



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 24, 2016
Contact: Susan Haid
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RTS No.: RTS 11463
VanRIMS No.: 08-2000-20
Meeting Date: May 31, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 1037 West King Edward Avenue

RECOMMENDATION

- A. THAT the application by Shape Architecture, on behalf of Wescorp Development Inc., the registered owner, to rezone 1037 West King Edward Avenue [PID 008-577-625; Lot 8, Block 73, District Lot 526, Plan 4502] from FSD (First Shaughnessy) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.45 to 1.48 FSR to permit the development of a four-storey residential building, containing a total of 36 secured rental dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by Shape Architecture, received July 17, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to the conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section(c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to 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 the expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures 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 sole 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 a single parcel located at 1037 West King Edward Avenue from FSD (First Shaughnessy) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey residential building, containing a total of 36 secured rental dwelling units all over one level of underground parking. The rental building is being considered under the City's Affordable Housing Choices Interim Rezoning Policy and, if approved, all rental housing units would be secured for the longer of the life of the building or 60 years.

This application responds to the recommendations arising from the Mayor's Task Force on Housing Affordability and the resulting policy. Approval of this application would contribute to Vancouver's Housing and Homelessness Strategy that encourages a range of housing options to meet the needs of diverse households. The site is located on King Edward Avenue, a major arterial route, directly west of the Oak Street and King Edward Avenue shopping area at the southeast edge of the First Shaughnessy District. The proposal addresses the First Shaughnessy Heritage Conservation Area Official Development Plan and Design Guidelines that contains a rezoning policy supporting rental housing proposals. If approved, the proposal will provide affordable rental and family housing close to shops, schools, parks and transit.

Staff support the application, subject to conditions contained in Appendix B, and recommend that the application be referred to a Public Hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Affordable Housing Choices Interim Rezoning Policy (2012)
- First Shaughnessy Heritage Conservation Area Official Development Plan (2015)

- First Shaughnessy Heritage Conservation Area Design Guidelines (2015)
- Vancouver Development Cost Levy By-law (2008, last amended July 21, 2015)
- Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision (2005)
- Green Buildings Policy for Rezoning (2010, last amended 2014)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)

REPORT

Background/Context

1. Site and Context

This 1,766 m² (19,008 sq. ft.) site is located on King Edward Avenue directly west of Oak Street (see Figure 1). It is comprised of one legal parcel and has 29.0 m (95 ft.) of frontage along King Edward Avenue and 61.0 m (200 ft.) of frontage along the adjacent lane to the east. This site is located on the southwest boundary of the First Shaughnessy Heritage Conservation Area. The subject site is flanked by a mixed-use four- storey C-2 development to the east and a one-storey single-family house to the west. The subject site currently contains one single-family dwelling built in 1953. All houses within the block, including the subject site, are built after the 1940s and are not on the First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties (see Figure 2).

Figure 1: Site and surrounding zoning (including notification area)

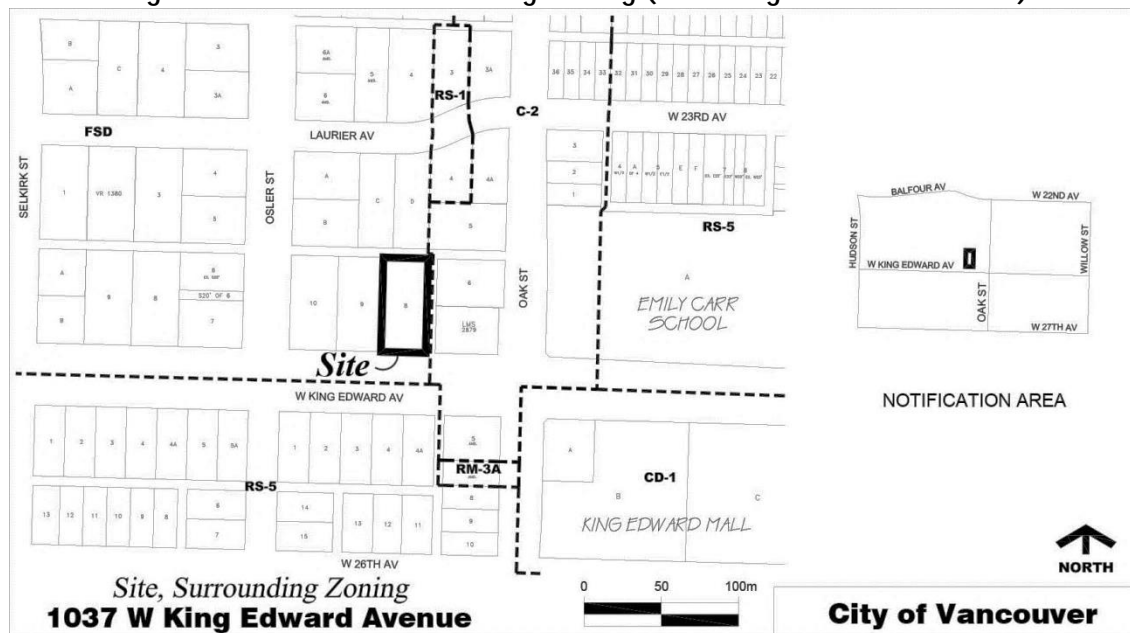


Figure 2: Existing Development on King Edward Avenue

The site is located directly west of the local shopping area at Oak Street and King Edward Avenue and is also served by two local bus routes on King Edward Avenue and Oak Street. To the south, west and north are detached houses. Across Oak Street is Emily Carr Elementary School and the King Edward Mall site.

2. Policy Context

Housing and Homelessness Strategy — On July 29, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. This application advances a number of priority actions in the strategy related to zoning tools and financial incentives for secured market rental housing in order to achieve goals of more diverse and affordable types of housing. This application proposes studio, one-, two- and three-bedroom unit types that would be preserved as secured for-profit affordable rental housing through a housing agreement.

Affordable Housing Choices Interim Rezoning Policy (AHCP) — On October 3, 2012, Council approved an Interim Rezoning Policy aimed at encouraging innovation and enabling real examples of affordable housing types. These examples will be tested for potential wider application to provide ongoing housing opportunities across the City. This policy is one component of a broad action plan that responds to the recommendations of the Mayor's Task Force on Housing Affordability by delivering a set of actions to address the challenges of housing affordability in the City. Rezoning applications considered under the Affordable Housing Choices Interim Rezoning Policy must meet a number of criteria regarding affordability, location and form of development.

Under this policy, projects can be considered for mid-rise forms up to a maximum of six storeys on sites that are fronting on arterials that are well served by transit and within close proximity (i.e. a five minute walk or 500 metres) of identified neighbourhood centres and local shopping areas and ground-oriented forms up to 3.5 storeys on sites within approximately 1.5 blocks of an arterial. Proposals are subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support. Under this policy Council can consider and approve a maximum of 20 projects city-wide, and only two projects can be approved within ten blocks of each other.

First Shaughnessy Heritage Conservation Area (FS HCA) - On September 29, 2016, Council adopted the First Shaughnessy Heritage Conservation Area that includes General Guidelines and Design Guidelines intended to protect and conserve this unique architectural and historical area. On certain arterial streets, rezoning applications for affordable housing, rental housing, and special needs housing may be considered. The goals of the Affordable Housing Choices policy are consistent with the rezoning consideration criteria embedded in the FS HCA.

The Design Guidelines allow consideration of rezoning proposals for sites and developments that meet the following criteria:

- the site does not contain protected heritage property;
- the site does not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;
- the site is located on West King Edward Avenue, Granville Street, or West 16th Avenue;
- the site has a rear lane;
- the application is based on city-wide policies seeking to increase the choices for affordable, rental, and special needs housing;
- the proposed development demonstrates compatibility with adjacent development and with the heritage conservation area; and
- the proposed development complies with the intent and objectives of these guidelines.

The Design Guidelines note that the form of a multiple dwelling residential development differs from the single family development that is characteristic of First Shaughnessy, and notes that some variations to the built form described in the guidelines may be necessary to reconcile these differences. The Design Guidelines note that any variations will be assessed on a case-by-case basis, specific to the site and context in terms of urban design performance as it relates to compatibility of the character of the neighbourhood. The Design Guidelines provide built form guidance for rezoning applications related to setbacks, landscaping and height as detailed in Section 5.2 of the Design Guidelines (<http://vancouver.ca/home-property-development/first-shaughnessy-fsd-policies-guidelines.aspx>).

Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision - Approved in 2005, the Community Vision includes a rezoning policy that allows for consideration of applications for affordable housing proposals, such as this one, in advance of additional area planning (Table 2.1). The Vision also includes a variety of directions that provide a level of support for new housing types in this location including:

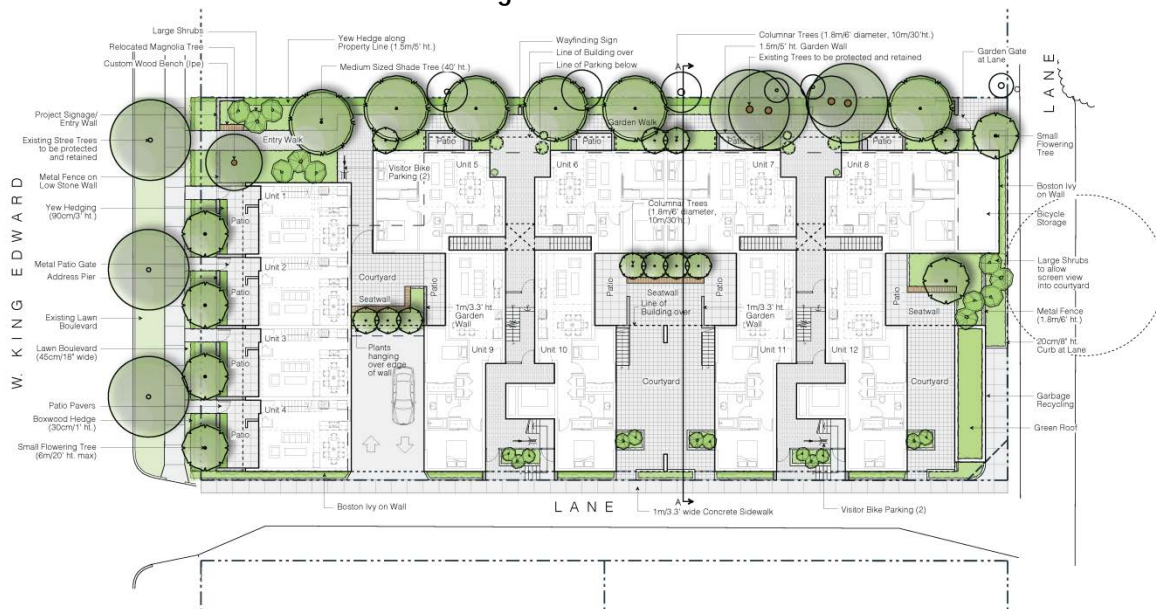
- Direction 16.5 - *Allow New Housing Types On or Near Arterial Roads*
- Direction 16.6 - *Allow New Housing Near Shopping Areas*
- Direction 15.7 - *Allow More Four Storey Apartments*

Strategic Analysis

1. Proposal

The application proposes to rezone one parcel located at 1037 West King Edward Avenue from FSD (First Shaughnessy) District to CD-1 (Comprehensive Development) District. A multi-family residential development is proposed, comprised of one two- to four-storey building (Figure 3). The application proposes 36 dwelling units including: 8 studios [22%], 12 one-bedrooms [33%], 13 two-bedrooms [36%], and 3 three-bedrooms [8%]. A density of 1.48 FSR is proposed with a building height of 12.2 m (40 ft.). One level of underground parking will be accessed from the lane with a total of 24 vehicle spaces and 45 bicycle spaces.

Figure 3: Site Plan



Consistent with the criteria outlined in the City's Affordable Housing Choices Interim Rezoning Policy (AHCP), the site is located on an arterial route and is within 500 m of a local shopping area. This project is the fifth application under the AHCP to advance for Council review and decision. The form of development parameters set out in the policy are intended to set out appropriate transitions between higher density housing forms along arterials and lower scale residential neighbourhoods in behind. The proposal is also subject to the rezoning criteria included in the First Shaughnessy Heritage Conservation Area (FS HCA). The proposed siting of the rental building responds to two different contexts: a commercial frontage on Oak Street and the lower density First Shaughnessy frontage on King Edward Avenue. The application meets the urban design objectives of the AHCP and FS HCA rezoning criteria by effectively transitioning from the lower scaled two-storey portion of the building on the western edge of the site adjacent to First Shaughnessy, and stepping up in building height and scale to four storeys towards Oak Street.

2. Land Use and Density

The design guidelines for the First Shaughnessy Heritage Conservation Area (FS HCA) recognize the relationship between the First Shaughnessy District as a single family zone prohibiting multiple dwellings, and Citywide rezoning policies that seek more affordable housing options.

These Design Guidelines provide performance criteria against which each individual project can be evaluated relative to the overall urban design intentions of the FS HCA.

Staff have concluded that, based on the proposed built form, setbacks and massing, the proposed density of 1.48 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

3. Height and Form of Development (refer to drawings in Appendix D)

The rezoning application proposes a two- to four-storey residential building containing 36 rental units including 16 units (44 %) suitable for families, all over an underground parkade accessed from the commercial lane to the east. The primary pedestrian entry is from King Edward Avenue. The proposed development presents two storeys on the west side adjacent to the existing First Shaughnessy area and four storeys on the east edge across from the existing four-storey mixed-use development on Oak Street. Along King Edward Avenue, the proposal varies from three storeys to two storeys in a townhouse form, stepping down toward the west property line.

The proposed ground-oriented rental housing with multiple courtyards meets the intent of the Affordable Housing Choices Interim Rezoning Policy (AHCP) to deliver innovative, ground-oriented, relatively affordable housing types. As well, the building massing responds to both AHCP and First Shaughnessy Heritage Conservation Area (FS HCA) design guidance regarding contextual fit by creating a transition in height from two storeys adjacent to the western residential use to four storeys beside the eastern commercial use. The four-storey height is in keeping with both the AHCP, which allows consideration of up to six storeys in this location, and the FS HCA rezoning criteria, which requires multiple-dwelling developments to conform with the First Shaughnessy District maximum height of 45 ft. The proposed setbacks vary from the required yards in the First Shaughnessy District as shown in Appendix G, however, the FS HCA Design Guidelines note that variations can be considered to accommodate multiple dwelling developments.

Staff conclude that the design responds well to the surrounding context and the design guidelines in the AHCP and FS HCA. Staff support the application, subject to the design development conditions noted in Appendix B, which will improve the building design and massing as follows:

- Design refinements to improve the social connectivity and security in the common spaces.
- Reduction of hard surface material within the development to allow for greater area for soft landscaping consistent with the intent of the First Shaughnessy District of the "house in the garden".
- Design development to improve the relationship to both adjacent properties through reduction in the building massing.
- An increase in the minimum front yard and west side yard setbacks to improve the context compatibility.
- An increase in the setback for the fourth level at the eastern edge of the development to mitigate impacts on the eastern residential units.

Urban Design Panel (UDP) - The Urban Design Panel reviewed and supported this application on November 4, 2015, (see Appendix C). The panel provided commentary on the proposed materials and landscaping and a suggestion that the courtyard could be better connected.

Conditions in Appendix B respond to these comments by ensuring high-quality materials, providing improved and increased landscaping and by further connecting the proposed courtyards.

First Shaughnessy Advisory Design Panel (FSADP) -The FSADP reviewed and did not support this application on November 12, 2015 (see Appendix C). The panel provided comments and suggested that the setback on King Edward Avenue should be increased to 30 ft., the rear setback should be increased, improved landscaping should be provided, the courtyards should be improved to allow more light access and activation, and more mature trees should be included. The panel expressed concern that the project was not compatible with the First Shaughnessy neighbourhood and that the proposal did not include areas for children to play. The panel indicated that there was general support for the four-storey height stepping down from the commercial side on the east to the residential on the west. Conditions in Appendix B respond to some of the concerns by the FSADP. These require an increased front yard setback, an increased side yard setback adjacent to the First Shaughnessy edge, improved landscaping and improvements to the proposed courtyards including the addition of a children's play area.

4. Housing

The Affordable Housing Choices Interim Rezoning Policy (AHCP) is one component of a broad set of initiatives that responds to the recommendations of the Mayor's Task Force on Housing Affordability by delivering a set of actions to address the challenges of housing affordability in the city. Rezoning applications, considered under the AHCP, must meet a number of criteria regarding affordability, location and form of development (see Affordable Housing Choices policy location map in Appendix C).

Figure 4: Comparable average market rents and homeownership costs

	1037 West King Edward Avenue Average Proposed Rent (New Bldg.)	Average Market Rent in Newer Buildings - Westside (CMHC, 2015) ¹	DCL By-Law Maximum Averages Westside (CMHC, 2015) ²	Monthly Costs of Ownership for Median-Priced Unit - Westside (BC Assessment 2015) ³
Studio	\$1,119	\$1,407	\$1,386	\$1,864
1-bed	\$1,671	\$1,837	\$1,843	\$2,442
2-bed	\$2,100	\$2,119	\$2,292	\$3,871
3-bed	\$2,850	-	\$2,866	\$6,232

1. Data from the October 2015 CMHC Rental Market Survey for buildings completed in the year 2005 or later on the Westside of Vancouver
2. For studio, 1 and 2-bedroom units, the maximum DCL rents for the Westside of Vancouver are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the Fall 2015 Rental Market Report plus 10%. For 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2000 in the City of Vancouver as published in CMHC's website "Housing Market Information Portal" or 2015 plus 10%.
3. Based on the following assumptions in 2015: median of all BC Assessment recent sales prices in Vancouver Westside in 2015 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$3.54 per \$1,000 of assessed value

As noted earlier, this rezoning application meets the location criteria under the AHCP for consideration of a development of up to six storeys with secured, for-profit affordable rental housing. The application proposes to meet the affordability criteria of the AHCP by securing 100% of the proposed rental units through a housing agreement for 60 years or the life of the building, whichever is longer. Conditions related to securing the rental units are contained in Appendix B. In order to waive DCL charges, rental projects must meet the requirements of the *Vancouver Development Cost Levy By-Law* (the "DCL By-Law"). This application meets these requirements (see the Development Cost Levy Waiver Analysis chart in Appendix E and Figure 4). Rental units under AHCP are targeted to moderate income households throughout all parts of the City, thereby providing options that are more affordable than home ownership.

A total of 36 units is proposed with a mix of studio, one-, two- and three-bedroom rental units (see Figure 5). The AHCP requires that 25% of all units have two bedrooms or more and be suitable for families with children in accordance with the High Density Housing for Families with Children Guidelines. This applicant intends to provide 44% of all rental units as two- and three-bedroom units, suitable for families with children thereby exceeding the guidelines.

Figure 5: Rental unit types and numbers

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
Number of Units	8	12	13	3

Since the establishment of affordable housing targets in the City's Housing and Homelessness Strategy in 2011, a total of 5,660 secured residential rental units have been generated in the City. A long-term goal is to achieve 5,000 new units by 2021. If approved, this application would contribute an additional 36 units towards the City's stated short-term and long-term targets (see Figure 6).

Figure 6: Progress towards the secured market rental housing targets as set in the City's Housing and Homelessness Strategy (March 31, 2015)*

TARGETS	CURRENT PROJECTS				GAP
2012	Completed	Under Construction	Approved	Total	Above or Below 2012 Target
5,000	1,291	1,996	2,373	5,660	660 above target

*Unit numbers exclude the units proposed at 1037 West King Edward Avenue pending Council approval of this rezoning application

5. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking, accessed from the rear lane. The applicant proposes 24 vehicle parking spaces and 45 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

6. Environmental Sustainability

The Green Buildings Policy for Rezoning (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Green Buildings Policy for Rezoning, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

A condition of rezoning in Appendix B encourages development of a Recycling and Reuse Plan for Green Demolition/Deconstruction for the demolition of existing buildings on site to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

PUBLIC INPUT

Prior to submitting a rezoning application the applicant conducted public consultation including attending small group meetings with local community groups including the Arbutus Ridge/Kerrisdale/Shahnessy (ARKS) Community Vision Implementation Committee, the Shahnessy Heights Property Owners Association (SHPOA) and a meeting hosted for adjacent residents. The applicant also presented the proposal to the First Shahnessy Advisory Design Panel on November 28, 2013 (see Appendix C). A community open house was held on April 14, 2014 for the surrounding neighbourhood where the applicant presented plans and information regarding the proposal.

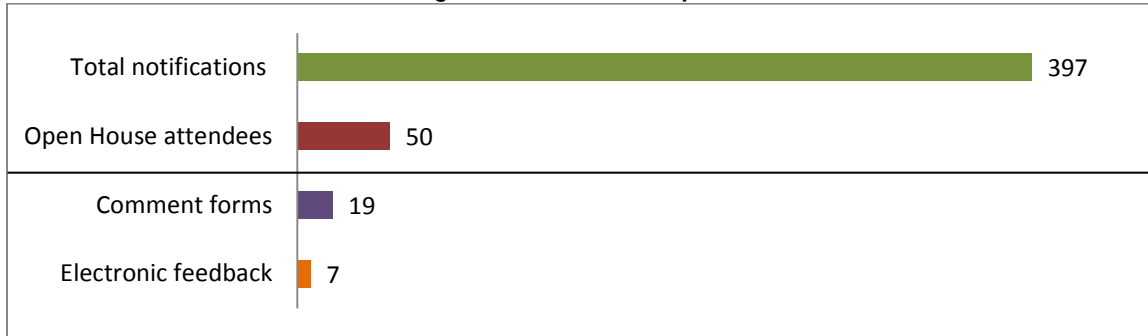
An application to rezone the subject site was submitted on July 17, 2015.

Public Notification - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site on October 9, 2015. A community open house was held from 5-8 pm on October 27, 2015, at Beth Israel Synagogue, 989 West 28th Avenue. A total of 397 notifications were distributed within the neighbouring area on or about October 13, 2015. Staff, the applicant team, and a total of approximately 50 people attended the Open House.

Public Response and Comments - Public responses to this proposal have been submitted to the City as follows:

- In response to the October 27, 2015 open house, 19 comment forms were submitted from individuals.
- A total of 26 letters, e-mails, and comment forms were submitted from individuals.

Figure 7: Public Response



Comments were received (both online and from the open house) related to the proposal, ordered by topic and level of interest (from highest to lowest):

- There was strong support for new affordable rental housing in the area, and that this would be an appropriate location for the proposal. However, there was some concern that the rental rates for the proposal still seem too high to be affordable and that they will lead to increased rates for other rental units in the area.
- There was some positive feedback on the design, noting that the proposal seems open, friendly, and well suited to its surroundings. However, there was also strong criticism that the design does not comply with the First Shaughnessy Design Guidelines and heritage considerations of the neighbourhoods. Some commented that the building seems too long, should have greater setbacks, no equipment on the roof, and that the proposal should consist of two buildings rather than one. There was also concern expressed by adjacent residents along Oak Street about view blockage and concern about the height and mass of the building across the lane. There was general support for the trees and landscaping proposed for the site. However, there was criticism that the proposed lack of green space and site coverage of the building diminished the character of the First Shaughnessy neighbourhood. There were suggestions to add greenery on the east side of the building, a green roof, and a playground.
- Concern that there is not enough parking in the proposal and that parking on neighbouring streets will result. There was a suggestion to change 'residents only' parking to '2hr' parking. Other concerns cited that the increased density would increase traffic congestion for existing residents and that the alleyway and loading area may need widening or enhancement to accommodate the increased traffic associated with the proposed rental building.
- There was some concern that density is too high and that the building should be three floors instead of four.
- Concerns that the current pace of construction in the neighbourhood is too high and concern about the associated construction impacts and impacts on neighbourhood infrastructure.
- Concern that the project could become a precedent for further multi-storey buildings in the single- family neighbourhood.
- Critique that the proposal is not consistent with First Shaughnessy District or ARKS Vision.
- Suggestion for improved lighting in north and east alleyways.

A letter from Shaughnessy Heights Property Owners Association (SHPOA) was received detailing concerns including lack of response to the First Shaughnessy Heritage Conservation Design Guidelines and criticism of the overall process for reviewing the proposal.

Response to Public Comments

Neighbourhood feedback has assisted staff with assessment of the application to provide conditions to address concerns and achieve a more integrated development with the surrounding community. Response to key feedback is summarized below.

Housing Affordability - The proposed average rents are below the average rents in the Westside of Vancouver and below the maximum average rental rates to qualify for the DCL waiver. In terms of the comparison to homeownership costs, the application will provide an affordable alternative to homeownership, particularly for the larger family-friendly units.

Adjacency to Existing Mixed-use and Multi-storey Developments on Oak Street - Conditions are included to relocate the four-storey portion of the building further east to reduce the impact of the building mass on private views. As well, conditions are included to increase and improve the proposed landscaping on the upper levels of the building to soften the eastern edge of the building.

Response to the First Shaughnessy Heritage Conservation Area (FS HCA) Rezoning Criteria - Conditions in Appendix B respond to the FS HCA rezoning criteria, requiring an increased front yard setback, an increased side yard setback adjacent to the First Shaughnessy edge and improved landscaping. A condition is proposed that will ensure high-quality materials are used in keeping with the expectations of the First Shaughnessy District.

Parking and Traffic — The site is well served by local transit and bike routes. With respect to traffic in the area, Engineering staff have considered the neighbours' comments and note that the parking for this project is accessed off the lane and is expected to have little or no impact on traffic volumes in the area. As well, staff note that the proposal will meet the Parking By-law in terms of proposed vehicle and bicycle parking.

Staff conclude that the proposal meets the intent of the Affordable Housing Choices Interim Rezoning Policy (AHCP) and have included conditions which respond to public concerns raised regarding the proposal. Staff are satisfied that the form of development proposed demonstrates an appropriate contextual fit with the adjacent neighbourhood, and subject to conditions contained in Appendix B, recommend approval of the rezoning.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

Required Public Benefits

Development Cost Levies (DCLs) — Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the Citywide DCL rate, which is currently \$143.27/m² (\$13.31/ sq. ft.).

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as

an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for details on DCL rate protection.

The applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with *Section 3.1A* of the DCL By-law. The total residential floor area eligible for the waiver is 2,614 m² (28,132 sq. ft.). The total DCL that would be waived is estimated to be approximately \$374,437. A review of how the application meets the waiver criteria is provided in Appendix E.

Public Art Program — The Public Art Program requires all rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. As the proposed new floor area is less than the 100,000 sq. ft. threshold, no public art contribution will be required.

Offered Public Benefits

Rental Housing — The applicant has proposed 36 new for-profit affordable rental housing units be secured as rental housing (non-stratified). The public benefit accruing from these units would be their contribution to the City's secured market rental housing stock for the longer of 60 years and the life of the building. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

This application includes studio, one, two, and three-bedroom units. The applicant proposes that the studio units would rent at an average of \$1,119, the one-bedroom units would rent for an average of \$1,671, the two-bedroom units would rent for an average of \$2,100, and the three-bedroom units would rent for an average of \$2,850 per month for the starting rents. Staff have compared the anticipated initial average monthly rents in this proposal to the average monthly costs for newer rental units in the Westside of Vancouver, as well as to the estimated monthly costs to own similar units in the Westside of Vancouver, using 2015 Multiple Listing Service data.

When compared to average rents in newer buildings in the Westside of Vancouver (see Figure 4), the proposed average rents are below for the studios, one-bedroom and two-bedroom units. All units are below the maximum average rental rates to qualify for the DCL waiver. Average market rent figures were not available for three-bedroom units. In terms of the comparison to home ownership costs, the application will provide an affordable alternative to homeownership, particularly for the larger units.

The dwelling units in this application would be secured as for-profit affordable rental through a Housing Agreement with the City for the longer of the life of the building and 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. The proposed average starting rents, as set out in Figure 4, will be secured through the Housing Agreement. The DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province's Residential Tenancy Act. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in

order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the *Residential Tenancy Act*.

Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the DCL By-law.

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As the public benefit achieved for this application is for-profit affordable rental housing, no additional cash CAC is offered in this instance. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of for-profit affordable rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is necessary in this instance.

See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Financial Implications

As noted in the Public Benefits section, there are no cash CACs or public art contributions associated with this rezoning.

The site is subject to the City-wide DCL. The 36 for-profit affordable rental housing units qualify for a DCL waiver under Section 3.1A of the DCL By-law and the value of the waiver is estimated to be approximately \$374,437.

The for-profit affordable rental housing units, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

CONCLUSION

Staff have reviewed the application to rezone the site at 1037 West King Edward Avenue from FSD (First Shaughnessy) District to CD-1 (Comprehensive Development) District to increase the allowable density and permit development of 36 for-profit affordable rental housing units. It is concluded that the application is consistent with the Affordable Housing Choices Interim Rezoning Policy, the First Shaughnessy Heritage Conservation Area rezoning criteria and is consistent with the DCL By-Law definition of "For-Profit Affordable Rental Housing" for which DCLs may be waived.

The application would enable the addition of 36 rental units in a location close to shops, schools, services, parks and transit. If approved, the project would make a contribution to the goals of providing a variety of housing options in the City and increasing the amount of rental housing accommodation.

The proposed form of development represents an appropriate urban design response to the site and context and is therefore supportable. The Acting General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

1037 West King Edward Avenue
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law 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 marginally numbered Z- () attached as Schedule A to the By-law, and incorporates Schedule A into Schedule D, to 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.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,766 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 4.2 The floor space ratio for all uses must not exceed 1.48.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area below base surface;
 - (e) covered porches or sleeping porches that are located at or above the first storey, if:
 - (i) the porch is open and protected by guard rails the height of which must not exceed the minimum specified in the Building By-Law, and
 - (ii) the total area of this exclusion does not exceed 20% of the permitted floor area;
 - (f) covered exterior circulation to a maximum of 2% of the permitted floor area; and
 - (g) covered exterior double height area designed to improve natural light and ventilation to a maximum of 8% of the permitted floor area.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of the permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 12.2 m.

Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

1037 West King Edward Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Shape Architecture, on behalf of Wesgroup Development Inc. and stamped "Received Planning Department, July 17, 2015", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

1. Design development to increase the front yard depth.

Note to Applicant: The intent is to facilitate the layering of landscape features consistent with First Shaughnessy's landscape principles. This can be accomplished by increasing the front yard depth to 4 m to facilitate additional soft landscape area. In addition, setting back the fourth storey 15.25 m from West King Edward Avenue, consistent with the required front yard depth in the First Shaughnessy District, will lessen the view impacts on the eastern neighbours.

2. Design development to increase the west side yard setback.

Note to Applicant: The intent is to reduce massing adjacent to the western single family neighbour. The setback should be increased consistently to a 4 m minimum.

3. Design development to reduce massing adjacent to the eastern neighbour.

Note to Applicant: This can be achieved by setting back the fourth storey to 1.5 m from the eastern property line and to allow for integrated landscaping to mitigate privacy impacts on the adjacent neighbour. It is understood that a portion of the third storey will also have to shift west to accommodate the increased setback. The area of courtyard open to the sky should not be reduced.

4. Design development to reduce the massing in the rear yard by relocating the Garbage and Recycling and Bike Storage below grade.

Note to Applicant: Above grade bike parking cannot be excluded from FSR.

5. Design development to increase the connectivity to the social space.

Note to Applicant: This can be achieved through provision of a pedestrian link between the primary courtyard from the main western pedestrian route. All units should have access to the main social space by way of pedestrian paths internal to the site. The courtyard could be further activated through the reconfiguration of the units on the western edge of the courtyard, locating the primary living areas off the courtyard.

6. Design development to ensure all habitable rooms meet minimum horizontal angle of daylight (HAD) regulations.

Note to Applicant: As proposed, bedrooms on the fourth floor do not have windows and therefore do not meet HAD requirements.

7. Design development to improve the livability of the third floor studio units.

Note to Applicant: The third level studio units as proposed do not meet the standard of livability required by to the Director of Planning to support the unit size relaxation. As no outdoor area is allotted to these units and the access to natural daylight and ventilation is limited to one window. This condition can be satisfied through provision of a private outdoor area and/or additional access to daylight and ventilation.

8. Design development to improve unit privacy within the development.

Note to Applicant: The two ground level Type C units flanking the center courtyard have large windows exposing their living room to each other and the primary courtyard.

9. Design development to assess and alleviate potential privacy impacts on the eastern neighbours.

Note to Applicant: During detailed design development, provision of an elevational study of the interface between the proposed development and the C-2 development(s) to the east will be required to identify where improvements can be made.

10. Provision of authentic, high-quality, durable exterior finish materials consistent with the First Shaughnessy Design Guidelines.

Note to Applicant: The proposed high-quality materials, including brick and wood, contribute to the design of the proposal and should be included in the Development Permit application.

11. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit. Incorporate the principles of the City of Vancouver Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to accommodate birds in the city.

Note to Applicant: Incorporate a diversity of native and non-invasive plants within the planting scheme. Use of high visibility glass for windows, reduce reflection and dangers for attractants at building facades is encouraged.
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

12. The proposed unit mix including 13 two-bedroom and 3 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning Development Permit Board provided that it does not go lower than 25% of the dwelling units.

Crime Prevention through Environmental Design (CPTED)

13. Design development to respond to CPTED principles, having particular regards for:
- (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Landscape

14. Protection of existing healthy off-site and on-site trees wherever possible.

Note to Applicant: Existing trees at the west property boundary to be accommodated, wherever possible, as part of the final Landscape Plan. Proposed excavation should be maintained clear of tree protection zones. Architectural and Landscape Plans to be fully coordinated with the arborist report.

15. Design development of the public realm landscape treatment to maintain substantial (layered) greenery as a planted buffer around property edges.
16. Provide a varied mix of trees and shrubs placed within an expanded width landscape buffer at the residential front yards facing King Edward Avenue to create a cohesive a distinctive green finish to the street in keeping with the First Shaughnessy Heritage Conservation Area Design Guidelines;

Note to Applicant: The intent is to consider the designed landscape to incorporate the principles of enclosure, screening, layering, filtering of views

using soft landscape materials. A wider building setback is intended to achieve this (Refer to Urban Design Condition 2).

17. Provide high- quality, liveable and secure common outdoor open spaces with at-grade pedestrian access for residents to gather and relax.

Note to Applicant: Patios should incorporate a balanced mix of landscaped planters for trees and shrubs and hard surface paving. Patios areas located adjacent to the lane should be gated.

18. Provide fully landscaped setbacks adjacent to lane edges.
19. Final coordination of the overall landscape treatment to meet the intent of the First Shaughnessy Heritage Conservation Area Design Guidelines.

Note to Applicant: Aspects to consider at time of Development Permit application include landscape principles of enclosure, screening, layering, filigree, filtering, revealing and skyline; style; retention of trees and landscape.

20. Provide maximized plant growing medium volumes for trees and shrubs within landscaped planter areas on structure to ensure long term viability of plant species.

Note to Applicant: Soil volumes for landscape planters should exceed BC Landscape Standard (latest edition) with the goal to provide a minimum 4 ft. depth of growing medium for large species trees planted in ground, and 3 ft. depth for trees on structure. Where possible, alter (drop) slab to achieve soil depths to accommodate substantial trees and shrubs below the level of courtyards and pedestrian pathways. Where possible, angle edge of parkade slab to expand below grade planting area for tree roots without compromising headroom requirements in the parking garage. Trees planted on structures should be consolidated within a continuous trench, where possible, to improve planting condition. Consider use of structural soil for street level trees at Kingsway.

21. Provide a flexible Child's Play Space incorporating forms for children to engage in active and passive social play within an at-grade common outdoor open space area.

Note to Applicant: Recommend the use of solid natural elements including soft landscaping arranged for the enjoyment of people. Refer to the High-Density Housing for Families with Children Guidelines for further features that are recommended.

22. Provision requirements at the time of Development Permit application:
 - (i) A legal survey.
 - (ii) A fully labelled Landscape Plan, Sections and Details.

- (iii) Provision of larger-scale section drawings at ¼"=1'-0" / 1:50 or better, to illustrate the public realm interface landscaping from the building face to the street and lane edge, lane interface, and courtyard patio areas.
- (iv) Provision of larger-scale architectural details 1/2"=1'0" or 1:25 or better to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other landscape features applicable to proposal. Planter sections details to confirm depth of proposed planting on structures.
- (v) Provide an external lighting plan for pedestrian routes and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimizing glare for residents and birds.
- (vi) Provide an ISA Certified Arborist report for detailed assessment including recommendations for removal and protection for all existing site and off-site trees: existing condition, tree species, critical root zones as a minimum dimension to the edge of excavation, outline best methods for protection and relocation during excavation and construction. Recommend ISA Certified Arborist to perform exploratory digging to determine existing placement of tree roots as a measure to confirm dimensioned setbacks for tree protection. Confirm arborist supervision in writing.

Housing

- 23. A minimum of 25 % of the proposed units are designed to be suitable for families with children, including some three bedroom units.
- 24. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.
- 25. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

Sustainability

- 26. Consider provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

27. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and the strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Engineering Services

28. Clarify the location of any PMT or vista switch that is needed to serve the site and clearly show it on the plans. (Note; the undergrounding condition noted for this rezoning will result in some form of on-site power transformation equipment which must be clearly identified on the plans.)
29. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

30. Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area, and at all entrances adjacent the property lines.

Note to Applicant: This is required to calculate the slope and crossfall. The slope must not exceed 10% for the first 20' from the property line. The slope must not exceed 12.5% after the first 20' from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length. Ramps which have a 15% slope and are exposed to the weather must be heated.

31. Provision of a ramp width of 6.1m as 5.5m is shown on drawing A2.00.
32. Provision of a 2.75 m x 2.75 m corner cut at the bottom of the main parking ramp.

Note to Applicant: Removal of the outside radius on the ramp is also required.

33. Provide a 6.6 m (21.66') maneuvering aisle width or provide 2.74 m (9') stall widths.

Note to Applicant: The maneuvering aisle width for stalls 1-16 measures 5.9 m. A minimum aisle width of 6.1 m is required with 2.74 m stall widths.

34. Modify the columns located between stalls 1-10 to align with the end of the parking stalls.
35. Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces.

36. Label Class A bicycle rooms with a breakdown of the stall types and dimension the stalls and aisle widths.
37. Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

38. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
39. Engineering Landscape comments:

- (i) Delete proposed sidewalk and curbing from lane and 10'x10' corner truncation.
- (ii) Please include the following statements on the landscape plans;
- (iii) "All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense."
- (iv) "A landscape plan 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. Kevin Cavell at 604.873.7773 for details."

Note to Applicant: An interconnected water service is required for this development. Please contact Engineering, Water Design branch for details.

CONDITIONS OF BY-LAW ENACTMENT

- (c) 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 and Development Services, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Dedication of a 10'x10' corner-cut truncation in the northeast corner of the site for lane purposes.

Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required.

2. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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. No development permit for the site will be issued until the security for the Services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of a storm water storage system and storm water storage covenant for the site. Please contact Engineering, Sewers Design Branch for details on the storm water storage requirements.
 - (iii) Relocation or removal of the existing wood pole and connected services for the pole located at the south west intersection of the 2 lanes that serve the site and the wood pole that obstructs access to the parking entry. Written confirmation from all affected utility companies, including City of Vancouver Electrical Design branch is required. Should removal of the poles result in a reduction or elimination of existing lane lighting then new lane lighting must be provided to the satisfaction of the General Manager of Engineering Services which may include space on-site for poles and bases, appropriate legal arrangements to allow for the placement of the lighting on the site will be required.
 - (iv) Provision of a 1.83 m CIP concrete broom finish sidewalk with saw cut joints on King Edward Avenue adjacent the site.

- (v) Provision of a standard concrete lane crossing, curb ramps and new curb returns on the north side of King Edward Avenue at the lane west of Oak Street.
 - (vi) Provision of street trees where space permits.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Housing

4. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of the life of the building or 60 years, subject to the following additional conditions:
- (i) No separate-sales covenant.
 - (ii) A non-stratification covenant.
 - (iii) None of such units will be rented for less than one month at a time.
 - (iv) At least 25% of the units must have two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines".
 - (v) A rent roll indicating the proposed initial monthly rents for each rental unit.
 - (vi) A covenant from the owner to, prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Chief Housing Officer and the Director of Legal Services that reflects the initial monthly rents as of occupancy in accordance with the Housing Agreement on either a per unit or a per square foot basis.

- (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by By-law enacted pursuant to section 565.2 of the Vancouver Charter.

Soils

- 5. If applicable:
 - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning 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
 - (iii) If required by the Manager of Environmental Planning 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 Protection, 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 Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, including for the dedicated lands, issued by the Ministry of Environment, 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 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.

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.

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1037 West King Edward Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on November 4, 2015. The application was supported 9-0.

EVALUATION: SUPPORT (9-0)

Introduction: Michelle McGuire, Rezoning Planner, and Colin King, Development Planner, introduced the project as a rezoning application for one single parcel of land on King Edward directly west of Oak Street shopping area within the First Shaughnessy District (FSD). It has a C-2, four-storey, mixed-use building directly across the lane at the corner of Oak Street and King Edward Avenue.

The proposal is for a two to four-storey residential building with 100% of the units secured as rental. The proposal includes:

- 36 residential units;
- 44% family units;
- 1.47 FSR from FSD baseline of 0.45 FSR;
- 100% rental in a courtyard typology;
- Parking for 24 vehicles; and
- Bicycle parking for 11.

The application is being considered under the Interim Rezoning Policy for Increasing Affordable Housing Choices. This policy allows consideration of rental proposals along arterials, up to six storeys within 500 m of identified shopping areas.

Council recently adopted the new First Shaughnessy Heritage Conservation Area Official Development Plan which includes new guidelines. The Heritage Conservation Area includes criteria for affordable housing proposals where rezoning can be considered for sites along arterials, like the subject site. The guidelines include a rezoning policy that gives further guidance for rezoning proposals to respond to the First Shaughnessy District (FSD) context.

This application is coming in under the Interim Rezoning policy on a single FSD lot at the edge of that zone, where it meets the four-storey C-2 commercial forms of the Oak Street corridor. The lot is on the smaller end of the scale for FSD, which is consistent with the arterial edges of the zoning.

There is a residential lane to the north, and the commercial flanking lane to the east is the boundary line from single-family use to mixed-use. This is an atypical FSD condition.

Similarly scaled 'small' FSD single-family lots exist to west and north. Mixed-use commercial exists to east, with a finer grain of single-family plus institutional uses across Oak Street and along the south side of King Edward Avenue.

As a rezoning, LEED Gold is expected.

Parking access is from the lane, and a primary pedestrian entry to the townhomes exists off of King Edward Avenue, with a secondary pedestrian entry from lane.

The initial enquiry came about before FSD had a formal rezoning policy so responded to the Interim Rezoning Policy (IRP) for Increasing Affordable Housing Choices form of development advice which is based on demonstration of good contextual fit but doesn't define any parameters for that. The IRP is intended to produce new housing models, and this typology is not widely used in Vancouver.

The sitting and massing respond to the wider context. Four-storey to four-storey along the east lane, dropping to two-storey to meet FSD, a wider yard to west, stepping of the front yard, and a series of courtyards at grade travelling through the block and upper level cut-outs.

An enquiry review by FSADP yielded some design development considerations around the Shaughnessy edge, including landscape and material treatments.

In the revision of FSD zoning we now have specific form of development criteria when contemplating rezonings. These recognise the basic tension between FSD as a single-family zone that prohibits multiple dwellings, and rezoning policies that seek multiple dwellings.

Roof forms may be different but heights should be in line with relaxation provisions. Side yards and front yards should generally respect FSD regulations, but given site coverage deriving from the different use, there is more focus on intent and qualitative responses rather than quantitative. In general, there is a case by case response within a set of rules.

Advice from the Panel on this application is sought on the following:

- a) Single family development in First Shaughnessy emphasizes the transition from the street to the house by defining the front yard as a semi-enclosed space defined by the arrangement of trees, hedges, walls or other landscaping devices. With this intent in mind, staff are seeking advice from the Panel as it relates to the King Edward Avenue frontage as follows:
 - i. Does the proposed development successfully transition in scale from the commercial development of Oak St. to the single family scale of FSD?
 - ii. Can the panel comment on the success of the proposed setbacks, massing and landscape to the King Edward Avenue frontage as they relate to balancing the intent of front yard layering in FSD with multiple family use?
- b) Single-family development in First Shaughnessy typically requires large side yards to create a buffer between the new development and adjacent sites. Can the panel comment on the success of massing and landscape proposals to the west side yard as it relates to contextual fit with adjacent single family development?
- c) Does the panel have any concerns around the four-storey massing to the commercial lane and potential overlook to adjacent residential development along Oak Street?

- d) Is the panel satisfied that the courtyard typology proposed provides sufficient daylight penetration to ensure livability of units?
- e) Does the panel support the proposed form of development as it relates to height and massing?

Applicant's Introductory Comments: This project offers to be the transition that steps down the commercial massing to the east, to a more residential massing along the west. The east facing of this site is akin to the mews housing you would see in London.

The main entrance point has been brought to the southwest, with an access along that side to the vertical cores. Vertical cores are important to the form and environmental performance of the building. Going vertical brings people up to the units, provides natural ventilation, and cuts down the amount of gross area as a result.

Spreading the mass throughout the site brings in light and air, and allows for social interaction through landscape and passive design principals. There has been extensive modeling of light levels during different times of the years, to ensure daylight factors are appropriate to the spaces.

Landscaping is one of the things which distinguishes Shaughnessy from other districts. Shaughnessy yards have a lot of layering with vegetation and walls, which peek-a-boo glimpses into grand old houses. A lot of those features are being incorporated into this project.

There is a lot of layering of vegetation, low garden walls and evergreen box hedges. Landscape walls play up the entry, and mature magnolias are to be relocated to the front of the site to add filigree and provide the kind of antechamber space found in Shaughnessy. The west path has been chicaned, so you don't get the straight sightline through to the back of the lane.

The building has been pulled back a lot along the western property line from its original design. This was to create a more livable cross section along the line, and to provide screening and buffering with additional vegetation. Of particular note is the retention of the four large Spruce trees; mature vegetation being one of the other defining features of Shaughnessy.

Panel's Consensus on Key Aspects Needing Improvement:

- Quality of materials will be critical; stone walls would give more of a First Shaughnessy feel
- More landscaping is needed along the west side
- Lighter materials would assist in lighting the courtyard spaces
- Enrich the courtyards with details or water features to create a better experience
- Better daylighting of the covered spaces
- Switch the ramp in one of the courtyards to make it more pedestrian oriented
- An indoor amenity would benefit the units
- Consideration should be given to pushing this to passive house

- Some units would benefit from east-facing windows

Related Commentary: The panel feels this is an innovative project with a welcome new housing typography. It speaks to intent and performs well.

With respect to the transition, the Panel agreed that it successfully transitions in scale to adjacent sites.

There is good layering on King Edward Avenue. A cautionary comment was provided about the quality of materials, but a stone wall would allow the project to better fit into First Shaughnessy.

The west side context and the stepped-down massing were well supported, as they are complimentary of First Shaughnessy without mimicking it. The side yard buffers the development to the west successfully. With respect to the four-storey mass on the east, the Panel felt this was in keeping with other developments along the lane. It is unexpected and interesting.

There was some concern about the courtyard typology. The courtyards are covered spaces, and getting light into these spaces is going to be paramount. There was further comment that the feeling and livability of the courtyards is going to be dependent upon materials and detailing, and that the current materials seem quite dark. It was recommended that lighter materials be considered.

More continuity should be created between open spaces and would assist in activating the courtyards. This could be done by perhaps by linking the entry walkway into a bigger courtyard. It was commented that an indoor amenity space would benefit the project.

Some overlook and acoustic issues were identified between the bedrooms and parking ramps. These can be handled in design development.

It was suggested to consider pushing this to the passive house stage of sustainability. With this in mind, orientation of units will be key. Some units would benefit from having east windows, not just north.

Applicant's Response: Sometimes amenity spaces are added because private amenity is limited; however, in this project every unit has generous private amenity space and the social spaces in between the units are charged. Thus chance exchange between people serves as the amenity. Providing amenity space off the courtyards would add to this, but density might make this difficult. Additional amenity will still be considered if possible.

2. First Shaughnessy Advisory Design Panel- Application Review

The First Shaughnessy Advisory Design Panel (FSADP) reviewed this rezoning application on November 12, 2015. The application was not supported 2-7.

EVALUATION: NON-SUPPORT (2-7)

Planning Comments: Rezoning application under the Citywide Interim Rezoning Policy (IRP) for Increasing Affordable Housing Choices for consideration by Panel under the provisions of

the First Shaughnessy Heritage Conservation Area as they relate to Section 5: Rezoning for Affordable Housing, Rental Housing and Special Needs Housing. The application proposes a four-story residential building comprised of 36 secured rental units.

FS Rezoning Policy: On certain arterial streets, rezoning applications in support of and in accordance with Council policies regarding affordable housing, rental housing and special needs housing may be considered. Such rezoning applications will only be considered on sites that:

- (a) do not contain protected heritage property
- (b) do not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value
- (c) are located on West King Edward Avenue, Granville Street or West 16th Avenue;
and
- (d) have a rear lane

Rezoning must comply with the First Shaughnessy Heritage Area Design Guidelines and with all applicable Council policies and guidelines. (Please see additional text from sections 5.1 & 5.2 of the HCA Design Guidelines - page 7)

Questions to Panel:

1. Single family development in First Shaughnessy emphasizes the transition from the street to the house by defining the front yard as a semi-enclosed space defined by the arrangement of trees, hedges, walls or other landscaping devices. With this in mind, staff are seeking advice from the Panel as it relates to the King Edward Avenue frontage as follows:
 - Does the proposed development successfully transition in scale from the commercial development of Oak Street to the single family scale of FSD?
 - Can the Panel comment on the success of the proposed setbacks, massing and landscape to the King Edward Avenue frontage as they relate to balancing the intent of front yard layering in FSD with multiple family use?
2. Single family development in First Shaughnessy typically requires large side yards to create a buffer between the new development and adjacent sites.
 - Can the Panel comment on the success of massing and landscape proposals to the west side yard as it relates to contextual fit with adjacent single family development?
3. Does the Panel support the proposed form of development as it relates to height and massing?

Applicant's Introductory Comments:

Design along the eastern edge of the site considered the commercial mixed use of this area and responded to that adjacency. A four-story massing was opted for along that edge. The second massing, stepping down towards the south side of the site, transitions to a three story massing along the western edge. These are three bedroom townhouses, stepping down to a two-bedroom on the corner.

The massing along the south (King Edward) is the massing you'd find along a boulevard; with very wide setbacks. The reading of the massing at ground level really appears to be of two storeys, not three.

Along the west side, there is a two story massing; one and two bedroom units, graduating down into the First Shaughnessy neighbourhood. Distance between buildings was guided by surrounding adjacency between buildings, with a wider adjacency along the east/west travelling lane. A four metre setback at the top level, stepping down to five and six metres at some of the entrance points along the side, allow for landscaping along that edge. The aim has been to get as much air, light and passive design into the space as possible. Light analyses indicate that apartments would receive above average light. Collaboration with the Landscape Architect has explored how to activate the courtyard spaces, making them animated and livable.

Landscape: Landscape is a defining characteristic of the neighbourhood. Mature street trees give the area a sense of enclosure; with filigree, layering and peek-a-boo views into the property. We've looked to integrate some of these strategies here, in an edited format. Along the south are several layers of planting including a row of trees inside the property line and a stone wall with metal fence (not dissimilar to those in the area). The common entry antechamber, features landscape walls, overhead trellis, seating, lighting and signage. The western path is chicaned, with garden walls. Along the west is a row of trees, a row of hedging and some foundation planting adjacent to the path way, and up against the building. Four very large spruce trees, measuring 14 - 25 m, have been retained.

Greenery on roof levels and the three courtyards - most significantly the central one - could be used by children. Any tree planting will provide livability, whilst being mindful of tree height (shading), and acoustics. More courtyard design development is pending.

Panel Commentary:

The panel was generally in favour of increasing the southern setback along West King Edward to thirty feet to bring the development more in line with the neighbourhood context. There was also concern about the lack of northern elevation setback. Resounding comments were in support of increasing landscaping across the entire development. Suggestions included: landscaping along King Edward to allow for greater amenity for residents, using landscaping to assist the transition from commercial to First Shaughnessy, landscaping on second story roofs and on the northern elevation of the building, and including more mature trees.

"I find the proposed (front elevation or southern property edge) setback of 11.2 feet is not in keeping with the FSOPD and Design Guidelines. I would like to see the front setback increased to the relaxable front setback of 30 feet. This would help to maintain the layering and filigree of trees and shrubs that is prominent and part of the heritage look of First Shaughnessy thereby creating a streetscape in keeping with the Design Guidelines. I respect the need for more density on this site but the outer perimeter of First Shaughnessy needs to be carefully maintained as it is the gateway to our newly designated historic area"

Katherine Reichert Vice-chair FSODP

It was noted the project increased in size since last before Panel and now has even less of a front yard setback. There were comments the project was not compatible with or a contextual fit with the neighbourhood. It was noted the building does not relate to the First Shaughnessy District as its form and function appear too institutional. It was commented there are no grassy areas for children to play. The covered courtyards will be too dark and should be places with more activity. The panel were concerned about excessive amounts of paving, and it was felt that the front yard as an antechamber, as discussed in the Design

Guidelines, was missing. There were concerns about the building mass and the courtyard spaces, specifically around the livability of the bridge massing, and the amount of sunlight to some apartments and to the internal courtyards, which were mostly covered. In this regard, it was suggested that courtyards could be opened up to the sky to increase light, that a more central pedestrian access might increase activation of the courtyard areas, and that the walkway along the western side should be more internal to the project to activate that open space area. The panel supported the proposed massing transition from four stories on the commercial side of the development, down to two on the western side. There was also support for third and fourth storey balconies. There were comments the units facing east towards the lane would be improved with balconies inset into the building face. These balconies could provide some greenery in the laneway. It was commented there was a missed opportunity to allot some parking spaces to car share programs.

Chair Summary:

Thank you for presenting this project today. With regard to the West King Edward elevation, a 30 foot setback as required by the Design Guidelines would create a front yard for children to play and provide a character-defining entrance to the First Shaughnessy Heritage neighbourhood from Oak Street. There is support for the four story massing stepping down from the commercial side on the east elevation to the residential on the west elevation.

The panel commented that the courtyards could use more work to increase light (possibly by opening them up to the sky). More consideration needs to be given to activating the courtyard spaces, making them livelier. There was a comment that having recessed balconies along the eastern laneway could allow in more sunlight. In further summarizing the panel's comments, The Design Guidelines are referenced:

Historic Design Elements of First Shaughnessy:

2.2 calls for generously landscaped front yards, and long vistas of richly landscaped front yards in keeping with the streetscape.

2.3 refers to the "antechamber" (the front yard to the street) with special qualities... the antechamber expression relies on heavy enclosure from the street in order to present the estate scale legacy.

3.2 discusses compatible design, in particular section (c) sensitive building placement having regard to adjacent sites, privacy and overlook, and preservation of open space between buildings.

3.3.3 Retention of mature trees and landscape. All development must retain mature trees and landscaping. Conservation of on-site heritage features such as hedgerows, distinct gardens or similar features is strongly encouraged.

3.6.3 Principal Building Massing and Siting. Principal buildings must be compatible with and generally consistent in scale, mass, and proportion to neighbouring buildings within the streetscape context. New development and renovations and alterations must not overwhelm the street.

5.2 General Form of Development. The general form of development will be evaluated based on the following:

(a) minimum side, rear and front yard requirements should be met.

Additional comments by the panel included concern about excessive paving, that the mass was too institutional and may overwhelm the street, that the north elevation would benefit from more of a setback, and be further improved with the addition of landscaping on the

upper levels. The primary pedestrian southwest entrance could be made larger, moved and or added to a courtyard. The second story balconies should be strong enough to allow for trees and greenery.

3. First Shaughnessy Advisory Design Panel- Enquiry Review

The First Shaughnessy Advisory Design Panel (FSADP) reviewed the rezoning enquiry for 1037 West King Edward Avenue on November 28, 2013. The proposal was not supported 2-11.

EVALUATION: NON-SUPPORT (2-11)

Planning Comments:

This is a pre-application enquiry for a rezoning proposal comprising 29 market rental units in courtyard housing format under the citywide Interim Rezoning Policy (IRP). The site is located within the First Shaughnessy District but shares an edge with the Oak Street commercial corridor. Based on locational criteria established by the IRP, heights up to six storeys can be considered based on the urban design performance the proposal. The key considerations of urban design performance in this instance are with regard to proposed height, expression & materials, neighborliness to adjacent development, and compatibility with the ODP (noting that the multiple dwelling use allowed by the citywide IRP is not directly addressed by the FSD Guidelines). At this stage in the rezoning process, city staff reviews the proposal with a view to offering advice that will inform a future application. The panel is being consulted as a part of the pre-application review, and applicants will be expected to conduct a pre-application open house prior to submitting a formal rezoning application. A future application would be subject of city hosted open house and also be presented to both FSDAP and UDP for commentary prior to completion of the staff report to Council recommending approval or non-approval, which would be discussed at public hearing on the floor of Council. If rezoning is approved, a DE application would follow which would be subject to the normal notification and FSDAP process prior to approval.

Questions to Panel:

1. Staff seeks preliminary feedback from the panel with regard to the contextual fit of the proposed form of development of this 2- to 4-storey courtyard housing scheme.

Staff Introductory Comments:

Colin King introduced this IRP rezoning enquiry which is located at the edge of First Shaughnessy. The proposal is being presented at this stage to initiate the public engagement process for rezoning. The introduction tried to put the panel appearance in the context of the rezoning process (pre-enquiry response) and to explain the nature of the IRP in terms of citywide application: the key consideration of this being that the contextual review of this proposal must consider both the FSD and C zoning contexts of the site.

Regarding the rezoning process, the outline gave a brief description of the rezoning policy by which this enquiry is being considered. Note was made of the fact that in a rezoning situation, the site must be recognized as having a broader city context beyond just the requirements of the FSODP. In this instance, development to the north and west is FSD, but adjacent development along the arterial to the east across the commercial lane is 4-storey mixed-use development of the Oak Street corridor. As such, the proposal needs to respond to both conditions. If the proposal progresses, it will be subject to review by the Urban Design

Panel which will focus on the larger urban design and architectural aspects of the scheme in terms of both contexts. For this review, staff are seeking preliminary advice on how the panel thinks the scheme has responded to the FSD aspect of its context.

The context was summarized as being 4 storey typical commercial (C2-zoning) across lane to west and 2 storey typical FSD across lane north and adjacent east. The approach to trying to respond to both contexts was briefly described: under the policy consideration of up to 6 storeys could be entertained, but given the context the applicant is proposing ground-oriented courtyard housing in 2-4 stories as a transition between detached residential FSD neighbourhood and the Oak Street corridor. It was noted that new multiple dwellings are not possible under FS-D base zoning, but multiple occupancy does exist in multiple conversion scenarios within the district. The courtyard house form proposed attempts to balance contextual fit (materials, expression and massing) with the higher density (increased site coverage, alternative open space configurations) in a ground-oriented housing form as per the policy. Setbacks to King Edward and the side and rear lanes are minimized to concentrate higher densities adjacent to C-2 development rather than FSD development, but site coverage and rear and front yards are significantly different to FSD.

Staff requested a focus on the form of development issues of the proposal by panel members, rather than a focus on policy or use aspects: these are derived from a citywide policy regarding use on which the panel has already passed a motion.

Applicant Introductory Comments:

Nick Sully of SHAPE Architecture introduced the project, exploring in further detail how the proposal seeks to respond to both the wider urban context and the rezoning policy, while also recognizing and responding to the unique design conditions imposed by the FS ODP.

Panel Commentary:

It was noted that this project is full market housing. There were many comments about the high density and low quality of materials of this project not complying with the ODP.

There was discussion that the height and massing of this project would cause dark shadowing on neighboring properties.

There were comments about the site coverage being more than 35%, and about the loss of both front and side yard setbacks being in direct contravention of the ODP.

There was discussion that most of the trees on the site would be removed and that with most of the site covered by hardscape very little would grow here. There were comments about the interior courtyards being dark and that over time they would become grungy. There was comment that this project is not a contextual fit for First Shaughnessy.

There was discussion about the greenway space along West King Edward, and how this front yard forms an entrance into First Shaughnessy and is the start of a long uninterrupted stretch of landscaped streetscape as recommended by the ODP.

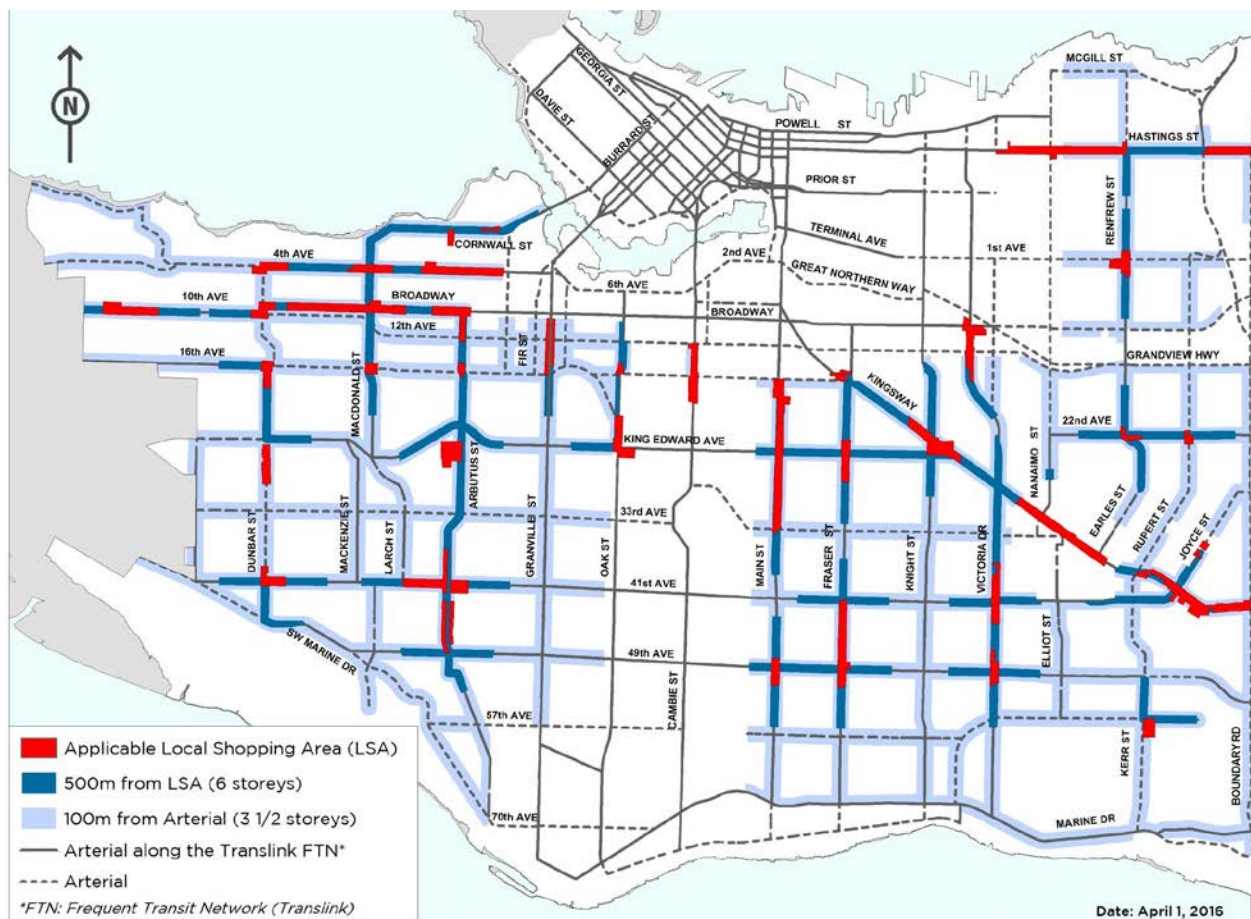
There was concern about the edges of First Shaughnessy being vulnerable to development rezoning. There is concern about this project setting a precedent for more high-density rezoning in First Shaughnessy.

There was significant conversation about the fact this proposal does not comply with the FSODP and Guidelines. There was concern about the damage this project would do to the special character of First Shaughnessy.

Chair Summary:

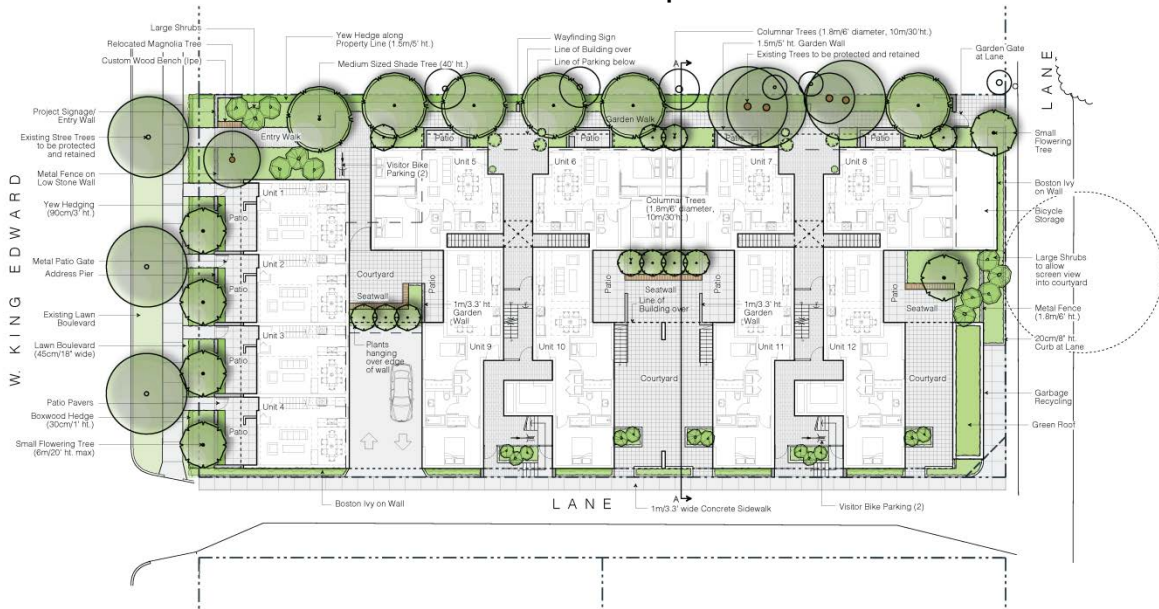
The Panel does not support the proposal as presented in today's enquiry due to density, the design clashes with the ODP and the relationship to the adjoining properties. This project is not a contextual fit for First Shaughnessy and does not support the FS ODP and Design Guidelines.

4. Affordable Housing Choices Policy Location Map



1037 West King Edward Avenue FORM OF DEVELOPMENT

Site Plan/Landscape Plan



Perspective



South Elevation



North Elevation



East Elevation



West Elevation



Building Section through Courtyard Looking North



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1037 West King Edward Avenue
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for a waiver of the Development Cost Levy (DCL) for the residential rental floor space, the application must meet the criteria set out in the relevant DCL By-law under Section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition section(c) # 4 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Size	Proposed Average Unit Size
Studio	8	42 m ² (452 sq. ft.)	33 m ² (354 sq. ft.)
One-Bedroom	12	56 m ² (600 sq. ft.)	49 m ² (526 sq. ft.)
Two-Bedroom	13	77 m ² (830 sq. ft.)	65 m ² (699 sq. ft.)
Three-Bedroom	3	97 m ² (1,044 sq. ft.)	95 m ² (1,027 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

Unit Type	Number of Units Proposed	Westside DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent
Studio	8	\$1,386	\$1,119
One-Bedroom	12	\$1,843	\$1,671
Two-Bedroom	13	\$2,292	\$2,100
Three-Bedroom	3	\$2,866	\$2,850

*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law Maximum Construction Cost	Proposed Construction Cost
\$2,691 per m ² (\$250 per sq. ft.)	\$2,659 per m ² (\$247 per sq. ft.)

- (f) By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

1037 West King Edward Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

One four-storey apartment building containing a total of 36 secured market rental units.

Public Benefit Summary:

36 secured market rental housing units for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	FSD	CD-1
FSR (site area = 1,767 m2 / 19,008 sq. ft.)	0.45	1.48
Floor Area (sq. ft.)	8,554 sq. ft.	28,132 sq. ft.
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	26,432	n/a
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		
	Unallocated		
	Other		
	TOTAL VALUE OF PUBLIC BENEFITS		26,432

36 secured market rental housing units.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

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1037 West King Edward Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	1037 West King Edward Avenue
Legal Description	PID 008-577-625; Lot 8, Block 73, District Lot 526, Plan 4502
Developer	Wescorp Development Inc.
Architect	Shape Architecture
Property Owners	Wescorp Development Inc.

Development Statistics

		Development Permitted Under Existing Zoning	Proposed Development	Recommended Development (if different)
ZONING		FSD	CD-1	
SITE AREA		1,766 m ² (19,008 sq. ft.)	1,766 m ² (19,008 sq. ft.)	
USES		One-Family Dwelling	Multiple Dwelling	
FLOOR AREA		795 m ² (8,554 sq. ft.)	2,614 m ² (28,132 sq. ft.)	
FLOOR SPACE RATIO (FSR)		0.45 FSR	1.48 FSR	
YARDS	FRONT	15.2 m (50 ft.)	3.4 m (11 ft.)	4.0 m (13 ft.)
	REAR	12.2 m (40 ft.)	0.6 m (2 ft.)	
	EAST SIDE	1.0 m (3 ft.)	0.7 m (2 ft.)	
	WEST SIDE	5.8 m (19 ft.)	3.0 m (10 ft.)	4.0 m (13 ft.)
HEIGHT		13.7 m (45 ft.)	12.2 m (40 ft.)	
PARKING, LOADING AND BICYCLE SPACES		as per Parking By-law	as per Parking By-law	