CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 16, 2023
Contact:	Yardley McNeill
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Meeting Date:	May 30, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4261 Cambie Street and 503 West 27th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below:

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, including amendments to the Zoning and Development By-law and Subdivision By-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Arno Matis Architecture Inc. on behalf of Aria Pacific Cambie Second Development Ltd., the registered owner of the lands located at 4261 Cambie Street and 503 West 27th Avenue [*Lots 10 and 11 Block 700 District Lot 526 Plan 6539; PIDs 010-878-653 and 010-878-688, respectively*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.80 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (69 ft.) to permit the development of a six-storey residential building and townhomes with 60 strata-titled 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 Arno Matis Architecture Inc., received

February 10, 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 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 4261 Cambie Street and 503 West 27th Avenue to a CD-1 (Comprehensive Development) District for a six-storey strata-titled residential building. The proposed use and form of development are consistent with the intent of the *Cambie Corridor Plan* (“Plan”). Staff recommend that the application be referred to Public Hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)

- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Latecomer Policy (2021)
- Urban Forest Strategy (2018)

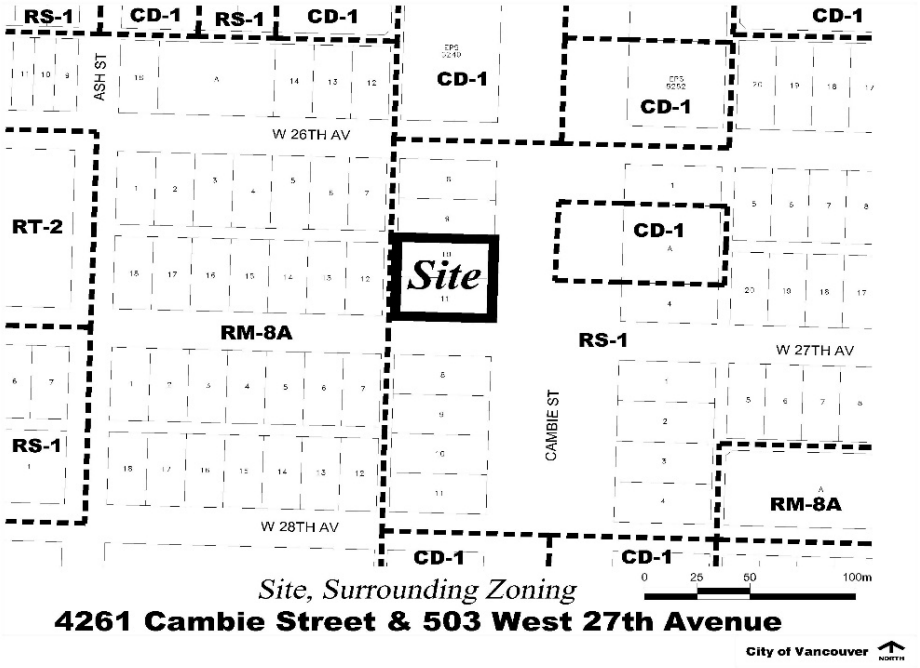
REPORT

Background/Context

1. Site and Context

The subject site is zoned RS-1 and located on the southwest corner of Cambie Street and West 27th Avenue (Figure 1). The property is comprised of two legal parcels currently developed with two single-detached homes. As the application involves consolidation of two lots with secondary rental units, the *Tenant Relocation and Protection Policy* will apply. The rezoning site contains three (secondary) rental tenancies and there are no eligible tenants. The houses were constructed in 1941 and 1989 respectively and are not deemed to have any heritage value. The total site area is approximately 1,880.1 sq. m (20,237 sq. ft.) with a combined frontage of 41.2 m (135 ft.) along Cambie Street and a depth of 45.7 m (150 ft.).

Figure 1: Location Map – Site and Context



Properties along Cambie Street, north and south of the subject site, are designated for six-storey, mid-rise residential developments under the *Plan.* Surrounding zoning includes RS-1 and CD-1 (Figure 1).

Neighbourhood Amenities – The following amenities are within the local area:

- *Public Parks*: Queen Elizabeth Park (500 m), Braemar Park (650 m), and Hillcrest Park (900 m).
- *Cultural/Community Spaces*: Hillcrest Community Centre and the Terry Salman Branch of the Vancouver Public Library are located approximately 900 metres to the southeast.
- *Childcare Facilities*: Cambie Montessori Children Centre (700m) and Acorn Eight Oaks Daycare (650 m) for children under five.
- *Transportation:* The site is located two blocks south of the King Edward Canada Line station. Cambie Street is a primary arterial street and part of the Metro Vancouver frequent transit service network and the site is well served by regular transit.

Local School Capacity – The site is located within the catchment area of Edith Cavell Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan, both schools will be operating under capacity in the coming years with a capacity utilization rate at 79% by 2031.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to 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 *Vancouver 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* which is generally in alignment with the *Vancouver Plan*.

Cambie Corridor Plan – The site is located within the Queen Elizabeth neighbourhood of the *Cambie Corridor Plan*. Subsection 4.2.2 of the *Plan* supports residential buildings up to six-storeys in height for this site. A density range of 2.0-2.5 FSR is suggested in the *Plan* with the development potential for each site falling within, below or above the FSR range. Supportable density is determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to provide front doors to the street and activate and enhance adjacent lanes by providing active uses or townhomes at the rear. The *Plan* also allows for consideration of an additional partial storey for common rooftop indoor amenity spaces if contiguous with the outdoor amenity space.

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 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 zoning amendment would facilitate the delivery of strata housing and implements Council-approved direction contained in the *Plan*, which includes direction on housing that is well supported by the data and findings within the HNR.

Strategic Analysis

1. Proposal

The application proposes to rezone the site from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit a six-storey residential building with 60 strata-titled units (see Figure 2) including two townhomes. The proposal includes a floor area of 5,264.3 sq. m (56,665 sq. ft.) with a floor space ratio (FSR) of 2.80 and a building height of 21.0 m (69 ft.). Two levels of underground parking are proposed, with access from the lane.

Figure 2: Perspective View of East Façade from Cambie Street

2. Land Use

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

3. Form of Development, Height, and Density

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

Existing Zoning – The site is zoned RS-1 which allows residential uses in the form of duplexes, single detached houses, secondary suites, and laneway houses.

Form of Development - This application aligns with expectations of the *Plan* for a six-storey mid-rise residential building with upper storeys stepped back (Figure 3). A condition has been included to better emphasize the upper storey step backs by reducing the prominence of overhangs and projections at those levels.

Figure 3: Proposed Building from West 27th looking East

Height – The *Plan* recommends building heights of six storeys with an additional partial storey to accommodate common indoor amenity space. The proposed building height is six-storeys and approximately 21.0 m (69 ft.). Staff have recommended the applicant consider provision of additional shared amenity space at the roof, and have included a 3.6 m (12 ft.) height allowance in the draft CD-1 Bylaw, consistent with the guidelines. This height provision results in an overall building height of 24.4 m (80 ft.), and is reflected in the draft CD-1 By-law.

Density – The *Plan* estimates a density range between 2.0 and 2.5 FSR based on urban design performance following the built form guidelines. A development may fall within, below, or above the FSR range. At 2.80 FSR, the application meets the intent of the built form guidelines and staff believe this proposed density is an appropriate urban design response for the site and context.

Amenity Space – The development includes common outdoor amenity space adjacent to indoor amenity space at the courtyard. Staff have included conditions to provide an outdoor children's play area in keeping with the *High-Density Housing for Families with Children Guidelines,* and to consider additional common outdoor amenity space at the rooftop.

Public Realm – Sidewalks, corner improvements and street trees will be required to meet with the expectations of the *Cambie Corridor Public Realm Plan*. Staff have included conditions to enhance the park-like setting of the Queen Elizabeth neighbourhood with sufficient setbacks to provide landscaped front yards and patios along both street frontages, and retention of trees.

Urban Design Panel – A review by the Urban Design Panel was not required as the proposal is consistent with the expectations of the *Plan*. Staff support the application subject to the urban design conditions in Appendix B.

4. Housing

Housing Mix – The application proposes 60 strata-titled residential units, including 26 one-bedroom and one-bedroom plus den units (43.3%), 26 two-bedroom units (43.3%), six three-bedroom units (10.0%) and two three-bedroom townhomes (3.3%). The proposal exceeds

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

Existing Tenants

The site includes three units of secondary rental housing and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are protected under the provincial Residential Tenancy Act. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

5. Transportation and Parking

The site is well-served by transit with the King Edward Canada Line station located two blocks to the north and frequent bus service available on Cambie Street and King Edward Avenue. Vehicle and bicycle parking are provided on two levels of underground parking, accessed from the lane. The application proposes a total of 88 vehicle parking spaces; including three accessible and three visitor spaces, one Class A loading stall and 132 bicycle parking spaces. The application will be required to meet the requirements of the Vancouver Parking By-law.

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezonings* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

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

A total of ten trees are proposed for retention including seven City trees, two on-site trees and one neighbouring off-site tree. Six on-site trees are proposed for removal due to poor condition and conflict with the building footprint. A total of 17 new trees are proposed to be planted and the proposed tree removal will be reviewed during the development permit process. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on April 14, 2022. Approximately 1,298 notification postcards were distributed within the neighbouring area on or about April 27, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from May 2 to May 22, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. 118 people signed onto the website to review the proposal. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Figure 4: Overview of Notification and Engagement

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 39 submissions were received.

Below is a summary of feedback received from the public by topic. Generally, comments of support fell within the following areas:

- **Housing and Density:** This development will create more housing opportunities and contribute towards much needed housing in the neighborhood.
- **Architecture and design:** The building design is aesthetically appealing and will revitalize the neighborhood. The diversity of unit types proposed is good for families.
- **Location:** This development will add housing that is close to arterial routes and transit routes.
- **Parking:** The proposed number of parking spaces should be reduced as the need perceived for them is low due to the proximity of the development to transit routes, and more car share spaces should be added instead.

Generally, comments of concern fell within the following areas:

- **Height and Density:** The building height is too tall and a lower FSR is preferred.
- **Affordability:** The development does not address affordability, as there is concern that larger units/family units will remain unaffordable.
- **Traffic and safety:** The development will cause traffic congestion in existing laneways.
- **Trees and wildlife:** The development will lead to the removal/loss of trees, which include mature trees, and associated wildlife.

Response to Comments – Staff note that the proposal is consistent with the height and built form guidelines set out in the *Cambie Corridor Plan*.

The proposed strata building complies with the intent of the *Plan* in terms of housing tenure. The community amenity contributions generated from this development will be used to fund the Cambie Corridor Public Benefits Strategy, which includes provision for funding towards affordable housing options in the Corridor.

The project is required to meet the Parking Bylaw conditions at the development permit stage, as outlined in Appendix B. Engineering staff continue to monitor traffic along busy arterials, however given the scale of the development, anticipated street improvements and proximity to frequent transit and cycling infrastructure, meaningful impacts to existing roadway network operations are not anticipated from this project.

The applicant will be required to submit an arborist report that looks at the viability and the health of both on-site and City trees at the time of Development Permit application. The arborist report provides advice and the City will review the findings in accordance with Vancouver's *Urban Forest Strategy* and Protection of Trees Bylaw and will ultimately decide on which trees will remain. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification.

8. Public Benefits

Community Amenity Contributions (CAC) – The application is subject to a CAC Target applicable to the six-storey residential area of the Cambie Corridor. The applicant has offered a cash CAC of $4,393,547 based on the 3,948.2 sq. m (42,499 sq. ft.) increase in allowable floor area and the target rate applicable to this application.

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

Development Cost Levies (DCL) – The site is currently subject to a City-wide and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2022 and the proposed 5,264.3 sq. m (56,665 sq. ft.) of residential floor area, $1,808,747 in DCLs would be expected from this project.

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

See Appendix G for a summary of the public benefits for 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 use, height, and density for a six-storey strata-titled residential building is consistent with the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing, together with a draft CD-1 By law as generally shown in Appendix A. Staff recommend that the by-law be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

* * * *

4261 Cambie Street and 503 West 27th Avenue
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) have 2 or more bedrooms, of which:

      (i) at least 25% of the total dwelling units must be 2-bedroom units, and

      (ii) at least 10% of the total dwelling units must be 3-bedroom units.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1880.1 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 2.80.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total 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 verandahs if 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 m^2 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 21 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 24.4 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 on any adjoining site.

7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

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4261 Cambie Street and 503 West 27th Avenue
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 Arno Matis Architecture Inc., February 10, 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 improve neighborhood fit by provision of a minimum 3.7 m (12 ft.) side and rear yard setback at the six-storey flanking building form.

Note to Applicant: Refer to Figures 5.4B and 5.4C and Section 5.1.21 of the *Plan*. The Queen Elizabeth Neighbourhood character is expected to be a green park-like setting. The rear setback provides an opportunity for west facing outdoor space for informal gatherings and additional landscaping.

1.2 Design development to improve the north yard interface by provision of a continuous 1 m (3.3 ft.) wide landscape buffer at north property line.

Note to Applicant: This may be achieved by shifting the parkade ramp south 1 m (3.3 ft.). Refer also to 5.1.18 of the *Cambie Corridor Plan Built Form Guidelines*. Refer to landscape condition 1.12.

1.3 Design development to improve privacy and mitigate potential overlook impacts as follows:

(a) Reorient and/or delete north facing balconies within and adjacent the north side yard.

(b) Provide landscape buffers or screening at roof deck perimeters on levels 3, 5, 6 and penthouse.

(c) Provide planters with landscape screening at private penthouse roof decks and west facing patios.

Note to Applicant: Further enhance the park-like setting and soften the edges by replacing roof deck privacy screens with planters for landscape buffers. Refer to landscape condition 1.15.

1.4 Design development to mitigate the perceived massing by better emphasizing the stepped form.

Note to Applicant: Strengthen the stepped form by reducing the prominence and depth of overhangs and balcony slab extensions at upper storeys. Transparent or translucent guard materials at balconies and decks are highly encouraged to minimize bulk and visual impact. Solar exposure at common courtyard spaces and usable private open spaces for all units remains a priority.

1.5 Design development to improve the size, quality and functionality of the proposed shared amenity spaces.

Note to Applicant: For a project of this size a minimum 900 sq. ft. of usable indoor amenity space with accessible washroom and kitchenette co-located with 1500 sq. ft. of common outdoor amenity and children's play area optimized for solar exposure is recommended. Where site constraints limit open space at grade, common amenity spaces may be relocated to the roof as an additional partial storey set back significantly from the roof perimeter at all sides to take advantage of views and solar exposure consistent with the *Cambie Corridor Plan Built Form Guidelines* 5.1.1.

1.6 Design development to improve the legibility and prominence of the residential entry facing the arterial.

Note to Applicant: It is not clear on the renderings that the at grade unit entries are differentiated from the residential lobby entrance. Ensure adequate weather protection and wayfinding for visitors to the building.

1.7 Design development to ensure compliance with the in-suite storage bulletin.

Note to Applicant: In board rooms without windows (dens) are not permitted; bulk storage rooms do not require windows. Clarify intended use and refer to https://bylaws.vancouver.ca/bulletin/b004.pdf.

1.8 Design development to ensure high quality materials and level of detailing enhance the overall architectural expression.

Note to Applicant: Provide details of the proposed concrete panel, dark bronze metal panel and the architectural concrete panel and show how the panel layout pattern informs the overall architectural expression. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials, and robust detailing. Provide a rationale or drawings describing how the panel reflects the neighbourhood.

1.9 Design development to ensure sufficient private, usable outdoor space for all dwelling units.

Note to Applicant: Balconies should be designed for flexibility and usability. Recommended minimum balcony dimensions are 1.8 m (6 ft.) in depth and 2.7 m (9 ft.) in width. Refer to the *High-Density Housing for Families with Children Guidelines*:

https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf.

1.10 Identify built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: https://guidelines.vancouver.ca/B021.pdf.

Landscape

1.11 Retention of trees # 707 & 708 and the associated soil area to be reserved for future tree planting, where necessary.

Note to Applicant: Staff appreciate the applicant's proposal to retain tree #708; however, the arborist report states it has an increased risk of suffering long term decline as a result of development disturbances. Provide notes and annotations on the DP landscape plan and site plan to confirm that the Tree Protection Zone (TPZ) that surrounds Trees #707 and #708 will be reserved as an area for a large specimen replacement tree or trees, should either of these existing trees decline and/or be removed.

1.12 Design development to provide increased buffering to adjacent property by adding substantial planting along north property line, including trees off-slab where space allows.

Note to Applicant: Planting should consist of variety of planting material including trees, evergreen and deciduous shrubs, and be designed with year-round interest, opportunities for pollinators and creating habitat, and buffering in mind. Trees should be planted on-grade (off-slab) wherever space allows such as adjacent to the parkade ramp, per Urban Design condition 1.2.

1.13 Design development to add supporting elements for the proposed urban agriculture programming.

Note to Applicant: Consider providing elements such as potting benches or tables, tool storage, and compost bins. Include details or cut-sheets of these proposed elements to confirm design intent.

1.14 Design development to incorporate a greater amount of planting within or around the children's play area.

Note to Applicant: This will help soften this open space and create a more inviting environment. Consider replacing rubber surfaces wherever possible with planting beds and providing plants with seasonal and multi-sensory interest, or more trees near this area, or re-designing it with the possibility of additional amenity space being provided on the rooftop amenity. Refer to Urban Design condition 1.5.

1.15 Design development to provide a greater amount of green roof cover.

Note to Applicant: This may be achieved by adding an extensive green roof to the amenity room's roof, and adding either extensive and/or intensive green roofs to the

level 5 roof decks, in particular to that of the southwest corner, as well as the penthouse roof decks. This will also help improve buffering and privacy screening. Refer to Urban Design condition 1.3 (b) and (c).

1.16 Design development to add a trellis complete with planting vines above parkade ramp.

Note to Applicant: A trellis complete with planting vines above parkade ramp will help improve the lane interface, internal view, and to buffer this development from the surrounding residential context. A trellis is shown on the architectural set but not on the Landscape drawings. Refer to Urban Design condition 1.2.

1.17 Design development to relocate proposed trees along Cambie St. onto private property.

1.18 Provision of Landscape drawings that confirm a minimum of six new replacement trees that meet Schedule D of the *Protection of Trees Bylaw*.

Note to applicant: The current rezoning plant list has a note saying “preliminary list, quantities to be determined through Development Permit progression." The submitted landscape drawings graphically show 15 new trees. Six of these new trees minimum are required to meet the Schedule D requirements, and the expectation is that approximately 15 new trees in total be provided on-site as illustrated in the submitted landscape plans.

1.19 Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline the critical construction points where the arborist shall be contacted to attend the site. The Letter must be signed and dated by the owner, arborist and contractor.

1.20 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab underneath planting areas to the greatest extent possible, rather than planting in raised planters.

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

1.21 Design development to locate, integrate and fully screen parking garage vents in a manner that minimizes their impact on the architectural expression and the project’s open space and public realm.

1.22 Design development to improve the sustainability strategy, by the following:

(a) Use water as an integrated, sustainable element into the landscape, in as many open spaces as possible, including interpretive signage describing and demonstrating the naturally occurring water cycle.

(b) Explore opportunities to add intensive or extensive green roofs to all available flat roof surfaces.

(c) Explore opportunities to add additional trees on rooftops for increased canopy cover, to create shade and alleviate urban heat island effect.

(d) Add substantially more landscape around all entry areas, to accent and soften them.

(e) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems).

(f) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence.

(g) Add as many edible plants as possible, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

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

(a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.

(b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.

(c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

1.24 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, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.25 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.

1.26 Provision of detailed site sections and coordinated landscape plans to specifically demonstrate proposed trees and shrubs over-slab have adequate soil depth.

Note to Applicant: Minimum depth of soil (not including drainage layer) should meet or exceed CSLA Landscape Standard for sustainable growth and health. Detailed sections should show tree rootball and soil depth dimension.

1.27 Provision of a Tree Management Plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters. This is required for the existing trees on City property.

1.28 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 Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

1.29 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.).

Note to Applicant: Illustrate irrigation connection points and hose bib symbols accurately on the plan 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 patio and amenity decks.

1.30 Provision of an outdoor Lighting Plan.

1.31 Provision (or further development) 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. For more information, see the guidelines at: https://guidelines.vancouver.ca/B021.pdf .)

Sustainability

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

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

Engineering

1.33 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & 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.

1.34 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.

1.35 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.36 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines.

1.37 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

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

1.38 Delete proposed bench at corner plaza shown on street right of way.

Note to Applicant: Proposed public bench may be placed on private property only.

1.39 Provision and confirmation of the following are required in order for Engineering to support plant materials on the Right of Way:

(a) All plant material within the same continuous planting area which is located on street right of way within 10.0 m (32.8 ft.), measured from the corner of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m (2 ft.), measured from the sidewalk.

(b) All plant material within the street Right of Way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1.0 m (3.3 ft.), measured from the sidewalk.

(c) Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover or sod grass for plantings adjacent to sidewalks.

(d) No permanent irrigation system shall be installed in the street Right of Way.

(e) All planting on street Rights of Way are to be maintained by the adjacent property owner.

Note to Applicant: Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.

Note to Applicant: Proposed hedge screening is not acceptable on street right of way.

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

(a) 0.6 m width x 1.8 m length for Class B bicycle spaces;

1.41 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:

(a) Provision of the Class A passenger space to be provided at grade off of the lane.

(b) Provision of convenient, internal, stair-free loading access to/from all site uses.

1.42 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) Wheel-stops for parking spaces perpendicular to other parking spaces.

Note to Applicant: Refer to parking spaces number 21, 22 for examples of perpendicular spaces that require wheel-stops.

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

(a) Dimension of any/all column encroachments into parking stalls.

(b) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates.

(c) 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.

(d) East/west section drawing showing the bicycle rooms and bicycle access corridor between gridlines PF to PG and gridlines P1 to P7.

(e) Areas of minimum vertical clearances labelled on parking levels.

(f) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances.

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

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

(h) Automatic door openers for all doors providing access to Class A bicycle storage.

(i) The location of all poles and guy wires to be shown on the site plan.

(j) Manufacturers design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities. Stacked bicycle racks typically require additional clearances, additional rack lengths, and additional aisle widths as per the manufacturer's specifications.

1.44 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

(a) General Requirements

(i) Update the RWMP and associated designs to include consideration for proposed parkade.

Note to Applicant: Areas connected to the sanitary drainage system may be excluded from the rainwater quality performance criteria but the area is still relevant for meeting the site wide volume reduction and release rate criteria. The remainder of the site shall take into consideration the deficit by providing additional capacity beyond the first 24mm depth in other best management practices to compensate.

(ii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(iii) Pumping systems for rainwater management purposes shall be avoided unless used for harvesting purposes. Ensure the rainwater management system drains by gravity except for any areas of the site below the storm connection invert.

Note to Applicant: Review and acceptance of the proposed plumbing, and mechanical designs relevant to the RWM system will be performed by the Plumbing Inspections Department at the Plumbing Permit application stage. The Applicant must ensure all designs are in conformance with the Vancouver Building By-law (VBBL) Book II, Plumbing Systems, which requires that areas of the site above the public sewer connection drain by gravity. Pumping for any parts of the site that could drain by gravity will not be accepted by the Plumbing review team and detention tank design modifications may be required to achieve this. Conformance with the VBBL is not reviewed by Engineering.

Note to Applicant: The proposed detention tank is shown to be 4.6m in depth. Any opportunity to allow drainage by gravity through significant reduction to the effective head of the tank should be explored and detailed. Equivalent volume can be achieved with a larger footprint.

(b) Water Quality Target

(i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

i. Product Name and Manufacturer/Supplier
ii. Total area and % Impervious being treated
iii. Treatment flow rate
iv. Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
v. Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
vi. Location of device in drawing or figure in the report.

(c) Release Rate

(i) Calculate the detention tank volume equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

Note to Applicant: Revise the post development target release rate to utilize the full required detention system volume in the design event since the required volume is greater than the amount necessary to meet pre development peak flow.

(ii) Provide a preliminary stage-storage-discharge table for the proposed detention tank system.

Note to Applicant: It is noted that there is a pump system downstream of the flow control structure. Clearly define which is the controlling discharge rate to the City's collection system and the associate rate at various discrete elevations up to the design return period.

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

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for landscaped areas on slab is assumed to be the same as landscaping over native soil.

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

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

1.45 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.

1.46 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

1.47 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

1.48 Provision of an updated Final Hydrogeological Study, to the satisfaction of the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) Provide a Groundwater Management Plan that includes:

(i) Adequate characterization and monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater;

(ii) Results of the proposed additional work detailed Section 8.0 of the Preliminary Hydrogeology Report (dated January 27, 2022);

(iii) Provide quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate. Include calculations, assumptions and the methodology used to determine the rates.

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

(b) Provide an updated Impact Assessment which achieves the following objective:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion using the results obtained from the future hydrogeological investigation.

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

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

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF;

(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.

1.50 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

1.51 Landscape and architectural plans to include:

(a) Show all City building grades (BG's) on landscape and architectural plans. To minimize grade differences, interpolate a continuous grade between the elevations provided in the City BG plan.

Note to Applicant: Property elevations shown on the plans do not match City supplied building grades.

(b) Remove encroachments from the laneway. Surface treatment of City laneway to be standard asphalt only.

(c) Retaining walls and other structures to be entirely accommodated within private property.

(d) Remove proposed pavers from City property.

(e) Add notes and callouts to the plans stating that the required Green Infrastructure improvements as per City-issued design.

(f) Inclusion of a note on the landscape and civil site plans that states "Final GRI design to be coordinated with City issued geometric and designed to the satisfaction of the City Engineer" until City issued geometric is provided and coordinated on plans.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Arrangements are to be made for the consolidation of Lots 10 and 11, both of Block 700, District Lot 526, Plan 6539, to create a single parcel.

Note to Applicant: (Sheet A404) It appears that some building elements are encroaching onto the adjacent property. The final building design is to have no encroachments.

2.2 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 2.3(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

(i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated Jan 20, 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 27th Avenue or 200 mm along Cambie Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

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

(i) Implementation of development(s) at 4261 Cambie Street and 503 West 27th Avenue require the following in order to maintain acceptable sanitary sewer flow conditions.

No upgrades are required.

Note to Applicant: Development to be serviced to the existing 250 mm sanitary and 600 mm storm sewers in lane west of Cambie Street.

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

(c) 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.

(d) Provision of a bioswale feature in the front boulevard on Cambie Street.

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

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

(e) Provision of street improvements along West 27th Ave adjacent to the site and appropriate transitions including the following:

(i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk.

(ii) Curb ramps.

(iii) New concrete curb and gutter along the development site's frontage.

(iv) Reconstruct West 27th Avenue per City higher zoned pavement structure.

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

(f) Provision of improvements at the intersection of Cambie Street and West 27th Avenue including:

(i) Design and installation of a new traffic signal.

(ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.

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

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

(h) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with

applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

(i) Provision to rebuild laneway along the development site's frontage per City centre valley "Higher Zoned Laneway" pavement structure including installation of a new catch basin in the laneway at the northern extent of the development site.

(j) Provision of lane lighting on standalone poles with underground ducts. 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/applicant's consultant obtain written approval from BC Hydro.

(k) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on West 27th Avenue adjacent to the site.

(l) Provision of speed humps in the lane west of Cambie St between West 26th Avenue and West 27th Avenue.

(m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.3 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) Intersection improvements at Cambie Street and West 27th Avenue per condition 2.2(f)

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

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

2.4 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 at umb@vancouver.ca.

Housing

2.5 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy.

(b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(c) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Community Amenity Contribution

2.6 Pay to the City the cash Community Amenity Contribution of $4,393,547 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor 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

2.7 Submit a site disclosure statement to Environmental Services.

2.8 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.

2.9 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 constructed on the site pursuant to this rezoning until separate Certificates 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.

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.

* * * * *

4261 Cambie Street and 503 West 27th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

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

(a) Lot 10 Block 700 District Lot 526 Plan 6539; PID: 010-878-653; and

(b) Lot 11 Block 700 District Lot 526 Plan 6539; PID: 010-878-688.

* * *

4261 Cambie Street and 503 West 27th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	May 2, 2022 – May 22, 2022	118 participants (aware)* • 47 informed • 23 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	April 27, 2022	1,298 notices mailed
Public Responses		
Online questions	May 2, 2022 – May 22, 2022	No submittals
Online comment forms • Shape Your City platform	May 2022 – March 2023	28 submittals
Overall position • support • opposed • mixed	May 2022 – March 2023	28 submittals • 20 responses • 6 responses • 2 response
Other input	May 2022 – March 2023	No submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – March 2023	529 participants (aware)* • 178 informed • 31 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:

- **Housing and Density:** This development will create more housing opportunities and contribute towards much needed housing in the neighborhood.
- **Architecture and design:** The building design is aesthetically appealing and will revitalize the neighborhood. The diversity of unit types proposed is good for families.
- **Location:** This development will add housing that is close to arterial routes and transit routes.
- **Parking:** The proposed number of parking spaces should be reduced as the need perceived for them is low due to the proximity of the development to transit routes, and more car share spaces should be added instead.

Generally, comments of concern fell within the following areas:

- **Height:** The building height is too tall.
- **FSR:** Lower FSR is preferred.

- **Affordability:** The development does not address affordability, as there is concern that larger units/family units will remain unaffordable.

- **Traffic and safety:** The development will cause traffic congestion in existing laneways.

- **Trees and wildlife:** The development will lead to the removal/loss of trees, which include mature trees, and associated wildlife.

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

Neutral comments/suggestions/recommendations:

- The development should provide connections/pathways to existing bicycle lanes.
- The development should provide rooftop amenity space for residents.
- The development should provide accessibility considerations to the proposed courtyard amenity.

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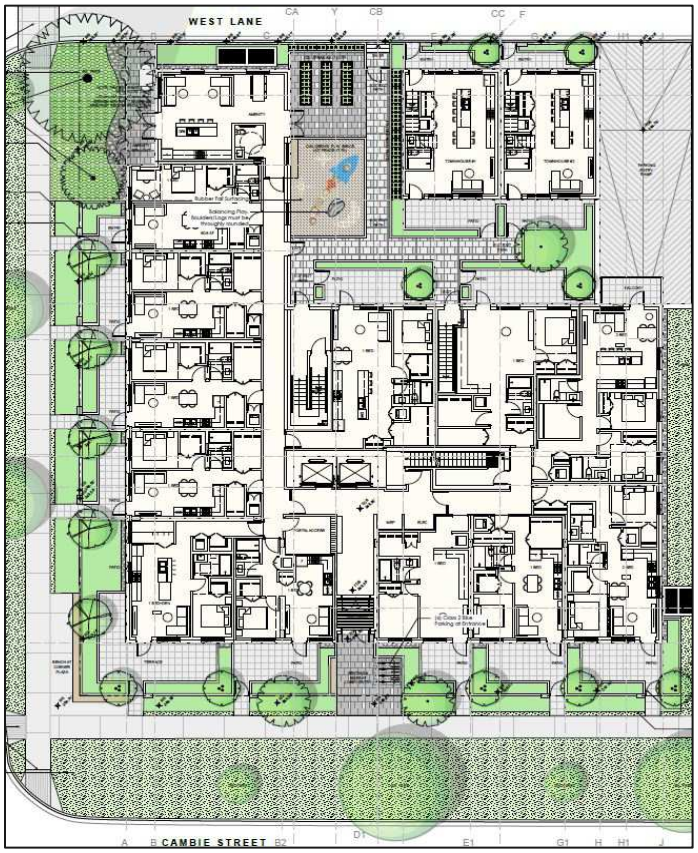
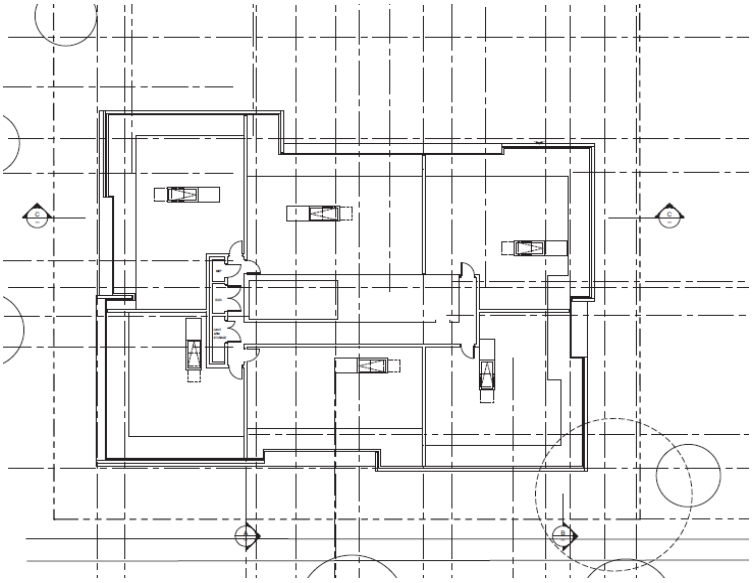
4261 Cambie Street and 503 West 27th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan



Roof Plan

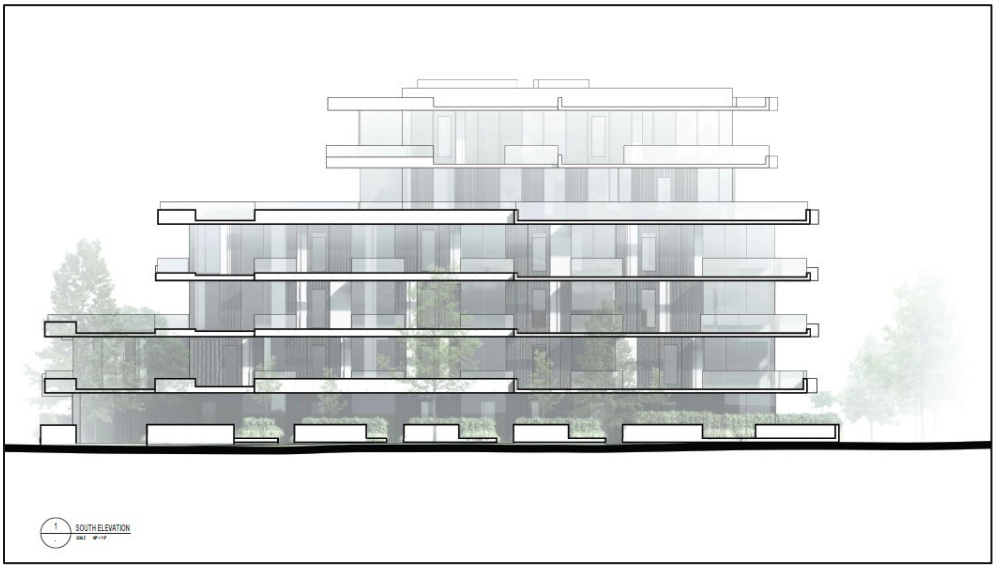


West elevation

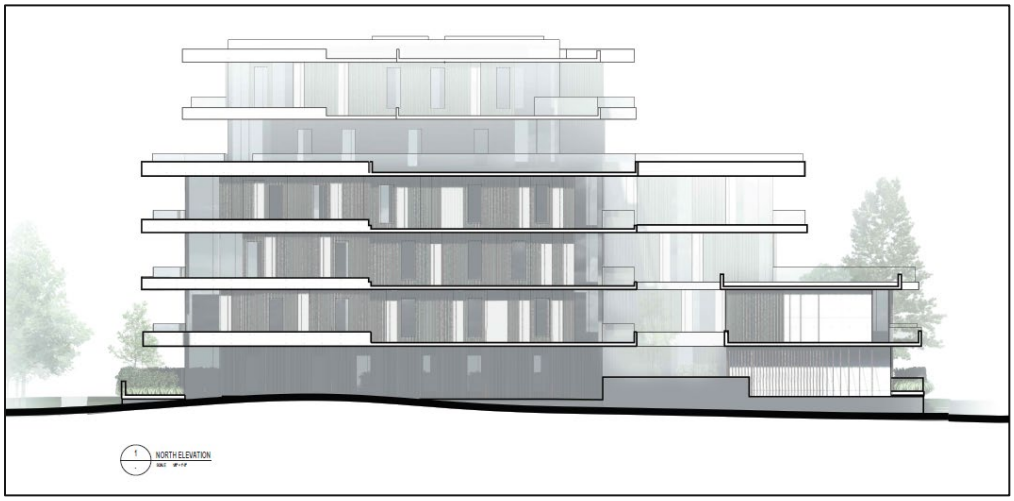
East elevation

West Elevation without townhomes

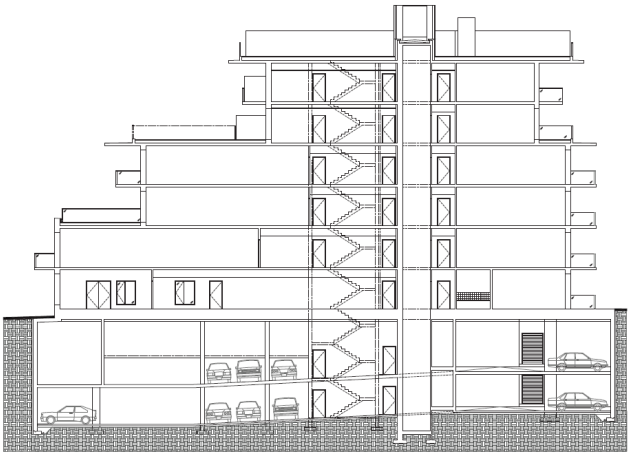
South elevation



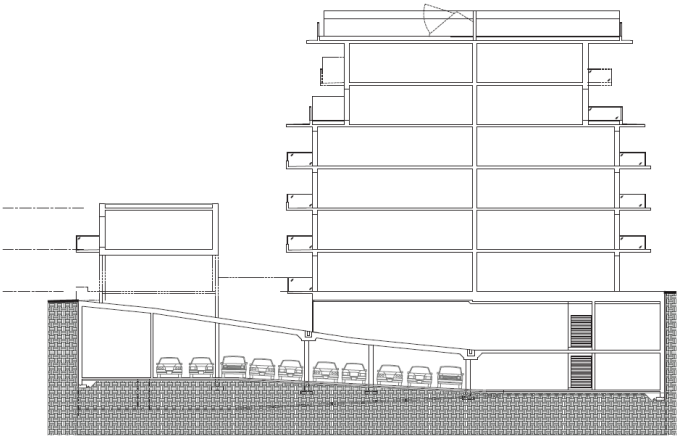
North elevation



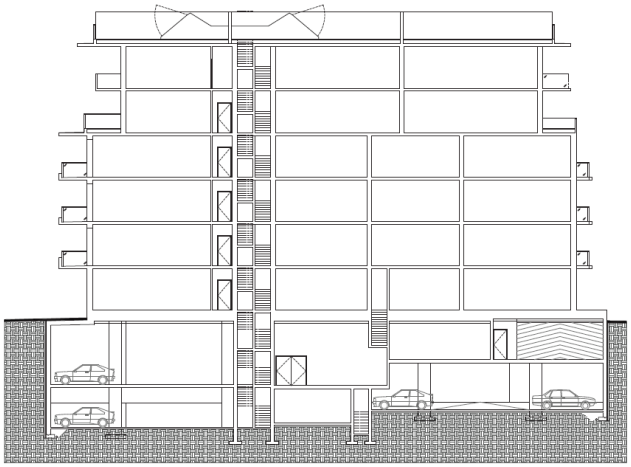
Section: East-West



Section: West-East



Section: North-South



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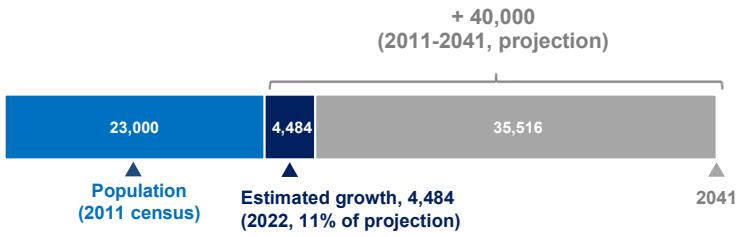
PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue

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.

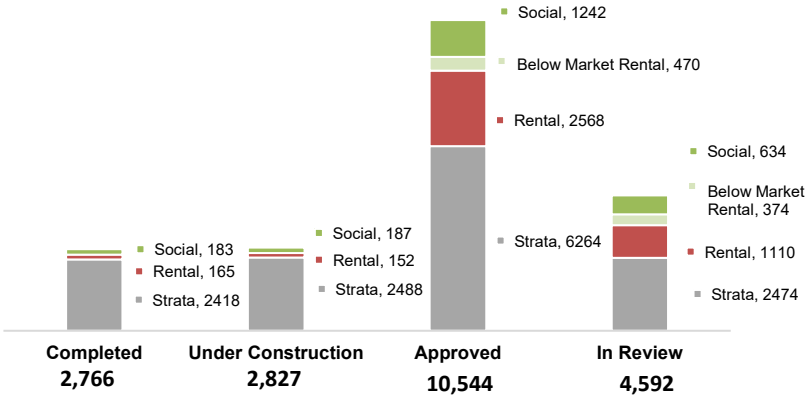


DEVELOPMENT ACTIVITY (UNITS)[b]

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 See Chapter 13 of the Cambie Corridor Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
HOUSING[d] • ~ 4,700 additional secured market rental units • ~ 2,250 social housing units • ~ 400 additional below-market units (gross numbers of units reported)	• 165 secured market rental units • 85 social housing units • 98 TMH[e]	• 152 secured market rental units • 187 social housing units		**7%** of secured rental target achieved **12%** of social housing target achieved ○
CHILDCARE • ~ 1,080 spaces for all age groups	• Restoration of 8 Oaks Acorn childcare outdoor area	• 138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School) • 60 spaces for 5-12 yrs children (Oakridge Civic Centre)		**18%** of childcare spaces target achieved →
TRANSPORTATION / PUBLIC REALM • Upgrade/expand walking and cycling networks	• 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	• King Edward Avenue Complete Street (Yukon to Columbia streets) • 49th Avenue transportation upgrades • Slow Streets Installation (Ontario and 33rd Ave)	• 54th Avenue Curb Bulge bio-retention upgrade • Cambie Street and 31st Avenue closure	✓

• Complete Street design on Cambie St and major streets • "Car-light" Heather St Greenway	• 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		• Cambie Street Complete Streets (30th Ave to 41st Ave) • Alberta St transportation and green rainwater infrastructure upgrades	
CULTURE • 5 new artist studios	• Five public art installations	• Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre	• 12 public art installations	✓
CIVIC / COMMUNITY • Oakridge Civic Centre • Oakridge Library renewal and expansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre		• Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)	• VanDusen & Bloedel Strategic Plan	✓
HERITAGE • 5% allocation from cash community amenity contributions in Cambie Corridor	• James Residence • Milton Wong Residence • 5% allocation from cash community amenity contributions	• Turner Dairy retention		✓
SOCIAL FACILITIES • Renewal and expansion of Oakridge Seniors Centre • Youth Hub • Non-profit organization centre • Additional Seniors' Centre		• Oakridge Seniors Centre and Youth Centre		✓
PARKS AND OPEN SPACES • New parks on large sites • Queen Elizabeth Master Plan and Phase 1 upgrades • 6 plazas and enhanced open spaces • Neighbourhood park improvements	• 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	• Oakridge Centre Park	• 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.

* * * * *

4261 Cambie Street and 503 West 27th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

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

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area of 1,880.1 sq. m (20,237 sq. ft.)	0.70	2.80
Buildable Floor Space	1,316.1 sq. m (14,166 sq. ft.)	5,264.3 sq. m (56,665 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$1,134,433
Utilities DCL[1]	$674,314
Community Amenity Contribution	$4,393,547
TOTAL	**$6,202,294**

[1] Based on by-laws in effect as of September 30, 2022. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

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4261 Cambie Street and 503 West 27th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
4261 Cambie Street	010-878-653	Lot 10 Block 700 District Lot 526 Plan 6539
503 West 27th Avenue	010-878-688	Lot 11 Block 700 District Lot 526 Plan 6539

Applicant Information

Architect	Arno Matis Architecture Inc.
Registered Owner	Aria Pacific Cambie Second Development Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Site Area	1,880.1 sq. m (20,237 sq. ft.)	1,880.1 sq. m (20,237 sq. ft.)
Land Use	Residential	Residential
Maximum Density	0.70 FSR	2.80 FSR
Floor Area	1,316.1 sq. m (14,166 sq. ft.)	5,264.3 sq. m (56,665 sq. ft.)
Maximum Height	10.7 m (35 ft.)	21.0 m (69 ft.) to the top of the roof parapet and 24.4 m (80.1 ft.) to the top of the rooftop amenity space and mechanical appurtenances
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 88 Bicycle Parking 132 Loading Spaces 1 To be confirmed at development permit stage
Natural Assets	8 existing on-site By-law trees, 1 off-site tree and 7 City trees	7 City trees, 2 on-site and 1 off-site trees to be retained 6 on-site to be removed 17 new on- and off-site trees To be confirmed at development permit stage

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