



REFERRAL REPORT

Report Date: May 20, 2025
Contact: Casey Peters
Contact No.: 604-871-6356
RTS No.: 17975
VanRIMS No.: 08-2000-20
Meeting Date: June 3, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the application following the Public Hearing.

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

RECOMMENDATION FOR PUBLIC HEARING

THAT the application by Joe Carreira on behalf of Conwest (4001 Knight) GP Ltd., the registered owner of the lands located at 4001-4009 Knight Street and 1348 East 24th Avenue [*Lot C Block L District Lot 301 Plan 12342 and Lot 5, Except Part In Reference Plan 8408, Block L District Lot 301 Plan 187; PIDs 008-906-441 and 015-640-515 respectively*], to rezone the lands from C-2 (Commercial) and RM-1 (Residential) Districts to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 and 3.7 to 10.79 and the maximum building height from 10.7 m (35.1 ft.) and 22.0 m (72.2 ft.) respectively to 76.9 m (252 ft.) with additional height for the portion with rooftop amenity and mechanical equipment, to permit the development of a 23-storey mixed-use building containing 233 strata-residential units, a 37-space turn-key childcare facility for City ownership and commercial space on the ground floor, be refused.

REPORT SUMMARY

This report evaluates an application to rezone 4001-4009 Knight Street and 1348 East 24th Avenue from RM-1 (Residential) District and C-2 (Commercial) District to CD-1 (Comprehensive

Development) District. The application proposes a 23-storey mixed use building with 233 strata-residential units, a 37-space turn-key childcare facility for City ownership and commercial space on the ground floor.

The *Vancouver Plan* identifies this area as a Neighbourhood Centre which are envisioned to allow up to six storeys on local shopping streets and 12 storeys within a block or two of these shopping streets. The proposed height of 23 storeys is double those heights envisioned in the *Vancouver Plan*. Staff have assessed the application and conclude that it is not in keeping with the existing Council policies applicable to the site, nor is it in keeping with the longer-term growth and development direction set out by City-wide policy, such as the *Vancouver Plan*. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse it, subject to the conclusion of the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2024)
- Interim Rezoning Policy for Social Housing, Institutional, Cultural and Recreational Uses in Former Community Visions Areas (2023, last amended 2024)
- Seniors Housing Rezoning Policy (2023, last amended 2024)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Making Strides: Vancouver's Childcare Strategy (2022)
- Childcare Design Guidelines (1993, last amended 2021)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Solar Access Guidelines for Areas Outside of Downtown (2024)
- Community Amenity Contributions Policy for Rezoning (1999, amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy (2014)
- Urban Forest Strategy (2018)
- Latecomer Policy (2021)

REPORT

Background/Context

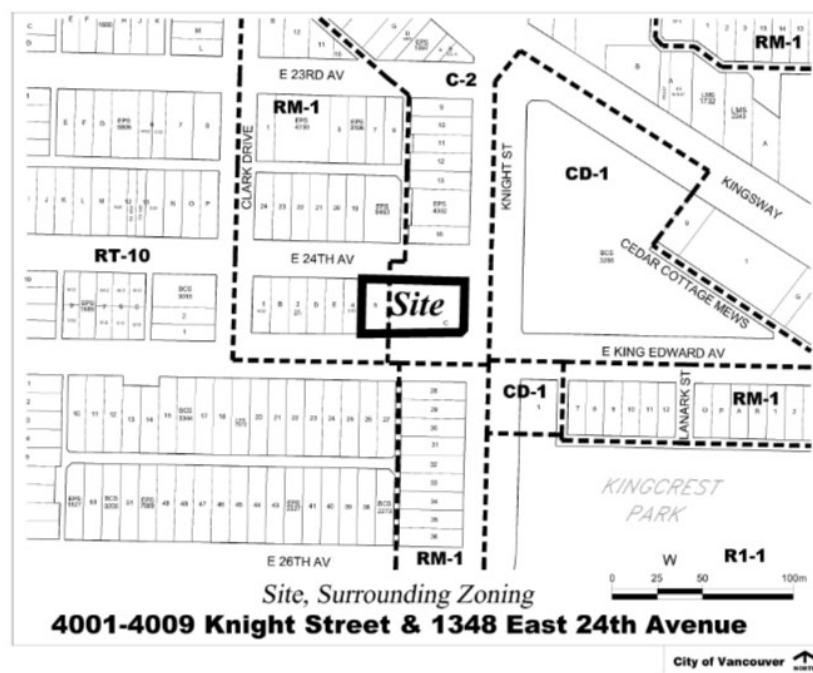
1. Site and Context

The subject site is comprised of two lots at the northwest corner of Knight Street and King Edward Avenue, currently occupied with a single detached dwelling, and a one-storey commercial building with a surface parking lot. There is no rear lane. The site has an area of 1,654.1 sq. m (17,805 sq. ft.), with a frontage of 26.4 m (87 ft.) along Knight Street, 54.8 m (180 ft.) along King Edward Avenue, and 56.6 m (186 ft.) along 24th Avenue.

The area is characterized by a mix of uses and building types, including low-rise residential directly adjacent to the site, primarily low and mid-rise mixed-use buildings along the west side of Knight Street and along Kingsway, and a mid- to high-density mixed-use development along the east side of Knight Street (known as King Edward Village). In November 2023, Council repealed Kensington-Cedar Cottage (KCC) Community Vision which provided a rezoning framework for the King Edward Village site (formerly a Safeway building) and identified specific direction for redevelopment of that site (17 storeys) to enhance this key shopping area and replace the Kensington Library with a larger branch. A 14-storey supportive housing project was approved in principle in June 2022 at the southeast corner of Knight Street and King Edward Avenue.

The site is served with bus transit service, generally 15-minute service, along Kingsway, Knight Street, and E King Edward Avenue. The site is not located within the Broadway Plan, nor a Transit Oriented Area.

Figure 1: Location Map



Neighbourhood Amenities – The following neighbourhood amenities are in close proximity to the site:

- Parks: Kingcrest Park (183m), Glen Park (467m), Brewers Park (688m), Sunnyside Park (757m), Clark Park (935m), Grays Park (978m), John Hendry (Trout Lake) Park (990m)
- Community Space: Kensington Library (55m), Cedar Cottage Neighbourhood House (815m), Croatian Culture Centre (938m), Polish Community Centre (989m)
- Childcare: St. Casimir's Day Care Centre (329m), Tyee Out of School Care (550m), Community Montessori Children's Centre (550 m), Selkirk Out of School Care (580m), Little Mountain Out of School Care (600m), Cedar Cottage Out of School Care (818m), Dickens Out of School Care (822m)

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the next few years. Within the land use hierarchy of the *Vancouver Plan*, highest densities of development are intended to be in or near Metro Core and Oakridge Town Centre which represent the highest order scale and intensity in the city and regionally. Transit Station Areas associated with Skytrain level of service represent the next highest order scale and intensity of use. Below that, Neighbourhood Centres are supported with a good level of transit service, but not Rapid Transit level service. Village areas are then the next level of scale of development scale and intensity down, correlating with the transit service available. Multiplex areas are less transit-served and not as centrally located.

This site is not located within a Transit Oriented Area, nor a Rapid Transit Area. The *Vancouver Plan* identifies this area as a future Neighbourhood Centre. Neighbourhood Centres are envisioned to allow up to six storeys on local shopping streets and 12 storeys within a block or two of these shopping streets. The proposed height of 23 storeys is double those heights envisioned in the *Vancouver Plan*.

The *Vancouver Plan* also highlights the need for more affordable housing options for low- and moderate-income households in this neighbourhood type and places an emphasis on purpose-built rental and social housing. To support this vision, the City has adopted the *Secured Rental Policy* (SRP) and *Senior Housing Rezoning Policy* which apply to this site and reinforce the desired heights, densities and tenure for this area. These policies generally permit up to six storeys for this location.

The SRP and *Senior's Housing Rezoning Policy* can support housing projects of rental tenure and for senior's housing. These policies are not applicable in supporting the rezoning of the market residential strata project proposed.

Strategic Analysis

1. Proposal

The rezoning application proposes a 23-storey mixed-use building with a four-storey podium, containing 233 strata residential units, a 37-space turn-key childcare facility for City ownership and commercial at grade. The tower is concentrated at the intersection of Knight Street and King Edward Avenue.

The childcare facility is proposed on Level 5 of the tower, with a co-located outdoor area for the childcare on top of the podium. Access to the childcare facility is from the 24th Avenue frontage. Resident amenity spaces are proposed on the roof of the tower.

A total of 240 vehicle parking spaces are proposed within eight levels of underground. Class A bicycle parking spaces are proposed at the first level of the underground, at grade along the King Edward Avenue frontage and within the mezzanine above Level 1.

Figure 2: View of Proposed Building, Looking Northwest



2. Policy Analysis

The proposal is not in keeping with the general intent of any Council approved rezoning-enabling policies which apply to the site, nor is it in alignment with the City's long-term growth strategy and direction as outlined in the *Vancouver Plan*.

The *Vancouver Plan*'s land use vision for the city is fundamentally linked to location and transit accessibility. As discussed, within the land use hierarchy of the *Vancouver Plan*, highest densities of development are intended to be in or near Metro Core and Oakridge Town Centre and Rapid Transit Station areas. The site is not located within any of these areas, nor is it located within a Provincially designated Transit-Oriented Area (TOA).

The proposal for 23 storeys exceeds the heights permitted in TOAs, as well as the heights permitted in most parts of the *Broadway Plan*. For context, the *Broadway Plan* and TOAs seek to concentrate higher density development close to a major transit investment, such as the Broadway Subway, and allow for a range of heights, generally with higher buildings permitted for secured market rental housing, where 20% of floor area is secured at below-market rates, and for social housing. The subject site is not within an area that has been identified as a focal point for higher-density development.

The *Vancouver Plan* designates this site as within a future Neighbourhood Centre, which are envisioned to allow up to six storeys on local shopping streets (to maintain solar access) and 12 storeys within a block or two of these shopping streets. The proposed height of 23 storeys is double those heights envisioned in the *Vancouver Plan*. Detailed planning work on future Neighborhood Centres has also not commenced yet, further generating planning concerns around the consideration of such a significant development in advance of Council's consideration of the future policy. While it's not incomprehensible that a location like this could be identified for additional height and density beyond that generally prescribed in *Vancouver Plan*, that exploration is more appropriately completed intentionally through that planning process, rather than by virtue of reacting to a single rezoning application. Until such time, staff's opinion is that this proposal is not in keeping with the long-term growth context for this area.

As the planning work on Neighbourhood Centres has not commenced, this project is considered ahead of emerging policy and can set an expectation for similar locations throughout the city. That can influence land markets and make community planning processes and infrastructure planning more difficult. Staff endeavour to and have demonstrated flexibility to respond to market conditions and outdated policy for various applications, however, this proposal deviates significantly from existing and future policy context. The site does not have any particularly unique site features (e.g. a large site condition, adjacent to rapid transit) to justify staff looking at this site in a unique manner.

A coordinated growth strategy through Neighborhood Centre planning, as well as through the implementation of the *Vancouver Plan*, can help to manage land speculation, as redevelopment potential for specific sites and areas is clearly established. Consideration of “spot” rezonings which are not in keeping with the City’s long-term vision could lead to increased land speculation across Vancouver as it suggests redevelopment potential of sites is higher than the maximums permitted in existing policy. This could lead to an increase in land values due to an expectation of increased development potential. This is of particular concern for sites which are not within focal points of redevelopment and higher density nodes, such as areas without access to rapid transit.

3. Land Use

The rezoning application proposes a mixed-use building with residential, a childcare facility and commercial at grade. The mix of uses is consistent with the intent of the existing zoning.

4. Form of Development, Height and Density

(Refer to application drawings in Appendix D, project statistics in Appendix H and Urban Design Panel minutes in Appendix E)

In the absence of specific policy guidance on the form of development, staff have evaluated the proposed built form based on City-wide urban design criteria, including contextual fit, public realm character and interface, overall massing and livability, and the provision and quality of private amenities. This assessment has been informed by general urban design best practices ensuring well-integrated and high-quality development.

Figure 3: Perspective Looking Southeast



While the *Vancouver Plan* envisions consideration of a building up to 12-storeys for locations identified as a future Neighbourhood Centre, the *Vancouver Plan* is not currently a rezoning-enabling policy.

Form of Development – The proposal is for a 23-storey building with a four-storey podium. The immediate context consists of low-rise residential buildings and mixed-use developments. There are existing buildings up to 17 storeys in the King Edward Village across Knight Street, which was a comprehensive development guided by a specific rezoning framework for that site. The repealed Kensington-Cedar Cottage (KCC) Community Vision provided a rezoning framework for the King Edward Village site (formerly a Safeway building) and identified specific direction for redevelopment of that site to enhance this key shopping area and to relocate and expand the size of the Kensington Library.

A 14-storey supportive housing project was approved for rezoning at the southeast corner of Knight Street and King Edward Avenue. The repealed Kensington-Cedar Cottage (KCC) Community Vision also provided policy framework for supporting social housing proposals.

Recognizing that there is no policy which allows for consideration of the height and massing proposed in this rezoning application, Staff would recommend further Urban Design conditions to improve the contextual fit should Council choose to support the application. Staff can provide additional information on design considerations to Council upon request.

Height – The site is currently zoned RM-1 (Residential) District and C-2 (Commercial) District. The maximum height for buildings under C-2 zoning is six storeys. The proposal is for a single tower of 23 storeys. The proposed height does not create new shadowing on public parks, schools or open space.

Density – The current C-2 zoning allows for mixed-use buildings with a density of up to 3.7 FSR. Staff identified that the proposal actually generates a density of 10.8 FSR which is slightly higher than the 10.47 FSR proposed in the application, which corrects an error in the density calculation in the submitted proposal. The proposed tower floorplate is 707.1 sq. m (7,611 sq. ft.).

Staff are concerned with the proposed tower floorplate orientation, which shows an east-west dimension of 23.2M (107ft.). Given the proposed tower height, the east-west dimension should be minimized to reduce the width of shadow cast northward by the tower, as well as reducing the amount of building mass directly facing King Edward and East 24th Avenues. As a general principle across the city, typical east-west dimensions for a tower floorplate are expected to not exceed 26M (85 ft). Should Council consider supporting this application, Staff would recommend including conditions related to floorplate configuration. This change may have other impacts on the proposal and Staff would recommend referring the proposal to staff with direction to explore these trade-offs.

Public Realm and Interface – Urban design best practices across the city generally support four storey podiums for comparable residential areas, with locally serving retail at grade along arterial streets. This application includes retail units at the two corners fronting Knight Street, while primary building entrances are accessed from 24th Avenue. Bicycle storage is proposed at grade and within a mezzanine level, with access provided from King Edward Avenue. The proposed bicycle storage location does not create an activated arterial frontage. Staff have provided a condition in Appendix B to further refine the public realm interface and strategy.

Private Amenity Space – The development offers common indoor and outdoor amenities for residents atop the tower.

Urban Design Panel – The Urban Design Panel reviewed the project on November 27th, 2024, and supported this application with recommendations to improve the public realm interface and refine architectural features (see Appendix E). The duties of the Urban Design Panel include providing advice regarding the design of a proposed development, however, they are not responsible for ensuring an individual project is in keeping with the longer-term growth and development direction set out by City-wide policy, such as the *Vancouver Plan*.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions. Should Council decide to support the application, Staff have provided Urban Design conditions to improve the contextual fit as detailed in Appendix B.

5. Housing

The rezoning site contains existing rental residential uses, comprising of two units of secondary rental housing. However, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. All residential tenancies are protected under the *Residential Tenancy Act* (British Columbia).

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

6. Childcare Facility

The application proposes a 37-space, turn-key childcare facility at Level 5, with an outdoor area co-located on top of the podium. A 37-space childcare facility is comprised of two licensed programs: 12-spaces for 0-3 year olds and 25-spaces for 3-5 year olds. The facility has an indoor floor area of 453.5 sq. m (4,882 sq. ft.) and an outdoor space of approximately 498 sq. m (5,360 sq ft).

To achieve economies of scale for operational viability and from a facilities maintenance perspective, while including spaces for the age group most in need of new childcare spaces (0-36 months), a 37-space facility is the smallest recommended for consideration as an in-kind amenity. The City of Vancouver Childcare Design Guidelines establishes minimum recommended indoor and outdoor areas for new in-kind childcare facilities. As proposed, the childcare facility meets the minimum recommended gross indoor area for a 37-space facility. The total outdoor area proposed is less than the recommended minimum, but with careful design is acceptable in terms of functionality, operational viability, and to meet minimum provincial licensing requirements.

As such, staff support the proposed childcare. Should Council choose to approve the application, staff have included conditions in Appendix B to ensure the facility is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines.

City Ownership – If the rezoning is approved, the applicant will construct the childcare facility to the City's satisfaction. The facility will be subject to further design development during the subsequent phases of the approval process. Upon completion, the facility will be transferred

turnkey as a separate air space parcel to the City. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, bicycle spaces and end-of-trip facilities, will be secured for use by the operator of the facility.

Non-Profit Childcare Operator – If approved, City staff will undertake a process prior to completion of the amenity to secure a non-profit childcare operator who will lease the space at a nominal rate. A typical model would entail an operator being responsible for the administration, programming and operation of the childcare facility and associated facility costs, including regular maintenance and repairs.

7. Transportation and Parking

The closest rapid transit station is 29th Avenue Station, approximately 2.5 km distance from the site. Bus routes pass by the site along Knight Street, King Edward Avenue and Kingsway. The application proposes 240 vehicle parking spaces, within eight levels of underground parking accessed from 24th Avenue. There are 457 Class A bicycle parking spaces proposed, primarily located at grade and within a mezzanine above Level 1. Conditions in Appendix B recommend relocating the bicycle parking to improve the public realm along the King Edward Avenue frontage.

Engineering conditions in Appendix B include new sidewalks, improvements to the Knight Street and King Edward Avenue intersection for pedestrians, installation of a bioretention system within the curb bulge on 24th Avenue, upgraded street lighting and new lane lighting adjacent to the site.

8. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

The proposal includes the retention of three City-owned trees, as well as the removal of one City-owned tree and one on-site by-law sized tree. The application indicates that retention of these two trees is not possible as they conflict with redevelopment of the site. Coordination with the Park Board is required for the proposed removal of the City tree, should the rezoning be approved. Landscape and Park Board conditions in Appendix B require improving the public/private realm interface and the safe retention of the tree City-owned trees proposed to be retained.

9. Public Input

Public Notification – A rezoning information sign was installed on the site on September 10, 2024. Approximately 1,455 notification postcards were distributed within the neighbouring area on or about September 17, 2025. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

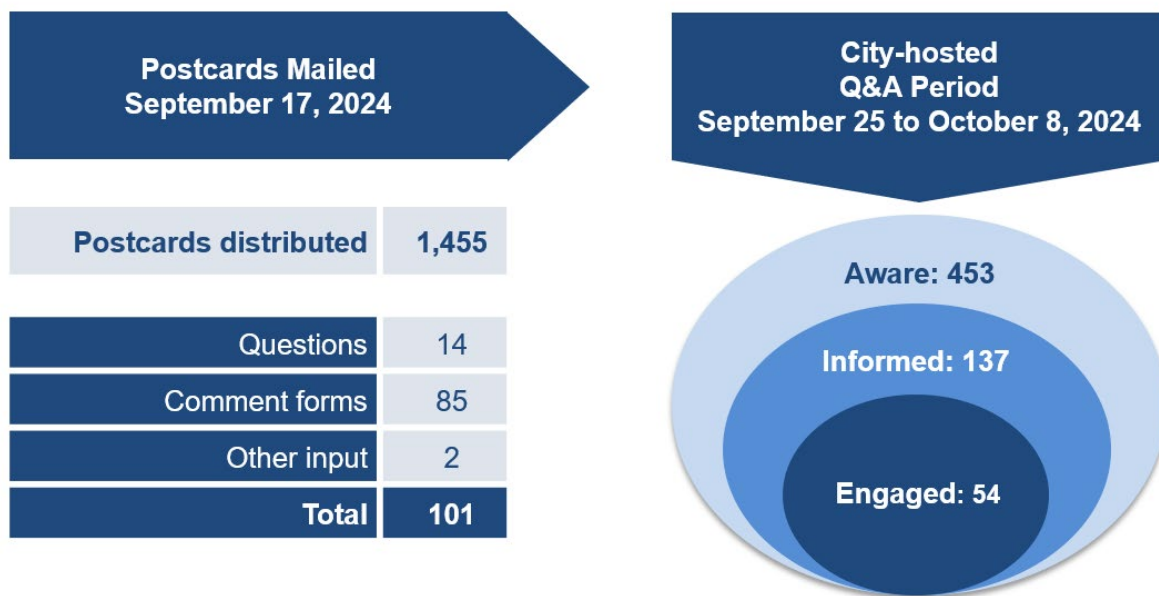
Question and Answer Period – A question and answer period was held from September 25 to October 8, 2024. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing.

Public Information Session – A public information session was held on October 1, 2024. There were approximately 29 members of the public in attendance.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 101 submissions were received.

Figure 4: Overview of Notification and Engagement

Public Consultation



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

Generally, comments of support fell within the following areas:

- **Neighbourhood context and childcare:** The proposed development will support the community and provide much-needed childcare services.
- **Building and design:** The design of the building is attractive and well designed.

- **Development, density and housing:** The development and increased density in the neighborhood are supported due to its proximity to transit. This project also brings much-needed housing to the area.
- **Business and commercial:** Commercial is supported and will bring in local businesses.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid-rise developments.
- **Affordability:** No affordable housing is proposed.
- **Traffic and parking:** The proposal will have a negative impact on traffic and parking, leading to congestion and unsafe driving conditions. The parkade access along 24th Avenue is not supported.
- **Amenities and infrastructures:** The proposed development would place a strain on local amenities, as there is insufficient infrastructure to support the increased density. The proposed childcare is small with only 37 spaces proposed.
- **Neighbourhood character:** The development takes away the neighbourhood character, history, and natural environment by incorporating high rises. The project would also not provide any value to the community.

Response to Public Feedback – Staff have reviewed and taken into consideration public feedback in review of the proposal.

10. Public Benefits

Community Amenity Contribution (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has offered an in-kind CAC consisting of the construction and delivery of a purpose-built, 37-space childcare facility, turn-key to the City, within a fee-simple airspace parcel to be transferred to the City on completion of construction. Real Estate Services staff reviewed the application and the cost of securing the 37-space childcare (\$8,873,630) and have determined that no additional CAC is expected.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

Based on rates in effect as of September 30, 2024 and the proposed approximate residential floor area of 16,834.3 sq. m (181,203 sq. ft.), retail floor area of 401.6 sq. m (4,323 sq. ft.) and childcare area of 618.5 sq. m (6,657 sq. ft.), DCLs are estimated to be \$7,095,081.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation. With an

estimated 17,854.4 sq. m (192,183 sq. ft.) contributing to the FSR, if approved, this project will contribute a public art budget of approximately \$380,526.

A summary of the public benefits associated with this application is included in Appendix G.

Financial Implications

As noted in the Public Benefits section, if approved, this project would provide a 37-space childcare facility turn-key to the City, DCLs and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff have reviewed the application to rezone the site at 4001-4009 Knight Street and 1348 East 24th Avenue and conclude that it is not in keeping with the existing rezoning-enabling policies applicable to the site, nor is it in keeping with the longer-term growth and development direction set out by City-wide policy work, such as the *Vancouver Plan*. Staff recommend refusal of the rezoning application, subject to a Public Hearing.

Staff are prepared to provide Council with an alternate set of recommendations to accompany the CD-1 By-law and rezoning conditions, should Council consider it appropriate to either refer the application back to staff or approve the proposed rezoning application following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse it.

* * * * *

4001-4009 Knight Street & 1348 East 24th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to a new CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

Designation of CD-1 District

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

Uses

3. Subject to 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 this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Manufacturing Uses;
 - (f) Office Uses;
 - (g) Retail Uses;
 - (h) Service Uses;
 - (i) Utility and Communication Uses; and
 - (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,
- except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers 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 1,654.1 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 maximum floor space ratio for all uses combined is 10.8.
- 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, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.5 If the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines, the Director of Planning or Development Permit Board may exclude any or all of the following from the computation of floor area:

- (a) Common amenity areas, to a maximum of 10% of the total permitted floor area; and
- (b) additional floor area as required to meet licensing requirements for a Child Day Care Facility.

Building Height

- 6.1 Building height must not exceed 76.9 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 84.3 m.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

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**4001-4009 Knight Street & 1348 East 24th Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Franci Architecture, received March 14, 2024.

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

Urban Design

- 1.1 Design development to improve the public realm interface.

Note to Applicant: Some suggested changes:

- (a) Relocating the bike storage as much as possible to underground and provision of residential units and or extension of retail use at the ground level along King Edward Avenue; and
- (b) Visually softening and improving pedestrian safety at the loading spaces along East 24th Avenue using architectural and landscaping elements.

Landscape

- 1.2 Design development to improve the public-private realm interfaces.

Note to Applicant: Refer to UDP consensus items and Urban Design Condition 1.2.

This may be achieved by the following:

- (c) Improve the ratio or balance of hardscape to softscape landscape treatment along the street frontage and enhance a pedestrian-oriented public realm interface; and
 - (d) Coordinate with Streets Engineering and Park Board for any new street tree planting adjacent to the development site, where possible.
- 1.3 Coordination with the Park Board Urban Forestry team regarding existing City tree matters.

Note to Applicant: Refer to Park Board Urban Forestry conditions.

- (a) The removal of City tree #C01 is subject to Park Board approval;
- (b) Address potential impacts of excavation work on the critical root zones of City trees #C02-04 along the south property line, refer to Park Board Urban Forestry review and comments; and
- (c) Provide updated and coordinated documentations and drawings to confirm compliance.

Conditions required at time of development permit:

- 1.4 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

- 1.5 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:

- (a) The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.
- (b) Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.)

- 1.6 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan;

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

- 1.7 Provision of an arborist "letter of undertaking" to include signatures by the owner 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.

- 1.8 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: Contact Streets Engineering at 604-871-6131 to confirm tree planting locations and Park Board at 604-257-8587 for tree species selection and planting requirements.

Urban Forestry

- 1.9 Provision of a west elevation cross section including the impacted boulevard tree # C01 and an illustrative pruning plan outlining the pruning cuts required to facilitate the construction and clearances for the development.
- 1.10 Provision of a construction logistics plan illustrating construction access to the site, crane location, crane swing radius, storage/pick up locations and how boulevard trees are maintained with the minimum tree protection zones intact during all phases of construction.
- 1.11 Provision of coordination with Engineering to ensure grades are raised along King Edward Avenue for the safe retention of Trees # C02, C03, and C04.
- 1.12 Provision of an updated arborist report and architectural drawings detailing underground parkade excavation methods in/near the boulevard tree protection zones.
- 1.13 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones. Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees.

Crime Prevention through Environmental Design (CPTED)

- 1.14 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

Economic Development

- 1.15 Consider extending retail use along the entirety of King Edward Avenue, in keeping with Urban Design condition 1.2.
- 1.16 Consider adding a second entrance to the commercial unit labelled "CRU 2" to allow further division of the space (i.e. two commercial units instead of one). Commercial units are capable of demising into spaces ranging from 50 sq. m – 300 sq. m.

Childcare Facility

- 1.17 Construction and delivery of a turnkey and fully fit, furnished, equipped and supplied 37-space childcare facility. Design development to ensure that the 37-space childcare centre is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management.

Note to Applicant: 37-space childcare facility is comprised of two licensed programs: 12-spaces for 0-3 year olds and 25-spaces for 3-5 year olds.

- 1.18 Based on the City's Childcare Design Guidelines, a 37-space childcare centre will require minimum gross programmable indoor area of 430 m² (4,618 sq. ft.) and no less than 490 m² (5,280 sq. ft.) of outdoor play space.

Note to Applicant: The total programmable indoor area excludes elevators shafts, lobbies, stairwells, service/utility rooms, garbage & recycling room, vehicle parking, bicycle parking, etc.

Note to Applicant: Childcare outdoor areas that are not connected to the main outdoor play space for each program (i.e. the staff patio) cannot be included in calculation of required outdoor play space.

Note to Applicant: Provide area table calculations broken down by childcare program and area calculations in plan drawings at pre-development permit; refer to Childcare Design Guidelines Tables 2 and 4. Indicate in contrasting colour all exclusive-use and non-exclusive spaces within the childcare facility air space parcel.

- 1.19 Each licensed program within the childcare centre must have its own separate and dedicated outdoor play space including covered space, with direct and contiguous access between indoor and outdoor program space.
- 1.20 Provide additional shadow studies to demonstrate that the outdoor play areas for each program receives a minimum of three hours of direct sunlight per day on February 1. Include known shadow impacts of adjacent buildings.

Note to applicant: Sunlight should penetrate the outdoor area for a minimum of three hours per day on February 1st, two hours of which should occur during the typical playtime of 9:30 to 11:30am or 1:30 to 4:30pm.

- 1.21 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.
- 1.22 Design and construct the outdoor childcare space to include outdoor storage for program equipment. Include areas for storage based on Childcare Technical Guidelines and other resources.
- 1.23 Provide vehicle and bicycle parking as required by Parking By-law 6059.

Note to Applicant. Design development to ensure that the location of childcare parking is safe and in proximity to the childcare elevator. Where it is not possible to avoid crossing a drive aisle between the childcare parking and elevator, mitigation to improve safety is to be provided.

- 1.24 Confirm in section drawings that childcare slab-to-slab height allows sufficient space for mechanical and electrical equipment to maintain minimum 2.44 m (8'0") clear ceiling heights throughout the facility, as per the Childcare Technical Guidelines.

Note to Applicant. 12'-0" floor to floor height recommended to ensure minimum clear ceiling will be achieved

- 1.25 Design development to provide a dedicated elevator for the childcare facility and guaranteed unfettered access to an additional non-exclusive use elevator in the event of the childcare facility elevator's incapacity, such as servicing or breakdown.

Note to Applicant: Refer to the Childcare Technical Guidelines for elevator requirements. A legal agreement securing such non-exclusive use arrangement for the additional elevator will be required as a condition for an Occupancy Permit.

- 1.26 Design development of the building above the childcare facility outdoor area to minimize balconies and employ strategies to mitigate the potential risk of items falling off balconies and openable windows onto the play space below.

- 1.27 Design development of the childcare facility with effective signage at the parking level and ground level entrances to ensure clear wayfinding to the childcare facility.

- 1.28 Provide separate building systems and secured exclusive use utility/service rooms to safely accommodate the mechanical, electrical, garbage/recycling and similar equipment servicing the childcare facility.

- 1.29 Provide written Design Concept (Basis for Design) for the proposed building systems and a Commissioning Plan by an Independent Commissioning Provider mutually agreed to by the owner/applicant and the City of Vancouver for review and acceptance prior to release of the Development Permit hold to the satisfaction of the General Manager of Real Estate, Environment, and Facilities Management.

Note to Applicant: Design development to provide sufficient areas required for the dedicated electrical system for the childcare. These systems are to be independent from the rest of the development as per the Childcare Technical Guidelines, with secured utility and service rooms to safely accommodate equipment serving the childcare facility. The utilities for the childcare facility are required to be separately metered and the monitoring system (DCC, security, irrigation, etc.) are required to be separately monitored.

Engineering

- 1.30 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act

(<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [translink.ca]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.31 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: 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 Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.32 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.33 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.
- 1.34 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.35 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.
- 1.36 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at Development Permit application stage.

- 1.37 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of City Streets for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent to the street. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.38 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

- (i) "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 and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

- (iv) "The required Green Infrastructure improvements on 4001 Knight St will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Portion of proposed raised planter bed that is shown encroaching over King Edward Avenue’s public right of way;

(ii) Strip paving treatments on King Edward Avenue’s frontage;

Note to Applicant: surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Provision of 0.45 m (1.5 ft) of low growing groundcover or sod grass strip between any planting and sidewalk.

(f) Provision and confirmation of the following are required in order for Engineering to support plant materials on the Right of Way (ROW), including:

(i) All planting on street Rights of Way is to be maintained by the adjacent property owner;

(ii) No permanent irrigation system shall be installed in the street Right of Way;

- (iii) All plant material within the same continuous planting area that is located on street Right of Way within 10.0 m (32.8 ft), measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m (2 ft) measured from the sidewalk;
- (iv) All plant material within the street Right of Way that is located outside of the areas described in the bullet above shall not exceed 1.0 m (3.3 ft) in height, measured from the sidewalk;
- (v) Plant shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft) buffer of low groundcover in planting beds adjacent to sidewalks.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

1.39 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

1.40 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Convenient, internal, stair-free loading access to/from all site uses;
- (b) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;
- (c) Minimum 3.8 m (12.5 ft) of vertical clearance within and to/from each Class B space; and
- (d) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces.

Note to applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.41 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) Minimum 1.2 m (4 ft.) wide stair-free access route(s) between the bicycle spaces and the outside;

Note to Applicant: it is unclear where the stair-free access route(s) are located for access to/from the bicycle parking on the Mezzanine Floor to reach the outside. If access to the bicycle parking on the Mezzanine Floor will be via an elevator the following must be provided

- (b) Provision of an elevator sized to accommodate two people with two bicycles for access to/from the Mezzanine Floor to reach the outside. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly, elevators to have durable finishes;

1.42 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, dimensioned, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Identification of columns in the parking layouts;
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.43 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.44 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: 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.

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

1.45 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City 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 are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

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.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.46 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

- 1.47 Provision of a \$30,000 cash security deposit prior to Building Permit issuance, for protection, relocation and/or delivery of bus stop amenities adjacent to the site.

Note to Applicant: All supply, removal and relocation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator.

Sustainability

- 1.48 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended November 27, 2024) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner(s) 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 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lot C, Block L, District Lot 301, Plan 12342 and Lot 5, Except Part In Reference Plan 8408, Block L, District Lot 301, Plan 187 to create a single parcel.

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 461817M (commercial crossing) 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 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to King Edward Ave., to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

Preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report <https://council.vancouver.ca/20241127/documents/pspc4.pdf> will be due prior to issuance of the Development Permit.

- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services 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. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by InterCAD dated December 4, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development can either be a 150mm, 200mm or a 300 mm. Should the development require water service connections larger than servicing main, 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. The maximum water service connection size is 300 mm.

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

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

Note to Applicant: Implementation of development(s) at 4001 Knight Street does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 250mm STM sewers in East 24th Avenue.

- (c) Provision of street improvements with appropriate transitions, along Knight Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide hardscape front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) relocation of the existing signal pole into the new front boulevard;
 - (iv) Relocation of the existing signal pole into the new front boulevard at the northwest corner of Knight Street and King Edward Avenue; and
 - (v) Corner curb ramps.
- (d) Provision of street improvements with appropriate transitions, along 24th Avenue adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;

- (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
- (iii) Corner curb ramp;
- (iv) Curb bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge; and
- (v) Removal of the existing driveway crossings and reconstruction of the curb and gutter.

Note to applicant: The City will provide a geometric design for these street improvements.

Note to Applicant: The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (e) Provision of street improvements with appropriate transitions, along King Edward Avenue adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk adjacent the commercial frontages;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk adjacent the residential frontages; and
 - (iii) Corner curb ramp.
- (f) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a bioretention system within the curb bulge as a part of the street improvements on 24th Avenue to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch,
ESRGGIIDL@vancouver.ca

- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (h) Provision of Knight Street and 24th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

- (j) Provision of new electrical service cabinet/kiosk on 24th Avenue.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (l) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20241127/documents/pspc4.pdf> and will be due prior to issuance of the Development Permit.

Childcare Facility

- 2.5 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the city, of a turn-key, licensable 37-space childcare facility, all within a fee-simple air space parcel that meets the City's specifications and programming requirements. To secure this condition the applicant will enter into one or more agreements with the City that include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:
- (a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied 37-space childcare facility with a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the City's Childcare Design Guidelines and Childcare Technical Guidelines, the Facilities Standard Manual and other City guidelines and standards that are applicable at the time of the issuance of the Building Permit.
 - (b) Note to Applicant: The Owner will be required to pay an FF&E amount, estimated to be a minimum of \$2,500 per childcare space, to the City for the benefit of the childcare operator, with the exact cost to be determined at the time of occupancy on the basis of the operator's needs at such time.
 - (c) The childcare facility will have indoor area of not less than 430 m² (4,618 sq. ft.) on one level at a height of not less than 12 ft. floor-to-floor, a dedicated adjacent outdoor space of no less than 490 m² (5,280 sq. ft.), dedicated parking stalls, amenity and storage spaces.
 - (d) The fee-simple air space parcel with the childcare facility will, in addition to the childcare's programmable indoor and outdoor areas, have the following accessory use spaces: a dedicated entrance with a street presence, dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated parking and bike parking, uninterrupted 24/7 access to and shared use of the secondary elevator and a shared Class B loading space, and all with convenient, universally-accessible and safe access to the childcare entrance;
 - (e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), or other acceptable security to the City (in its sole discretion), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all security must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>.
 - (f) The applicant will grant the City an option to purchase, for a nominal purchase price, to be registered against title to the lands, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan, which option to purchase will require the applicant to transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements

and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

- (g) Certain permit holds on the buildings (including development and occupancy holds) to be constructed on the site to ensure the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.
- (h) Provisions to ensure that the City and the users of the childcare facility will have access to and use of the dedicated elevator, garbage and recycling area(s), mechanical, electrical, data, security and similar utility rooms, dedicated parking spaces, dedicated bicycle parking, and required loading spaces as per the Parking By-law on this site.
- (i) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to; and
- (j) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the Director of Arts & Culture for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a Public Art Checklist will be provided) confirming the selection of Option A, art on site, or Option B, 80% cash-in-lieu of art. Please contact public art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.7 The following conditions must be met prior to enactment of the rezoning:
- (a) Submit a site disclosure statement to Environmental Services;
 - (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.

Agreements

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.

* * * * *

4001-4009 Knight Street & 1348 East 24th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“4001-4009 Knight Street & 1348 East 24th Avenue [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

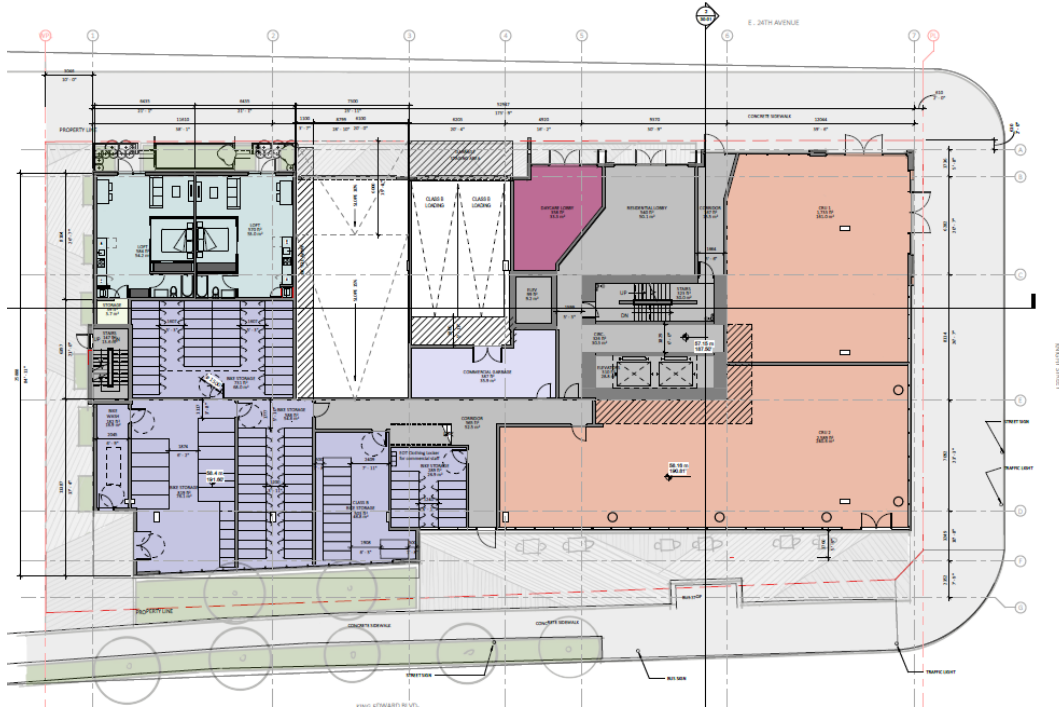
Council amends Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 4001-4009 Knight Street & 1348 East 24th Avenue”

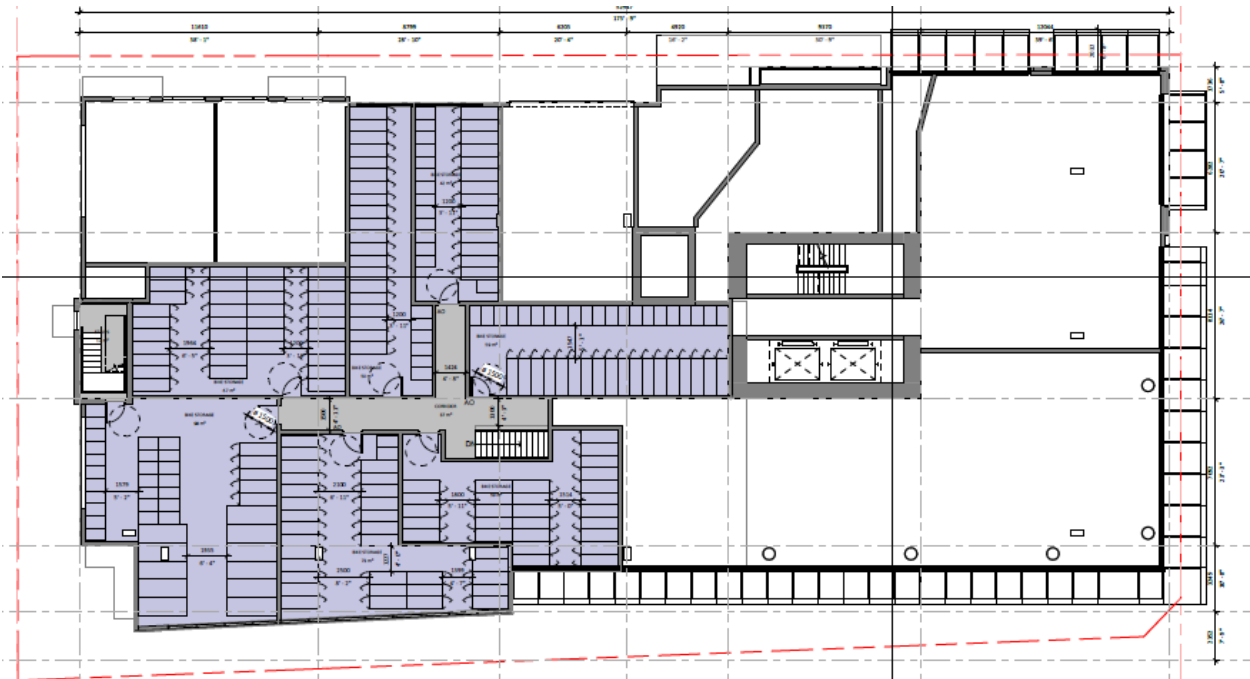
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4001-4009 Knight Street & 1348 East 24th Avenue
FORM OF DEVELOPMENT DRAWINGS

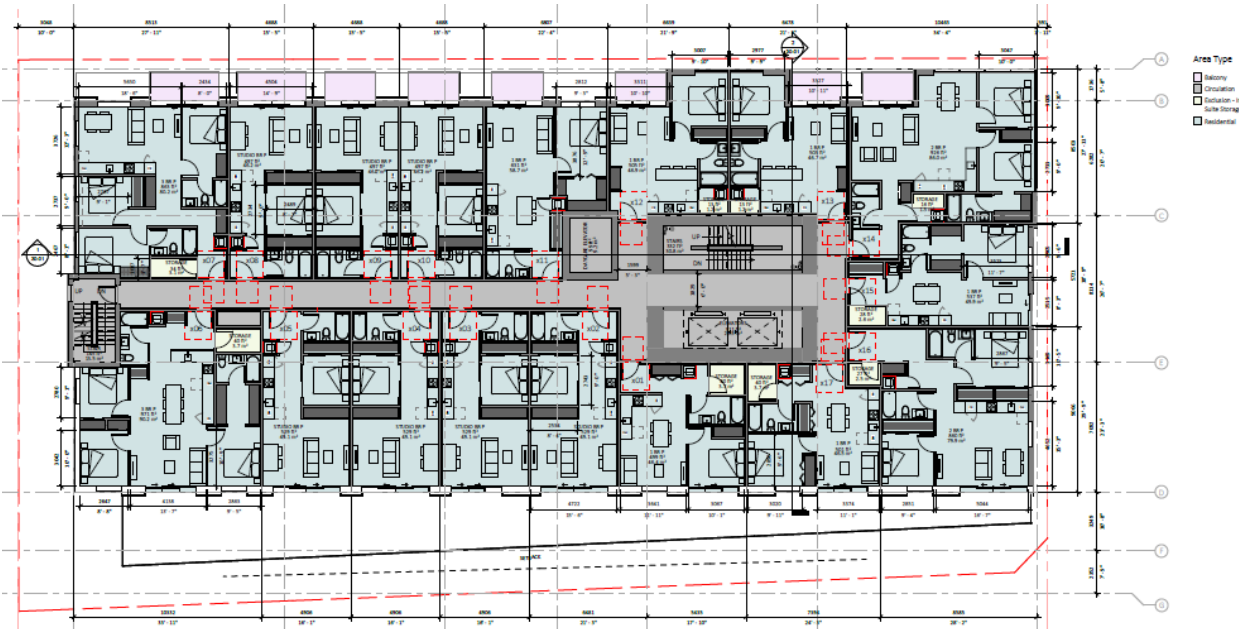
Level 1 Floor Plan



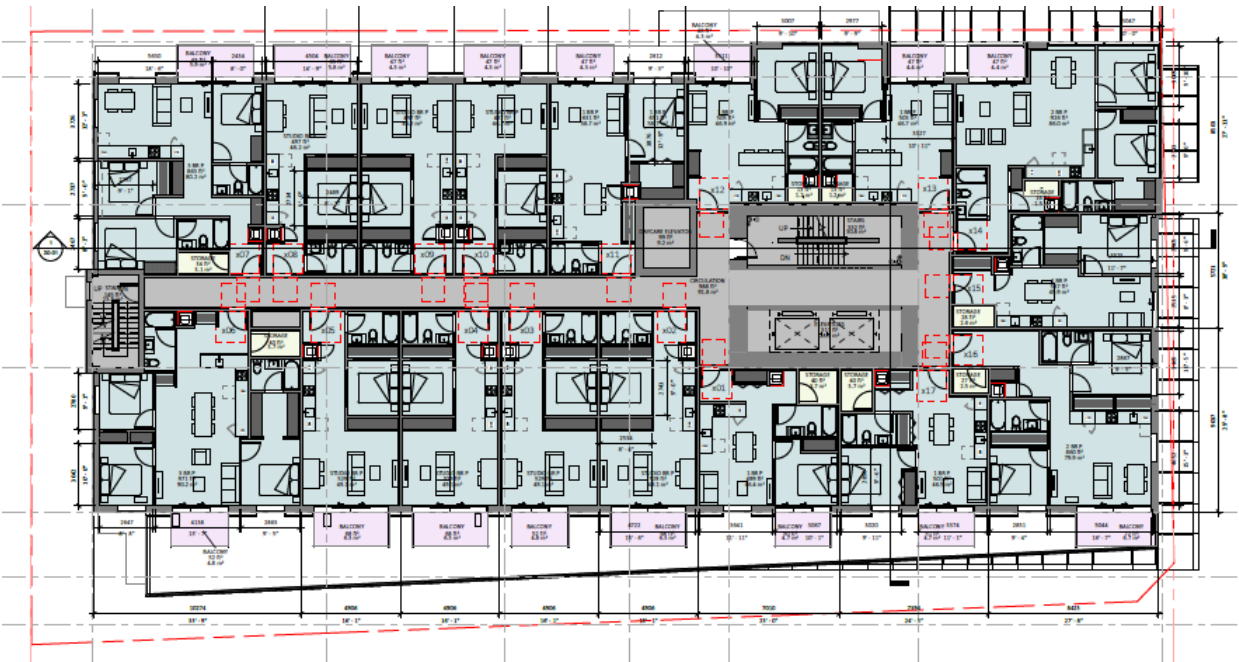
Mezzanine Level Floor Plan (Bike Storage)



Level 2 Floor Plan



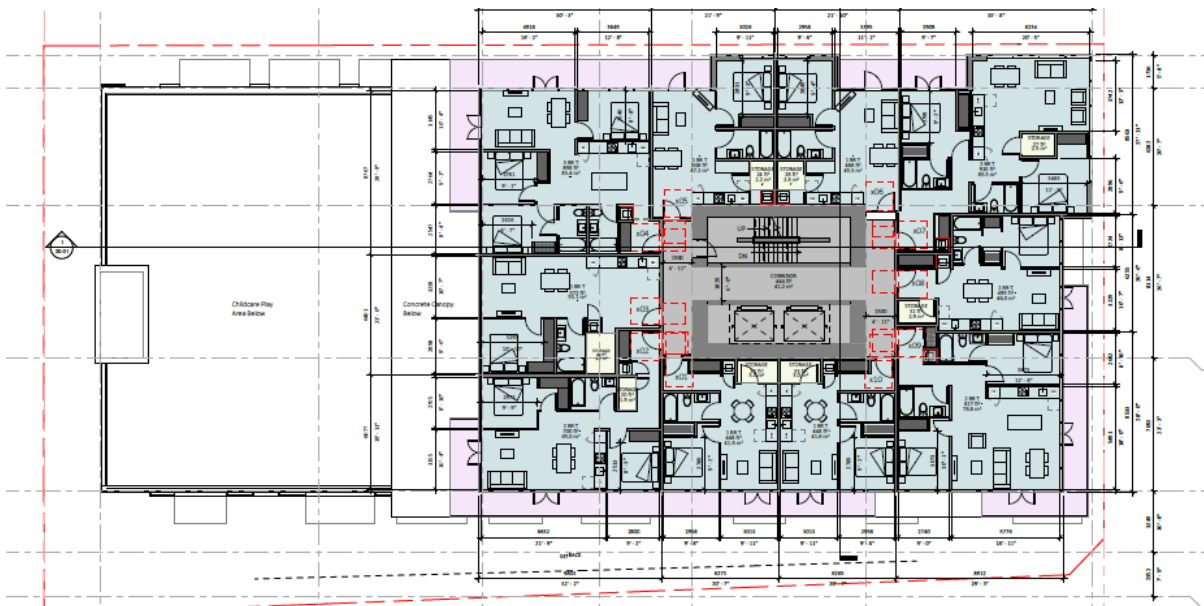
Level 3-4 Floor Plan



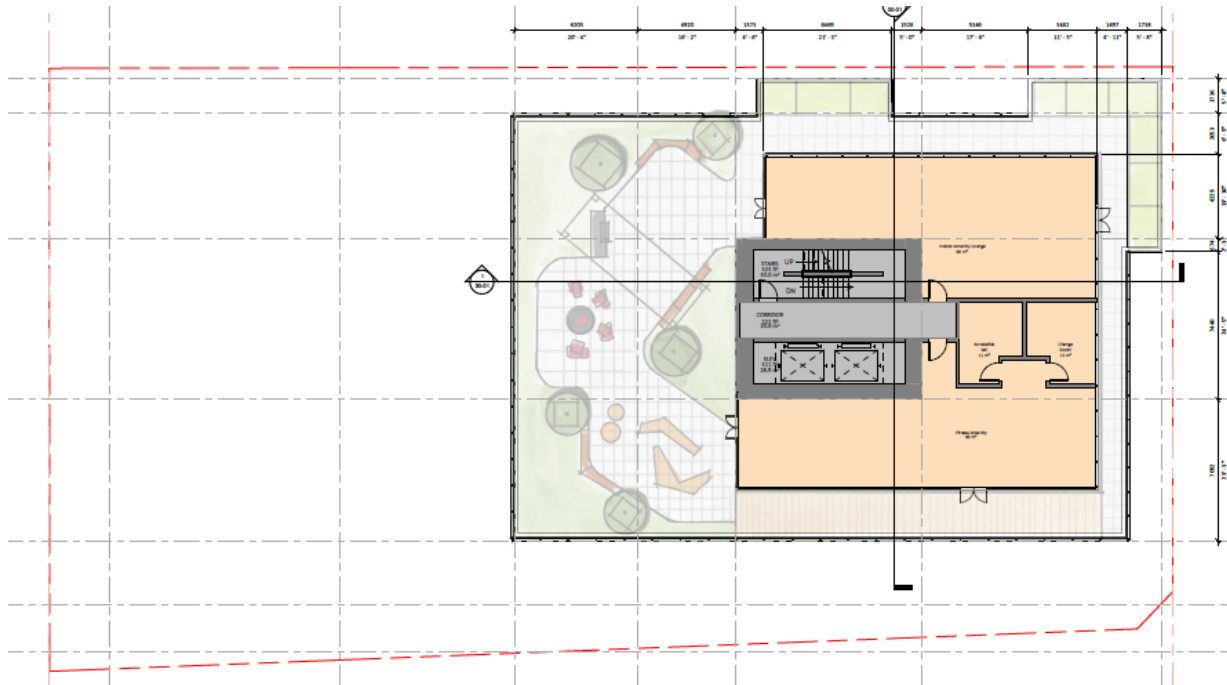
Level 5 Floor Plan (Childcare)



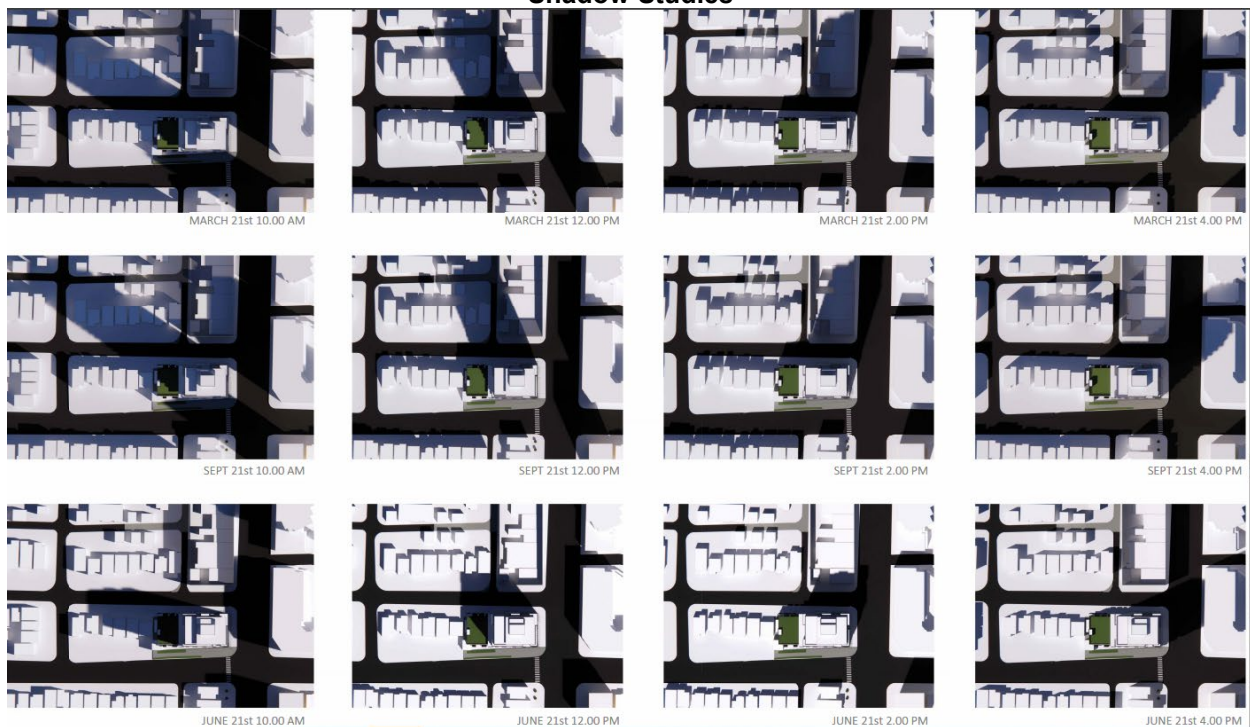
Typical Tower (Level 6-23) Floor Plan



Level 24 (Amenity Level)



Shadow Studies



* * * * *

4001-4009 Knight Street & 1348 East 24th Avenue
URBAN DESIGN PANEL

Address: **4001-4009 Knight Street & 1348 East 24th Avenue**
Permit No.: RZ-2024-00016
Description: To rezone the subject site from C-2 (Commercial) and RM-1 (Residential) Districts to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 24-storey mixed-use building with a 4-storey podium and includes: 233 strata residential units; commercial space on the ground floor; 37-space childcare facility; a floor space ratio (FSR) of 10.47; and a building height of 79.5 m (261 ft.). This application is not consistent with Council-adopted rezoning policies. The City is required to process all rezoning applications submitted and staff position on the proposal will be summarized in the referral report later in the application process timeline.
Application Status: Rezoning Application
Architect: Francl Architecture
Delegation: Joe Carreira, VP, Conwest Developments
Stefan Aepli, Architect, Francl Architecture
Stephen Vincent, Landscape Architect, Durante Kreuk Ltd
Staff: Mehdi Einifar & Allison Smith

EVALUATION: Support with Recommendations (6/0)

Planner's Introduction:

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context and noted this application is not consistent with Council-adopted rezoning policies. Allison concluded the presentation with a description of the site and a summary of the rezoning proposal.

Mehdi Einifar, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Mehdi then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Comments on the proposed height, massing, and form of development;
2. Comments on the uses and the public realm interface along the streets;
3. Comments on the architectural expression.

Applicant's Introductory Comments:

Applicant Stefan Aepli Architect for Francl Architecture noted the objectives and gave a general overview of the project followed by Stephen Vincent, Landscape Architect presenting on the landscape design and sustainability strategies.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by MR. WAUGH and seconded MR. LISTER and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations to the project with the following recommendations to be reviewed by City Staff:

1. Ensure transparency to the bike area;
2. Reconsider the setback to Knight Street;
3. Further consideration of the west elevation to the podium.

Summary of Panel Commentary:

The panel generally supported the height, massing, and form of development.

There was general support of the uses and public realm interfaces along the street.

Some noted the massing feels tall and heavy at the top, others noted however is comparable to existing developments.

The pitch for more density in this area makes sense.

The architectural expression and use of materials is generally successful.

Nice to see the staggered heights.

The breaking up of the proportions and podiums is good.

The podium at king Edward is a huge improvement to the neighborhood.

The way the tower comes down to Knight Street is successful.

Having the seating area setback is on the right track.

The planters separated the sidewalk to the seating area is successful.

This area has a nice human scale space.

Consider further refinement of the Knight Street frontages.

The panel generally supported the childcare space.

There was concern with the dark elements coming down on 24th Avenue, consider if needed.

Panel members noted they understand the limitations with landscaping and the sites footprint

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

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**4001-4009 KNIGHT STREET AND 1348 EAST 24TH AVENUE
PUBLIC CONSULTATION SUMMARY**

1. List of Engagement Events, Notification, and Responses

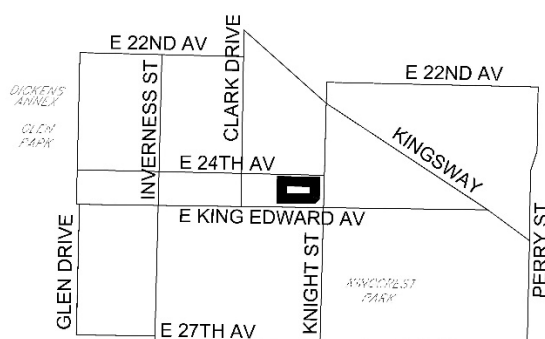
	Date	Results
Events		
Information session (City-led)	October 1, 2024	29 attendees
Question and Answer Period (City-led)	September 25, 2025 – October 8, 2024	453 participants (aware)* <ul style="list-style-type: none"> • 137 informed • 54 engaged
Public Notification		
Postcard distribution – Notice of rezoning application, information session, and Question and Answer Period	September 17, 2025	1,455 notices mailed
Public Responses		
Online questions	September 25, 2025 – October 8, 2024	14 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	August 2024 – March 2025	85 submittals
Overall position (online) <ul style="list-style-type: none"> • support • opposed • mixed 	August 2024 – March 2025	85 submittals <ul style="list-style-type: none"> • 31 responses • 44 responses • 13 responses
In-person comment forms	November 27, 2024	5 submittals
Overall position (in-person) <ul style="list-style-type: none"> • support • opposed • mixed 	November 27, 2024	5 submittals <ul style="list-style-type: none"> • 4 responses • 1 response • 0 responses
Other input	August 2024 – March 2025	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August 2024 – March 2025	1,526 participants (aware)* <ul style="list-style-type: none"> • 536 informed • 89 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood context and childcare:** The proposed development will support the community and provide much-needed childcare services.
- **Building and design:** The design of the building is attractive and well designed.
- **Development, density and housing:** The development and increased density in the neighborhood are supported due to its proximity to transit hubs. This project also brings much-needed housing to the area.
- **Business and commercial:** Commercial is supported and will bring in local businesses.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid-rise developments.
- **Affordability:** No affordable housing is proposed.

- **Traffic and parking:** The proposal will have a negative impact on traffic and parking, leading to congestion and unsafe driving conditions. The parkade access along 24th Avenue is not supported.
- **Amenities and infrastructures:** The proposed development would place a strain on local amenities, as there is insufficient infrastructure to support the increased density. The proposed childcare is small with only 37 spaces proposed.
- **Neighbourhood character:** The development takes away the neighbourhood character, history, and natural environment by incorporating high rises. The project would also not provide any value to the community.

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

General comments of support:

- Height and massing supported.
- Proposal adds much needed affordable housing.
- This is a suitable location for the development and will improve existing views.

General comments of concern:

- There are concerns on the affordability of the housing units.
- The building will block views and cast shadows.
- The project would remove access to amenities and reduce commercial area.
- There are concerns about noise pollution due to the anticipated increase in traffic.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred.
- Development would be supported if additional amenities and services were provided to support the increasing density. These include electric vehicle charging stations, additional green spaces, community centres, schools, and more transit hubs.

* * * * *

**4001-4009 Knight Street And 1348 East 24th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

A 23-storey mixed-use building with 233 strata-residential units, a 37-space turn-key childcare facility for City ownership and commercial space on the ground floor.

Public Benefit Summary:

The proposal will provide an in-kind, 37-space childcare facility, DCLs and Public Art.

	Current Zoning	Proposed Zoning
Zoning District	RM-1 & C-2	CD-1
FSR (site area = 1,654.1 sq. m. (17,805 sq. ft.))	RM-1 = 1.2 C-2 = 3.7	10.8
Buildable Floor Space (sq. ft.)	1348 East 24 th Avenue (RM-1) = 5,854 sq. ft. 4001-4009 Knight Street (C-2) = 47,828 sq. ft.	192,183 sq. ft.
Land Use	Residential & Mixed-Use	Mixed-Use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ¹	\$4,381,548
City-Wide Utilities DCL ¹	\$2,713,533
In-kind CAC (turn-key childcare)	\$8,873,630
Public Art ²	\$ 380,526
Total	\$16,349,237

¹ Based on by-laws in effect as of September 30, 2024. 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. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

² Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

4001-4009 Knight Street And 1348 East 24th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
4001-4009 Knight Street	008-906-441	LOT C BLOCK L DISTRICT LOT 301 PLAN 12342
1348 East 24th Avenue	015-640-515	LOT 5, EXCEPT PART IN REFERENCE PLAN 8408, BLOCK L DISTRICT LOT 301 PLAN 187

APPLICANT INFORMATION

Architect	Franci Architecture	
Property Owner	008-906-441 and 015-640-515	CONWEST (4001 KNIGHT) GP LTD., INC.NO. BC1126020

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	RM-1 & C-2	CD-1	
Uses	Residential & Mixed-Use	Mixed-Use	
Maximum FSR	RM-1 = 1.2 FSR C-2 = 3.7 FSR	10.8 FSR	
Floor Area	1348 East 24th Avenue (RM-1) = 5,854 sq. ft. 4001-4009 Knight Street (C-2) = 47,828 sq. ft.	192,183 sq. ft.	
Maximum Height	RM-1 = 10.7 m (35.1 ft.) C-2 = 22.0 m (72.2 ft.)	76.9 m (252 ft.) with additional height for the portion with rooftop amenity and mechanical equipment	
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking Bicycle Parking Loading Spaces	240 457 Class A and 13 Class B Confirmed at development permit stage

Natural Assets	1 existing on-site by-law trees; 4 City trees	1 on-site tree for removal; 1 City tree proposed for removal; 3 City trees to be retained Confirmed at development permit stage
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