



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 22, 2014
Contact: Kent Munro
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RTS No.: 10515
VanRIMS No.: 08-2000-20
Meeting Date: April 29, 2014

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning: 3120-3184 Knight Street

RECOMMENDATION

A. THAT the application by Stuart Howard Architects Inc., on behalf of 0971759 B.C. Ltd., to rezone 3120-3184 Knight Street [*Lots B and C, Block 6, and Lot D of Lot 6, all of District Lot 756 Plan 9660; PIDs 007-443-617, 009-610-758 and 002-436-035 respectively*] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.75 to 2.08 and the building height from 9.2 m (30.2 feet) to 15.9 m (51.8 feet) to permit the development of a five-storey residential building with 51 market rental units, be referred to a Public Hearing, together with:

- (i) plans prepared by Stuart Howard Architects Inc., received January 23, 2014;
- (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 Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at 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 a site located at 3120-3184 Knight Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a five-storey residential building with 51 market rental units. The application has been made under the Affordable Housing Choices Interim Rezoning Policy (IRP), and in accordance with that policy, the application seeks increased height and density in return for all proposed housing units being secured as for-profit affordable rental housing for the longer of the life of the building and 60 years. The rezoning, if approved, would result in an increase of rental units on this site of over 400% – from the existing 9 units to 51 units.

In addition to the height and density increase allowable under the IRP, the application also seeks incentives provided for for-profit affordable rental housing, including a Development Cost Levy (DCL) waiver and a parking reduction.

Staff have assessed the application and conclude that it is consistent with the Affordable Housing Choices IRP with regard to the proposed use and form of development. The application is also consistent with the DCL By-law definition of “For-Profit Affordable Rental Housing” for which DCLs may be waived, as well as with the Parking By-law definition of “Secured Market Rental Housing” for which there is a reduced parking requirement.

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)*

- *Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods (2012)* – (“Affordable Housing Choices IRP”)
- *Housing and Homeless Strategy (2011)*
- *Rental Housing Stock Official Development Plan (2007)*
- *Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts (2007)*
- *Vancouver Development Cost Levy By-law No. 9755 (2013)*
- *Kensington-Cedar Cottage Community Vision (1998)*
- *Community Amenity Contributions – Through Rezoning (1999)*
- *Green Building Rezoning Policy (2010)*
- *High-Density Housing for Families with Children Guidelines (1992).*

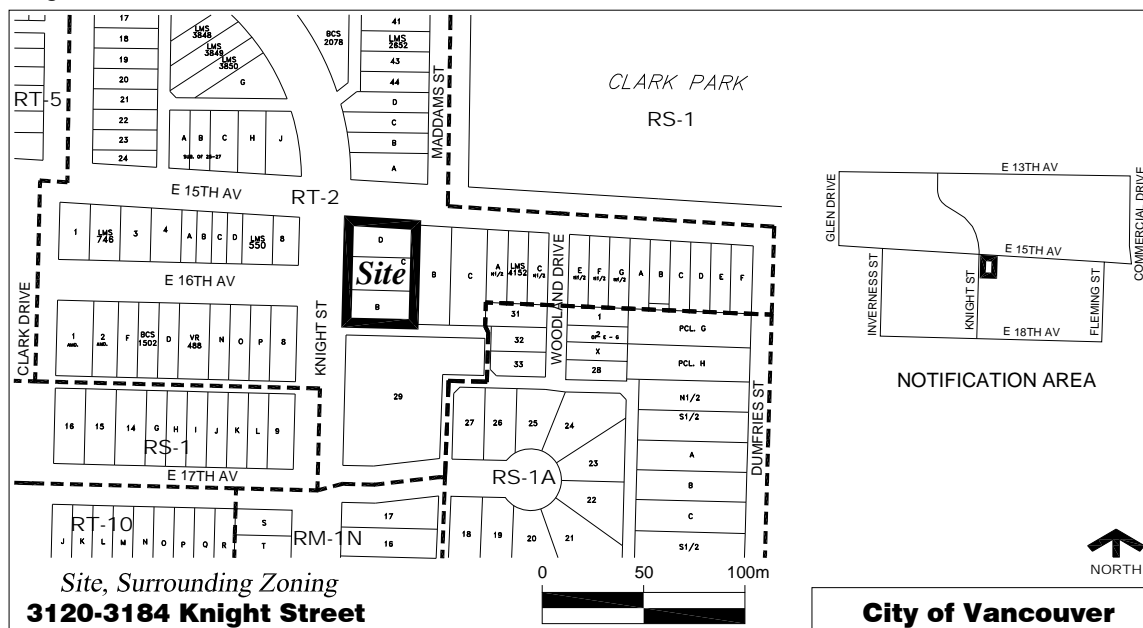
REPORT

Background/Context

1. Site and Context

This 1,640 m² (17,653 sq. ft.) site is located at the southeast corner of Knight Street and East 15th Avenue, in the Kensington-Cedar Cottage neighbourhood. It has a frontage of 50.3 m (165.0 feet) along Knight Street and 33.0 m (108.3 feet) along 15th Avenue. The site slopes down to the rear by about 1.0 m (3.3 ft.) and is itself located at the lowest point in the immediate area.

Figure 1 – Site and context



Currently, three rental apartment buildings, built in the 1950s, exist on the site. The buildings are three storeys in height and contain a total of nine rental units. The properties in the surrounding area are zoned RT-2 and developed with detached houses, duplexes or small

apartment buildings. Directly to the south of the site is “Hemlock Court”, a social-housing development with 33 townhouse units, owned and managed by Metro Vancouver Housing Corporation. Clark Park is located just to the northeast of the site. There is a bus route along Knight Street, with a stop on Knight just north of 15th Avenue.

2. Policy Context

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

This application proposes to meet the affordability criteria by providing 100% of the proposed housing units as for-profit affordable rental, secured through a housing agreement for the longer of the life of the building and 60 years. The location of the development, on an arterial street and within 500 m of an identified local shopping area (Commercial Drive and East 16th Avenue), qualifies the site to be considered, under the policy, for a building of up to six storeys in height. Proposals are subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support.

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 Three-Year Action Plan 2012-2014 identifies priority actions to achieve some of the strategy’s goals. The priority actions that are relevant to this application include refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and 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.

Strategic Analysis

1. Proposal

This application proposes a five-storey residential building with 51 market rental units in the form of one studio unit, 32 one-bedroom units and 18 two-bedroom units. The two-bedroom units would be 35% of the total units proposed, meeting the minimum 25% family housing target set by the Secured Market Rental Housing policy. The main residential entrance is from 15th Avenue. A common amenity room is located on the fifth floor, adjacent to a common rooftop deck. There is one level of underground parking accessed from the lane located to the south of the site. A total of 26 parking spaces are provided.

Figure 2 - Proposed Unit Types

	Studio	One-bedroom	Two-bedroom (family units)	Total Units
3120-3184 Knight Street	1	32	18	51
	2%	63%	35%	100%

2. Housing

This application meets the affordability criteria of the Affordable Housing Choices Interim Rezoning Policy (IRP) by proposing 100% of the residential floor area as market rental housing. All 51 units will be secured as for-profit affordable rental housing through a Housing Agreement for the longer of the life of the building and 60 years. Adding 51 units to the City's inventory of market rental housing (42 net new units) contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (Figure 3).

Figure 3 – Progress Toward 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

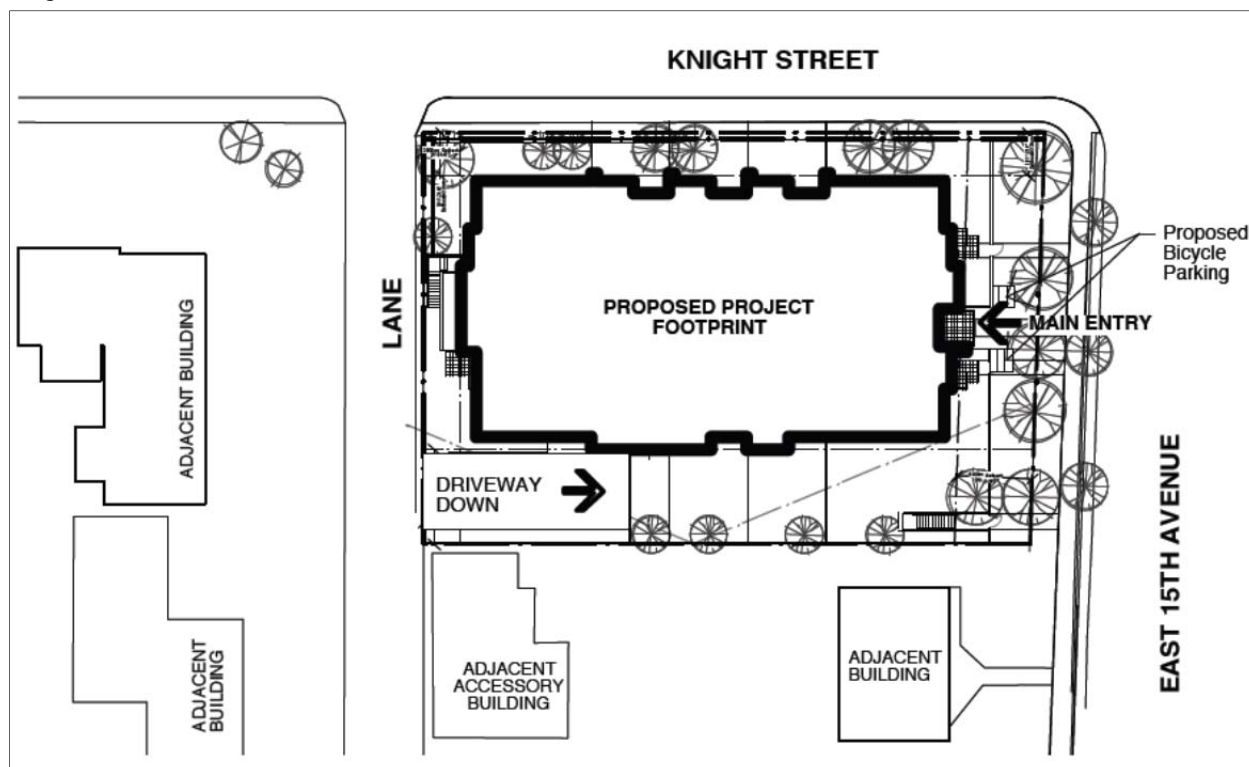
1. "In Progress" units are defined as those proposed in rezoning and development applications. This unit count is subject to change, as all proposed units may not proceed to approval, development and completion. The subject site is included here as a net gain of 42 units.

3. Density, Height and Form of Development

Existing Neighbourhood Character – The built-form context along Knight Street and 15th Avenue is typical RT-2 development of two-storey townhouses or small apartment complexes at about 30 feet in height. The site is located at the bottom of a hill, which rises up toward the south along Knight Street and toward the east along 15th Avenue. Immediately across the lane to the south is the two-storey family housing development of "Hemlock Court". While this development is two storeys, due to its sloping site, the north façade facing the subject site is effectively three storeys, as the parkade structure is at the same elevation as the lane.

Proposed Density, Height and Form of Development – The Affordable Housing Choices IRP allows consideration of up to six storeys at this location, subject to urban design performance as it relates to contextual fit, neighbourliness to adjacent development, shadowing and overlook, streetscape character, etc.

Figure 4 – Site Plan



A six-storey form was initially proposed in this application, however there were significant concerns with regard to its scale, particularly as it relates to adjacent lower buildings to the south and to the east. The applicant subsequently went through a significant redesign to reduce the massing and density. In the revised application, the following key changes are incorporated:

- a five-storey form;
- building lowered by 0.67 m (2.1 feet), so that its second floor is at the same height as the main floor of "Hemlock Court";
- the fifth floor significantly set back on all sides to establish a four-storey expression as seen on the street;
- an increase in the east side-yard (from 4.7 m/15.4 feet to 7.62 m/25 feet) to address adjacency issues with the building to the east;
- a commensurate reduction in density (from 2.41 FSR to 2.08 FSR) and unit yield (from 54 units to 51 units; and

- articulation of vertical bays along Knight Street to break up the horizontal length of the building, in recognition of the smaller lot frontages typical of existing lot patterns in the area and to further improve contextual fit.

Figure 5 below shows the proposed Knight Street elevation in the revised application. It also indicates building outline (dashed line) of the original proposal, as well as the massing of the townhouse development of “Hemlock Court” across the lane (to the right).

Figure 5 – Proposed Knight Street Elevation



In terms of shadow impact, because of the location of the site (at the southeast corner of the intersection of Knight Street and 15th Avenue), the proposed large east side-yard and the top-level setback, any shadowing generated by the development falls largely toward the streets or within the subject site's side yard. There is no shadow impact on any adjacent building.

The Urban Design Panel reviewed the initially-proposed six-storey form on November 20, 2013 and did not support it. The Panel offered advice to reduce the massing and density, to improve the interface with the lane, and to consider locating the building entrance off 15th Avenue. The revised five-storey form was reviewed by the Urban Design Panel on February 12, 2014, at which time the application was supported.

In summary, staff support the now-proposed form of development and commensurate density, subject to the recommended design development conditions contained in Appendix B.

4. Existing Rental Accommodation and Tenant Relocation

Although the replacement requirement outlined in the Rental Housing Stock Official Development Plan (ODP) does not apply to this site (currently zoned RT-2), section 2.2 of this ODP states Council's general concern about protecting the city's rental housing stock. The intent of preserving existing rental housing stock, which is inherently more affordable than new stock, is applied in this rezoning application.

On the site there are currently three existing apartment buildings, built in the 1950s, with a total of nine units, consisting of three one-bedroom and six two-bedroom units, all of them tenanted. The rents range from \$890 to \$1,000 per month for a one-bedroom unit and from \$825 to \$1250 per month for a two-bedroom unit.

Even though the Rate of Change Guidelines do not apply, the applicant has provided a draft Tenant Relocation Plan, which meets the minimum requirements under those guidelines. It provides existing tenants with two months free rent, with \$750 toward moving expenses and reconnection fees, and with a first-right-of-refusal to move back into a new unit upon completion. The applicant has committed to working closely with each tenant to assist them with the transition based on their individual needs. The applicant has agreed to provide those tenants requesting assistance with three options in the Vancouver area, one of which must be in the same general area as their current home. All options provided would rent for no more than 10% above current rent levels, unless otherwise agreed to by the tenant.

For those tenants wishing to move back into the building upon completion, the applicant has agreed to provide existing tenants a discounted rent at 20% below the proposed starting rents. A copy of the draft Tenant Relocation Plan is attached as Appendix F. A final detailed Tenant Relocation Plan and Tenant Relocation Report will be required prior to issuance of a development permit.

5. Transportation and Parking

The application proposes one level of underground parking accessed from the lane. A total of 26 parking spaces are provided, including two handicapped parking spaces and one car share parking space. This provision would meet the reduced Parking By-law standards for a for-profit affordable rental housing development. Also proposed are 71 Class A and 6 Class B bicycle parking spaces, meeting the Parking By-law requirements.

A traffic study has been prepared by the applicant and reviewed by staff. Staff are satisfied with the findings of the study which conclude that additional traffic impacts, which may be generated by this development, are within a reasonable range that can be expected of developments of similar types and sizes. Further, staff note that the traffic condition in the neighbourhood will be monitored in the future for any additional traffic improvements.

6. Environmental Sustainability

The Green Buildings Policy for Rezonings (adopted by Council on July 22, 2010) requires that rezoning applications received after January 31, 2011 achieve a minimum of LEED® Gold rating, with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The application is proposing to achieve a Gold rating in the LEED® Homes Mid-rise program with a threshold of 65 points needed to achieve a Gold rating. The LEED® Homes Mid-rise Checklist submitted with the application indicates that 69 points will be achieved. Staff concur that the approach will meet the intent of the Green Building Rezoning Policy, subject to conditions outlined in Appendix B.

PUBLIC INPUT

Public Notification — A rezoning information sign was installed on the site on October 22, 2013. A total of approximately 950 notifications, as well as invitations to an open house, were distributed within the neighbouring area on or about October 22, 2013. In addition, notification and application information, and an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). An open house was held on November 5, 2013. Staff, the applicant team, and a total of approximately 85 people attended the open house.

In response to concerns raised through the application review process, including comments from the public and the Urban Design Panel, as well as staff input and direction, a revised application was submitted to the City on January 23, 2014. The revised application included the following key changes.

- The building height has been reduced by 4.5 m (14.7 feet) through elimination of one storey, as well as by setting the base of the building at a lower elevation.
- Significant setbacks from the edge of the building have been introduced on the top level (Level 5).
- The setback from the east property line has been increased from 4.7 m (15.4 feet) to 7.62 m (25 feet).
- There has been a decrease in the proposed density from 2.41 FSR to 2.08 FSR.
- There has been a decrease in the number of units from 54 to 51.
- There has been a commensurate reduction in underground vehicle parking spaces while still meeting the Parking By-law requirements for a Secured Market Rental Housing project.

A second open house was held on February 11, 2014. Staff, the applicant team, and a total of approximately 32 people attended the open house.

Public Response and Comments — The City received a total of 105 public responses to this application as follows.

- In response to the original application and the November 5, 2013 open house, a total of 77 responses were submitted from individuals, including comment sheets and online correspondences. Approximately 10% were in support, 81% were opposed and 9% were unsure.
- In response to the revised application and the February 11, 2014 open house, a total of 29 responses were submitted from individuals, including comment sheets and online correspondences. Approximately 17% were in support, 79% were opposed and 3% were unsure.

Overall, comments from those who opposed the application cited the following key concerns.

- ***Transportation and Parking*** — That the proposed development will worsen the traffic pattern and on-street parking situation in the area.
- ***Height and Density*** — That the proposed building is too high and too dense for this neighbourhood and that a maximum of four storeys is the appropriate height.

- ***Proposed Housing*** – That more family-friendly housing (three-bedroom units in a ground-oriented building form) is needed in this neighbourhood and that the rents would not be affordable in comparison with rents for existing units on site.
- ***Policy Context*** – That the application is coming in under a “one-off” policy without proper community consultation and is not in keeping with Kensington-Cedar Cottage Community Vision. Further, there has been a concern that the site is not in close enough proximity to a shopping area.

As stated in the Transportation and Parking section of this report, a traffic study was prepared by the applicant and reviewed by staff. Staff are satisfied with the findings of the study that additional impact that may be generated by this development is within a reasonable range that can be expected of development of similar types and sizes. Further, staff note that the traffic conditions in the neighbourhood will be monitored in the future for any additional traffic improvements.

As discussed earlier, the revised application has significantly reduced the proposed building bulk and height. The current proposal is expressed as a four-story massing with a top floor that is set back from the floors below. Staff have reviewed the revised application and are satisfied that it has adequately addressed the site condition and its neighbourhood context.

In terms of provision of family housing, the application proposes 18 two-bedroom units, which would be 35% of the 51 units proposed in this development, surpassing the City’s minimum family housing target of 25%.

With regard to concerns of affordability, staff believe the replacement of existing old rental stock and the addition of 42 new purpose-built rental units in this well-situated location is a benefit to the community and will contribute toward the City’s overall strategic housing goals.

Appendix D contains a detailed summary of public consultation.

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 new construction and help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

This application qualifies for waiver of the DCL because all of the floor area in the development is for-profit affordable rental housing and it meets the waiver criteria as set out in section 3.1A of the Vancouver Development Cost Levy By-law. The total floor area eligible for the waiver is 3,413 m² (36,738 sq. ft.). The total DCL that would be waived is estimated to be approximately \$465,476. A review of how the application meets the waiver criteria is provided in Appendix G.

Public Art Program — The Public Art Program requires all new rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The proposed floor area is below this threshold therefore there is no public art requirement.

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). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years.

This application includes studio, one- and two-bedroom apartments. The applicant estimates the studio would rent for \$1,100 per month, the one-bedroom units would rent for \$1,250 to \$1,400 per month and the two-bedroom units would rent for \$1,500 to \$1,900 per month. Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in East Vancouver, as well as to the estimated monthly costs to own similar units in East Vancouver, using 2013 Multiple Listing Service data.

When compared to average rents in newer buildings in East Vancouver, the proposed rents are slightly 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 6 compares initial rents proposed for units in this application to average and estimated costs for similar units. The figure also illustrates that the average rents for the proposed development are below both the city-wide and Vancouver Eastside averages.

Figure 6 — Comparable Average Market Rents and Home-Ownership Costs

	3120-3184 Knight Street Proposed Rents	Average Market Rent in Newer Buildings – Eastside (CMHC) ¹	City-wide Average Market Rents (DCL By-law maximum averages) (CMHC 2013)	Monthly Costs of Ownership for Median-Priced Unit – East Side (MLS 2013) ²
Studio	\$1,100	\$1,110	\$1,110	\$1,642
1-Bed	\$1,315	\$1,454	\$1,499	\$1,958
2-Bed	\$1,700	\$1,854	\$1,968	\$2,453

1. Average Market Rents in Newer Buildings are from the October 2013 CMHC Rental Market Survey for buildings completed in the year 2004 or later on the Eastside of Vancouver
2. Monthly Ownership Costs are based on the following assumptions: median of all MLS sales prices in the Vancouver Eastside in 2013 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees, monthly property taxes at \$3.79 per \$1000 of assessed value

The dwelling units in this application would be secured as for-profit affordable rental through a Housing Agreement with the City for the longer of the life of the building and 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. Under the terms of the Housing Agreement, a complete rent roll that sets out the initial monthly rents for all units will ensure that those initial rents are below the maximum thresholds established in the Vancouver Development Cost Levy By-law (see Figure 6), with subsequent rent increases subject to the Residential Tenancy Act. Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the Vancouver Development Cost Levy By-law.

Community Amenity Contributions (CACs) – Within the context of the City’s Financing Growth Policy, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. As the public benefit achieved for this application is for-profit affordable rental housing, no community amenity contribution is offered in this instance.

IMPLICATIONS/RELATED ISSUES/RISK

Financial

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

The site is currently within the Citywide DCL District. The proposed floor area qualifies for DCL waiver under section 3.1A of the Vancouver Development Cost Levy By-law; the value of the waiver is estimated to be approximately \$465,476.

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

CONCLUSION

Staff have reviewed the application to rezone the site at 3120-3184 Knight Street from RT-2 to CD-1 to increase the allowable density and height, in order to permit development of a building with for-profit affordable rental housing, and conclude that the application is consistent with the Affordable Housing Choices Interim Rezoning Policy. Staff further conclude that the application qualifies for incentives provided for for-profit affordable rental housing, including a DCL waiver. If approved, this application would make a contribution to the achievement of key affordable housing goals of the City. The proposed 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, and 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.

* * * * *

3120-3184 Knight Street
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) Dwelling Uses; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this Section.

Conditions of Use

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

Floor Area and Density

- 4.1 Computation of floor area must assume that the site consists of 1,640 m², being the site size at the time of the application for the rezoning evidenced by this By-law.
- 4.2 Floor space ratio for all uses must not exceed 2.08.

- 4.3 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.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks 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 sun deck 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.
- 4.5 The use of floor area excluded under section 4.4 must not include any purpose other than that which justified the exclusion.

Building Height

- 5.1 Building height, measured from base surface, must not exceed 15.9 m.

Setbacks

6.1 Setbacks must be, at minimum:

- (a) 7.6 m from the east property line;
- (b) 2.8 m from the west property line;
- (c) 6.1 m from the north property line; and
- (d) 2.9 m from the south property line.

6.2 Despite the provisions of section 6.1, the Director of Planning may allow projections into the required setbacks, provided that no additional floor area is created and the projections meet the provisions of section 10.7 of Zoning and Development By-law.

Horizontal Angle of Daylight

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

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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.

7.5 An obstruction referred to in section 7.2 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 ().

7.6 A habitable room referred to in section 7.1 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

8. 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

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3120-3184 Knight Street
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 Stuart Howard Architects Inc. and stamped "Received City Planning Department, January 23, 2014", 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:

Urban Design

- 1. Architectural expression will employ an improved palette of high quality durable materials and a refined detail finish throughout the building, and in particular as it relates to the following elements:
 - (i) Elevation to Knight Street;

Note to Applicant: A higher quality of external material finish than proposed in this submission will be required, especially as it relates to thermal comfort and noise abatement for dwelling units facing Knight Street. It is also intended that landscaping proposals, as they relate to fence materials and planting strategy, are included in this condition.
 - (ii) Entrance expression to 15th Avenue;

Note to Applicant: Detail expression, assembly and material palette of the main residential entry will be improved.
 - (iii) Articulation of mid-rise expression;

Note to Applicant: The expression of the second storey currently proposed by means of a projecting cornice will be achieved by a more integral expression of massing and a change in the material palette.
- 2. Provision or refinement of private open spaces as required to improve livability of dwelling units as follows:

(i) Ground floor units;

Note to Applicant: Refinement of landscaping proposals, to private patio spaces of ground-floor units, is required. Livability of the two ground-floor units at the southwest corner will require development of landscape responses in tandem with issues of materials used and thermal comfort outlined in Condition 1.

(ii) Mid-Rise Units;

Note to Applicant: Enclosed or open balconies as appropriate will be provided to dwelling units on floors 2 to 4, in keeping with the articulation of vertical massing as proposed in this submission.

3. Mitigation of direct overlook from fifth-floor outdoor areas 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 or similar measures, such as the provision of improved permanent planting features.

4. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving Gold certification under LEED® Homes Mid-rise, including a minimum of 65 points in the LEED® Homes Mid-rise rating system and, specifically, a minimum of nine energy and atmosphere points.

Note to Applicant: Provide a LEED® Homes Mid-rise 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. Registration of the project is also required under the policy.

5. 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

6. Provision of a shared at-grade outdoor amenity patio space for residents at the east side of the property.

Note to Applicant: The intent is to improve the balance between private and common outdoor open space. The patio should have a substantial landscape buffered edges and secure pedestrian connections to adjacent private patios along the east building elevation and 15th Avenue. The area of private open space for Unit 1 may be significantly reduced.

7. Design development of the public realm interface to enhance the green amenity of the streetscape by incorporating a substantial landscaped buffer including trees, shrubs and groundcover along the property edges at Knight Street and 15th Avenue.

Note to Applicant: Security fencing should be picket style and transparent and not mask greenery as viewed from the street.

8. Maximize in-ground planting opportunities for new trees within landscape setbacks at the site perimeter, where possible.
9. Design development of landscaping to maximize the width and depth of the planted setback at the east site periphery between the ramp to the underground parking garage and the neighbouring residential site.
10. Improvements to the in-ground landscaping at the southwest corner of this sloping site.

Note to Applicant: Landscape transition to the building edge may incorporate terraced planters or rockery.

11. Maximize plant growing medium depth (to exceed BCLNA standards) for any tree and shrub planters on structures to ensure long-term health of plant species.
12. Provision of a high-efficiency (drip) irrigation system for all common landscaped areas and hose bibs at patios 100 sq. ft. or larger.

Engineering

13. Provision of a section through the parkade ramp clearly showing the vertical clearance provided and that no portion of the overhead doors mechanical equipment, nor any of the building drainage, plumbing or other system, will compromise the required overhead clearance.
14. Provision of adequate maneuvering for the car share space so a vehicle can easily access the space. Please review the overhead door location and adjust as required.
15. Provision of dimensions for all parking stalls.
16. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs and refer to the Engineering garbage

and recycling storage facility design supplement for recommended dimensions and quantities of bins. Note: Pick-up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying.

17. Provision of a landscape plan that reflects the off-site improvements required of this rezoning.

18. Please place the following note on the landscape plan:

"A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details."

Social Development

19. Submission with development permit application of a final Tenant Relocation Plan to the satisfaction of the Managing Director of Social Development
20. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent); and includes a summary of all communication provided to the tenants, to the satisfaction of the Managing Director of Social Development.

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. Consolidation of Lots B and C, Block 6, and Lot D of Lot 6, all of DL 756, Plan 9660 to create a single parcel.
2. Dedication of the west 0.6 m (2'-0") of the site for road purposes. Delete all structures, fencing and adjust landscaping to be clear of dedication area.
3. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

- **Size:** At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space.
 - **Location:** The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street. The preferred location is along 15th Avenue.
 - **Surface treatment:** A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
 - **Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - **Sun exposure:** No vertical obstructions to maximize sun exposure as the station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
 - **Power:** Provision of an electrical service and electrical power must be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.
4. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 1 Shared Vehicle and the provision and maintenance of 1 Shared Vehicle Parking Space for use exclusively by such Shared Vehicle (with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
- (i) provide 1 Shared Vehicle to the development for a minimum period of 3 years;
 - (ii) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle;
 - (iii) provide and maintain the Shared Vehicle Parking Space for use exclusively by such Shared Vehicles;
 - (iv) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space;
 - (v) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
 - (vi) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may

require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.

5. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of new sidewalks adjacent the site in keeping with the sidewalk standards for the area. New concrete sidewalks are to be a minimum of 1.8 m (6 feet) wide with saw-cut expansion/control joints.
 - (ii) Provision of street trees adjacent the site where space permits. Note: the new sidewalks are to allow for a minimum 1.2 m (4 feet) front boulevard and all new street trees are to be planted in this front boulevard area. Deletion of the proposed back boulevard trees is required.
 - (iii) Provision of a standard concrete lane entry on the east side of Knight Street at the lane south of 15th Avenue including adjustment of the curb returns on both sides of the lane to accommodate the new ramp design should it be necessary.
 - (iv) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (v) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
 - (vi) Provision of countdown timers for the traffic signal at the intersection of Knight Street and 15th Avenue.

6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Housing

7. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, subject to the following additional conditions:
 - (i) a no separate-sales covenant;
 - (ii) a non-stratification covenant;
 - (iii) none of such units will be rented for less than one month at a time;
 - (iv) a rent roll indicating the initial monthly rents for each rental unit;
 - (v) 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 reflects the initial monthly rents 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;
 - (vi) the applicant must comply with the Tenant Relocation Plan attached to this report in Appendix F; and
 - (vii) such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require.

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

Soils

8. If applicable:
 - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);

- (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until 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.

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3120-3184 Knight Street
ADDITIONAL INFORMATION/COMMENTARY OF REVIEW BODIES

URBAN DESIGN PANEL (UDP)

UDP reviewed the initial application on November 20, 2013 and did not support the application (0-8). The revised application was presented to UDP on February 12, 2014, and the Panel gave its support (6-1).

February 12, 2014

EVALUATION: SUPPORT (6-1)

- **Introduction:** Yan Zeng, Rezoning Planner, introduced the proposal for a rezoning application being considered under the Interim Rezoning Policy for Affordable Housing Choices (IRP). Under this policy, for this site, which is zoned RT-2, a building up to 6-storeys may be considered to advance the City's affordable housing goals. For this project, the applicant is proposing an all rental building for fifty-one "For-Profit Affordable Rental Housing" units. All the units will be secured as such for 60 years or the life of the building, whichever is longer, which is one of the affordability criteria for the IRP. Ms. Zeng mentioned that it was the second time that the Panel had reviewed the proposal. After the initial community open house and presentation to the UDP, the applicant submitted a revised application with reduced height and density.

Colin King, Development Planner, further described the proposal noting that it is a corner site with frontage along East 15th Avenue to the north and Knight Street to the west. The site has a slope across the property in two directions. Mr. King described the context for the area and mentioned that mainly there are one and two family dwellings in the neighbourhood. With regard to the form of development, Mr. King noted that the IRP allows consideration of up to 6-storeys based on urban design performance, contextual lift, neighbourliness to adjacent development, shadowing and overlook as well as streetscape character. Mr. King reminded the Panel that they had previously reviewed the proposal where a number of concerns were identified including design development to reduce the massing and density.

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

1. Does the revised application satisfactorily respond to previous Panel concerns around height, density and massing particularly as it relates to the contextual fit to Knight Street?
2. Does the revised application satisfactorily respond to previous Panel concerns around the interface of the proposed building with existing adjacent dwellings to the east and south particularly as it related to massing along the shared property line to the east?
3. Can the Panel offer general commentary on the overall success of architectural and landscape design proposals in the revised scheme?

Ms. Zeng and Mr. King took questions from the Panel.

- **Applicant's Introductory Comments:** Stuart Howard, Architect, further described the proposal and mentioned that the density has been reduced. In addition they opened up a

portion of the 4th floor roof for a common area deck. As well they have removed the green wall and put more greenery on the roof where they think it will be more viable. Mr. Howard mentioned that the City has modified the Rental 100 Policy and initiated maximum unit sizes resulting in the units now complying with the policy and making the building narrower. The building is 10 feet more to the west which has opened up the rear yard and the view corridor across the lane. He added that their traffic consultant and Engineering Services agreed that access for parking should be off the lane. Mr. Howard described the architecture for the project and indicated that they have added more glazing to the project and are working on meeting their sustainability goals. As well there is a new entry off 15th Avenue.

Ben Aldaba, Landscape Architect, described the landscaping plans and mentioned that the concept hasn't changed very much since the last review. The green wall was deleted off the back and transition to additional green space in the amenity on the roof. They have maintained the provision for community gardens and some space for residents to plant on the roof amenity space. He added that the majority of changes were to accommodate the new entry.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to the 2-storey cornice line;
 - Design development to improve the corner unit on the lane;
 - Consider ways to improve privacy and noise abatement for the Knight Street ground floor units;
 - Consider adding other materials rather than all fiber board to the exterior.
- **Related Commentary:** The Panel supported the proposal and thought it was much improved since the last review.

The Panel supported the height, massing and density. They thought the interface conditions had been greatly improved although some Panel members thought the 2-storey cornice line on the west elevation required more design development. A couple of Panel members suggested breaking up the cornice line rather than having a continuous overhang.

Several Panel members thought there was a livability issue with the recessed unit on the corner of the lane. Also they thought there was some livability issues with the ground floor units on Knight Street and thought there needed to be more done for privacy and noise abatement measures.

The Panel agreed that relocating the indoor amenity space to the roof next to the outdoor space was an improvement.

A couple of Panel members had some concerns with the fiber board being used so extensively on the building. One Panel member suggested using a different material on the base to break up the material palette.

A number of panel members had concerns with the lack of clarity with either a horizontal or vertical emphasis.

Regarding sustainability, it was noted that the glass boxes on the southwest exposure might cause heat gain in the units. It was suggested that adding more landscaping might be helpful or reconsider the extent of glazing. The Panel would like to have seen more information on the energy performance for the building and suggested solar panels for domestic hot water.

- **Applicant's Response:** Mr. Howard said they were happy to look at the cornice line. As well he said they were looking at various energy modeling for the building and that they have some work ahead of them to meet their sustainability goals. He added that they will look at ways to improve privacy and noise concerns for the units on Knight Street.

November 30, 2013

EVALUATION: NON-SUPPORT (0-8)

- **Introduction:** Yan Zeng, Rezoning Planner, introduced the proposal for a rezoning application for three properties at the southeast corner of Knight Street and East 15th Avenue. The proposal is to rezone the site from RT-2 to CD-1 to allow for the construction of a market rental development. The rezoning application is being considered under the Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods. Ms. Zeng described the policy noting that it is one of the action items under the Mayor's Task Force on Affordability, and it states that rezoning proposals will be evaluated based on criteria in the following categories: affordability, location and form of development. The affordability criteria under the Interim Rezoning Policy, is being met by the applicant through an all-rental proposal. There are a total of 54 market rental units, consisting of a range of unit types including one, two and three bedrooms.

In terms of location and form of development, the Interim Rezoning Policy outlines that for sites fronting on arterials that are well served by transit and within close proximity (i.e. a five minute walk or 500 metres) of identified neighbourhood centres and local shopping areas, mid-rise forms up to a maximum of 6-storeys maybe considered. The subject site is on Knight Street and is within 500 metres to the C-2C1 zoned commercial area along Commercial Drive. Therefore, under the Interim Rezoning Policy, a development up to 6-storeys maybe considered for this site. However, it is important to note that the policy clearly states that the achievable height and density of any given site would be subject to urban design performance and a demonstration of a degree of community support.

Ms. Zeng noted that the site is located in the Kensington-Cedar Cottage Community Vision area which was adopted by Council in 1998. The Vision supports Housing agreements projects in general which is required for this type of project but does not anticipate an up-zoning of Knight Street. She added that further along Knight Street, south of East 17th Avenue, the zoning has been changed from RT-2 to RM-1, the courtyard rowhouse zone, to allow a transition from the single-family and duplex area to the neighbourhood centre at Knight Street and Kingsway.

Colin King, Development Planner, further described the proposal as well as the context for the area noting the lower one and two family dwellings along East 15th Avenue. He mentioned that the IRP allows for the consideration of 6-storeys depending not only on the location criteria but also based on urban design performance, contextual fit, neighbourliness to adjacent developments, shadowing and overlook, and streetscape character. The applicant is considering a predominately 6-storey apartment block with stepping to 4-storeys along East 15th Avenue. The project will have 53 units including required family units with a single level of parkade access from the lane. Mr. King mentioned that Knight Street has an intense amount of traffic with high truck volume and is difficult as a pedestrian street. The IRP does look for ground oriented units and most of the family units are located at the main floor level. Units are accessed internally from the residential lobby and terraces are heavily enclosed. As well there are varying side-yard widths and balconies are provided for some articulation and animation of the building mass along Knight Street but it is substantially a solid mass at 6-storeys given the noise issues to the street. On the lane there is a large extent of a green wall system being proposed to soften the transition across the lane. Mr. King added that the project is expected to meet LEED™ Gold Standards.

Ms. Zeng and Mr. King took questions from the Panel.

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

1. Staff are seeking commentary regarding the general form and massing along East 15th Avenue as it relates to existing streetscape context; and more specific commentary regarding the height proposed along the east property line as it relates to overlooking of the neighbouring dwellings.
2. Staff are seeking advice regarding the performance of the main floor level as it relates to the provision of ground oriented units and the amenity level of private spaces as proposed, recognizing the difficulties posed by the intensity of vehicular use along Knight Street.
3. Staff are seeking commentary regarding the 6-storey massing as proposed along Knight Street as it relates to contextual fit with the lower scale of adjacent development in the streetscape.
4. Staff are seeking advice regarding proposed height and massing along the lane to the south, particularly as it relates to the transition from proposed 6-storey height to adjacent 2-storey development.

Ms. Zeng and Mr. King took questions from the Panel.

- **Applicant's Introductory Comments:** Otto Lejeune, Architect, further described the proposal and mentioned that there is a slope across the site. The massing has been pulled back from the single family homes across the lane. This gives more daylighting and residential outdoor space. As well the 6th floor is stepped back to minimize the impact along East 15th Avenue. On the lane there is hard landscaping with the parkade entrance so they have stepped it back and added a green wall system. There will be 54 rental units in the building with three 3-bedrooms, eleven 2-bedrooms and thirty-eight 1-bedrooms. It is a 6-storey building that will be a LEED™ Gold wood frame construction on top of a concrete parkade with 68 bicycle stalls with 14 regular and 11 small and handicap parking spaces as well there are two car share stalls on the outside of the building.

Stuart Howard, Architect, further described the proposal and added that they have worked hard to find the right site for this building. He said they have tried to design the building for the least amount of impact on the east neighbour. As well they have set the 5th and 6th floor back so that the shadowing is reduced on the site next door. Mr. Howard said the proposal is a purpose built rental building and is family oriented and all the ground floor units are larger family units with private outdoor space.

Rebecca Colter, Landscape Architect, described the landscaping plans and mentioned that there is outdoor space for all of the units at the ground floor. There are outdoor spaces on floors five and six where there are community garden spaces as well as picnic and barbeque areas. They added trees to buffer to the neighbouring property and a trellis over the parkade entrance.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to reduce the massing and density;
 - Consider removing the green wall;
 - Consider moving the entrance to East 15th Avenue;
 - Consider sustainability measures for solar response and noise abatement.
- **Related Commentary:** The Panel did not support the proposal and thought the development was at odds with the neighbourhood.

The Panel agreed that the building was an anomaly in the neighbourhood and doesn't relate to the context. They thought there was too much density on the site and although they acknowledged the effort of stepping back the top floor it was at the expense of the lane edge. They thought it made for a pretty formidable face to the neighbourhood. One Panel member thought the 5th floor should be forward on the north side and that by losing two units it would make for a better fit into the neighbourhood. As well there would be room for a better outdoor amenity space.

There were a number of suggestions from the Panel on how to make the design work including starting the stepping at the 4th floor or removing the top floor as well as flipping the plan and have the entrance on the side street.

Most of the Panel thought that having the hedge in front of the ground oriented units on Knight Street did what it was intended to do but they felt there didn't need to be a connection from the units to the street as there was a benefit for not having walkways and gates to the street. However other Panel members thought the street was too busy and thought the outdoor spaces wouldn't be used. They also thought the green wall didn't do a good job of breaking down the massing and as well it probably won't survive over time.

A couple of Panel members had some concerns regarding the vehicle access from Knight Street to the parkade.

Regarding sustainability, the Panel noted that there didn't seem to be a strategy for the proposal and would like to have seen the LEED™ score card. Also, it was mentioned that there wasn't any mitigation for the noisy street or solar gain in the building.

- **Applicant's Response:** Mr. Howard said they had submitted a complete LEED™ checklist. As well he noted that they did look at having the entrance of East 15th Avenue but the priority was having outdoor space for the ground floor units. He added that they thought Knight Street was a more utilitarian space and that was the right location for the parking entrance. Regarding stepping the building, Mr. Howard said that the high end of the site is in the south and they thought it was appropriate to have the building come up on that side. He added that they will take another look and see what they can do.

3120-3184 Knight Street
PUBLIC CONSULTATION SUMMARY

Original Submission and First Open House

Public Notification

A rezoning information sign was installed on the site on October 22, 2013. A notice of rezoning application as well as invitation to an open house was mailed to 951 surrounding property owners and rental tenants on October 22, 2013. In addition, notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

November 5, 2013 Open House

An open house was held from 4:30-7:30 pm on November 5, 2013, at the Vancouver Chinese Alliance Church at 3330 Knight Street. Staff, the applicant team, and a total of approximately 85 people attended the Open House.

Public Response

Public responses to this proposal that were submitted to the City in response to the original proposal and the open house are as follows:

- In response to the November 5, 2013 open house, a total of 46 comment sheets were submitted from individuals (approximately 11% in favour/78% opposed/11% unsure/maybe).
- A total of 31 letters, e-mails, and online comment forms were submitted from individuals (approximately 10% in favour/84% opposed/6% unsure or unspecified).

Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/M aybe
1. Do you support the proposed redevelopment of this site?	8 (10%)	62 (81%)	7 (9%)

Comments are grouped by topic and sorted by frequency:

Comments from those opposed:

TRANSPORTATION & PARKING – The most cited concerns from comments related to transportation. Increased local traffic, both on Knight Street and 15th Avenue, were concerns, and safety at the ‘blind corner’ at 15th and Knight was mentioned. The proposed on-site parking provision was thought to be too little and bus service along Knight was not sufficient to meet demand and reduce need for car ownership. Further, comments stated that the surrounding pedestrian environment was poor.

HEIGHT & DENSITY— Numerous comments considered the proposed height of the project to be too tall and may result in lost views. Suggestions of lowering the height were made, with 3-4 storeys being the most commonly-cited height. Another felt that the height should not exceed the 35 foot limit for homes nearby. The proposed density was panned as being out of scale with recent area projects. Revised FSR as low as 1.45 was suggested for the project.

LOCAL CHARACTER — Worry emerged over the scale of the project in relation to its neighbourhood. It was felt the project would dwarf nearby residences and would fundamentally alter the character of the neighbourhood.

HOUSING — Numerous comments touched on the proposed housing, with some noting that the proposed unit sizes were too small and others calling for a greater share of 3 bedroom units and family units generally. It was pointed out that the existing site contains affordable rental housing now and that any new units would be a higher cost. Skepticism emerged over whether the new units would really be affordable.

PUBLIC AMENITIES —There was a feeling that local public amenities such as schools and community centres were already over capacity and that the proposed development would only worsen the situation. Additionally, there was a desire for community improvements if the project is approved.

DESIGN —A number of comments were critical of the design, calling it an ugly, monolithic eyesore. Some felt it did not fit with the existing scale of the area and that more greenery, greater setbacks, and a lower FSR were important. There was also a desire for ground-oriented units to have entries from the street and not the building lobby.

POLICY — There was a concern that the proposal was not in line with the Kensington-Cedar Cottage Vision. Additionally, it was felt that rezoning should not occur without either a local area plan or a city-wide plan.

LOCATION — A number of comments felt that the location was inappropriate for this proposal due to its distance from established commercial areas on both Knight and Commercial.

MISCELLANEOUS —

- Concern over potential increase in crime locally
- More tall buildings along Knight would echo traffic noise
- The proposal would set a precedent for taller buildings along Knight

Comments from those in support:

TRANSPORTATION & PARKING —There was concern that more parking spaces would be needed and that car co-op spaces provided on-site should be publically available. Comments also reflected worry over increased traffic and decreased safety for area users.

HEIGHT & DENSITY — A few were glad that density could bring more amenities to the area but the height was seen as a negative and should be reduced to 5 storeys.

DESIGN — Comments ranged from satisfaction with the building design to a view that the proposal was of poor architectural quality. There was also desire for stronger setbacks at the upper floors of the building

HOUSING — There was support for more family housing (at least 50%) as well as a worry that the units may not be affordable for people.

GENERAL COMMENTS —

- Desire for community improvements if project proceeds
- Ought to include green features

Comments from those undecided or unspecified:

TRANSPORTATION & PARKING — There were concerns over traffic safety in the face of a perceived increase in traffic. Further there was a desire for more on-site parking spaces provided for tenants.

HEIGHT & DENSITY — The proposal was seen as too dense and too tall.

DESIGN — There was a suggestion that ground-level units ought to have exterior entrances from the street. There was also the feeling that the building could be trimmed back to reduce massing and height.

GENERAL COMMENTS —

- Skepticism of whether the units will be truly affordable
- Concern about over-stressed local infrastructure
- Rezoning doesn't make sense absent a city-wide plan
- The location is too far removed from convenient shopping
- There should be ground level commercial included
- Proposal should be LEED Platinum and include more green features

Revised Submission and Second Open House

Public Notification

A revised rezoning application was received by the City on January 23, 2014. The City of Vancouver Rezoning Centre's webpage was updated with revised application information. A total of 2,185 notifications of the revised application as well as invitation to a second open house were distributed within the neighboring area on or about 28 January 2014.

February 11, 2014 Open House

A second open house was held from 5:00-8:00 pm on February 11, 2014, at the Vancouver Chinese Alliance Church at 3330 Knight Street. Staff, the applicant team, and a total of approximately 32 people attended the Open House.

Public Response

Public responses that were submitted to the City were as follows:

- In response to the February 11, 2014 open house, a total of 20 comment sheets were submitted from individuals (approximately 20% in favor/75% opposed/5% unsure or maybe).
- A total of 9 letters, e-mails, and online comment forms were submitted from individuals (approximately 11% in favour/89% opposed/0% unsure or unspecified).

Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/Maybe
2. Do you support the proposed redevelopment of this site?	5 (17%)	23 (79%)	1 (3%)

Public Feedback

Comments are grouped by topic and sorted by frequency:

Comments from those opposed:

TRANSPORTATION & PARKING – Comments reflected a concern about increased traffic on both local streets and along Knight, as well as exacerbated parking issues on area streets and fear of a deteriorated safety situation. More parking spaces in the building were requested to alleviate the parking concerns.

HEIGHT & DENSITY – The height of the building was felt to be too tall for the area, particularly given the surroundings.

LOCATION & CHARACTER FIT – Comments evinced a view that the building is out of scale with its surrounding and would change the feeling of what was characterized as a family residential area.

POLICY & CONSULTATION – Several comments stated that the consultation process should first ask what is needed by the neighbourhood. There were concerns about the rezoning proceeding without being tied strongly to local plans, such as the Kensington-Cedar Cottage Vision. Further there were concerns that the proposal was too far from a commercial centre to meet the Interim Rezoning Policy standards.

HOUSING – Several commenters were unclear on the affordability of the project as it intends to displace existing rental units. A greater mixture of affordable units was hoped for as well. There was a concern that given the area, the development would turn into a slum over time.

DESIGN — There were concerns that the design did not fit contextually into the neighbourhood and felt somewhat monolithic. Further there were specific suggestions that more family-friendly units were needed and the façade facing Knight Street was unfriendly.

GREEN SPACE & LANDSCAPING — It was noted in several comment sheets that too little green space was present in the plan. There was also a hope for more common green space for residents and a question of who would use private green space facing Knight Street.

REVISIONS FROM PREVIOUS — There was sentiment expressed in a few comment sheets that the changes from the previous proposal were insufficient.

PUBLIC AMENITIES — There was a concern in several comments that public amenities and facilities would be further overwhelmed with the addition of this building.

Comments from those in support:

TRANSPORTATION & PARKING — There was a push for more co-op parking spaces in the building and safety concerns in the neighbourhood from increased traffic

HOUSING — The location was noted as suitable for a rental project of this size. There was support for increasing the City's rental housing stock and a hope that increased supply would ease upward pressure on rent and housing costs.

GENERAL COMMENTS —

- There was a suggestion to reduce floor heights to 8 feet.
- It was suggested that brick should be used as an exterior material on the bottom two floors
- The proposal was much improved from before.

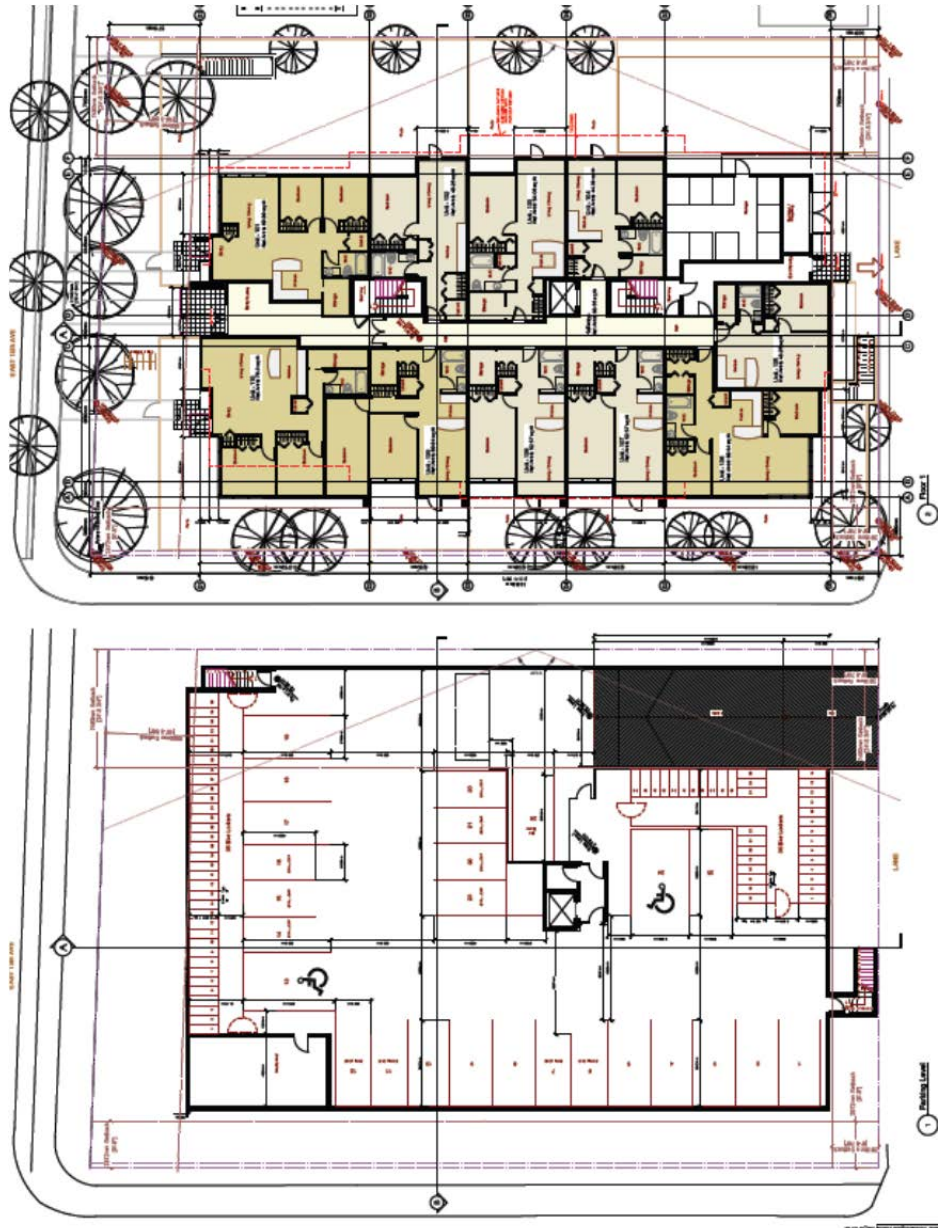
Comments from those undecided or unspecified:

GENERAL COMMENTS —

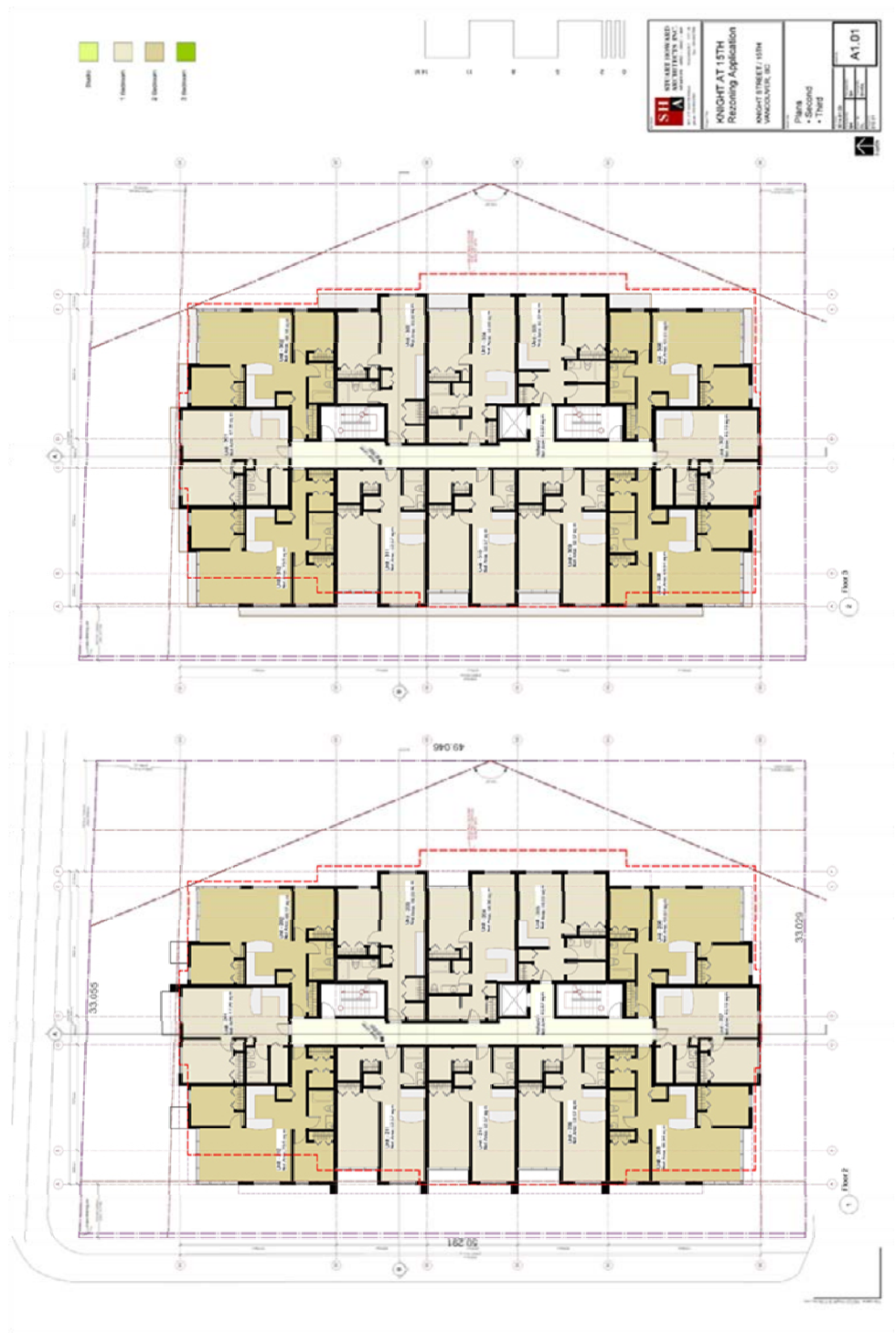
- The plan was felt to be much improved
- There was a hope for less use of grey siding
- A desire for planting mature trees, not merely saplings, was expressed

3120-3184 Knight Street
FORM OF DEVELOPMENT

Parking and Ground Level Plans



Levels 2 and 3



Levels 4 and 5



Knight Street Elevation and East Elevation



15th Avenue Elevation and Lane Elevation



Perspective from 15th Avenue looking southwest



3120-3184 Knight Street
DRAFT TENANT RELOCATION PLAN

**0971759 BC LTD
DBA
KNIGHT STREET MANOR
TENANT RELOCATION PLAN**

The Proposal

We have crafted a proposal to provide assistance to our tenants when the time comes for them to transition to new homes. We will consult and keep tenants regularly informed as we move through the approvals process, and will provide tenants with at least 3 months notice so they can start making plans. Key features of the proposal include:

1. Rental rebates

We will reimburse our tenants two months rent which will be paid to them when they vacate the premises. Alternative arrangements can be made for those tenants who would prefer to receive their last two months rent free, in place of a lump sum payment.

2. Practical Assistance to All Households During Relocation

As we move through the approvals process, we will meet with tenants individually in an effort to better understand their circumstances and to craft a transitional strategy that responds to their individual needs.

3. Early return of security deposits

We will provide for an accelerated return of their security deposits to assist them in securing a new home. This is designed to mitigate the potential hardship of tenants having to put down a security deposit on a new home while they are still a resident of one of our buildings. For tenants without a formal lease agreement in place, the security deposit will be equal to half of current month's rent.

4. Moving Expense reimbursement

We will provide tenants \$750/unit to cover their moving expenses, and any reconnection fees that may be required. We will identify some moving companies for the tenants although they will be free to hire whomever they choose.

5. Assistance in identifying alternative accommodation

Based on discussions with tenants, we will identify and compile a list of alternative rental buildings in the neighbourhood that provide suitable accommodation for our tenants. For tenants requesting assistance, three options will be provided including one in the same general area as their current home. Tenants will be given options that rent for no more than 10% above current rent levels, unless otherwise agreed

to by the tenant.

6. Right to move back

Existing tenants will be provided with the opportunity to move back into the new building once it is complete in advance of any units being made available to the public. Should any of the existing tenants elect to move back, they will be given a choice of any unit in the building and will be offered a discount of 20% off of the proposed starting rents in the new building, such discount to be offered to them for the duration of their tenure in the building.

3120-3184 Knight Street
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.)	38.7 m ² (417 sq. ft.)
1-bedroom	32	56 m ² (603 sq. ft.)	50.0 m ² (537.8 sq.ft)
2-bedroom	18	77 m ² (829 sq. ft.)	67 m ² (721 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	\$1,110 per month	\$1,100 per month
1-bedroom	32	\$1,499 per month	\$ 1,315 per month
2-bedroom	18	\$1,968 per month	\$1,700 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.)	\$2,044 per m ² (\$190 per sq. ft.)

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

3120-3184 Knight Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential development with 51 market rental units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 17,653 sq. ft. / 1,640 m ²)	0.75	2.08
Buildable Floor Space (sq. ft.)	13,240	36,738
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)		
	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			

Other Benefits

51 units of for-profit affordable rental housing secured for 60 years or the life of the building.

* 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.

3120-3184 Knight Street
APPLICANT AND PROPERTY INFORMATION

Street Address	3120-3184 Knight Street
Legal Description	Lots B and C, Block 6, and Lot D of Lot 6, all of District Lot 756 Plan 9660; PIDs 007-443-617, 009-610-758 and 002-436-035 respectively
Applicant/Architect	Stuart Howard Architects Inc.
Property Owner	0971759 B.C. Ltd.
Developer	Knight Street Manor

SITE STATISTICS

SITE AREA	1,640 m ² (17,653 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	RT-2	CD-1
MAX. FLOOR SPACE RATIO	0.75 FSR	2.08 FSR
MAXIMUM HEIGHT	9.2 m (30.18 ft.)	15.9 m (52.17 ft.)
RESIDENTIAL FLOOR AREA	1,230 m ² (13,240 sq. ft.)	3,413 m ² (36,738 sq. ft.)
SETBACKS	west (Knight St frontage): 2.1 m east (adjacent property): 2.1 m north (15th Ave.): 7.3 m south (lane): 7.7 m	west: 2.8 m east: 7.6 m north: 6.1 m south: 2.9 m
PARKING	Per Parking By-law	Standard: 12 Small car: 11 Disability: 2 (count as 4) Car share: 1 (counts as 5) Total: 32
BIKE PARKING	Per Parking By-law	Class A: 71 Class B: 6 (future location of Public Bike Share Station identified)