



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 14, 2014
Contact: Kent Munro
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VanRIMS No.: 08-2000-20
Meeting Date: January 21, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 960-968 Kingsway and 955 East 19th Avenue

RECOMMENDATION

A. THAT the application by Matthew Cheng Architect Inc., on behalf of Vishi Construction Ltd., to rezone 960-968 Kingsway and 955 East 19th Avenue [*Lots 7 to 9 Block 65 District Lot 301 Plan 3640; PIDs 008-736-898, 008-736-910 and 008-736-936 respectively*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.50 to 3.39 and building height from 13.8 m (45 ft.) to 19.4 m (63.7 ft.) to permit the development of a six-storey mixed-use commercial and residential building with all 44 dwelling units secured as for-profit affordable rental housing under the STIR Program, be referred to a Public Hearing, together with:

- (i) plans prepared by Matthew Cheng Architect Inc., received July 16, 2013;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services 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 the Public Hearing.

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by this report.
- C. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with

Schedule "B" to the Sign By-law [assigning Schedule "B" (C-2)], generally as set out in Appendix C, be referred to the same Public Hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C.

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

- E. THAT Recommendations A through 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.

REPORT SUMMARY

This report evaluates an application to rezone 960-968 Kingsway and 955 East 19th Avenue from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial-retail units at grade and 44 units of for-profit affordable rental housing on upper floors. This application was submitted in December 2009 well before the December 15, 2011 deadline for applications under the Short Term Incentives for Rental Housing (STIR) program and it is one of only two remaining STIR applications that have yet to be considered by Council. In accordance with the STIR program policies, the application seeks increased height and density in return for all proposed housing units being secured as rental for 60 years or the life of the building, whichever is greater.

Staff have assessed the application and support the proposed uses and form of development, subject to design development and other conditions outlined in Appendix B. The application is consistent with the STIR program policies and, in accordance with the recently amended Development Cost Levy By-law (which clarifies the definition of "For-Profit Affordable Rental Housing" for which Development Cost Levies may be waived), this application qualifies for a DCL waiver for the residential floor space when assessed against the established criteria. If approved, the application would contribute to the City's affordable housing goals as identified in the Housing and Homelessness Strategy and the Mayor's Task Force on Housing Affordability. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Short Term Incentives for Rental Housing (STIR) Program (2009)
- Housing and Homelessness Strategy (2011)
- Development Cost Levy By-law Amendments to the definition of For-Profit Affordable Rental Housing (December 3, 2013)
- Green Building Rezoning Policy (2010)
- Kensington-Cedar Cottage Community Vision (1998).

REPORT

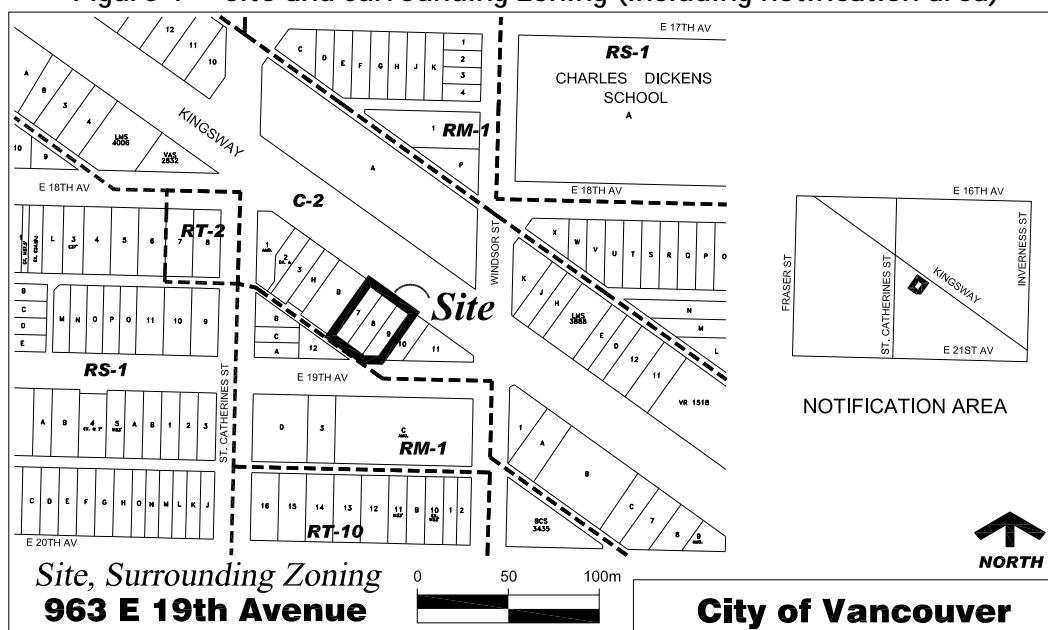
Background/Context

1. Site and Context

This 1,099.6 m² (11,830 sq. ft.) mid-block site is located on the south side of Kingsway between St. Catherines Street and Windsor Street (see Figure 1). The site has a frontage of 30.2 m (99 ft.) on Kingsway located at the western end of the Kingsway and Knight Neighbourhood Centre identified in the Kensington-Cedar Cottage Community Vision.

The site is currently developed with a one-storey commercial building and a surface parking lot, in a block with one- to three-storey mixed use buildings. The properties immediately south are zoned RM-1 and are developed with detached houses and a church with a large surface parking lot. The site is well served by transit, with bus stops on Kingsway on the same block as the subject site, and a north south bus route two blocks to the east on Fraser.

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



2. Policy Context

Secured For-Profit Affordable Rental Housing – On June 18, 2009, Council adopted the Short-Term Incentives for Rental Housing (STIR) program. STIR was a time-limited program to provide a strategic set of incentives to encourage and facilitate the development of new affordable rental housing throughout the City. This application was received prior to the December 15, 2011 deadline for applications under the STIR program; it is one of only two remaining applications under that program that have yet to be considered by Council.

Development Cost Levy By-law Amendments - On December 3, 2013, Council amended the Development Cost Levy By-law to clarify the definition of “For-Profit Affordable Rental Housing” for which Development Cost Levies may be waived. The amended by-law establishes maximum average unit sizes and maximum average initial rents by unit type as well as maximum proposed construction costs. For the 44 proposed dwelling units, staff have analyzed these particulars against the established by-law criteria and have concluded that the proposal is eligible for DCL waivers in accordance with the amended Development Cost Levy By-law (see Appendix F for complete details of the analysis).

Housing and Homelessness Strategy – On July 29, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life.

The 3-Year Action Plan 2012-2014 identifies priority actions to achieve some of the strategy’s goals. The priority actions consistent with this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of secure purpose-built rental housing and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes studio, one- and two-bedroom units that would be secured as for-profit affordable rental housing.

The Final Report from the Mayor’s Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods and targeted to middle-income households of between \$21,500 and \$86,500.

Kensington-Cedar Cottage Community Vision – In July 1998, Council endorsed the Kensington-Cedar Cottage Community Vision. Section 5 of the Community Vision acknowledged the Kingsway and Knight Shopping Area as the major shopping area along Kingsway and the heart of the community. Section 10 of the Community Vision considers the potential for mixed-use development to provide additional housing, strengthen local shopping areas and improve safety by adding “eyes on the street”. Direction 10.2 Extra Height indicates that the community was more supportive than opposed to considering one or two additional storeys beyond four storeys in some cases.

Staff have concluded that this application is generally consistent with the City policies for affordable housing projects. If after the public hearing, Council approves this application in principle, the applicant will enter into a Housing Agreement securing all residential units as for-profit affordable rental housing for 60 years or the life of the building, whichever is greater, prior to the rezoning being enacted.

Strategic Analysis

3. Housing

Vancouver's Housing and Homelessness Strategy (2011) strives to enhance access to and options for affordable housing in the City and it sets a number of near- and long-term rental housing targets. The STIR program has played a critical role in achieving those targets by helping to realize for-profit affordable rental housing in strategic locations. Rental housing is inherently more affordable than home ownership and an objective of the STIR program was to increase the supply of the rental housing segment of the housing continuum. This application, if approved, would add 44 units to the City's inventory of rental housing, which would be a contribution towards the stated near- and long-term targets (see Figure 2).

Figure 2 - Progress Towards the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)

	TARGETS		PROJECTS TO DECEMBER 31, 2013 (including this application)					GAP	
	Near-Term (2014)	Long-Term (2021)	Completed	Under Construction	Approved	In Progress ¹	Total	Above or Below 2014 Target	Above or Below 2021 Target
Secured Market Rental Housing Units	1,500	5,000	374	900	1,565	713	3,552	2,052 Above Target	1,448 Below Target

1. "In Progress" units are defined as those proposed in rezoning and development applications. This unit count is subject to change, as all proposed units may not proceed to approval, development and completion.

4. Land Use and Density

This application proposes a six-storey mixed-use building containing 44 for-profit affordable rental dwelling units (one studio, 35 one-bedroom and eight two-bedroom) above ground-floor retail. Rezoning is required to allow two additional storeys beyond what would otherwise be permitted under the site's current C-2 zoning. An increase in permitted height from 13.8 m (45 ft.) to 19.4 m (63.7 ft.), and an increase in allowable density of 0.89 FSR from 2.50 to 3.39 FSR are proposed.

The increase in residential density is appropriate in this location, with its ready access to transit, services and amenities. Staff support the proposed use, density and height subject to design development conditions noted in Appendix B and described below.

5. Form of Development (see application drawings in Appendix E)

As the subject site is located on the south side of Kingsway, shadows from this development would fall on the roadway or adjacent commercial lots, rather than on surrounding residential property. The proposed building steps back six feet on its top floor on the Kingsway side and

this not only reduces the apparent mass but it also reduces shadowing onto Kingsway. To mitigate the impact of the proposed height and density on properties to the south of the site across East 19th Avenue, the second-to-fifth-floor levels are set back approximately 31 feet from the rear lane with a further setback of 5.75 feet at the sixth-floor penthouse level.

Through the application review process, concerns from local residents regarding the suitability of the six-storey height were raised. In response, staff are recommending some modification to the architectural features to mitigate direct overlook from upper floors to nearby buildings, and the provision of improved landscape and planting provisions to improve the appearance of the rear elevation. Conditions are proposed (see Appendix B) to address these matters at the development permit stage.

The Urban Design Panel reviewed and supported this application on July 14, 2010 (see Appendix D for a summary). The panel provided advice on a number of development issues, to which staff have responded in this report and which will be fully addressed at the development permit stage. Staff support the proposed form of development, subject to the recommended design development conditions contained in Appendix B of this report.

6. Transportation and Parking

The application proposes one loading bay and four parking spaces at grade within the building and one level of underground parking providing 25 parking spaces all accessed from the lane. To meet the requirement for visitor parking, three residential spaces must be converted to visitor spaces. These provisions would meet the Parking By-law standards for a secured market rental development. Through the development permit stage, compliance with Parking By-law will be required to the satisfaction of the General Manager of Engineering Services.

7. Environmental Sustainability

At the date this application was made (December 17, 2009), Council's Rezoning Policy for Greener Buildings required that all rezonings meet a minimum equivalent of LEED® Silver, with a minimum of three optimize energy performance points, one water efficiency point and one stormwater point. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Silver rating.

PUBLIC INPUT

The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an online comment form. Notification signs were posted on the site. An open house was held on April 3, 2013, with staff and the applicant team present. Approximately 31 people attended the event.

In response to the open house, 32 people provided feedback, by phone, email or comment form (4 in favour / 23 opposed / 5 unsure). The majority of concerns expressed relate to the proposed building height, its impact on the character of the area and the potential for spill-over parking in the surrounding area. While the application does propose two additional storeys beyond what would otherwise have been permitted under the site's current C-2 zoning, the additional height is mitigated by the setback of the building from the residential neighbourhood across the lane to the south. Regarding traffic and parking, the traffic

generated by the site is primarily related to the commercial retail use, which is permitted under the current zoning. As noted, the achievement of secured for-profit affordable rental housing, along an important community shopping corridor that is well served by transit, is considered to be a broad public benefit for the community and the City. The development is required to comply with the Parking By-law.

PUBLIC BENEFITS

In response to City policies which address changes in land use, this application offers the following public benefits:

Required Public Benefits

Development Cost Levies (DCLs) – DCLs apply to all new construction and help pay for facilities made necessary by growth including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is located in the Citywide DCL area where the current rate for new residential or commercial floor space is \$136.38 per m² (\$12.67 per sq. ft.). Based on the proposed commercial floor area of 402 m² (4,330 sq. ft.), a DCL payment of approximately \$54,861 would be anticipated should this rezoning application be approved and the development proceed. DCLs are payable at building permit issuance and the rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30 of each year.

Under the provisions of the STIR program, the applicant has requested that DCLs be waived for the residential (for-profit affordable rental housing) component of this application. The DCL waiver for the residential component (3,211 m² (34,563 sq. ft.)) is estimated to be approximately \$437,913. Staff have reviewed the request to waive the DCL and have determined that the application meets the requirements of section 3.1A of the Vancouver DCL By-law. A summary of that review is provided in Appendix F.

Offered Public Benefits

Rental Housing – The applicant has proposed that all of the residential units be secured as for-profit affordable rental housing (non-stratified) as per the STIR program. The public benefit accruing from these units is their contribution to the City's rental housing stock for the life of the building or 60 years, whichever is greater.

- **STIR program** – By encouraging the development of for-profit affordable rental housing across the City, the STIR program aligns with Council's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and, by stimulating the rental housing market, the STIR program was one of a number of City initiatives to sustain socially, economically and environmentally thriving communities. With the expiry of the STIR program in December 2011, and following a review of the results of the program, Council adopted the Rental 100 Policy (Secured Market Rental Housing Policy). This policy continues to offer incentives for the development of for-profit affordable rental housing projects in which 100% of the residential floor space is rental tenure (i.e. not a mix of strata and rental).

The STIR policy provides various incentives to stimulate the development of for-profit affordable rental housing in the City. The incentives, which have continued under the Rental 100 program, represent a mixture of construction cost savings through regulatory relaxations and DCL waivers. The applicant is requesting an incentive package consisting of a DCL waiver on the rental housing units and increased density. The floor space proposed for the rental housing is 3,211 m² (34,563 sq. ft.) and this application is requesting that the associated DCLs would be waived. The DCL waiver for these affordable rental units is estimated to be approximately \$437,913.

- **Affordability** – The main focus of the STIR program (and now the Rental 100 program) has been to increase the supply of rental housing that is affordable to households seeking rental housing in the regular housing market as an alternative to home ownership. Affordability is achieved through secured rental tenure and initial rental rates, modesty in unit size, finishing and design considerations. Staff have reviewed the applicant's development proforma and conclude that the STIR incentives, if granted, result in no undue profit.

This application includes studio, one-bedroom and two-bedroom apartments, which the applicant estimates will rent for an average of \$1,100 for a studio, \$1,220 for a one-bedroom unit and \$1,730 for a two-bedroom unit. A key goal of the STIR program was to create housing that is affordable to households that cannot afford home ownership. Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in the City and to the estimated monthly costs to own similar units in East Vancouver, using 2012 Multiple Listing Service data.

When compared to average rents in newer buildings City-wide, the proposed rents are substantially lower. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units. Figure 3 compares initial rents proposed for units in this application to average and estimated costs for similar units.

Figure 3: Comparable Average Market Rents and Home-Ownership Costs

	960 Kingsway Proposed Rents	Average Market Rent in Newer Buildings – City-wide (CMHC)	Average Market Rent – Mount Pleasant/ Renfrew Heights (CMHC)	Monthly Costs of Ownership for Median-Priced Unit – East Side (MLS 2012)¹
Studio	\$1,100	\$1,443	\$832	\$1,565
1-Bed	\$1,220	\$1,517	\$915	\$1,675
2-Bed	\$1,730	\$2,061	\$1,213	\$2,266

1. Monthly ownership costs are based on the following assumptions: average of all MLS strata sales prices on the East Side in 2012 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees, and annual property taxes at \$4.05 per \$1000 of assessed value.

To qualify for a DCL waiver under the DCL By-law as amended on December 3, 2013, three criteria relating to affordability must be met. First, for rental units, the average unit sizes must be below thresholds established in the DCL By-law; for example, the average size of one-bedroom units must be less than 56 m² (603 sq. ft.). Second, average initial rents must be lower than thresholds established in the DCL By-law; for example, the average rents for one-bedroom units must be less than \$1,517 per month. Third, construction costs for the

proposal as estimated by the applicant must be less than \$2,475 per m² (\$230 per sq. ft.). This application is consistent with the regulatory provisions of the DCL By-law as amended on December 3, 2013 and, therefore, qualifies for a DCL waiver for the residential floor space. A full analysis of the DCL waiver eligibility for this application as per the amended DCL By-law is provided in Appendix F.

If this rezoning application is approved, the dwelling units would be secured through a Housing Agreement with the City. All residential units will be secured for rental for 60 years or the life of the building, whichever is greater. Covenants will be registered on title to preclude the stratification and/or separate sale of individual dwelling units. Under the terms of the required Housing Agreement, a complete rent roll that sets out the initial monthly rents for all rental units will ensure that those initial rents are below the maximum thresholds established in the DCL By-law as amended on December 3, 2013, with subsequent rents subject to the Provincial Residential Tenancy Act. Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the DCL By-law as recently amended.

Community Amenity Contributions (CACs) – In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff have reviewed the applicant's development proforma and concluded that, after factoring in the costs associated with the provision of for-profit affordable rental housing units, there will be no increase in the land value generated by the rezoning (i.e. the additional density improves the economic viability of the rental housing but does not result in undue profit).

Financial Implications

As noted under the section on Public Benefits, there are no CACs associated with this rezoning. The site is subject to the City-wide DCLs and it is anticipated that the commercial component of the project will generate approximately \$54,861 in DCLs. The residential component of the project qualifies for DCL waiver under section 3.1A of the Vancouver DCL By-law; the value of the waiver is estimated to be approximately \$437,913.

The rental housing, secured via a Housing Agreement for the life of the building or 60 years, whichever is greater, will be privately owned and operated.

CONCLUSION

Staff have reviewed the application to rezone the site at 960 Kingsway from C-2 to CD-1 to increase the allowable density and height, to permit development of a mixed-use building with for-profit affordable rental housing, and conclude that along with making a significant contribution to the achievement of key affordable housing goals of the City, the form of development represents an acceptable urban design response to the site and context and is therefore supportable. The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a

draft CD-1 By-law generally as set out in Appendix A. Further that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

960-968 Kingsway and 955 East 19th Avenue
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law except that no portion of the first storey of a building to a depth of 10.7 m from the north wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing and Publishing;
 - (e) Office Uses;

- (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Repair Shop - Class A, Repair Shop Class - B, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility or Radiocommunication Station; and
- (i) Accessory uses customarily ancillary to the uses permitted in this Section 2.2.

Floor Area and Density

- 3.1 Computation of floor space ratio must assume that the site consists of 1,099.6 m², being the site size at the time of the application for the rezoning evidenced by this By-law.
- 3.2 Floor space ratio for all uses must not exceed 3.39.
- 3.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 3.4 Computation of floor area must exclude:
 - (a) open residential balconies or sundecks 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 8% of the residential floor area being provided;
 - (b) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusion does not exceed 8% of the residential floor area being provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
 - (c) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (d) 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 m;

- (e) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 % of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

3.5 The use of floor area excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

Building Height

4.1 Building height, measured from base surface, must not exceed 19.4 m.

Horizontal Angle of Daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ().

- 5.6 A habitable room referred to in section 5.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

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

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

* * * * *

960-968 Kingsway and 955 East 19th Avenue
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.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Matthew Cheng Architect Inc. and stamped "Received City Planning Department, July 16, 2013", subject to the following conditions, provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Design Development

- 1. Architectural expression will employ a palette of high quality durable materials and a refined detail finish.

Note to Applicant: The materials as proposed in this revised application, particularly with regard to the use of alternating brick and panel expression to the east and west elevations, are recognized as assisting in the above condition.

- 2. Provision of more planting along the laneway to green the rear elevation.

Note to Applicant: The intent is to reduce the visual scale of the new building relative to the neighbours across the lane by reducing exposed concrete. To better meet the intent, landscape proposals for a trellis or similar planting measure, along the face of the exposed architectural concrete on the lane toward the junction with 19th Avenue, should be developed. The landscaping measures, at the second-floor deck level adjacent to the lane and at the ground floor adjacent to the secondary residential entry on 19th Avenue, are recognized as assisting in the above condition.

- 3. Design development to mitigate direct overlook from upper floors to nearby residential neighbours.

Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail and windows, or similar measures.

As per condition 1.4 Part B below, clarification of balcony and rail details is required to determine whether this condition is met in the revised application.

Crime Prevention Through Environmental Design (CPTED)

4. Design development to consider the principles of CPTED, having particular regard for security in the underground parking.

Note to Applicant: Consider how lighting strategies can be used to improve perceived safety in underground areas. Accessible exterior walls should be noted as having anti-vandal coating. Design features that address CPTED principles should be noted on the development permit application.

Landscape Design

5. Design development provide a more substantial lane edge planting by adding a 4.0 ft. wide planter to the south of the two small car spaces and by adding a small tree to the larger planter to the east.

6. Clarification of the configuration of the lane edge planters.

Note to Applicant: The architectural plans and the Landscape Plans are not coordinated.

7. Provision of large-scale (1/4" = 1'-0") sections illustrating the soil depths for all planters, including the east side yard, the second-floor deck planter and the lane edge planter.

Note to Applicant: The sections should include the adjacent building structure.

8. Design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact on the architectural expression, and the building's open space and public realm.

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

Sustainability

9. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver, including a minimum of 36 points in the LEED® rating system, three optimize energy performance points, one water efficiency point and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation

of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set.

Engineering

10. Provision of increased parking ramp width, through the sections of the ramp which deflect, to enable two vehicles to pass by each other.
11. Provision of a minimum 3.0 m wide Class B loading space with direct access to the CRUs from the rear of the loading space.

Note to Applicant: It is expected that the truck must be backed into the loading space and exit only in a forward direction.

12. Provision of a redesigned commercial parking area that facilitates vehicles egress without excessive vehicle manoeuvring.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of Social Development and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a 5.5.m distance from the back of the City curb to the building face to be achieved through dedication and subdivision. A legal survey of the existing dimension from the back of the City curb to the existing property line is required and dedication of a portion of the site to achieve a 5.5 m distance is required. All portions of the building above and below grade are to be deleted from the dedication area.
2. Consolidation of Lots 7, 8 and 9, Block 65, DL 301, Plan 3940 to create a single parcel and subdivision of that site to result in the dedication of the south 6 feet for lane purposes.
3. Release of Easement & Indemnity Agreement 387050M (commercial crossing) prior to building occupancy.

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

4. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called

the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (a) Provision of relocation of the wood pole at the lane entry. Confirmation that it can be relocated is required from all utility companies that are connected to the pole.
 - (b) Provision of improved sidewalks adjacent the site to the current commercial standards for the area.
 - (c) Provision of a new concrete curb returns at the lane entry on 19th Avenue including a standard concrete crossing at the same location.
 - (d) Provision of street trees adjacent the site where space permits.
5. All utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Housing

6. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to secure all residential units as for-profit affordable rental housing units pursuant to the City’s Short Term Incentives for Rental Housing (STIR) Program for 60 years or life of the building, whichever is greater, subject to a no separate-sales covenant and a non-stratification covenant, and subject to all such units being made available as rental housing for a term of not less than one month at a time, and on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may require for such residential units to comply with the requirements of the STIR Program and in particular section 3.1A of the applicable Development Cost Levy By-Law.

The Housing Agreement to secure the rental units will include:

- a. A rent roll indicating the initial monthly rents for each rental unit;

- b. A covenant from the owner to , prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Managing Director of Social Development and Director of Legal Services that reflect the rental rates in the Housing Agreement on either a per unit or a per square foot basis in order to address potential changes in unit mix and/or sizes between the rezoning and development permit stage; and
- c. Such other terms and conditions as the Director of Legal Services may require.

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

Soils

- 7. If applicable:
 - (a) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (b) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note: 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 are 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 the form and content satisfactory to, the Director of Legal Services.

* * * * *

960-968 Kingsway and 955 East 19th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“960-968 Kingsway and 955 East 19th Avenue [CD-1#] [By-law #] B (C-2)”

NOISE BY-LAW NO. 6555

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

“[CD-1 #] [By-law #] 960-968 Kingsway and 955 East 19th Avenue”

* * * * *

960-968 Kingsway and 955 East 19th Avenue
ADDITIONAL INFORMATION / COMMENTARY OF REVIEWING BODIES

Comments - General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the arrangements and conditions as shown in Appendix B are satisfactorily concluded.

URBAN DESIGN PANEL

The UDP reviewed this rezoning application on the following dates:

- On March 24, 2010, the original application was not supported (0-7).
- On July 14, 2010, a revised application was supported (8-0).

UDP (March 24, 2010) – Evaluation: Non-Support (0-7)

Introduction: Grant Miller, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application for a C-2 site with approximately 100 feet of frontage on Kingsway and East 19th Avenue to allow the development of a six-storey mixed-use building with commercial at grade and guaranteed market rental residential units above. The site falls within the Kensington Cedar Cottage Vision Area and specifically the Kingsway/Knight Neighbourhood Centre Area. Further, the application was made under the Short Term Incentives for Rental Program (S.T.I.R.). The site is at the western end of a nine block section of Kingsway centered on Knight Street (between St. Catherines and Commercial Streets). An area Planning process resulted in up zoning the surrounding area from RS-1 to RM-1. While no changes were proposed to the C-2 zoning on Kingsway at that time, more vision participants supported the consideration of an additional storey or two on mixed-use developments than opposed where amenity could be achieved. The S.T.I.R. program that was adopted by Council in June 2009 provides incentives for the private development of guaranteed rental units. These incentives for this proposal include: DCL waiver for rental units; parking requirement reduction; and additional density consistent with policy and attention to urban design.

Sailen Black, Development Planner, further described the proposal for a forty unit apartment building with commercial on the ground floor. The proposal is located between Fraser Street and Clark Drive in the Kensington Cedar Cottage area, which is a busy part of Kingsway in terms of vehicle movement but with relatively low-scale commercial. The adjacent sites are zoned for C-2 and the site on the east side may remain as is for now due to its shape and size. Zoning across the lane and across East 19th Avenue is RM-1 with some multiple dwellings which are permitted to 35 feet in height. The nearest single family zoning is on the west side of St. Catherines Street. The applicant is proposing a 40 unit apartment building with commercial space on the ground floor. The material palette includes brick, stucco at the 5th and 6th floors and fiber cement spandrel panels. The proposal responds to its four-storey context with front shoulders on the 4th floor at the two outer bays, steps at the front and sides, but not the back at the 5th floor. The materials change at the 5th floor. The residential entry will be at the rear of the building where it can be addressed off of East 19th Avenue before it turns into a lane condition which must accommodate building services.

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

- Are the proposed materials and forms an appropriate response to this context.
- How well does the rear elevation and building base respond the unique site circumstance, noting combination of a street on angle to the site with lane condition which will relatively exposed to public view due to south lot.

Mr. Miller and Mr. Black took questions from the Panel.

Applicant's Introductory Comments: Matthew Cheng, Architect, further described the proposal noting that the Kingsway side is all commercial on the ground floor. The form has evolved from the C-2 form in which the zoning allows for 3-storey with a setbacks. The lower portion will be all brick with the upper floors with stucco and lighter materials. There is a small frontage on East 19th Avenue where the residential entry will be located. Elements such as a wood trellis and heavier landscaping will be introduced to relate to the residential across the lane.

Bryan Marthaler, Landscape Architect, described the landscape plans for the site. The landscaping off Kingsway is fairly minimal. There are two existing street trees which will be protected and another tree will be added. Paver detail will be added to the front entrance surface. Drought tolerant planting are being proposed for the back. On the second floor there are semi-private yards with open metal railings. There will be some planter beds separating units. A high irrigation system is also planned.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider an overall redesign that respects the uniqueness of the site and its adjacencies, the importance of Kingsway, and doesn't reference C-2 too closely;
- If using the C-2 form of development consider shifting the density towards Kingsway to create a more straight forward five to six storey streetwall addition with the base material going to at least the setback point;
- Treat lane façade with the same level of design intention as Kingsway;
- Relocate residential entry to Kingsway.

Related Commentary: The Panel did not support the application as they felt the applicant was going in the wrong direction with the design.

The Panel acknowledged that this was a new topology for Vancouver with a different urban context. They felt the design looked like a 4-storey box with a 2-storey box added to the top. The Panel also felt that the C-2 scale worked well with the current zoning but didn't for the proposed development. They encouraged the applicant and the planners to come up with a different topology as Kingsway needs buildings that have some dignity. They wanted to see an honest 6-storey building and as well thought there should be a strong rationale for this type of topology to make sense.

The Panel supported moving the residential entry to Kingsway. One Panel member noted that the lane expression needed to read as a residential entry unless it was moved to Kingsway. Also, several Panel members thought the lane elevation needed to have the same care and attention as the Kingsway side.

The Panel didn't mind the blank walls on the side of the building but felt they should to be a clean and simple design. Several Panel members noted that Kingsway is made up of smaller sites and thought that should be reflected in the façade of the new building. Several Panel members encouraged the applicant to use another material on the building rather than stucco.

Several Panel members thought the residential patios at the back should have more landscaping. A couple of Panel members questioned the use of urban agriculture because they weren't sure where that would be located.

Regarding sustainability, it was thought that the applicant was confused regarding the LEED™ requirements and encouraged them to certify for LEED™ Gold.

Applicant's Response: Mr. Cheng said it was a challenging design given the new topology and thought the Panel had made some good comments.

UDP (July 14, 2010) – Evaluation: Support (8-0)

Introduction: Grant Miller, Rezoning Planner, introduced the proposal, noting that the proposal has come back to the Panel with revisions to a concurrent rezoning and development permit application for a C-2 site on Kingsway at East 19th Avenue. The rezoning is to allow the development of a 6-storey mixed-use building with commercial at grade and guaranteed market rental residential units above. The use and density has not changed. Mr. Miller noted that the site falls within the Kensington Cedar Cottage Vision Area and specifically the Kingsway/Knight Neighbourhood Centre Area. The application was made under the Short Term Incentives for Rental Program (STIR). The STIR program was adopted in June 2009 and provides incentives for the private development of guaranteed rental units. The incentives include: DCL waiver for rental units, parking requirement reduction and additional density consistent with policy and attention to urban design.

Mr. Miller added that the site is at the western end of a nine block section of Kingsway, centered on Knight Street between St. Catherines and Commercial Streets. An area planning process resulted in up zoning in the area from RS-1 to RT-1 or RM-1. While no changes were proposed to the C-2 zoning on Kingsway at the time, more vision participants supported the consideration of an additional storey or two on mixed-use developments than opposed where public amenities could be achieved.

Dale Morgan, Development Planner, noted that a redesign was recommended by the Panel to reconfigure and simplify the massing. Staff are interested in keeping a fairly generous setback at the lane because of the low density residential nearby. The new scheme has the same height and density as well as the same materials as was seen in the previous scheme. The side wall has been addressed with alternating brick with hardy panel. The applicant has eliminated two of the enclosed balconies on the upper floor to provide some architectural relief. The top floor is set back and there is provision for a small common amenity area. The main entry has been differentiated with a weather canopy.

Mr. Miller and Mr. Morgan took questions from the Panel.

Applicant's Introductory Comments: Matthew Cheng, Architect, further described the architectural plans for the proposal.

Bryan Marthaler, Landscape Architect, described the landscaping plans noting that they tried to dress up the patios and added some elevated planter walls and stairs for access to the backyard planters. They are adding an area so the residents can have a vegetable garden. Open metal railings will be added on top of the planters. The streetscape will include high quality pavers and as well another tree will be planted.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the Kingsway entry to increase its prominence;
- Design development to refine the consistency of material palette and architectural expression;
- Consideration to adding a canopy to the rear entrance
- Consideration to either expand or remove the roof top amenity space.

Related Commentary: The Panel supported the proposal noting that the building form was improved since the last review.

The Panel supported relocating the entry on Kingsway but felt it could be a bit more distinct. One Panel member suggested changing the canopy to reinforce the entry. Also, a couple of Panel members felt the elevator could be better defined in the lobby. The Panel supported keeping the rear entrance to the building but felt the canopy that was in the previous proposal should be maintained to keep it from looking like a back door.

A couple of Panel members thought that a better solution could be found for the bike storage. Another Panel member noted that the stairwell could be used as a primary circulation mode and therefore should be made more inviting to use.

Several Panel members thought the 6th floor amenity space was useless as it was too small and should either be enlarged or removed. One Panel member suggested given the space over to the units at the front and rear of the building.

A couple of Panel members thought the top floor (penthouse) could be a bit stronger and most of the Panel felt that changing the colour and material would help with the expression of the building.

The Panel agreed that the landscaping had been improved since the previous review. One Panel member suggested the outdoor amenity space on the roof be enlarged and a planter added to make it more inviting to the residents. There was also some concern with maintenance for the landscaping.

Regarding sustainability, it was suggested that the applicant apply for LEED™ certification. One Panel member suggested having the roof structure be able to support future solar panels.

Applicant's Response: Mr. Cheng thanked the Panel for their comments.

960-968 Kingsway and 955 East 19th Avenue
FORM OF DEVELOPMENT

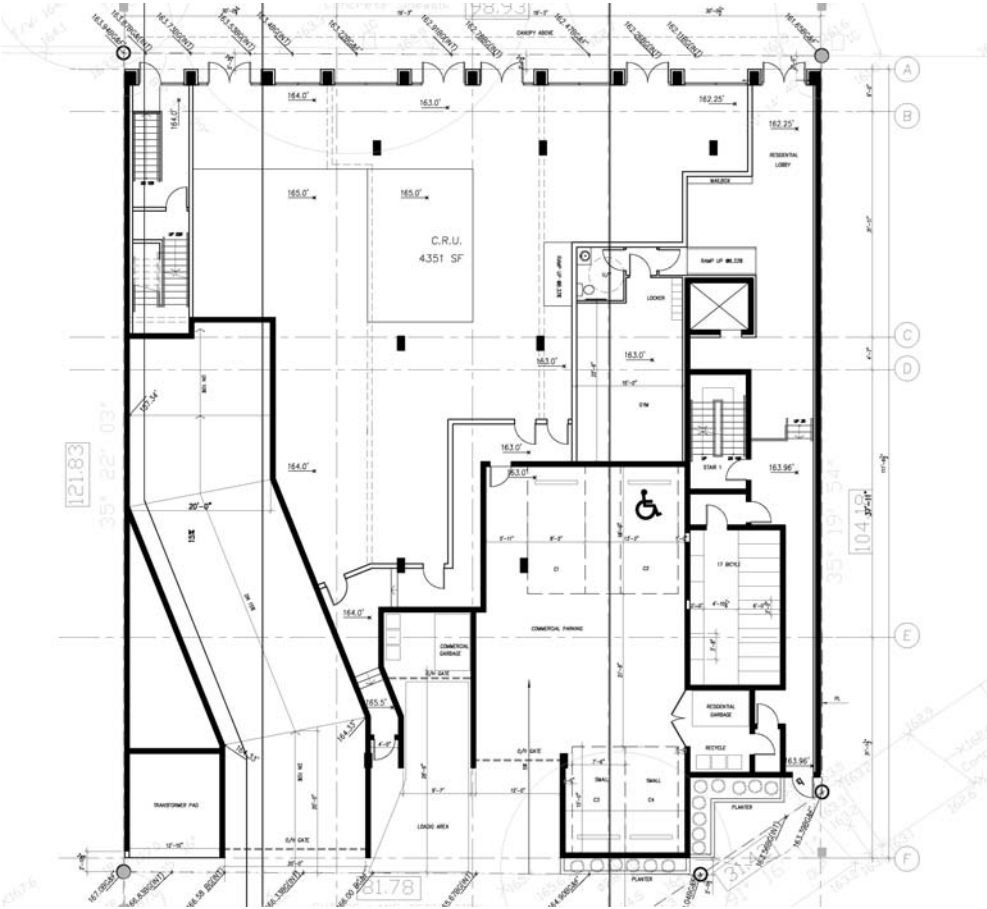


STREETSCAPE ALONG KINGSWAY



NORTH ELEVATION (KINGSWAY)







Second Floor Plan

960-968 Kingsway and 955 East 19th Avenue
DEVELOPMENT COST LEVY WAIVER ANALYSIS

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

- (a) All dwelling units proposed in the building will be secured as rental through the housing agreement called for under rezoning condition (c) 6 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the housing agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
studio	1	42 m ² (452 sq. ft.)	42 m ² (452 sq. ft.)
1-bedroom	35	56 m ² (603 sq. ft.)	51 m ² (554 sq. ft.)
2-bedroom	8	77 m ² (829 sq. ft.)	75 m ² (806 sq. ft.)

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

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
studio	1	\$1,443 per month	\$1,100 per month
1-bedroom	35	\$1,517 per month	\$1,220 per month
2-bedroom	8	\$2,061 per month	\$1,730 per month

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

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

DCL By-law maximum construction cost	Proposed construction cost
\$2,475 per m ² (\$230 per sq. ft.)	\$2,013 per m ² (\$187 per sq. ft.)

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

960-968 Kingsway and 955 East 19th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Mixed-use development with at-grade commercial and six storeys of market rental housing.

Public Benefit Summary:

Forty-four dwelling units secured as for-profit affordable rental housing for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 11,830 sq. ft. / 1,099.6 m ²)	2.5	3.39
Buildable Floor Space (sq. ft.)	29,575	40,104
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	374,715	54,861
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		374,715	54,861

Other Benefits

44 units of for-profit affordable rental housing secured for 60 years or the life of the building, whichever is greater.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

960-968 Kingsway and 955 East 19th Avenue
APPLICANT AND PROPERTY INFORMATION

Street Address	960-968 Kingsway and 955 East 19 th Avenue
Legal Description	Lots 7 to 9 Block 65 District Lot 301 Plan 3640; PIDs 008-736-898, 008-736-910 and 008-736-936 respectively
Applicant/Architect	Matthew Cheng Architect Inc.
Property Owner	Vishi Construction Ltd.
Developer	Vishi Construction Ltd.

SITE STATISTICS

SITE AREA	1,099.6 m ² (11,830 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED (if different the proposed)
ZONING	C-2 (Commercial)	CD-1	
MAX. FLOOR SPACE RATIO	2.50 FSR	3.39 FSR	
MAXIMUM HEIGHT	13.8 m	19.4 m	
COMMERCIAL FLOOR AREA		404 m ²	
RESIDENTIAL FLOOR AREA		3,211 m ²	
PARKING		Commercial: 4 Residential: 25 Visitor: 0 Total: 29	Commercial: 4 Residential: 22 Visitor: 3 Total: 29
LOADING		1 Commercial Class B	