



REFERRAL REPORT

Report Date: July 16, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 13490
VanRIMS No.: 08-2000-20
Meeting Date: July 21, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1247 Kingsway

RECOMMENDATION

- A. THAT the application by Tatla Developments Ltd. on behalf of Da Hua Investment Holdings Ltd., the registered owners, to rezone 1247 Kingsway [Parcel Identifier: 029-602-530; Lot 1, Block 38, District Lot 301, Group 1, NWD, Plan EPP47836] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.5 FSR to 3.61 FSR and the building height from 13.8 m (45.3 ft.) to 21.9 m (71.9 ft.) to permit the development of a six-storey, mixed use building with 31 secured rental residential units, be referred to Public Hearing together with:
- (i) plans prepared by Stuart Howard Architects, received December 20, 2019;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, including approval in principle of the form of development, subject to the Conditions of Approval 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 the rezoning and the Housing Agreement described in Part 2 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, subject to such terms and

conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

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

- D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 1247 Kingsway. The application is for a mixed-use, six-storey building with a total of 31 secured market residential units and two commercial spaces at grade. A height of 21.9 m (71.9 ft.) and an FSR of 3.61 are proposed, with a total floor area of 3,042.9 sq. m (32,754 sq. ft.). The rezoning application is being considered under the *Secured Market Rental Housing Policy (Rental 100)*. If approved, the application would contribute 31 secured rental housing units towards the City's housing goals as identified in the Housing Vancouver Strategy.

The application is also consistent with the Development Cost Levy By-law No. 9755 definition of "for-profit affordable rental housing", for which certain Development Cost Levies may be waived, as described in this report.

The application has been assessed, and the proposed use and form of development are supported subject to design development and other conditions outlined in Appendix B. It is recommended the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing and to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Secured Market Rental Housing Policy* (2012, last amended 2019)
- *Rental Incentive Guidelines* (2012, last amended 2019)
- *Rental Incentive Programs Bulletin* (2019, amended 2020)
- *Kensington-Cedar Cottage Community Vision* (1998)
- *Housing Vancouver Strategy* (2017)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families With Children Guidelines* (1992)
- *C-2 District Schedule* (1996, last amended 2019)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezoning* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755* (2008, last amended 2019)
- *Vancouver Utilities Development Cost Levy By-law No. 12183* (2018, last amended 2019)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

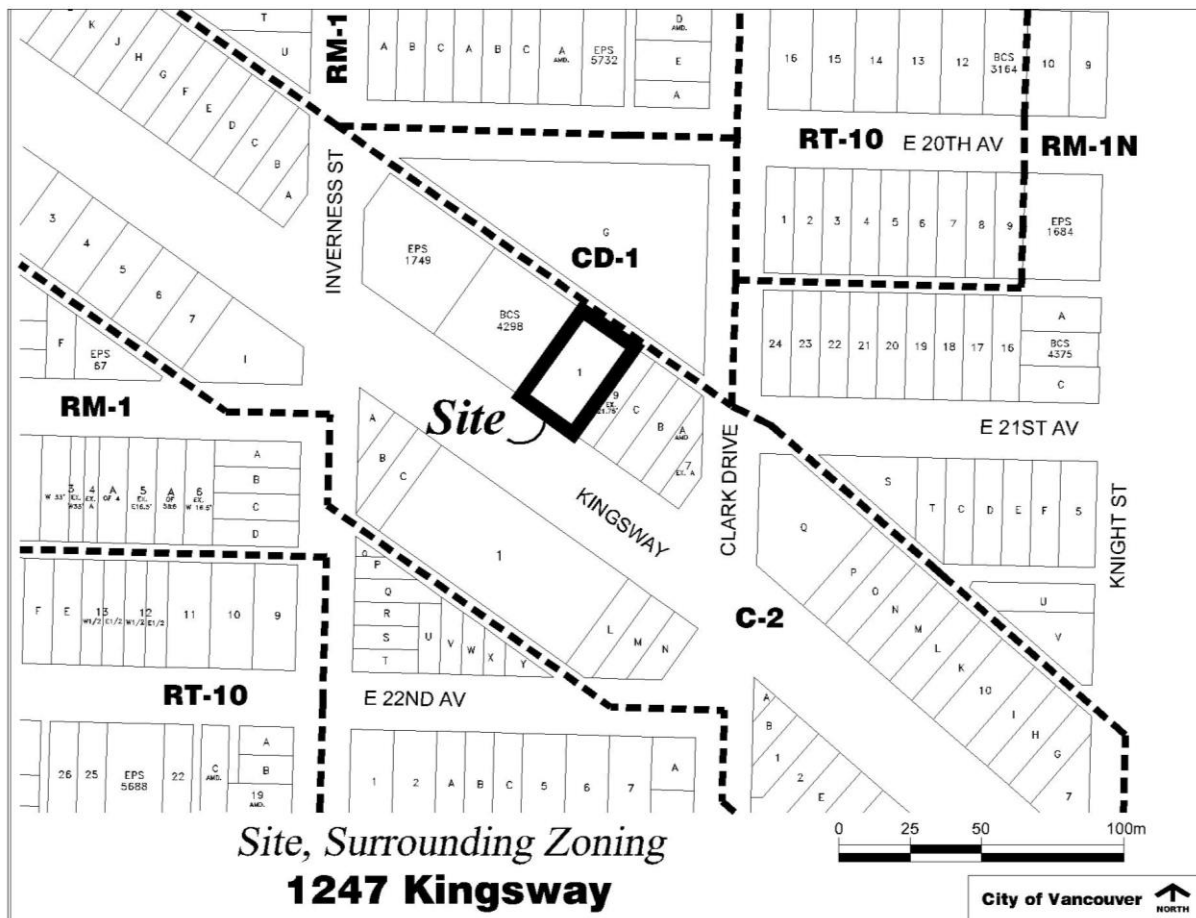
1. Site Context

The site, zoned C-2 (Commercial), is located in the Kensington-Cedar Cottage neighbourhood on the northern side of Kingsway between Inverness Street and Clark Drive. It has a site area of approximately 843.2 sq. m (9,076.4 sq. ft.) (See Figure 1). The site is comprised of one lot and is currently developed with one single and one two-storey commercial building.

Both sides of Kingsway are zoned C-2 (Commercial), which permits mixed-use buildings up to 2.5 FSR and four storeys in height. Across the lane to the north, is a three-storey subsidised housing development zone CD-1(76). Kingsway is part of TransLink's Frequent Transit Network (FTN), and includes bus route #19.

There are two similar six-storey rezoning projects in the immediate vicinity of the site. Adjacent to the site at 1265-1281 Kingsway is a secured market rental project which is currently in review. While at 1303 Kingsway and 3728 Clark Drive there is an approved secured market rental project.

Figure 1 - Location Map



Local School Capacity – There are five elementary schools located within a one kilometre catchment of the subject site. The Vancouver School Board (VSB)’s Draft Long Range Facilities Plan dated May 29, 2019, indicates that Tye Elementary and Charles Dickens Elementary currently have enrolment numbers above the total operating capacity. Enrolment at these schools is projected to remain above the operating capacity to 2027.

Enrolment capacity for 2020 does exist at Lord Selkirk Elementary (84% utilization), Richard McBride Elementary (91% utilization) and David Livingstone Elementary (99% utilization). Projected enrolment numbers are expected to decrease to 2027 at both Lord Selkirk Elementary (76% utilization) and David Livingstone Elementary (87% utilization).

Figure 2 – Local Elementary School Enrolments

School name	2020 Capacity Utilization	2027 Capacity Utilization
Tye Elementary	123 %	121 %
Charles Dickens	103 %	106 %
David Livingstone	99 %	87 %
Richard McBride	91 %	99 %
Lord Selkirk	84 %	76 %

Sir Charles Tupper Secondary School is located approximately 1 km to the west of the site and has an operating capacity of 1500 students. The current enrolment is 1113 students (74%) which is forecast to gradually increase to 82% in 2027. VSB continues to monitor development and work with the City of Vancouver to help plan for future growth.

Neighbourhood Amenities – The following amenities are within walking distance of the site:

- Parks: Sunnyside Park is located 300 m to the north of the site, while Glen Park is located 300 m to the south west.
- Cultural/Community Space: Trout Lake Community Centre is located at 3360 Victoria Drive. Kensington Library is located 350 m south east at 1428 Cedar Cottage Mews.
- Child Care: Four licensed group childcare facilities are currently located within 1 km of the site for children aged infant to five years old.

2. Policy Context

Secured Market Rental Housing Policy – In May 2012, Council approved the *Secured Market Rental Housing Policy*, commonly known as *Rental 100*, which provides incentives for new developments where 100 per cent of the residential floor space is secured rental housing. Rezoning applications considered under this policy must meet a number of criteria, including security of tenure, location and form of development.

On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy*, and retitled it the *Secured Rental Policy (SRP)*. The *SRP* expands on *Rental 100*, by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and introducing new green buildings requirements. New rezoning applications and enquiries are required to meet the provisions of the *SRP*. However, in order to ensure consistency and fairness for in-stream applications, the policy requirements of the previous *Secured Market Rental Housing Policy* will continue to apply to applications where a formal rezoning application was submitted prior to November 26, 2019. The rezoning application for 1247 Kingsway was received on November 15, 2019, and therefore is considered under the previous *Secured Market Rental Housing Policy*.

Rental Incentive Guidelines – The intent of the *Rental Incentive Guidelines* is to inform the way in which City incentives, taken at the applicant's discretion, are applied to eligible secured rental projects. The guidelines also provide further information on the incentives approved by Council in May 2012 through the *Secured Market Rental Housing Policy*, including general direction for the consideration of additional density through rezoning.

Rental Incentive Programs Bulletin – To correspond with Council's approval of the *Secured Rental Policy* in November 2019, a new *Rental Incentive Programs Bulletin* was issued. This bulletin provides updated information on DCL waivers and other incentives available to eligible secured rental projects. The additional density considerations provided in the *Rental Incentive Guidelines* will continue to apply to applications considered under the *Secured Market Rental Housing Policy*.

Housing Vancouver Strategy (2017) – In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of

retaining diversity of incomes and households in the city, of shifting housing production towards rental to meet the greatest need, and of coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. This rezoning application, if approved, will contribute towards the targets for purpose-built market rental units and family units.

Development Cost Levy By-Laws – Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the “**DCL By-law**”), and Section 3.2 of the Vancouver Utilities Development Cost Levy By-law No. 12183 (the “**Utilities DCL By-law**”) projects that meet the by-laws’ definition of “for-profit affordable rental housing”, a term specifically used by the province in Section 523D(10.3)(a) of the Vancouver Charter, are eligible for a waiver of DCLs and Utilities DCLs for the residential portion of the development. The DCL By-law and the Utilities DCL By-law establish maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the Rental Incentive Programs Bulletin and are updated on an annual basis.

On November 26, 2019, Council approved changes to the *DCL By-law* and the *Utilities DCL By-law*. They include changes to simplify the application process and improve administration of the waiver. Changes were made to the *Utilities DCL By-law* to remove the waiver for “for-profit affordable rental housing,” effective September 30, 2020. However, applications submitted before this date will remain eligible for a waiver of the DCLs under the *Utilities DCL By-law* (the **Utilities DCLs**), provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the *Utilities DCL By-law* change).

Staff note that the term “for-profit affordable rental housing” as defined by the Vancouver Charter, and used in relation to the DCL By-law and Utilities DCL By-law does not necessarily create rental units that are affordable to all Vancouver residents. The waiver of both the DCLs and the Utilities DCLs provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the Vancouver Housing Strategy.

Strategic Analysis

1. Proposal

This application proposes a six-storey, mixed-use building with commercial uses at grade and a total of 31 secured rental housing units over two levels of underground parking (see Figure 2). The proposed building height is 21.9 m (71.9 ft.) and the proposed density is 3.61 FSR with a total floor area of 3,042.9 sq. m (32,754 sq. ft.). The application qualifies for and has requested a DCL waiver in respect of the residential floor area of the development (all of which will be, for clarity, secured rental residential units) (see Appendix F).

Figure 3 – Kingsway Frontage View of Proposed Development

2. Land Use

This site is currently zoned C-2 (Commercial) District. The intent of the C-2 District Schedule is to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets. The C-2 District Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity

This proposal includes commercial retail units and residential uses, consistent with the intent of the C-2 (Commercial) District and the *Secured Market Rental Housing Policy*. A total of 356.7 sq. m (3,840 sq. ft.) of leasable commercial space is proposed on the Kingsway frontage.

3. Density, Height and Form of Development

(Refer to drawings in Appendix E and statistics in Appendix H)

The *Secured Market Rental Housing Policy (Rental 100)* and accompanying *Rental Incentive Guidelines Bulletin* provide general direction for the consideration of additional height and density to facilitate the provision of rental housing. On sites zoned C-2, increases up to six storeys with commensurate achievable density may be considered, subject to urban design performance evaluated on the consideration of base zoning, neighbourly fit, streetscape, and standard of livability.

Height and Density – This application proposes a building height of 21.9 m (71.9 ft.) over six storeys and a floor space ratio (FSR) of 3.61. The existing C-2 District Schedule has a maximum permitted height of 13.8m (45.3 ft.) and a FSR of 2.50. The proposed additional height and density is compliant with the *Rental Incentive Guidelines* and is generally consistent with Council's direction to explore six-storey, mixed-use, rental-only buildings in C-2 areas.

Neighbourhood Fit – The adjacent area to the north of the site is a supportive housing facility serving residents with physical disability developed under the CD-1(76) Bylaw, a three-storey building with an outdoor amenity in the courtyard. The existing C-2 zoning requires a stepping form at rear to interface with the low density neighboring properties.

The proposed six-storey building includes a four-storey base which is generally in line with the C-2 stepping form and two additional storeys which have been further stepped back. The visual and overlook impacts to the neighbours are minimal. However, the two additional storeys cause an increase in shadows when compared to a four-storey building conforming to the existing zoning. Staff have reviewed the shadow study at the equinoxes from 10 am to 2 pm and conclude that the proposed additional two storeys would cast additional shadow onto the southern corner of the adjacent site but would not impact the neighbour's outdoor amenity space. The proposal is considered an appropriate contextual fit, balancing the mitigation of impacts on neighbouring properties with the increased delivery of secured market rental housing in the city.

Figure 4 – Kingsway Frontage View of Proposed Development



Streetscape – Kingsway is a primary arterial diagonally crossing the city, with a width of 100 ft. in this location. The existing zoning anticipates an engaging streetscape including a four-storey massing with a three-storey street wall expression, vibrant commercial services, and pedestrian-oriented frontages.

The subject site is in the middle of a C-2 block. The adjacent building to the west is an existing four-storey mixed-use building. The site directly to the east has recently applied for a 6-storey rezoning under the *Secured Rental Policy*. Further east of the site is an approved rezoning for a six-storey market rental building located at the corner of Kingsway and Clark Drive.

The proposed six-storey building provides a notable stepback on levels five and six to express a four-storey streetwall along Kingsway. This is considered to be compatible with the existing and anticipated streetscape. The development also contributes a 5.5 m (18 ft.) wide sidewalk and Right-of-Way on the Kingsway frontage, with street-facing commercial units at grade.

Further design development is expected to achieve a more pedestrian-oriented street-level frontage and a high quality overall architectural expression. Design conditions related to these recommendations are included in Appendix B.

Livability – The application proposes an indoor and outdoor amenity space on the second floor. The outdoor amenity space is on the north-facing roof deck and is small in size. Staff recommend providing significant improvement to the outdoor amenity area to ensure sufficient space for outdoor activities and to enable adequate access to sunlight. Staff also include other recommendations to further improve livability, including providing an inviting and comfortable entrance lobby and increasing access to daylight and ventilation for deep and narrow units. Design conditions related to these recommendations are included in Appendix B.

Figure 5 – Rear Lane View of Proposed Development



Landscape – There are currently no trees, shrubs, or gardens on the site as the open area of the property at the rear is paved and used for at-grade vehicle parking. This application proposes to add new landscaping at the lane and the second-storey amenity space. There are two existing street trees and Engineering is not seeking to increase the number of street trees at this location. Landscape conditions are provided in Appendix B.

Urban Design Panel Review – The Urban Design Panel reviewed and supported this application on March 4, 2020 (see Appendix D).

Staff conclude the proposal responds well to the *Secured Mark Rental Housing Policy* and *Rental Incentive Programs Bulletin*, and support this application subject to the design development conditions outlined in Appendix B.

4. Housing

The *Housing Vancouver Strategy* strives to enhance access to rental housing and sets a number of short- and long-term rental housing targets. This application, if approved, would contribute 31 secured market rental housing units to the City's rental housing targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 6 – Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of March 31, 2020

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	3,503

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

**Unit numbers exclude the units in this proposal, pending Council's approval of this application.

***Includes Developer-Owned Below-Market Rental Housing

Housing Mix – On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* policy which includes family housing requirements set at 35 per cent. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*. This proposal would deliver a variety of unit types in the form of 13 studios, two one-bedroom units, 12 two-bedroom units, and four three-bedroom units. The two- and three-bedroom units account for 52% of all units.

Figure 7 – Proposed Unit Mix

Type	Count	Percentage
Studio	13	42 %
1-bed	2	6 %
2-bed	12	39 %
3-bed	4	13 %
Total	31	100 %

Security of Tenure – All 31 units would be secured as rental housing through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2019, the purpose-built apartment vacancy rate was 1.0 per cent in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Mt. Pleasant/Renfrew Heights area within which this site is located is 1.3 per cent. This means that 13 out of every 1,000 market

rental units in this area were empty and available for rent. A vacancy rate of 3 per cent represents a balanced market.

Existing Tenants – As there are no existing residential units on this site, a Tenant Relocation Plan is not required.

DCL Waiver - The applicant has requested and is eligible for a DCL waiver for the residential floor area. To be eligible for the waiver, this project must meet the maximum average rental rates and unit size restrictions under the DCL By-law. These requirements will form part of the Housing Agreement referred to in Appendix B. Figure 7 provides this project's proposed starting rents, the current allowable *DCL By-law* maximum average rent rates, average rents in newer buildings in the eastside of Vancouver, and the estimated monthly cost of home ownership. The proposed rents in this application are a lower and viable alternative to the cost of home ownership, particularly for larger units.

Section 3.1B(c) of the DCL By-law allows for rents to be increased annually from the time of Public Hearing to initial occupancy, as per the maximum allowable increases under the BC *Residential Tenancy Act*. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the *Residential Tenancy Act*.

Figure 8 – Proposed Rents for Market Rental Units, Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served

Unit Type	Project's Average Proposed Rents	DCL By-Law Maximum Averages – Eastside ¹	Average Market Rent in Newer Buildings ²	Monthly Cost Associated with Purchase of Median Priced Unit – Eastside ³
Studio	\$1,641	\$1,641	\$1,584	\$2,270
1-bed	\$1,942	\$1,942	\$1,796	\$2,824
2-bed	\$2,611	\$2,611	\$2,378	\$3,852
3-bed	\$2,977	\$2,977	\$2,603	\$5,394

1. CMHC Jan 2020, *Rental Market Report 2019* for studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver.
2. October 2019 CMHC *Rental Market Survey* for buildings completed in the year 2010 or later, Vancouver Eastside.
3. BC Assessment 2019, based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Eastside in 2019 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

Figure 9 shows the approximate household incomes required to afford the proposed rents in this project.

Figure 9 – Household Incomes relative to Proposed Rents

Unit Type	1247 Kingsway Average Proposed Rents	Household Income Ranges – Rents at or below 30% of before-tax income ¹
Studio	\$1,641	\$60,000 - \$69,999
1-bed	\$1,942	\$70,000 - \$79,999
2-bed	\$2,611	\$90,000 - \$99,999

3-bed	\$2,977	\$125,000 - \$149,999
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1. As per Statistics Canada, affordable housing is defined as shelter costs equal to or less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.

Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by DCL By-law.

5. Transportation and Parking

The application proposes 16 vehicle parking spaces for the commercial and residential uses, including resident and visitor spaces. This parking provision meets the Parking By-law requirement. In addition, the application proposes one Class B loading space, 90 Class A bicycle spaces, and six Class B bicycle spaces, consistent with the Parking By-law.

Frequent bus service is available on Kingsway which includes bus route #19 between Metrotown Station and Stanley Park. The project is eligible for a 20 per cent reduction to residential parking and a 10 per cent reduction to commercial parking requirements due to proximity to frequent transit.

As part of the rezoning, the applicant will also be required to fund streetscape and transportation upgrades in the vicinity of the site to address neighbourhood traffic impacts from the rezoning.

All engineering conditions are included in Appendix B.

6. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezoning* (2010, last amended 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy.

This application is pursuing the low emissions green buildings requirement. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets – The *Urban Forest Strategy* helps preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the Protection of Trees By-law to maintain a healthy urban forest by requiring permission to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A tree with a diameter greater than 20 cm is subject to the Tree By-law and requires a permit if it is proposed to be removed. There are no existing trees on the site. There are two street trees on City lands adjoining the site, and protection of these street trees during construction is required.

No new street trees are proposed as part of this application. See Appendix B for landscape and tree conditions.




Public Input

Public Notification – A rezoning information sign was installed on the site on January 22, 2020. Approximately 1,035 notification postcards were distributed within the neighbouring area on or about January 29, 2020. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – On February 18, 2020 a community open house was held from 5:00-8:00 pm at the Church of Nazarene, 998 East 19th Avenue. Staff, the applicant team, and a total of 12 people attended the Open House.

Public Response – Responses to the proposal have been submitted to the City as follows:

- 1 comment sheet and 3 letters, e-mails, online comment forms, and other feedback were received from the public in response to the February 18, 2020 open house.

Total notifications		1,035
Open House attendees		12
Open House comment sheets		1
Online/other feedback		3

* Note that all reported numbers above are approximate

Note: Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

A summary of the key themes from the public feedback is provided below:

Support expressed by respondents included the following topics:

- Building height, massing, and density: The additional density on a busy road such as Kingsway would be welcomed.
- Additional housing supply: More housing supply options in the area would be appreciated.

Concerns expressed by respondents included the following topics:

- Building height, massing, and density: The height of the proposed building would not fit with the rest of the neighbourhood. Additional density to the neighbourhood would be seen as unnecessary.
- Infrastructure: There would be insufficient infrastructure to sustain increased density in the area.

A more detailed summary of public comments on the application is provided in Appendix D.

Staff Response – Public feedback has assisted staff with the assessment of the application. Response to key feedback is as follows:

Building height and density – Staff have reviewed the application’s form of development and have determined that the proposed height, massing, and mix of commercial and residential uses are an appropriate design response to the neighbourhood context. Urban Design conditions to further improve streetscape presence and reduce impacts on adjacent properties are set out in Appendix B.

Infrastructure – This proposal will provide new rental housing and improvements to streetscapes and utilities adjacent to the site.

Public Benefits

Development Cost Levies (DCLs) – 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 City-wide DCL and City-wide Utilities DCL on the proposed 356.7 sq. m (3,840 sq. ft.) of commercial floor area and 2,686.2 sq. m. (28,914 sq. ft.) of residential floor area.

In accordance with section 3.1A of the DCL By-law, the applicant has requested a waiver of DCLs attributed to the residential floor area qualifying as “for-profit affordable rental housing”. Detailed analysis of this proposal against the requirements of the DCL waiver is included at Appendix F.

In accordance with amendments to the Utilities DCL By-law approved in-principle by Council November 26, 2019, a waiver of Utilities DCLs will no longer be available, effective as of September 30, 2020. However, in-stream applications submitted before September 30, 2020 will remain eligible for a Utilities DCL waiver on qualifying rental residential floor area, provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the Utilities DCL By-law change).

Based on the rates in effect at the time of application submission, the value of the DCL waiver is approximately \$744,246. A review of how the application meets the waiver criteria is provided in Appendix F; compliance with requirements of the DCL waiver will continue to be assessed through the Development Permit application process. It is anticipated that the commercial component of the project will generate approximately \$79,258 in DCLs.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), therefore no public art contribution will arise from this application.

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.

The *Community Amenity Contributions Policy for Rezonings* provides an exemption for routine, lower density secured market rental housing rezoning applications that align with the *Secured Market Rental Housing Policy* and the *Rental Incentive Programs Bulletin*. Staff note that as this site is currently zoned C-2 and proposes to rezone to 6 storeys, the application is eligible for this CAC exemption. The offered public benefit achieved through this application is securing 31 market rental housing units.

Rental Housing – The applicant has proposed that all of the residential units will be secured as rental housing (non-stratified) for the longer of 60 years and the life of the building. The public benefit accruing from this application is the contribution to the City's secured rental housing stock serving a range of income levels.

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

Financial Implications

Based on rates in effect as of September 30, 2019, it is anticipated that the commercial component of the project will generate approximately \$79,258 in DCLs. The residential component of the project is expected to qualify for a DCL waiver of approximately \$744,246.

The 31 rental housing units, secured by a Housing Agreement and Section 219 Covenant for 60 years or the life of the building, will be privately owned and operated.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site at 1247 Kingsway from C-2 to CD-1 to permit development of 31 secured market rental housing units, and conclude the application is consistent with the objectives of the *Secured Market Rental Housing Policy*. The application qualifies for incentives provided for secured market rental housing, including additional height, density, and parking reductions. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further, it is recommended 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.

* * * * *

**1247 Kingsway
DRAFT 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 appends 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.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. 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 the Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Farmer's Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
 - (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House,

Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section.

Conditions of Use

- 4.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmer's Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.3 The design and layout of at least 35% 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

- 5.1 Computation of floor space ratio must assume that the site consists of 842.9 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.61.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; 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 the 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, including recreational facilities and meeting rooms accessory to a residential use, except that the total exclusion must not exceed the lesser 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 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6.1. Building height, measured from base surface to top of parapet, must not exceed 21.9 m.

6.2. Despite the provisions of section 6.1, the Director of Planning may permit a greater height than otherwise permitted for roof top appurtenances such as stairs, elevator, elevator machine rooms, mechanical screens, a vestibule accessing a green roof, or similar features, and if the Director of Planning first considers:

- (a) siting and sizing in relation to views, overlook, shadowing, and noise impacts; and
- (b) all applicable policies and guidelines adopted by Council.

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 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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 unobstructed view is not less than 3.7 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 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 must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will 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 (Leq24) sound level and will be defined simply as noise level in decibels.

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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

* * * * *

1247 Kingsway
CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Stuart Howard Architects Inc., stamped received December 20, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1. Design development to improve the outdoor amenity area by ensuring sufficient space to accommodate on-site activity for both children and adults and to provide adequate access to sunlight.

Note to Applicant: This may be achieved by providing additional outdoor amenity space on the rooftop in conjunction with the provision of a green roof. See Landscape condition 8 and

2. Design development to improve the livability by providing the following;
 - (a) A well sized entry lobby to create an inviting and comfortable space for mailboxes, seating, and social interactions; and
 - (b) Improved access to daylight and ventilation, particularly for the deep and narrow units.

Note to Applicant: the unit layout should maximize the access to daylight and ventilation in the habitable space. Strategies may include locating the habitable space within the zone of approximately two times the ceiling height from the exterior window. Alternative methods should be utilised to enhance daylight and ventilation when the unit is deeper than four times the ceiling height.

3. Design development to strengthen a pedestrian-oriented street-facing frontage through the following strategies:
 - (a) Creating a fine-grained commercial frontage expression with transparent glazing, high quality materials, and more intensive detailing to emphasize visual interest and variety, human scale and comfort.; and

- (b) Providing generous and continuous weather protection to the full width of the frontage; and

Note to Applicant: The weather protection is recommended to be in a canopy format. The canopy design should be integrated into the overall building and relate to the pedestrian scale. A comfortable depth-to-height ratio of the canopy is approximately 1:1.5 and 10-12 ft. above sidewalk level.

- (c) Enhancing the presence of the residential common entrance and the sequence of resident arrival experience.

Note to Applicant: the residential entrance should be differentiated from the entries of commercial units through setbacks, design details, and landscaping.

- 4. Design development to the elevations for a more cohesive and simplified architectural expression.
- 5. Submission of a bird-friendly strategy for the design of the building in the application for a development permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at: <http://guidelines.vancouver.ca/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 6. Design development to respond to CPTED principles, having particular regard for:
 - (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
 - (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
 - (c) Mail theft;
 - (d) Site lighting developed with considerations for safety and security; and
 - (e) Reduced opportunities for graffiti;

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

- 7. Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:
 - (a) Overhead lighting and step lights at exit stairs and doors;
 - (b) 24 hour lights and walls painted white; and
 - (c) Visibility at doors, lobbies, stairs and other access routes.

Landscape

8. Design development to potentially expand programming on roof level with provision of a green roof to include opportunities for common social interactions for adults and play opportunities for children; refer to Urban Design Condition 1.

Note to Applicant: Green roof to include urban agriculture plots and softening with planting at edges. Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc.

9. Design development to improve street frontage for a better pedestrian experience; refer to Urban Design Condition 3.

Note to Applicant: This can be achieved by introducing landscape elements such as planter pots, etc.

10. Design development to upgrade and enhance the lane environment;

Note to Applicant: Landscape materials should be incorporated adjacent to the lane through provision of climbing plants, hanging plants from the roof above, and/or shrubs and trees of suitable growing habit.

11. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- maximize natural landscape best management practices;
- minimize the necessity for hidden mechanical water storage;
- increase the amount of planting to the rooftop areas, where possible;
- use permeable paving;
- employ treatment chain systems (gravity fed, wherever possible);
- use grading methods to direct water to soil and storage areas;

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

12. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: the sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

Provision requirements at the time of Development Permit application:

13. Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8":1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

14. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm;

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

15. Provision of a "Tree Management Plan";

16. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

17. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.;

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

18. Provision of an outdoor Lighting Plan;

Sustainability

19. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

Zero Waste

20. In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demo By-law must achieve a 75 per cent recycling rate for demolition. Buildings subject to the Green Demo By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering Services

21. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
22. Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
23. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
24. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written

acknowledgement of this condition is required. Please contact Engineering Services for details.

25. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
26. Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:
 - ACT-01 – Additional Class A Bicycle Parking
 - Provide up to 40% above the minimum requirements.
 - ACT-05 – Bicycle Maintenance Facilities
 - Provision of design details of room and proposed tools.
 - Provision of an operational plan on how all land uses will have access and maintenance of the facility.
27. Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:
 - Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived.
 - Secures the provision of TDM measures on the site,
 - Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed,
 - Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results,
28. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.
 - Relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways.
 - All doors on the route from Class A bicycle parking spaces to the outside shall be fitted with automatic door openers.
 - Provision of a minimum 1.2m wide access route between the bicycle parking spaces and the outside.
 - Provision of secure Class A residential bicycle parking independent of the commercial spaces.
 - Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

29. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

- The slope of the loading bay must not exceed 5%.

30. Provision of end of trip facilities as per Bylaw.

31. Provision of generous and continuous weather protection on Kingsway.

Note to Applicant: the following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- All types of parking and loading spaces individually numbered, and labelled on the drawings.
- Dimension of column encroachments into parking stalls.
- Show all columns in the parking layouts.
- Dimensions for typical parking spaces.
- Dimensions of additional setbacks for parking spaces due to columns and walls
- Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
- Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- Areas of minimum vertical clearances labelled on parking levels.
- Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
- Existing street furniture including bus stops, benches etc. to be shown on plans.
- The location of all poles and guy wires to be shown on the site plan.

32. When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and 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 Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

Rainwater Management

33. Provision of an updated Rainwater Management Plan (RWMP) submitted with the DP application which includes the following:

- I. Provide an updated site map detailing how rainwater will be directed or retained in each area. Include the following:
 - All routing of rainwater throughout the site

- Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.
 - Summary table of the catchment areas
- II. Provide the Pre-development Weighted Runoff Coefficient calculations for the site.
 - III. Updated calculations for the peak flow rates using the 1:10 year return period and inlet time of 5 minutes. Applicant to assume/estimate travel time as appropriate.
 - IV. A preliminary servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system.

Note to Applicant: A Section 219 Rainwater Management Agreement Covenant will be required prior to issuance of a Development Permit with reference to the Rainwater Management Plan as outlined in the Conditions of Development, which restricts the issuance of a permit to construct any building until such time as a final Rainwater Management Plan (RWMP) is accepted by the City, and the developer has entered into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services providing for the construction or modification of a rainwater management system as per the RWMP.

Note to Applicant: The applicant is requested to schedule a meeting with Integrated Water Management Branch at Marine Gateway location prior to moving forward with the RWMP. To schedule the meeting, contact Torben Ruddock, P.Eng., 604-829-9792 (Torben.ruddock@vancouver.ca).

Housing

34. The proposed unit mix, including 13 studio units (42%), 2 one-bedroom units (6%), and 12 two-bedroom units (39%), 4 three-bedroom units (13%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children

35. The development is to comply with the High-Density Housing for Families with Children Guidelines, and include outdoor common amenity and an indoor common amenity room with a kitchenette and accessible washroom.
36. Prior to issuance of a development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Release of Easement & Indemnity Agreements 151549M (See 150012L) and 151550M (See 146533L); both support agreements, prior to building occupancy.

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

2. Provision of a 5.5 metre offset distance measured from the back of the existing curb for widened sidewalks along Kingsway adjacent to the site to be achieved through a building setback and statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: Statutory Right of Way CA4491885 (as shown on Plan EPP47837) is for public pedestrian use of an expanded sidewalk over the south 1.5 metres of the site. The SRW area is to be free of any encumbrance such as building structure, stairs, door-swings and benches at-grade; however the SRW agreement will accommodate underground parking levels and portions of building levels 2 and above within the SRW area, if desired. Confirmation by the applicants Surveyor the existing SRW agreement meets the requirements of the SRW of a 5.5m offset distance mentioned above or a replacement agreement will be required.

3. Enter into such agreements as determined necessary to require the owner to prepare a detailed Transportation Demand Management (TDM) Plan for the approval of the General Manager of Engineering Services prior to Development Permit issuance, including a requirement to enter into a further legal agreement to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures in the approved TDM Plan.
4. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - a) Provision of adequate water service to meet the fire flow demands of the project.
 - b) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Murray Johnson Engineering Ltd. dated January 31, 2019 no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main on Kingsway from Inverness Street to Clark Drive. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 1247 Kingsway requires the following in order to maintain acceptable SAN sewer flow conditions.

Note to Applicant: The post-development 10 year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. Development to be serviced to the existing 200 mm SAN sewers in L/N Kingsway

Note to Applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

- d) Provision of street improvements along Kingsway adjacent to the site and appropriate transitions including the following:
- 1.22m (4') wide front boulevard with street trees where space permits;
 - Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
 - Hard surface treatment between the sidewalk and the building;
 - Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
 - Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Existing street trees and sidewalk can remain. Revise landscape plans to show that the sidewalk and front boulevard along Kingsway are to remain. The section of back boulevard that is on the SRW is to be saw-cut broom finished concrete. Any remediation to damaged sidewalk and boulevard is to be done in conformity with the Knight Kingsway Neighborhood Centre Streetscape guidelines.

- e) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required. Upgrades to existing lane lighting adjacent to the site to current COV standards and IESNA recommendations should no impact to poles occur.

- f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- g) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.
- h) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- i) 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.
- j) This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

In addition, 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.

Sustainability

5. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Housing

6. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as for-profit affordable housing units for the longer of 60 years and life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant.
- (b) A no stratification covenant.
- (c) That none of such units will be rented for less than one month at a time.
- (d) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculations during building permit.
- (e) That the average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

Unit Type	1247 Kingsway Proposed Average Starting Rents
Studio	\$1,641
1-bedroom	\$1,942
2-bedroom	\$2,611
3-bedroom	\$2,977

- (f) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability 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.
- (g) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability 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 at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

Environmental Contamination

7. If applicable:

- (a) Submit a site profile to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services 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 Services, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have 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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

1247 Kingsway
DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“1247 Kingsway [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 1247 Kingsway”

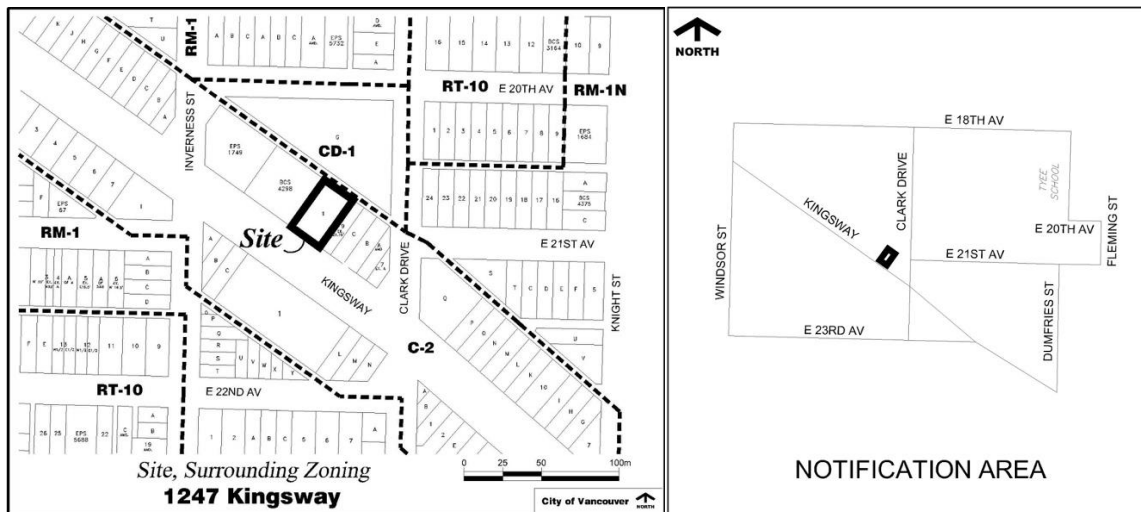
1247 Kingsway
ADDITIONAL INFORMATION

1. Public Consultation Summary

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on January 22, 2020. Approximately 1,035 notification postcards were distributed within the neighbouring area on or about January 29, 2020. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).






Community Open House

On February 18, 2020 a community open house was held from 5:00-8:00pm at the Church of Nazarene, 998 East 19th Avenue. Staff, the applicant team, and a total of approximately 12 people attended the Open House.

Public Response

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

- 1 comment sheet, and 3 letters, e-mails, online comment forms, or other feedback were received from the public in response to the February 18, 2020 open house.

Total notifications		1,035
Open House attendees		12
Open House comment sheets		1
Online/other feedback		3

* Note that all reported numbers above are approximate

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Building height, massing, and density:** the additional density on a busy road such as Kingsway would be welcomed.
- **Additional housing supply:** more housing supply options in the area would be appreciated.

Generally, comments of concern fell into the following areas:

- **Building height, massing, and density:** the height of the proposed building would not fit with the rest of the neighbourhood. Additional density to the neighbourhood would be seen as unnecessary.
- **Infrastructure:** there would be insufficient infrastructure to sustain increased density in the area.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of concern:

- One respondent noted the unfair push for taller buildings in East Vancouver, while preservation efforts were more favoured in the West side of the city.

Neutral comments/suggestions/recommendations:

- Higher buildings at or around major intersections would be more appropriate.

2. Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on October March 4, 2020. The application was supported with recommendations.

EVALUATION: Support with Recommendations (5-0)

Rezoning Planner, Jim Spillane, began by noting, this is a rezoning application for a mid-block site on the north side of Kingsway between Inverness Street and Clark Drive. It's located within the Kingsway and Knight area as defined in the Kensington-Cedar Cottage Community Vision extending generally from Inverness Street to Dumfries Street.

The site is comprised of one lot zoned C-2, and is currently occupied by two vacant commercial buildings.

The C-2 zoning generally extends along Kingsway to the northwest and southeast. To the north across the lane, there is a site zoned CD-1 which is a 3-storey building owned and operated by the Lions Paraplegic Lodge; West of the site is a 4 storey mixed use building with commercial at grade and strata above, constructed in 2011. East of the site is another Rental 100 rezoning application located at 1265-1281 Kingsway. That application also proposes a six-storey building with retail at grade and apartments above. At the corner of Kingsway and Clark Drive (1303 Kingsway), there is another rental 100 project which was approved by Council in April 2019.

There is no community plan for this area, however the Kensington-Cedar Cottage Community Vision, and city-wide rental rezoning policies do apply.

This application falls under the Secured Market Rental Housing Policy, or Rental 100. This allows for increases up to 6 storeys and commensurate achievable FSR for sites where 100% of the residential floor space is rental.

There is no maximum FSR under this policy, however typical Rental 100 sites fall between 3.2 and 3.7 FSR.

Approved directions within the Kensington-Cedar Cottage Community Vision related to this site include strengthening the area as a retail precinct, through providing mixed use development with active frontages and improved streetscapes.

This proposal is to rezone the site from C-2 to CD-1 to allow a six-storey, mixed-use building with a total of 31 secured market rental apartments and two commercial spaces at grade. It proposes an FSR of 3.61 and a height of 21.9 m (71.9 ft.)

- It contains 2 levels of underground parking with 16 underground parking stalls; and 100 bike parking spaces.
- The unit mix includes 52% family units, with 39% of these 2-bedroom (12), and 13% 3-bedroom (4).

Development Planner, Grace Jiang, began by noting, the subject site is a small mid-block site with 74 ft. frontage on Kingsway and a typical depth of 122 ft. It slopes down from the lane to Kingsway by approximately 4 ft.

The site is within the Kingsway and Knight Neighborhood Center. The application proposes a 6-storey mixed use building with commercial at grade. This is a typical rental 100 rezoning project based on existing C-2 zoning. The lower 4 storey massing generally is in keeping with the C-2 zoning. The proposed additional two storeys have reduced floor plates. They are set back further from the lane side to mitigate the impact to neighbours, and stepped back on the street side to create compatible streetscape. The overall massing and height is generally compliant with Rental 100 policy.

The neighbouring property due north is a subsidised housing facility developed under CD-1 By-law. It is a 3 storey building with an outdoor amenity area in the courtyard. The shadow impact has been assessed at the equinox from 10am to 2pm. It indicates that the proposed additional two storeys would cast shadow onto the south corner of the north site and would not impact its outdoor amenity space.

The amenity room is proposed on the second floor contiguous with an outdoor amenity space on the 2nd floor roof deck. The amenity spaces are north facing and relatively small in size. The residential entrance is from Kingsway located at the south east corner. The parking is accessed from the lane. A Green roof is proposed on the roof.

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

1. Does the panel support the proposed height, massing, and setbacks, with a particular consideration to the impacts on the neighbouring site due north?
2. Does the commercial frontage successfully contribute to the shopping area public realm in the Kingsway and Knight Neighbourhood Center?
3. Please comment on the indoor/outdoor amenity space with regards to the location, size, solar exposure, and impact to the neighbouring sites.
4. Please comment on the architectural expression and exterior finish to ensure that a quality appearance and durability can be achieved at Development Permit stage.

Applicant's Introductory Comments:

The applicant noted the previous architect had acquired a DP under the existing C-2 zoning. The original intent was to take what was approved from the DP and rezone for secure market rental, however further into the design there were several issues with the approved DP such as the original entry to the residential portion was in the center which created several issues with connection and back of house.

The applicant noted their first was to move the entry to the residential portion to one side, and defined that entry separate to the commercial. The commercial is on the left and the residential entry has a good finish on the right hand side.

The commercial portion has a robust typology with durable materials. The material palette lightens as you move up the building. There are bays that act as support to the balconies and are the skeleton of the project.

Shadowing was a major issue, therefore staff asked us to step back the upper two floors an additional 15 ft. The applicant noted they are compliant with the entire request from staff and the parking By-law.

The streetscape on Kingsway composed of two existing trees. Due to power line they are small trees. There is a proposal to redo the sidewalk. There is landscape and a bike rack added in the boulevard. On the ground floor there is a small patio space, amenity on the second floor, and floor planters on the 5th level front and back. Planters integrated into the building are concrete planters.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Mr. Davis and seconded by Mr. Rahbar and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project with the following recommendations to be reviewed by City Staff:

- Design Development to the commercial frontage in terms of its proportions or openings and scale of commercial units, differentiation of entry points and canopy.
- Design Development to the exterior elevations, architectural expression and exterior finishes providing a more cohesive and simplified elevation, character and expression.

Related Commentary:

There was support by the panel for the height, massing, and setbacks.

The panel noted no impacts to the neighbors in terms of shadow to the north.

Regarding the architectural expression in the exterior finishes, there is a cohesion that isn't visible with the commercial and residential above.

Some panelists noted to review the livability of the units, the north facing units look narrow and deep and super dark.

The ground floor is quite high and the top two floors quite high and the middle appears diminished.

Street elevation would benefit from a more cohesive architectural expression.

There could be stronger articulation of the public realm at the store front, such as lighting, parking, paving and street furniture.

The commercial frontage is not enhancing the street, issues with materiality proportions of openings in relation to residential openings above unsure of the relationship.

The indoor and outdoor amenities, conflict with the patio and adjacent unit, the amenity is fairly small in size. The panel suggested considering a rooftop amenity.

Reconsider of size of the indoor amenity and its relationship to adjacent residential units, may be alleviate considering rooftop amenity

The window elements on the balcony appear narrow.

The location of the canopy is a bit of a loss opportunity; need to understand size and scale of first floor.

A panelist noted it would be great to see a small area for kids play away from the neighborhood park.

Regarding sustainability consider some partial cooling and the size of windows related to the thermal gain of building.

- **Applicant's Response:** The applicant team thanked the panel for their comments.

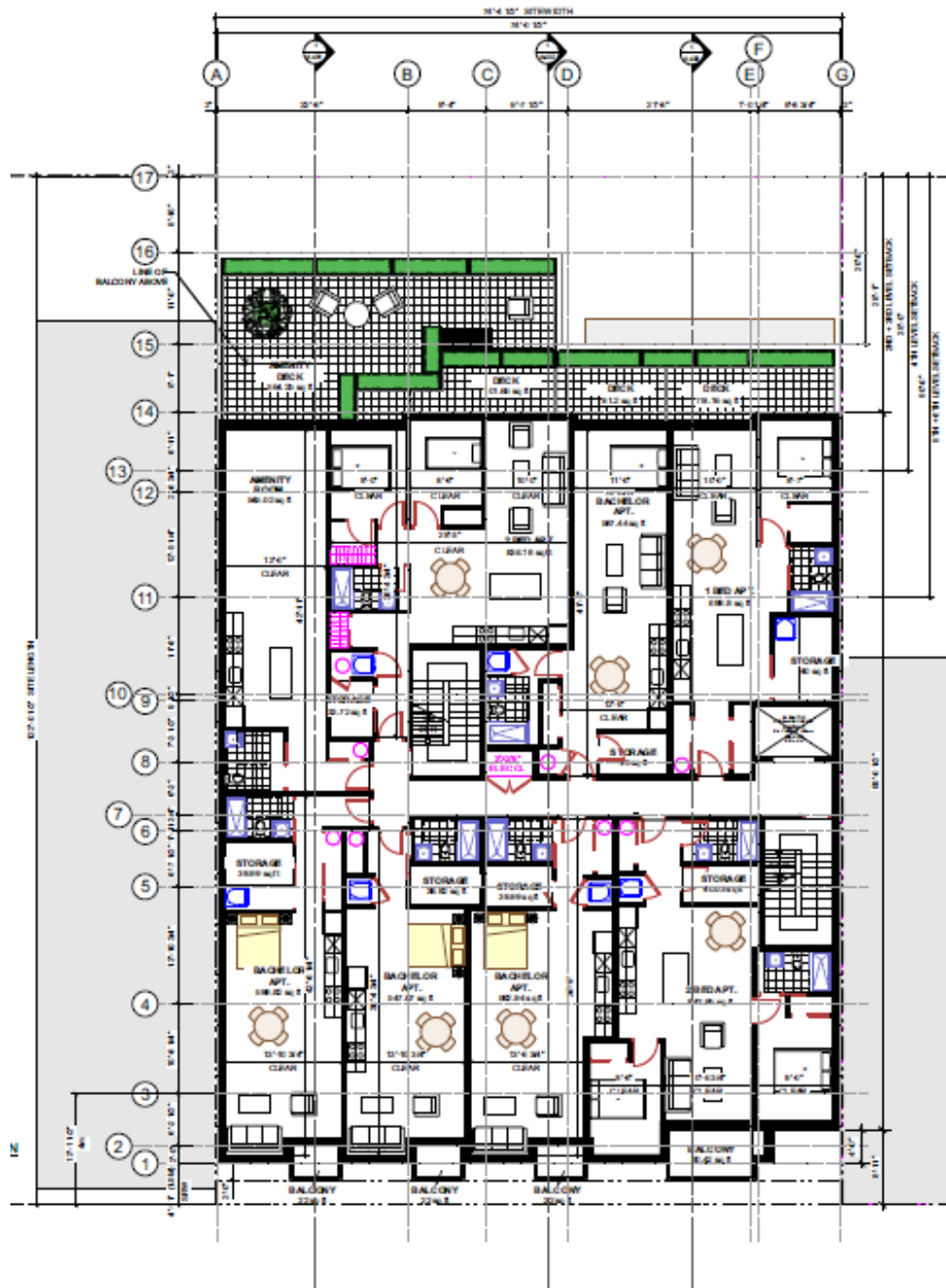
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1247 Kingsway FORM OF DEVELOPMENT DRAWINGS

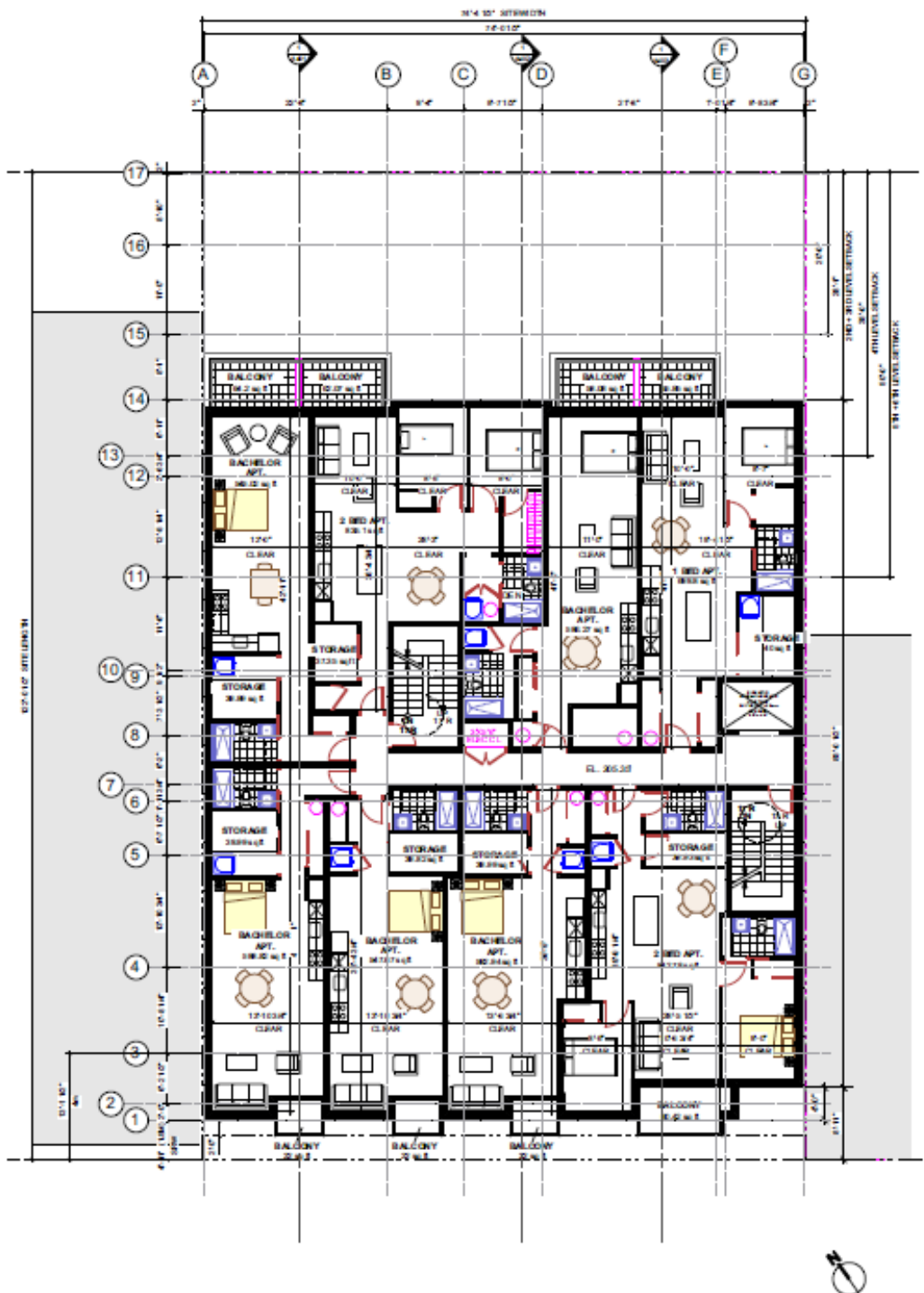
Site Plan / Ground Floor Plan



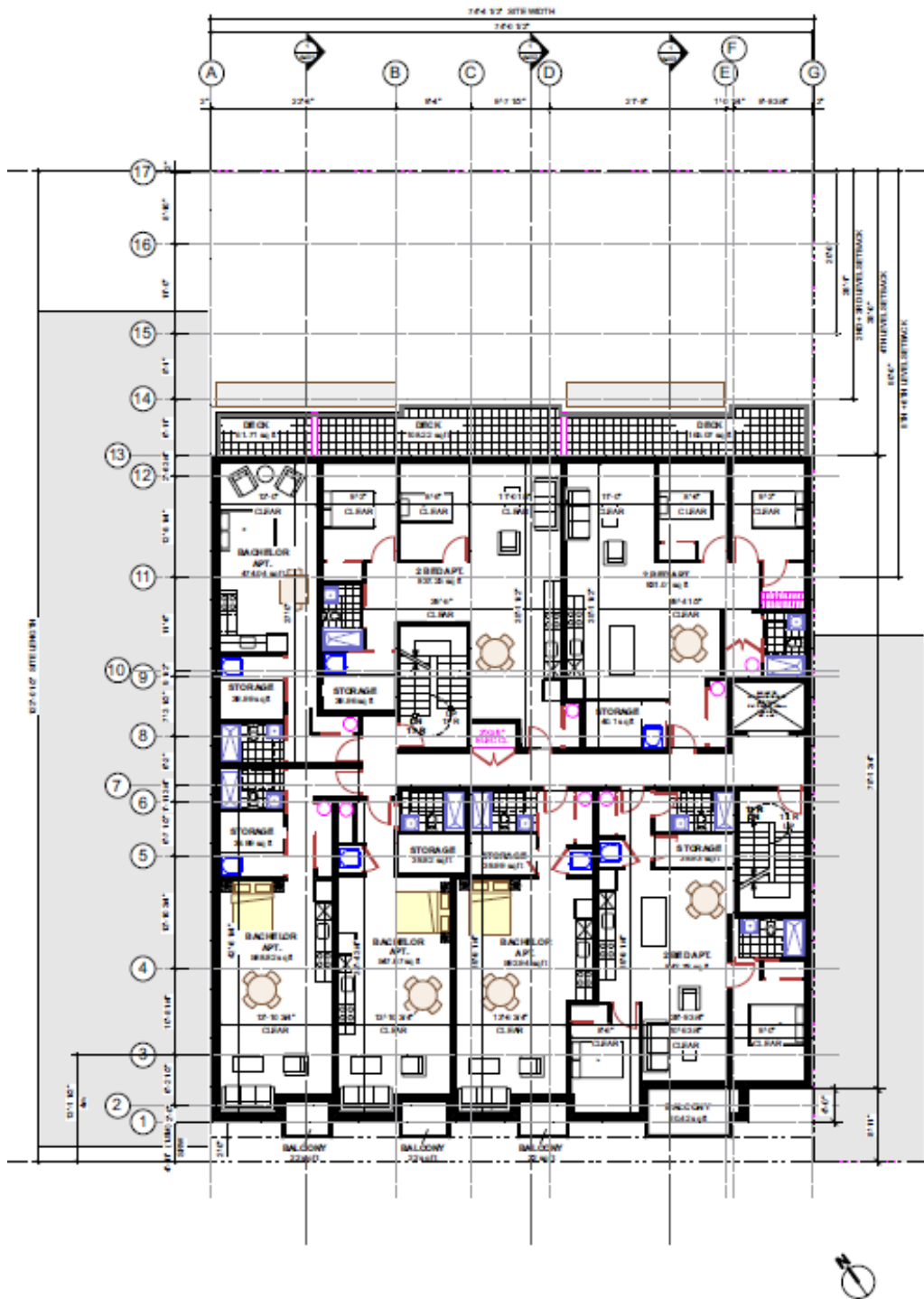
Level 2 Floor Plan



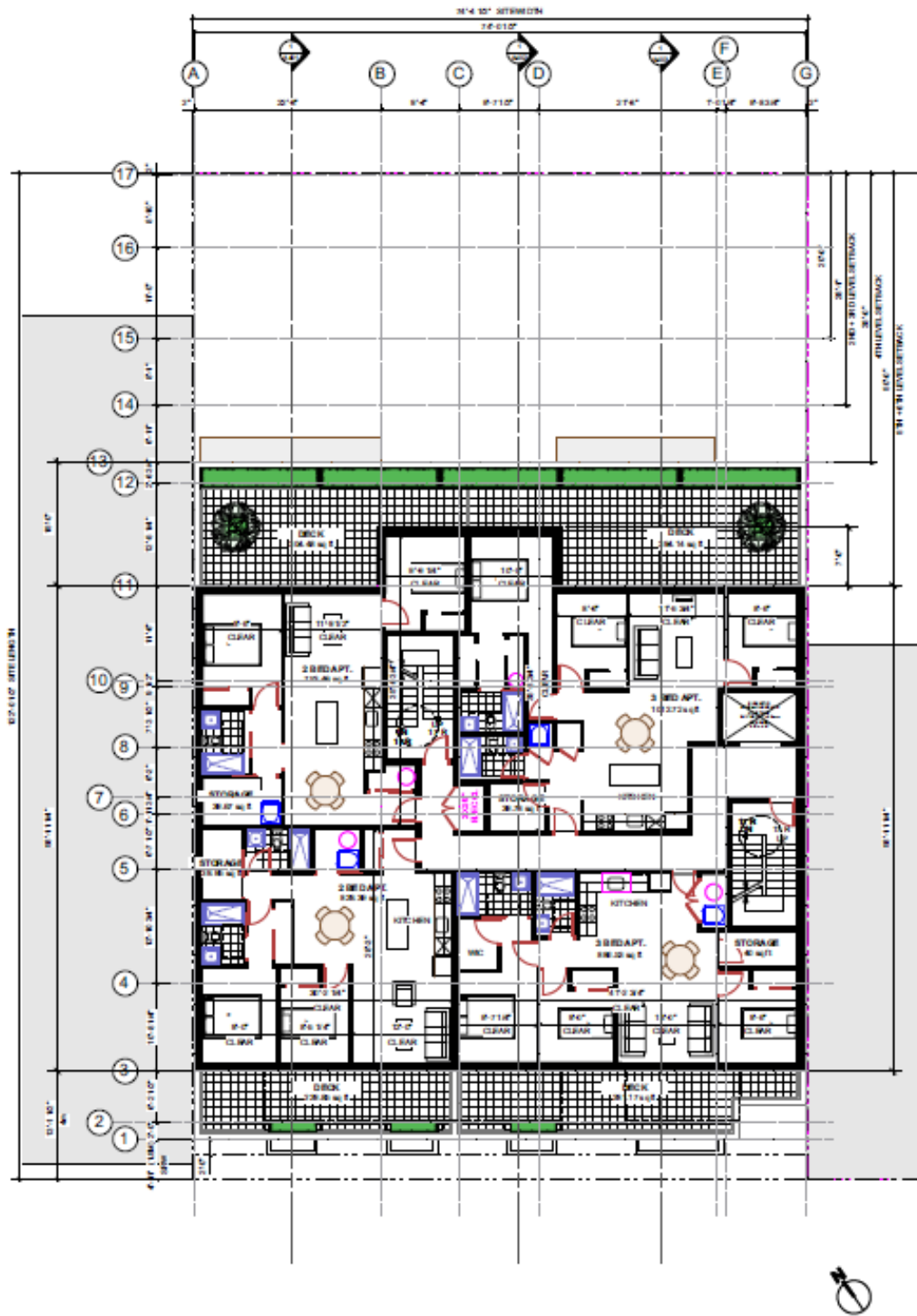
Level 3 Floor Plan



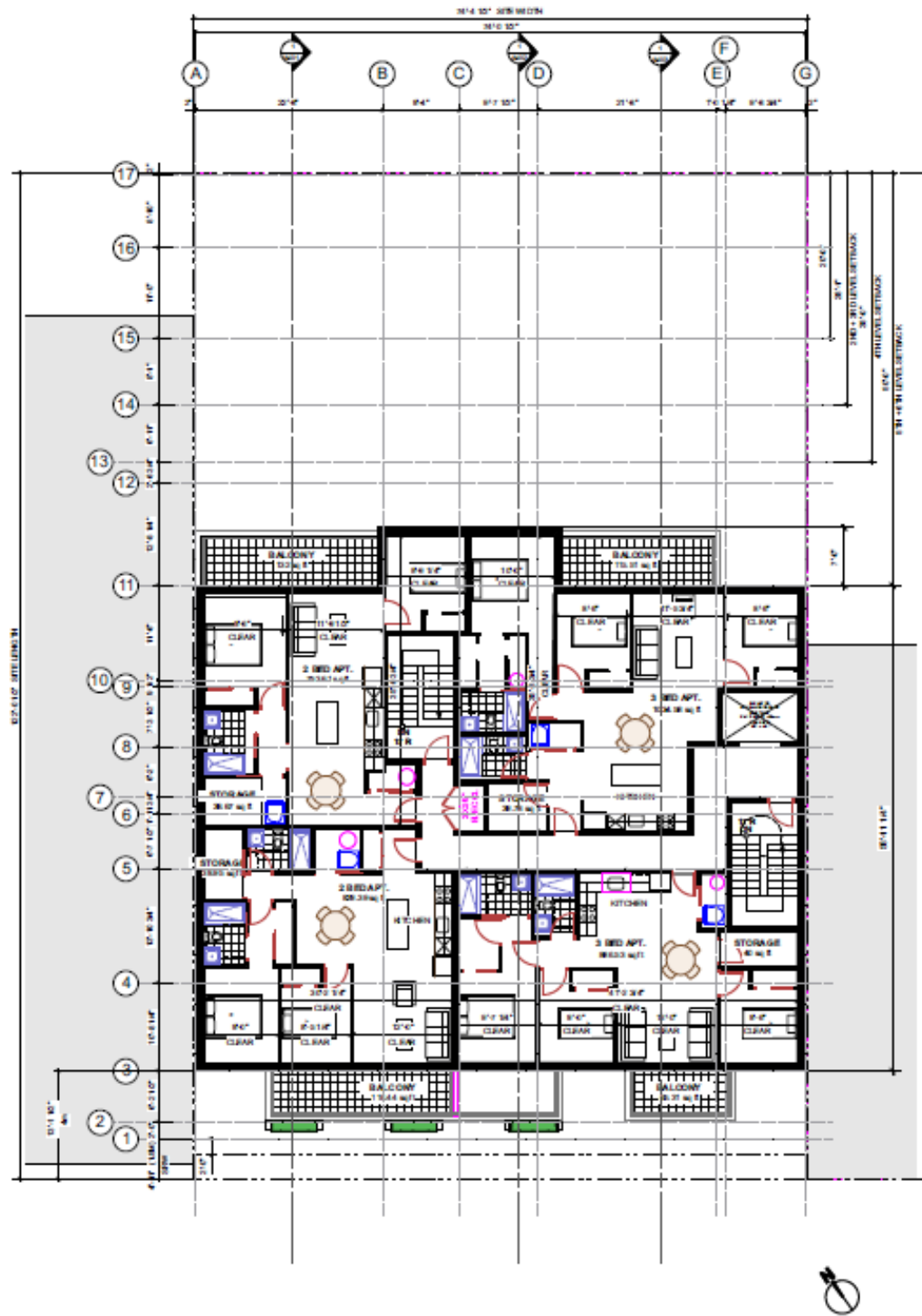
Level 4 Floor Plan



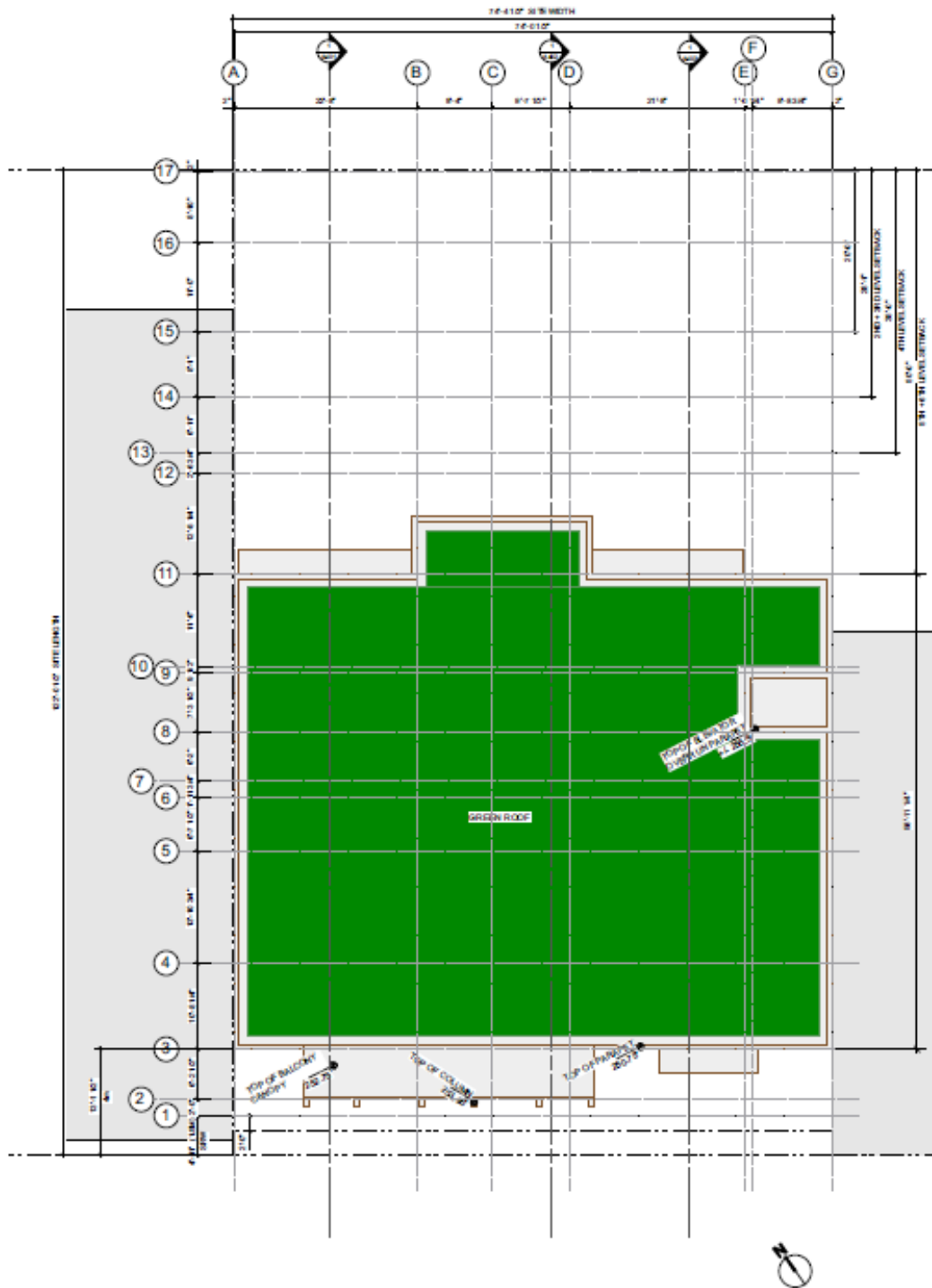
Level 5 Floor Plan



Level 6 Floor Plan



Level 7 Roof Plan



South-West Elevation (Kingsway)



North-East Elevation (Lane)



South-East Elevation



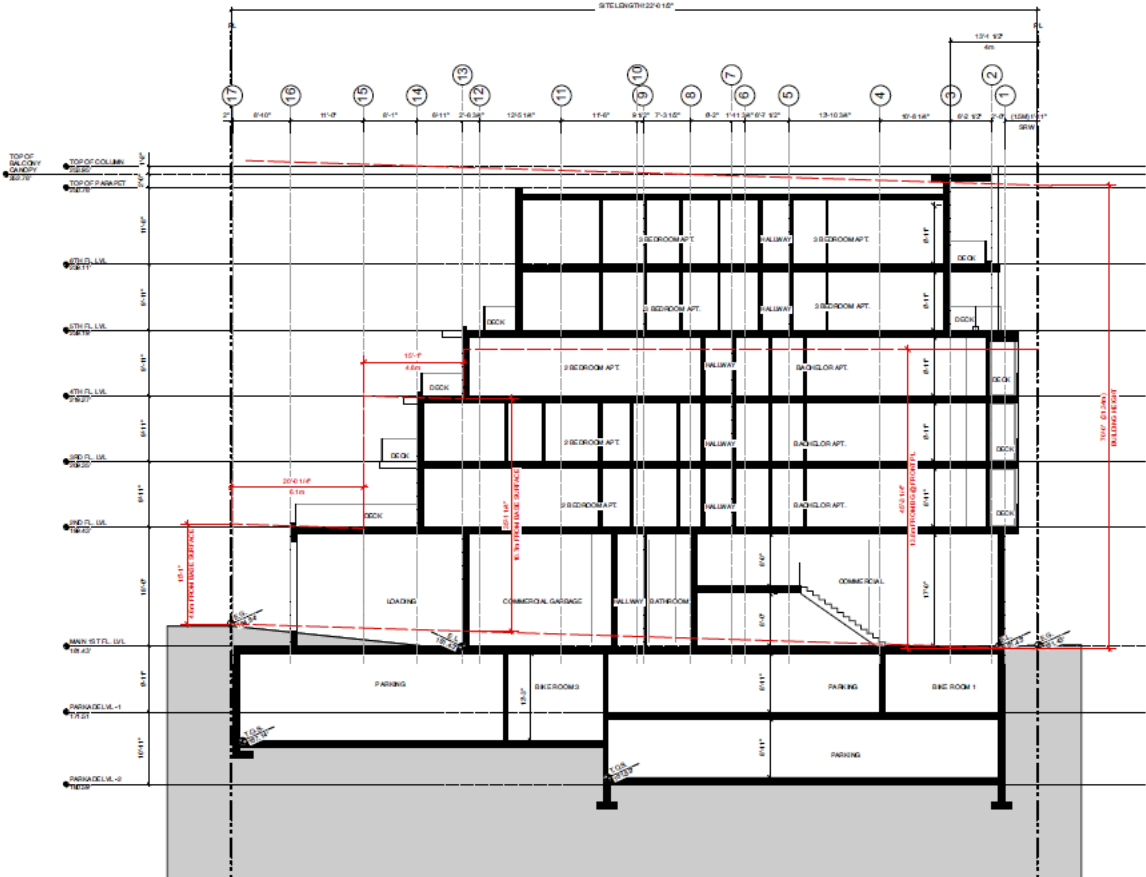
North-West Elevation



Section 1 (North-East to South-West)



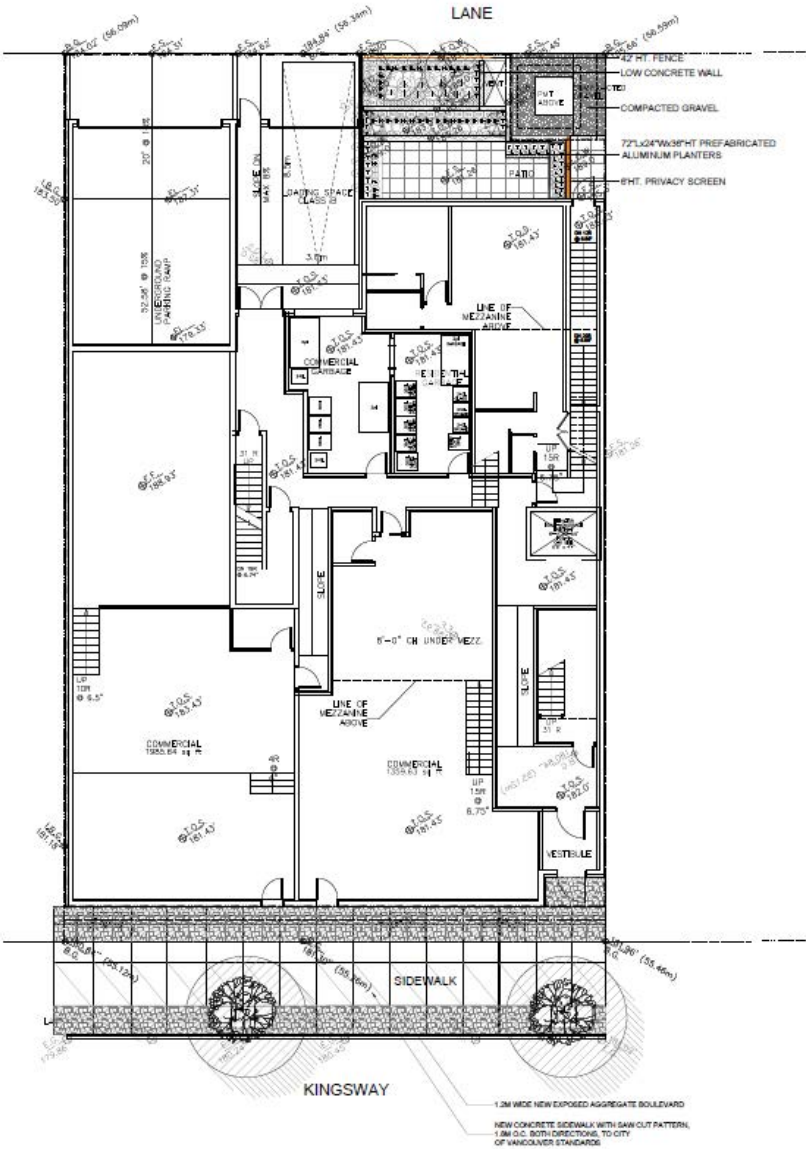
Section 2 (North-East to South-West)



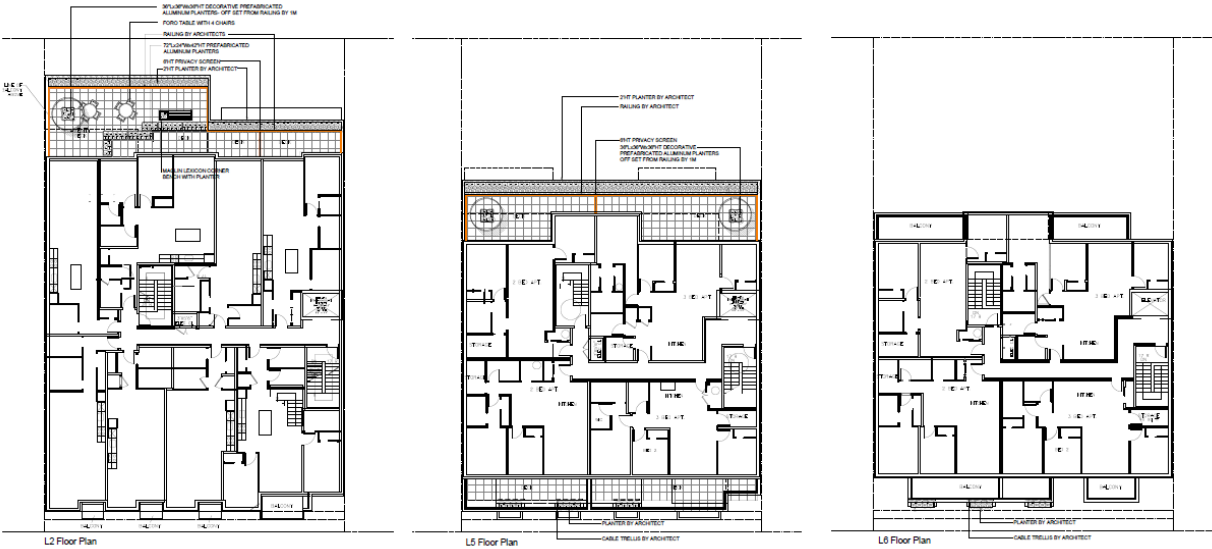
Section 3 (North-East to South-West)



First floor landscape plan



Upper floors landscape plan



Shadow Studies



1 June 21st
11am



2 June 21st
12pm



3 June 21st
1pm



4 March 21st/September 21st
11am



5 March 21st/September 21st
12pm



6 March 21st/September 21st
1pm

LEGEND

- PROPOSED BLUE ONIG SHADOW
- EXISTING SHADOW

1247 Kingsway
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 in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of all 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	13	42 sq. m (452 sq. ft.)	52.8 sq. m (568 sq. ft.)*
1-bedroom	2	56 sq. m (603 sq. ft.)	65 sq. m (700 sq. ft.)*
2-bedroom	12	77 sq. m (829 sq. ft.)	76.6 sq. m (825 sq. ft.)
3-bedroom	4	97 sq. m (1,044 sq. ft.)	88.3 sq. m (950 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
Studio	13	\$1,641
1-bedroom	2	\$1,942
2-bedroom	12	\$2,611
3-bedroom	4	\$2,977

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 and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

*Staff note that the proposed average unit size for studio and one-bedroom units is higher than the DCL By-law waiver requirements. The applicant has been informed that the studio and one-bedroom units do not currently qualify for the waiver. The applicant will determine whether they are taking the DCL waiver at the building permit stage by revising the average unit size, or proceeding as shown and paying the DCL.

* * * * *

**1247 Kingsway
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey, mixed-use building with 31 secured rental units and commercial uses at grade.

Public Benefit Summary:

The proposal would provide 31 secured rental housing units through a Housing Agreement for the life of the building or 60 years, whichever is longer. The project would also contribute a DCL payment for the commercial floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 842.91 sq. m. (9,073 sq. ft.))	2.5	3.61
Buildable Floor Space (sq. ft.)	22,683	32,754
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ¹	\$58,906
City-Wide Utilities DCL ¹	\$20,352
Total	\$79,258

Other benefits (non-quantified): 31 rental housing units secured for the longer of 60 years and the life of the building.

¹ Based on rates in effect as of September 30, 2019; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

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**1247 Kingsway
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
1247 Kingsway	029602530	Lot 1, Block 38, District Lot 301, Plan EPP47836

APPLICANT INFORMATION

Applicant/Developer	Tatla Developments Ltd.
Property Owner	Da Hua investment Holdings Ltd.
Architect	Stuart Howard Architects Inc.

SITE STATISTICS

Site Area	842.9 sq. m (9,073 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	C-2	CD-1
Uses	Mixed-Use	Mixed-Use
Max. Density	2.5 FSR	3.61 FSR
Floor Area	2107.3 sq. m (22,683 sq. ft.)	3,042.9 sq. m (32,754 sq. ft.)
Maximum Height	13.8m (45.3 ft.)	21.9 m (71.9 ft.)
Unit Mix	N/A	Market Rental Studio 12 1-bed 3 2-bed 12 3-bed 4 <hr/> Total 31
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking spaces – 16 Class A Bicycle spaces - 90 Class B Bicycle spaces – 6 Class B Loading Space – 1 Class A Loading Space – 0
Natural Assets	Existing: 0 on-site trees at grade 2 off-site City-owned trees	Proposed (including existing): 0 on-site trees at grade 2 off-site City-owned trees

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