

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/08/2021	14:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Please see attached letter.	Cameron Zubko	WeLoveKits	s. 22(1) Personal and Confidential	Kitsilano	Appendix A
02/08/2021	17:09	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Mayor and Council, I am opposed to the rezoning application at 3084 W 4th Ave & 2010 Balaclava Street. I have lived in Kitsilano since 2000. A 6-storey building would not be a good addition to the neighbourhood. I don't like the design that is being proposed. It is too large for the small lot and sets a bad precedent for the area which is a maximum of 4 stories high. I know we can do better than this. I support the 'Balaclava Option' as proposed by the West Kitsilano Residents Association and WeLoveKits, which is an apartment/stacked townhouse building up to 4 stories in height, which blends into the neighbourhood better. I understand that the Balaclava Option can provide almost the same rentable square footage as a 6-storey building. Please do not approve this rezoning application. Regards, Wenhui Zhong	Wenhui Zhong			Kitsilano	No web attachments.
02/08/2021	17:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose.	Carol Zhong			Kitsilano	No web attachments.
02/08/2021	17:16	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose this rezoning application	Rick Harris			Kitsilano	No web attachments.
02/08/2021	17:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to rezoning/development at 4th and Balaclava St because: - The proposed building is bad design: oversized in height and area, unsightly square box design and no room for trees/green footprint. - I do share the City's objective/vision to get more secured rental housing, but we need a more suitable design for the neighborhood. - I am concerned this will set a precedent and pave the way for similar rezoning throughout the neighborhood. - The enabling MIRHPP policy specifies a maximum of 3 rental units on eligible sites. This site has 6 units and staff have not provided an explanation in the Council report. -The West Kitsilano Residents Association and the WeLoveKits group have an alternate, more balanced/harmonious proposal that we are prepared to discuss. - Let's work together and show that you value neighbors input within their communities, while simultaneously addressing much needed rental housing. Sincerely, John Prittie; 22(1) Personal and Confidential	John Prittie			Kitsilano	No web attachments.
02/08/2021	17:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the rezoning application as submitted. My main issues are as follows: - The site is overbuilt and inconsiderate of surrounding buildings; - I do not support the relaxation of setbacks; - I do not support the proposed location of windows and balconys on the south side; - I do not support the placement of garbage at the rear of the building. Instead, I support the Balaclava Option, which has been proposed by the West Kitsilano Residents Association and WeLoveKits. The Balaclava Option is a building of up to 4 stories, and provides a comparable rentable square footage to what is being proposed by the applicant. Regards, Anne Zhong	Anne Zhong			Kitsilano	No web attachments.
02/08/2021	17:50	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Dear Mayor and Council, As an immediate neighbour directly affected by this rezoning application, I am opposed for the following reasons: - I moved here because of the character with access to sunlight a genuine consideration. - The proposed building at 4th and Balaclava, as of today, is bad design. It is an oversized and overbuilt square box placed on a too small piece of land, with no room leftover for any proper greenery and trees. - We share the City's objective to get more secured rental housing but this design is far too aggressive and you are asking us to directly shoulder the negative consequences related to an overbuilt building - I would support a secured rental project with an apartment/stacked townhouse building form that would fit into the neighbourhood context. - This building does not have a good green footprint since it is overbuilt for the lot size - We are concerned this will set a precedent and pave the way for similar rezonings throughout the neighbourhood. - The enabling MIRHPP policy specifies a maximum of 3 rental units on eligible sites. This site has 6 units and staff have not provided an explanation in the Council report. -The West Kitsilano Residents Association and the WeLoveKits group have an alternate proposal that could provide secured rental housing, working with the developer, to create a much more reasonable proposal which also helps enhance neighbourhood liveability and environmental objectives - We can do better than this, let's work together and show that you value neighbours caring about their neighbourhoods and adding much needed rental housing Sincerely, Michael Silmont	Michael Silmont			Kitsilano	No web attachments.
02/08/2021	17:56	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	This development is oversized and allows no green space or consideration of the character of the neighborhood.	Cynthia Lewis			Kitsilano	No web attachments.
02/08/2021	18:08	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the development at 3084 W 4th Ave and 2010 Balaclava St.	Anna Pang			Riley Park	No web attachments.
02/08/2021	18:16	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	OPPOSE the 3084 W 4th Ave and 2010 Balaclava St development.	Brooke Cheng			Mount Pleasant	No web attachments.
02/08/2021	18:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the form of development at 3084 W 4th Ave and 2010 Balaclava Street.	Jessica Anise Anthony			Unknown	No web attachments.
02/08/2021	18:24	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I love one block from this proposed development. Totally out of line for the character of the neighborhood	John Richards			Kitsilano	No web attachments.
02/08/2021	18:32	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I Oppose.	Tom Zubko			I do not live in Vancouver	No web attachments.
02/08/2021	18:33	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Christine Zubko			I do not live in Vancouver	No web attachments.

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02/08/2021	18:36	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose	Zachary Zubko		s. 22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
02/08/2021	18:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	This is an oversized and poorly designed building that will stick out in a residential neighbourhood. I have not met one neighbour who is in favour and hope you take our views into account! A better scaled building will not be resisted - this one is too much. Thank you.	Eric Patel	Self		Kitsilano	No web attachments.
02/08/2021	18:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this rezoning application.	Victoria Williams			I do not live in Vancouver	No web attachments.
02/08/2021	18:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	No thanks.	Paul Vanin			Unknown	No web attachments.
02/08/2021	19:01	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to this development which is out of scale with the neighborhood and did not result from community planning processes	Leila Harris			Kitsilano	No web attachments.
02/08/2021	19:20	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	A six storey building would be an eye sore and not fit in with the surrounding environment. Over density and parking are major concerns. Parking between fourth and Broadway on Balaclava is presently a very big problem and will become even more so when The 'Hollywood' on Broadway is completed, and now this new apartment building does not have sufficient space for parking. Please take into consideration the character of the neighbourhood and the green space, trees, etc. We are so fortunate to have such beautiful old trees around, let's not get rid of any. . Plus another major concern is parking,	Sandy Wilson			Kitsilano	No web attachments.
02/08/2021	19:27	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	The building height (6 storeys) and design is out of character with the other buildings in the immediate area. The height for a building on the south side will cast a large, uneven shadow over the street. It's a rather large building for a relatively small plot on the end of a block. It seems that density (or profit potential for owner/developer) is prioritized over all else. I feel that density needs to happen at a more gradual pace. For a city like Vancouver, I think a doubling of housing capacity is acceptable for a plot like this. Especially with 3-bedroom+ units that encourage families to live in the neighbourhood. That will make this neighbourhood less transient. It is hard for a family of four to live and grow up in a home any smaller. It seems that this city of full of small apartments unsuitable for long term family-raising life. Everyone I know with a young family living in a small condo or apartment is planning ahead to move on. Nobody seems to want to invest their energies in a transient neighbourhood. I am also concerned about added traffic on West 4th Avenue as well as greater population putting strain on local schools which are already at capacity. I do not see any concomitant planning to address these issues. The large development planned for the south end of Burrard Bridge will put further strains on schools and transportation infrastructure. This development at 4th and Balaclava will not only be an eyesore, sticking out like a sore thumb, but it will not address the issue of housing affordability for families in the area.	Kevin McKeown			Kitsilano	No web attachments.
02/08/2021	19:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this rezoning application.	Andrew Yang			Renfrew-Collingwood	No web attachments.
02/08/2021	19:46	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am a resident of s. 22(1) Personal and Confidential West 5th Ave in Kitsilano and have been living here since 2004. I have a huge concern about the proposed 3084 west 4th 6 story building development. I personally believe this development is not in the best interest of the surrounding neighborhood. Its height of 6 stories and proposed box shape is certainly not compatible with any of the buildings in the area, some of which have been documented in the 1990 illustrated book titled "Vanishing Vancouver" written by Michael Kluckner. His book stresses the historical importance of preserving period buildings in areas of Kitsilano and Vancouver. Sadly, many buildings pictured in this book have 'vanished'. However, there is now an opportunity for the city to recognize and encourage erection of a building on West 4th with similar character to existing homes and buildings in the area surrounding the proposed development. Allowing a massive 6 story Box structure as currently envisaged would significantly decrease access to sunlight in the surrounding neighborhood. I personally know the feeling and have suffered the consequences of the City allowing the addition of a 3rd story to a home next to mine which has ultimately affected my personal privacy and access to sunlight in my home. I speak out now as I do not wish that my neighbors to suffer the same unacceptable fate. For generations the residents have defined the character of the area, but now seem to no longer have a say in what happens in their neighborhood. The City should be aware there are no other CD-1 zones in this vicinity of West 4th and there are currently no buildings along 3est 4th higher than 3-4 story's running from Macdonald to Alma street. The residents are the ones who have supported local business for years and created a community that makes it attractive for development. I am curious why there has been no community plan for this development' We are worried that the 6-story building proposed for West 4th Avenue if approved would send a dangerous signal to other developers that the whole character of west 5th and 4th can be changed irrespective of the concerns of the longtime residents. The City's appears to want to change the character of the neighborhood, enriching only a small number of people who likely have no intention of living in the building. Has anyone on council visited the Site of this proposed development' Why is it that 623 local residential votes do not seem to count' It's time for the City to listen to residents and we would like Council to seriously consider and recognize the importance and distinctive character of this precious area of Kitsilano during this time of change and rapid development. There is an opportunity now for Council to ensure that if the lot at 3084 West 4th is developed, that the development is of a similar character to existing buildings in the surrounding area. This can be done while at the same time providing the needed low income housing.	Holly Hilborn			Kitsilano	No web attachments.
02/08/2021	19:51	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	No thanks! Don't want this.	Sandra McInnes			Unknown	No web attachments.
02/08/2021	19:52	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I definitely don't want this.	Dayne McInnes			Unknown	No web attachments.
02/08/2021	19:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	No, I don't want this building at all. Please don't build it.	Morgan Young			Unknown	No web attachments.

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02/08/2021	21:11	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	This proposed building does not fit into the West Kitsilano neighbourhood context and is out of scale. I support a more appropriate design for a rental alternative, using a 'stacked townhouse over apartment' building form. This alternate proposal would be an innovative missing middle rental housing project that would more than replace the existing rental housing on the site. I	Gail Haddad		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
02/08/2021	21:57	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I heard my friend talked about this to-be-built "gigantic" new building in his beautifully developed neighborhood and he was quite concerned. So I took a look at the proposal. The height of the building is almost doubled as compared to the original limit (10.7 m vs 19.3 m). That is a big jump and I am sure the building won't fit into the surrounding environment.	Bill Chen			Hastings-Sunrise	No web attachments.
02/08/2021	23:05	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose the current form of development for the following reasons: - Too tall and out of scale. The proposal is requesting double the height and double the density of what is allowed in the RM-4 Zone; - No neighbourhood context and sets a out-of-character and alarming precedent for the area. - Building design is poor - an unappealing poor "box design" ; - Setbacks are far too small and inconsistent with neighbouring buildings (such as The Santa Barbara or The Delano). No room for trees in the meagre setbacks which impacts privacy of neighbours; - Negative impacts include overlooking and shadowing; -Very limited on-site parking impacting parking available to residents on West 5th and other neighbouring streets. For the past 11 years, finding parking anywhere on my street has been a challenging task, let alone finding parking in front of, or near, my house. The reality is people have or use cars and it is unrealistic to expect residents of a new building to mostly use transit or ride bikes. The developer should revise their parking plan to reduce the neighbourhood impact prior to the City considering an approval.	S. Munson			Kitsilano	No web attachments.



February 8, 2021

Mayor Stewart and Councillors
City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

RE: CD-1 REZONING: 3084 WEST 4th AVE & 2010 BALACLAVA STREET - REQUEST TO EXPLORE A BETTER ALTERNATIVE

Dear Mayor & Council,

WeLoveKits is a community organization that has gathered a petition of 623 renters and home owners based in the Kitsilano neighbourhood of Vancouver. Collectively, we oppose the current rezoning application for 3084 W 4th Ave & 2010 Balaclava Street that is being considered under the *Moderate Income Rental Housing Pilot Program (MIRHPP)*.

We ask that the City turn down this application as it does not meet eligibility criteria under *MIRHPP*, and consider instead an alternate proposal for the location (the “Balaclava Option”) that meets the following criteria:

1. Meets city objectives for providing secured “missing middle” rental housing
2. Creates a more efficient building style that can be replicated on other small lots
3. Provides density significantly above current zoning provisions but without the negative impacts to the surrounding neighbourhood.

1. CURRENT REZONING APPLICATION FAILS TO MEET ELIGIBILITY CRITERIA UNDER MIRHPP

The rezoning application does not meet eligibility criteria for the *MIRHPP*. The application is guided by guidelines adopted by City Council on November 28, 2017 and amended November 26, 2019.

MIRHPP guidelines state that a 6-storey building may be considered on an arterial in a RM-4 zone, provided the following guideline is adhered to as follows:

Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing units. (See attachment, page 8 Section 3g).

The staff referral report does not provide an explanation of the inconsistency with the site situation. However, in an email from staff it is stated that “The MIRHPP policy excludes separate **buildings** with three rental units or more.” (C. Rosenblat, Jan 18/21). Using this logic, if there was one building with 4 units on the site, then the site would be deemed inconsistent. We respectfully disagree with the staff interpretation as it is not in compliance with the specific wording of the guideline. The **site** has 3 duplex buildings on two lots with a total of 6 units. The definition of a highly underutilized **site** in the guideline is a **site** having a maximum of 3 existing rental units. This site has 6 existing rental units and 13 tenants and clearly violates the guideline as intended. Please see attachment MIRHPP 3g table.

2. PROPOSED ALTERNATIVE: “BALACLAVA OPTION”

We are fortunate to have been able to recently initiate discussions with the applicant to explore a possible solution for a secured rental project which has community support. The applicant told us that they need 2.0 FSR to make market rental financially viable, using a more efficient building form. This collaboration is similar to recent community involvement on a solution for the development of [4575 Granville St rezoning application | Shape Your City Vancouver](#), beside the hospice which meets the needs of the applicant and the hospice, and fits in the surrounding neighbourhood.

This alternate form of development, the “BalACLAVA Option”, meets City objectives to provide secured market rental housing at a density that exceeds current zoning provisions, significantly improves build efficiency, and does not create negative impacts to the surrounding neighbourhood.



The “Balaclava Option” is about 40 percent more dense than the current zoning allows, at approximately 2 FSR, and up to 4 above ground storeys. The building design is more neighbourly, more environmentally friendly and alleviates problems of overlooking and shadowing.

The main reason why the “Balaclava Option” is viable is that design efficiency has been improved. The current rezoning proposal is basically for a building design which is appropriate for a much larger site. The building has been “shrunk” to fit this small site of 71 feet by 104 feet. This results in serious inefficiencies of usable floorspace because a large proportion of the building is dedicated to corridors, elevators, etc. Our alternate design is much more efficient, less expensive to build, and can provide almost as much livable floorspace in a much smaller building envelope.

The “Balaclava Option” is much smaller in terms of size and bulk (4 storeys vs 6 stories), but it will provide about at least 85% of the net floorspace being asked for in the existing rezoning application.

We also note that the financial circumstances are favorable to exploring alternatives. The Miller’s have owned these properties since the 1970s. They will continue to collect rents on their 6 units while the alternative is developed.

3. POLICY CONTEXT TO PURSUE THE “BALACLAVA OPTION”

On January 20, 2021, Council debated whether or not to defer the referral report for this application. Theresa O’Donnell, Deputy Director of Planning staff stated that:

I think what we heard from our applicant though is they have been working with the neighbourhood, however, the proposal that the neighbors would like them to consider is not currently available, they don't have a policy door for that. There's not an alternative proposal for this.

Given that staff and Council have continually emphasised the importance of new developments that provide secure rental housing, we are confident that Council will not want to turn their back on an opportunity to allow staff, the applicant and the community to explore secured rental housing options that can also deliver increased building efficiency, green infrastructure, urban design and livability objectives. See Table 1, page 5.

The landowners have stated that they want to build a rental project. They can accomplish this under the current RM-4 zoning. However, our option is suggesting a density bonus to a total of approximately 2.0 FSR, significantly above the current permissible FSR in RM- 4 which is 1.45 FSR.

Mayor and Council, we have already dedicated hundreds of hours to this project because we care about our neighbourhood and we share the City’s objective to contribute to the much-needed supply of secured rental housing. We can commit to working quickly and collaboratively with the applicant.

We look forward to the opportunity to continue to collaborate with the applicant to find an innovative form of “missing middle” secured rental housing that is suitable for this site and other small sites

around the City. A winning solution for our community, the property owners, and for the City is clearly possible. This engagement will provide a proactive public process model such as advocated in the Vancouver Plan and for future missing middle projects.

In conclusion, we propose the following motion:

That Council:

- 1) Reject the CD-1 Rezoning as proposed for 3084 West 4th Ave and 2010 Balaclava Street.*
- 2) Request staff to work with the community and the applicant to develop a more innovative secured rental housing form, which achieves higher building efficiency and achieves a minimum of approximately 2 FSR, and respects neighbourhood character and livability.*
- 3) Request staff to endeavour to make up time lost for this instruction in the related development review and approval process for the alternative housing form.*

Thank you for your consideration. Please feel free to email me at info@WeLoveKits.org.

Kind Regards,

s. 22(1) Personal and Confidential



Cameron Zubko
Founder and Neighbour
WeLoveKits

Cc: Paul Mochrie, Acting City Manager
Gil Kelley, General Manager of Planning, Urban Design and Sustainability

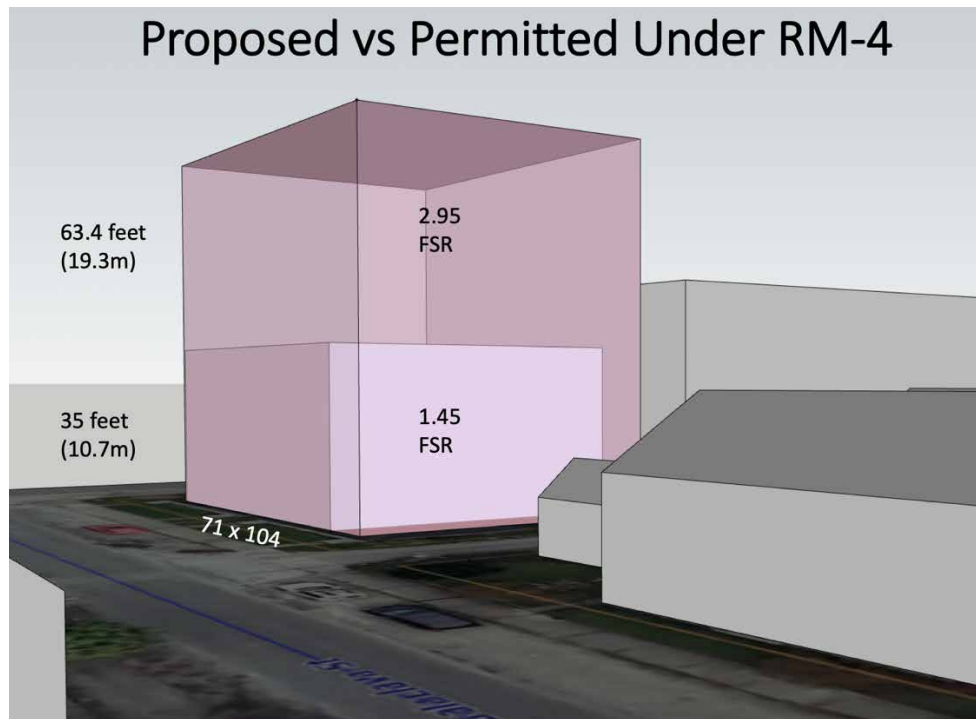
TABLE 1 – PERFORMANCE: RM-4 & “BALACLAVA OPTION” VS PROPOSED CD-1

Criteria	Rental Building in accordance with RM 4 Zoning	“Balaclava Option”	Proposed CD-1 rezoning
Height	3.5 storeys, 35 feet	4 above ground storeys, approx. 40 feet	6 storeys, 63.4 feet
Density	1.45 FSR	Approx. 2 FSR- perhaps slightly higher	2.95 FSR
Efficiency- ratio of net livable to gross floor area	Medium, double loaded corridor not as efficient	High	Poor
Replacement of existing rental units	Will be replaced	Will be replaced	Will be replaced
Net floorspace for rental units	Approx. 9,000 to 10,000 square feet	Approx. 14,000 square feet	16,053 square feet
Ability to provide green infrastructure	COMPLIES, setbacks in accordance with RM4	COMPLIES, setbacks in accordance with RM4	DOES NOT COMPLY- Setbacks too narrow to provide treescape
Community Acceptability	High	High	Not supported
Neighbourhood Character, Fit, Urban Design	High	High	DOES NOT MEET RM4 Design Guidelines
Compliance with MIRHPP Guidelines:			
a) Existing rental units on site	DOES NOT COMPLY “Consider redevelopment of sites with no existing rental”	DOES NOT COMPLY “Consider redevelopment of sites with no existing rental”	DOES NOT COMPLY “Consider redevelopment of sites with a maximum of 3 existing rental units”
b) Projects Must Consider and Respect Transitions to Surrounding areas	COMPLIES	COMPLIES	DOES NOT COMPLY Creates overlooking, shadowing, poor building design
c) Neighbourhood Context- existing precedent for higher buildings	COMPLIES	COMPLIES	DOES NOT COMPLY There are no buildings over 4 storeys in the neighbourhood

LOCATION



This site is surrounded on N-W-E boundaries by RM-4 zoning that allows a maximum of 1.45 FSR and 35 ft height. The South Side RT-7 area is predominantly detached residences, with significant rental in the form of suites, shared housing, and homes divided into apartments.



The proposed rezoning is twice the density as surrounding RM-4 multi-unit zoning. Innovative housing forms can offer missing middle rental housing alternatives in ways that are compatible to the neighbourhood, provide more green space and trees, and reduce overlooking.

PROJECT STATS

STATISTICS		
CIVIC ADDRESS	2010 BALACLAVA STREET & 3084 WEST 4TH AVENUE, VANCOUVER, BC	
LEGAL DESCRIPTION	LOTS 21 & 22, BLOCK 29 DISTRICT LOT 192, PLAN 4561	
SITE AREA	684.4 sq.m.	7,400 sq.ft.
TOTAL FLOOR AREA PROPOSED	2,027.4 sq.m.	21,823 sq.ft.
TOTAL FLOOR AREA PERMITTED UNDER CURRENT ZONING	996.7 sq.m.	10,730 sq.ft.
	CURRENT ZONING	PROPOSED
ZONING	RM-4	CD-1
FSR	1.45	2.95
HEIGHT	10.7 M / 35.11 FT	6-STOREY (19.3 M / 63.4 FT)
NORTH SETBACK	6.1 M / 20 FT	4.5 M / 15 FT
EAST SETBACK	2.1 M / 6.88 FT	2.1 M / 6' 11"
SOUTH SETBACK (CL OF LANE)	10.7 M - 3.05 M = 7.65 M / 25 FT	6.7 M / 22 FT
WEST SETBACK (20% OF WIDTH)	4.33 M / 14.2 FT	3.0 M / 10 FT

MAIN POINTS OF CONCERN

- The proposal is too aggressive for the small 71 x104 site size, in height, scale and footprint;
- The proposal is almost double the height (Increase from RM-4 (10.7m) to CD-1 (19.3m)) and more than double the density/floorspace of what is allowed in the RM-4 Zone (FSR 1.45 to 2.95);
- Building design is poor: an inefficient, unimaginative "box design" that disrespects the streetscape, design and character of the neighbourhood;
- Setback relaxations result in very narrow setbacks which are inconsistent with neighbouring buildings and the RM-4 zoning. Consequences of the narrow setbacks are little space for green infrastructure and loss of privacy. There will be only 6 feet between the balconies and the rear property line. Reducing the north setback as proposed will bring new residences closer to the noise and pollution of 4th Avenue and could jeopardize the 3 existing, mature cedar trees;
- Inadequate treatment of garbage;
- Shadowing will occur in late afternoon, the time when Vancouverites often want to sit outside after returning home from work;
- The proposed height reduction of 3 feet and other mitigating conditions in the referral report do not solve the problems listed above.

SITE DOES NOT MEET MIRHPP POLICY GUIDELINES

This site has 6 existing rental units and 13 tenants and clearly violates this guideline.

3g. Additional Floor Area

The City of Vancouver's Secured Rental Policy provides the opportunity for additional floor area for projects that deliver 100% of residential floor area as secured rental housing. The table below identifies areas of the City where additional height and density may be considered for rental projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing.

General Guidelines for Additional Height and Density

	100% Secured Market Rental	<u>Additional Height and Density for Projects that Include at Least 20% of Residential Floor Area as Moderate Income Rental Housing</u>
C-1	Generally consider C-2 form	Over 4 and up to 6 storeys on arterial streets.
C-2, C-2B, C-2C & C-2C1	Up to 6 storeys	Over 6 and up to 14 storeys at arterial intersections.
C-3A	Consider additional density; adhere to existing height limits and generally to guidelines	Supportable height and density will vary depending on the site.
MC-1	Consider modest increases in height and density	Over 6 and up to 14 storeys at arterial intersections.
CD-1	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites (e.g. < 0.75 FSR). Supportable height and density will vary depending on the site.
RM zones	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units. Up to 6 storeys on arterials. Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate.
RT zones	Refer to the Secured Rental Policy for eligibility	Over 4 and up to 6 storeys on arterials.
RS zones		Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate.
Downtown District ODP (excluding areas A, B, C1, F, K1, K2 & K3)	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South). Consider additional density appropriate to context; adhere to existing height policies and limits.	
Large developments	For large developments (on sites ≥8,000 sq. m or that contain ≥45,000 sq. m of new floor area) in zones that qualify as per this table, supportable height and density will vary depending on the site.	

Additional Considerations:

- Projects must consider and respect transitions to surrounding areas and homes.
- Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.
- Policy direction in plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre, Broadway).
- Where existing zoning or street context supports provision of ground floor retail space, proposals should include ground floor retail.
- Proposals for projects in areas not identified in the table above will not be considered. In particular, sites not identified as General Urban in the Regional Context Statement ODP cannot be considered.