



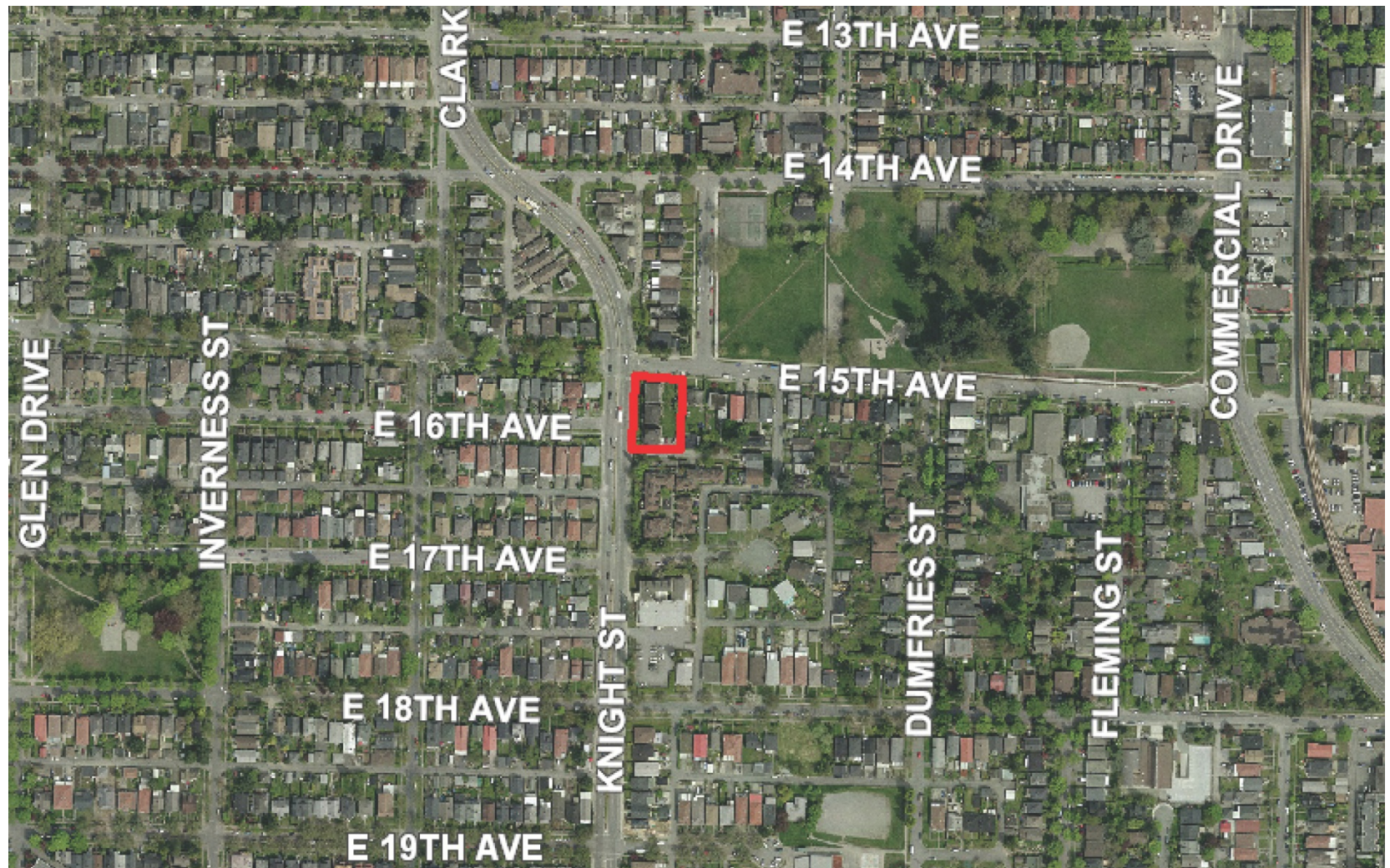
**CD-1 Rezoning
3120-3184 Knight Street**

Public Hearing

May 20, 2014

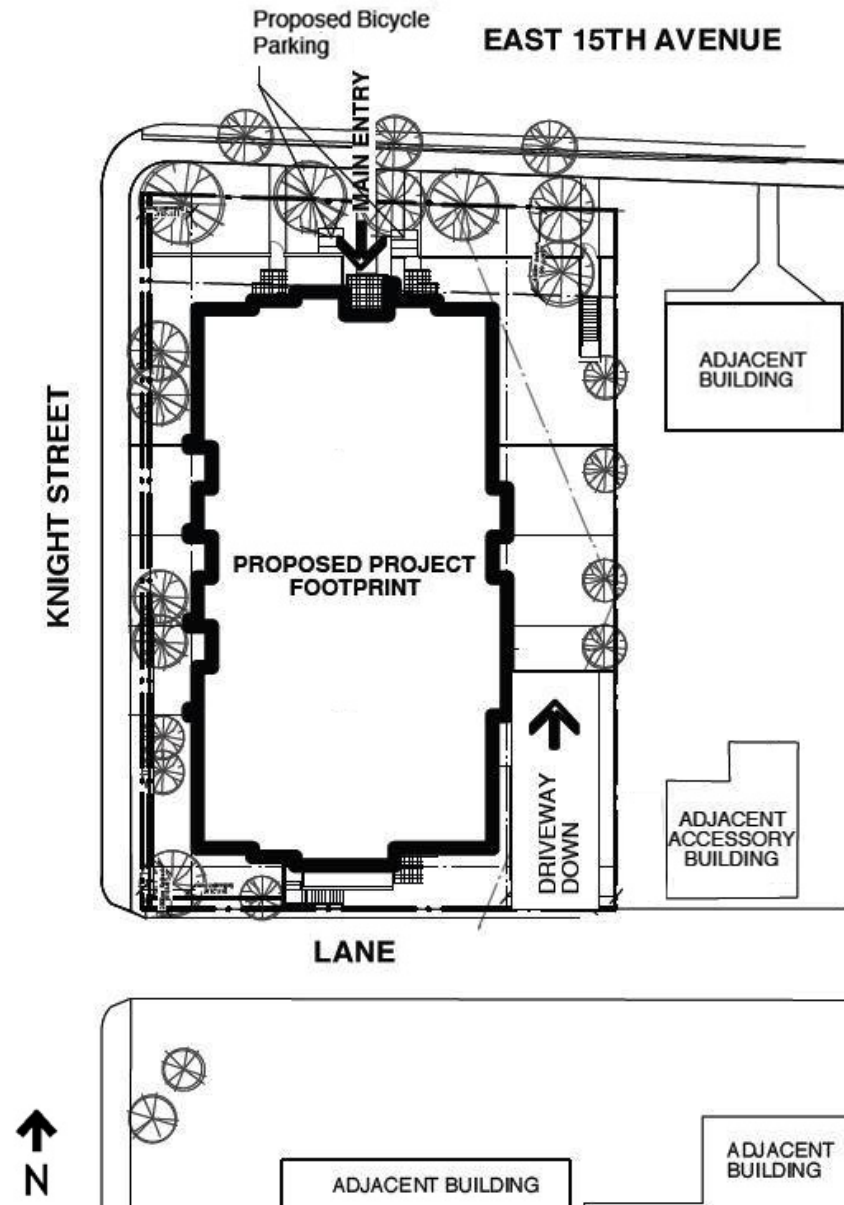
- Policy Context
- Affordability
- Rezoning Process and Public Consultation
- Form of Development

Site and Context



Proposal

Site Plan



Interim Rezoning Policy (IRP) for Affordable Housing Choices

- Location
 - Site conforms to criteria and is suited for rental housing
- Affordability
- Urban Design Performance Review
- A Degree of Community Support



Proposed Rents and Comparable

	3120-3184 Knight Street Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC)	City-wide Average Market Rents (DCL By-law maximum averages) (CMHC 2013)	Monthly Costs of Ownership for Median-Priced Unit - East Side (MLS 2013)
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

Kensington-Cedar Cottage Median Household Income: \$57,000

Affordable monthly rent: \$1,400

Form of Development - Site Context



Form of Development - Streetscape



SUBJECT SITE

Section through Knight Street looking East



SUBJECT SITE

Section through 15th Avenue looking South



Form of Development - Knight Street Elevation



West Elevation

Form of Development - E 15th Street Elevation



North Elevation

Form of Development - Shadow Study



10am



12pm



2pm

1

Shadow Studies - June 21



10am



12pm



2pm

2

Shadow Studies - March / September 21

- **Three Open Houses**
 - Concerns over original 6-story proposal
 - Less concern over revised 5-story proposal
- **Key Issues**
 - Traffic and parking
 - proposed parking meets Parking Bylaw
 - minimal spill-over parking on the street
 - Proposed height
 - Proposed housing
 - Policy context

Tenant Relocation Plan

- 9 existing rental suites, all occupied
- Draft relocation plan is in keeping with City guidelines
- 20% rent discount for returning tenants

Conclusion



Aerial View at 15th Street & Knight looking South-East

Distance from Site to Local Shopping Area

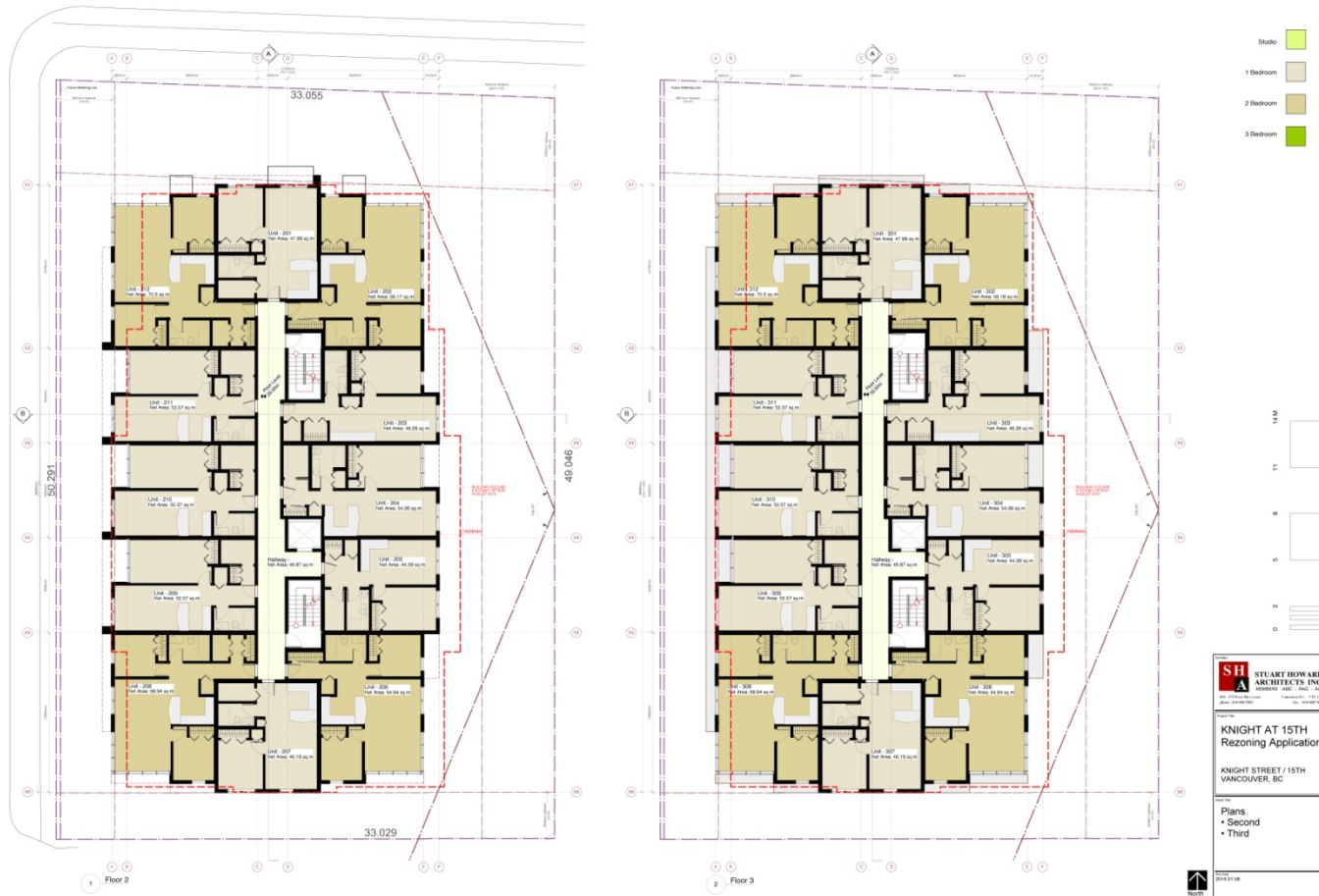


Distance from A to B = 410 meters

Proposed Parking and Ground Levels



Proposed 2nd and 3rd Levels



Proposed 4th and 5th Levels



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

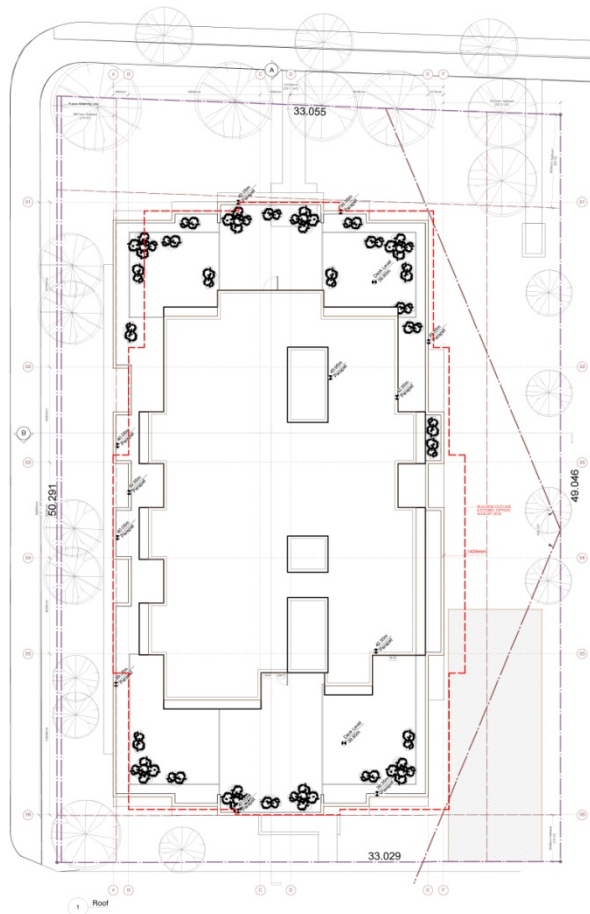


KNIGHT AT 15TH
Rezoning Application

KNIGHT STREET / 15TH
VANCOUVER, BC

Plans
• Fourth
• Fifth

Proposed Roof Plan



11.4 M

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KNIGHT AT 15TH Rezoning Application
KNIGHT STREET / 15TH VANCOUVER, BC
Plans • Roof Data
2014-01-08

Proposed East Elevation (Facing Knight Street)



2 East Elevation

Proposed South Elevation (Facing the Lane)

