



REFERRAL REPORT

Report Date: June 22, 2021
Contact: Yardley McNeill
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RTS No.: 14595
VanRIMS No.: 08-2000-20
Meeting Date: July 20, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4426-4464 Knight Street and 1406 East 28th Avenue

RECOMMENDATION

- A. THAT the application by GBL Architects, on behalf of Alliance Wingsail (Knight Street) Holdings Ltd., the registered owner of the lands, at 4426-4464 Knight Street and 1406 East 28th Avenue, [*PID 014-215-136; Amended Lot 1 (See 94923L) of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 1909; PID 012-228-729; Amended Lot A (See 94924L) of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754; PID 012-228-753; Lot B Except the West 7 Feet Now Road of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754; PID 012-228-940; Lot C Except the West 7 Feet Now Road of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.6 to 3.1, and permit a building height of 20 m (66 ft.) for a six-storey rental building containing a total of 72 secured market rental housing units, including 10 live-work units, be referred to a Public Hearing together with:
- (i) Plans prepared by GBL Architects Inc. received on June 10, 2020;
 - (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 in principle, 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 draft CD-1 By-law, generally in accordance with Appendix A, for consideration at Public Hearing.

- B. THAT subject to approval in principle of 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 zoning 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 Planning, Urban Design and Sustainability.
- C. THAT, subject to approval of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone the subject site at 4426-4464 Knight Street and 1406 East 28th Avenue, from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit an FSR of 3.1 and a height of 20 m (66 ft.), under the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”). The application proposes a six-storey building with 72 secured rental housing units, including 10 live-work units at-grade.

Staff have assessed the application and conclude that it meets the intent of the *AHC Policy*. If approved, the application would contribute 72 secured rental housing units towards the City’s housing goals as identified in the *Vancouver Housing Strategy*. Staff recommended the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the Conditions of Approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Rental Incentive Programs Bulletin* (2012, last amended 2020)
- *RS-1 District Schedule and Design Guidelines*
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Housing Vancouver Strategy* (2017)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Community Amenity Contributions Policy for Rezoning* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Kensington-Cedar Cottage Community Vision* (1998)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site and Context

The subject site, zoned RS-1 (Residential) District, is located in the Kensington-Cedar Cottage neighbourhood on the eastern side of Knight Street, at the corner of East 28th Avenue (See Figure 1). It has an area of approximately 1,512.9 sq. m (16,285 sq. ft.), with a combined frontage along Knight Street of 43.9 m (144 ft.) and a depth of 34.4 m (113 ft.).

Figure 1: Site and Surrounding Zoning



The site is comprised of four lots and is occupied by single-detached housing. The lots to the north across 28th Avenue are zoned RM-1N (Multiple Dwelling) District and are currently developed with three-storey courtyard rowhouses. The lots to the west, south and east are zoned RS-1 (Residential) District and are developed with single-detached and duplex housing.

Knight Street is part of TransLink's Frequent Transit Network (FTN), and includes bus route No. 22.

Local School Capacity – There are six 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 Tecumseh Annex, Lord Selkirk Elementary and Richard McBride Elementary all have enrolment capacity for 2021. Projected enrolment capacities at these schools are forecast to remain consistent to 2027.

Figure 2: Elementary School Enrolment Capacity

School name	2021 Capacity Utilization	2027 Capacity Utilization
Tecumseh Annex	68 %	67 %
Lord Selkirk	78 %	76 %
Richard McBride	97 %	99 %
Charles Dickens	103 %	106 %
Tyee Elementary	122 %	121 %
Lord Selkirk Annex	151 %	155 %

Gladstone Secondary School is located approximately one km northeast of the site and has an operating capacity of 1,600 students. The current enrolment capacity is 58%, which is forecast to decrease to 57% of capacity in 2027. VSB continues to monitor development and to work with the City of Vancouver to help plan for future growth.

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

- **Public Parks** – Kingcrest Park is located within a five-minute walk to the north. Kensington Park, located within a 10-minute walk to the south.
- **Community Centres** – The Kensington Community Centre is located within a 10-minute walk to the south.
- **Child Care Facilities** – There are five child care facilities within a 10-minute walk from the site.
- **Transit** – Knight Street is a TransLink frequent transit network route, and the site is located on the No. 22 bus route that runs along Knight Street to Downtown.
- **Bike routes** – 29th Avenue, one block to the south, is a designated east-west bike route. Dumfries Street, two blocks to the east, is a designated north-south bike route.

Policy Context

Affordable Housing Choices Interim Rezoning Policy (AHC Policy) – On October 3, 2012, Council approved the *AHC Policy*, which aims to encourage housing delivery innovation and, to enable a variety of housing opportunities throughout the City, such as market rental housing and

ground-oriented/mid-rise housing types. Council originally established a limit of 20 rezoning applications to be considered under the policy. On June 20, 2018, Council removed the 20-project limit as an interim measure to support progress towards meeting the *Housing Vancouver Strategy* target for 20,000 new purpose-built rental housing units over the 10-year period from 2018 to 2027. At the same time, Council introduced a deadline of June 30, 2019 for new rezoning enquiries to be accepted under the *AHC Policy*.

On November 26, 2019, Council approved the *Secured Rental Policy (SRP)*, which consolidates opportunities for rezoning for secured rental housing previously contained in the *AHC Policy* and the previous *Secured Market Rental Housing Policy (R100)*. While the *AHC Policy* was formally closed to new rezoning enquiries after June 30, 2019 applications received up to this date continue to be reviewed and assessed under the *AHC Policy*. The enquiry for this rezoning application was submitted on March 7, 2019, and therefore may be considered under the *AHC Policy*.

Rezoning applications considered under the *AHC Policy* must meet a number of criteria such as providing 100% of the residential floor area as secured rental housing, fitting contextually with neighbouring development and meeting location requirements. Buildings up to six storeys may be considered on an arterial such as Knight Street under the *AHC Policy*.

The *AHC Policy* allows for a maximum of two projects to be considered within 10 blocks along an arterial. At this time, there are no other projects within 10 blocks along Knight Street.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and *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 strategy's targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest-income households. Overall, 72,000 new homes are targeted for the 10-year period from 2018 to 2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. This application will contribute towards the targets for purpose-built rental units.

Secured Rental Policy (SRP) – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy* approved May 2012, and renamed the policy the *Secured Rental Policy (SRP)*. The amended SRP expands on the *Secured Market Rental Housing Policy* by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and by introducing new green building requirements. The SRP also includes new locational criteria for rezoning applications in RS- or RT-zoned areas.

Council directed staff on November 26, 2019, to prepare new rental zones as part of the proposed amendments to the SRP. During this interim period, new rezoning proposals in RS- and RT-zoned areas are not being accepted.

Development Cost Levy By-Laws – Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the "DCL By-law"), projects which meet the by-law's 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 the City-wide DCL for the residential portion of the development. The DCL By-law establishes 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.

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, does not necessarily create rental units which are affordable to all Vancouver residents. The DCL waiver 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

The submitted application proposes a six-storey building with 72 secured market rental housing units, including 10 live-work units at-grade, an FSR of 3.1 and a height of 20 m (66 ft.).

Figure 3: View of Frontage from Knight Street and East 28th Avenue



The proposal includes two levels of underground parking accessed from the rear lane. The total residential floor area is 4,657.5 sq. m (50,133 sq. ft.), including 623.2 sq. m (6,708 sq. ft.) of live-work floor space. The application also provides a 4.5 m (15 ft.) dedication along Knight Street for road and sidewalk widening.

2. Land Use

This site is zoned RS-1 (Residential) District, with the intent to retain existing housing and provide new residential dwellings compatible with the form and design of the existing development.

Figure 4: Knight Street Elevation



The proposal's residential land use is consistent with the intent of the surrounding RS-1 and RM-1N zoning and the AHC policy objectives. The proposed live-work units create spaces for small businesses, provide opportunities for activating the public realm, and facilitate a gentle transition to the surrounding residential uses.

3. Density, Height and Form of Development

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

The *AHC Policy* permits consideration of additional height and density to support secured rental housing developments on or near arterials that are on TransLink's Frequent Transit Network (FTN), subject to urban design performance. At this location, mid-rise forms up to six storeys may be considered.

Density and Height – This application proposes a building an FSR of 3.1 and a height of 20 m (66 ft.). Transitions to lower-scale neighbours are facilitated through appropriate setbacks and terracing of the building to minimize the impact on neighbouring properties.

Neighbourhood Fit – The adjacent area to the north is zoned RM-1N, which permits courtyard rowhouses as well as one- and two-family dwellings. North of 28th Avenue are recently developed courtyard rowhouses. Properties to the west, south, and east are zoned RS-1, which permits low-density residential developments.

The proposed six-storey building includes two-storey live-work units at-grade fronting Knight Street and upper level step backs along the south and west elevations. The building is expressed through three distinct forms and materials.

Figure 5: View from East 28th Avenue



The lane elevation is expressed as a three-storey townhouse element at the corner stepping down to two storeys at the south end. This creates an active lane frontage and a compatible transition to lower scale developments across the lane.

Visual overlook and privacy impacts with the neighbours appear to be minimal and have been mitigated through design development conditions in Appendix B to provide landscaped setbacks. 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.

Streetscape – Knight Street is a primary north-south arterial with a width of 24.3 m (80 ft.) in this location. The existing street condition can often detract from the pedestrian experience. The development proposes an engaging streetscape including live-work units at-grade, with individual patios and entrances, creating a more pedestrian-oriented street interface.

Conditions in Appendix B require the applicant to provide and construct an expanded 2.4 m (8 ft.) sidewalk with a 1.8 m (6 ft.) front boulevard including new street trees. The building is set back a further 3.4 m (11 ft.) from the expanded sidewalk, which will allow for additional pedestrian space and a possible second row of trees, as well as landscaped patios for the live-work units.

Figure 6: View of Frontage from Knight Street



The live-work units are designed as double-height spaces, with double-height windows to allow these units to read as a taller single floor rather than two distinct floors. This also means no bedrooms need to be located at-grade on this busy street. Further design development is expected to achieve a more pedestrian-oriented street-level frontage with a more inviting corner expression and increased landscaping. Design conditions related to these recommendations are included in Appendix B.

Livability – The application proposes an indoor and outdoor amenity space on the third floor. The outdoor amenity space is on a lane-facing roof deck at the southeast corner of the building with adequate solar access.

Urban Design Panel – A review by Urban Design Panel was not required due to the modest scale of the project and its consistency with the expectations of the Policy. Should the rezoning be approved, rezoning conditions in Appendix B will secure continued design improvements at the Development Permit stage.

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

4. Transportation and Parking

Vehicle and bicycle parking for this application are located in two underground levels accessed from the rear lane. The application proposes 29 vehicle parking spaces and 161 bicycle spaces. The applicant must meet the requirements of the Parking By-law. Based on the proximity to transit, the development is eligible for parking reductions up to 20%.

The site is well served by public transit. It is located on the No. 22 bus route, with a bus stop located on each adjacent block to the north and south. The site is also one to three blocks away from the 28th Avenue and Dumfries cycling routes.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

5. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) and associated *3-Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. This application, if approved, would add 72 rental housing units, including 10 live-work units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 7).

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of March 31, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	6,069

**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*

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. Between 2017 and 2019, prior to the COVID-19 pandemic, the average vacancy rate for purpose-built apartments (based on the CMHC Market Rental Survey) for the Mount Pleasant/Renfrew Heights neighbourhood, where this site is located, was 0.86%. The vacancy rate in 2020 is currently around 1.4%, but is anticipated to return closer to the average near-term rate when this building is ready for occupancy. A vacancy rate of 3% to 5% represents a balanced market.

Unit Mix – This project would deliver a variety of unit types in the form of 33 studio, 13 one-bedroom, 18 two-bedroom, and eight three-bedroom units (see Figure 8). Ten of the one- and two-bedroom at-grade units on the Knight Street frontage are proposed to be live-work units.

The *Family Room: Housing Mix Policy for Rezoning Projects* policy sets family housing requirements at 35%. This application would deliver 26 family units, approximately 36% of all units, in a mix of two- and three-bedroom units, thereby meeting the policy. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Figure 8: Proposed Unit Mix

Type	Count	Percentage
Studio	33	46 %
1-bedroom	13	18 %
2-bedroom	18	25 %
3-bedroom	8	11 %
Total	72	100 %

Average Rents and Income Thresholds - The average rents on the Eastside of Vancouver for various units are shown in Figure 9. Rent increases over time are subject to the *Residential Tenancy Act*.

Figure 9: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served

Unit Type	Newer Rental Buildings Eastside ¹		Monthly Costs of Ownership for Median-Priced Unit Eastside ²	
	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served
Studio	\$1,549	\$61,960	\$2,379	\$95,160
1 Bedroom	\$1,825	\$73,000	\$2,906	\$116,240
2 Bedroom	\$2,354	\$94,160	\$4,105	\$164,200
3 Bedroom	\$3,299	\$131,960	\$6,048	\$241,920

¹ Data from the October 2019 CMHC Rental Market Survey for buildings completed in the year 2011 or later on the Eastside of Vancouver

² Based on the following assumptions in: median of all BC Assessment sales prices in Vancouver Eastside in 2020 by unit type, 10% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2019 assessments and property tax rate).

An average market rental studio unit could be affordable to a single person working in occupations in the education sector and industrial sector. A two-bedroom market rental unit could be affordable to a couple employed in occupations such as retail managers, and social and community service professionals, or to a single person working in an occupation such as public administration management. Market rental housing provides options that are significantly more affordable than average home ownership costs as illustrated in Figure 9.

Development Cost Levy (DCL) Waiver – This application was eligible to seek a DCL waiver, but the applicant has chosen not to take it. As the project is subject to a Community Amenity Contribution (CAC), should the applicant choose to pursue a DCL waiver at a later stage, the application will be subject to further review to determine if an additional land lift is generated. If the revised pro forma results in an increase to the CAC, the application will return to Council through a subsequent public hearing to amend the CAC rezoning enactment condition.

Security of Tenure – All 72 units would be secured as rental through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The addition of new market rental housing units contributes toward the Housing Vancouver targets. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The *Tenant Relocation and Protection Policy* (the “TRP Policy”) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-detached homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are two years or less from the rezoning application submission date. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City’s Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of four RS-1 lots containing secondary rental units, the updated TRP Policy applies. Four houses, containing a total of four rental units included three units where past owners are residing, and one unit that was occupied with one tenant at time of rezoning application. That tenant has since moved out, and one new tenant is currently residing in one of the units. Both of these tenants are aware of the rezoning application. None of the tenancies are eligible for provision under the TRP Policy due to length of tenancy and/or former ownership. If any additional tenants are found to be eligible after project approval, the applicant will provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability as per the Tenant Relocation and Protection Policy prior to the issuance of the Development Permit.

All tenancies are protected under the *BC Residential Tenancy Act* which governs how residential properties are rented, and includes specific provisions regarding termination of tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that residential rezoning applications satisfy either the near-zero-emission-buildings or low-emissions green buildings conditions within the policy.

This application has chosen to satisfy the *Green Building Policy for Rezoning*s under the low emissions green building requirements. 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. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions are included in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect, and strengthen Vancouver’s urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission to be granted to remove trees that 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 “by-law sized tree” has a tree trunk diameter of 30 cm or greater and requires a tree permit when it is proposed to be removed.

There are five existing permit-sized trees on the development site. However, these will not be retained due to their poor health and location within the proposed building’s envelope. Twelve new on-site trees will be provided within the proposed private and communal open spaces. All existing street trees along the site’s street frontages will be retained. This application will also provide additional street trees, the final number of which will be determined through the Development Permit process.

7. Public Input

Pre-Application Community Consultation – The applicant held a pre-application open house on October 22, 2019 at the Kensington Community Centre, to get early feedback on the proposal. Approximately 35 people attended this event. A total of 23 written comments were received. All submitted comments expressed support for the proposed development. Some comments also included suggestions, such as increasing density, decreasing building setbacks and including landscape elements.

Public Notification – A rezoning information sign was installed on the site on July 14, 2020. Approximately 670 notification postcards were distributed within the neighbouring area on or about September 10, 2020. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

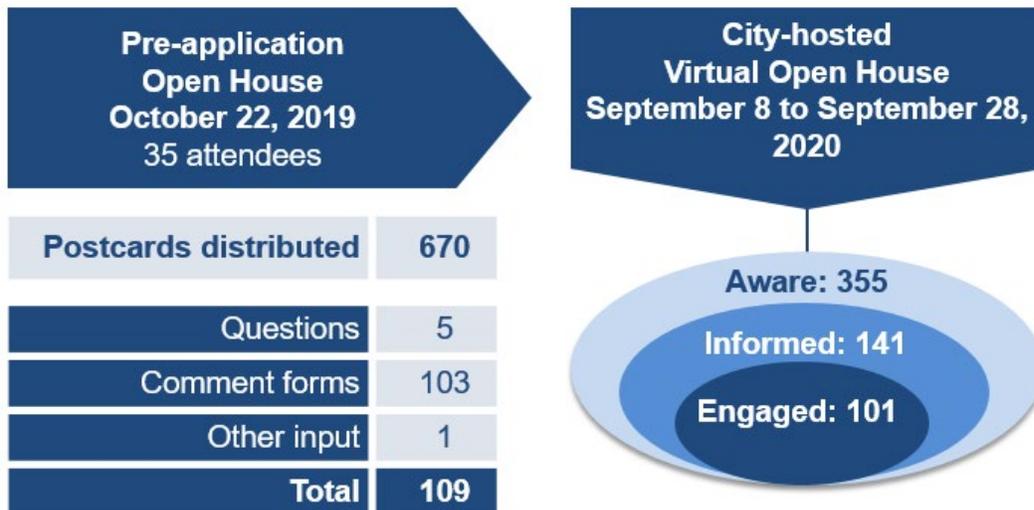
Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from September 8, 2020 to September 28, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City’s process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions about the proposal, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of

109 submissions were received. The online comment form on Shape Your City included an optional question asking for an overall position on the application with 103 respondents indicating their position as either support, opposed, or mixed. A summary of all public responses is found in Appendix D.

Figure 10: Overview of Notification and Responses



Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Affordable housing:** Increasing the number of secured rental units is appropriate in this area to improve housing affordability and access. The proposal would provide housing options for young professionals and families.
- **Live-work units:** The inclusion of live-work units is suitable as it would support small businesses and create more vibrancy in the neighbourhood.
- **Building height and density:** The building height and density is appropriate. More height and density could be supported as the development is secured market rental housing and responds to the housing affordability crisis.
- **Neighbourhood context:** The neighbourhood would benefit from this development as it adds character and will result in more rental housing for families.
- **Community amenities:** The development is supported as the neighbourhood is already well served by local amenities and public transit.
- **Public art:** The public art mural will positively contribute to the design of the building.

- **Local businesses:** The project would increase foot traffic, which would support existing local businesses.

Generally, comments of concern fell within the following areas:

- **Parking within the development:** The project would increase vehicle traffic and cause parking issues. Children's safety would also be negatively impacted. Other respondents cited that allowing underground parking goes against the City's climate change targets and active transport policies.
- **Building height and density:** The proposed height is out of context with the surrounding area that predominantly consists of low-rise developments and single-detached housing. Privacy impacts on the neighbouring properties is unreasonable.
- **Arterial location:** While the rental project is supported, not all rental housing should be located along arterial roads.
- **Sunlight and shadowing:** The proposal would block sunlight from neighbouring homes.

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

- Parking – The proposed project meets the minimum off-street parking requirements under the Parking By-law. Engineering staff has confirmed any traffic changes commensurate with the development would be consistent with development occurring over time in the area.
- Building density, height, massing and design – The proposed density and height is consistent with typical rental buildings on arterial streets across the City as permitted under Council rental policies including the *AHC Policy* and the *Secured Rental Policy*.

Architectural elements are incorporated into the building's design to mitigate the sense of scale and transition the massing down to properties across the lane. The sixth storey has been stepped back from all boundaries and the upper levels are set back from the rear laneway to reduce massing and shadowing. Ground-oriented units and landscaped patios facing the lane reinforce the project's residential character. Landscape buffering is required on the outdoor amenity space to enhance privacy and reduce overlook. Design development to the southernmost pedestrian access is required to alleviate privacy and security concerns from the neighbouring property.

Although the proposal is at a higher density than adjacent sites, the applicant has incorporated measures to assist with integration into the surrounding low-rise residential context. The project would deliver much needed rental units in a transit-supported location, which meets the intent of the *AHC Policy*.

- Arterial location – Additional setbacks and landscaping have been proposed on the Knight Street frontage to provide buffering from the arterial road, including a widened sidewalk and possible second row of trees, while the indoor and outdoor amenity areas have been located on the eastern interface oriented away from Knight Street.

The City is currently preparing amendments to the Secured Rental Policy (SRP) that would allow secured rental units off arterials in a limited number of RS and RT districts. As of the date of this report, implementation work on these changes is still underway. Should new rental zones be approved by Council, rezoning applications in RS and RT districts would be accepted under the SRP as a pilot on a time-limited basis.

- Sunlight and shadowing – The site is located at the southeastern corner of the intersection, which would cast the majority of shadowing onto Knight Street and 28th Avenue. The upper floors at the rear of the site have also been set back to reduce afternoon shadowing impacts on neighbouring properties to the east. Through the assessment of shadow studies, Staff have determined that, on balance, the shadowing created by the proposal is reasonable for a secured rental building of this size and has been appropriately mitigated through design.

PUBLIC BENEFITS

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth, including parks, child-care facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The site is subject to the City-wide DCL and Utilities DCL which will be calculated on the floor area specified in the Development Permit. Based on the rates in effect as of September 30, 2020 and the proposed 4,657.5 sq. m (50,133 sq. ft.) of residential floor area, total DCLs of \$1,405,228 are anticipated from this development.

As the applicant has elected not to pursue a DCL waiver as part of this rezoning and the project is subject to a CAC, they cannot pursue a DCL waiver at the development permit stage.

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 be required from this application.

Community Amenity Contributions (CACs) – In 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. Such a CAC is typically made through the provision of either 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* requires lower-density secured market rental applications within the RT and RS zones proposing more than five storeys to be subject to a CAC evaluation.

As part of this application, the applicant has offered a cash CAC of \$240,000 to be allocated to childcare projects in and around the Kensington-Cedar Cottage neighbourhood. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate.

Rental Housing – The applicant has proposed that all 72 of the units will be secured rental housing units. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

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

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2020, it is anticipated that the project will pay approximately \$1,405,228 in DCLs.

The applicant has also offered a cash CAC of \$240,000 which staff recommend be allocated to childcare projects in and around the Kensington-Cedar Cottage neighbourhood. Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes

The 72 secured rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

CONCLUSION

Staff have reviewed the application to rezone the site at 4426-4464 Knight Street and 1406 East 28th Avenue from RS-1 to CD-1 and conclude the proposed form of development is an appropriate urban design response to the site and its context. The application, along with the recommended conditions of approval, is consistent with the intent of the *AHC Policy*. The project will deliver 72 secured market rental units towards the goals of the *Housing Vancouver Strategy*. A CAC has been offered and staff recommend the CAC be allocated towards childcare projects in the Kensington-Cedar Cottage neighbourhood.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

* * * * *

4426-4464 Knight Street and 1406 East 28th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 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 of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

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 Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling;
 - (a) Live-Work Use, in conjunction with any of the uses listed in this section; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.
- 4.2 Live-Work Use must be located at-grade along Knight Street.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,512.9 m², being the site area 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 combined must not exceed 3.1.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and
 - (e) all residential storage area above or below base surface, except that if 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.

Building Height

- 6.1 Building height, measured from base surface, must not exceed 20 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for roof top appurtenances such as stairs, elevators, elevator machine rooms, mechanical

screens, a vestibule accessing a green roof, or similar features, if the Director of Planning first considers:

- (a) their 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 adjoining site.
- 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 acoustical 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 By-law.

* * * * *

**4426-4464 Knight Street and 1406 East 28th Avenue
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 GBL Architects, received June 10, 2020 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

- 1.1 Design development to reduce the depth of the live-work unit patios and planters in order to provide an additional metre of public realm space to achieve a 4.5 m (15 ft.) SRW along Knight Street.

Note to applicant: The minimum depth of the patios should not be less than 1.8 m (6 ft.). This condition should not impact the building footprint.

- 1.2 Design development to enhance the architectural treatment of the northwest building corner through the following:
- (a) Provision of additional north elevation glazing for studio units on levels 3-5;
 - (b) Provision of low maintenance climbing vines along the blank expanse of north facade;
 - (c) Provision of soffit treatment/lighting which contributes to visual interest;
 - (d) Maintaining the proposed art mural or similar on the north facade through subsequent permitting stages; and
 - (e) Using high quality, human scaled materials and exploring additional color or material variation.
- 1.3 Design development to the common rooftop amenity to provide minimum 1 m (3 ft.) deep landscape screening along the south wall to improve privacy and avoid potential overlook.
- 1.4 Design development to ensure all live-work units meet the minimum unit area of 47 sq. m (506 sq. ft.) required by the Zoning and Development By-law.
- 1.5 Design development to indicate on Development Permit drawings how live-work units meet VBBL accessibility requirements.

Note to applicant: Projects receiving Development Permit approval for live-work use will need to follow through with meeting Building By-law requirements for both residential and non-residential occupancies, including accessibility requirements for persons with disabilities, so that units may be used for both live and work purposes. Applicants are encouraged to consider consulting a Building Code professional early in the development process.

- 1.6 Design development to the lane interface to include vegetation of a sufficient height to increase privacy and reduce overlook.
- 1.7 Consideration to provide some Class B bicycle parking at-grade
- 1.8 Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Landscape

- 1.9 Design development to relocate the inner row of trees along Knight Street to be within the private realm. Refer to Urban Design Condition 1.1 and Engineering Condition 2.3.

Note to applicant: Two rows of trees along Knight Street is supported, however, the second row of trees must be located within the private realm to meet requirements by Engineering Services. This would require a reduction of the patio width on Knight Street.

- 1.10 Design development to enhance the pedestrian connection along the south property line by removing the seating elements and increasing the planting area.

Note to applicant: Given the limited space and neighboring condition, the pedestrian connection would not be a welcoming or comfortable place to stay. Provide layered planting elements with visual and seasonal interest.

- 1.11 Provision of a wire chain-link fence on the southern property line, integrated within or behind the proposed planting.
- 1.12 Design development to the upper level amenity deck to accommodate additional programming opportunities.

Note to applicant: Provide an informal children's play area. It is understood that the limited space will not be able to accommodate play equipment. Natural play features (such as boulders, logs) as well as playful multi-functional furnishing elements would be supported. Urban agriculture gardens and edible plants should be provided, but space is to be prioritized for children's play features.

- 1.13 Design development to enhance the laneway interface and improve privacy by providing a linear planter along the eastern edge of the amenity deck.

Note to applicant: Small trees and tall woody shrubs would be desired, space permitting.

- 1.14 Verification of adequate soil volume for all proposed planting areas, by providing detailed dimensions (depths, widths etc.) on the landscape sections and applicable architectural sections.

Note to applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 1 m (3 ft.) of growing medium depth should be provided for all tree plantings. Sections should be provided for all typical planted areas.

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

- (a) maximize natural landscape best management practises;
- (b) minimize the necessity for hidden mechanical water storage;
- (c) increase the amount of planting to the rooftop areas, where possible;
- (d) consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) use permeable paving;
- (f) employ treatment chain systems (gravity fed, wherever possible); and
- (g) use grading methods to direct water to soil and storage areas.

- 1.16 Provision of further detail in the arborist report for the proposed retention of Tree #76.

Note to applicant: More detailed arboricultural information is required to ensure safe retention of this tree. This includes, but is not limited to, any design revisions or construction methods needed for safe tree retention. The report should include specific detailed requirements, in addition to the already-mentioned arborist supervision that will be required.

- 1.17 Confirmation of approval from Parks Board and Engineering for the removal of Tree #80.

Note to applicant: Email Pbdevelopment.trees@vancouver.ca to obtain this approval.

- 1.18 Provide a detailed Landscape Plan illustrating soft and hard landscape areas.

Note to applicant: The plans should be at 1/8-in: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.

- 1.19 Provide detailed architectural and landscape cross sections (minimum 1/4-in. 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.

- 1.20 Provide a "Tree Management Plan".

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.21 Provide an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- 1.22 Provide coordination 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 (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) 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 6-cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8-feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.23 Provide 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.

- 1.24 Provide an outdoor Lighting Plan.

Crime Prevention through Environmental Design (CPTED)

- 1.25 Identify on the drawings strategies that consider the principles of CPTED including the following conditions:

- (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.

- 1.26 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.

Sustainability

- 1.27 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), 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. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

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*s – *Process and Requirements* (amended April 28, 2017 or later).

Zero Waste

- 1.28 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 Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering Services

- 1.29 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses 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.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.30 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.

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- 1.31 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.
- 1.32 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 and 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.
- 1.33 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:
- (a) ACT-01 – Additional Class A bicycle parking
 - (i) Identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.
 - (b) ACT-03 – Enhanced Class B bicycle parking
 - (i) Provision of concept design for enhanced Class B bicycle parking
 - (ii) Identify the number, location and characteristics of the enhanced Class B bicycle parking on plans.
 - (c) SUP-01 – Transportation Marketing Services
 - (i) Provision of a description of the services to be provided.
 - (ii) If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
 - (d) SUP-02 – Real-Time Information
 - (i) Identify the general locations for proposed displays on plans.
 - (ii) Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.
 - (e) SUP-03 – Multimodal Wayfinding Signage

Note to applicant: This measure is primarily intended for larger sites where there might be, for example, a public pedestrian pathway running through it, or a Downtown site that may have a high volume of pedestrian traffic (development-generated or otherwise).

- 1.34 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:
- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived for City-wide parking reduction;
 - (b) Secures the provision of TDM measures on the site;
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.35 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
 - (b) Provision of a minimum 1.2 m wide access route between the bicycle parking spaces and the outside;
 - (c) Provision of automatic door openers for all doors providing access to Class A bicycle storage; and
 - (d) Provision of encroachment free Class A bicycle spaces.
- 1.36 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of improved two-way flow for vehicles on the ramp and in the parking areas;
 - (b) Provision of parabolic mirrors at the bottom of the main ramp to help mitigate conflicts;
 - (c) Modification of grades on the ramp and in parking areas;
 - (d) Ramp slopes must not exceed 10% for the first 20 ft. from the (property line/back of sidewalk); and
 - (e) Provision of accessible spaces conveniently located near the elevators.
- 1.37 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
 - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings;
 - (c) Dimension of column encroachments into parking stalls;
 - (d) Show all columns in the parking layouts;
 - (e) Dimensions for typical parking spaces;
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls;
 - (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates;

- (h) 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;
 - (i) Areas of minimum vertical clearances labelled on parking levels;
 - (j) 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;
 - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans; and
 - (m) The location of all poles and guy wires to be shown on the site plan.
- 1.38 Remove existing concrete entrance walkways and steps from City property and SRW area of the boulevard along 28th Avenue and Knight Street.
- 1.39 Landscape drawings to include:
- (a) Remove proposed pavers from City property on the back boulevard along 28th Avenue;
 - (b) Provide all standard street tree notes; and
 - (c) Include root barriers at the back of sidewalk to prevent damage from private property back boulevard trees.
- 1.40 Provide infill trees along 28th Avenue if space permits.
- 1.41 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.”
- 1.42 Provision of a draft final RWMP prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.
- 1.43 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any building permit.

Note to applicant: A legal agreement related to Rainwater Management will be required prior to issuance of a Development Permit.

Housing

- 1.44 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*"

1.45 The proposed unit mix, including 33 studio units (46%), 13 one-bedroom units (18%), 18 two-bedroom units (25%), 8 three-bedroom units (11%) is to be included in the Development Permit drawings.

Note to applicant: Any changes to 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.

1.46 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 2.1 Consolidation of Lots B and C, Both Except the West 7 Feet Now Road, Plan 3754; and Amended Lot 1 (See 94923L), Plan 1909; and Amended Lot A (See 94924L), Plan 3754; All of Lot 3, South Part of Blocks 1 and 3, District Lot 352 to create a single parcel.
- 2.2 Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through or is adjacent the site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.

- 2.3 Provision of a 4.5 m (15 ft.) offset distance measured from the back of the existing curb for widened sidewalks along Knight Street to be achieved through building setback and surface 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, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to applicant: The application drawings incorrectly show the SRW measured from the curb face, not back of curb.

- 2.4 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.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by KM Civil Consultants Ltd. dated May 15, 2019, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 200mm along 28th Avenue or 200mm along Knight Street. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. 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.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development at 4426 Knight Street requires the following in order to improve sewer flow conditions.

Local Servicing Upgrade: None

The preliminary review shows that the combined sewer servicing this lot is undersized and may require an upgrade in future. The City of Vancouver is not conditioning the full extent of these upgrades to this rezoning application and requests cash in lieu from the developer for a portion of the cost based on the percentage of the lot area in the overall catchment.

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-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.

Note to applicant: Development to be serviced to the existing 900mm COMB in the lane east of Knight Street.

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.

- (c) Provision of \$30,000 for flow monitoring prior to rezoning by-law enactment, the conditions will be confirmed based on the flow monitoring's outcome.
- (d) Provision of street improvements along Knight Street adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.22 m (4') wide front boulevard with street trees where space permits;
 - (ii) 2.44 m (8') wide broom finish saw-cut concrete sidewalk;
 - (iii) Relocation of the existing hydro pole at the corner of 28th Avenue. to outside of the future sidewalk alignment;
 - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
 - (v) Curb ramps;
 - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to applicant: Provision of a lighting simulation is required.

- (e) Provision of street improvements along 28th Avenue. adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7') wide broom finish saw-cut concrete sidewalk;
 - (ii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
 - (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
 - (iv) Intersection lighting upgrade to current City standards and IESNA recommendations;
 - (v) Curb ramps;
 - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to applicant: Provision of a lighting simulation is required.

- (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) 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.
- (h) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on 28th Avenue adjacent to the site.
- (i) Provision of reconstruction of the lane along property frontage as per City "Higher-zoned laneway" pavement structure. Install a new catch basin in the lane.
- (j) Provision of speed humps in the lane east of Knight Street between 28th Avenue and East 29th Avenue.
- (k) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (l) 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.

2.5 Resubmission of the Rainwater Management report is required prior to rezoning by-law enactment. Provide an updated report outlining how the current Rainwater Management proposal meets the requirements for Volume Reduction, Release rate and Water Quality as outlined in the Rainwater Management Bulletin, send the updated report to rainwater@vancouver.ca.

The resubmission must include the following amendments:

- (a) Provide peak flow calculations. Peak flow calculations to use 1:5 year return period. Inlet time = 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

- (b) Ensure all calculations are provided for pre and post development peak flow rates, including land use type and area breakdown, runoff coefficient R-value calculations and any assumptions used. See the City's Engineering Design Manual for comparable R-values.
- (c) The justification for not providing a green roof being "wood frame" is not acceptable, provide more information to support this claim.
- (d) Exploration into grading hardscapes into adjacent (or lower level) landscaping to increase the volume of Tier 2 retention. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
- (e) Provide an updated site map detailing how rainwater will be directed or retained in each area. Include the following:
 - (i) All routing of rainwater throughout the site;
 - (ii) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method;
 - (iii) Extent of underground parking structure;
 - (iv) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system; and
 - (v) Summary table of the catchment areas.
- (f) Provide calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.
- (g) The proposed water quality plan does not meet the City's requirements. Water quality performance target requires treatment for all pervious and impervious surfaces. Provide information on the how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm of treatment is required for high traffic areas.

Note to applicant: Design of the proprietary treatment devices are typically performed by the manufacturer/service provider. 24 mm relates to a 70% capture of annual average rainfall. 48 mm relates to a 90% capture of annual average rainfall.

- 2.6 Engineering Services will require all utility services to be underground for this development. 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 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. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

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.

Housing

- 2.7 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/or Section 219 Covenant to secure all 72 residential units, including 10 live-work units, as secured market rental housing units pursuant to the City's Affordable Housing Choices Interim Rezoning Policy, for the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, that none of the units are to be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may 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.

- 2.8 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy;
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to

each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant; and

- (c) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Sustainability

- 2.9 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Community Amenity Contribution (CAC) – Cash Payment

- 2.10 Pay to the City the cash Community Amenity Contribution of \$240,000 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The \$240,000 is to be allocated to childcare projects in and around the Kensington Cedar Cottage neighbourhood.

Environmental Contamination

- 2.11 If applicable:
 - (a) Submit a site disclosure statement 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 this 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 issued to the City.

Note to Applicant: 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, and at no cost to the City.

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.

* * * * *

4426-4464 Knight Street and 1406 East 28th Avenue
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 AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) 1406 28th Avenue: PID: 014-215-136; Amended Lot 1 (See 94923L) of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 1909;
- (b) 4426 Knight Street: PID: 012-228-729; Amended Lot A (See 94924L) of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754;
- (c) 4438 Knight Street: PID: 012-228-753; Lot B Except the West 7 Feet Now Road of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754; and
- (d) 4464 Knight Street: PID: 012-228-940; Lot C Except the West 7 Feet Now Road of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754.

* * * *

4426-4464 Knight Street and 1406 East 28th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

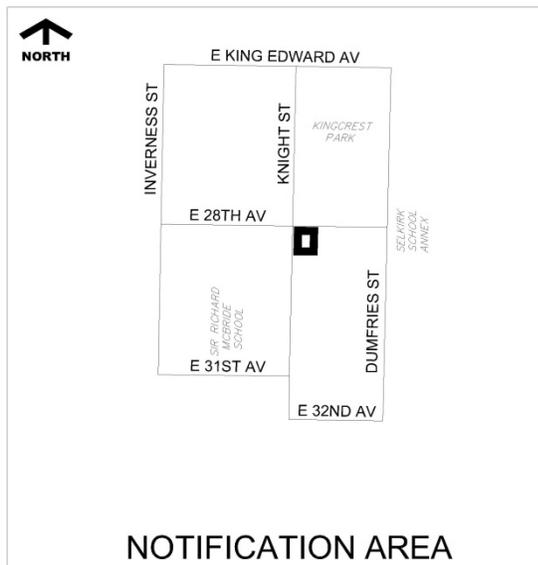
	Dates	Results
Events		
Pre-application open house (applicant-led)	October 22, 2019	35 attendees
Virtual open house (City-led)	September 8 – 28, 2020	355 participants (aware)* <ul style="list-style-type: none"> • 141 informed • 101 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	September 10, 2020	670 notices mailed
Public Responses		
Pre-application comment forms	October 22, 2019	23 submittals
Online questions	September 8 – 28, 2020	5 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	July – October, 2020	103 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	July – October, 2020	103 submittals <ul style="list-style-type: none"> • 91 responses • 8 responses • 4 responses
Other input	July – October, 2020	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	July – October, 2020	564 participants (aware)* <ul style="list-style-type: none"> • 226 informed • 112 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Affordable housing:** Increasing the number of secured rental units is appropriate in this area to improve housing affordability and access. The proposal would provide housing options for young professionals and families.
- **Live-work units:** The inclusion of live-work units is suitable as it would support small businesses and create more vibrancy in the neighbourhood.
- **Building height and density:** The building height and density is appropriate. More height and density could be supported as the development is secured market rental housing and responds to the housing affordability crisis.
- **Neighbourhood context:** The neighbourhood would benefit from this development as it adds character and could result in more housing for families.
- **Community amenities:** The development is supported as the neighbourhood is already well served by local amenities and public transit.
- **Public art:** The public art mural will positively contribute to the design of the building.
- **Local businesses:** The project would increase foot traffic, which would support existing local businesses.

Generally, comments of concern fell within the following areas:

- **Parking within the development:** The project would increase vehicle traffic and cause parking issues. Children's safety would be negatively impacted as well. However, other respondents cited that allowing underground parking goes against the City's goals of climate change and active transportation.
- **Building height and density:** The proposed height is out of context with the surrounding area that predominantly consists of low-rise developments and single dwelling housing. Privacy impacts on the neighbouring properties is unreasonable.
- **Neighbourhood context:** The development would bring more foot traffic into the area and would be better suited elsewhere in the city.
- **Arterial location:** While the rental project is supported, not all rental housing should be located along arterial roads.
- **Sunlight and shadowing:** The proposal would block sunlight from neighbouring homes.

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

General comments of support:

- This type of redevelopment in a single dwelling area, situated along an arterial, would more closely match housing form to the location.
- The proposal is generally supported, but there should be more public transit and schools in the area to service more people.

General comments of concern:

- This project would disturb the adjacent property owner's tenants and could result in challenges finding new tenants in the future.
- The live-work units would result in more pedestrian traffic that would negatively impact the area.
- Adjacent property values would be negatively impacted.
- Construction of the project would loosen the soil of nearby homes, causing stability concerns.

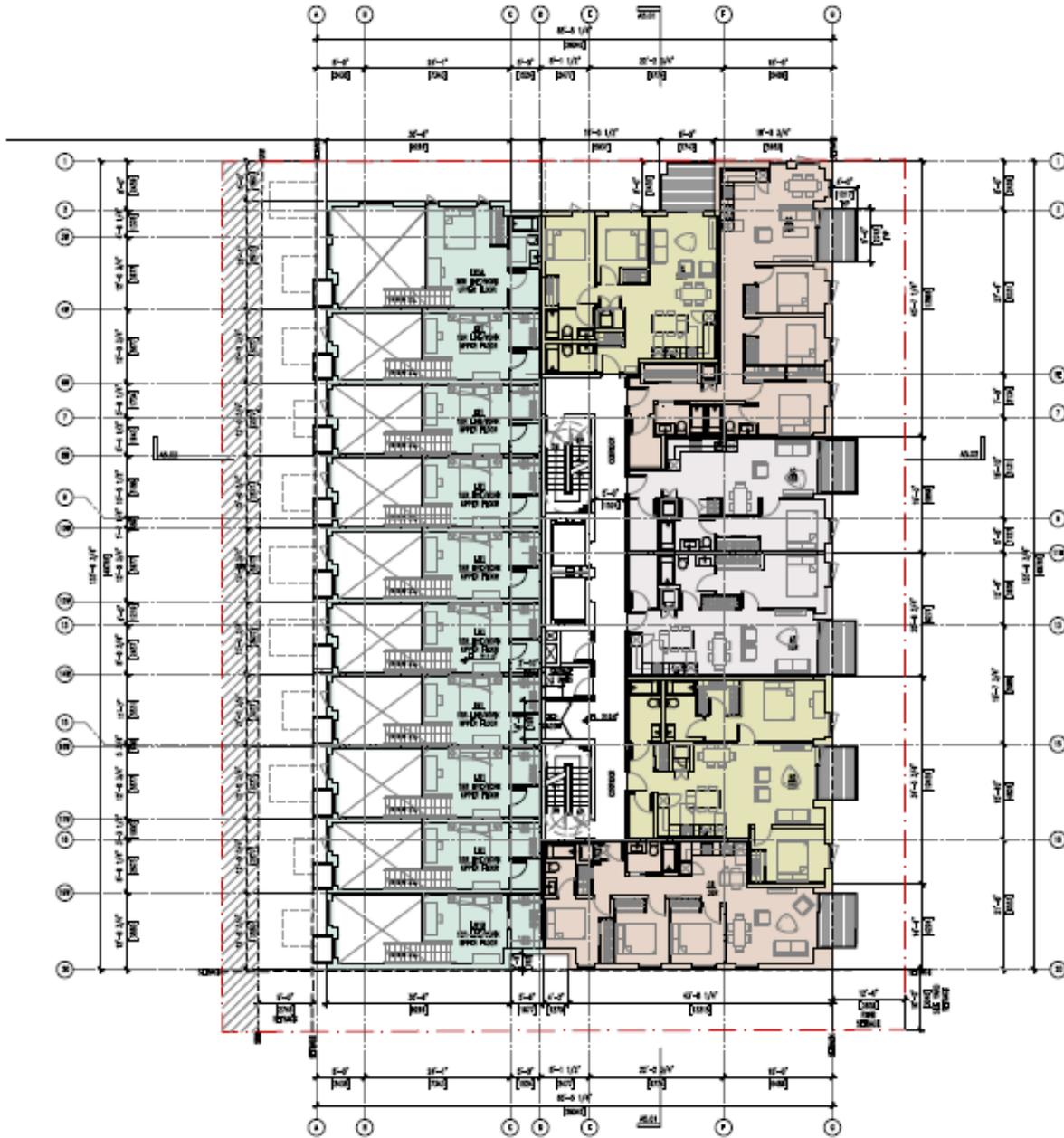
Neutral comments/suggestions/recommendations:

- The Rezoning process and Urban Design review are not necessary for a common six-storey secured rental development.
- The live-work unit patios could have more rain protection.
- There should be hedges located along the edges of the outdoor amenity area to increase privacy for neighbouring homes.
- The developer or the City should invest in improving cycling routes, traffic calming measures, and pedestrian-oriented infrastructure in this neighbourhood.

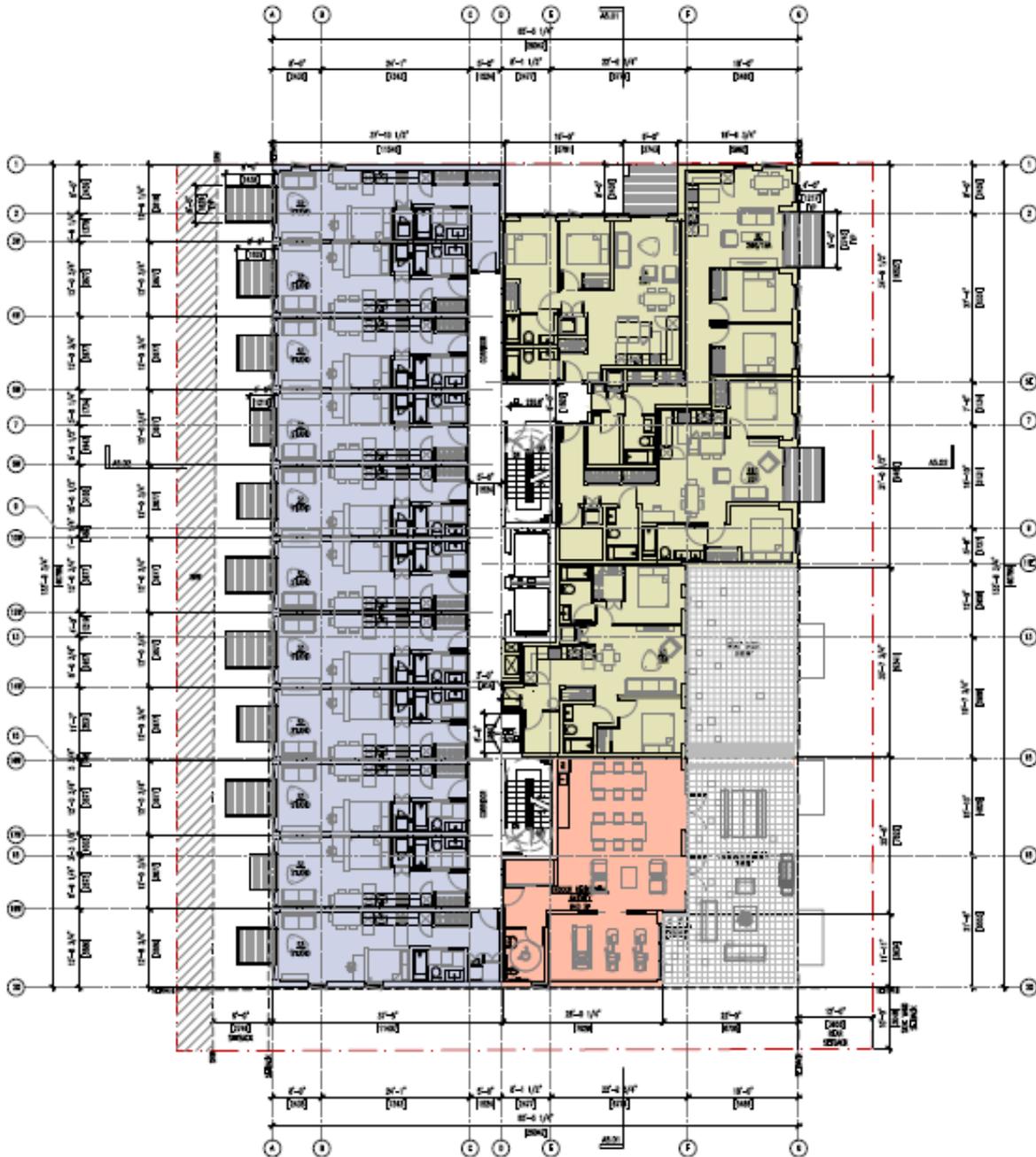
- The zoning could be updated in adjacent areas between Dumfries Street and 28th Avenue to allow for higher density to create a tiered approach towards RS-1 areas.

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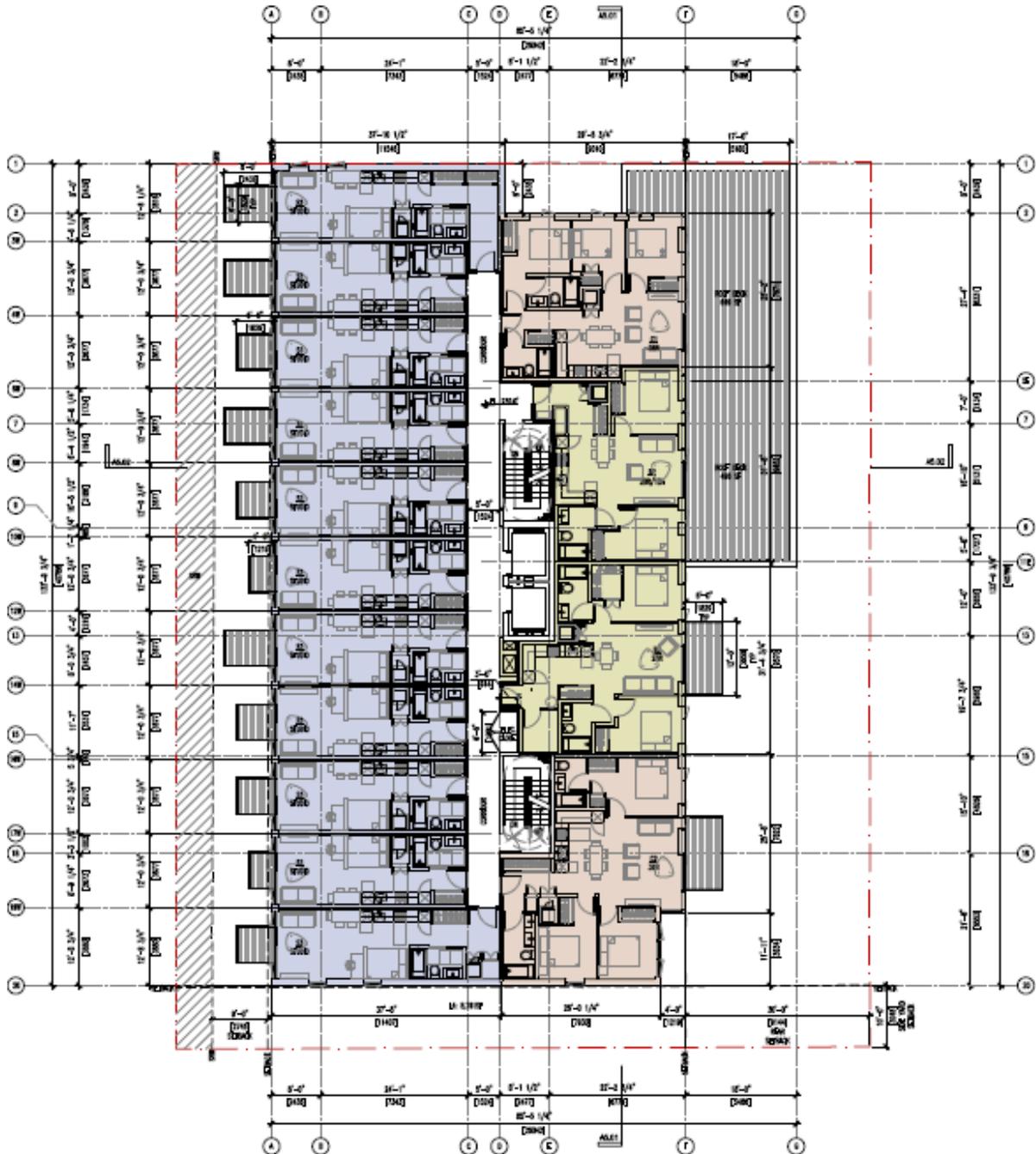
Second Floor



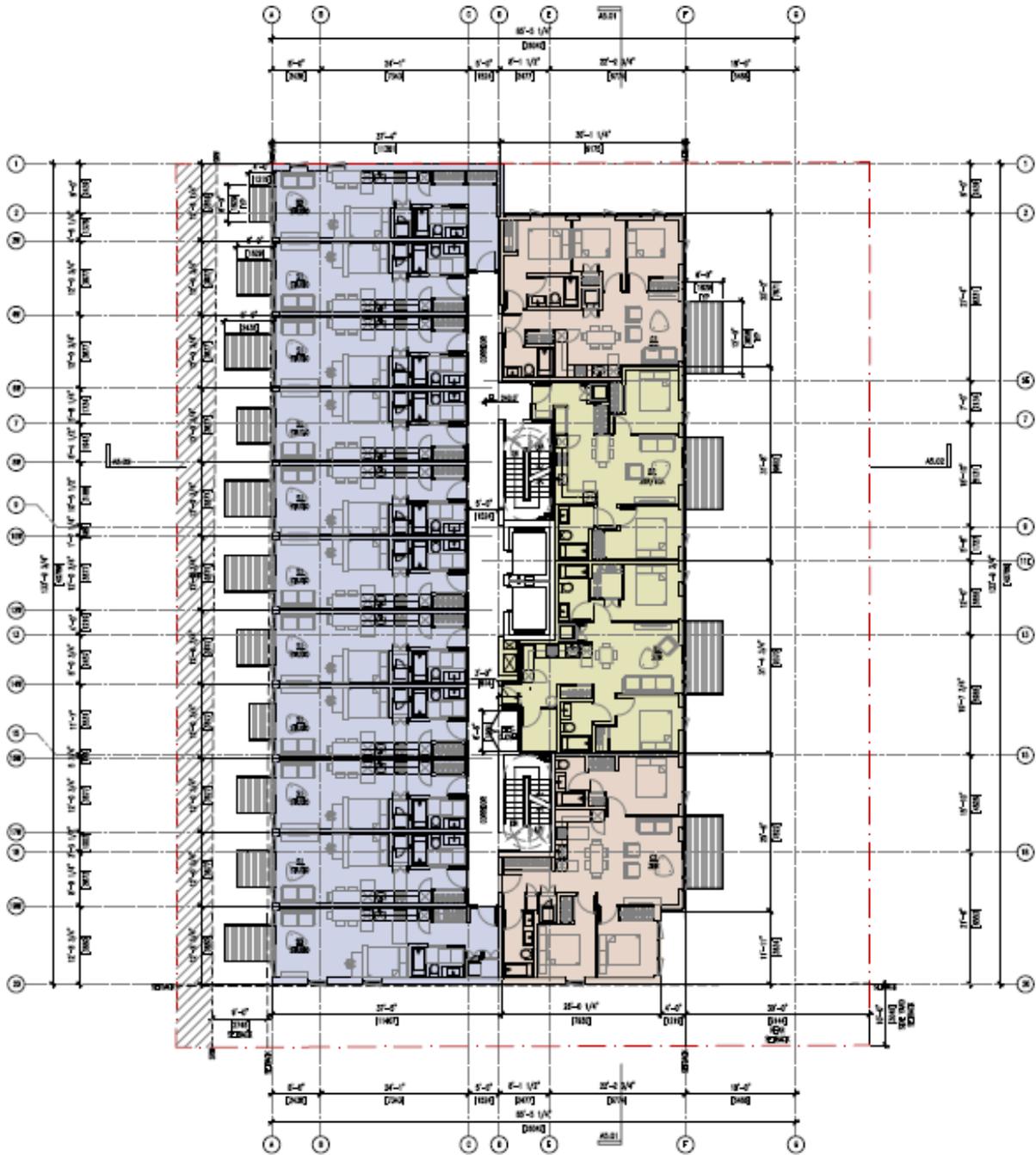
Third Floor



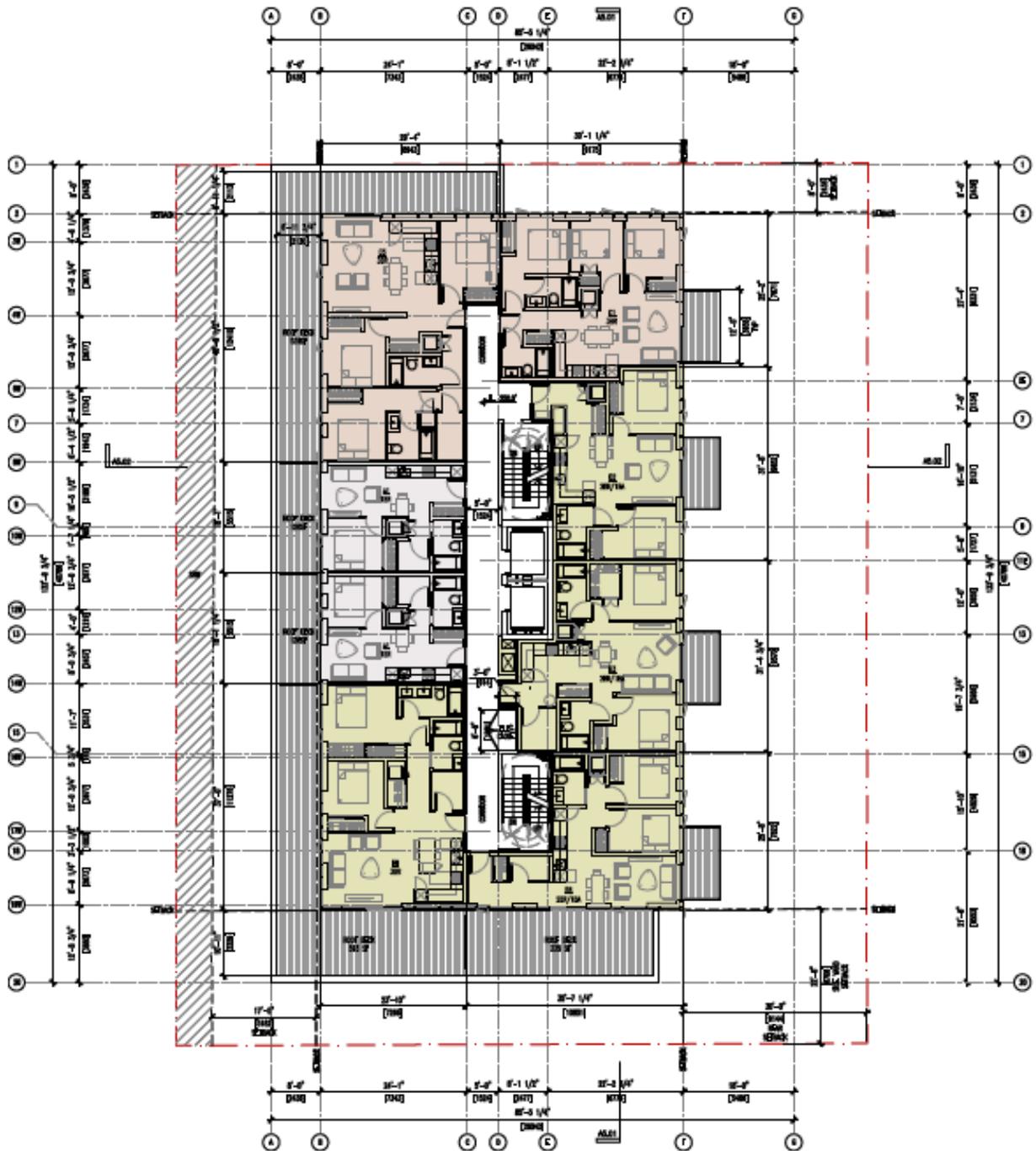
Fourth Floor



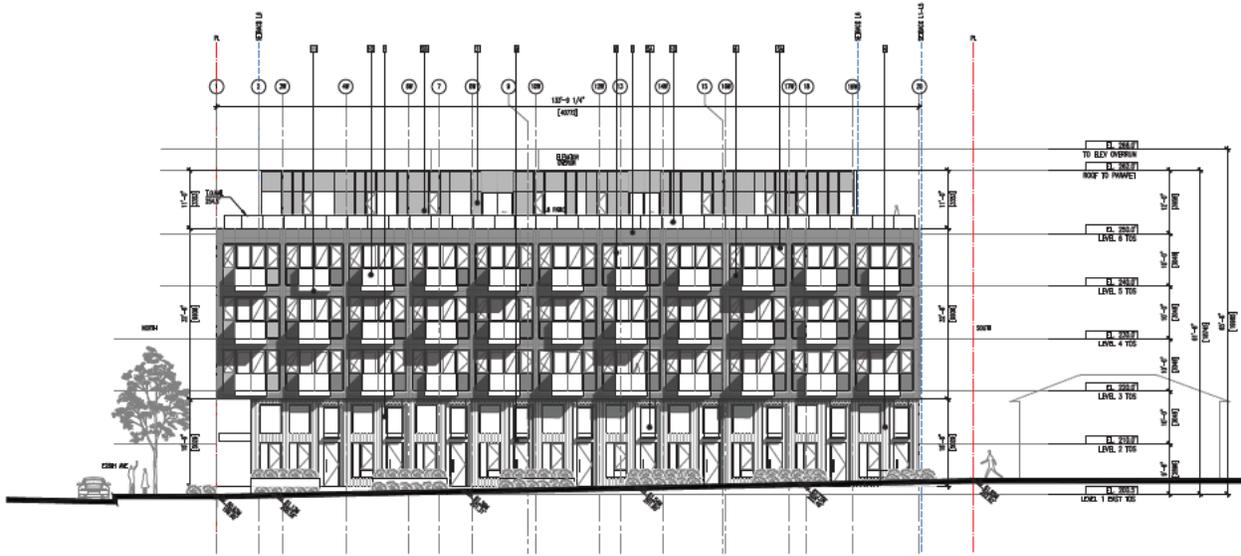
Fifth Floor



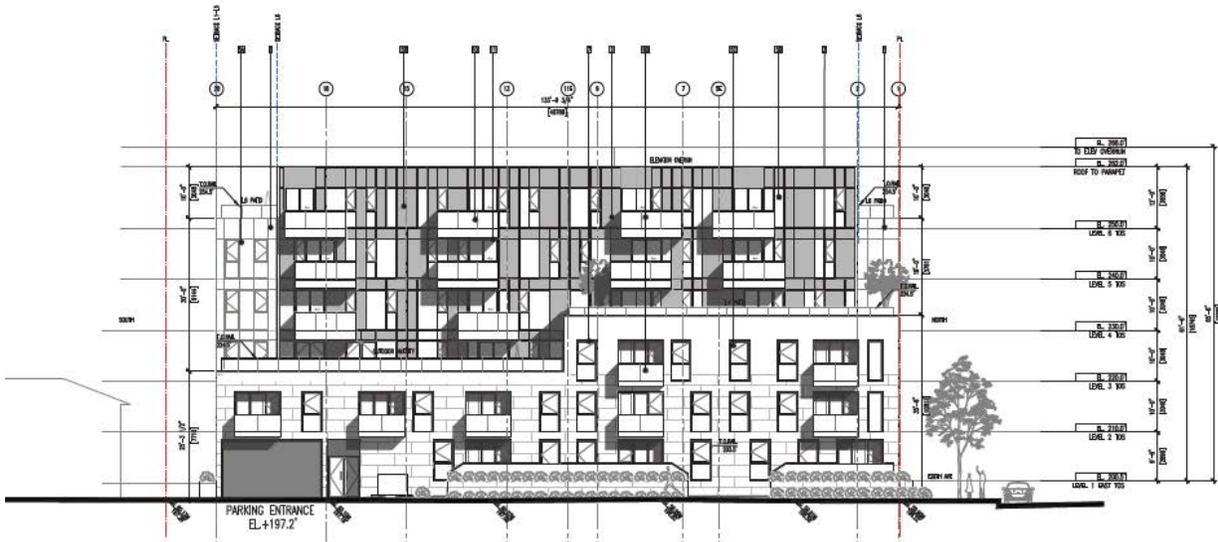
Sixth Floor



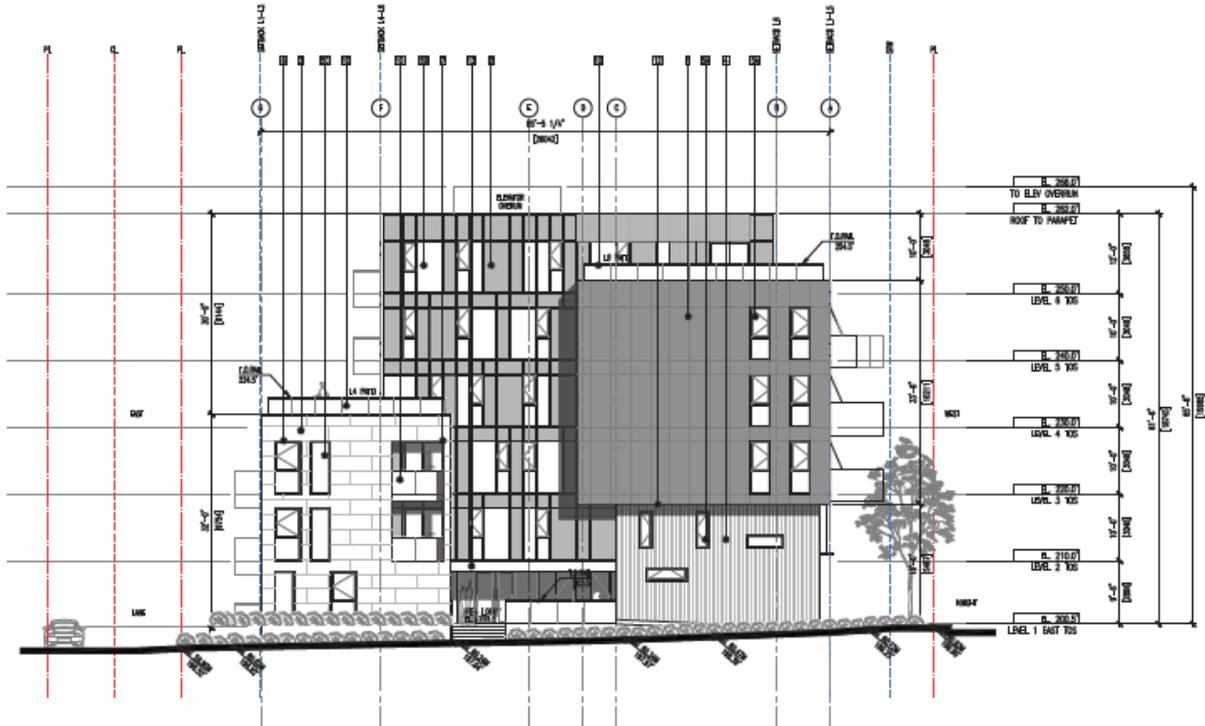
Front (Knight Street) Elevation



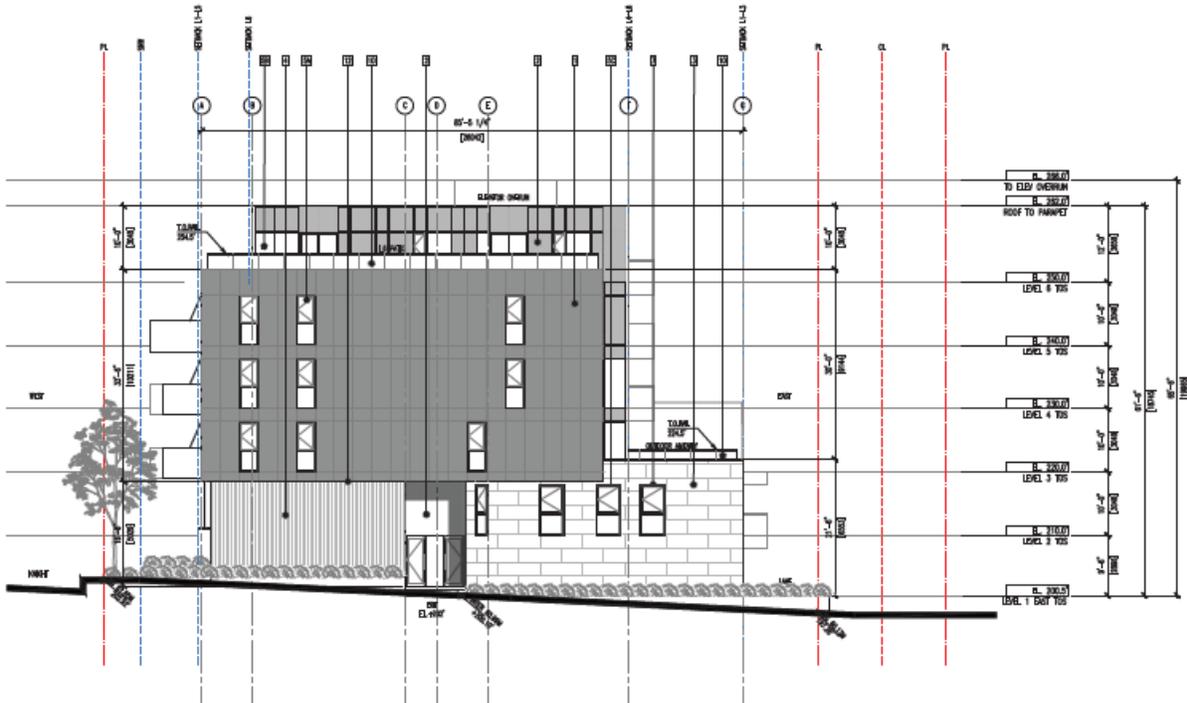
Rear (Lane) Elevation



North Elevation

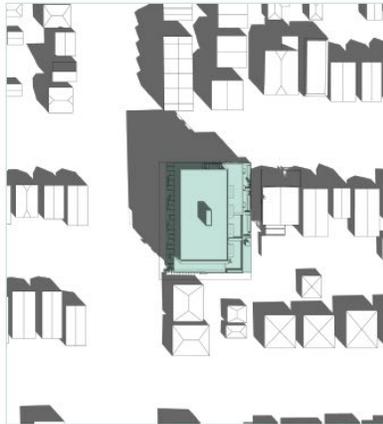


South Elevation

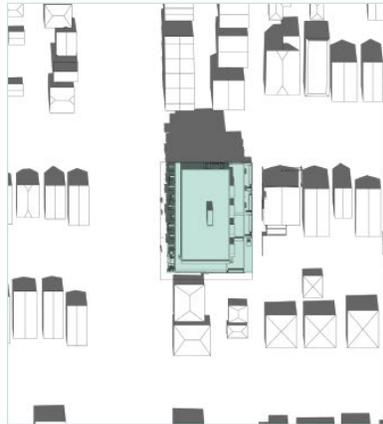


Shadow studies

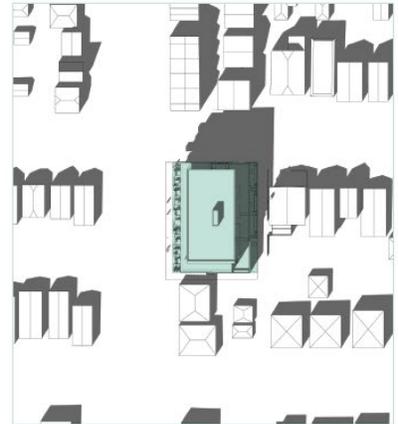
MARCH 21 | EQUINOX



EQUINOX 10AM



EQUINOX 12PM

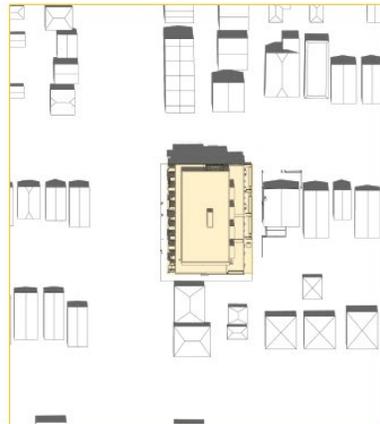


EQUINOX 2PM

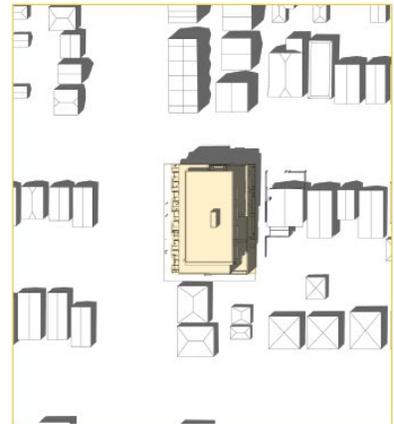
JUNE 21 | SUMMER SOLSTICE



SOLSTICE 10AM



SOLSTICE 12PM



SOLSTICE 2PM

4426-4464 Knight Street and 1406 East 28th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from the RS-1 to CD-1 to allow for a six-storey building with 72 secured rental housing units, including 10 live-work units, under the *Affordable Housing Choices Interim Rezoning Policy*.

Public Benefit Summary:

The proposal would provide 72 secured rental housing units, including 10 live-work units, for the longer of 60 years and the life of the building. The project would also contribute a DCL payment for the commercial and residential floor area, and a cash CAC contribution of \$240,000 towards childcare projects in Kensington-Cedar Cottage.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1512.9 sq. m (16,285 sq. ft.))	0.60	3.1
Buildable Floor Space (sq. ft.)	30,462	50,133
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$903,397
Utilities DCL ^{1,2}	\$501,831
Community Amenity Contribution	\$240,000
TOTAL	\$1,645,228

Other Benefits (non-quantified components):

72 rental housing units, including 10 live-work units, will be secured for the longer of the life of the building and 60 years.

¹ Based on rates in effect as of September 30, 2020; 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.

4426-4464 Knight Street and 1406 East 28th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
4426 Knight Street	012-228-729	Amended Lot A (See 94924L) of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754
4438 Knight Street	012-228-753	Lot B Except the West 7 Feet Now Road of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754
4464 Knight Street	012-228-940	Lot C Except the West 7 Feet Now Road of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 3754
1406 East 28th Avenue	014-215-136	Amended Lot 1 (See 94923L) of Lot 3 South Part of Blocks 1 and 3 District Lot 352, Plan 1909

APPLICANT INFORMATION

Architect	GBL Architects Inc.
Property Owner	Alliance Wingsail (Knight Street) Holdings Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed										
Zoning	RS-1	CD-1										
Site Area	1512.9 sq. m (16,285 sq. ft.)	1512.9 sq. m (16,285 sq. ft.)										
Land Use	Mixed-use	Mixed-use										
Maximum FSR	0.6	3.1										
Maximum Height	10.7 m (35.10 ft.)	20 m (66 ft.)										
Floor Area	907.8 sq. m (9,771 sq. ft.)	4,657.5 sq. m (50,133 sq. ft.)										
Unit Mix	N/A	<p style="text-align: center;">Market Rental Units</p> <table style="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td>Studio</td> <td>33</td> </tr> <tr> <td>1-Bed</td> <td>13</td> </tr> <tr> <td>2-Bed</td> <td>18</td> </tr> <tr> <td>3-Bed</td> <td>8</td> </tr> <tr> <td>Total</td> <td>72 units</td> </tr> </tbody> </table>	Studio	33	1-Bed	13	2-Bed	18	3-Bed	8	Total	72 units
Studio	33											
1-Bed	13											
2-Bed	18											
3-Bed	8											
Total	72 units											
Parking and Bicycle Spaces	As per Parking By-law	29 residential spaces 156 Class A and 5 Class B bicycle spaces 1 Class A passenger loading space.										
Natural Assets	5 existing on-site bylaw trees 2 existing street trees	No existing on-site trees retained Existing street trees retained New street trees planted 12 new on-site trees planted.										

* * * * *