

OUR PROJECT TEAM

The Miller Family

Long time Kitsilano residents, Peter and Naomi Miller, have owned the properties at 3084-3086 West 4th Avenue & 2010-2032 Balaclava Street since 1971.

Since then, the Millers have maintained the properties as rental housing. After almost 80 years, the properties have reached the end of their viable lifecycle.

Recognizing the demand for secure rental housing supply in Vancouver, Peter and Naomi are looking to renew the property in a meaningful way by proposing purposed built rental housing on site.



Subject site: view looking east from property and laneway.



EKISTICS

EKISTICS is a multi-disciplinary design and consulting studio, specializing in sustainable planning, architecture, landscape architecture and land development.

EKISTICS have completed projects both internationally and across Canada. EKISTICS pride themselves on creating memorable places that are balanced and sustaining.



*Coyote Creek, Surrey
(project by EKISTICS)*



*Marpole Townhomes, Vancouver
(project by EKISTICS)*



PMG Landscape Architects

PMG Landscape Architects Ltd. is an experienced team of Landscape Architects, technicians and support staff. PMG work collaboratively to bring innovation to life and design landscapes that add value to the communities they work in.

PMG has completed projects across the lower mainland and was recently engaged to lead the landscape design for Kits 360 on West 7th Avenue.



*Kits 360, West 7th Avenue, Vancouver
(project by PMG)*



*Cambridge Walk, Surrey
(project by PMG)*

NEIGHBOURHOOD CONTEXT

The site is located at 3084-3086 West 4th Avenue & 2010-2032 Balaclava Street, in between two commercial hubs along West 4th Avenue at McDonald and West 4th Avenue and Alma. The project is strategically located in a pedestrian and transit friendly neighbourhood directly along a major bus route as well as a major bike route. The site is located less than 50 meters (1-minute walk) from multiple bus routes with service to Downtown, East Vancouver and UBC.

The area is served by Kitsilano Secondary School (20min. walk) and General Gordon Elementary School (5min. walk), McBride and Tatlow Parks (5min. walk each), and retail areas at major intersections.



- LEGEND
- | | |
|------------------|------------------------------------|
| ① McBride Park | ④ POINT GREY PARK SITE |
| ② TATLOW PARK | ⑤ GENERAL GORDON ELEMENTARY SCHOOL |
| ③ VOLUNTEER PARK | ⑥ BAYVIEW ELEMENTARY SCHOOL |



McBride Park, Kitsilano



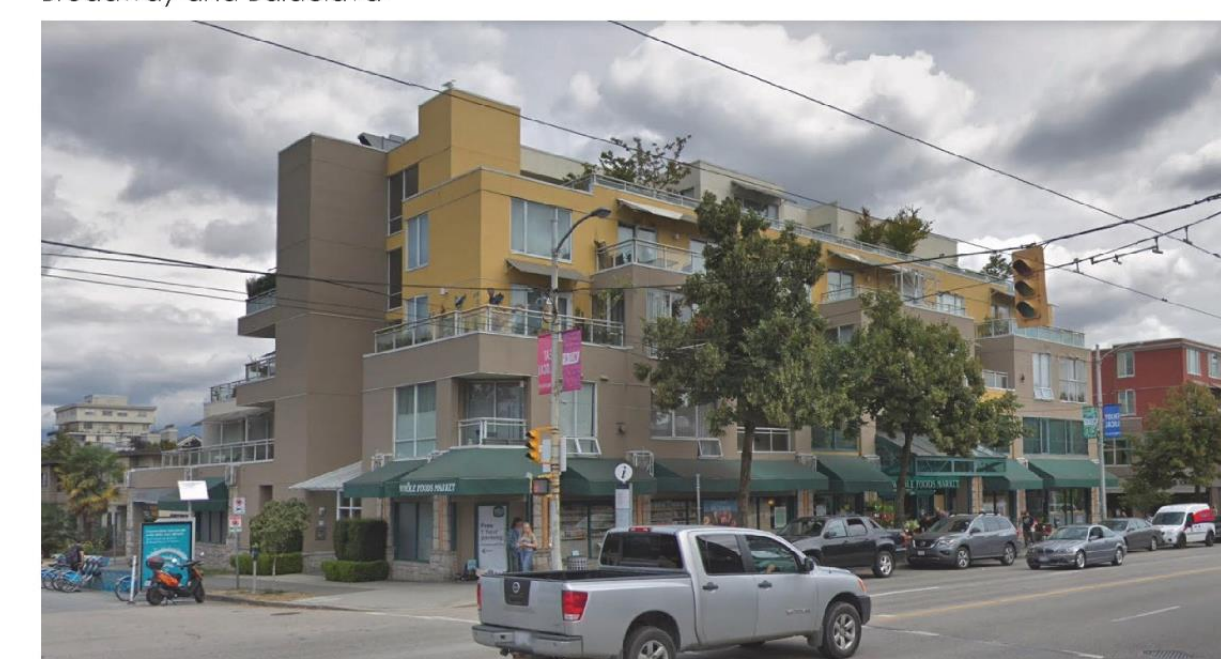
General Gordon Elementary School, Kitsilano



Broadway and Balaclava



Pine and 4th Ave



Vine and 4th Ave



Collingwood and 4th Ave

SITE CONTEXT



The site consists of two lots at 3084-3086 West 4th Avenue & 2010-2032 Balaclava Street. The site is currently occupied by two duplex houses on one lot and a renovated duplex on the other.



View east at corner of 4th and Balaclava



View southeast from West 4th Avenue

Built in 1943, the structures have reached the end of their viable lifecycle and require renewal. Through this application, the opportunity exists to increase housing capacity at the site and provide more secured rental housing options in the neighbourhood.



4 BALACLAVA STREET / EXISTING STREETScape

OUR RESPONSE TO WHAT WE'VE HEARD

As part of the early planning stages, the Project Team hosted a Pre-Application Open House on February 27, 2019 to share the preliminary proposal with the community. The revised proposal being presented this evening has been informed by community and stakeholder feedback collected over the last 12 months. The following table provides an overview of the input received and outlines key changes that have been made to our proposal.

WHAT WE HEARD:	OUR RESPONSE:
Kitsilano needs more secured purpose-built rental housing (with below market options).	The revised proposal now includes 3 additional rental homes (35 homes in total)
Resident amenity spaces are important for new rental housing projects.	The revised proposal includes a larger amenity space for residents with indoor and outdoor options to encourage socialization amongst neighbours (see detail on landscape board)
The existing duplexes need to be renewed/ the site could be better utilized for housing.	The existing structures are reaching the end of their serviceable lives and, as a result, the opportunity exists to increase rental housing options in the neighbourhood . We're committed to delivering renewed rental housing on this site.
The proposal should be lower in height / The proposal should be higher in height to increase number of homes.	The proposal height has remained the same as our Pre Application Open House. The proposed six storey form comes from the City's MIRHPP policy & is what allows us to deliver both market and below market rental housing. Without this density and height, the project is no longer viable.
The architectural design of the building should better reflect the existing neighbourhood.	EKISTICS Architecture has been engaged by the applicant team to create a new building design to that presented at our Pre-Application Open House. In response to community feedback, a number of design features have been implemented including: <ul style="list-style-type: none">the exterior building colour has been changed;the east boundary landscaping treatment has been enhanced;The window placement has been modified to increase privacy for both our neighbours and our future tenants.



FREQUENTLY ASKED QUESTIONS



WHAT CAN BE BUILT ON SITE TODAY?	WHY BUILD 6 STOREYS?
<p>The site is current zoned RM-4 which encourages medium density residential development with a maximum height of 10.7 metres and floor space ratio of 1.45 FSR.</p> <p>A development of this size would be 4 stories and would not feasibly allow for the inclusion of rental housing.</p>	<p>As outlined in the <i>Moderate-Income Rental Housing Pilot Program</i> policy, the City's Rental Incentive Guidelines provide the opportunity for additional floor area for projects that deliver 100% of residential floor area as secured market rental housing.</p> <p>Specifically, the Guideline outlines, in RM4 zones:</p> <ul style="list-style-type: none">• Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants,• Up to 6 storeys on arterials.
HOW DOES THIS PROPOSAL FIT INTO THE COMMUNITY?	WHY BUILD RENTAL HOUSING?
<p>This project & the inclusion of 20% below market housing, is made possible by building to a six-storey form.</p> <p>The context and character of a neighbourhood is made up of more than just its physical built form – it's the people who live there as well.</p> <p>While we are requesting an additional 2 storeys (supported by policy) above the existing zoning, this will allow the retention of the diverse, socio-economic population that makes Kitsilano so special, and who are currently being pushed out due to the lack of new purpose-built rental housing.</p>	<p>According to the City of Vancouver, “<i>more than half of the City's residents rent, and Vancouver's vacancy rate continues to be the lowest in Canada</i>”.</p> <p>This application is being considered under the City's <i>Moderate-Income Rental Housing Pilot Program</i> (“MIRHPP”), which encourages secured rental buildings where at least 20% of the residential floor area is made available to moderate income households earning between \$30,000 and \$80,000 annually.</p>

OUR PROPOSAL

This application proposes to rezone the properties at 3084-3086 West 4th Avenue & 2010-2032 Balaclava Street under the City of Vancouver’s *Moderate-Income Rental Housing Pilot Program* (MIRHPP), to permit a six-storey secured rental residential building with 35 homes and 15 parking spaces for a floor space ratio of 2.95.

Under this program, 20% of the residential floor area will be made available at MIRHPP rates, to accommodate households earning between \$30,000 to \$80,000 annually. The proposal focuses on families with approximately 37% of homes designed to accommodate families.

PROJECT DETAILS	
Height:	6 storeys \ 20.23 m (66.37 ft.)
Density:	2.95 FSR
Site Area:	7,400 sq.ft. (687.4 sq.m.)
Floor Area:	21,824 sq.ft (2,027.52 sq.m.)
Total Homes:	35 homes
MIRHPP Homes:	Including 8 homes
Studio:	8 homes (2 MIRHPP)
1 Bedroom:	14 homes (3 MIRHPP)
2 Bedroom:	13 homes (3 MIRHPP)
Vehicle Parking:	15 stalls*
Bicycle Parking:	54 stalls

**13 physical stalls are proposed. Under section 4.1.15 of the City’s Parking Bylaw, accessible parking stalls count as two spaces, therefore, the proposed parking stalls are considered to be 15 parking spaces.*



View looking south east from the corner of West 4th Avenue and Balaclava Street.

BUILDING DESIGN EVOLUTION



View looking south east from the corner of West 4th Avenue and Balaclava Street showcasing the proposed indoor and outdoor resident amenity space.

BUILDING DESIGN EVOLUTION



View looking east from Balaclava Street showing the residents pedestrian access to the building.

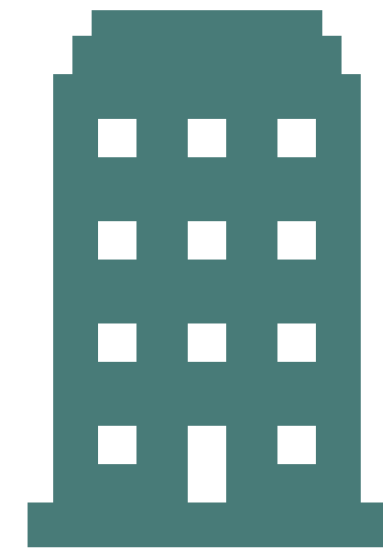
BUILDING DESIGN EVOLUTION



The building has been designed with a 425sqft indoor resident amenity space at the ground level which extends to an outdoor lounge space to foster interaction between neighbours and support community building.

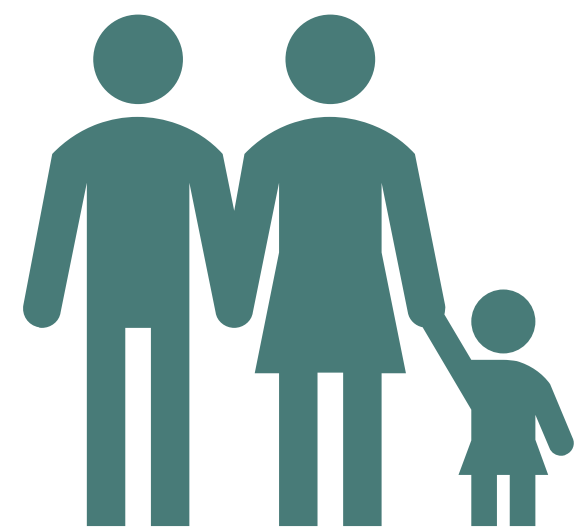
PROPOSAL BENEFITS

A number of benefits are envisioned as part of the proposal that will contribute to the livability of the neighbourhood. Some of the benefits associated with this proposal include:



INCREASED RENTAL HOUSING STOCK: 35 new purpose-built rental homes, including 8 moderate income homes (23%) secured for not less than 60 years.

HOUSING GEARED TO INCOME: This application will be made under the City's *Moderate-Income Rental Housing Pilot Program*, which considers secured rental buildings where at least 20% of the residential floor area is made available to moderate income households earning between \$30,000 and \$80,000 annually. This program will benefit people who provide valuable community services such as nurses, teachers, firefighters and paramedics.



FAMILY ORIENTED HOUSING: The proposal will include approximately 37% of the total units as two-bedroom homes suitable for families.

OPPORTUNITY TO AGE IN COMMUNITY: This application offers housing choices for those in the community who may be looking to downsize but would like to stay in the area.



ACCESS TO TRANSIT: The site is located less than 50 meters (1-minute walk) from multiple bus routes with service to Downtown, East Vancouver and UBC.

SUSTAINABLE DEVELOPMENT: In following the City's Low Emissions Green Buildings pathway, the construction of this project will align with Vancouver's "greenest city" objectives.

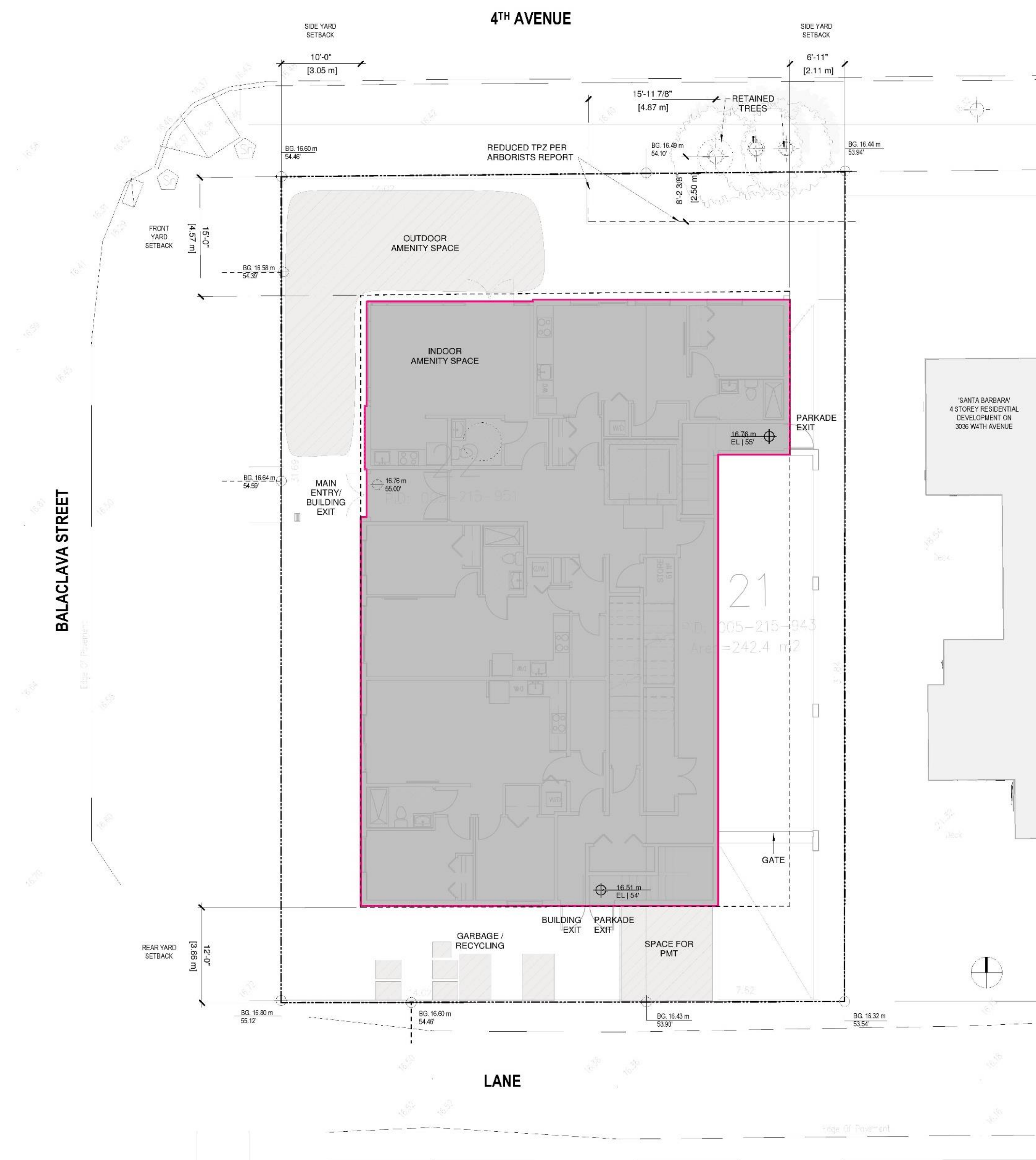


NEIGHBOURHOOD ENHANCEMENT: The proposal presents an opportunity to enhance the streetscape and immediate contextual environment.

CYCLING INFRASTRUCTURE: New bike stalls will be convenient for cyclists travelling along the bike routes adjacent to the site.

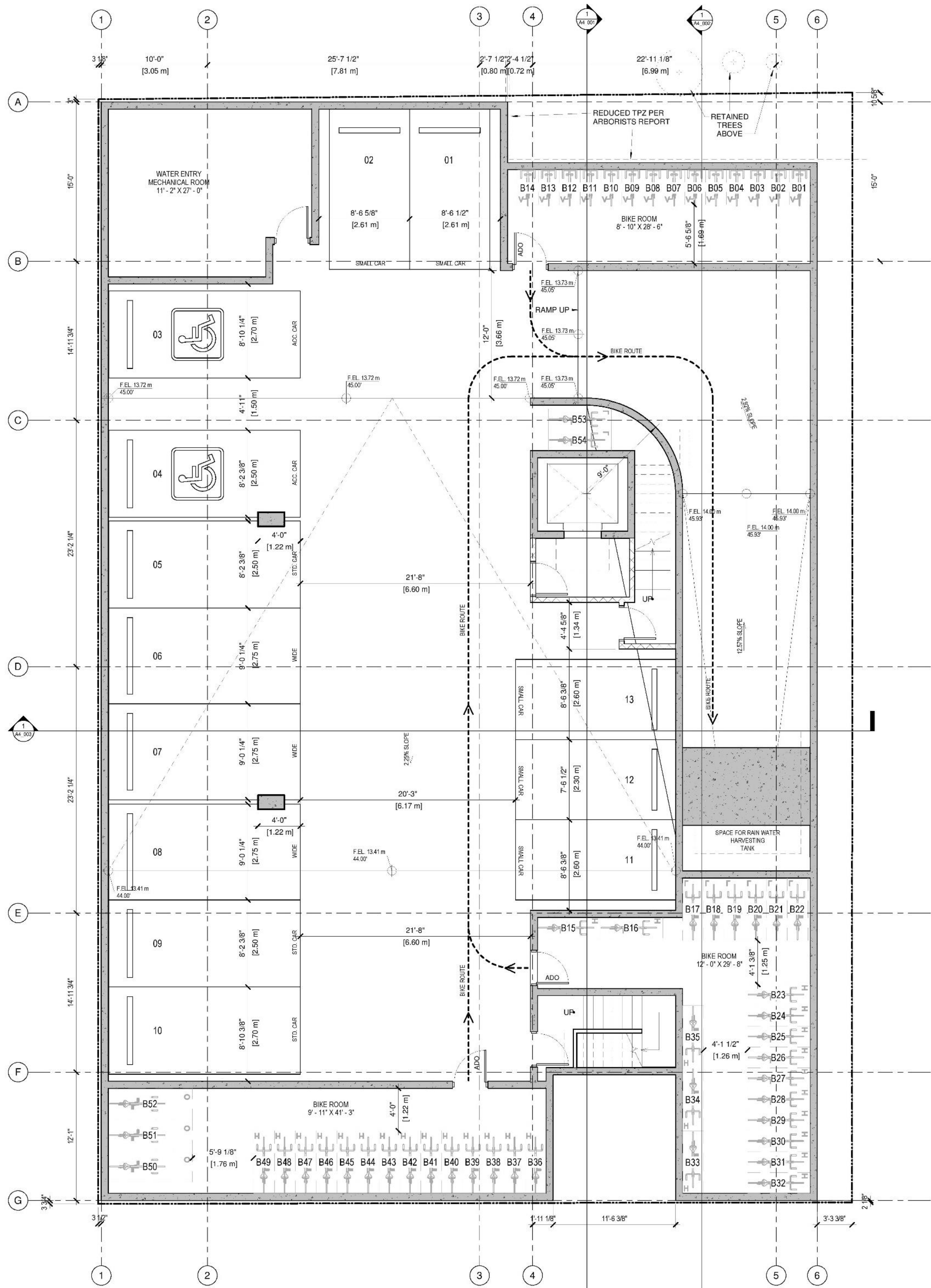
SITE PLAN & P1

SITE PLAN



NORTH SETBACK	6.1 M / 20 FT	4.54 M / 15 FT
EAST SETBACK	2.1 M / 6.88 FT	2.11 M / 6'-11"
SOUTH SETBACK (CL OF LANE)	10.7 M - 3.05 M = 7.65 M / 25 FT	6.71 M / 22 FT
WEST SETBACK (20% OF WIDTH)	4.33 M / 14.2 FT	3.05 M / 10 FT

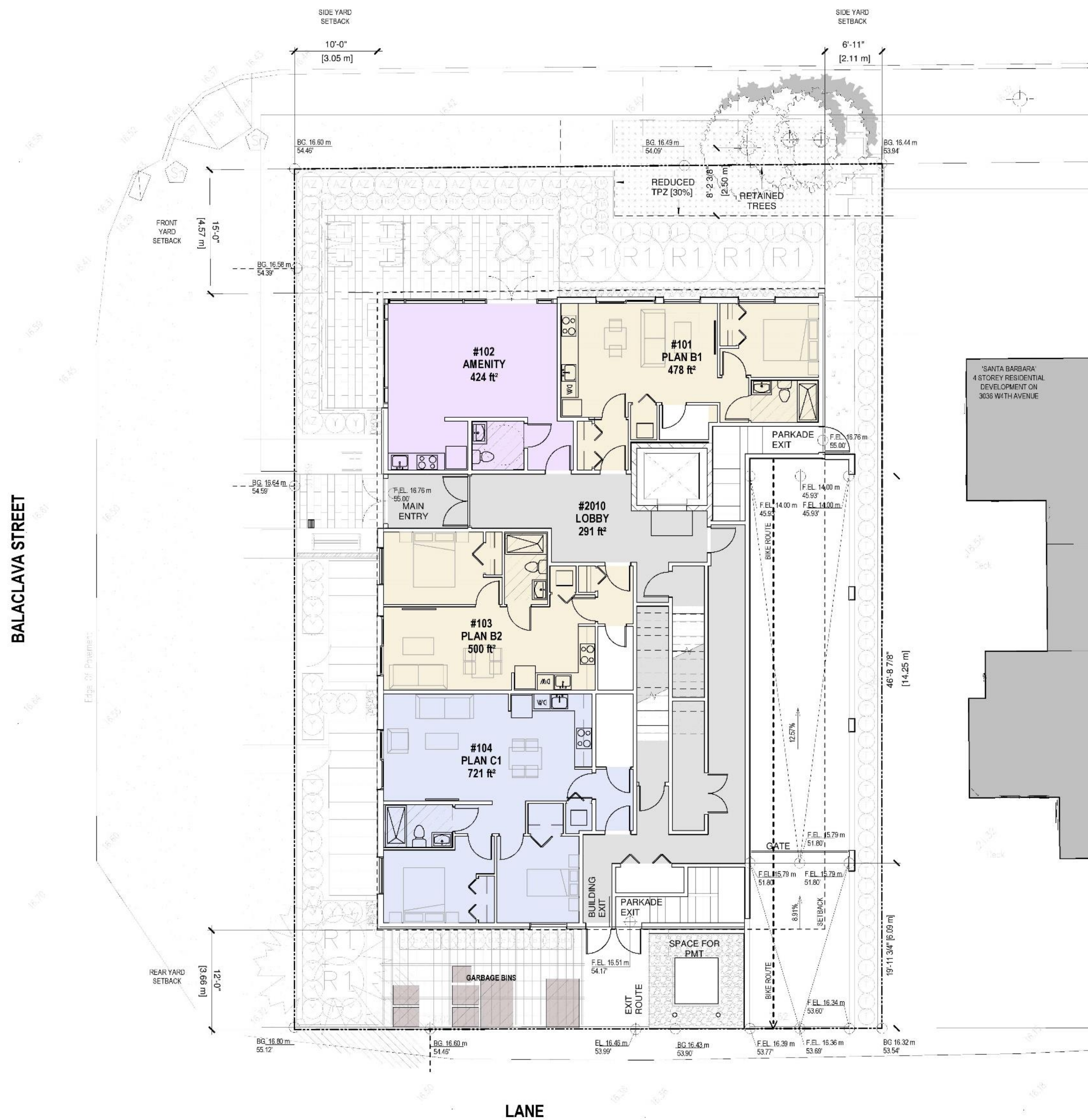
LEVEL P1



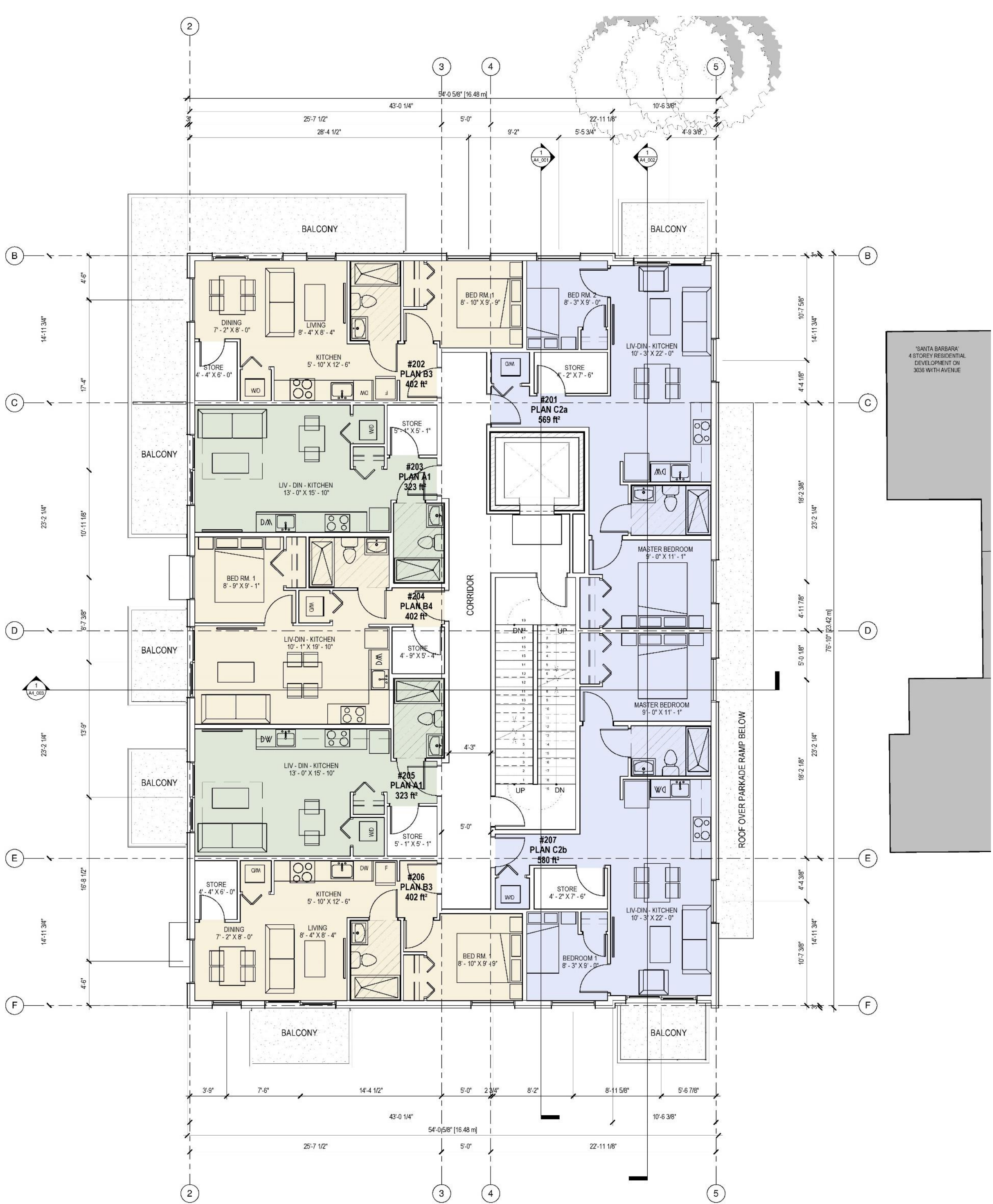
LEVEL ONE - TWO

LEVEL ONE

4TH AVENUE

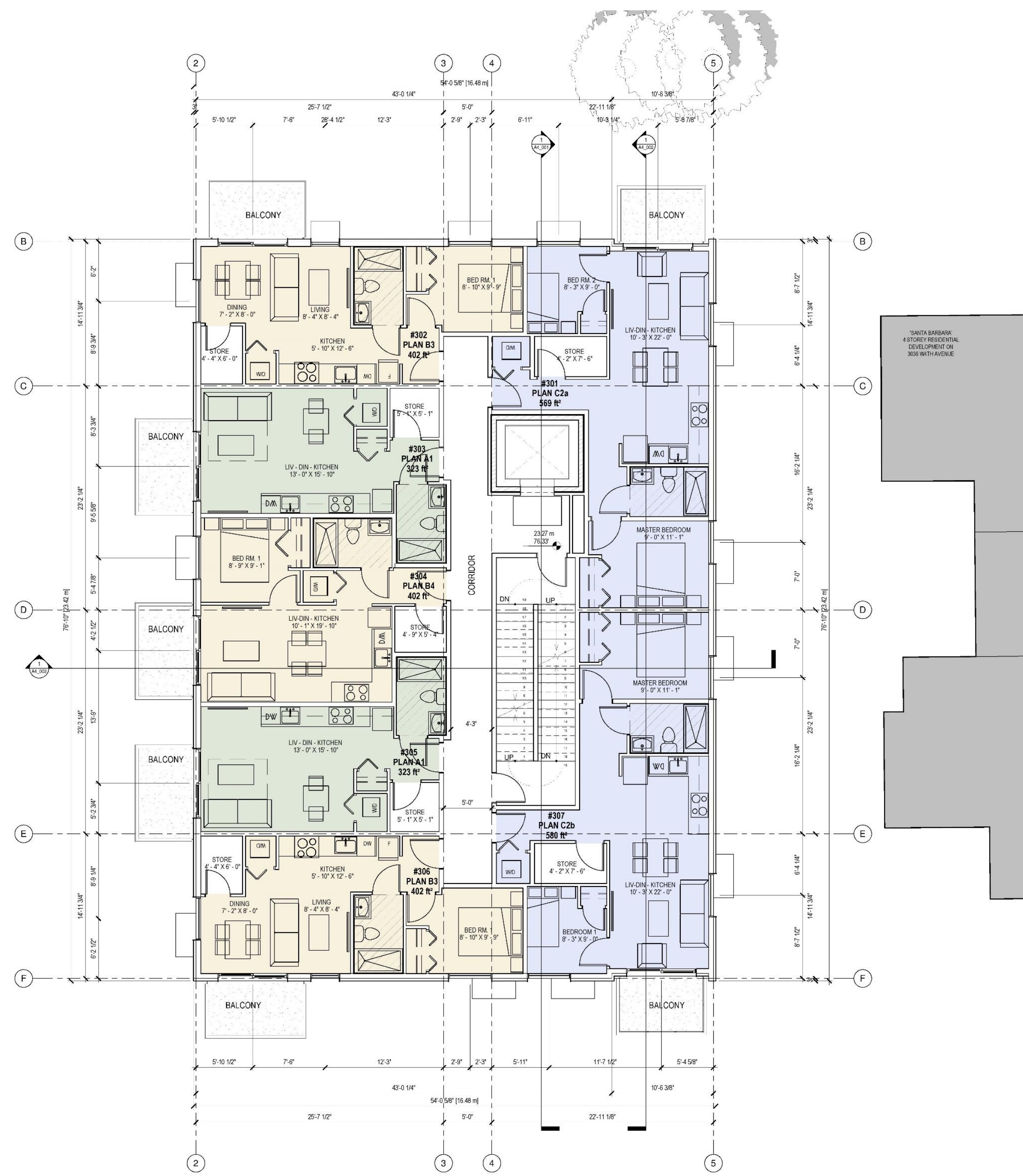


LEVEL TWO

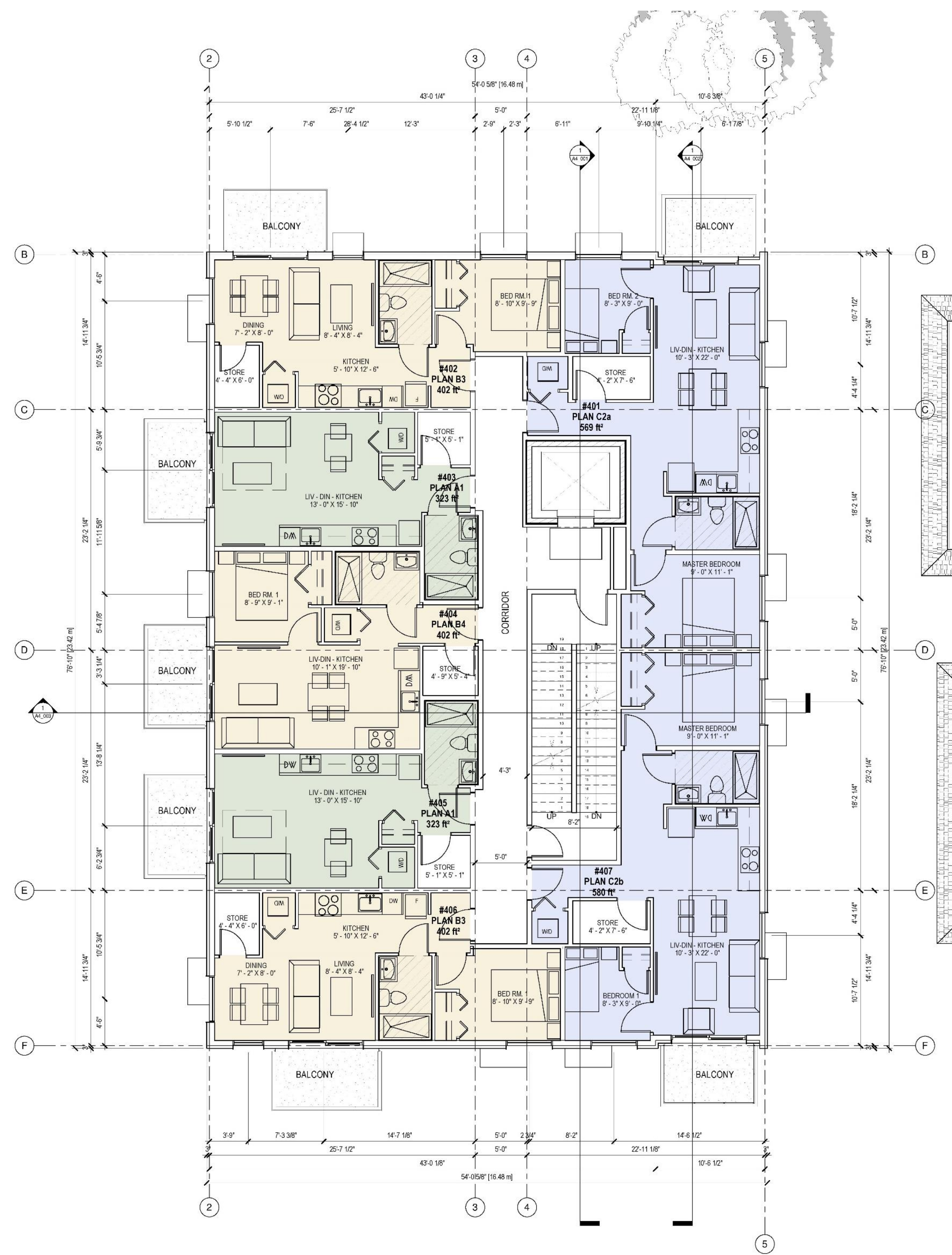


LEVEL THREE - FOUR

LEVEL THREE

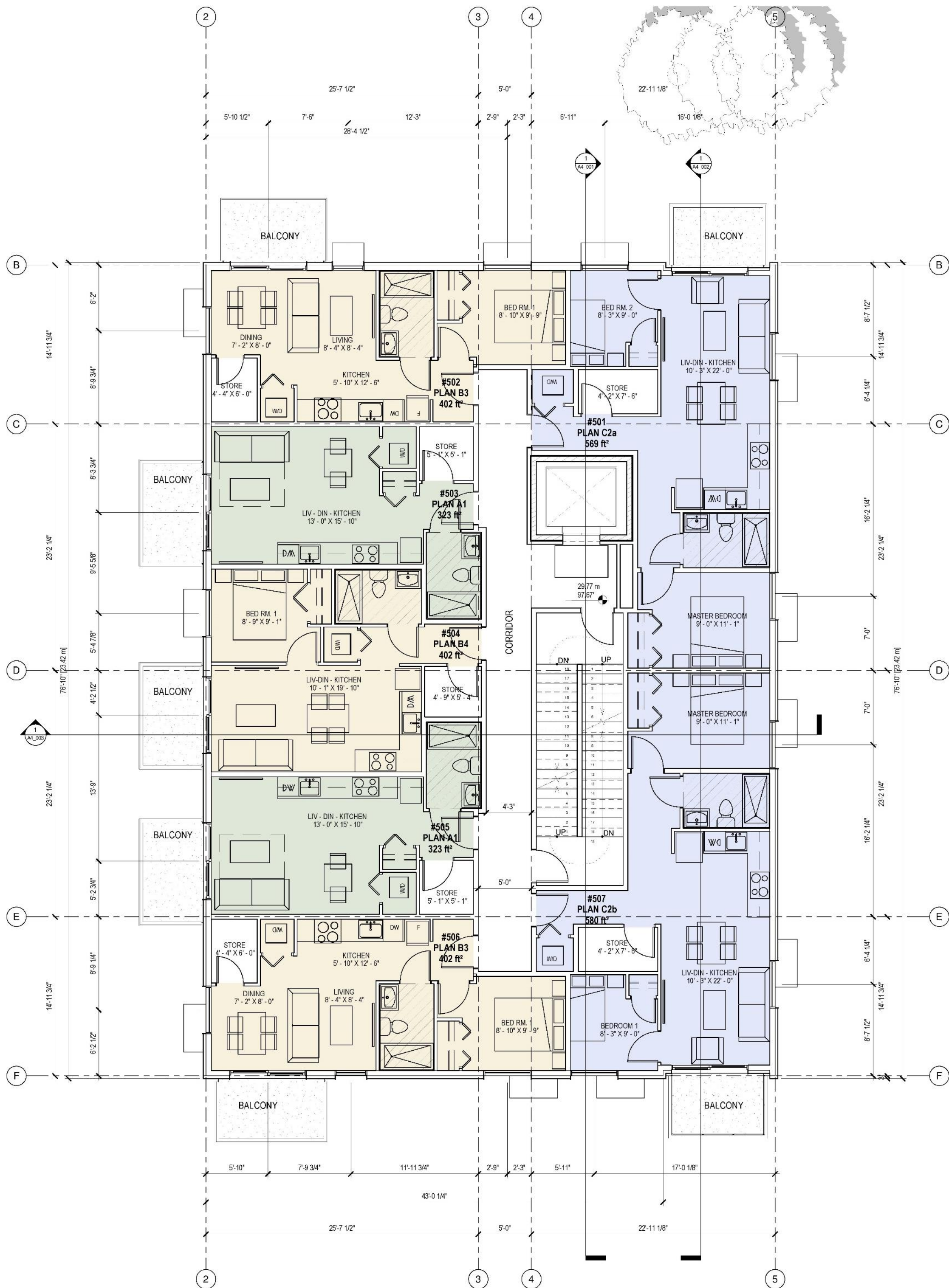


LEVEL FOUR

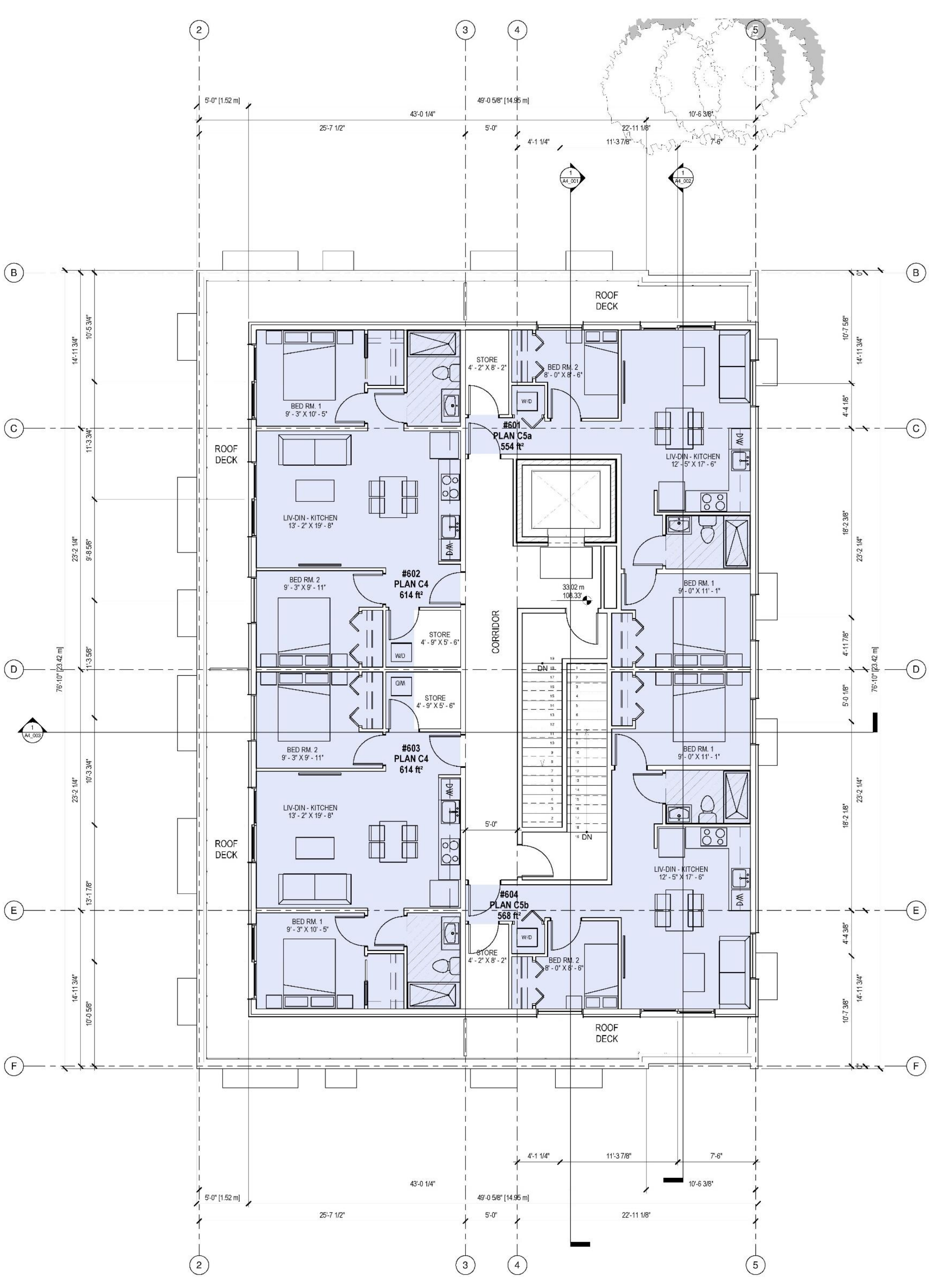


LEVEL FIVE - SIX

LEVEL FIVE

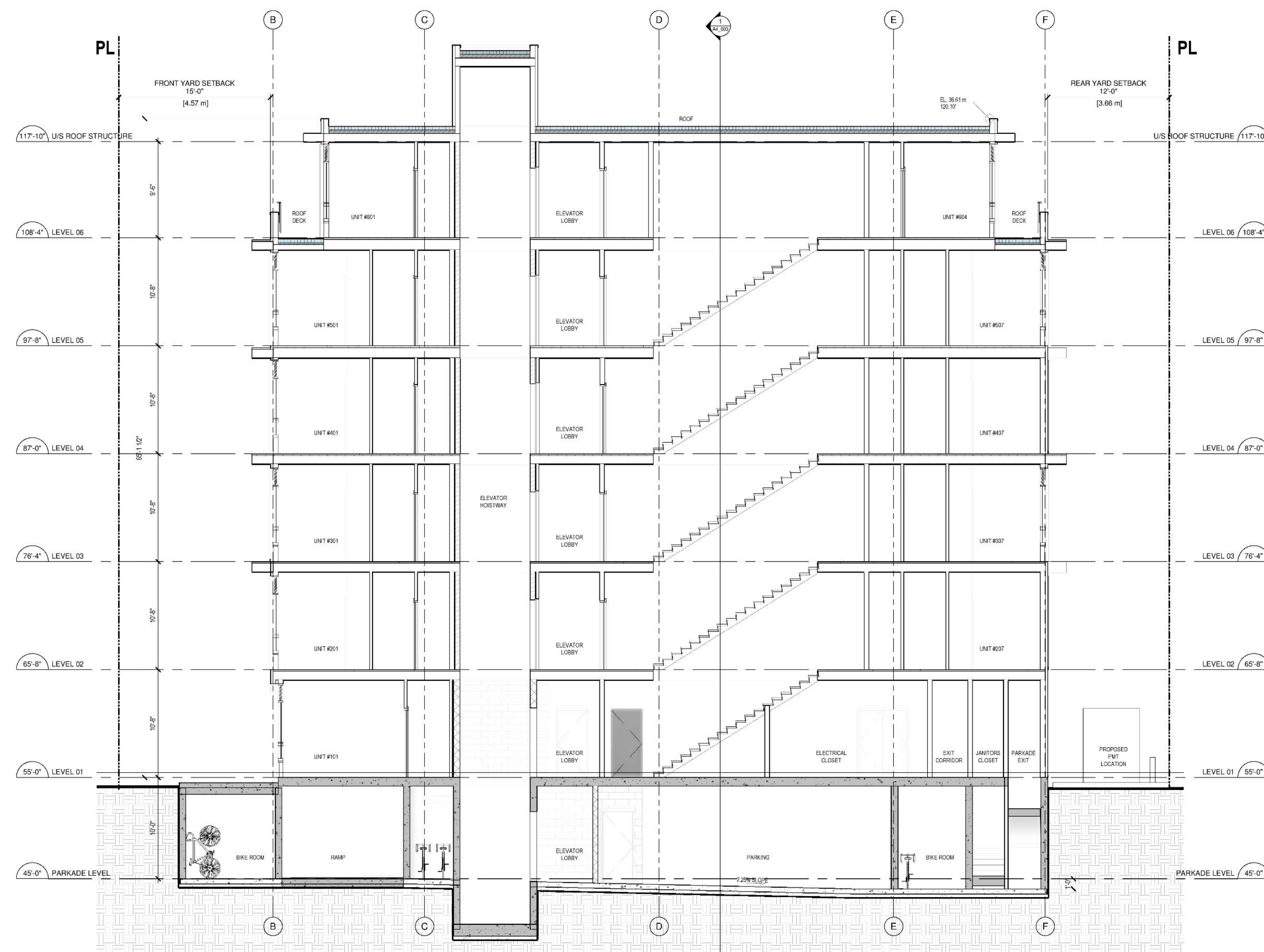


LEVEL SIX

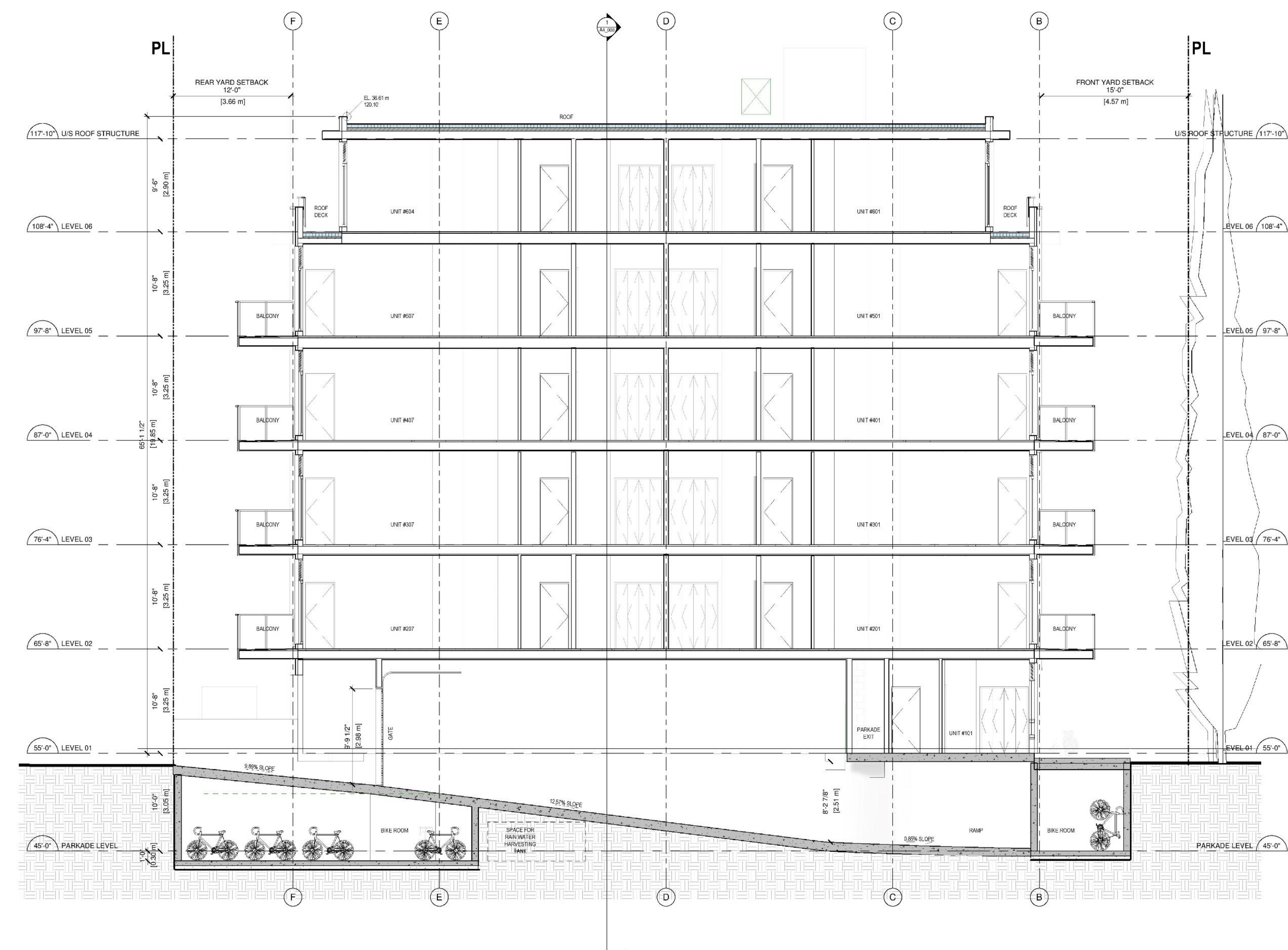


SECTIONS

WEST CROSS SECTION



EAST CROSS SECTION



SECTIONS

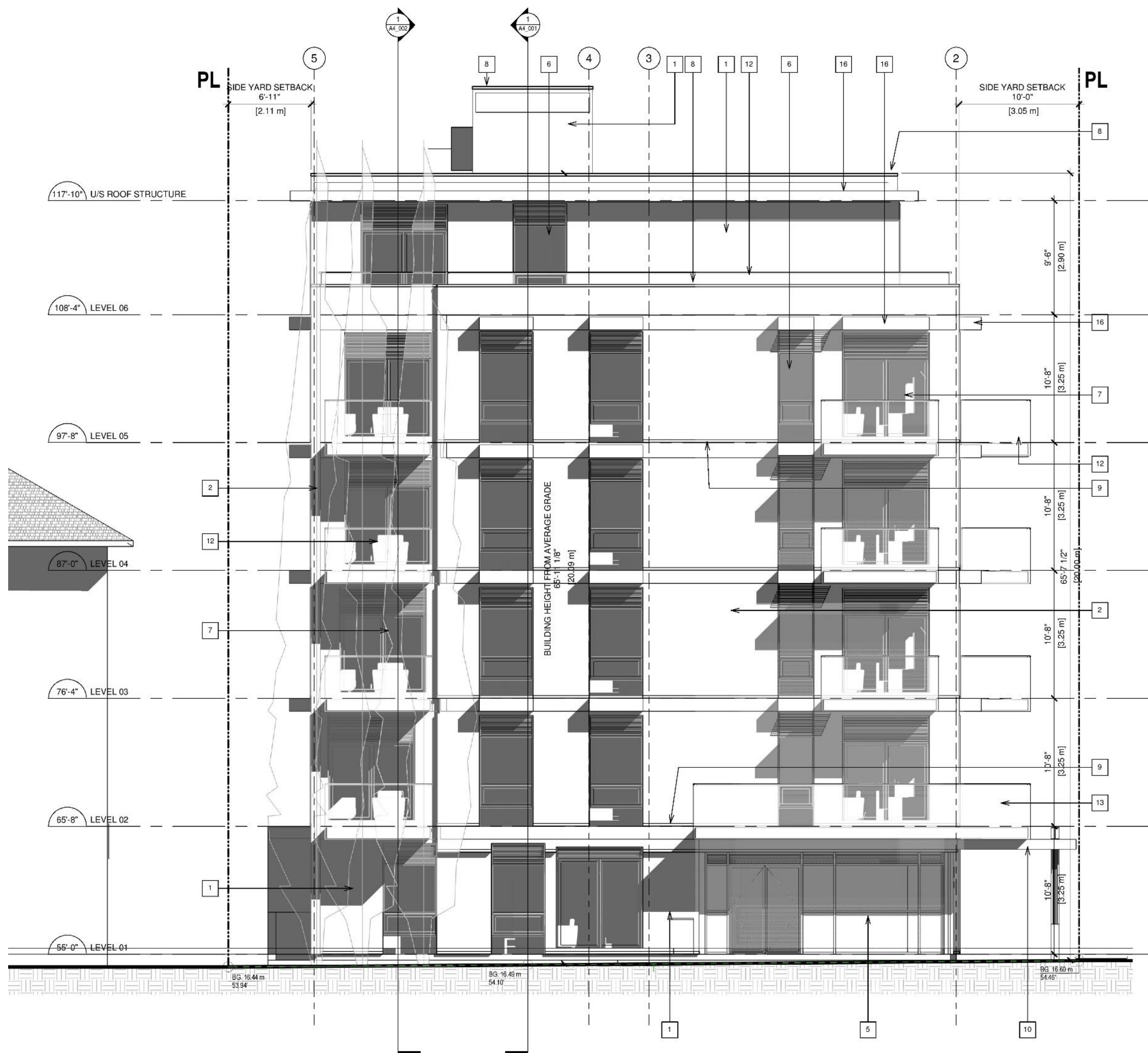
SOUTH CROSS SECTION



ELEVATIONS

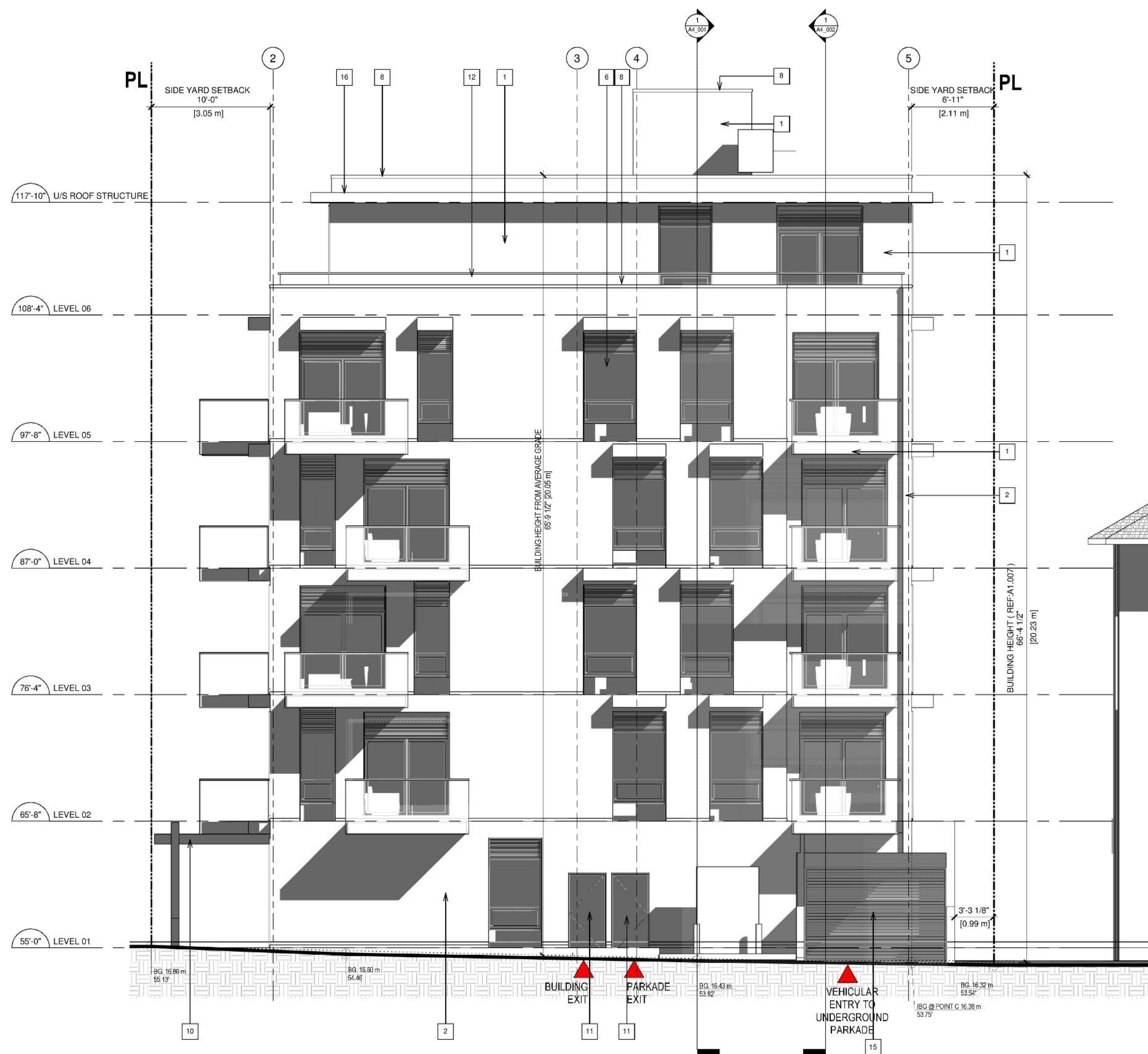
NORTH ELEVATION

WEST ELEVATION

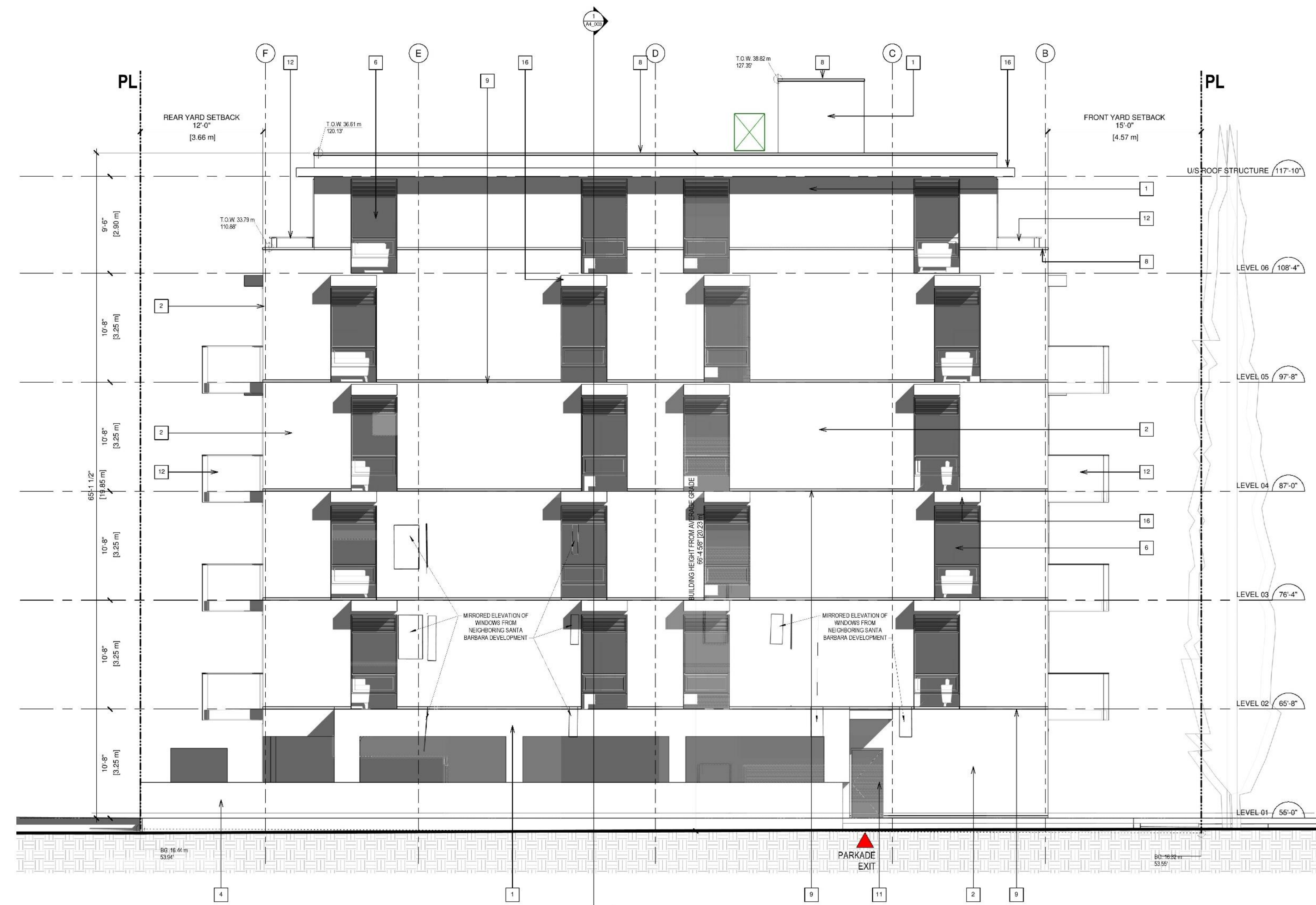


ELEVATIONS

SOUTH ELEVATION



EAST ELEVATION



SHADOW ANALYSIS

Given the site's location on the north east corner of the block, potential shadowing impacts on neighbouring property is reduced in the Summer months. Below provides an analysis of how the building's shadow will fall throughout the year.



LANDSCAPING PLAN



Little Leaf Boxwoods



Adirondack Chairs



Hicks Yew



Paperback Maple Trees



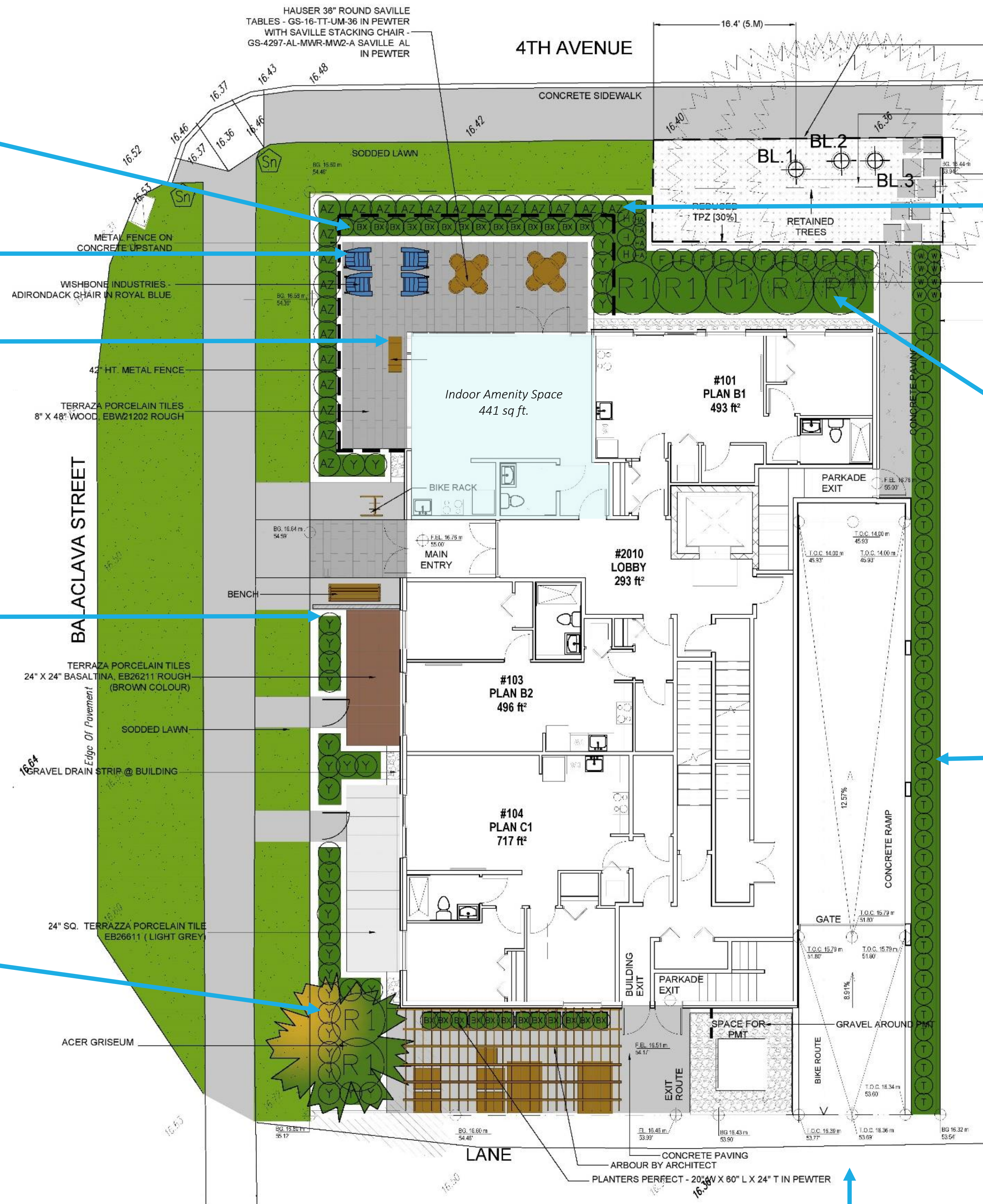
Resident amenity BBQ




Resident amenity seating area



Previous projects by PMG Landscape Architects



Violet-red Azaleas



Purple Rhododendron



Emerald Green Cedar



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