



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: September 21, 2015  
Contact: Kent Munro  
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RTS No.: 11090  
VanRIMS No.: 08-2000-20  
Meeting Date: September 29, 2015

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning: 2312-2328 Galt Street

**RECOMMENDATION**

- A. THAT the application by Bruce Carscadden Architect Inc. on behalf of 0997647 B.C. Ltd., to rezone 2312-2328 Galt Street [*Lots 2 to 4 of Lot B, Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201; PIDs: 011-163-160, 007-043-724 and 008-172-412 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.6 to 2.2 and the height from 9.5 m (31.16 ft.) to 13.6 m (44.54 ft.) to permit the development of a four-storey building with 28 secured for-profit affordable rental housing units, be referred to a public hearing, together with:
- (i) plans prepared by Bruce Carscadden Architect Inc., received February 10, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A;
  - (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, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
- (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 2312-2328 Galt Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit development of a four-storey multiple-dwelling building containing 28 secured for-profit affordable rental housing units. The application has been made under the *Rental 100: Secured Market Rental Housing Policy*. In accordance with the Rental 100 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 life of the building or 60 years, whichever is longer. In addition to the height and density increase allowable under Rental 100, the application also seeks incentives available for for-profit affordable rental housing, including a waiver of the Development Cost Levy (DCL) and a parking reduction.

Staff have assessed the application and conclude that it is consistent with the *Norquay Village - Apartment Transition Area Rezoning Policy (2013)* and the Rental 100 policy 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 a reduced parking requirement may be applied.

If approved, the application would contribute 28 secured market rental units 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:

- Norquay Village Neighbourhood Centre Plan (2010)
- Norquay Village - Apartment Transition Area Rezoning Policy (2013)
- Rental 100: Secured Market Rental Housing Policy and Rental Incentive Guidelines (2012)
- Housing and Homelessness Strategy (2011)
- Vancouver Development Cost Levy By-law (2008, last amended 2015)
- Green Building Rezoning Policy (2010, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)
- Urban Agriculture for the Private Realm (2009).

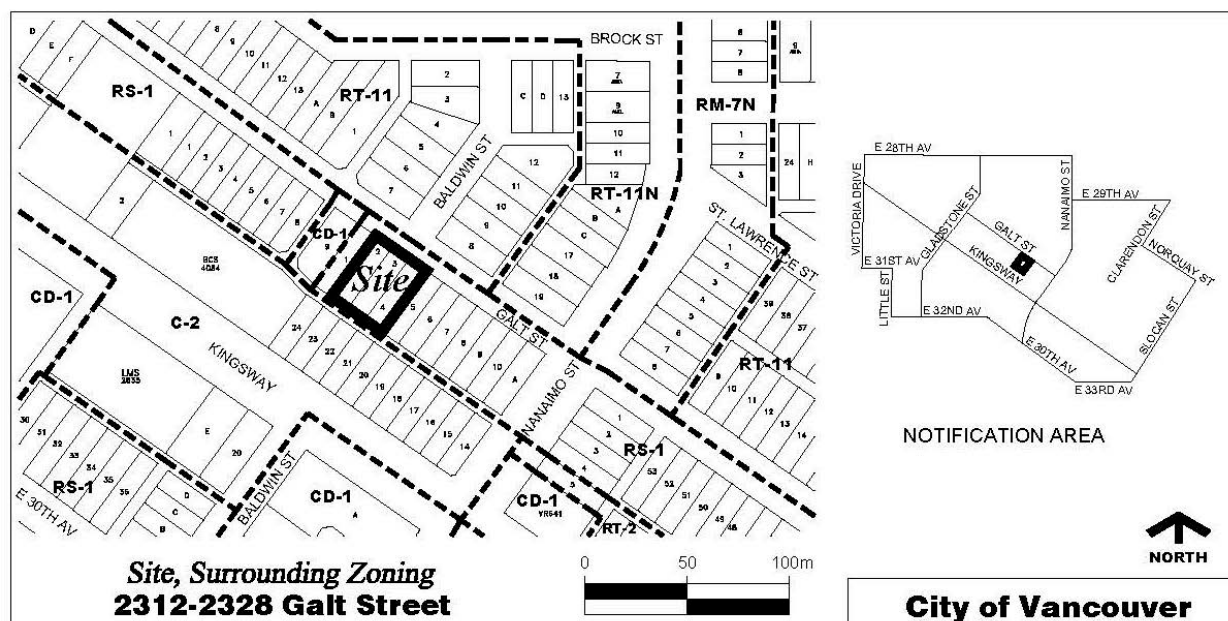
### ***REPORT***

#### ***Background/Context***

##### **1. Site and Context**

The 1,116 m<sup>2</sup> (12,011 sq. ft.) site is located at the southwest side of Galt Street (see Figure 1) in the Norquay Village Neighbourhood Centre Plan area. The site comprises three parcels (Lots 2, 3 and 4) with a total frontage of 30 m (98 ft.). It is located one block away from Kingsway and Nanaimo and the heart of the neighbourhood's major shopping area. General Brock Park, which is 2.11 hectares, is located 130 m north of the site.

**Figure 1 - Site Context (including notification area)**



The site and the surrounding area are currently zoned RS-1 and are developed with detached houses. The south side of Galt Street is zoned RS-1 (One-Family Dwelling) and is within the Apartment Transition Area Rezoning Policy area. A nearby site at 2298 Galt Street has recently been rezoned for a four-storey rental housing building. On the north side of Galt Street, properties are zoned RT-11 (Two-Family Dwelling). The commercial area on Kingsway, across the lane from the subject site, is zoned C-2 (Commercial). The site is well served by transit, with bus stops on both Nanaimo and Kingsway 180 metres away. The Nanaimo Skytrain station is about 700 m away.

## 2. Policy Context

**Norquay Village Neighbourhood Centre Plan (2010)** – In November 2010, Council approved the Norquay Village Neighbourhood Centre Plan. The plan encourages the revitalization of Kingsway and enables new housing types along Kingsway and in the surrounding residential neighbourhood, supporting the development of a complete and sustainable neighbourhood where local residents can live, work, shop and play.

**Norquay Village - Apartment Transition Area Rezoning Policy (2013)** – In May 2013, Council approved the *Norquay Village - Apartment Transition Area Rezoning Policy*, which provides guidance on rezonings in the Apartment Transition Area in the Norquay Village Neighbourhood Centre, particularly three- to four-storey low-rise apartments. This policy recognizes the need for a careful physical transition between the higher densities and mid-rise buildings on Kingsway to the ground-oriented residential neighbourhood further located from Kingsway. As such, the rezoning policy applies to limited areas that are located directly behind Kingsway-fronting properties. The policy also requires a range of unit sizes including some three-bedroom units suitable for families, with emphasis on sustainable building practices and a high degree of liveability.

**Rental 100: Secured Market Rental Housing Policy** – In May 2012, Council approved the *Secured Market Rental Housing Policy*, which provides incentives for new developments where 100 per cent of the residential floor space provided is non-stratified, for-profit, affordable rental housing. The Final Report from the Mayor's Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighborhoods. Rezoning applications considered under this policy must meet a number of criteria regarding affordability, secured rental, location and form of development.

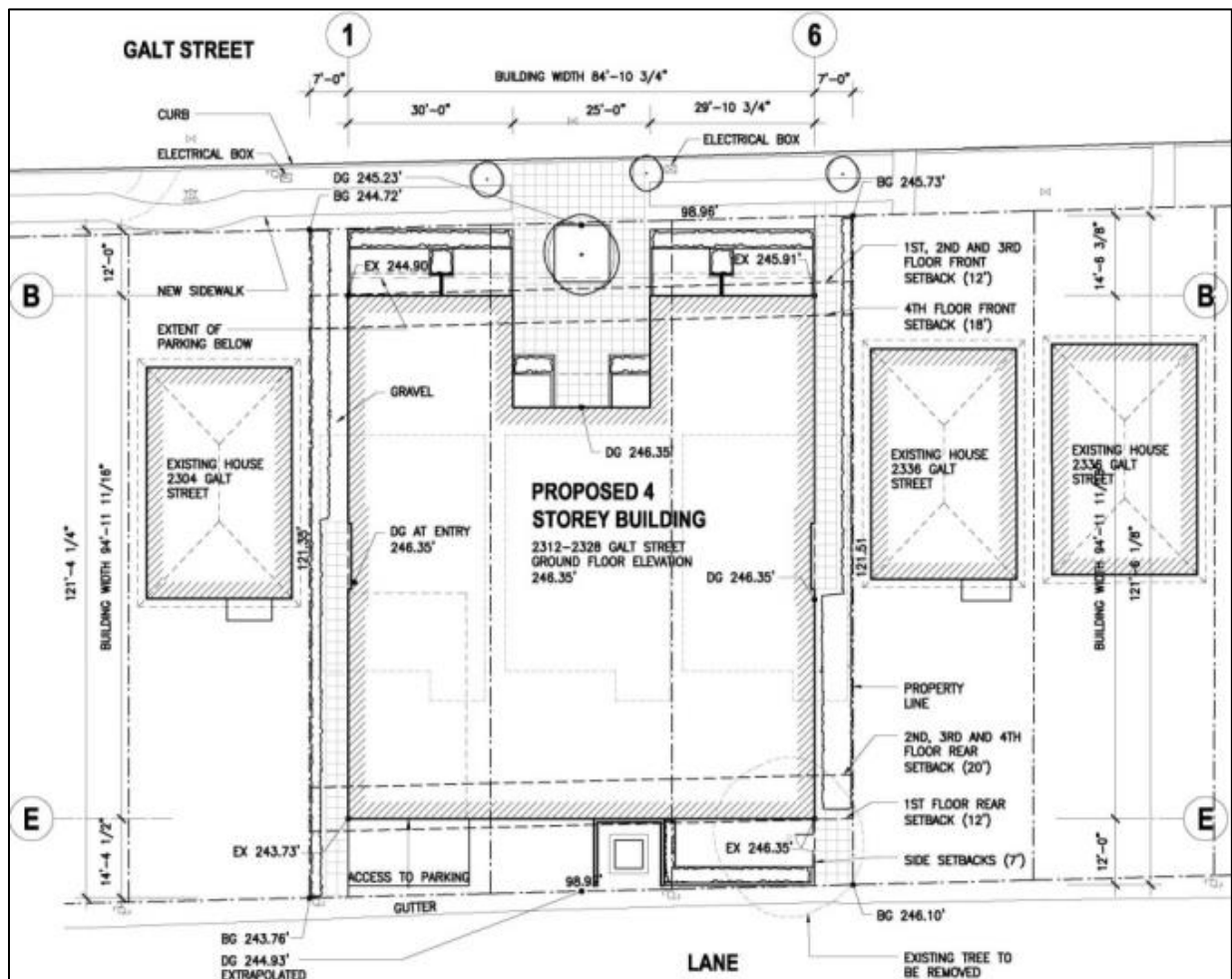
**Housing and Homelessness Strategy** – In July 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighborhoods that enhances quality of life. The Three-Year 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 refining and developing new zoning approaches; developing tools and rental incentives to continue the achievement of securing purpose-built rental housing; and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

## Strategic Analysis

### 1. Proposal

This concurrent rezoning and development permit application proposes a four-storey residential development with 28 secured for-profit affordable rental housing units (see Figure 2). The proposed land use is consistent with the *Norquay Village - Apartment Transition Area Rezoning Policy (2013)* and the Rental 100 policy. The units proposed are comprised of 27 two-bedroom units and one three-bedroom unit, meeting the Maximum Dwelling Unit Density in the Apartment Transition Area Rezoning Policy and minimum 25 per cent family housing strategy set by the Rental 100 policy. A floor space ratio (FSR) of 2.2 and a height of 13.6 m (44.54 ft.) are proposed. The residential lobby entrance would be on Galt Street. Parking access would be located off the lane, with 20 vehicle spaces of underground parking. A rooftop common outdoor amenity area is proposed for residents.

Figure 2 - Site Plan Showing Proposed Building



## 2. Housing

This application meets the requirement of the Rental 100 program by proposing 100 per cent of the residential floor area as for-profit affordable rental housing. All 28 units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building and 60 years. Adding 28 net new units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 3).

The proposal would deliver 28 secured market rental housing units in the form of two-bedroom and three-bedroom apartments. The Rental 100 program requires that 25 per cent of all units have two-bedrooms or more, and be suitable for families with children in accordance with the High Density Housing for Families with Children Guidelines. This application proposes 100% of all units as two-bedroom and three-bedroom suitable for families with children.

The *Housing and Homelessness Strategy* strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The Rental 100 program plays a critical role in the achievement of those targets by helping to realize secured market rental housing. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. Rental 100 units are targeted to moderate income households and the program extends throughout all parts of the City, thereby providing options that are more affordable than home ownership.

Since the establishment of affordable housing targets in the City's *Housing and Homelessness Strategy* in 2011, a total of 4,331 secured residential rental units have been generated in the city. A long-term goal is to achieve 5,000 new units by 2021. If approved, this application would contribute an additional 28 units towards the City's stated short-term and long-term targets (see Figure 3).

Figure 3 – Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)\*

|  | TARGETS | CURRENT PROJECTS |                    |          |       | GAP                        |
|--|---------|------------------|--------------------|----------|-------|----------------------------|
|  | 2021    | Completed        | Under Construction | Approved | Total | Above or Below 2021 Target |
| <b>Secured Market Rental Housing Units</b> | 5,000   | 830              | 1,453              | 2,048    | 4,331 | 798 Below Target           |

\*Unit numbers in Figure 3 exclude the units proposed at 2312-2328 Galt Street, pending Council approval of this rezoning application.

Vancouver has one of the lowest vacancy rates in Canada. In October 2014, the vacancy rate in the City was 0.5%. That means only 5 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market. The vacancy rate in Kensington-Cedar Cottage neighbourhood was low at 1.20%.

### 3. Density, Height and Form of Development (refer to drawings in Appendix F)

Under the Rental 100 policy, this application seeks increased density and height beyond what would otherwise be permitted under RS-1 and what is anticipated in the *Norquay Village - Apartment Transition Area Rezoning Policy (2013)*.

Figure 4 - Proposed Development Looking South from Galt Street



In keeping with the intent of the *Apartment Transition Area Rezoning Policy*, the proposed building presents a four-storey massing along Galt Street and the rear service lane. This massing is visually reduced on the Galt Street elevation with the provision of a eight metre wide semi-private courtyard. This courtyard provides a semi-private outdoor common area for residents to enjoy, while also increasing the amount of natural light and fresh air to the dwelling units facing it.

Under the Rental 100 policy and *Rental Incentive Guidelines*, staff have also explored the opportunity for an increase in floor space density beyond what is typically permitted. From a built-form perspective, the *Apartment Transition Area Rezoning Policy* intends for another semi-private courtyard to face the rear service lane, similar in size and height to the courtyard facing Galt Street. Staff support the proposed form of development with a single courtyard facing Galt Street. The number of dwelling units is no greater than what would have been anticipated under the *Norquay Village Neighbourhood Plan* because the proposed development provides larger market-rental dwelling units appropriate for families. Overall, the building design has achieved a successful balance between the site's build-out potential and the incentive for additional density that is offered under the Rental 100 policy. Further, the bulk of the proposed building is located along the central south-facing portion of the site, so that no additional shadows are observed on the public realm or on the neighbouring properties. The shadow, overlook and built-form analysis of the proposal shows impacts that are anticipated with the gradual build-out of four-storey buildings within the *Apartment Transition Area*.

The application and the proposed form of development were reviewed by the Urban Design Panel and received support (see Appendix D). Overall, staff are supportive of the proposed density, height and form of development subject to further design development to improve the livability of some dwelling units. Improvements include: 1) the outdoor amenity spaces for residents including a rooftop garden, 2) improvements to the cladding material selection, 3) improved landscaping between the project site and the public realm, and 4) reduction of the visual impact of balconies on the public realm (see Appendix B).

#### **4. Transportation and Parking**

The applicant proposes one level of underground parking accessed from the lane with a total of 20 vehicle spaces, including four small spaces, two disability spaces and two visitor spaces. This provision meets the reduced Parking By-law standards for a for-profit affordable housing development. Also proposed are 35 Class A and six Class B bicycle parking spaces, meeting the Parking By-law requirements. Engineering Services has reviewed the rezoning application and have no objections to the proposal provided that the applicant satisfies the rezoning conditions included in Appendix B.

#### **5. Environmental Sustainability**

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

### ***PUBLIC INPUT***

**Public Notification** — A rezoning information sign was installed on the site on March 19, 2015. A total of 1,275 notifications were distributed within the neighbouring area on or about March 31, 2015. In addition, notification and application information, and an online comment form, were provided on the City's Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). An open house was held on April 15, 2015. Staff, the applicant team and a total of approximately 35 people attended the open house.

**Public Response and Comments** — Staff received nine written responses for this rezoning application (eight opposed and one in favor).

Support for the proposal cited the following:

- Increase in rental housing and housing for families (two- and three-bedroom units); and
- Building design that is environmentally sustainable.



Concerns expressed about the proposal included:

- Scale of the building relative to the neighbouring properties;
- Setbacks from the street;
- Perceived negative impact on the neighbourhood of a rental housing development;
- Increased traffic in the lane; and
- Lack of connecting sidewalks on the block.

Although there were concerns about the scale of the building and the front yard setback, the proposed development is consistent with these requirements in the *Norquay Village – Apartment Transition Area Policy*. To further ameliorate the issue of front yard setback, Condition 2 (Urban Design, Conditions of Approval of the Form of Development) seeks to express the front balconies physically separate from each other so that the building face reads as the front facade. Staff are also recommending the balcony materials be transparent.

It should be noted that, within the Norquay Plan, a change in building scale was limited to areas only within the Kingsway Rezoning Policy and the Apartment Transition Area Policy, while the remainder of the study area introduced building typologies that retained the general scale of 2.5 storeys. Engineering has reviewed the lane access and proposed entrance to the underground parking. With the number of parking spaces proposed, the site is not anticipated to contribute a significant amount of traffic to the lane.

Currently, the 2300 block of Galt Street and 4600 block of Baldwin Street have no sidewalks. The proposed development will be required to provide a sidewalk from the westerly lane to the boundary of the east property line. This sidewalk will connect to future sidewalks on Galt Street, Baldwin Street and to General Brock Park.

### ***PUBLIC BENEFITS***

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

#### ***Required Public Benefits***

**Development Cost Levies (DCLs)** – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. This site is subject to the Citywide DCL rate, which, as of September 30, 2015, will be \$143.27 per m<sup>2</sup> (\$13.31 per sq. ft.) for new residential or commercial floor space. However, due to the waiver requested by the applicant, described below, as well as there being no commercial floor area in the project, no DCL is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

This applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with section 3.1A of the Vancouver DCL By-law. As the total floor area eligible for the waiver is 2,419.37 m<sup>2</sup> (26,041.92 sq. ft.), the total DCL that would be waived is estimated to be approximately \$346,618. A review of how the application meets the waiver criteria is provided in Appendix G.

**Public Art Program** – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

### ***Public Benefits - Offered by the Applicant***

**Rental Housing** – The applicant has proposed that all of the 28 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 life of the building or 60 years, whichever is longer.

This application includes two- and three-bedroom units. The applicant estimates that the two-bedroom units would rent for \$1,691 and the three-bedroom unit would rent for \$2,338 per month. The proposed rents meet the maximum average rents under the Vancouver DCL By-law.

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 the same area, using 2014 BC Assessment data.

When compared to average rents in newer buildings in East Vancouver, the proposed rents are lower for two-bedroom units. There is currently no data available to compare for three-bedroom units. When compared to home ownership costs, the proposed rents in this application will provide an affordable alternative to home ownership, particularly for the larger units.

Figure 5 compares the initial rents proposed for the units in this application to average and estimated costs for similar units. It illustrates that the average rents for the proposed development are below both the Citywide and Vancouver Eastside averages.

**Figure 5 – Comparable Average Market Rents and Monthly Ownership**

|                      | <b>2312-2328 Galt Street Proposed Rents</b> | <b>Average Market Rent in Newer Buildings - Eastside (CMHC, 2014)<sup>1</sup></b> | <b>DCL By-law Maximum Averages (CHMC, 2014)<sup>2</sup></b> | <b>Monthly Costs of Ownership for Median-Priced Unit – Eastside (BC Assessment 2014)<sup>3</sup></b> |
|----------------------|---|---|---|--|
| <b>Two Bedroom</b>   | \$1,691                                     | \$1,763   | \$1,972   | \$2,691  |
| <b>Three Bedroom</b> | \$2,338                                     | n/a   | \$2,338   | \$3,475  |

1. Data from the October 2014 CMHC Rental Market Survey for buildings completed in the year 2005 or later on the Eastside of Vancouver

2. Data from the October 2014 CMHC Rental Market Survey for buildings completed in the year 2005 or later in the City of Vancouver. This is the DCL Bylaw Maximum rental rate for projects in east areas of the City.

3. Based on the following assumptions: median of all BC Assessment recent sales prices in Vancouver Eastside in 2014 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$3.68 per \$1,000 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 DCL By-law (see Figure 5), with subsequent rent increases subject to the Residential Tenancy Act.

As well, through the Development Permit application process, the City will ensure that average unit sizes do not exceed the applicable maximum thresholds established in the Vancouver DCL By-law.

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

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

See Appendix H for a summary of all of the public benefits for this application.

### **FINANCIAL IMPLICATIONS**

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

The site is within the Citywide DCL District, however as the entire residential floor area qualified for a DCL waiver under section 3.1A of the Vancouver DCL by-law, there is no DCL payable. The value of the waiver is estimated to be approximately \$346,618.

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

### **CONCLUSION**

Staff have reviewed the application to rezone the site at 2312-2328 Galt Street from RS-1 to CD-1 to increase the allowable density and height, to permit development of a building with 28 for-profit affordable rental housing, and conclude that the application is consistent with the *Rental 100: Secured Market Rental Housing Policy*. Staff further conclude that the application qualifies for incentives provided for for-profit affordable rental housing, including additional height and density, a parking reduction and 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 appropriate urban design response to the site and context and is 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 F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

2312-2328 Galt 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) Multiple Dwelling;
  - (b) Accessory uses customarily ancillary to the uses permitted in this Section 2. 2

**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 space ratio must assume that the site consists of 1,116 m<sup>2</sup>, 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 2.2.
- 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, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the residential floor, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum of 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

### Building Height

- 5.1 Building height, measured from base surface, must not exceed 13.6 m.
- 5.2 Despite the provision of section 5.1, guardrails on the roof for the purpose of rooftop amenity may be excluded from the height calculation, if the maximum height of the guardrail does not exceed 1.2 m.

## Setbacks

- 6.1 Setbacks must be, at minimum:
- (a) 3.7 m from the north (Galt Street) and south property line;
  - (b) 2.1 m from the east and west property line;
- 6.2 Despite the provisions of section 6.1, the Director of Planning may allow projections into the required setbacks, if no additional floor area is created and the projections comply with 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 openable window on an exterior wall of a building.
- 7.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 7.3 The plane or planes referred to in section 7.1 must be measured horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement:
- (a) for any room that is not a living room; and
  - (b) if the minimum distance of unobstructed view is not less than 2.1 m.
- 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 adjoining site.
- 7.6 A habitable room referred to in section 7.0 does not mean:
- (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 m<sup>2</sup>.

2312-2328 Galt 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 Bruce Carscadden Architect Inc. and stamped "Received City of Vancouver Community Services Development Services, February 10, 2015", 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. Significant design development to achieve an openable window, to be located along the outside elevation walls of the building, for every habitable room.

Note to Applicant: The proposed bedrooms with windows facing the proposed circulation corridor are not an acceptable response to the Horizontal Angle of Daylight requirements of the contemplated CD-1 zoning. This redesign of each floorplate may result in the in the relocation of these bedrooms and a deletion of the proposed open-air circulation corridor. Conversely, these dwelling units may be converted into one-bedroom units.

- 2. Significant design development to express the front balconies as elements that protrude out from the main front elevation wall, which should be visibly legible as a wall set back 12 ft. from the front property line.

Note to Applicant: The current proposal shows a continuous expression of the balconies as a major wall element located 6.0 ft. from the front property line. These balconies should be expressed as physically separate from each other.



3. Design development to introduce variations in colour and exterior building materials for the overall building, in order for the building to be better perceived as a residential building.

Note to Applicant: While the employment of durable materials for this long-term rental building is desired, the current proposal shows an overly consistent use of grey tones, metal cladding and steel grating. Introducing warmer materials that evoke a residential feel such as brick, pebble-dashed stucco and glass, while also employing some brighter colours will help in evoking the building's image as a family-friendly apartment building.

### **Sustainability**

4. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

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

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

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

### **Landscape Design**

6. Provision of new street trees, where applicable, to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering, (604.871.6131) to confirm tree planting locations and Park Board for tree species selection and planting requirements.

7. Design development of the public realm interface to maximize greenery at property edges.
8. Provision of in-ground planting opportunities for new trees within private landscape setbacks along street frontages, where possible.
9. Provision of a common roof deck with access and open, programmable space to accommodate a flexible children's play area, urban agriculture and social gathering space for use by building residents.

### Engineering

10. Provision of an improved landscape plan showing the Class B bicycle racks on private property at the front entrance.
11. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area, and at all entrances.

Note to Applicant: The slope and cross fall must not exceed 5% for the parking stalls and maneuvering aisle.

- (ii) Provision of a consistent ramp design and elevations to calculate the ramp slope.

Note to Applicant: The ramp slopes and designs shown on drawings A2.2 and A2.3 are different.

- (iii) Provision of additional length for small car stalls as 14'-1" is shown.

Note to Applicant: The minimum required length for a small car stall is 15'-1" (4.6 m). Small car spaces 10, 17, 18 and 19 require additional length.

- (iv) Provide width and length dimensions for all stall types.

- (v) Provision of a minimum 20.0 ft. (6.1 m) aisle width.

Note to Applicant: The maneuvering aisle measures 19.0 ft. between the stairs and elevator core at gridline D/4 on drawing A2.2. Consider shifting the elevator core 1.0 ft. to the west to achieve the required width.

- (vi) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.

Note to Applicant: A column 2.0 ft. in length must be set back 2.0 ft. from either the opening to or the end of the parking space. A column 3.0 ft. long may be set back 1.0 ft.

- (vii) Relocate the Class A bicycle spaces to grade with direct access to outside.

Note to Applicant: Switching the bike room with the storage room would achieve this.

- 12. The proposed storm and sanitary connections shall connect to the combined sewers in the lane south of Galt Street.
- 13. Deletion of pavers shown on public property.
- 14. Provision of additional design grades adjacent all entries and adjacent the garbage loading area clearly showing the locations will meet City building grades.

#### **Housing Policy**

- 15. That the proposed unit mix for family units: 96% two-bedroom and 4% three-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

#### **CONDITIONS OF BY-LAW ENACTMENT**

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

#### **Engineering**

- 1. Consolidation of Lots 2, 3 and 4, All of Lot B, Blocks 6 to 8 of Block 8, DL 393, Plan 2201 to create a single parcel.
- 2. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street

dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of a 1.53 m (5 ft.) broom-finished concrete sidewalk complete with saw-cut joints and a 1.22 m (4 ft.) sodded lawn front boulevard on Galt Street from the east property line of the site to the east edge of the westerly lane including replacement of the portion of existing sidewalk at the lane should correct alignment not be achievable.
  - (ii) Relocation of the fire hydrant adjacent the site, should it be required to ensure it is not in the new sidewalk alignment.
  - (iii) Provision of one post-top acorn street light adjacent the site should existing street light spacing be able to accommodate the installation of the additional street light.
  - (iv) Provision of curb ramps to cross Galt Street at the T-intersection with Baldwin Street to line up with existing and future curb ramps.
  - (v) Provision of additional street trees adjacent the site, should space permit.
  - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

## Housing

4. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years and life of the building, subject to the following additional conditions:
  - (i) A no separate-sales covenant.
  - (ii) A no stratification covenant.
  - (iii) That none of such units will be rented for less than one month at a time.
  - (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and again prior to development permit issuance;
  - (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents, subject to any increases allowed by the Vancouver Development Cost Levy By-law:

| Unit Type | 2312-2328 Galt Street<br>Proposed Average Starting<br>Rents |
|-----------|---|
| 2-bedroom | \$1,691   |
| 3-bedroom | \$2,338   |

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of Chief Housing Officer and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
  - (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

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

## Soils

5. If applicable:

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

\* \* \* \* \*

2312-2328 Galt Street  
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Lots 2 to 4 of B Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201; PIDs: 011-163-160, 007-043-724 and 008-172-412 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

2312-2328 Galt Street  
ADDITIONAL INFORMATION / COMMENTARY OF REVIEWING BODIES

URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on April 22, 2015 and supported it.

EVALUATION: SUPPORT (6-1)

- **Introduction:** Michael Naylor, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application. The site is a three-lot assembly on Galt Street in the Norquay Village Neighbourhood Centre area. The application is being considered under the Norquay Village - Apartment Transition Area Rezoning Policy, as well as the Secured market Rental Housing (Rental 100) Policy. The apartment transition area is envisioned to provide a physical transition between the higher densities and 10 to 12-storey forms on Kingsway to the residential neighbourhood further away from Kingsway. This policy requires that new development be residential use, in the form of 3 to 4-storey lowrise apartments. Mr. Naylor explained the relevant development parameters under the rezoning policy. He noted that under the Rental 100 program, incentives can be granted, at the developer's choice, to help with the viability of providing market rental housing. For rezoning proposals in the areas with existing rezoning policies, the Rental Incentive Guidelines state that additional floor area may be considered but the proposal should be appropriate to the context and be subject to urban design review. The proposal generally conforms to the Apartment Transition Area Rezoning Policy. The incentives being requested under the Rental 100 policy include reduced parking requirements and DCL waiver. Also, an approximately 10% density increase has been supported by staff (the total proposed density is approximately 2.25 FSR). In addition there is a slight relaxation of the DUD requirement (28 units proposed versus 27 units maximum permitted under the policy). Of the 28 units proposed, there are 27 two-bedroom units and 1 three-bedroom units. All units will be secured as market rental for the life of the building or 60 years, whichever is longer. As well, LEED™ gold is required.

Paul Cheng, Development Planner, further described the proposal and provided some background on the Norquay Neighbourhood Centre Plan that was passed by Council. There were four distinct parts of the Norquay Plan. The first one was for Kingsway which would allow 3.8 FSR that would involve 10 to 12-storey buildings. There is a transition apartment zone area that is everything on the other side of the service lane from the Kingsway properties. Outside this area, former RS-1 properties were rezoned to permit courtyard cottage and stacked townhouses at 2.5-storeys in height. The rezoning policy allows for 4- storey apartments at 45 feet in height which allows for larger scale apartments. The maximum number of dwelling units is capped to encourage larger, family-sized apartments.



One of the other aspects of this particular topology is the alphabet plan type topology of buildings with a courtyard and where there are extra windows for better livability that also allows for some natural cross ventilation.

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

1. Do some of the window sizes and placements compromise livability of the dwelling units?
2. Do the balconies on the front elevation detract from the perception of the building's required 12 foot setback?
3. Is the architectural expression appropriate for the building's use as a residential apartment building, with respect to:
  - o proposed building forms and articulation;
  - o choice of materials and detailing and;
  - o choice of colour?

Mr. Naylor and Mr. Cheng took questions from the Panel.

- **Applicant's Introductory Comments:** Bruce Carscadden, Architect, further described the proposal and mentioned that the design was based on ideas of livability and creating a sense of community. There is a sense of entry at the front of the building and the corridors become places that have moments of rest.

Ian McDonald, Architect, mentioned that the building is structured around an open air corridor and entry. At the front entry there are planters with seating areas at either end.

He described the building layout noting the three bedroom unit at the back of the building. There is a roof top terrace.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - o Design development to improve the privacy issues with the units in the courtyard;
  - o Design development to improve the front expression of the building front and back;
  - o Consider improving the material and colour palette;
  - o Provide weather protection to the stair wells;
  - o Consider an indoor amenity space on the roof;
  - o Design development to improve the landscaping in the lane.
- **Related Commentary:** The Panel supported the proposal and agreed that the size and form of development was supportable.

The Panel thought the proposal was a good transitional use between the commercial frontage and the residential on either side of the lane. They liked how the building wrapped the courtyard but had some concerns regarding the window

placement and size of the windows. One Panel member suggested using recessed windows or more windows on the corner to improve adjacency issues.

As well the Panel had a number of concerns regarding privacy issues with some of the suites in the courtyard where some suites have bedrooms looking into other bedrooms with people walking by these units.

Some Panel members thought the front elevation and the expression of balconies looked too severe and diminished the quality of the streetscape. They noted that there is the same issue on the lane and suggested some degree of stepping at the upper level. As well some Panel members thought the building lacked a residential character.

Regarding the material palette, the Panel thought the proposal looked heavy and a little industrial with predominately one colour that makes the expression problematic. They wanted to see some variation in the colour to express the volume.

Some Panel members thought the stairs should have some weather protection and as well they liked the courtyard but it is on the north side and a little too small and suggested it be moved to the south side of the property. They liked the tree in the courtyard but thought while other Panel members thought the tree was a bit overwhelming for the building and that there should be other plantings in the courtyard. They also wanted to see the lobby activated with an amenity space. The Panel liked the amenity space on the roof but felt there should be an indoor amenity attached and a covered outdoor space. Also, the Panel thought the landscaping on the lane was a bit harsh and needed some vertical landscaping such as trees. They also wanted to see individual entrances on the lane what would improve the proposal over all.

Regarding the sustainability strategy, there was no mention of mechanical when it comes to heating which will require room for boilers, hot water tanks and ventilation.

- **Applicant's Response:** Mr. Carscadden thanked the Panel for their comments and said they would take them under consideration.

\* \* \* \* \*

## 2312-2328 Galt Street PUBLIC CONSULTATION SUMMARY

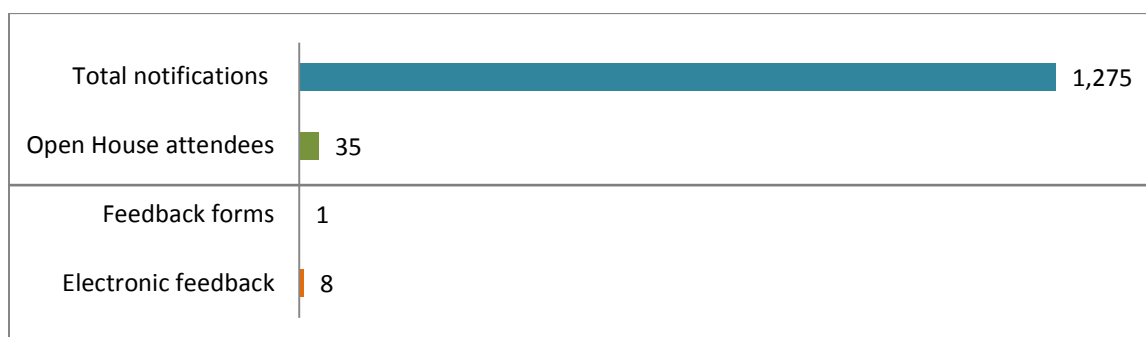
### Public Notification

A rezoning information sign was installed on the site on March 19, 2015. A community open house was held on Wednesday, April 15, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

### April 1, 2015 Community Open House

A community open house was held from 4:30-7:30 pm on April 15, 2015 at the Renfrew Community Centre, (2929 East 22nd Avenue). A total of 1,275 notifications were distributed within the neighbouring area on or about March 31, 2015. Staff, the applicant team, and a total of approximately 35 people attended the open house (see Figure 1).

Figure 1 - Public Notification and Responses



### Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to April 15, 2015 open house, a total of one comment sheet was submitted.
- A total of eight online comments were submitted by email about the proposal.
- Below is a summary of all feedback (both online and from the open house) related to the proposal.

Comments about the application are summarized below and ordered by topic:

### Design

There was a mixed reaction to the building's design. Some liked the simplicity of the design and thought the dark colour made the building appear smaller. A number of people disliked the design, saying it was too large and did not fit the neighbourhood character. Several people thought the building was too close to the front property line.

### **Height, Density and Setbacks**

Several people were concerned the proposed building was sited too close to the front property line and as a result, located in front of the single-family houses next to the site. There were also concerns the proposal was too tall and dense for the neighbourhood. One neighbor was concerned about the orphaned RS-1 site between this site and the recent development at 2298 Galt Street.

### **Housing**

There was mixed support for rental housing in the area. Some people thought the area needed more two- and three-bedroom units, while others felt renters have a negative impact on the neighbourhood because they are not as invested in the area.

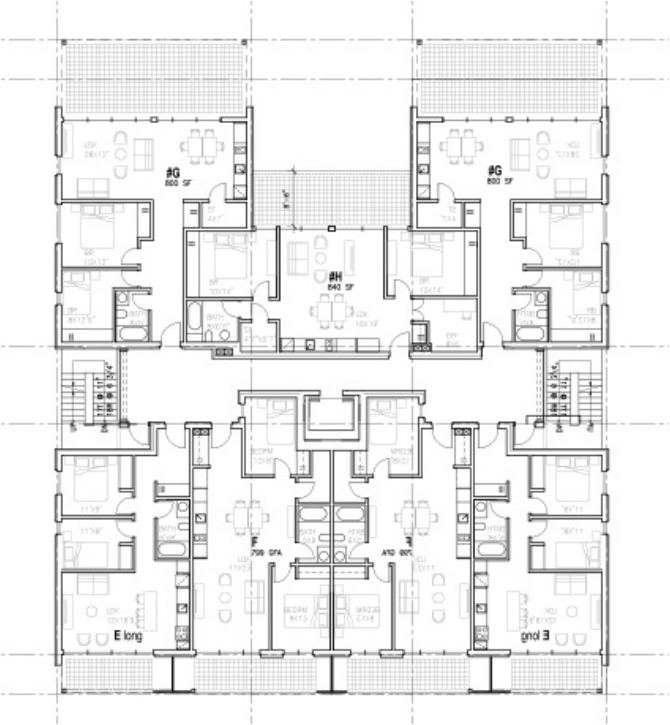
### **Parking and Traffic**

Some residents were concerned about vehicle access to the proposed development. Several people observed that the roads and lanes around the site are in poor condition and believed they would continue to deteriorate with increased traffic. Some residents also felt the poor road conditions would encourage tenants to exit the building and head west, where the road is paved. This would add congestion to the access lane two lots west of the site. Some residents were also concerned about the lack of connecting sidewalks in the area. It was suggested that the sidewalks extend down Galt Street and Baldwin Street (between Galt Street and General Brock Park).

\* \* \* \* \*

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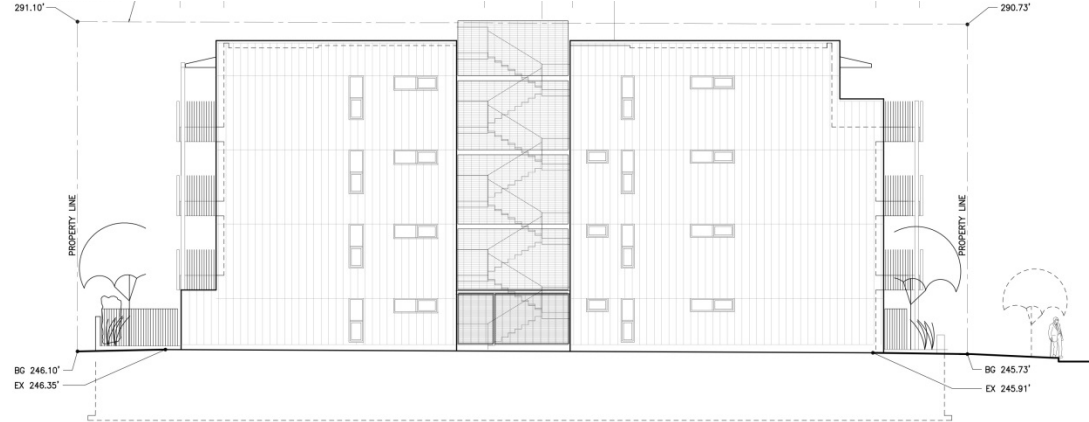
4th Floor Plan



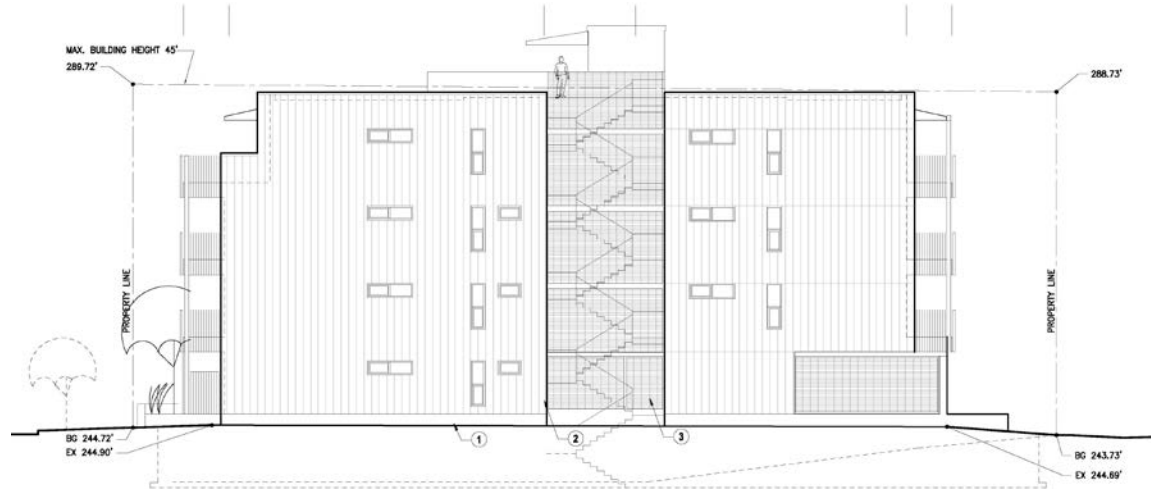
South Elevation



East Elevation

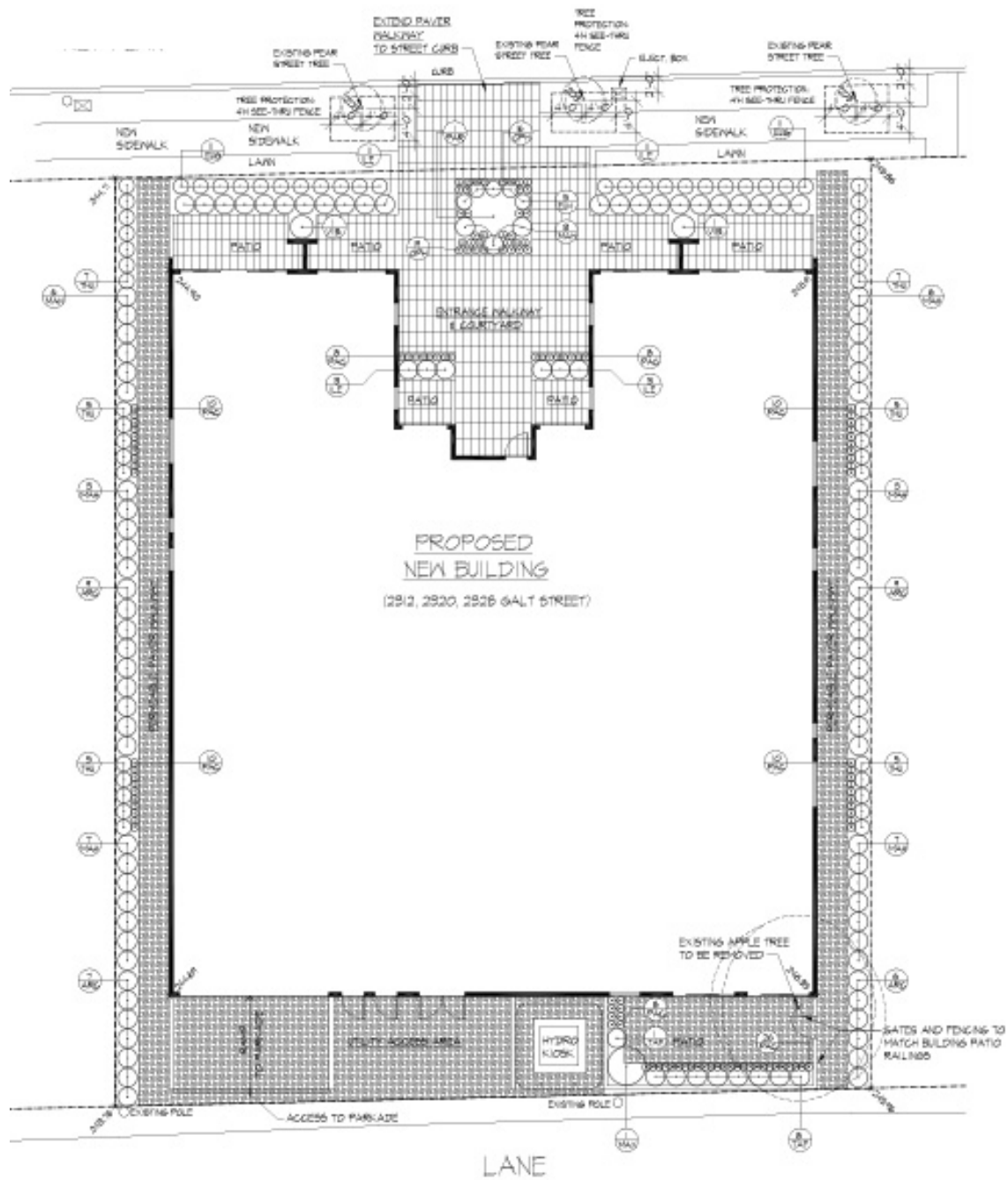


West Elevation









2312-2328 Galt 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) 4 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

| Unit Type | No. units proposed | DCL By-law maximum average unit size | Proposed average unit size        |
|-----------|--------------------|--------------------------------------|-----------------------------------|
| 2-bedroom | 27                 | 77 m <sup>2</sup> (829 sq. ft.)      | 65 m <sup>2</sup> (696 sq. ft.)   |
| 3-bedroom | 1                  | 97 m <sup>2</sup> (1,044 sq. ft.)    | 95 m <sup>2</sup> (1,018 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* |
|-----------|--------------------|---------------------------------------|-----------------------------|
| 2-bedroom | 27                 | \$1,972                               | \$1,691                     |
| 3-bedroom | 1                  | \$2,338                               | \$2,338                     |

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

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

| DCL By-law maximum construction cost              | Proposed construction cost                        |
|---|---|
| \$2,691 per m <sup>2</sup><br>(\$230 per sq. ft.) | \$2,023 per m <sup>2</sup><br>(\$188 per sq. ft.) |

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

2312-2328 Galt Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Four-storey development with 28 for-profit affordable market rental units.

**Public Benefit Summary:**

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

|  | Current Zoning | Proposed Zoning |
|--|----------------|-----------------|
| Zoning District  | RS-1           | CD-1            |
| FSR (site area = 1,115.9 m <sup>2</sup> /12,011 sq. ft.) | 0.60           | 2.20            |
| Buildable Floor Space (sq. ft.)                          | 7,207          | 26,042          |
| 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)               | \$95,920                                 | 0   |
|  | 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           |                                   | \$95,920                                 | 0   |

**Other Benefits**

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

\* 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.

2312-2328 Galt Street  
APPLICANT AND PROPERTY INFORMATION

|                     |  |
|---------------------|--|
| Street Address      | 2312-2328 Galt Street  |
| Legal Description   | <i>Lots 2 to 4 of B Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201; PIDs: 011-163-160, 007-043-724 and 008-172-412 respectively</i> |
| Applicant/Architect | Bruce Carscadden Architect Inc.  |
| Property Owner      | 0997647 B.C. Ltd.  |
| Developer           | Talib Jiwani and Rishi Kapoor  |

SITE STATISTICS

|           |   |
|-----------|---|
| SITE AREA | 1,115.9 m <sup>2</sup> (12,011 sq. ft.) |
|-----------|---|

DEVELOPMENT STATISTICS

|  | DEVELOPMENT PERMITTED<br>UNDER EXISTING ZONING | PROPOSED DEVELOPMENT                      |
|--|--|---|
| ZONING                                 | RS-1 (One-Family Dwelling)                     | CD-1                                      |
| LAND USE                               | residential                                    | residential                               |
| MAX. FLOOR SPACE<br>RATIO              | 0.6 FSR  | 2.2 FSR                                   |
| MAXIMUM HEIGHT                         | 9.5 m (31.16 feet)                             | 13.6 m (44.54 feet)                       |
| FLOOR AREA                             | 669.5 m <sup>2</sup> (7,206 sq. ft.)           | 2,419.4 m <sup>2</sup> (26,041.9 sq. ft.) |
| PARKING, LOADING<br>AND BICYCLE SPACES | as per Parking By-law                          | as per Parking By-law                     |