



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: September 22, 2009  
Contact: Michelle McGuire  
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Meeting Date: October 6, 2009

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Rezoning/Heritage Revitalization Agreement/Heritage Designation:  
3205-3221 West 41st Avenue and 5590 Balaclava Street

### **RECOMMENDATION**

A. THAT the application by Brook and Associates on behalf of Emaar Canada and the Trustees of the Knox United Church, to rezone 3205-3221 West 41st Avenue and 5590 Balaclava Street (PID 013-006-797, 010-297-723, 007-352-735, 010-297-766, 003-500-233, Lot A, Plan 3269 and Lots 1-4, Plan 7918, of Block 12, DL 2027, NWD and that portion of lane north of 41st Avenue, east from Balaclava Street and dedicated by Plans 4098 and 7918) from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to allow:

- development of a 4-storey multiple dwelling designed for seniors,
- designation, rehabilitation and long term preservation of the heritage 'B' listed Knox Church, and
- replacement the church annex building,

be referred to a Public Hearing, together with:

- (i) plans, generally as prepared by Adrian Smith and Gordon Gill Architecture and CEI Architecture, received March 13, 2009;
- (ii) draft CD-1 By-law provisions, generally in accordance with Appendix A; and
- (iii) the recommendation of the Director of Planning to approve the application, subject to 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, subject to approval of the rezoning at a Public Hearing, the Subdivision By-law be amended as set out in Appendix C; and

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

- C. THAT, should the CD-1 rezoning for 3205-3221 West 41st Avenue and 5590 Balaclava Street be approved, Council by by-law designate as municipally-protected heritage property the Vancouver Heritage Register "B" listed building at 5590 Balaclava Street;

FURTHER THAT the Director of Legal Services bring forward to the Public Hearing the by-law to designate as municipally-protected heritage property the Vancouver Heritage Register "B" listed building at 5590 Balaclava Street.

- D. THAT, should the CD-1 rezoning for 3205-3221 West 41st Avenue and 5590 Balaclava Street be approved, Council authorize the Director of Legal Services to enter into a Heritage Revitalization Agreement (HRA) to secure the rehabilitation, protection and on-going maintenance of the exterior of the Vancouver Heritage Register "B" listed building at 5590 Balaclava Street;

FURTHER THAT the Director of Legal Services bring forward to the Public Hearing the by-law to authorize the Heritage Revitalization Agreement.

- E. THAT Recommendations A to D be adopted on the following conditions:

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

#### ***GENERAL MANAGER'S COMMENTS***

The General Manager of Community Services RECOMMENDS approval of the foregoing.

#### ***COUNCIL POLICY***

Relevant Council policy for this application includes:

- Heritage Policies and Guidelines, adopted on May 13 and September 23, 1986
- RS-5 Design Guidelines, adopted on July 20, 1993
- Dunbar Community Vision, adopted on September 10, 1998
- Community Amenity Contributions - Through Rezoning, adopted on June 20, 1999
- Childcare Design Guidelines, adopted on February 4, 1993
- Rezoning Policy for Greener Buildings (EcoDensity Action A-1), adopted on June 10, 2008.
- Urban Agriculture Guidelines for the Private Realm, adopted on January 20, 2009

### *PURPOSE AND SUMMARY*

This report presents the staff assessment of an application to rezone 3205-3221 West 41st Avenue and 5590 Balaclava Street from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. The application proposes that the site be subdivided into two parcels: a residential site fronting onto West 41st Avenue and the resultant Knox Church site fronting onto Balaclava Street. The proposed rezoning would allow redevelopment of the site including: designation and restoration of the heritage "B" listed Knox Church, replacement of the church annex that would contain a preschool and other community serving functions currently located in the existing church annex, and construction of a four-storey multiple dwelling for seniors (see Figure 1). The applicant's proposal reflects an emerging model of seniors housing that is new to Vancouver. The proposed concept provides services to seniors in a way that can align services with needs. The concept incorporates housing that is physically designed to appeal to seniors and includes the establishment of a seniors' non-profit society that provides supportive services to residents of the development, as well as to any Dunbar residents who wish to become members of the society. All of the housing units are physically design for seniors and each strata-owner would be obligated to be a member of the society and would pay membership dues to support the provision of services tailored to seniors in addition to strata fees. However, purchasers of housing units would not be legally restricted to be over 55 years of age and, therefore all owners may not necessarily be seniors.

The new church annex would be located at the rear of the existing church and includes a 20-space preschool and church meeting and office space, at a maximum FSR of 0.43, a maximum height of 9.8 m (32.2 ft.) and two levels of underground parking. The residential development proposed includes 66 apartment units designed for seniors at a maximum floor space ratio (FSR) of 1.94, a maximum height of 13.7 m (45 ft.) and one level of underground parking. The purpose for rezoning is to allow multiple dwelling use, and additional height and density than that permitted under the existing RS-5 zone.

This proposal is consistent with Council's policies for seniors housing, heritage preservation and child care, and it meets the objectives of the Dunbar Community Vision to allow seniors to remain within the community as they age, or as their housing needs change. Staff have assessed the application and conclude that it is supported by Council policy and that it will provide public benefit in the retention and protection of the heritage church, the replacement of the preschool and the opportunity presented for seniors to reside within the community. Staff support the proposal and recommend that the application be referred to a public hearing and be approved subject to conditions contained in Appendix B.



Figure 1: Site Plan

## *DISCUSSION*

### 1. Site and Context

The site is located at the northeast corner of Balaclava Street and West 41st Avenue and is comprised of four parcels fronting onto West 41st Avenue occupied by four one-family dwellings, the City lane to the north of these parcels and the Knox Church site at 5590 Balaclava that contains the heritage “B” listed Knox Church and the existing church annex (see Figure 2). The current zoning of the site and sites to the north, west and east is RS-5. Other than the Kerrisdale Elementary located directly to the east, properties surrounding the site to the north and west are developed with one-family dwellings. To the south across West 41st Avenue, sites are zoned CD-1 and include Crofton House school as well as a four-storey condominium building (“The Lanesborough”) located to the east of Balaclava Street. Further to the east at the corner of Carnarvon Street and West 41st Avenue sites are zoned C-1 and developed with a mix of two- to three-storey commercial, residential and mixed-use buildings. The subject site is located within the Dunbar Community Vision area.

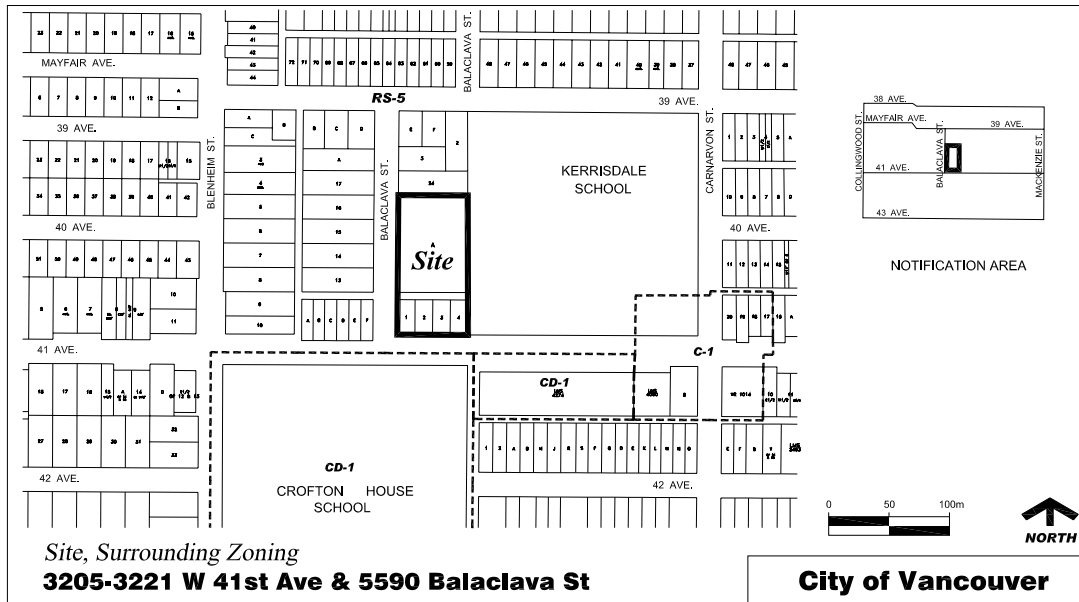


Figure 2: Subject site, surrounding zoning and notification

The surrounding area contains many amenities and services including parks, a grocery store, medical offices, convenient access to transit and the Knox United Church and its programs and services within immediate walking distance of the site. These make the site an exceptional location for seniors. There is a grocery store and medical offices within approximately 550 m (1,750 ft.) of the site at the intersection of Dunbar and 41st Avenue. As well, at the intersection of Carnarvon and 41st Avenue there are local serving shops within approximately 210 m (700 ft.) of the site. The site is located right on 41st Avenue with eastbound and westbound regular bus service. An even broader array of neighbourhood amenities is available beyond the immediate blocks but still in close proximity to this site; including major parks; a community centre and the Kerrisdale shopping area are all nearby. With its convenient location and accessible services and amenities, this site is considered to be ideally suited for the proposed use.

## 2. Relevant Council Policy

Council approved the Dunbar Community Vision in September 1998. In the Vision, Direction 9.2 concerning Seniors Housing was strongly supported by the community. The direction states, "Lowrise buildings (up to four storeys) committed to seniors should be permitted, provided the scale and design fit into the neighbourhood. They should be located near local shopping and transit". The rezoning policy provided in the Vision (page 42) notes that seniors housing, heritage retention projects (i.e. Knox United Church), and projects involving expansion, downsizing or reuse of non-profit institutional uses (i.e. the Knox Church site) can be considered for site-specific rezonings without further area planning, because such proposals would meet city-wide policy objectives (heritage retention and expansion, reuse or downsizing of non-profit institutional sites) and because they would implement Direction 9.2 (seniors housing). The application is proposing a four-storey residential building designed for but not committed to, in a regulatory or legal sense, seniors, heritage retention of the Knox United Church, and reuse of the Knox Church site. The subject site is well-located for such a use with local shopping, transit readily nearby.

This application can be considered on the basis of the Dunbar Community Vision policy alone, however, it is noted that the proposal is also in keeping with the EcoDensity Charter,

specifically with the provisions that relate to achieving greater densities smartly and strategically (e.g. close to transit and amenities), facilitating more housing types and choices (e.g. housing appropriate for seniors), and realizing greener, more livable architecture and (e.g. sustainable design features). As well, the application meets the EcoDensity Rezoning Policy for Greener Buildings (Action A-1) as noted below under Sustainability.

### 3. Seniors' Housing

All Community Visions contain approved directions for the provision of seniors' housing. The Visions also include policies to allow site-specific rezonings for seniors' housing. The intention of the Community Visions was to provide a range of housing to enable people to "age in place". When the Dunbar Vision was adopted in 1998, the form of seniors' housing that was typically delivered through site-specific rezonings included non-market seniors' housing (such as Community Care Facilities, Seniors Supportive and Assisted Housing, affordable rental housing) and market housing including Seniors Supportive and Assisted Housing and housing whereby the age of the residents would be restricted by covenant.

Over the past decade, the rate at which non-market forms of seniors housing have been realized has been declining for reasons that include limited senior government funding or challenging economic conditions. In terms of market seniors' housing, the City has primarily seen two mechanisms for its provision: Seniors Supportive and Assisted Housing as a defined use in the Zoning and Development By-law and the use of a covenant or housing agreement to restrict the age of at least one resident in each unit to 55 or over. Due to practical difficulties of enforcing age covenants, staff have recommended no further use of this type of housing agreement. Enforcement could mean forcing sale of a unit or forcing people to move. Both actions are seen to be intrusive and disruptive, and beyond what can be seen as a reasonable action on the part of the City to enforce a zoning requirement. The Lanesborough, located directly across from the rezoning site at 3088 West 41st Avenue, when rezoned in 1998 had a covenant restricting the age of at least one resident to 55 years and over. As it appeared some owners were not abiding by the covenant and many owners did not wish to impair the marketability of their units with this age restriction, the covenant was removed by Council in 2007 following a request from the strata corporation.

The overall result of these changes in the delivery models for seniors housing has resulted in the declining provision of housing that is appropriately tailored for an aging population. A broad range of seniors' housing options, which was a well supported direction and goal set out in the Dunbar Community Visions is now challenging to achieve today.

Models for seniors housing, however, are continually evolving and the form that it takes has changed significantly in other jurisdictions. The applicant is proposing a novel and emerging form of housing suitable for seniors on the subject site. The creation of a seniors' non-profit society that would have an office on-site and would provide services to residents of the development, as well as to any Dunbar residents who wish to become members of the society, has been proposed. The housing would be market condominiums and the units themselves would be designed to standards conducive to seniors physical needs. Purchasers would not be legally restricted to those 55 or older, however, each strata-owner would be obligated to be a member of the society and would pay membership dues in addition to strata fees. The society would offer a variety of services geared to seniors including meal provision, cleaning, and access to medical services on an "as needed" basis to its members, thereby allowing for the tailoring of services to meet needs, even as they change over time.

The model for this society is based on one called “Beacon Hill Village” which operates in Boston, Massachusetts. The applicant has submitted a Seniors’ Housing Report which explains how the seniors’ society would work for this site and in a Canadian context (see a summary of the Seniors’ Housing Report in Appendix H). The applicant notes that the type of housing proposed would respond to market demand for housing appropriate for seniors, allowing them to downsize and stay in their communities. In the Vancouver context, the housing units would also be designed to meet SAFERHOMES standards (see Appendix G).

Staff have concluded that the proposed model would deliver a choice of housing for seniors in the Dunbar community that includes a program of services for residents demonstrated to assist with “aging in place” in communities. To facilitate the initial establishment of the model as proposed, staff are recommending a condition of this rezoning that requires the provision of an operations management plan for the non-profit seniors’ service provision society to the satisfaction of the Director of Planning and the Managing Director of Social Development, requiring the formation of a Community Advisory Committee to monitor and give advice regarding the operation and mandate of the society, and requiring the establishment of minimum levels of service provision for members including information referrals, and educational programs and services [Appendix B, condition (b)(xxxvi)].

#### **4. Land Use, Density, Height and Setbacks**

The use proposed is “multiple dwelling”. The Dunbar Vision allows consideration of rezoning for low-rise seniors housing. Staff support the use because the proposed model has been appropriately developed for seniors; units are physically constructed to SAFERHOMES standards and the concept of a non-profit society makes available support services specifically tailored to seniors available to residents.

The application proposes an increase in density from 0.7 to an overall FSR of 1.3 across the subject site. The net density of the church site would be 0.43 FSR and 1.94 FSR for the residential site. Staff support the proposed increase in density on the basis that it is provided in a form supported by the Dunbar Community Vision, and the proposal is strategically close to transit, shopping and other local amenities.

The rezoning application proposes a maximum height to 13.7 m (45 ft.) or four stories for the residential building on the south portion of the site. The residential site abuts 41st Avenue and Balaclava Street to the south and west, the Kerrisdale Elementary School field to the east and the church site to the north. The proposed location of the building on the north portion of the site respects the front yard relationship to the adjacent church and residential properties to the north. To the south, a shallower front yard is provided because the interface across Balaclava Street is the side yard of houses that front onto 41st Avenue. In terms of shadowing, the application included shadow studies that demonstrate that the residential building primarily shadows its own site and the church site during the growing season. Staff conclude that the appropriate relationship to the surroundings has been achieved with the recommended height and setbacks and with refinements to rooftop areas to reduce the potential for overlook and apparent visual height [Appendix B, conditions (b)(iv), (b)(ix), and (b)(x)].

The proposed church annex has a building height of 6.4 m (21.0 ft.) and the height to the roof ridge is 9.8 m (32.2 ft.). An outdoor children's play area is located on the roof for use by the childcare facility. The church site abuts Balaclava Street to the west, the Kerrisdale Elementary playfield to the east, and a one-family dwelling to the north. The church annex is set back 2.13 m (7.0 ft.) from the north property. Staff recommend a condition to lessen the visual and shadowing impacts of the proposed annex building on the property to the north [Appendix B, condition (b)(xi)]. As well staff recommend a condition to increase the separation of the church annex from the existing church [see Appendix B, condition (b)(xvi)]. With these design development conditions staff are supportive of the proposed height of the church annex building.

Staff find the proposed setbacks acceptable, as they are used to provide common outdoor space for residents and the separation distances between the proposed building and adjacent properties are adequate. Staff are recommending by-law provisions to ensure that the proposed setbacks are maintained if the rezoning is approved (see Appendix A for the draft by-law provision concerning setbacks).

#### **5. Form of Development (Note Plans: Appendix D)**

The proposed form of development for the residential site is a courtyard building that is oriented in a north-south direction. The four storey massing steps down along Balaclava Street toward 41st Avenue to accommodate the natural sloping topography of the site. The architecture is contemporary west coast in style, with extensive use of local materials including cedar, copper and granite.

For the Knox Church site, the form of development proposed for the annex is an 'L' shaped building located directly adjacent to the church, forming a south-facing courtyard between the two buildings. The architecture of the annex references that of the heritage Knox Church, to become an extension of the church.

On June 17, 2009, the Urban Design Panel reviewed the proposal and supported the use, density and height (see Appendix H for the minutes of the meeting). The Panel expressed strong support for the proposal and recognized the project as setting a benchmark in terms of design quality and appreciated the win-win scenario of heritage revitalization and seniors housing in a highly appropriate location.

Staff support the general massing and proposed form of development, which will be further refined at the development application stage. In response to the Urban Design Panel's commentary, staff have included design development conditions (see Appendix B) to:

- increase privacy and mitigate light spill from adjacent units for the courtyard;
- improve traffic circulation and access to parking;
- clarify character and detailing of church addition;
- increase the distinction of the four facades; and
- add an indoor amenity space with access to the proposed outdoor amenity space.

#### **6. Child Daycare Facility**

The existing 20-space preschool is proposed to be replaced by a new childcare centre located on the second floor of the two-storey church annex building, with connecting outdoor play space provided on a roof deck. The childcare facility includes 130 m<sup>2</sup> of indoor activity area and approximately 117 m<sup>2</sup> of outdoor play space (covered and uncovered outdoor space).



Staff note that the proposed outdoor area for this childcare facility does not meet the City of Vancouver Childcare Design Guidelines recommended 140 m<sup>2</sup> of outdoor space for a 20-space preschool facility. Staff recommend that the applicant provide additional outdoor play space to meet the requirements of Council's Childcare Design Guidelines and that the applicant clarify the provision of a kitchen area for food preparation, a "quiet room", and additional security features for the elevator and stairway access [Appendix B, condition (b)(xxxv)].

The proposed facility will allow for the replacement and retention of the existing facility which has a long history of providing a pre-school program in this location. The proposed facility would allow for the child care to be brought up to current City and Provincial standards. The demand for childcare services is high throughout the City and this neighbourhood is no exception. Staff are supportive of the proposed replacement of the childcare facility to serve the community and recommend a condition requiring that it be built prior to occupancy of the residential building [Appendix B, condition (c)(xxxix)].

## 7. Heritage Value and Proposed Heritage Work

The Knox Church at 5590 Balaclava Street is a "B" listed building on the Vancouver Heritage Register. Robert Lemon Architect Inc. has completed the required Statement of Significance (SOS) (for the full SOS see Appendix E). An SOS is a document which describes the heritage values and defining features of a building or site.

The SOS confirms that the Knox Church was built in 1948 and is considered to be a local landmark with a prominent tower and mature landscaping. It is valued for being a notable example of the Tudor Revival and Gothic Revival architectural styles, including its gothic interior with substantial exposed heavy timbered trusses, and for its association with the architectural firm of Twizell and Twizell.

On June 15, 2009 the Vancouver Heritage Commission accepted the draft SOS and put forward two resolutions regarding concern about the scale of the residential project in relation to the heritage church and encouraging examination of public access through the site to the church courtyard and the Kerrisdale Elementary School (see Appendix H for the minutes of the meeting). Regarding the comments about scale of the residential building, see the section titled "Land Use, Density, Height and Setbacks" which describe staff analysis of the scale and massing of the residential building. Regarding the commentary about public access through the site, staff are not recommending that this be required as no need in this regard has otherwise been identified.

The heritage church is in very good physical condition. The exterior stucco and wood elements will be repaired and repainted. The existing windows and other features will be retained and rehabilitated where necessary. Minimal interior changes are proposed although some voluntary seismic improvements may be included in the Conservation Plan. Staff are recommending design development conditions to increase the separation between the church annex and the heritage church and to eliminate elements on the annex which directly replicate features of the heritage church to distinguish the annex from the church [Appendix B, conditions (b)(xvi) and (b)(xvii)]. As well, staff recommend that a finalized Statement of Significance and a Conservation Plan, outlining rehabilitation and conservation measures, be required prior to enactment of the by-laws [Appendix B, condition (xviii)].

## 8. Parking, Loading and Circulation

The proposal includes one level of underground parking for the residential building and two levels for the church site, both accessed from 41st Avenue. The site is well served by transit, with local and express bus routes on 41st Avenue. The proposed parking for the residential building includes 99 vehicle spaces and 66 Class A bicycle spaces. The proposed vehicle parking meets the requirements of the Parking By-law. Staff note that the number of bicycle spaces is less than that required by the Parking By-law and 84 Class A and 6 Class B bicycle spaces will need to be provided to comply with the recommended standards. Engineering staff have reviewed the proposal and are recommending that the proposed access be redesigned to provide separate vehicle access for the residential and church site to reduce conflicts between church users and residents [Appendix B, condition (b)(xxxiv)(1)].

The proposed parking for the Knox Church site includes 52 vehicle spaces, six Class B bicycle spaces, and one Class B loading space. The proposed vehicle parking is replacing the existing number of surface parking spaces on the church site and Engineering Services have indicated that they are satisfied that the proposed parking is sufficient. The proposed bicycle parking and vehicle loading meet the requirements of the Parking By-law. Staff also note that the parking requirement for a childcare facility is one space for every eight children and two designated spaces for staff; therefore, five parking spaces will be required to be designated for drop-off and dedicated staff parking for the childcare facility.

As part of the rezoning application, the applicant submitted a Transportation Impact Assessment report to review the proposed parking and site access. The report indicated that traffic generated from the proposed development, and its impact on the adjacent streets and lane, will not be significant. The report concluded that the minor amount of added traffic will have no significant impact to traffic operations on the area street system. For more information regarding the transportation report findings, see Appendix H.

Engineering Services staff have reviewed the rezoning application and the traffic consultant's report, and have no objections to the proposed rezoning provided that the applicant satisfies the Engineering conditions included in Appendix B. While in absolute terms the amount of traffic to be generated is not great, local sensitivities to even small increases have been voiced. As well there has been significant commentary from residents about existing traffic and parking concerns related to the two nearby schools, UBC commuter traffic and the Knox United Church. Although no major transportation improvements are deemed to be required with this rezoning application, staff recommend that two car-sharing vehicles and spaces be provided [Appendix B, condition (c)(xxxvii)(8)].

## 9. Landscape

The proposal includes a landscaped courtyard and rooftop gardens for the residential building, and a landscaped courtyard for the new church annex. With redevelopment of the site, the applicant is proposing removal of some existing site trees and vegetation. The landscape plan submitted with the application provides preliminary information with regard to proposed tree retention. There is significant greenery in the form of a mixed tree and shrub border along the 41st Avenue frontage of the four residential lots and at the exiting lane edge. This tree and shrub border provides visual amenity and an effective green buffer for the site. Every effort should be made to retain this greenery. It is understood that the lane edge trees and hedge may fall within the proposed residential building footprint and therefore would need to be removed for redevelopment.

The existing church site to the north of the lane is divided into green space on the west side and paved parking on the east side. There are several trees in the front yard of the church and existing church annex building bordering Balaclava Street that merit retention for the neighbourhood. They are widely-spaced and in an open lawn situation. They contribute to the overall patterning of trees within the front yards of the adjoining sites and the streetscape. Front yard building setbacks should allow for the retention of as many trees within the west side of the church yard as possible. Staff recommend that every effort be made to retain the existing healthy trees and mature greenery enclosing the site, that are located outside the proposed building envelope, and if removed, they must be replaced with specimens of equal or better value [Appendix B, condition (b)(xxii)].

The proposed location of the driveway crossing on 41st Avenue, providing access to both the church and residential sites, is along the east edge of the site. This driveway is located adjacent to four mature maple trees on the inside of the Kerrisdale Elementary School property and the driveway crossing on 41st Avenue is in direct conflict with the safe retention of a mature Douglas Fir. With the recommended redesign of the proposed site access [Appendix B, condition (b)(xxxiv)(1)], staff are recommending relocation of the driveway for the residential site to avoid removal of the mature trees along 41st Avenue and to achieve an adequate root protection setback zone for the maple trees [Appendix B, condition (b)(xxiii)]. As well, staff recommend that an existing dogwood located at the rear of the church be considered for transplanting [Appendix B, condition (b)(xxii)].

With the central courtyard and rooftop gardens proposed for use by residents in the development, staff are recommending design development conditions (see Appendix B) to:

- provide a high efficiency irrigation system for all landscaped common areas;
- encourage the use of hardy, drought-tolerant planting to reduce the use of water in the landscape; and
- ensure that programming of the common outdoor open areas includes activities for shared gardening practice (urban agriculture) for the residents and that the design of these areas adheres to Council's Urban Agriculture Guidelines for the Private Realm.

During excavation for the residential and church annex building foundations, there is potential for loss of greenery, including the removal of mature trees. Where redevelopment will result in the loss of significant landscape screening, the green edge must be re-established. Staff have included design development conditions (see Appendix B) to:

- review the proposed retention and relocation of mature trees to ensure that construction activities and excavation do not put these trees at risk or where retention is not possible to replace them with specimens of equal or better value; and
- provide a detailed arborist report on assessment of all site trees that are proposed to be retained and to provide assessment of the risk to all adjacent trees on City property and on the Kerrisdale Elementary School property to the east.

## 10. Sustainability

Under the Rezoning Policy for Greener Buildings, buildings that meet the requirements to participate in the LEED™ program must establish a design that would achieve a minimum rating of Silver with specific targets. The rationale provided refers to a range of features intended to reduce water and energy use, improve indoor air quality, and use recycled content. The applicant's list of features includes:

- passive heating and cooling strategies via thermal mass, high performance envelope, shading, and orientation;
- optimized daylight penetration and high-efficiency light fixtures;
- roofs that provide urban gardening and solar panels;
- smart suite controls enabling occupants to easily manage suite heating, lighting, and electronic systems for energy savings;
- energy use targets of 25% less than ASHRAE 90.1 (2004) and 50% less greenhouse gas;
- durable materials and equipment, including regional materials and equipment;
- onsite composting, food production, rainwater collection, water reuse, and low-flow plumbing fixtures, and
- stormwater management and filtration system, to reduce the burden on local infrastructure and ecosystems.

The application includes a LEED™ checklist which shows the residential project achieving 42 points, a Gold rating. For the Knox Church site, the checklist shows the project achieving 37 points, a Silver rating. While the policy allows for exemptions for heritage buildings, staff support sustainable measures incorporated into the church where heritage features are not compromised. Checklists for both projects show the energy minimum targets specified by EcoDensity Action Item A-1 as being met. For the full LEED™ checklists see Appendix F. Staff support the proposed level of sustainable performance, and recommend that the proposed design features be added to the plans and elevations [Appendix B, condition (b)(xix)].

#### 11. Crime Prevention Through Environmental Design

No specific crime risks arising from the built form have been identified through the review process. Seniors' perception of safety influences their mobility in the community, and staff recommend some design refinements to the building to further enhance its design [Appendix B, condition (b)(xx) and (b)(xxi)].

#### 12. Public Benefits

**Development Cost Levies:** Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing), and various engineering infrastructure. The site is located in the city-wide DCL area where the current rate is \$64.59/m<sup>2</sup> (\$6.00/sq. ft.). On this basis, DCLs of approximately \$528,000 are anticipated, and are to be collected prior to building (BU) permit issuance.

**Childcare Facility Replacement:** The proposal for the church annex building includes replacement of the existing preschool childcare facility. The estimated value of this construction is approximately \$920,000.

**Heritage Work:** As indicated above the applicant is proposing some exterior work for Knox United Church. The exterior stucco and wood elements will be repaired and repainted. The existing windows and other features will be retained and rehabilitated where necessary. The estimated value for this work is approximately \$260,000.

The total value of the foregoing public benefits, including the proposed heritage restoration work, the replacement of the childcare facility, and the DCLs is estimated to be \$1,708,000. Staff recommend acceptance of these public benefits and have included conditions to secure the proposed heritage improvements and the replacement childcare.

### 13. Public Input

**Pre-Application:** The applicant undertook a public consultation process with neighbours in the area in 2007. At this early stage, City staff were not involved in the discussions with neighbours. A proposal on the residential site that was higher than four stories was presented to residents and this caused significant concern in the neighbourhood. Staff received over 50 e-mails and letters from neighbours with the overwhelming majority opposed to the proposal. Comments at this stage focused on concerns regarding increased traffic, parking and noise impacts from the development, concern about the proposed height, scale and density of the proposal, "encroachment" of the development north along Balaclava Street into the single-family area, and lack of adherence to the Dunbar Community Vision. The applicant redesigned the proposal to the current configuration and submitted a rezoning application on March 13, 2009.

**Post-Application:** After the rezoning application was submitted, a notification letter was mailed to surrounding property owners describing the proposal and inviting them to an open house. A public open house was hosted by staff on April 16, 2009 at the existing Knox United Church Fellowship Centre. Over 100 people attended the open house. Comments received from neighbours have largely been in opposition to the proposal although there were a significant number that were supportive. Comments in opposition have focused on concerns about:

- the scale and modern character of the proposed residential development not fitting in with the traditional residential neighbourhood;
- impacts of the proposed height and density of the residential development including shadowing and privacy impacts;
- "encroachment" of the proposed residential development north along Balaclava Street into the single-family area;
- lack of setback from Balaclava Street for the residential development;
- shadowing, privacy and visual impacts of the proposed church annex on the neighbouring property to the north;
- the proposal not providing seniors housing as anticipated in the Dunbar Community Vision;
- the potential for the residential development to have "non-seniors" living in it without any enforceable age restriction;
- lack of common amenity space for residents in the development;
- universal accessibility of the units and common areas for residents in the development;
- suitability of the site for seniors housing given the surrounding schools and childcare facility;
- retention of mature trees on and adjacent to the site;
- potential impact on the sports activities that occur on the Kerrisdale Elementary playfields, due to complaints about noise and lighting from the new residents of the development;
- impacts of increased traffic and parking demands from the proposal, in an area viewed as already congested; and
- the proposed traffic access, because of potential conflicts between the church users and the residents of the development.

Comments in support of the application included support for:

- retention of Knox United Church;
- replacement of the childcare;

- the seniors housing proposal to serve seniors in the Dunbar area; and
- redevelopment of the properties on 41st Avenue to improve the appearance of these properties.

For more information regarding public input, see Appendix H.

The applicant presented the proposal to the Dunbar Community Vision Implementation Committee on April 23, 2009. The Committee subsequently sent a letter in opposition to the proposal. The Committee raised concerns regarding the application, stating their contention that the proposal does not meet the criteria for seniors housing as described in the Dunbar Community Vision Directions 9.1 and 9.2 where housing for seniors in need of care or financial assistance was anticipated. As well, the Committee felt the scale and character of the proposal did not fit with the neighbourhood and were concerned about the “encroachment” of the development along Balaclava Street.

The proposed conditions of approval in Appendix B respond to concerns regarding vehicle access to the site, the potential for overlook and apparent visual height of the residential building, retention of existing mature trees, increased common amenity space for residents, potential conflicts with the users of Kerrisdale School playing field and residents in the development, clarification of proposed accessibility and SAFERHOMES design features, and shadowing, privacy and visual impact of the proposed church annex building on the neighbouring property to the north.

#### ***FINANCIAL IMPLICATIONS***

Approval of the report recommendations or consideration item will have no financial implications with respect to the City’s operating expenditures, fees, or staffing.

#### ***CONCLUSION***

The proposed rezoning for 3205-3221 West 41st Avenue and 5590 Balaclava Street to allow redevelopment of the site includes the designation and restoration of the heritage “B” listed Knox Church, replacement of the church annex, and development of a 4-storey multiple dwelling designed for seniors. Staff have concluded that the proposal is consistent with the Dunbar Community Vision directions regarding seniors housing and Council’s Heritage Policies. While many concerns have been expressed by the public, staff have assessed the application and conclude that the proposal is supported by Council policy and that it provides public benefit in the retention and protection of the heritage church, the replacement of the preschool, and the opportunity that the housing model presents for seniors to reside within the community.

The Director of Planning recommends that the application be referred to a public hearing together with a draft CD-1 By-law generally as shown in Appendix A and with the recommendation that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development shown in plans included as Appendix D.

\* \* \* \* \*

3205-3221 West 41st Avenue and 5590 Balaclava  
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.

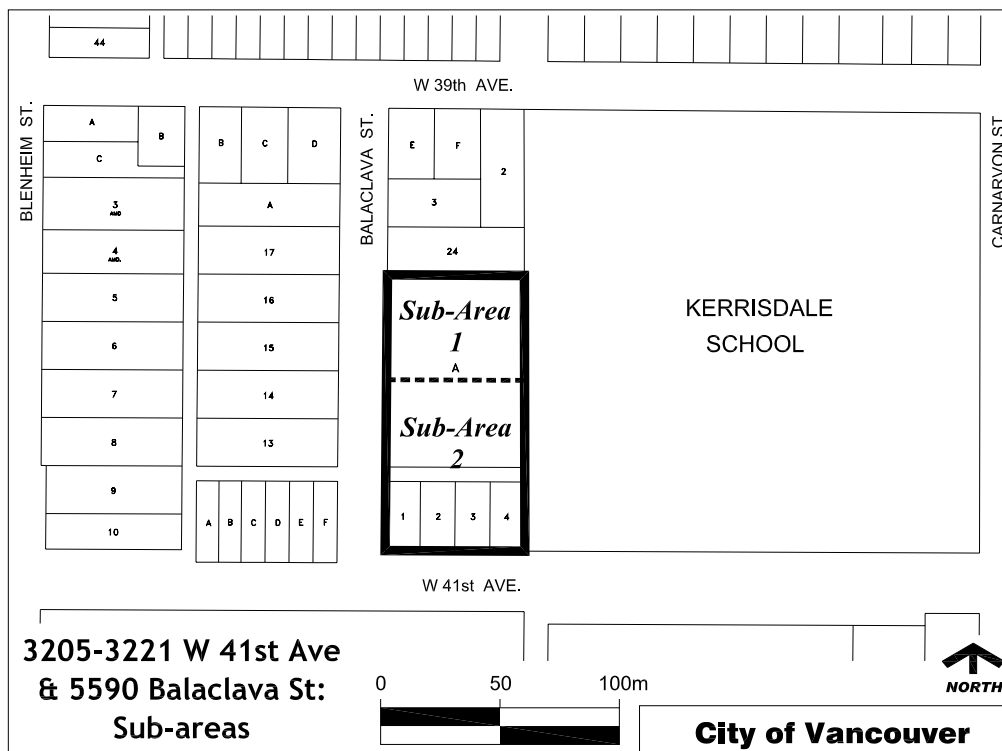
Uses

- Dwelling Uses limited to Multiple Dwelling or Seniors Supportive and Assisted Housing;
- Cultural and Recreational Uses limited to Community Centre or Neighbourhood House;
- Institutional Uses limited to Church and Child Day Care Facility; and
- Accessory Uses and Buildings customarily ancillary to any of the uses listed in this section.

Sub-Areas

- The site is to consist of Sub-Areas 1 and 2, illustrated in Diagram 1.

Diagram 1



- Sub-area 1 may only include institutional uses and cultural and recreational uses and their accessory uses; and
- Sub-area 2 may only include dwelling uses and their accessory uses.

## Density

- The floor area for all uses, combined, must not exceed 9 222.0 m<sup>2</sup>, of which the floor area for:
  - Sub-area 1, must not exceed 1 087.0 m<sup>2</sup>;
  - Sub-area 2, must not exceed 8 135.0 m<sup>2</sup>;
- Computation of floor area must include:
  - all floors, including earthen floors, to be measured to the extreme outer limits of the building;
  - stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- Computation of floor area must exclude:
  - open residential balconies, sundecks, porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
  - patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - 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 at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    - are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
  - neighbourhood amenity areas for the social and recreational enjoyment of residents, or that provide a service to the public, including facilities for general fitness, general recreation, offices for the provision of services to seniors and child day care, provided that:
    - the total area being excluded for amenity areas shall not exceed 922.2 m<sup>2</sup>;
  - areas of undeveloped floors which are located:
    - above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
    - adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.



- floors located at or below finished grade with a ceiling height of less than 1.2 m;
- all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- where exterior walls greater than 152.0 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152.0 mm, but to a maximum exclusion of 152.0 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- with respect to exterior:
  - wood frame construction walls greater than 152.0 mm thick that accommodate RSI 3.85 (R-22) insulation; or
  - walls other than wood frame construction greater than 152.0 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152.0 mm to a maximum exclusion of 51.0 mm of thickness for wood frame construction walls and 127.0 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

- Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
  - trellises and other garden structures which support the use of intensive green roofs and urban agriculture.

### Height

- A maximum of 13.9 m for Sub-area 2;
- A maximum height of 9.8 m for Sub-area 1;
- The Director of Planning, at his or her discretion, may permit a height greater than 13.9 m for:
  - architectural appurtenances, such as elevator enclosures and stairwells, that:
    - are necessary to give access to a rooftop garden,
    - combined, do not exceed one-third of the width of the building as measured on any elevation drawings, and
    - combined, do not cover more than 10% of the roof area; and
  - railings, trellises, screens, planters, and other similar elements that are an integral part of the rooftop garden or of the decks and balconies.

### Setbacks

- The setback of a building on Sub-area 1 must be at least 2.1 m from the north property line;
- The setback of a building must be at least 1.5 m from the west property line;
- The setback of a building on Sub-area 2 must be at least 3.0 m from the south property line; and
- The setback of a building must be at least 1.0 m from the east property line.

### Horizontal Angle of Daylight

- All habitable rooms must have at least one window on an exterior wall which complies with the following:
  - the window shall be located so that 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, shall be unobstructed over a distance of 24.4 m; and
  - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of this section provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.
- For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:
  - the largest building permitted under the zoning on any adjoining sites; and part of the same building including permitted projections.
  - A habitable room referred to in this section does not include:
    - a bathroom; or
    - a kitchen whose floor area is the lesser of:
      - less than 10% of the total floor area of the dwelling unit, or
      - less than 9.3 m<sup>2</sup>.

### Parking, Loading and Bicycle Parking

- Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including those for relaxation, shared use, and exemption, except:
  - The minimum required parking is one parking space for each 100.0 m<sup>2</sup> of gross floor area, and the maximum parking permitted is equal to the minimum parking required plus 0.5 parking spaces per dwelling unit.
  - Visitor parking is to be provided at a minimum of 0.1 spaces per dwelling unit. The maximum number of visitor parking spaces must not exceed 0.2 spaces per dwelling unit.

- Shared vehicle parking is to be provided at a minimum of 0.02 spaces per dwelling unit.
- The minimum parking for the church is to be provided at the rate of one space per 11.0 m<sup>2</sup> of floor area used for assembly purposes.
- The minimum parking for day care staff is two spaces.
- Day care drop-off spaces at a minimum of one space for every 8 children.
- A minimum of three class A and three class B bike spaces is to be provided for day care staff.
- Provision of disability parking as follows:
  - Dwelling uses require a minimum of one disability parking space for the first 7 dwelling units plus 0.034 spaces for each additional dwelling unit.
  - All other uses require a minimum of one disability parking space for the first 500.0 m<sup>2</sup> plus 0.4 spaces for each additional 1000.0 m<sup>2</sup> of gross floor area.

### Acoustics

- 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

\* \* \* \* \*

3205-3221 West 41st Avenue and 5590 Balaclava  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval 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.

**PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Adrian Smith and Gordon Gill Architecture and CEI Architecture, and stamped "Received City Planning Department, March 13, 2009", provided that the Director of Planning 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 Director of Planning, who shall have particular regard to the following:

**Design Development**

The following is to apply to Sub-Area 2 (the residential site):

- (i) Provision of a significant indoor amenity space not devoted to offices or pool use, for the general enjoyment of residents;

Note to Applicant: The design is unusually free of interconnected hallways and indoor lobby areas, which often provide space for casual social interaction, and does not have a general purpose meeting room as typically seen in multiple dwellings or the dedicated dining and areas as typically seen in seniors' supported and assisted housing. Alternatives to the pool and outdoor courtyard should be provided.

- (ii) Design development to increase the distinctions between facades, noting the differing acoustic, built form, open space and solar conditions in each direction;
- (iii) Clarification of the long-term maintenance of the exterior balcony planters, if these are intended to provide a visually consistent and permanent exterior feature;

Note to Applicant: The use of plant material as a building-wide visual motif, accessed through individually owned strata titled apartments on multiple levels is somewhat novel in this building type and merits further information. This feature should also be detailed in enlarged drawings and the landscape design.

- (iv) Refinement to the rooftop areas to reduce the potential for overlook and to reduce the apparent visual height of the building as it relates to Balaclava Street;

Note to Applicant: For example, consider moving accessible surface areas and vertical features away from the western edge of the roof.

- (v) Consideration to relocating the parkade entry and driveway away from the east edge of the site along West 41st Avenue to improve the visual and landscape amenity of the east area, including tree retention;

Note to Applicant: See also Landscape and Engineering conditions.

- (vi) Consideration to reduce the extent of exterior glazing on the multiple dwelling;

Note to Applicant: Intent is to mitigate potential privacy impacts, especially across the courtyard; to improve the thermal insulation performance of the building; and to vary the glassy expression of the exterior.

- (vii) Design development to provide even and glare-free exterior illumination;

Note to Applicant: Avoid fixtures which create unwanted light toward residential areas both on and off site, especially with regard to the backlit elevator towers shown in renderings and the arrangement of living units around the courtyard.

- (viii) Identification on the building plans and details of the proposed design standards for seniors to be included on the plans and elevations;

Note to Applicant: Use of the SAFERHOMES standard was identified in the rationale as a part of the building's design for seniors and should be reflected on the development permit, where relevant. For example, hallway and door widths should be noted on the plans. Reference should also be made to the standards in note form, so that additional information which is relevant to building permit drawings is applied at that stage.

- (ix) For the northwest portion of the residential building, the setback from the west property line, should be approximately 9 m (comparable to the front yard dimension of neighbouring properties to the north including the Knox Church), for a length of approximately 16 m from the north edge of the residential site;

- (x) For the northwest portion of the residential building, the setback from the west property line should be approximately 6 m for the next 12 m of the site (from 16 m to 28 m) along the west property line;

Note to Applicant: The setbacks described in (b) (ix) and (x) may aid with efforts to retain trees located on the western edge of the site in front of the residential building. An equivalence to these setbacks which reduces the massing on upper floors and lessens the visual impact through the choice of building materials and building articulation may also be considered.

The following is to apply to Sub-Area 1 (the church site):

- (xi) Design development to the massing and location of the new church annex building to provide substantial improvement with regard to shadowing, privacy and visual impact on the neighbouring property to the north;

Note to Applicant: The two storey meeting space should be relocated and/ or the roof redesigned to minimize shadowing impact. Impact of the rooftop outdoor play area in the north east corner should also be minimized by pulling the building as far back as possible from the north property line as well as by employing planters or other screening which are not visually intrusive.

- (xii) Evaluation of the feasibility of relocating the rooftop play area to the south, to reduce the potential for acoustic and privacy impacts to the single family dwelling immediately adjacent;

Note to Applicant: If the relocation is feasible, the play area should be moved.

- (xiii) Design development to soften the visual impact of the new church wall, as seen from the adjacent single-family property to the north;

Note to Applicant: As shown on sheet number A1.09, the impression is somewhat institutional in character.

The following is to apply to both Sub-Areas:

- (xiv) Notation on the elevations of all finishes, materials, dimensions and colours;

Note to Applicant: Include where relevant texture, spacing, and other details. Attach colour samples to the drawings.

- (xv) Enlarged drawings for all significant exterior features;

Note to Applicant: Where not shown on the elevation drawings, include finish, materials and dimensions. A scale of 1/2" = 1'-0" or better is recommended.

### Heritage

- (xvi) Design development to provide increased separation between the new church annex building from the existing Knox United Church;

- (xvii) Design development to the new church annex building to eliminate elements which directly reference or replicate features on the heritage church;

Note to Applicant: While the overall design and expression of the new building are acceptable, features such as the "capped pilasters" and similar elements on the church are not to be replicated on the new building so that it is clear that the new building is contemporary but stylistically sympathetic to the heritage church.

- (xviii) Provision of a finalized Statement of Significance, a complete Heritage Conservation Plan, and drawings indicating the scope of rehabilitation work for The Knox United Church located at 5590 Balaclava Street;

Note to Applicant: See condition (c)(xxxviii)(1) below concerning the Heritage Revitalization Agreement. The Conservation Plan is to be completed prior to proceeding to public hearing for Council's approval of any by-laws. The purpose of the plan is to identify the scope of the work for the heritage building and to identify the proposed rehabilitation work. The proposed heritage work should be included on the development permit drawings as a series of construction notes, and supported by current photos of the building. The rehabilitation drawings are to be lodged in development permit application number DE413271 and any outstanding fees are to be paid on this application prior to proceeding to public hearing.

### **Sustainability**

- (xix) Identification on the building plans and elevations of sustainable design features;

Note to Applicant: Measures which will reduce building energy and water consumption are especially encouraged. Note in particular those built features which relate to the LEED™ checklist provided, and the EcoDnsity rezoning policy.

### **Crime Prevention Through Environmental Design (CPTED)**

- (xx) Design development to improve security and visibility in the underground parking level in accordance with Section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white;

Note to Applicant: More use of interior glazing, especially around the exit stairwells, and exterior lighting must be shown on the drawings. Consider noting design features to meet the Vancouver Building By-law Section 3.3.6.7 as well.

- (xxi) Design development to improve defensibility and reduce opportunities for break and enter;

Note to Applicant: Show how the space around the private outdoor space will be clearly defined by gates or fences and effectively lit at night. Lighting must not cross the property line.

### **Landscape Design**

- (xxii) Design development to retain healthy trees located outside the building envelope where possible;

Note to Applicant: The expansive treed edges, to be noted on a legal survey and to be assessed in an arborist report (see conditions below), bordering West 41st Avenue and Balaclava Street, should remain to effectively screen the new development as viewed from the street and neighbouring properties to the west. Setbacks along West 41st Avenue should be carefully considered to provide adequate root protection zones for the two existing mature trees located at the southeast edge of the site. Consideration should be given to relocation of the existing Dogwood located at the rear of the church site within the proposed building envelope. For trees that cannot be retained or relocated, replacement with a specimen of equal or greater value will be required.

- (xxiii) Design development to relocate the driveway crossing on West 41st Avenue westward in order to retain the 2 significant trees at the southeast corner of the site;

Note to Applicant: Design development regarding this condition should be coordinated with redesign of the site plan relating to the Engineering condition requiring relocation of the driveway located on West 41st Avenue for the residential site.

- (xxiv) Design development to the church driveway and front yard setbacks of the residential building facing Balaclava Street to safely retain as many trees as possible;

Note to Applicant: All site existing site trees should be illustrated on the Landscape Plan submitted with the Development Permit Application.

- (xxv) Design development to expand programming and include opportunities for shared-gardening in the common outdoor open space including rooftop gardens;

Note to Applicant: Shared gardening areas should be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

- (xxvi) Provision of a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities; paving, walls, fences, and other landscape elements including existing site trees and site grading with labels;

Note to Applicant: Consider incorporating hardy drought-tolerant plantings into the planting scheme within the site to reduce use of water in the landscape.

- (xxvii) Provision of a comprehensive and detailed Certified Arborist report on the assessment of all site trees feasibility of retaining trees located close to excavation for the proposed building, including risks to, and methods for, the safe retention of existing trees. The report must also contain commentary



regarding risk to the trees on City property and on the Kerrisdale Elementary School property to the east;

Note to Applicant: The report must include specific details about the method of protecting the trees listed as being retained. It is important for the trees to be preserved for the long term. Commentary must include risks to the health of trees located close to the excavation with measurable limits to excavation for trees with roots located within the building envelope. As well the report must include a written assessment by a professional tree mover or Certified Arborist on the feasibility of, risks and methods involved in the successful relocation of trees as noted on the Tree Preservation Plan.

(xxviii) Provision of a Construction Management Plan for tree retention

Note to Applicant: The plan should consider excavation and building materials storage, construction access and vehicle maneuvering during the construction process. For more details refer to Section 3.3, Tree Retention, Relocation and Replacement Guidelines, Private Property Tree By-law.

(xxix) Provision of a legal survey illustrating the following information:

- (1) Existing trees 20 cm caliper or greater on the development site; and
- (2) The public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site.

(xxx) Provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on building structures, benches, fences, gates, arbours and trellises, posts and walls and water features. Planter section details must confirm depth of proposed planting on structures;

(xxxi) Provision of a high-efficiency irrigation system in all landscape common areas and hose bibs in patio areas as needed (illustrated on the Landscape Plan);

**Acoustics**

(xxxii) Design development to provide a high standard of noise mitigation including provision for ventilation so that residents are able to close their windows during the summer months.

Note to Applicant: Include in your response an indication of how the construction has been modified to reflect the noise mitigation required for the higher noise levels resulting from proximity to 41st Avenue and adjacent playing field.

### Proximity to Kerrisdale School Playing Fields

(xxxiii) Arrangements to the satisfaction of the Director of Planning to demonstrate that all disclosure statements for prospective purchasers include acknowledgement that the building is located adjacent to an Elementary School playing field that is electrically illuminated and is actively used until 10pm on weekdays and that the school users and the school should not be subject to complaints for any use that conforms to the relevant regulation, including noise and light.

### Engineering

(xxxiv) Arrangements to the satisfaction of the General Manager of Engineering Services for the following:

- (1) Access to the residential parking on the site shall be taken from W 41<sup>st</sup> Avenue and for the Knox United Church and proposed annex building from Balaclava Street. A redesign of the proposed crossing is required, and must be located a minimum of 12m west of the extension of westerly curb of the south leg of Balaclava Street;
- (2) Any church or condominium passenger drop-off/pick-up area must be designed to allow one vehicle to pull out and pass another, which is stopped;  
Note to Applicant: the proposed design is inadequate.
- (3) Parking spaces for the child care staff and daycare drop-off spaces should be identified on plans and listed within the tech table;  
Note to Applicant: Child care drop-off spaces must be regular full size spaces.
- (4) Provision of additional parking stall width is required when adjacent to walls, fences or other structure as by the Parking By-law;  
Note to Applicant: Child care parking stall #1 requires a minimum 2.7 m stall width.
- (5) Provision of a minimum 6.1 m wide parking entrance with an overhead security gate;  
Note to Applicant: The proposed 5.7 m wide parking entrance and 5.8 m wide driveway is not sufficient.
- (6) A separate room for bicycles must be provided; and
- (7) Garbage and recycling facilities should be supplied for both buildings and clarification of pick up operations is required. Please contact Engineering, Solid Waste Branch regarding recycling and garbage space needs.

Note to Applicant: if desired a review can be conducted to determine if the existing ROW over the east 5' of lot 4 can be discharged.

### Childcare Facility

- (xxxv) Further design development to the configuration and site plan for the 20 space preschool childcare facility to be in accordance with the Provincial Community Care Facilities Licensing requirements and the City of Vancouver Childcare Design Guidelines;

Note to Applicant: Prior to commencing any redesign work with regard to the childcare facility it is suggested that you arrange to meet with Community Care Facilities Licensing and Social Development staff to discuss space configurations. Consider relocating the childcare facility on the main of the church annex building to provide contiguous play space at grade where a more natural outdoor environment can be provided. Consider providing a kitchen for food preparation for the childcare facility. If the kitchen on the first floor of the church annex is to be used by the childcare facility, clarification will be needed as to plans for the shared kitchen facility. Consider providing a designated "quiet room" or space as prescribed by Council's Childcare Design Guidelines. Consider providing a secured vestibule for the elevator and secure access for the stairway entrance to improve security within the childcare facility. Consider providing space for an art sink within the activity area.

### Seniors Non-profit Service Provision Society

- (xxxvi) Arrangements to the satisfaction of the Managing Director of Social Development and the Director of Planning for the provision of an Operations Management Plan (OMP) for the non-profit seniors society to provide services to residents within the residential development (for the life of the building) and to seniors in the Dunbar neighbourhood, with particular regard to the following:

- (1) Minimum levels of service provision for members including information and referrals, educational programs and services, community events, etc.;
- (2) Provision of an operating budget for the society demonstrating a sufficient endowment, and fee structure to sustain operations through the start up phases, and continued operation for a minimum of two years;
- (3) Establishment of a Community Advisory Committee (CAC) to monitor impacts and provide advice with regard to the seniors non-profit society;  
Note to Applicant: The CAC would be used to involve groups such as the Dunbar Seniors Housing Trust, the Dunbar Vision Implementation Committee, the Dunbar Residents Association and the Southlands Ratepayers group in formulating programs and services that would serve the larger community.that meets regularly to discuss issues that may arise from the operation of the housing project. Prior to issuance of the occupancy permit, the CAC is to meet to establish its terms of reference, including protocols for dispute resolution, all to the satisfaction of the Managing Director of Social Development. The final Operational Management Plan will be reviewed by the CAC prior to issuance of the occupancy permit.
- (4) Provision of membership for low-income seniors in the broader community, through reduced or waived fees, based on income;

- (5) Protocols for the preparation of an annual report to the Managing Director of Social Development, with specific focus on the effects of the project within the local community and assessment of the CAC and its continuance. As well, minimum staffing levels would be reviewed at the end of the first year of occupancy; and
- (6) A community liaison who will work with the community to respond to community enquiries and requests;

Note to Applicant: Conditions (xxxiv) (1) - (5) will need to be satisfied prior to issuance of a development permit.

#### PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

##### Engineering

- (i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (1) Closure and sale of the city lane;  
Note to Applicant: An application to the City Surveyor should be made at this time to ensure the closure and sale will coincide with the rezoning enactment.
  - (2) Consolidation of the lots and creation of the 2 parcels;
  - (3) Discharge of Easement & Indemnity Agreement 509802M (Crossing Agreement) on the title of Lot A (a letter of commitment is necessary with discharge prior to building occupancy.);
  - (4) Provision of a reciprocal access agreement to secure the shared parkade access which is proposed to straddle the ultimate common property line;
  - (5) Provision of adequate water service to meet the fire flow demands of the project;  
Note to Applicant: The application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required.
  - (6) Undergrounding of all new utility services from the closest existing suitable service point;  
Note to Applicant: All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground / overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged. Servicing details may be required at the development and or building permit stages.

- (7) Provision of street trees adjacent the site where space permits; and
- (8) Provision of shared vehicles and spaces at a rate of 0.02 per dwelling unit;  
Note to Applicant: Shared vehicle space must be provided in an area with 24-hour accessibility.

### Heritage

- (ii) Make arrangements to the satisfaction of the Director of Planning and the Director of Legal Services for the following:
  - (1) To enter into a Heritage Revitalization Agreement (HRA) which ensures that the rehabilitation of The Knox United Church located at 5590 Balaclava Street is completed in a timely manner and which secures the rehabilitation, long term protection, maintenance and conservation of the heritage building;  
Note to Applicant: The HRA is to be signed by the Owner before any by-laws are brought forward for Council's consideration at a public hearing.
  - (2) To enter into an agreement to be registered against the CD-1 site, to provide assurance that the conservation of the heritage building arrangements are to be made to secure the complete rehabilitation of the Knox United Church prior to occupancy of the multiple dwelling building on the CD-1 site;  
Note to Applicant: Any associated side agreements are to be signed by all the Owners of all the lands before any by-laws are brought forward for Council's approval at a public hearing.

### Childcare Facility

- (iii) Make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development for the following:
  - (1) Provision of a fully fit, furnished and equipped 20 space licensed preschool facility, including the required outdoor play space and on-site parking, in accordance with the City of Vancouver Childcare Design Guidelines and the Provincial Community Care Facilities licensing requirements, prior to occupancy of the multiple dwelling building on the CD-1 site, at no cost to the City; and
  - (2) To enter into an agreement to be registered against the CD-1 site, that the owner agrees to continuously operate or cause to operate the child care facility.

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 Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in form and content 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.

\* \* \* \* \*

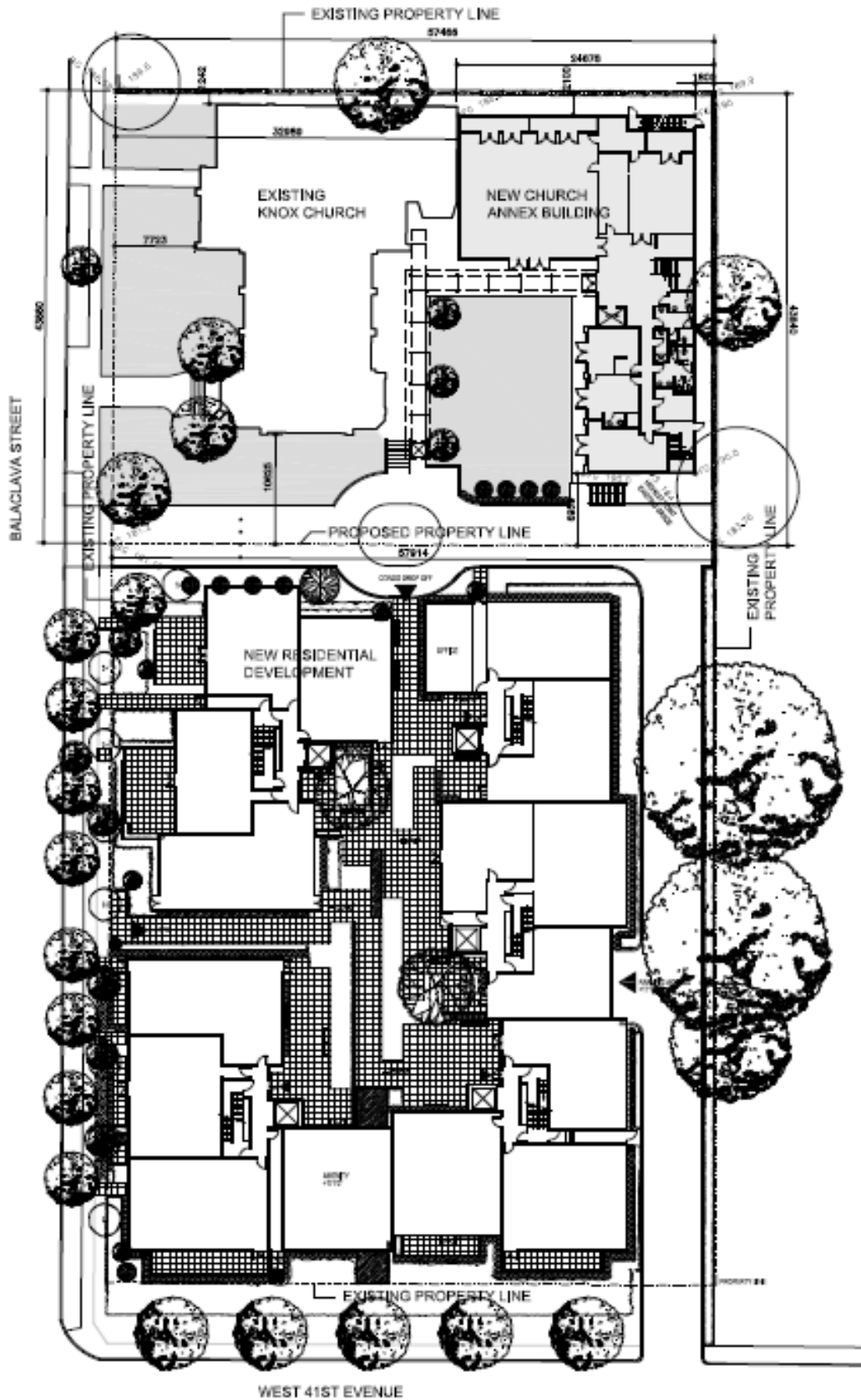
3205-3221 West 41<sup>st</sup> Avenue and 5590 Balaclava Street  
DRAFT CONSEQUENTIAL AMENDMENT TO THE SUBDIVISION BY-LAW

Delete the CD-1 site from the subdivision category maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

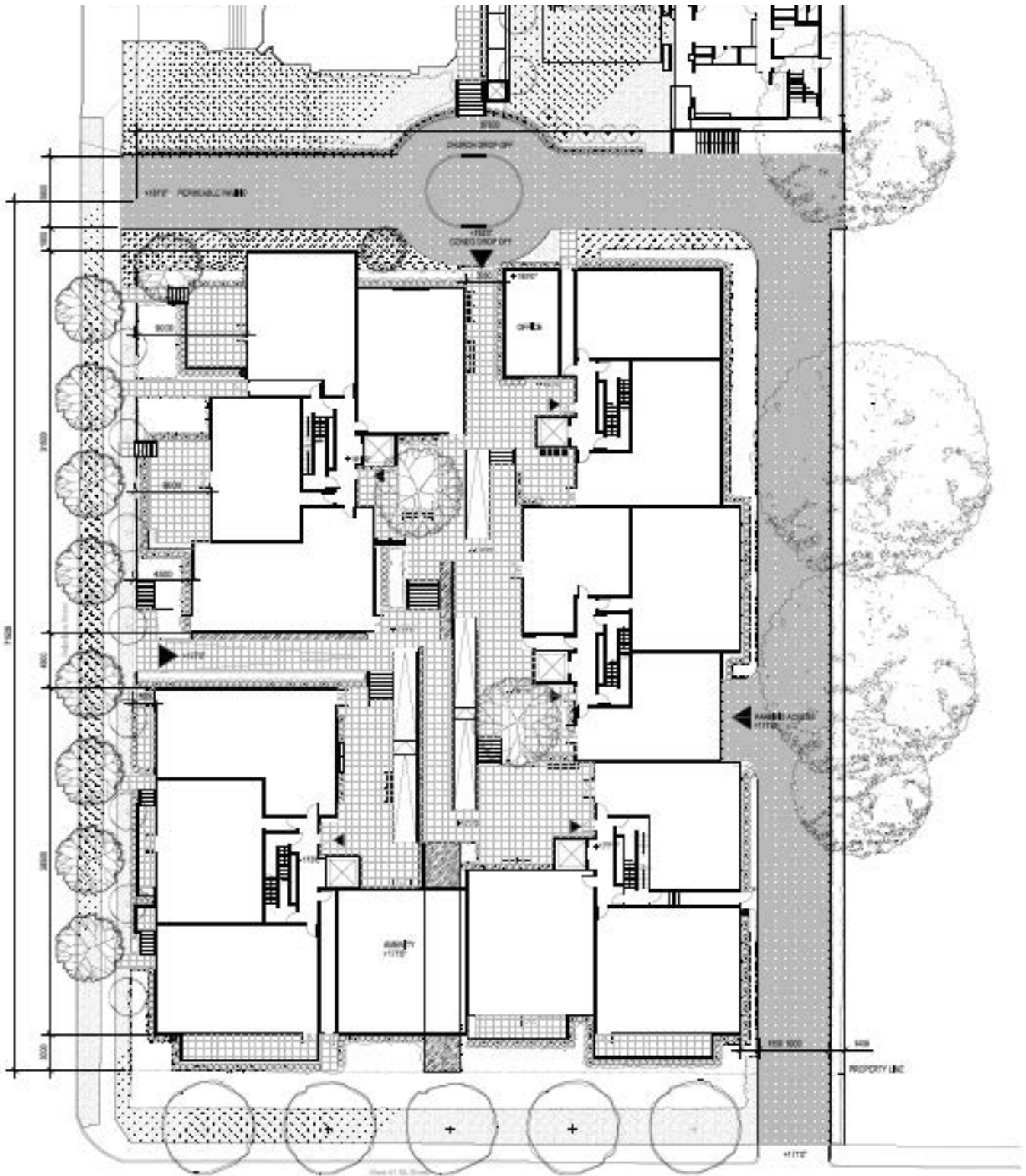
3205-3221 West 41<sup>st</sup> Avenue and 5590 Balaclava Street  
FORM OF DEVELOPMENT

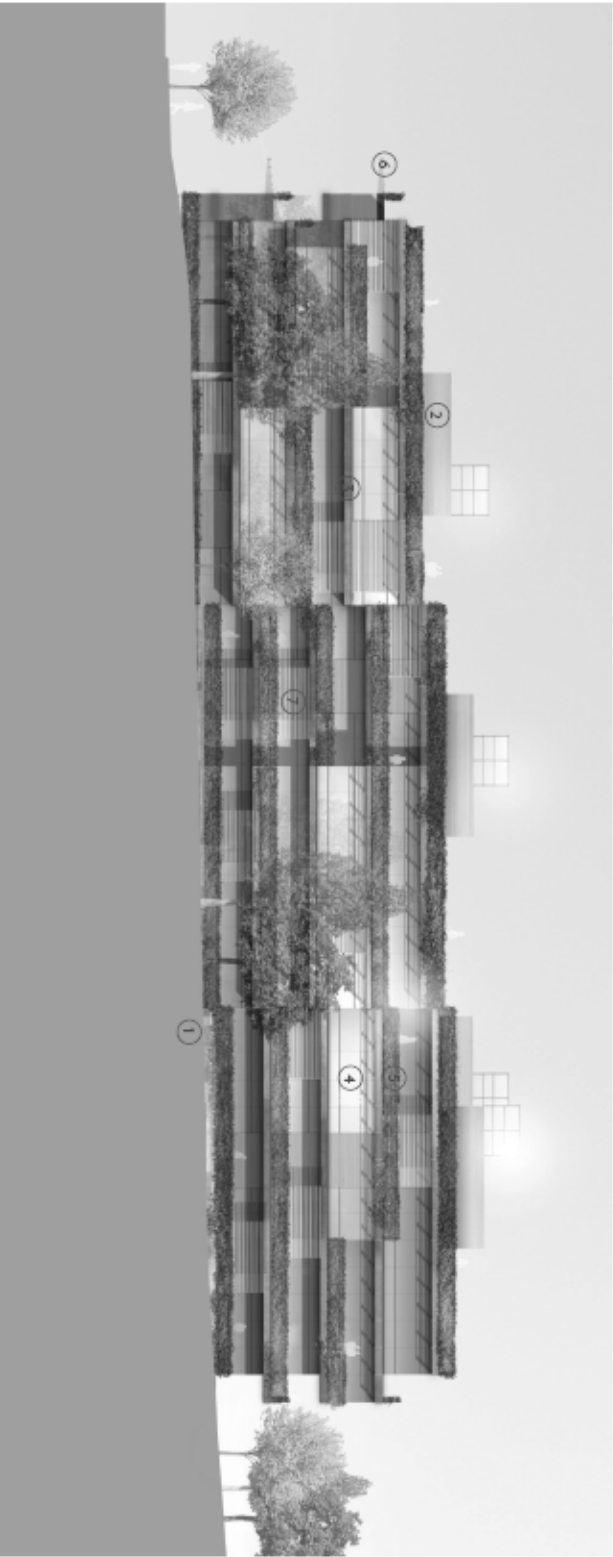
Site Plan





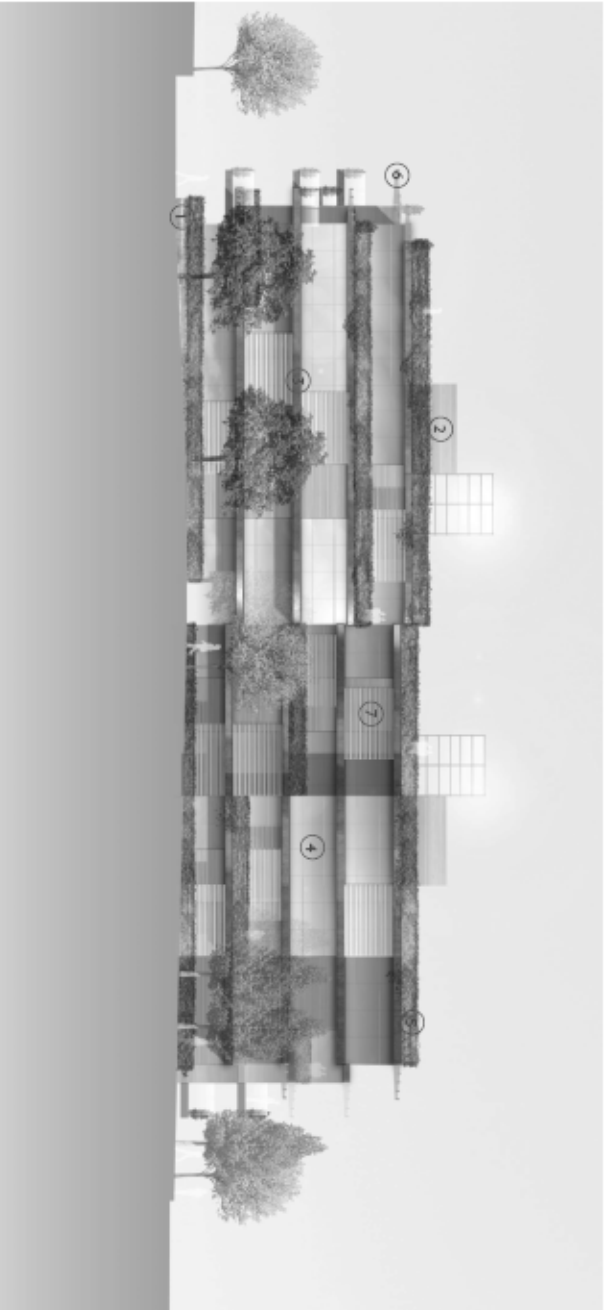
Residential Site



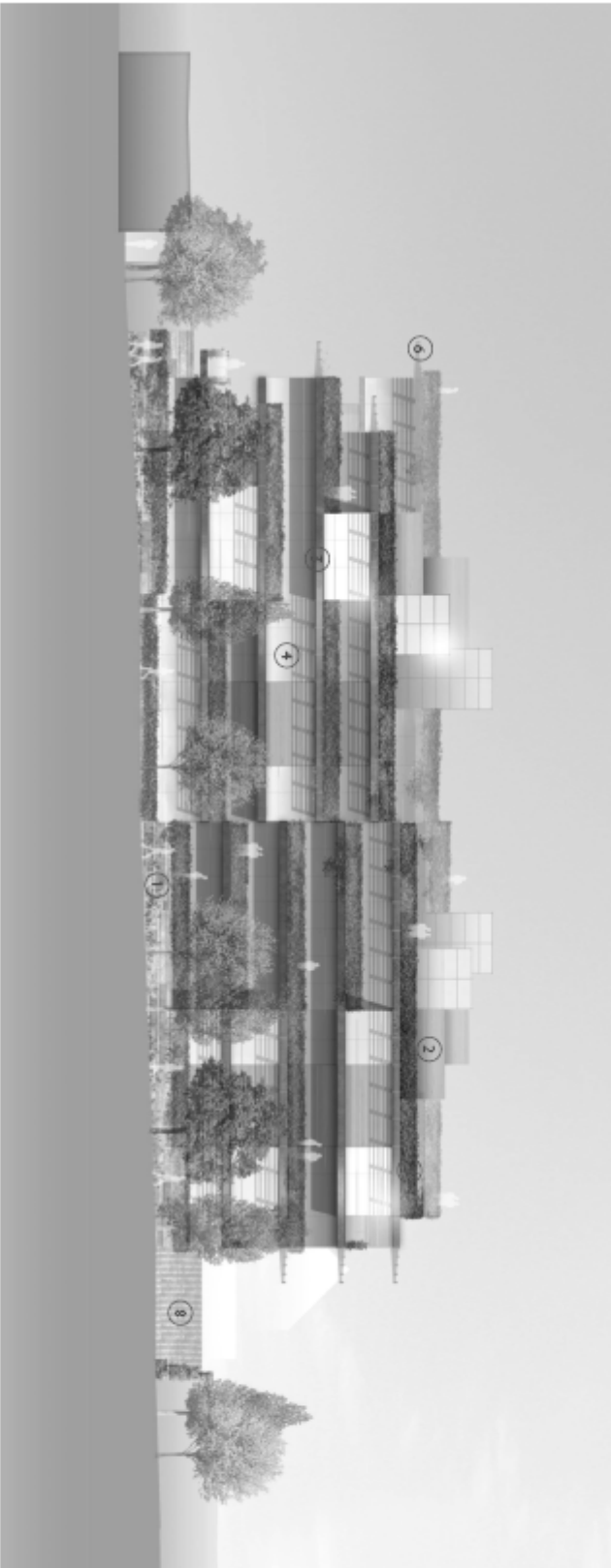


EAST ELEVATION

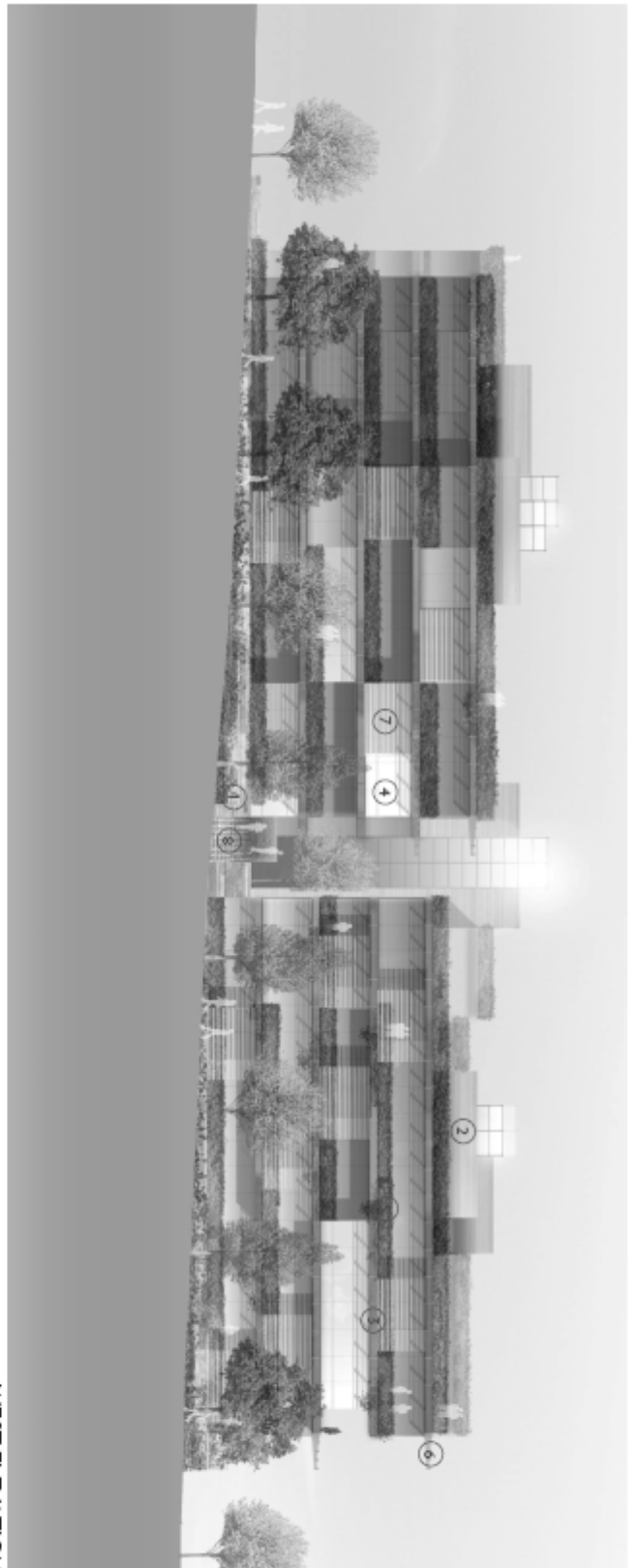
- 1 Granite
- 2 Wood cladding
- 3 Copper cladding
- 4 High performance insulated glazing
- 5 Ballustrade with glazing and vegetation
- 6 Wood horizontal sunshade
- 7 Wood moveable-vertical sun shade
- 8 Permeable paving



NORTH ELEVATION

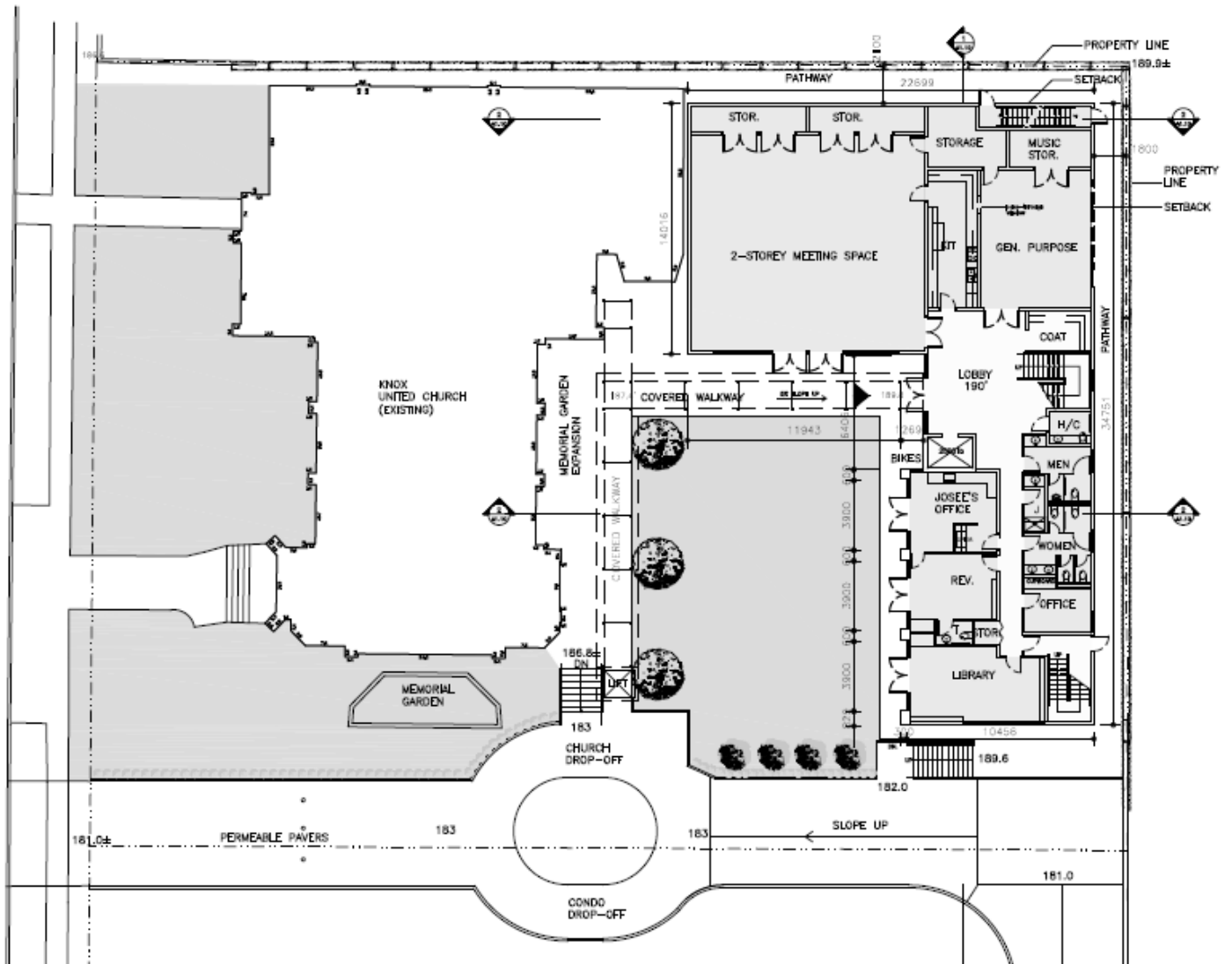


SOUTH ELEVATION

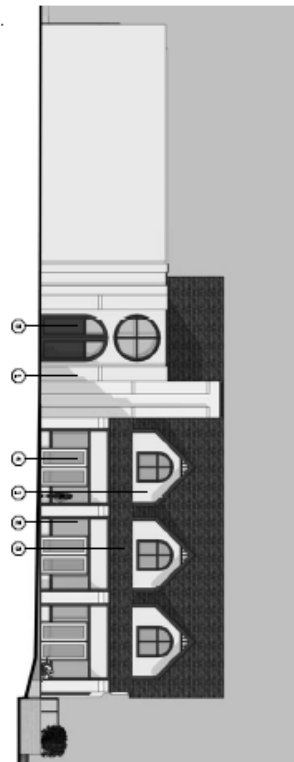


WEST ELEVATION

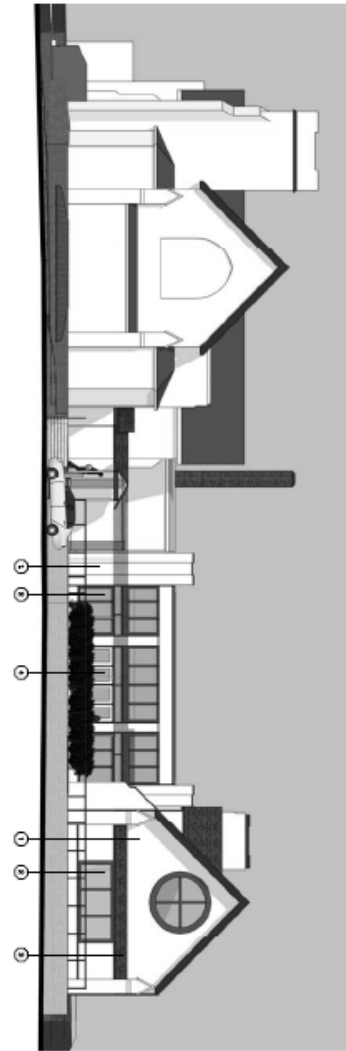
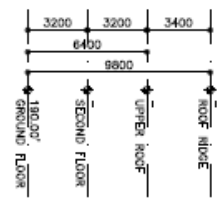
Knox United Church Site



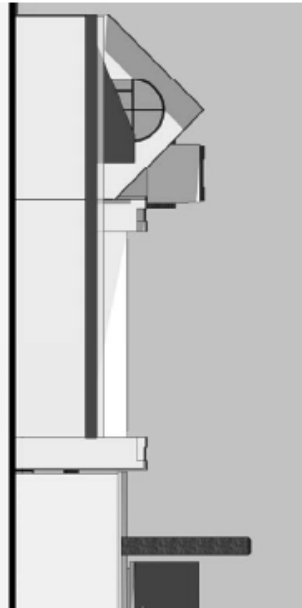
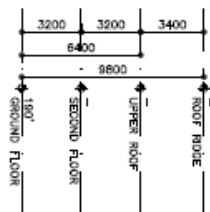
- MATERIALS LEGEND
- ① PAINTED STUCCO - COLOR TO MATCH EXISTING CHURCH
  - ② PAINTED WOOD FRAME WINDOWS WITH LIGHTLY TINTED GLASS
  - ③ SHINGLE ROOF - COLOR TO MATCH EXISTING CHURCH
  - ④ PAINTED WOOD FRAME GLASS DOORS
  - ⑤ WOOD PAINT INTERIORS IN WOOD FRAME
  - ⑥ CLAY TILE



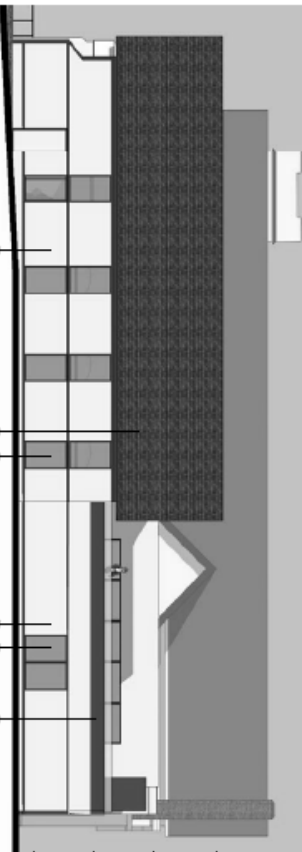
① BUILDING WEST ELEVATION  
ALIAS SCALE: 1" = 32'



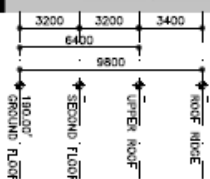
② BUILDING SOUTH ELEVATION  
ALIAS SCALE: 1" = 32'



③ BUILDING NORTH ELEVATION  
ALIAS SCALE: 1" = 32'



④ BUILDING EAST ELEVATION  
ALIAS SCALE: 1" = 32'



3205-3221 West 41st Avenue and 5590 Balaclava Street  
DRAFT STATEMENT OF SIGNIFICANCE

KNOX UNITED CHURCH STATEMENT OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

revised DRAFT 25 Feb 2009

## KNOX UNITED CHURCH

*Note: this SOS is prepared for Emaar Properties Canada and Knox United Church for municipal heritage planning purposes. The consent of the owner must be secured for the SOS to be used for other purposes including possible listing on the provincial or federal registers of historic places.*



Figure 1: Knox United Church Balaclava frontage

**Name Of Historic Place**

Knox United Church

**Street and Street Number**

5590 Balaclava Street, Vancouver BC

**Description Of Historic Place**

Knox United Church is a wood frame and stucco clad Tudor Revival style building located near the corner of Balaclava Street and West 41<sup>st</sup> Avenue in the Kerrisdale neighbourhood of Vancouver.

KNOX UNITED CHURCH STATEMENT OF SIGNIFICANCE

### **Heritage Value of Historic Place**

Knox United Church is of heritage value for its historic, symbolic and aesthetic values.

The church's historic value is paraphrased from the Knox United Church website, as follows.

*In the summer of 1910, a student minister, Mr. David Gray was delegated by Presbytery to establish a missionary charge in Kerrisdale, which at the time had no local churches. Kerrisdale was then a small residential area in the Municipality of Point Grey, long before this district became part of the City of Vancouver. The first services were held at the home of Mr. & Mrs. W.L. Ross on Wilson Road (now West 41st Avenue) and in a few weeks temporary accommodation was secured in the Wilson Road Public School. The new charge was first named Kerrisdale Presbyterian Church but within a few years was renamed Knox Presbyterian Church after John Knox, the Scottish religious reformer. At the first communion, December 2, 1910, ten members took part.*

*By November 1911, the first church Sunday school building was completed and occupied, on the southeast corner of West 42nd Avenue and MacDonald, a frame building seating about 250, with a full basement. This served the needs of the congregation until 1927 when a new and larger Sunday School and gymnasium building, [designed by Sharp and Thompson architects], was erected in the 5600 block of Balaclava Street, at the rear of the site occupied by the current church. This would be serve church purposes until such time as the current church was completed in 1948. On September 13, 1970 a modern Fellowship Center was opened beside the church sanctuary. In 1975, when a fire destroyed the 1927 hall, a multipurpose building and kitchen were added to the Fellowship Center.*

A local landmark, the church is marked by a prominent tower, and mature landscaping compatible with the adjacent single family residential buildings. Its close proximity to Crofton House School and Kerrisdale School create a node of institutional buildings which anchor the Kerrisdale neighbourhood.

The current church is one of the later works of the important architectural firm Twizell and Twizell, a partnership of two English born and trained architects, Robert Percival Sterling (1875-1964) and George Sterling (1885-1957). The firm was particularly noted for their church commissions in Vancouver and throughout the province. Of their 22 churches designs, 12 were for the United Church of Canada, the first one being their competition-winning design for Canadian Memorial United Church (1927), built shortly after the creation of the United Church of Canada in 1925. St Andrew's-Wesley United Church, commissioned in 1927 and completed in 1933, was their largest church building.

Knox United Church exhibits the architects skill at handling the elements of the Tudor Revival and Gothic Revival styles, tempered with the planar simplicity of late Arts and Crafts period, many of which are echoed in the residential buildings of the neighbourhood. Rendered stucco walls, half timbering, Gothic arched wood frame windows and picturesque massing are all found in the handsome composition of Knox United Church. The interior of the building follows the traditional Greek cross arrangement of narthex, nave and side aisle, transepts and chancel.

KNOX UNITED CHURCH STATEMENT OF SIGNIFICANCE

Exposed heavy timber trusses, wooden paneling and painted stucco walls contribute to the Tudor Revival characteristics. A chapel is found to the west of the chancel.

The building is listed on the Vancouver Heritage Register in the "B" category and was not identified in the Heritage Interiors Project.



Figure 2: nave looking north

**Character-Defining Elements**

Key elements that define the heritage character of Knox United Church include its:

Exterior:

- mid block location and set back from street
- form, scale and massing as expressed by its prominent main roof, lower side aisle roofs and prominent tower over entrance
- Tudor Revival style features including half timbering, buttressed walls and some brick trim at doorway
- Gothic arched fenestration with decorative glazing



KNOX UNITED CHURCH STATEMENT OF SIGNIFICANCE

Interior with the following features:

- narthex with wood paneling and pair of stairs to gallery
- sanctuary with central nave, side aisles, transepts and raised chancel
- openings of the Gothic arch type with stucco rendering
- heavy timbered trusses and exposed wooden ceiling
- fittings such as wooden pews in the main sanctuary

**RESEARCH NOTES**

Kalman, Phillips and Ward. Exploring Vancouver. Vancouver UBC Press, 1993

Knox United Church files

[www.knoxunitedchurch.org](http://www.knoxunitedchurch.org)

Luxton, Donald, ed. Building the West: The Early Architects of British Columbia. Vancouver: Talonbooks, 2003

St. Andrew's – Wesley United Church Statement of Significance

City of Vancouver heritage files

City of Vancouver Archives

AP-453      Sharp and Thompson drawings, 1927  
              Twizell and Twizell drawings, 1947  
AP-1950     F. Walter Scott drawings, 1969

3205-3221 West 41st Avenue and 5590 Balaclava Street  
LEED CHECKLISTS

Knox Church Site

Vancouver, BC

Yes ? No

<b>7</b>	<b>6</b>	<b>1</b>	<b>Sustainable Sites</b>	<b>14 Points</b>
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<b>Y</b>				Prereq 1	<b>Erosion &amp; Sedimentation Control</b>	Required
1				Credit 1	<b>Site Selection</b>	1
1				Credit 2	<b>Development Density</b>	1
	1			Credit 3	<b>Redevelopment of Contaminated Site</b>	1
1				Credit 4.1	<b>Alternative Transportation</b> , Public Transportation Access	1
	1			Credit 4.2	<b>Alternative Transportation</b> , Bicycle Storage & Changing Rooms	1
			1	Credit 4.3	<b>Alternative Transportation</b> , Alternative Fuel Vehicles	1
	1			Credit 4.4	<b>Alternative Transportation</b> , Parking Capacity	1
	1			Credit 5.1	<b>Reduced Site Disturbance</b> , Protect or Restore Open Space	1
	1			Credit 5.2	<b>Reduced Site Disturbance</b> , Development Footprint	1
1				Credit 6.1	<b>Stormwater Management</b> , Rate and Quantity	1
	1			Credit 6.2	<b>Stormwater Management</b> , Treatment	1
1				Credit 7.1	<b>Heat Island Effect</b> , Non-Roof	1
1				Credit 7.2	<b>Heat Island Effect</b> , Roof	1
1				Credit 8	<b>Light Pollution Reduction</b>	1

Yes ? No

<b>2</b>	<b>2</b>	<b>1</b>	<b>Water Efficiency</b>	<b>5 Points</b>
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1				Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	1			Credit 1.2	<b>Water Efficient Landscaping</b> , No Potable Use or No Irrigation	1
			1	Credit 2	<b>Innovative Wastewater Technologies</b>	1
1				Credit 3.1	<b>Water Use Reduction</b> , 20% Reduction	1
	1			Credit 3.2	<b>Water Use Reduction</b> , 30% Reduction	1

Yes ? No

<b>7</b>	<b>3</b>	<b>7</b>	<b>Energy &amp; Atmosphere</b>	<b>17 Points</b>
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<b>Y</b>				Prereq 1	<b>Fundamental Building Systems Commissioning</b>	Required
<b>Y</b>				Prereq 2	<b>Minimum Energy Performance</b>	Required
<b>Y</b>				Prereq 3	<b>CFC Reduction in HVAC&amp;R Equipment</b>	Required
5	3	2		Credit 1	<b>Optimize Energy Performance</b>	1 to 10
			1	Credit 2.1	<b>Renewable Energy</b> , 5%	1
			1	Credit 2.2	<b>Renewable Energy</b> , 10%	1
			1	Credit 2.3	<b>Renewable Energy</b> , 20%	1
1				Credit 3	<b>Best Practice Commissioning</b>	1
1				Credit 4	<b>Ozone Protection</b>	1
			1	Credit 5	<b>Measurement &amp; Verification</b>	1
			1	Credit 6	<b>Green Power</b>	1

Yes ? No

**4 6 4 Materials & Resources 14 Points**

<b>Y</b>				Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
			1	Credit 1.1	<b>Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof</b>	1
			1	Credit 1.2	<b>Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof</b>	1
			1	Credit 1.3	<b>Building Reuse: Maintain 50% of Interior Non-Structural Elements</b>	1
1				Credit 2.1	<b>Construction Waste Management: Divert 50% from Landfill</b>	1
1				Credit 2.2	<b>Construction Waste Management: Divert 75% from Landfill</b>	1
	1			Credit 3.1	<b>Resource Reuse: 5%</b>	1
			1	Credit 3.2	<b>Resource Reuse: 10%</b>	1
1				Credit 4.1	<b>Recycled Content: 7.5% (post-consumer + ½ post-industrial)</b>	1
	1			Credit 4.2	<b>Recycled Content: 15% (post-consumer + ½ post-industrial)</b>	1
1				Credit 5.1	<b>Regional Materials: 10% Extracted and Manufactured Regionally</b>	1
	1			Credit 5.2	<b>Regional Materials: 20% Extracted and Manufactured Regionally</b>	1
				Credit 6	<b>Rapidly Renewable Materials</b>	1
			1	Credit 7	<b>Certified Wood</b>	1
			1	Credit 8	<b>Durable Building</b>	1

Yes ? No

**12 2 1 Indoor Environmental Quality 15 Points**

<b>Y</b>				Prereq 1	<b>Minimum IAQ Performance</b>	Required
<b>Y</b>				Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
1				Credit 1	<b>Carbon Dioxide (CO<sub>2</sub>) Monitoring</b>	1
1				Credit 2	<b>Ventilation Effectiveness</b>	1
1				Credit 3.1	<b>Construction IAQ Management Plan: During Construction</b>	1
			1	Credit 3.2	<b>Construction IAQ Management Plan: Testing Before Occupancy</b>	1
1				Credit 4.1	<b>Low-Emitting Materials: Adhesives &amp; Sealants</b>	1
1				Credit 4.2	<b>Low-Emitting Materials: Paints and Coating</b>	1
1				Credit 4.3	<b>Low-Emitting Materials: Carpet</b>	1
1				Credit 4.4	<b>Low-Emitting Materials: Composite Wood and Laminate Adhesives</b>	1
1				Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
1				Credit 6.1	<b>Controllability of Systems: Perimeter Spaces</b>	1
	1			Credit 6.2	<b>Controllability of Systems: Non-Perimeter Spaces</b>	1
1				Credit 7.1	<b>Thermal Comfort: Compliance</b>	1
	1			Credit 7.2	<b>Thermal Comfort: Monitoring</b>	1
1				Credit 8.1	<b>Daylight &amp; Views: Daylight 75% of Spaces</b>	1
1				Credit 8.2	<b>Daylight &amp; Views: Views 90% of Spaces</b>	1

Yes ? No

**5 Innovation & Design Process 5 Points**

1				Credit 1.1	<b>Innovation in Design: Education and Awareness</b>	1
1				Credit 1.2	<b>Innovation in Design: Green Houskeeping</b>	1
1				Credit 1.3	<b>Innovation in Design: Exceptional Performance</b>	1
1				Credit 1.4	<b>Innovation in Design: Exceptional Performance</b>	1
1				Credit 2	<b>LEED® Accredited Professional</b>	1

Yes ? No

**37 19 14 Project Totals (pre-certification estimates) 70 Points**

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

## Residential Site

Yes	?	No				
9	4	1	<b>Sustainable Sites</b>			<b>14 Points</b>
Y			Prereq 1	<b>Erosion &amp; Sedimentation Control</b>		Required
1			Credit 1	<b>Site Selection</b>		1
	1		Credit 2	<b>Development Density</b>		1
		1	Credit 3	<b>Redevelopment of Contaminated Sites</b>		1
1			Credit 4.1	<b>Alternative Transportation, Public Transportation Access</b>		1
1			Credit 4.2	<b>Alternative Transportation, Bicycle Storage &amp; Changing Rooms</b>		1
1			Credit 4.3	<b>Alternative Transportation, Alternative Fuel Vehicles</b>		1
	1		Credit 4.4	<b>Alternative Transportation, Parking Capacity</b>		1
1			Credit 5.1	<b>Reduced Site Disturbance, Protect or Restore Open Space</b>		1
	1		Credit 5.2	<b>Reduced Site Disturbance, Development Footprint</b>		1
1			Credit 6.1	<b>Stormwater Management, Quantity Control</b>		1
	1		Credit 6.2	<b>Stormwater Management, Quality Control</b>		1
1			Credit 7.1	<b>Heat Island Effect, Non-Roof</b>		1
1			Credit 7.2	<b>Heat Island Effect, Roof</b>		1
1			Credit 8	<b>Light Pollution Reduction</b>		1
5	0	0	<b>Water Efficiency</b>			<b>5 Points</b>
1			Credit 1.1	<b>Water Efficient Landscaping, Reduce by 50%</b>		1
1			Credit 1.2	<b>Water Efficient Landscaping, No Potable Use or No Irrigation</b>		1
1			Credit 2	<b>Innovative Wastewater Technologies</b>		1
1			Credit 3.1	<b>Water Use Reduction, 20% Reduction</b>		1
1			Credit 3.2	<b>Water Use Reduction, 30% Reduction</b>		1
8	6	3	<b>Energy &amp; Atmosphere</b>			<b>17 Points</b>
Y			Prereq 1	<b>Fundamental Building Systems Commissioning</b>		Required
Y			Prereq 2	<b>Minimum Energy Performance</b>		Required
Y			Prereq 3	<b>CFC Reduction in HVAC &amp; R Equipment</b>		Required
4	4	2	Credit 1	<b>Optimize Energy Performance</b>		1 to 10
				10.5% New Buildings or 3.5% Existing Building Renovations		1
				14% New Buildings or 7% Existing Building Renovations		2
				17.5% New Buildings or 10.5% Existing Building Renovations		3
	4			21% New Buildings or 14% Existing Building Renovations		4
				24.5% New Buildings or 17.5% Existing Building Renovations		5
				28% New Buildings or 21% Existing Building Renovations		6
				31.5% New Buildings or 24.5% Existing Building Renovations		7
				35% New Buildings or 28% Existing Building Renovations		8
				38.5% New Buildings or 31.5% Existing Building Renovations		9
				42% New Buildings or 35% Existing Building Renovations		10
2	1		Credit 2	<b>On-Site Renewable Energy</b>		1 to 3
				5.0% Renewable Energy		1
	2			10.0% Renewable Energy		2
				20.0% Renewable Energy		3
	1		Credit 3	<b>Best Practice Commissioning</b>		1
1			Credit 4	<b>Ozone Protection</b>		1
1			Credit 5	<b>Measurement &amp; Verification</b>		1
		1	Credit 6	<b>Green Power</b>		1

Yes	?	No		
4	5	4	<b>Materials &amp; Resources</b>	<b>13 Points</b>

Y					
			Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
		1	Credit 1.1	<b>Building Reuse</b> , Maintain 75% of Existing Walls, Floors & Roof	1
		1	Credit 1.2	<b>Building Reuse</b> , Maintain 100% of Existing Walls, Floors & Roof	1
		1	Credit 1.3	<b>Building Reuse</b> , Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	<b>Construction Waste Management</b> , Divert 50% from Landfill	1
	1		Credit 2.2	<b>Construction Waste Management</b> , Divert 75% from Landfill	1
	1		Credit 3.1	<b>Resource Reuse</b> , 5%	1
		1	Credit 3.2	<b>Resource Reuse</b> , 10%	1
1			Credit 4.1	<b>Recycled Content</b> , 10% (post-consumer + ½ pre-consumer)	1
	1		Credit 4.2	<b>Recycled Content</b> , 20% (post-consumer + ½ pre-consumer)	1
1			Credit 5.1	<b>Regional Materials</b> , 10% Extracted & Manufactured Regionally	1
1			Credit 5.2	<b>Regional Materials</b> , 20% Extracted & Manufactured Regionally	1
	1		Credit 6	<b>Rapidly Renewable Materials</b>	1
	1		Credit 7	<b>Certified Wood</b>	1
	1		Credit 8	<b>Durable Building</b>	1

Yes	?	No		
12	2	1	<b>Indoor Environmental Quality</b>	<b>15 Points</b>

Y					
			Prereq 1	<b>Minimum IAQ Performance</b>	Required
Y			Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
1			Credit 1	<b>Carbon Dioxide Monitoring</b>	1
1			Credit 2	<b>Ventilation Effectiveness</b>	1
	1		Credit 3.1	<b>Construction IAQ Management Plan</b> , During Construction	1
		1	Credit 3.2	<b>Construction IAQ Management Plan</b> , Testing Before Occupancy	1
1			Credit 4.1	<b>Low-Emitting Materials</b> , Adhesives & Sealants	1
1			Credit 4.2	<b>Low-Emitting Materials</b> , Paints & Coatings	1
1			Credit 4.3	<b>Low-Emitting Materials</b> , Carpet	1
1			Credit 4.4	<b>Low-Emitting Materials</b> , Composite Wood & Laminate Adhesives	1
1			Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
1			Credit 6.1	<b>Controllability of Systems</b> , Perimeter Spaces	1
1			Credit 6.2	<b>Controllability of Systems</b> , Non-perimeter Spaces	1
1			Credit 7.1	<b>Thermal Comfort</b> , Compliance	1
	1		Credit 7.2	<b>Thermal Comfort</b> , Monitoring	1
1			Credit 8.1	<b>Daylight &amp; Views</b> , Daylight 75% of Spaces	1
1			Credit 8.2	<b>Daylight &amp; Views</b> , Views for 90% of Spaces	1

Yes	?	No		
4	1	0	<b>Innovation &amp; Design Process</b>	<b>5 Points</b>

1			Credit 1.1	<b>Innovation in Design</b> : Eco-footprint	1
1			Credit 1.2	<b>Innovation in Design</b> : Urban Agriculture	1
1			Credit 1.3	<b>Innovation in Design</b> : Exemplary Performance - Water Efficiency	1
	1		Credit 1.4	<b>Innovation in Design</b> : Provide Specific Title	1
1			Credit 2	<b>LEED® Accredited Professional</b>	1

Yes	?	No		
42	18	9	<b>Project Totals (pre-certification estimates)</b>	<b>69 Points</b>

Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 points

3205-3221 West 41st Avenue and 5590 Balaclava Street  
SAFERHOMES CHECKLIST

- ✓ All exterior thresholds are flush
- ✓ Interior thresholds meet minimal code constraints
- ✓ Bath and shower controls off set from center
- ✓ Pressure / temperature control valves on all shower faucets
- ✓ 2" x 12" blocking lumber in all washroom tub, shower, and toilet locations
- ✓ Waste pipes brought in at 12" to the centre of the pipe from floor level
- ✓ Cabinets underneath sinks easily removeable
- ✓ Doors a minimum of 34" wide but should ideally be 36"
- ✓ Hallways and stairways a minimum of 40" wide but should ideally be 42" wide
- ✓ Light switches 42" floor to the centre of the electrical box from the finished floor
- ✓ Receptacles 18" floor to the centre of the electrical box from the finished floor
- ✓ Electrical receptacles placed as follows:
  - ✓ Beside windows, especially where draperies may be installed
  - ✓ Top and bottom of stairways
  - ✓ Beside the watercloset
  - ✓ Above external doors (outside and inside)
  - ✓ On front face of kitchen counter
  - ✓ At Node Zero Location
- ✓ Larger grey electrical boxes utilized
- ✓ Four-plex receptacles in master bedroom, home office, garage and rec room
- ✓ Level 5 (4 pair) telephone pre-wire to all areas returning to one central area
- ✓ RG-5 coaxial cable runs returning to one central area
- ✓ All low-voltage runs returning to one central area
- ✓ Walls at the top of the stairs reinforced with 2" x 12" at 36" to centre
- ✓ Either allowance made for elevator in stacked closets, or make the staircase 42" wide

**3205-3221 West 41<sup>st</sup> Avenue and 5590 Balaclava Street  
ADDITIONAL INFORMATION AND COMMENTARY OF REVIEWING BODIES**

**Site, Surrounding Zoning and Development:** This 6 705 m<sup>2</sup> (72,174.4 sq. ft.) site is located at the northeast corner of Balaclava Street and West 41st Avenue and is zoned RS-5. The site is comprised of four parcels fronting West 41<sup>st</sup> Avenue, the City lane to the north of these parcels and one parcel fronting Balaclava Street that contains the Knox United Church. Four one-family dwellings are currently located on the parcels fronting West 41st Avenue. The Knox Church and existing annex building are currently located on the parcel fronting Balaclava Street. Properties directly to the north, west and east are also zoned RS-5 (One-Family Dwelling). The Kerrisdale Elementary School and playing fields are located directly to the east. Properties to the west and north are developed with primarily one-family dwellings. Properties to the south across West 41st Avenue are zoned CD-1 and include the Crofton House independent girls school and a 4-storey multiple dwelling. The site has a frontage of approximately 58.5 m (191.9 ft.) along West 41st Avenue and a depth of 115.4 m (378.6 ft.) along Balaclava Street.

**Proposed Development:**

The application proposes that the site be subdivided into two parcels: a residential site fronting onto West 41st Avenue and the resultant Knox Church site fronting onto Balaclava Street. The proposed residential site is approximately 4 175 m<sup>2</sup> (44,940.8 sq. ft.) with a frontage along West 41st Avenue of 58.5 m (191.9 ft.) and a depth of 71.6 m (234.9 ft.). The proposed Knox Church site is approximately 2 530 m<sup>2</sup> (27,233.6 sq. ft.) with a frontage along Balaclava Street of 43.8 m (143.7 ft.) and a depth of 57.9 m (190 ft.). Proposed for the residential site is a 66-unit 8 135 m<sup>2</sup> (87,567.2 sq. ft.) four-storey multiple dwelling development designed for seniors. All units are 2-bedroom units and range in size from 80 m<sup>2</sup> (861 sq. ft.) to 130 m<sup>2</sup> (1,399.4 sq. ft.). Each unit on floors two to four includes at least one balcony. The proposed building includes a common amenity room with a pool and exercise equipment [130.4 m<sup>2</sup> (1,403.7 sq. ft.)], office space for the residential development and the seniors' non-profit society [41.2 m<sup>2</sup> (443.3 sq. ft.)], a central courtyard at ground level and common rooftop gardens for residents with associated garden sheds. Access to the upper floors is via five elevators and stairwells located in the central courtyard.

For the resultant Knox Church site, the existing heritage 'B' listed Knox Church [556.7 m<sup>2</sup> (5,992.5 sq. ft.)] will be restored and retained and a replacement church annex is proposed at the rear of the site behind the existing church [735.3 m<sup>2</sup> (2,412.4 sq. ft.)]. The main floor of the annex building includes a 2-storey church meeting space, a kitchen, office space, a lobby, storage space and washrooms [529.5 m<sup>2</sup> (1,737.2 sq. ft.)]. The second floor of the annex contains a 20 space child daycare facility for preschool age children with indoor and outdoor activity areas [205.7 m<sup>2</sup> (2,214.2 sq. ft.)]. The outdoor activity area is located on the roof deck at the north edge of the building. Also included on the site is an outdoor landscaped area adjacent to the proposed church annex building that would be available to church users and neighbours.

For the residential site one level of underground parking is proposed and for the church site two levels of underground parking are proposed. Both underground parkades are proposed to be accessed from West 41st Avenue. The underground parkade for the residential site includes 99 vehicle spaces (including 15 small car spaces, 3 disability spaces, and 81 regular car

spaces), 4 bicycle storage rooms, a garbage and recycling area, mechanical and electrical rooms, and 79 residential storage lockers. The underground parkade for the church annex building includes 52 vehicle spaces (including 13 small car spaces, 2 disability spaces, and 37 regular car spaces) and a garbage and recycling area. Also included on the church site are 6 Class B bicycle spaces.

**Public Input:**

**Pre-Application:** The applicant underwent a public consultation process with neighbours in the area in 2007 including a series of co-design meetings with neighbours. At this early stage, staff were not involved in discussion with neighbours. A proposal on the residential site higher than 4 stories was presented to residents which caused significant concern in the neighbourhood. At this point, 45 letters (including 25 form letters) and five e-mails regarding the proposal were received from nearby residents. As well a petition expressing opposition to the project and detailing specific concerns was received April 29, 2008 and contained 114 signatures. Of the responses received all except two were opposed to the proposal. The applicant redesigned the proposal to the current configuration and submitted a rezoning application on March 13, 2009.

**Post-Application:** Upon receipt of the rezoning application by the City, a notification letter was sent to nearby property owners giving information regarding the proposal and inviting them to an open house. Rezoning information signs were also posted on the site on April 7, 2009. A public open house, hosted by staff, was held on April 16, 2009 at Knox United church Fellowship Hall. It was attended by approximately 140 citizens, the applicant team and several City staff. At the open house 122 people signed in and 80 comments forms were filled out. Plans and information regarding the application were posted on the City website for public viewing. An online comment form was also available for citizens to fill out. On top of the 80 comments forms filled out at the open house, 22 online comment forms, six letters, and 11 e-mails regarding the proposal were received from nearby residents. Of the responses received, 81 were opposed, 12 had some concerns, and 26 were in support of the proposal.

**Consultant Transportation Report:** MMM Group conducted a Transportation Assessment and Management Study for submission with the rezoning application. The consultant conducted site visits, collected AM and PM peak hour vehicle turning movement data for intersections surrounding the site, estimated AM and PM peak period traffic generation of the proposed development and drew conclusions with respect to potential impacts on the existing road network. The Transportation Report indicated that the volume of vehicle traffic that would be generated by the proposed development is expected to well within the normal range of fluctuation of current traffic volumes and that it would be generally imperceptible. According to the report, the residential development is anticipated to generate up to an additional 37 vehicle trips during the weekday AM peak hour period (six inbound and 31 outbound trips), and an additional 43 vehicle trips (29 inbound and 14 outbound) during the weekday PM peak hour.

**Comments of the General Manager of Engineering Services:** The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions detailed in Appendix B.



**Comments of the Managing Director of Social Development:** The Managing Director of Social Development supports this application with the proposed replacement of the childcare facility to serve the community and the provision of housing geared for seniors. Staff recommend that a condition requiring build-out of the childcare facility prior to occupancy of the residential development to ensure delivery of the childcare facility [Appendix B, condition (c)(xxxviii)].

As well, the need for housing variety to meet the growing population of seniors throughout the city will continue to increase over the next 20 to 30 years. This need extends to all income levels and all neighbourhoods, as many seniors may own a home but have limited incomes. Provision of other forms of housing than single family dwellings will allow for transition for some seniors within their own communities, and this is considered to be a desirable objective. With the present focus of City and Provincial resources towards homelessness and those at risk of homelessness, staff do not propose that a percentage of units be committed to low- or modest-income households, primarily because the context is one of home ownership. However, as part of the proposed non-profit society structure, staff request that the society provide access to low-income seniors in the broader community to activities such as education, social events and outings, through reduced or waived fees, based on income [Appendix B, condition (b)(xxxiv)].

Finally, staff do not believe that a role for the City should be included in the structure of the proposed society. It would represent an inappropriate utilization of City resources and it is recommended that the proposed society operate as would any other non-profit society without City involvement.

#### **Seniors' Housing Report and Beacon Hill Village Model:**

Lumina Services authored a Seniors Housing Report for inclusion with the rezoning application submission. The consultant provided demographic and housing information for the Dunbar area and information about seniors housing preferences, referencing a variety of academic studies. The report concludes that the majority of seniors in the Dunbar area are "younger seniors" (55-74) and that housing needs for this population are not well represented in the housing available in the Dunbar area. The report states that seniors in this younger age range tend to prefer market (owner occupied) apartment style housing and will avoid service-rich or assisted living housing. The report describes the "Virtual Retirement Community" model, including the example of the Beacon Hill Village, and indicates that currently this model is not available in Canada.

Seniors housing preferences, for the "younger seniors" age range, detailed by the report include: accessible and affordable transportation, available in-home or long-term care services, services within reasonable travel distances/times, personal safety and low crime rates, adequate pedestrian and traffic controls, and age appropriate exercise facilities. The "Virtual Retirement Community" model delivers these housing preferences in an as-need way that allows seniors to stay in their community as they age. A group of residents in the Beacon Hill area of Boston Massachusetts decided that they would prefer to age in their neighbourhood rather than move away to a retirement home. They created the Beacon Hill Village, a non-profit society, funded through annual membership dues, to provide services to members including wellness and health activities, transportation services, household tasks and services, meals and groceries, and access to social, cultural and educational activities and events.

The applicant is proposing to create a similar non-profit society that would be attached to the residential development and would require membership for homeowners within the development. The non-profit society would provide services like those provided in the Beacon Hill model to residents within the development and to Dunbar residents who wished to become a member of the society. The applicant is proposing to provide seed funding for the society for the first five years after occupancy in order to provide the initial financial backing that would be required to recruit members to become self sufficient within the Dunbar neighbourhood.

**Urban Design Panel Minutes:** The Urban Design Panel reviewed this proposal on June 17, 2009 and unanimously supported the proposed use, density and form of development.

**Introduction:** Michelle McGuire, Rezoning Planner, noted that the site for this rezoning application is at the northeast corner of West 41st Avenue and Balaclava Street. The site is made up of four lots fronting on West 41st Avenue that currently have single family homes. There is a City lane to the north and the Knox Church site on Balaclava Street with the heritage 'B' listed church and the church annex.

The rezoning application proposes to rezone the site from RS-5 to CD-1 to allow development on the south portion of the site of a 4-storey residential building designed for seniors with services provided by a not-for-profit seniors' society connected to the development. On the north portion of the site, the Knox church will be designated and restored and the church annex building at the rear of the church would be demolished and replaced.

The site is located within the Dunbar Community Vision Area. The Vision contains a direction that supports housing projects committed to seniors for buildings up to four storeys, located near transit and shopping, provided the scale and design fit into the neighbourhood.

There has been significant commentary from the residents for the proposal. Some of the residents concerns include the modern character of the building as they feel it may not fit with the neighbourhood, the scale of the residential building, and the relationship of the church annex to the north neighbour.

Sailen Black, Development Planner, further described the proposal noting that the site is adjacent to the Kerrisdale Elementary School immediately to the east and single-family houses to the north. Across Balaclava Street, to the west are single-family homes with Crofton House School to the south, across West 41st Avenue. The site is situated along an arterial road, making it more suited for added density than if the site were solely on a residential street. Mr. Black further described the zoning in the surrounding area. He noted that the intent of the RS-5 zoning includes maintaining the existing single-family character of the area with an emphasis on compatibility with the established streetscape.

The proposal includes the designation of the Church as a protected heritage building and demolition of the Fellowship Centre and houses that will be replaced by a new two storey wood frame meeting facility and a four-storey multiple dwelling containing 66 units. Mr. Black described the proposed design for the new residential building, noting that the applicant intends to achieve a LEED™ Gold rating.

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

- Architectural and landscape design;
- Setback along Balaclava Street; and
- How the proposal relates to the design goals for the area.

Ms. McGuire and Mr. Black took questions from the Panel.

**Applicant's Introductory Comments:** Adrian Smith, Architect, further described the proposal noting that most of the units will have two views to increase the cross ventilation and daylight. All the units will have balconies or terraces. The courtyard or lobby space is the core of the project with access to the five elevator lobbies. There is an extensive roof top garden which includes urban agriculture and leisure space. Mr. Smith described the vehicle circulation and materials. The addition to the church will include a courtyard and will have a modern expression. Sustainability measures include providing sun shades and solar/thermal tubes on the roof that will provide hot water to the units. Mr. Smith they are also considering radiant floors. As well an alternative source of transportation will be provided with the use of shared cars and 100 spaces for bicycles.

Mark Vaughn, Landscape Architect, further described the landscaping plans noting the different treatments with a pedestrian character on Balaclava Street and a more active expression on West 41st Avenue. He added that there will be a lot of space created on the roof top with a green space amenity. Mr. Vaughn described the courtyard landscape plans for both the residential building and the church space.

Vladimir Mikler, Consultant, described the sustainable measures noting the compact form of the building will contribute to lower heating requirements. The building envelope will be beyond the minimum code requirements. Combined with efficient mechanical features will also be a geo-exchange system. The entire development is going to achieve a reduced eco-footprint.

John Scott, Architect, described the transition from the higher density adjacent to West 41st Avenue to the historical residential neighbourhood. Mr. Scott also described the evolution and history of the site. He noted that they are interested in reintegrating the monastic core of the site and bringing it back to its origins. He also described the restoration that is planned for the church and plans for the new fellowship building on the site.

The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to the courtyard in order to increase privacy and mitigate light spill from adjacent units;
- Design development to improve traffic circulation on lane and access to parking;
- Design development to clarify character and detailing of church addition;
- Design development to differentiate environmental strategy/response of four facades;
- Consider adding a indoor amenity space with access to the proposed outdoor amenity space;

**Related Commentary:** The Panel expressed strong support for the proposal and thought the level of detail was well beyond most development permit applications (considering it is only a rezoning application). The panel recognized the project as setting a benchmark in terms of design quality and appreciated the win-win scenario of heritage revitalization, seniors housing and additional density on a major transit arterial. They also thought it was important that the application come back to the Panel at the development permit stage.

The Panel supported the use, density and form of development. They thought the landscaping was well done. It was suggested that the trees along the school edge need to be retained. One Panel member was concerned about the planters and thought there needed to be a plan as to who would take care of them.

Several Panel members were convinced that the setback on Balaclava Street was not necessary. They noted that setbacks define the neighbourhood but in this case there is urban, medium density housing adjacent to a public site and the setback to the church is more accentuated because the relation to the housing is more consistent.

The Panel was concerned that the addition to the church would depart from the historical aspect of the church unless the same quality of materials and workmanship were used. A couple of Panel members suggested the addition could look like it was built at the same time as the church while other members of the Panel thought it could be a contemporary addition that would add a further counterpoint to the neighbourhood.

The Panel appreciated the quality of the courtyard space and the increase in livability that it brought to the project. A couple of Panel members suggested that the courtyard could be larger. The Panel thought there was an absence of indoor amenity space considering it was a senior's housing project and that it was necessary to have a place other than the pool for the residents to meet socially. A couple of Panel members suggested the indoor amenity be adjacent to an outdoor amenity space. One panel member was concerned that the lane access beside the school would become a pedestrian short cut and could be a problem. A number of Panel members were concerned with the traffic side on the east side of the building and thought the circulation and access to parking could be reconsidered. One Panel member suggested there be a separate circulation for the church.

Several Panel members suggested the applicant rethink the children's play area on the roof of the day care centre next to the neighbour's yard.

**Applicant's Response:** Mr. Smith thanked the Panel for their comments. He said they would look at the traffic circulation. He also said he appreciated the comments on replicating the church in the new addition however; the Heritage Commission tends to not want new building looking like they were built at the same time as heritage buildings.

**Vancouver Heritage Commission Minutes:** Heritage staff presented the application to the Vancouver Heritage Commission on June 15, 2009 to review the draft Statement of Significance. The Commission supported the application with the following resolutions.

THAT the Vancouver Heritage Commission accept the Statement of Significance for 5590 Balaclava Street, "Knox United Church"; and

FURTHER THAT the conservation of heritage is compromised by the scale of the new residential building as viewed from the southwest, especially at the northwest corner of the new residential building; and

FURTHER THAT the Commission request the applicant to explore public access to the church courtyard as well as the eastern school yard from Balaclava Street.

**Environmental Implications:** In terms of siting of the proposal, the location along 41st Avenue would provide convenient access to transit and shopping which may reduce dependence on use of automobiles. The application includes many sustainable design features and meets Council's EcoDensity policy in terms of providing minimum targets for LEED™ equivalency.

**Processing Centre - Building:** Staff have reviewed the architectural drawings prepared by Adrian Smith and Gordon Gill Architecture and CEI Architecture, submitted on March 13, 2009. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

**Comments of the Applicant:** The applicant has been provided with a copy of this report and has provided the following comments:

"We have reviewed the report and have the following comments. The report does a great job in representing the original proposal that Emaar Canada submitted for the redevelopment to the site at 41st and Balaclava. We endeavour to continue to work with the City through the design development phase to make this project even better. We have listened to the comments and suggestions forwarded by Staff and the sub committees and look forward to presenting a proposal at the design development/development permit stage that addresses many of the comments and suggestions put forward."

\* \* \* \* \*

3205-3221 West 41<sup>st</sup> Avenue and 5590 Balaclava Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	3205-3221 West 41st Avenue and 5590 Balaclava Street
Legal Description	PID 013-006-797, 010-297-723, 007-352-735, 010-297-766, 003-500-233, Lot A, Plan 3269 and Lots 1-4, Plan 7918, of Block 12, DL 2027, NWD and that portion of lane north of 41st Avenue, east from Balaclava Street and dedicated by Plans 4098 and 7918
Applicant	Laurie Schmidt, Brook and Associates Planning Consultants
Architects	Gordon Gill, Adrian Smith and Gordon Gill Architecture John Scott, CEI Architecture
Heritage Consultant	Robert Lemon, Robert Lemon Architect Inc.
Seniors Housing Consultant	Kate Mancer, Lumina Services Inc.
Property Owner	Emaar Canada Trustees of the Knox United Church
Developer	Maurice Ouellette, Emaar Canada

SITE STATISTICS

	RESIDENTIAL SITE	KNOX CHURCH SITE	TOTAL
SITE AREA	4 175 m <sup>2</sup> (44,941 sq. ft.)	2 530 m <sup>2</sup> (27,234 sq. ft.)	6 705 m <sup>2</sup> (72,175 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT		
		Residential Site	Knox Church Site	
Zoning	RS-5	CD-1		
Uses	Dwelling Uses including one-family dwellings, Cultural and Recreational Uses, and Institutional Uses	Multiple Dwelling, Church, Child Daycare Facility, and accessory uses		
Dwelling Units	26 (10 one-family dwellings, 10 secondary suites, & 6 laneway houses) <sup>1</sup>	66		
Max. Floor Space Ratio	0.7 FSR	1.94 FSR	0.43 FSR	
Maximum Height	10.7 m (35 ft.)	13.7 m (45 ft.)	9.8 m (32.1 ft.)	
Max. No. Of Storeys	2 ½	4	2	
Setbacks	Residential Site <sup>2</sup>	Knox Church Site <sup>2</sup>	Residential Site	Knox Church Site <sup>3</sup>
Setback from North Property Line <sup>1</sup>	n/a	n/a	4.1 m (13.1 ft.)	2.1 m (6.9 ft.)
Setback from West Property Line	1.5 m (4.9 ft.)	9.8 m (32.1 ft.)	1.5 m (4.9 ft.)	n/a
Setback from East Property Line	1.5 m (4.6 ft.)	10.7 m (35.1 ft.)	8.7 m (28.5 ft.) <sup>3</sup>	1.8 m (5.9 ft.)
Setback from South Property Line	5.8 m (19.0 ft.)	1.8 m (6 ft.) <sup>2</sup>	3.0 m (9.8 ft.)	6.9 m (22.6 ft.)

<sup>1</sup> Assuming subdivision of 3205-3221 West 41st Avenue into six parcels and subdivision of the balance of the Knox Church Site into 2 parcels (excluding the site required for retention of the Knox Church)

<sup>2</sup> Based on the RS-5 front and side yards calculation using the current site configuration and assuming the site was developed with four one family dwellings.

<sup>3</sup> Dimensions shown for the proposed setbacks are given for the proposed church annex building only and do not include the Knox United Church