



REFERRAL REPORT

Report Date: November 2, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14752
VanRIMS No.: 08-2000-20
Meeting Date: November 16, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1369-1381 Kingsway

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Yamamoto Architecture Inc. on behalf of Peterson Cedar Cottage BT Inc. the registered owner of the lands located at:

- 1369/1379/1381 Kingsway [PID 005-174-481; Lot G Except Part in Plan LMP51635, of Lots 8 and 9 Block 36 District Lot 301 Group 1 New Westminster District Plan 3451];
- 1369/1375 Kingsway [PID 012-886-238; Lot H Block 36 District Lot 301 Plan 3451]; and
- 1369/1375 Kingsway [PID 012-886-254; Lot I Block 36 District Lot 301 Plan 3451];

to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.5 FSR to 3.8 FSR and the maximum building height from 13.8 m (45.3 ft.) to 24.1 m (79 ft.), to permit the development of a six-storey, mixed-use building with

49 secured market rental residential units and commercial space at-grade, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture Inc., received November 30, 2020, provide the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- 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 CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design, and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone 1369-1381 Kingsway, to permit a density of 3.8 FSR and building height of 24.1 m (79 ft.) under the *Secured Rental Policy* (“SRP”). The application proposes a six-storey mixed-use building with commercial uses at-grade and 49 secured market rental housing units.

Staff have assessed the application and conclude that it meets the intent of the SRP. If approved, the application would contribute 49 secured rental housing units towards the City's housing goals as identified in the *Vancouver Housing Strategy*.

Staff recommend 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 outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Secured Rental Policy (2019)
- Rental Incentive Programs Bulletin (2019, amended 2020)
- Housing Vancouver Strategy (2017)
- Kensington Cedar-Cottage Community Vision (1998)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- C-2 District Schedule (2020)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

Background/Context

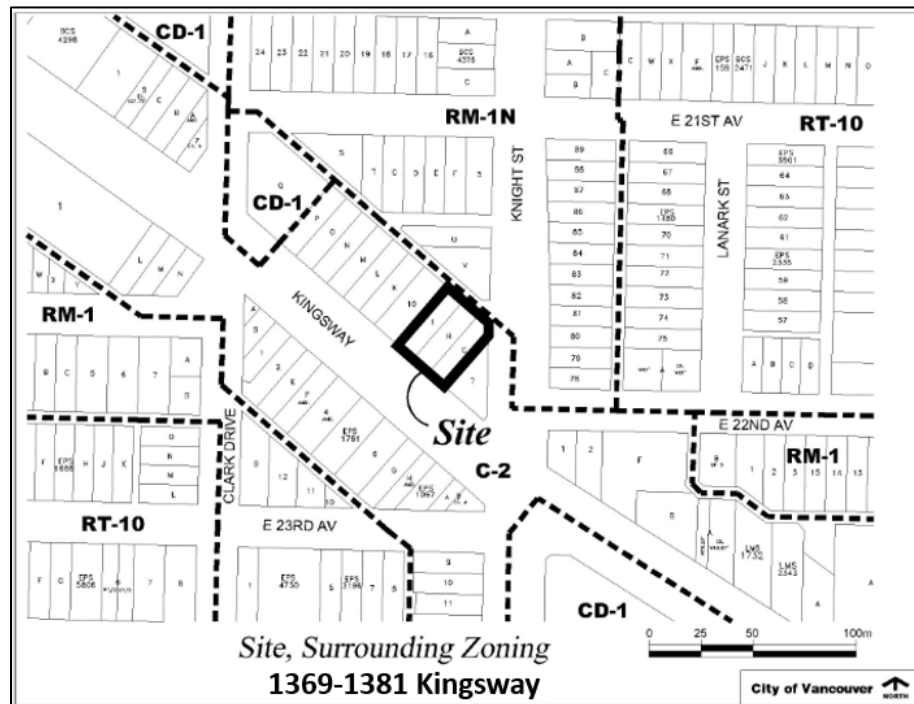
1. Site and Context

This 1,116 sq. m. (12,012.5 sq. ft.) subject site is comprised of three lots located one lot in from the northwest corner of Kingsway and Knight Street in the Kensington Cedar-Cottage neighbourhood (see Figure 1). It has a street frontage of approximately 31.2 m (102.5 ft.) along Kingsway and 25.7 m (84.4 ft.) of lane off Knight Street. The site is currently occupied with two commercial units constructed in 1909 and 1954. There are no residential tenants on site.

The site is zoned C-2 (Commercial) District, and developed with two-storey mixed-use buildings. The C-2 (Commercial) District permits a maximum density of 2.5 FSR and a height up to 13.8 m (45.26 ft.). The site is cross-sloped down to the northwest by approximately 3.89 m (13 ft.).

Surrounding properties to the north are zoned RM-1N (Residential) District, and predominately developed with detached houses. To the east, south, and west, lots are zoned C-2 and generally developed as one to three-storey mixed-use buildings. Southwest of the site, there is a 17-storey mixed-use building zoned CD-1 (420).

Figure 1: Location Map



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

- **Parks:** Kingcrest Park (300 m), Glen Park (400 m), Sunnyside Park (500 m), Clark Park (700 m), Brewers Park (720 m) and John Hendry (Trout Lake) Park (900 m).
- **Cultural/Community Space:** Vancouver Public Library, Kensington Branch (200 m), Croatian Cultural Centre (800 m), Cedar Cottage House (850 m), Trout Lake Community Centre (900 m), Magic Trout Imaginarium (900 m) and Polish Community Centre (1 km).
- **Childcare Facilities** – Wonder of Learning Organization (180 m), Community Montessori Children's Centre (450 m), Tye Out of School Care (450 m), Selkirk Out of School Care (650 m), Dickens Out of School Care (800 m) and Little Mountain Out of School Care (850 m).

Local School Capacity – This site is located within the catchment area of Charles Dickens Elementary School, a 10-minute walk to the northwest and Sir Charles Tupper Secondary School, a 22-minute walk to the west. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Charles Dickens Elementary will be operating at-capacity, with a capacity utilization at 70% by 2029 and Sir Charles Tupper Secondary will be operating under capacity, with a capacity utilization at 74% by 2029.

The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Secured Rental Policy – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy* (commonly known as *Rental-100*) and retitled it to *Secured Rental Policy* (“SRP”). The SRP expands on *Rental 100*, by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and introducing new green buildings requirements. New rezoning applications are required to meet the provisions of the SRP. However, in order to ensure consistency and fairness for in-stream applications, the policy requirements of the previous *Secured Market Rental Housing Policy* with respect to energy performance will continue to apply to projects where a supportive letter of response was received prior to November 26, 2019. The owner submitted a rezoning enquiry prior to the deadline and received a letter of support. Therefore the energy performance requirements of this application can be reviewed against those described within the *Secured Market Rental Housing Policy*. See Sustainability section for more detail.

To facilitate the delivery of secured rental units, staff presented City Council with amendments to the SRP this fall, that included changes to the C-2 District Schedule to facilitate six-storey market rental housing proposals through a development permit (DP) process.

Rental Incentive Programs Bulletin – To correspond with Council’s approval of the *Secured Rental Policy* in November 2019, a new *Rental Incentive Programs Bulletin* was issued. This bulletin provides updated information on Development Cost Levy (DCL) waivers and other incentives available to eligible secured rental projects including additional density considerations.

Housing Vancouver Strategy (2017) – In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027) and the *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The strategy’s targets were based on the core goals of retaining diversity of incomes and households in the City, shifting housing production towards rental to meet the greatest need, and of coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the ten 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 rezoning will contribute towards the targets for purpose-built market rental units and family units.

Strategic Analysis

1. Proposal

This application proposes a mixed-use building with a density of 3.8 FSR, a total floor area of 4,234 sq. m (45,574 sq. ft.) comprised of 3,697.2 sq. m. (39,796 sq. ft.) residential and 536.8 sq. m. (5,778 sq. ft.) commercial and height of 24.1 m (79 ft.) (see Figure 2). The application includes commercial uses at-grade and 49 secured rental housing units. Vehicle and bicycle parking will be located underground, with access off the rear lane.

2. Land Use

The site is zoned C-2 (Commercial) District. The intent of the C-2 District Schedule is to provide for a wide range of commercial uses serving both local and city-wide needs, as well as

residential uses, along arterial streets. The C-2 District Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

This proposal includes commercial retail units and residential uses, consistent with the intent of the C-2 District and the *SRP*. A total of 536.8 sq. m. (5,778 sq. ft.) of retail space is proposed along Kingsway and 100% of the residential space is dedicated to secured rental units.

Figure 2: View of Proposed Development along Kingsway



3. Form of Development, Height and Density

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

Form of Development – Under the C-2 District Schedule, a maximum height of 13.8 m (45 ft.) and 2.5 FSR in a four-storey mixed-use building is permitted. For sites in the C-2 zones, the *SRP* and the *Rental Incentive Programs Bulletin* provides general direction for consideration of additional height and density, with an emphasis on limiting shadow impacts and on ensuring a compatible fit with the surrounding context.

Kingsway is a primary arterial with a width of 30.5 m (100 ft.) at this location. The existing zoning anticipates an engaging streetscape including a four-storey street wall expression, vibrant commercial services, and pedestrian-oriented frontages.

The subject site is in the middle of a C-2 block in an area undergoing recent change, with three six-storey secured market rental buildings recently approved nearby. The buildings directly to the east are one- and two-storey commercial and mixed-use buildings. The existing character of the Kingsway shopping street is small-scale and pedestrian friendly, with narrow storefronts, extensive glazing and use of textured material such as brick and masonry. Many stores provide services and support to nearby residential buildings.

This application proposes a wide public realm of 6.7 m (22 ft.) along Kingsway in front of the street-facing commercial units, creating opportunities for pedestrian interest and comfort.

Further design development to the commercial frontage is expected to strengthen the established character of the local shopping street and further enhance the pedestrian-oriented public realm. Staff recommend increasing the visual interest of the façades and sidewalks through conditions in Appendix B.

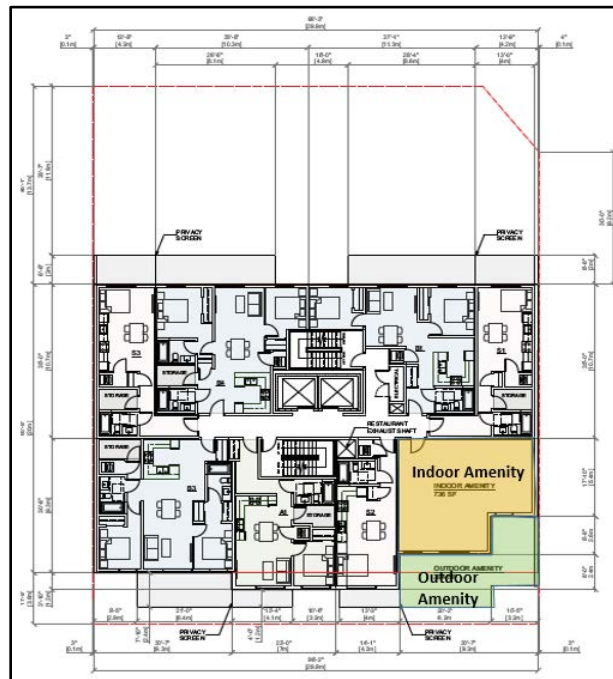
The site slopes 3.89 m (13 ft.) down from the southwest to the northwest corner, which adds to building height along the lane. The stepped massing reduces shadows onto residential neighbours to the north during the spring and fall after 4:00pm and in the winter. Generally, the proposed form will have a moderate impact on shadows, overlook, and visual impacts to the neighbours. Conditions in Appendix B seek further design development to refine the massing and improve treatment of services areas, open spaces, and landscaping.

Height and Density – The proposed building height of 24.1 m (79 ft.) and density of 3.8 FSR are consistent with the *SRP* and the *Rental Incentive Programs Bulletin*, which allow consideration of an additional two storeys over the four permitted under C-2 zoning. Staff support the proposed height and density, subject to the design development conditions contained in Appendix B of this report.

Figure 3: Rear Lane View of Proposed Development



Amenity Space – This application proposes an indoor and outdoor amenity space on the second floor for residents of the building. The outdoor space is on the north-facing roof deck and both indoor and outdoor amenities are small in size. Staff recommend improving the indoor and outdoor amenity areas to accommodate on-site activity for both children and adults, and to be situated to maximize sunlight access. Figure 4 shows an example of how the amenity design may change to accommodate design conditions in Appendix B. For example, the amenity area is relocated from the northwest corner of the second level to the southeast corner of level six which allows for greater access to sunlight. The size of the amenity area is increased from 45 sq. m. to 68 sq. m. (485 sq. ft. to 736 sq. ft.) to accommodate a greater range of uses.

Figure 4: Recommended Amenity Space

Livability – A mix of studios, one-bedroom, two-bedroom and three-bedroom units are proposed. All units include private outdoor space in the form of balconies. Staff recommend the overall unit layout of the townhouse units along the north are improved to provide increased access to daylight. See Appendix B.

Landscape – The proposal provides hard and soft landscaping elements. Landscape conditions in Appendix B will enhance the landscape design at the building entrances and the lane interface. The site contains a total of two City-owned street trees. Both trees are proposed for retention with one street tree to be added to Kingsway if space permits.

Urban Design Panel – This application was not reviewed by the Urban Design Panel (UDP) given the relatively small scale of the proposal and general compliance with the *SRP* and similarity to several buildings recently approved within the neighbourhood. The UDP reviewed a similar project one block to the west, and many of the Panel's recommendations were also considered in the staff review of this proposal. Appendix B includes conditions for further design development at the development permit stage, at the discretion of the Director of Planning.

Staff conclude that the proposal responds well to the *SRP* and the *Rental Incentive Programs Bulletin*, and therefore recommend approval subject to design conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* strives to enhance access to rental housing and sets a number of short- and long-term rental housing targets. This application, if approved, would contribute 49 secured market rental housing units to the City's rental housing targets set out in the *Housing Vancouver Strategy* (see Figure 5 below).

Figure 5: 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.

*Includes Developer-Owned Below-Market Rental Housing

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2021, its purpose-built apartment vacancy rate was 2.8%. The vacancy rate based on the CHMC Market Rental Survey for the Mt. Pleasant/Renfrew Heights area was 1.4%. This means that 14 out of every 1,000 market rental units in this area were empty and available for rent. A vacancy rate of 3.0 to 5.0% represents a balanced market.

Housing Mix – This proposal would deliver a variety of unit types in the form of studio, one-bedroom, two-bedroom, and three-bedroom units. These units are to be designed in accordance with the *High Density Housing For Families with Children Guidelines* (2016) which includes provision of at least 35% family units (two and three-bedroom units). This application would deliver 18 family units (37%), thereby exceeding the policy.

Average Rents and Income Thresholds – The average rents on the Eastside of Vancouver for residential units are shown in the table below. Rent increases over time are subject to the Residential Tenancy Act.

Figure 6: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served

		Newer Rental Buildings Eastside ¹		Monthly Costs of Ownership for Median-Priced Unit Eastside (with 20% down payment) ²	
Unit Type	Proposed Average Unit Size (sq. ft.)	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served
Studio	439 sq. ft.	\$1,549	\$61,960	\$2,142	\$85,668
1 Bedroom	539 sq. ft.	\$1,825	\$73,000	\$2,613	\$104,501
2 Bedroom	805 sq. ft.	\$2,354	\$94,160	\$3,694	\$147,764
3 Bedroom	988 sq. ft.	\$3,299	\$131,960	\$5,429	\$217,168

¹ Data from the October 2020 CMHC Rental Market Survey for buildings completed in 2011 or later on the Eastside of Vancouver

² Based on the following assumptions: median of all BC Assessment sales prices in Vancouver Eastside in 2020 by unit type, 20% 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 (2020 assessments and property tax rate)

As the table reveals, market rental housing is significantly more affordable than home ownership as illustrated in Figure 6 above. An average market rental studio unit could be affordable to a single person working as a librarian or public school teacher. A two-bedroom market rental unit could be affordable to a couple employed in trades, such as automotive technicians or machine operators. Market rental housing provides options that are significantly more affordable than average home ownership costs as illustrated in Figure 6.

Security of Tenure – All 49 units would be secured as rental housing 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

5. Transportation and Parking

The application proposes 37 underground vehicle parking spaces, accessed from the lane, for the commercial and residential uses, including visitor spaces. In addition, the application proposes one Class B loading space, 98 Class A bicycle spaces, and six Class B bicycle spaces.

The applicant will meet the Parking By-law, which provides for reductions in the number of parking spaces. Based on the proximity to transit, the development is eligible for a 20% reduction to residential parking and a 10% reduction to commercial parking requirements. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

The site is well served by public transit with a bus stop directly in front of the subject site and frequent bus service available on Kingsway, including N19 route that runs between Metrotown Station and Stanley Park. The site is also within approximately two blocks of the Dumfries Bikeway.

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

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Policy* under the low emissions green buildings 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 modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

Energy performance requirements under the *Rental 100* policy required projects to meet the conditions specified in the City's *Green Building Policy for Rezoning*s whereas in the *SRP*,

projects are required to meet the energy efficiency requirements of the *Green Buildings Policy for Rezoning*s, as well as employ zero emissions building heating and hot water systems. The intent of this policy change is to help advance work towards the City's *Climate Emergency Response*.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect, and strengthen Vancouver's urban forest and tree canopy for the future. Council amended the *Protection of Trees By-law* in 2014 to maintain a healthy urban forest, requiring that permission 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.

There are a total of two City-owned trees on site which are proposed to be retained. This application proposes to add 11 new trees. The final number of trees planted will be determined through the development permit process.

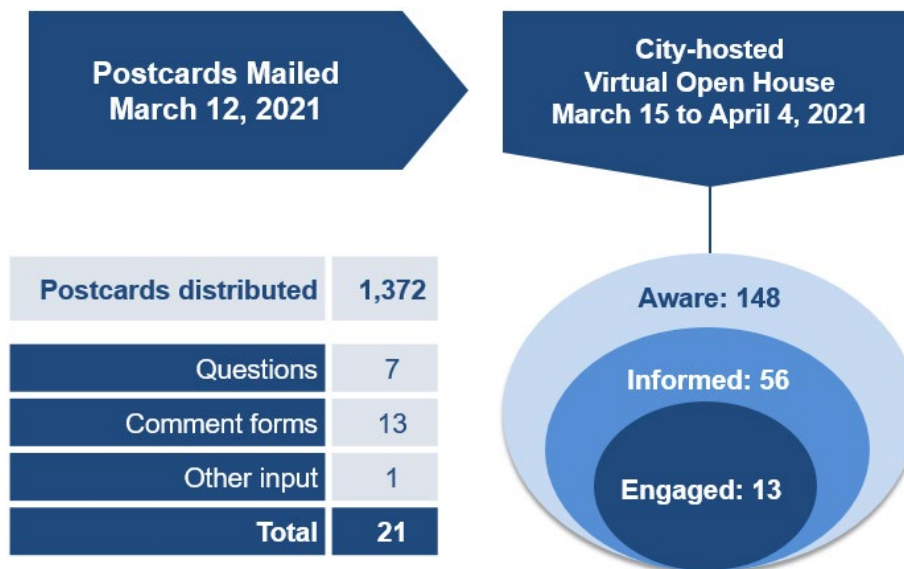
7. Public Input

Public Notification – A rezoning information sign was installed on-site on January 21, 2021. Approximately 1,372 notification postcards were distributed within the neighbouring area on or about March 12, 2021. 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 March 15, 2021 to April 4, 2021 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 regarding the proposal, which staff actively monitored and responded to publicly.

Response to Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 21 submissions were received. A summary of all public responses is found in Appendix D.

Figure 7: Overview of Notification, Responses and Overall Position

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:

- **Building height, density, massing and context:** The building height, massing, density and context are appropriate for this area on Kingsway.
- **Building design:** The building's design, choice of materials used and colour palette are aesthetically pleasing. The addition of greenery to the laneway of the development is a welcomed feature.
- **Housing stock:** More secured rental options being added to the city is greatly appreciated and much needed.
- **Retail space:** The inclusion of retail space will assist in bringing back vibrancy to the streetscape along Kingsway.

Generally, comments of concern fell within the following areas:

- **Building height, density, massing and context:** Concerns regarding the under utilization of the building's potential height and close proximity to a major intersection with two prominent transit routes.
- **Building design:** The indoor amenity space is too small and would not be sufficient for the users of this space. The building's design lacks character and colour.
- **Housing affordability:** Concern the rental housing units will not be affordable enough to those impacted by the current housing crisis. Desire for deeper levels of affordability in the neighbourhood, including provision of social housing.

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

- *Building height, density, massing, and context* – The proposed density and height is consistent with what is permitted under the *SRP*. The applicant has incorporated measures to assist with integration into the surrounding context.
- *Building design* – Design conditions are included in Appendix B to provide an expanded amenity area to accommodate a broad range of activities for residents and their guests.
- *Affordability* – *The SRP* intends to increase the supply of secured rental units to address Vancouver's low vacancy rate. The project would deliver much needed rental units in a community with a high degree of amenities and frequent transit service.

8. Public Benefits

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

The site is currently subject to the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Based on the DCL Bylaws in effect as of September 30, 2021 and the proposed 39,796 sq. ft. of residential floor area and 5,778 sq. ft. of commercial floor area, \$1,248,720 of DCLs are expected from the project.

As currently permitted under section 3.1A of the DCL By-law this project, given its CAC exempt status, may seek to qualify for a waiver of City-wide DCLs on the residential floor area at the development permit application stage as “for-profit affordable rental housing”. The corresponding waiver for the proposed project if taken would be \$ 725,834.

DCL bylaws are subject to future adjustments by Council, including annual inflationary rate adjustments. 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.

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

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

The *Community Amenity Contributions Policy for Rezoning*s provides an exemption from CACs for routine, lower density secured market rental housing rezoning applications that comply with the City's rental policies. This application meets the criteria for an exemption as a C-2 zoned site proposed to rezone to no more than six storeys.

Rental Housing –The applicant has proposed that all 49 of the residential units be secured as rental housing for the longer of 60 years and the life of the building. The public benefit accruing from this application is the contribution to the City's secured rental housing stock serving a range of income levels. 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 F for a summary of all the public benefits for this application.

Financial Implications

Based on the DCL bylaws and rates in effect as of September 30, 2021, it is estimated that the project will pay \$1,248,720 in DCLs. The project may seek to qualify for a \$725,834 waiver of City-wide DCLs at the development permit application stage.

The 49 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 1369-1381 Kingsway from C-2 to CD-1 to permit development of 49 secured market rental housing units, and conclude the application is consistent with the objectives of the *SRP*. The application qualifies for incentives provided for secured market rental housing, including additional height, density, and parking reductions. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a notable contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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

* * * * *

1369-1381 Kingsway
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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 appends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or the Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Office Uses;
 - (f) Retail Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) 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 dwelling units must:
- (a) be suitable for family housing; and
 - (b) include two or more bedrooms.
- 4.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
- (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.4 The Director of Planning may vary the use conditions of section 4.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,116 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 3.80.
- 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 these exclusions must not exceed 12% of the floor area being provided for dwelling uses and 8% of the floor area being provided for all other 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 the sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below 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 24.1 m.

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:
 - a. 10% or less of the total floor area of the dwelling unit; or
 - b. 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

* * * * *

**1369-1381 Kingsway
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Yamamoto Architecture Inc., received November 30, 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 augment the size and quality of the indoor and outdoor amenity spaces and comply with the *High Density Housing for Families with Children Guidelines*;

Note to Applicant: This could be achieved through some or all of the following suggestions:

- (a) Increase the size of the indoor amenity to approximately 735 sq. ft. (15 sq. ft. per unit), or supplement with another indoor amenity space;
 - (b) Provide a usable rooftop, where direct sunlight is readily available, that accommodates a play and socializing areas as well as urban agriculture opportunities
 - (c) Relocate the children's play to a safer location away from the building edge.
- 1.2 Design development at the Development Permit phase, to reduce the building's visual impact and massing as follows:
- (a) Visually lighten the top two floors by use of materials, colour, and increased glazing;
 - (b) Lighting the proportions of the top floor fascia along Kingsway;
 - (c) Reduce the top floor overhang on the north to reduce overshadowing.
- 1.3 Design development to refine architectural expression and materiality at the Development Permit stage;

- (a) Incorporate high quality, texture materials, and more intensive detailing especially near building entries and at the building base;
- (b) Develop a residential character with wood soffits and masonry detailing, on both the Kingsway and lane elevations
- (c) Develop exposed blank end walls which are visually prominent from Kingsway with architectural treatments such as pattern, colour, and texture.

1.4 Design development at the Development Permit phase, to enhance the public realm along Kingsway, as follows:

- (a) Develop a fine-grained commercial frontage in keeping with the existing Kingsway shopping street character, emphasizing human scale and visual interest with intensive detailing;
- (b) Provide generous, continuous weather protection to the full frontage;
- (c) Augment the residential entry with a unique, visually prominent canopy at a height providing pedestrian rain protection;
- (d) Provide a more generous open space along the ground plane, especially near the main entry, to incorporate benches, bicycle racks, sidewalk merchandise displays, and container planting;
- (e) Provide a residential lobby waiting area with indoor seating visible from the public sidewalk.

Note to Applicant: The proposed storefront should take cues from the existing shops along Kingsway, which feature narrow storefronts approximately 17 to 33 ft. wide, recessed single entry doors, thick window frames, raised sills, use of brick, and distinctive awnings. Architecturally integrate weather protection canopies with the building design. Set the canopy height at approximately 10-12 ft. above grade to provide adequate protection for pedestrians, with a canopy width-to-height ratio of approximately 1:1.5. Provide enlarged commercial frontage elevations and details (including rainwater canopies) in the Development Permit application submission.

1.5 Design development, at the Development Permit phase, to create a more neighbourly north interface with residences across the lane, as follows:

- (a) create a visual base to break down the scale of the building and incorporate high quality materials with a residential character, similar in quality to the Kingsway façade;
- (b) incorporate functional resident spaces at grade with windows overlooking the lane, vision panels and transom glazing in access/exit doors as possible, with rainwater canopies;

- (c) mitigate negative impacts from the parkade ramp and loading area, by landscape screening, a decorative parkade gate with a solid base panel to screen headlights, decorative paving and non-glare site lighting;

Note to applicant: Although the townhouses are a storey above grade, the north setback area should be developed as an animated pedestrian friendly 'front yard', to the residential neighbours and prominent views from Knight Street. Ideally, activities not benefitting from windows would be replaced by amenity space for residents, such as a workshop or garden room, to make the façade more visually permeable. The Pole Mounted Transformer (PMT) and parkade ventilation should be relocated to create a larger, more usable landscaped area nearer Knight Street. As proposed, blank walls, the parkade ramp, and loading do not create a pleasant residential interface.

- 1.6 Design development, at the Development Permit phase, to improve livability and daylight penetration to the townhouses by reducing the deep overhang on the north façade;

Note to Applicant: This could be achieved by incorporating insets or notches, reducing the overhang's east-west extent, making it discontinuous across the face of the building, and shaping the soffit to slope and become thinner towards the lane.

- 1.7 Show existing power poles and overhead lines on the plans, sections and elevations and ensure no conflicts exist with the proposed building, proposed trees along the lane, new street trees and landscaping.
- 1.8 Provide confirmation that the firefighter access to the townhouse units above the lane is compliant with the Vancouver Building By-law.
- 1.9 Submission of a bird-friendly strategy for the design of the building in the application for a Development Permit.

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

Crime Prevention through Environmental Design (CPTED)

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

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

- 1.11 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24 hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access routes.

Landscape

- 1.12 Design development to mitigate the absence of any site trees and enhance the Urban Forest Canopy Strategy by planting larger scaled trees off the parkade, on free earth and maximizing 'off slab' tree planting;

Note to Applicant: This may require revisions or reductions of underground parkade, and/or shifting trees back from the lane to reduce conflicts with existing overhead lines and permit use of larger-growing species.

- 1.13 Design development to enhance lane interface by additional planting and by installing a curb along the lane to protect landscaping from vehicular traffic and trampling.

Note to Applicant: Consider incorporating urban agriculture opportunities along the lane.

- 1.14 Design development to enhance the quality of the outdoor amenity space by relocating it to another, sunnier part of the site, for improved solar exposure.

- 1.15 Design development to enhance entrance to the parkade by incorporating stamped asphalt or concrete paving at the entry, and decorative, pedestrian-scale non-glare lighting.

- 1.16 Design development to shift walkways away from the building face as possible and install hedging, vines on trellis, or thorny shrubs to deter graffiti.

- 1.17 Design development to explore shifting the PMT west and moving the parkade exhaust to create a larger uninterrupted area for a more substantial landscape feature.

- 1.18 Design development to explore the addition of an intensive green roof, to include children's play and Urban Agriculture plots.

- 1.19 Design development to improve the sustainability strategy, by the following:

- (a) Add substantially more landscape around all common entry areas, to accent and soften them;

- (b) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (c) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (d) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.20 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
- (a) Provide common maintenance access to all planted common areas, and
 - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.21 Design development to the landscape treatment in common areas on slab to allow for planting flush with the ground, while providing adequate planting depths, by lowering the slab to the greatest extent possible, rather than planting in raised planters.
- Note to Application: Wherever possible, planted landscapes on slab should be designed to maximise soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled down (1 m across and 1.2 m down) to maximise contiguous soil volumes.
- 1.22 Design development to locate, integrate and fully screen parking garage vents in a manner that minimizes their impact on the architectural expression and the project’s open space and public realm.
- 1.23 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site 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.
- Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the Development Permit stage.
- 1.24 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

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

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

- 1.25 Coordination between Landscape Plan and Architectural Site Plan, for most up to date information.
- 1.26 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.
- 1.27 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing and 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.

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

Note to Applicant: 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.

- 1.29 Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan becomes the primary document for tree removal and protection related matters.

- 1.30 Provision of 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.

- 1.31 Provision of a Letter of Consent for the proposal removal of the adjacent property hedge.
- 1.32 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (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*".

- 1.33 Provision of an outdoor Lighting Plan.

Sustainability

- 1.34 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 – Process and Requirements (amended April 28, 2017 or later).

Zero Waste

- 1.35 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

- 1.36 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to TransLink with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and TransLink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.37 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-landwater/water/water-licensing-rights/water-licences-approvals>.

- 1.38 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.
- 1.39 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.
- 1.40 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.
- 1.41 Gates/doors are not to swing more than 1'-0" over the property lines or into the Statutory Right of Way (SRW) area.
- 1.42 Provision of generous and continuous weather protection on Kingsway.
- 1.43 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- 1.44 Provision of generous and continuous weather protection on both frontages.

- (a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.
- (b) Provision of a minimum 1.0 m length for vertical bicycle spaces.
- (c) Provision of a minimum 1.5 m aisle in front of oversized bicycle spaces.
- (d) Provision of automatic door openers for all doors providing access to Class A bicycle storage.
- (e) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

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

- (f) Provision of 1.8 m stall length and 0.6 m width for the Class B bicycle parking spaces. Dimension the size of the Class B bicycle spaces on the drawings.
 - (g) Provision of end of trip clothing lockers for the commercial Class A bicycle spaces to be clearly shown and noted on the drawings. 50% to be full size lockers.
- 1.45 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
- (a) Provision of convenient, internal, stair-free loading access to/from all site uses, including the residential land use.
- 1.46 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 2.75 m (9 ft.) stall widths for parking spaces accessed from the 6.1 m (20 ft.) maneuvering aisles.
- 1.47 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading space between the commercial and residential uses and label the space as 'Residential and Commercial Loading'.
- 1.48 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) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (c) 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.

- (d) Areas of minimum vertical clearances labelled on parking levels.
 - (e) 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.
 - (f) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.
 - (g) Existing street furniture including bus stops, benches etc. to be shown on plans.
- 1.49 Property elevations shown on the architectural drawings do not match City supplied building grades (BGs). Revise to match City BGs. To minimize grade differences, interpolate a continuous building grade between the points given on the City supplied plan.
- 1.50 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.”
- 1.51 Landscape drawings to include:
- (a) Revise property line elevation to match City supplied BGs
 - (b) Follow Knight Kingsway Neighbourhood Centre streetscape guidelines
 - (c) New tree may not be feasible due to lamp standard and bus zone. However, can try to fit it in.
- 1.52 Provision of a draft final Rainwater Management Plan (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. The resubmission at DP must include the following amendments:
- (a) Volume Reduction – As per the Rainwater Management bulletin, the Applicant must prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort. Additional opportunities may include rainwater harvesting, green roof, additional at grade landscaping and/or directing runoff from hardscape to appropriately sized landscaping. It is unclear why Tier 1 and 2 practices only account for 10 % of the Volume Reduction requirement so much more shall be proposed at DP submission or very detailed justification shall be provided to determine if an exemption may be granted.
 - (b) Volume Reduction – 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 & Tier 2 practices.

Note to Applicant: The volume of the detention tank may further reduced if the runoff from adjacent hardscape areas are directed to pervious landscaping elements. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.

- (c) Water Quality – Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review:
 - (i) Product Name and Manufacturer/Supplier
 - (ii) Total area and % impervious being treated
 - (iii) Treatment flow rate
 - (iv) Supporting calculations to demonstrate adequate sizing.
 - (v) Include and highlight excerpts of any specified treatment device's ability for % TSS from TAPE or ETV in the Appendix.
 - (vi) Location on Plan in drawing or as figure in the report.
- (d) Release Rate: Calculate the post-development peak-flow rate, associated runoff coefficient and minimum storage volume for release rate control. Peak flow calculations to use 1:10 year return period. Inlet time = 5 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.
- (e) Provide design specifics and details of all BMPs to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth.
- (f) Provide further information related to any proposed detention system to meet the release rate requirement such as the geometric properties (footprint, volume, depth) and method of flow control (orifice size).
- (g) Provide post-development site plan(s) that includes the following:
 - (i) building location/footprint;
 - (ii) underground parking extent;
 - (iii) proposed service connections to the municipal sewer system;
 - (iv) location and labels for all proposed rainwater management practices;
 - (v) area measurements for all the different land use surface types within the site limits; and
 - (vi) delineated catchments to demonstrate BMPs are appropriately sized.
- (h) Provide summary of all the catchment areas in a tabular form, including the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Preliminary

Rainwater Management Plan Report.

Note to Applicant: The applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the RWMP to address any concerns or questions related to the conditions or comments prior to resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

- 1.53 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of the Development Permit.
- 1.54 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.55 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to the satisfaction of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.56 Provision of submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
 - (a) 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/engineering-design-manual.PDF>; and
 - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

Housing

- 1.57 The proposed unit mix, including 20 studio units (41%), 11 one-bedroom units (22%), 15 two-bedroom units (31%), and three three-bedroom units (6%) is to be included in the development permit drawings.

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

- 1.58 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. (1,400 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 (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Arrangements are to be made for the consolidation of Lot G Except Part in Plan LMP51635, of Lots 8 and 9, and Lots H and I, all of Block 36, District Lot 301, Plan 3451 to create a single parcel.
- 2.2 Arrangements are to be made for release of Easement & Indemnity Agreements 24102M, 37242M and 8675M, and Restrictive Covenant P83761 (see 123926L), prior to building occupancy.
- Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.
- 2.3 Arrangements (legal agreements) are to be made to secure access for the benefit of underground parking within future development on the adjacent property at 1385 Kingsway (PID: 012-633-887, Lot 7, Except Part in Explanatory Plan 6913, Block 36, District Lot 301, Plan 187) through the underground parking in this development, and the provision of a knockout panel at the P1 level, as indicated on the applicant's drawings.
- 2.4 Provision of a watercourse covenant based on the presence of an old stream.
- 2.5 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Kingsway to achieve a 5.5 m offset

distance measured from the back of the existing curb for widened sidewalks. 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).

- 2.6 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Knight St to achieve a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks. 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).
- 2.7 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in condition 2.8 (a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
- (a) Provision of adequate water service to meet the fire flow demands of the project.
- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated January 14, 2021, no water main upgrades are required to service the development.
- Note to Applicant: The main servicing the proposed development is 200 mm along Kingsway. The watermain along Knight St is not available for servicing this site. 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 for the installation of a fire hydrant fronting the development site.
- (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
- (i) Implementation of development at 1369-1381 Kingsway requires the following in order to maintain acceptable combined sewer flow conditions.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the existing 200 mm combined sewer in the lane north of Kingsway.

- (d) Provision of street improvements along Kingsway adjacent to the site and appropriate transitions including the following:
 - (i) Front Boulevard with street trees if space permits and sidewalk from the back of the curb to the property line and within the SRW area that follows the City's Knight Kingsway Neighbourhood Centre Streetscape Design Detail.
 - (ii) New integral concrete curb and pad on Kingsway along the development site's frontage.
- (e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site (along Kingsway) to current City standards and IESNA recommendations.
- (f) Provision of the relocation of existing bus stop bench and litter can on Kingsway Street Right of Way. The Applicant is to pay all costs associated with removal and reinstallation of a bench and litter can.
- (g) Provision of bus stop amenities including shelter, seating, advertising panels, foundations, drainage, and electrical connection. Amenities will be supplied and installed by the City's street furniture contractor.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- (i) Typical bus shelter dimensions are approximately 4.3 m long by 2.2 m wide.
 - (ii) Bus shelters shall be a minimum of 1.8 m from the curb.
 - (iii) Bus shelters shall be a maximum of 9 m from the bus ID pole.
 - (iv) There shall be a minimum of 3 m width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus.
 - (v) No conflict with underground utilities.
- (h) Street improvements along Knight Street adjacent to the site and appropriate transitions including the following:

- (i) Broom finish saw-cut concrete paving within the SRW area to the edge of the sidewalk.

- (i) 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.

- (j) Provision of new pad mounted service cabinet/kiosk, if voltage drop in existing street lighting branch circuit on Knight St. (to feed lane lighting) exceeds 3% or BC Hydro removes existing wooden pole in lane.

Note to Applicant: Confirmation of pole removal is required. An electrical review by Applicant is required to confirm condition requirements prior to DP issuance.

- (k) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Knight Street adjacent to the site.
- (l) Provision of 50 mm minimum mill and regrade full width of laneway along the development site's frontage to accommodate City supplied building grades.
- (m) 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.
- (n) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

- 2.8 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services

- (a) A new kiosk per condition 2.8 (j)

Note to Applicant: The benefiting area is under review and dependent on the electrical design findings.

- 2.9 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro services to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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

Sustainability

- 2.10 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.

Housing

- 2.11 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as secured rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
- (a) A no separate-sales covenant.
 - (b) A no stratification covenant.
 - (c) That none of such units will be rented for less than one month at a time.
 - (d) That, if a waiver of the Development Cost Levies is sought pursuant to the Development Cost Levy By-law, prior to rezoning enactment, all proposed residential units will meet the definition of “for-profit affordable rental housing” in the Development Cost Levy By-law and accordingly, the average size of all residential units will not be greater than specified for for-profit affordable rental housing in the Development Cost Levy By-law, and the average initial rents for all proposed residential units will not exceed rents specified for for-profit affordable rental housing in the Development Cost Levy By-law. A rent roll would be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculation during building permit.
 - (e) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at By-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

Note to Applicant: If the applicant chooses to seek a waiver of the Development Cost Levies at the development permit stage, a new Housing Agreement will be required prior to development permit issuance to secure the obligations described in subsection (d) above.

Environmental Contamination

2.12 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 constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided 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 site 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 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.

* * * * *

1369-1381 Kingsway
DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

“1369-1381 Kingsway [CD-1 #] [By-law #] C-2”

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

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 1369-1381 Kingsway”

1369-1381 Kingsway
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

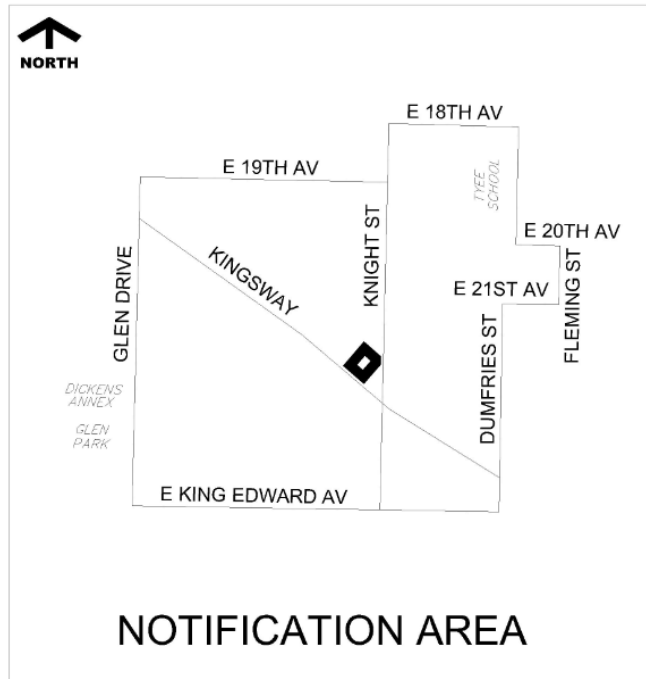
	Dates	Results
Events		
Virtual open house (City-led)	March 15 – April 4, 2021	148 participants (aware)* <ul style="list-style-type: none"> • 56 informed • 13 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 12, 2021	1,372 notices mailed
Public Responses		
Online questions	March 15 – April 4, 2021	7 submittals
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	January, 2021 – May 2021	13 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	January, 2021 – May 2021	13 submittals <ul style="list-style-type: none"> • 10 responses • 0 responses • 3 responses
Other input	January, 2021 – May 2021	1 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January, 2021 – May 2021	467 participants (aware)* <ul style="list-style-type: none"> • 128 informed • 17 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 a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, density, massing and context:** The building height, massing, density and context are appropriate to this area on Kingsway.
- **Building design:** The building's design, choice of materials used and colour palette are aesthetically pleasing. The addition of greenery to the laneway of the development is a welcomed feature.
- **Housing stock:** More secured rental options being added to the City is greatly appreciated and much needed.
- **Retail space:** The inclusion of retail space will assist in bringing back vibrancy to the streetscape along Kingsway.

Generally, comments of concern fell within the following areas:

- **Building height, density, massing and context:** Concerns regarding the under utilization of the building's potential height and close proximity to a major intersection

with two prominent transit routes have been expressed.

- **Building design:** The indoor amenity space is too small and would not be sufficient for the users of this space. The building's design lacks character and the colours chosen are very dull and uninteresting.
- **Housing affordability:** Fears over the viability that this development will have in providing affordable rental housing that will meet the needs of many suffering during the current housing crisis have been raised.
- **Social housing:** There is a lack of existing and proposed social housing units within the area.

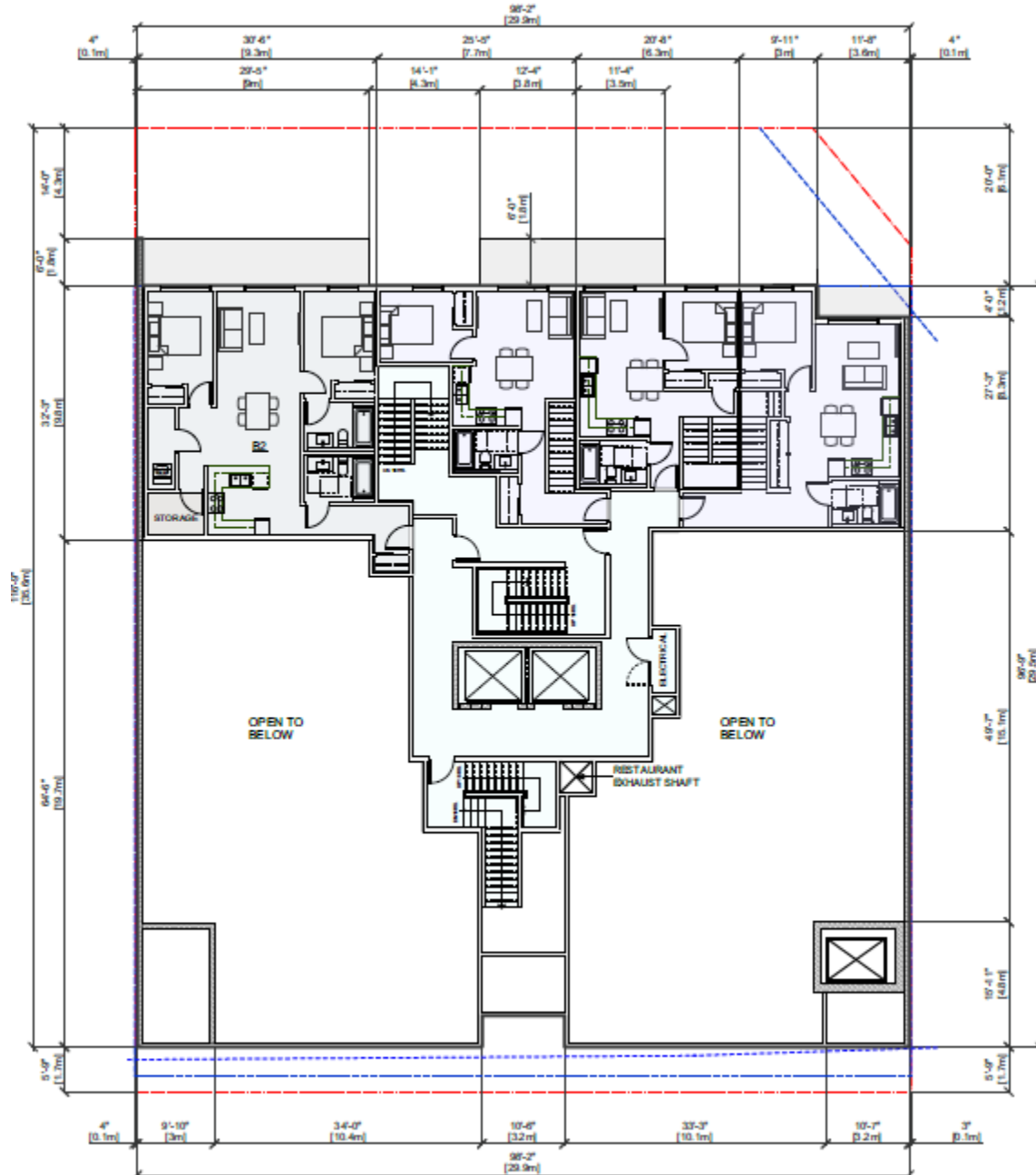
The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

Neutral comments/suggestions/recommendations:

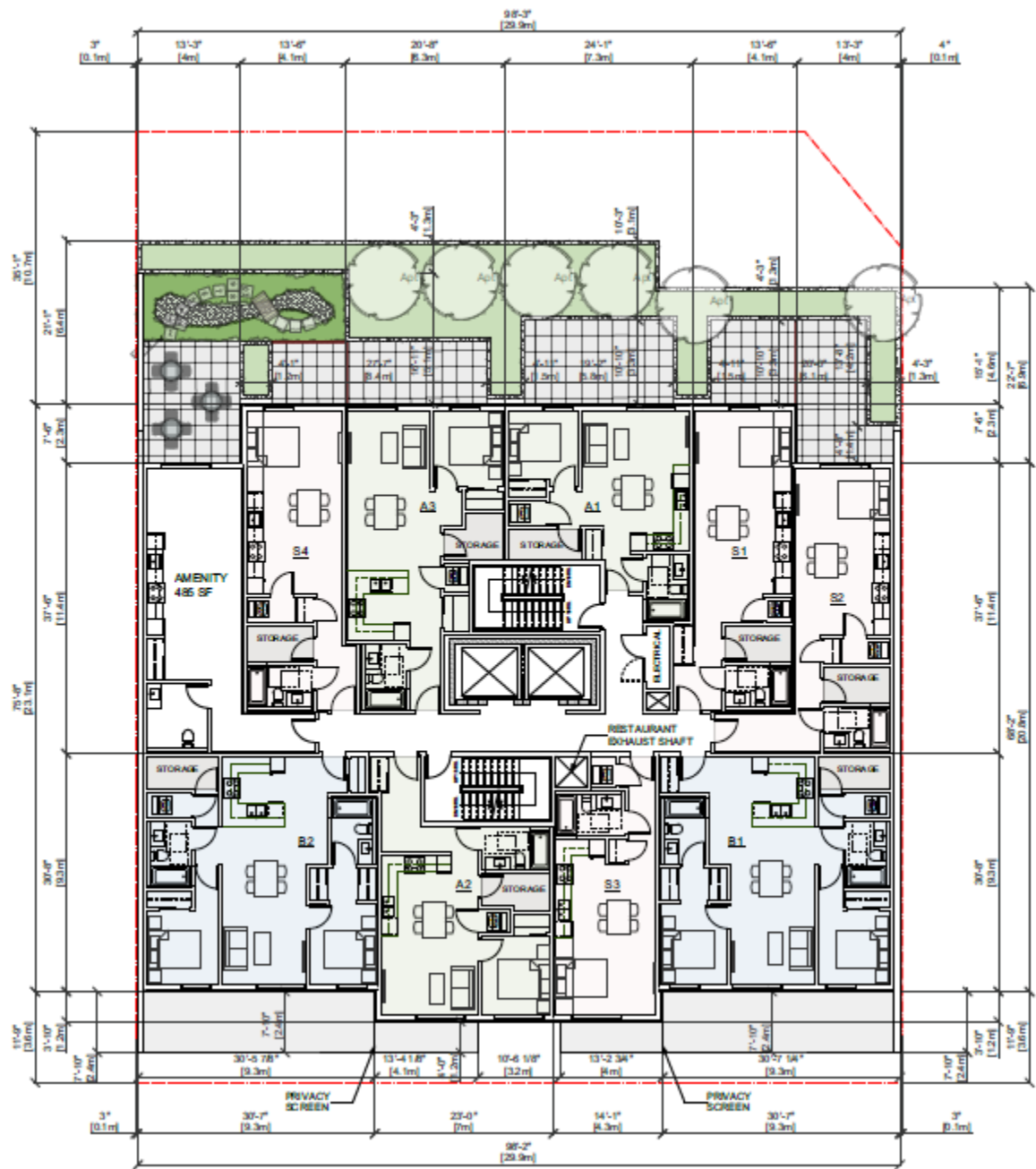
- The development should acknowledge the old growth forest that was historical to the neighbourhood
- The development should recognize the Indigenous populations along Kingsway and the building should reflect Indigenous peoples' history through architectural features or creative artistic features.
- Due to close proximity to the King Edward Village, there should be a strategic approach in redevelopment for this area such as considerations for more height, density and large commercial retail spaces.
- Additional height should be allocated so a rooftop amenity space can be feasible.
- The proposed parking stalls should be reduced considering this project's close proximity to two major transit routes.

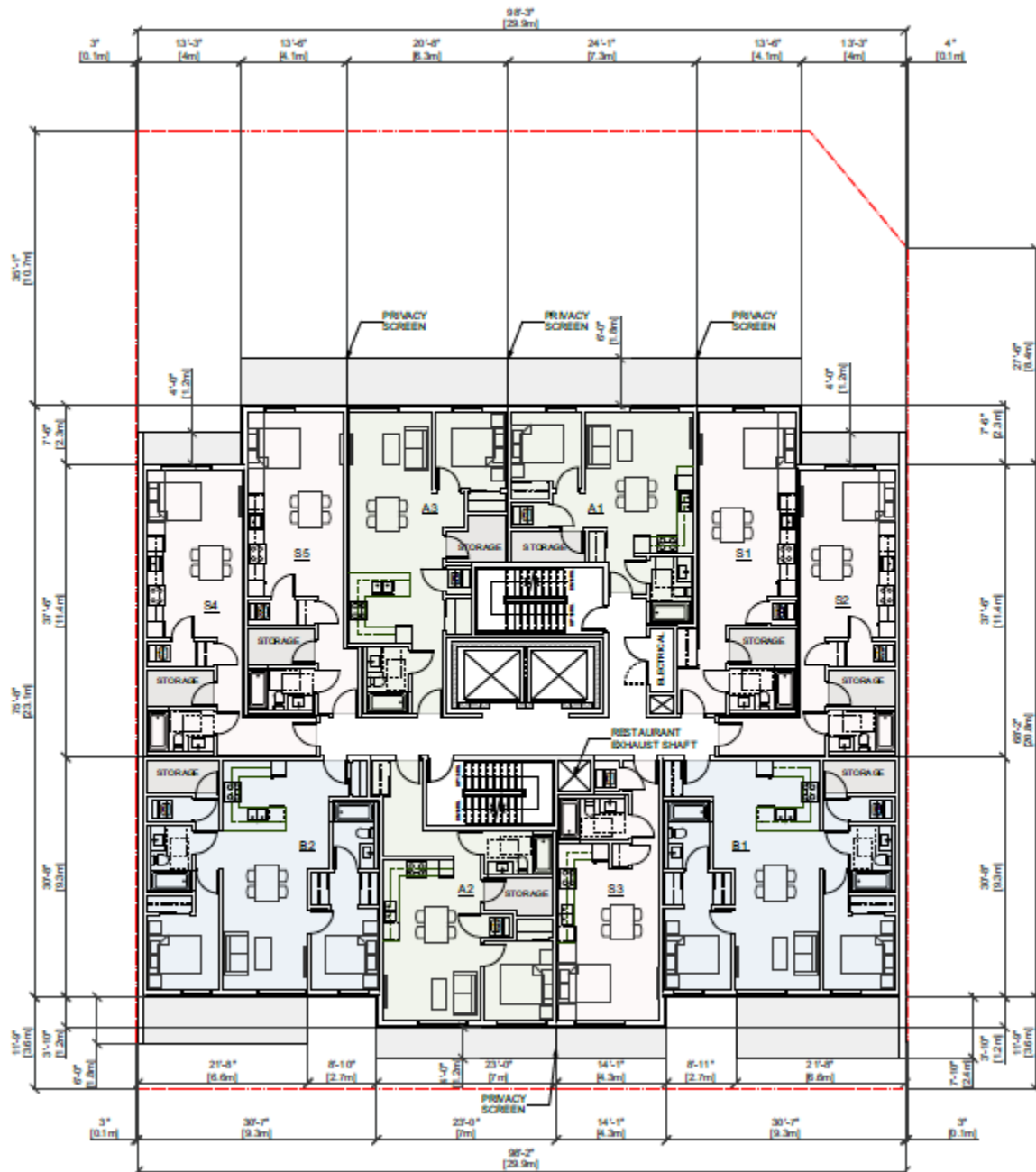
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Mezzanine

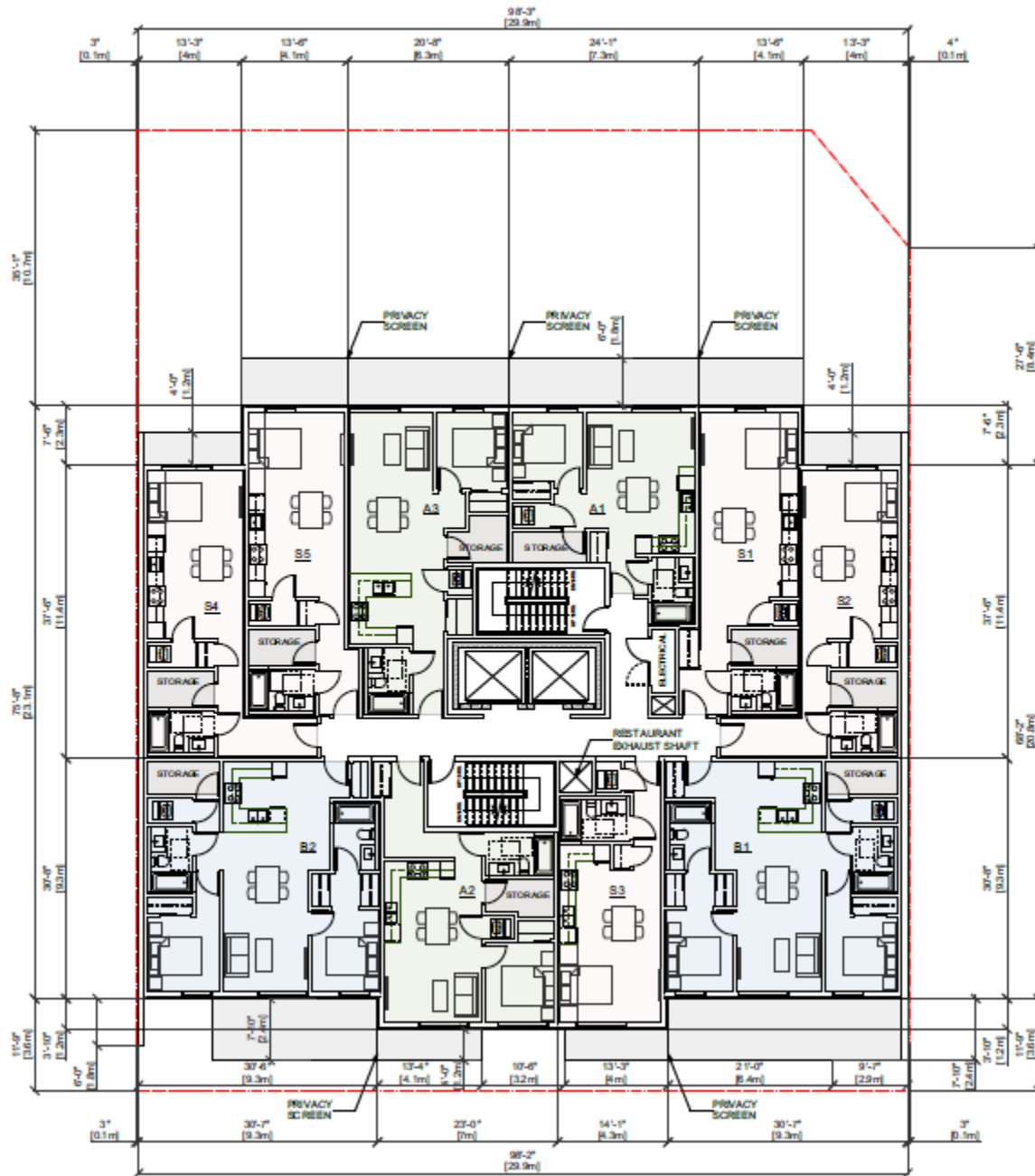


Level 2

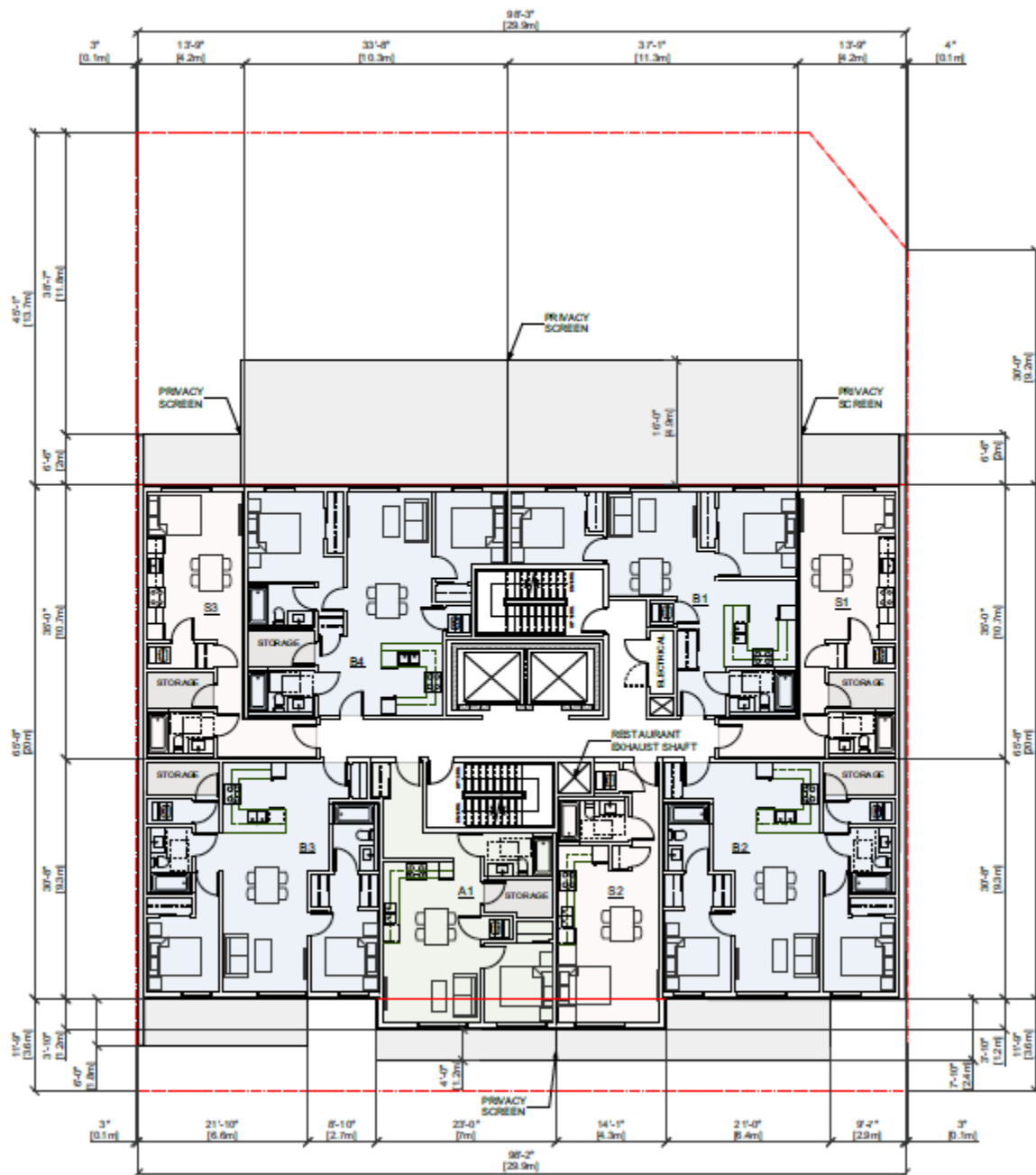




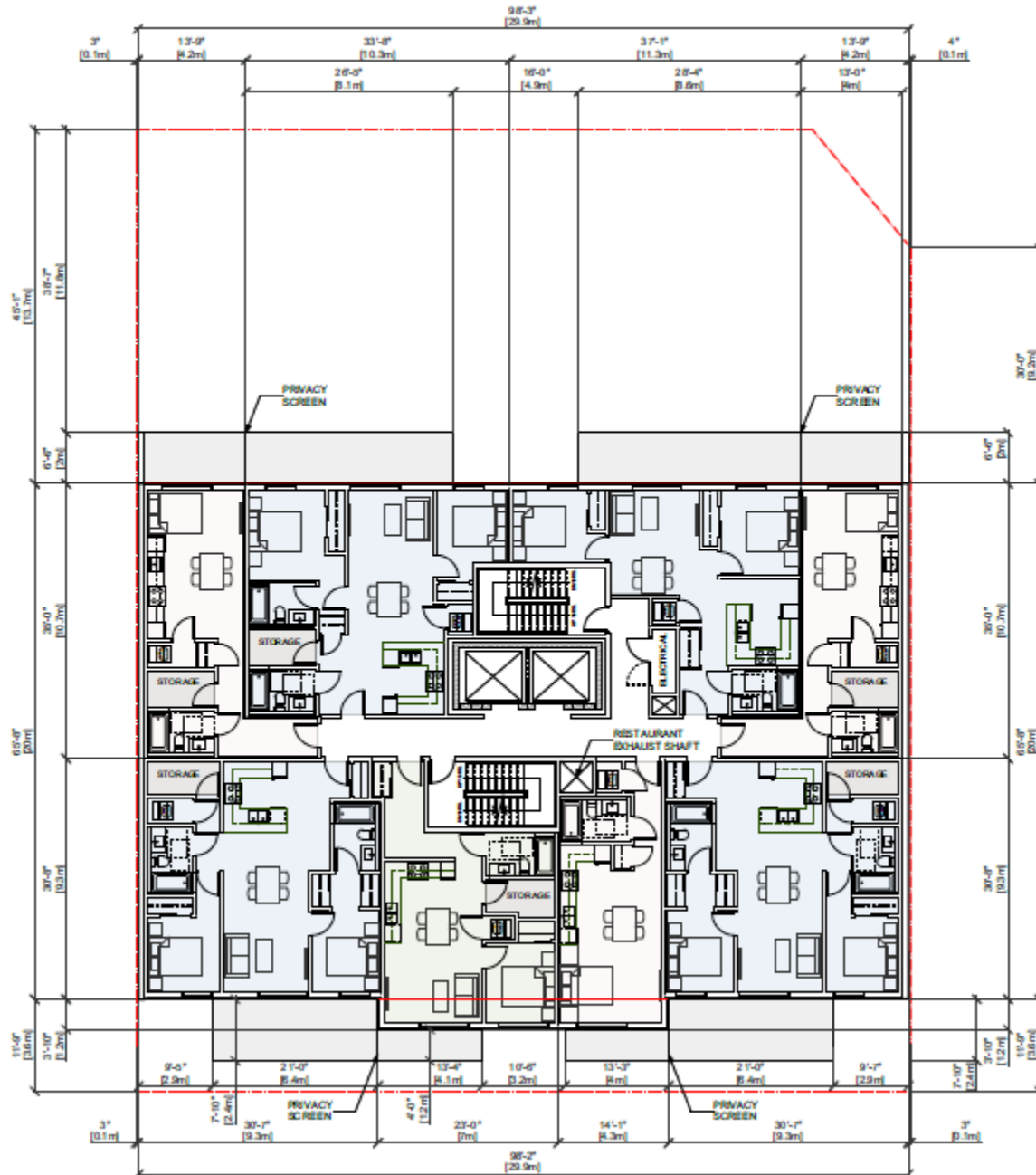
Level 4



Level 5



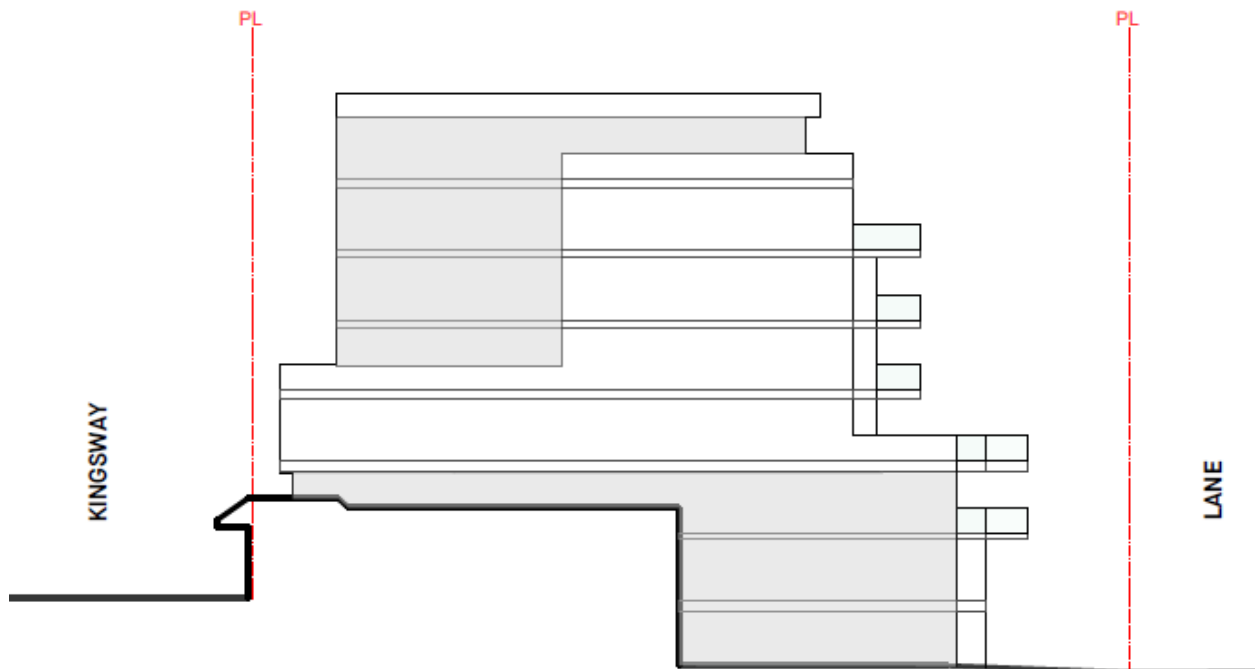
Level 6



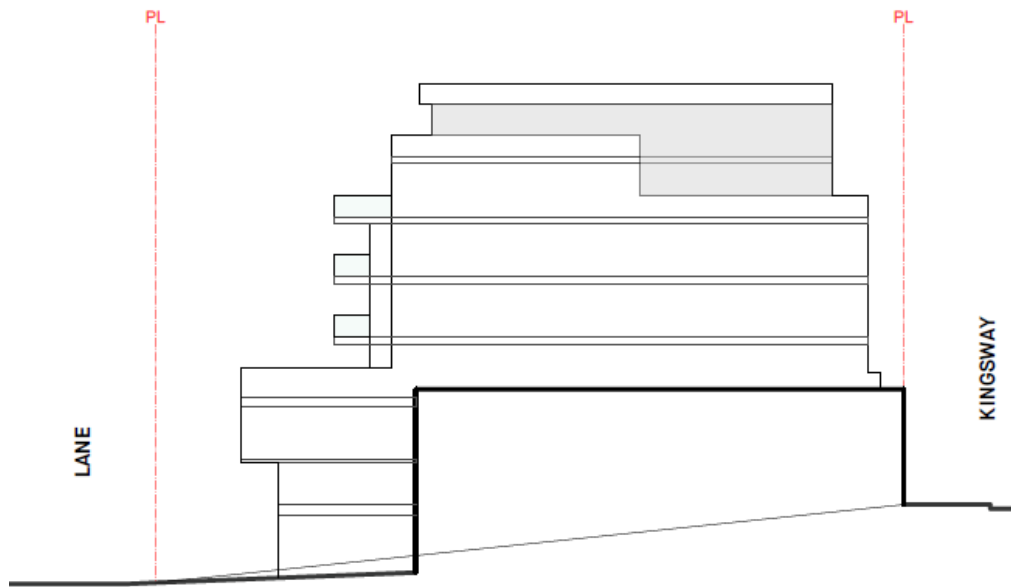
North Elevation



East Elevation



West Elevation



South Elevation



**1369-1381 Kingsway
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey, mixed-use building with 49 secured rental units and commercial uses at grade.

Public Benefit Summary:

The proposal would provide 49 secured market rental housing units through a Housing Agreement for the life of the building or 60 years, whichever is longer. The project would also contribute a DCL payment for the commercial and residential floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1116 sq. m. (12,012.5 sq. ft.))	2.5	3.8
Buildable Floor Space (sq. ft.)	30,030	45,574
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ^{1,2}	\$814,782
City-Wide Utilities DCL ¹	\$433,938
Total	\$1,248,720

Other benefits (non-quantified): 49 rental housing units secured for the longer of 60 years and the life of the building.

¹ Based on DCL bylaws in effect as at September 30, 2021. DCL bylaws are subject to future adjustment by Council, including annual inflationary rate adjustments. DCLs are payable at building permit issuance based on bylaws 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.

² As the proposal is exempt from CACs, the applicant will have the option to modify its proposal to meet the requirements for a DCL waiver under the DCL By-law at the development permit stage and apply for a waiver of City-wide DCL for the residential floor area. Based on the rates in effect as of September 30, 2021, estimated value of the waiver for the proposed project is \$725,834.

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1369-1381 Kingsway
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Civic Address	PID	Legal Description
1369/1375 Kingsway	012-886-238	Lot H Block 36 District Lot 301 Plan 3451
1369/1375 Kingsway	012-886-254	Lot I Block 36 District Lot 301 Plan 3451
1377/1379/1381 Kingsway	005-174-481	Lot G Except Part In Plan LMP51635, of Lots 8 and 9 Block 36 District Lot 301 Group 1 New Westminster District Plan 3451

APPLICANT INFORMATION

Property Owner & Applicant/Developer	Peterson Cedar Cottage BT Inc.
Architect	Yamamoto Architecture Inc.

SITE STATISTICS

Site Area	1,116 sq. m. (12,012.5 sq. ft.)
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DEVELOPMENT STATISTICS

	Under Existing Zoning	Proposed
Zoning	C-2	CD-1
Uses	Mixed-Use	Mixed-Use
Max. Density	2.5 FSR	3.8 FSR
Floor Area	2,789.9 sq. m (30,030 sq. ft.)	4,235.59 sq. m (45,574 sq. ft.)
Maximum Height	13.8m (45.28 ft.)	24.1 m (79 ft.)
Unit Mix	N/A	Market Rental Studio 20 One-bedroom 11 Two-bedroom 15 Three-bedroom 3 <hr/> Total 49 units
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law
Natural Assets	Existing: 2 City trees	Proposed (including existing): 11 additional on-site trees, plus City trees, confirmed through Engineering conditions

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