CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 4, 2021
Contact:	Yardley McNeill
Contact No.:	604.873.7582
RTS No.:	14448
VanRIMS No.:	08-2000-20
Meeting Date:	May 18, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 602-644 Kingsway

RECOMMENDATION

A. THAT the application by Studio One Architecture Inc. on behalf of Bonnis Development King Inc. the registered owner of the lands at 602-644 Kingsway [*PID 004-696-760, Lot A Block 101 District Lot 301 Plan 20943; PID 004-696-786, Lot B Block 101 District Lot 301 Plan 20943; PID 004-696-808, Lot C Block 101 District Lot 301 Plan 20943; PID 025-565-613, Lot D Block 101 District Lot 301 Group 1 New Westminster District Plan BCP1286; PID 014-234-521, Amended Lot 3 (See 224853L) Block 101 District Lot 301 Plan 1888; PID 014-234-599, Amended Lot 5 (Explanatory Plan 3722) Block 101 District Lot 301 Plan 1888; PID 014-234-611, Lot 6 Block 101 District Lot 301 Plan 1888; PID 014-234-629, Lot 7 Block 101 District Lot 301 Plan 1888*] from C-2C (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 FSR to 4.05 FSR and the building height from 13.8 m (45.3 ft.) to 22.8m (75 ft.) to the top of the sixth floor, and 25.3 m (83 ft.) for the height including rooftop amenity, to permit the development of a six-storey, mixed-use building with 80 secured market rental residential units, be referred to Public Hearing together with:

(i) plans prepared by Studio One Architecture Inc., received July 22, 2020;
(ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
(iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the draft CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

E. THAT Recommendations A through D be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a By-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 602-644 Kingsway from C-2C (Commercial) District to CD-1 (Comprehensive Development) District. The application proposes a mixed-use, six-storey building with 80 secured market rental housing units, commercial uses at grade and a rooftop amenity area. A height of 25.3 m (83 ft.) and an FSR of 4.05 are proposed. This rezoning application is reviewed under the *Secured Market Rental Housing Policy (*commonly known as *Rental 100).* If approved, the application would contribute 80 secured market rental housing units towards the City's housing goals as identified in the *Housing Vancouver Strategy*.

Staff have assessed the application and the proposed use and form of development are supported subject to further design development and other conditions outlined in Appendix B. It is recommended the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing and to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Secured Market Rental Housing Policy* (2012, last amended 2019)
- *Secured Rental Policy (2019)*
- *Rental Incentive Programs Bulletin* (2019, amended 2020)
- *Tenant Relocation and Protection Policy- Process and Requirements (2019)*
- *Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during the Broadway Planning Process (2018)*
- *Broadway Planning Program and Associated Interim Policies (2018)*
- *Housing Vancouver Strategy* (2017)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families With Children Guidelines* (1992)
- *C-2C District Schedule (2020)*
- *C-2B,C-2C and C-2C1 Guidelines* (1987, last amended 2015)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezonings* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site Context

The site is zoned C-2C (Commercial) and located in the Mount Pleasant neighbourhood. The property is a relatively flat, irregular shaped seven-lot assembly, located on the south side of Kingsway between Carolina Street to the west, Fraser Street to the east and E 16th Avenue to the south. The site is currently occupied by six commercial buildings with three residential units on the upper floors with a site area of approximately 1,895 sq. m (20,404 sq. ft.) and a frontage of 72.5 m (238 ft.) on Kingsway. The immediate area is zoned C-2C, with C-2 to the north and south along Kingsway. Robson Park is directly north of the site and McAuley Park is directly east. This section of Kingsway ‘bends’ as it passes the park creating unusual lot patterns. This particular assembly is shallower than a standard lot with a depth of 28.65 m (94 ft.).

The buildings on this site were constructed between 1912 and 1937 but are not on the Vancouver Heritage Register. A Statement of Significance was submitted for the existing buildings and subsequently reviewed by Heritage staff. Staff determined that retention would not be required if the site was developed with secured rental housing, given the costs to retain the buildings would render the rental proposal unviable. The remainder of the block also contains

buildings constructed around 1900, however, none of these sites are listed on the Vancouver Heritage Register.

There are two residential units on site that are currently occupied and the Tenant Relocation and Protection Policy (TRP) applies to these units. See the Housing section of this report for further information on the TRP.

Kingsway is part of TransLink's Frequent Transit Network (FTN), and includes bus route #19 from Metrotown to Stanley Park.

Original Application at 610-644 Kingsway

This site is located in the Broadway Plan study area. The Broadway Plan Interim Rezoning Policy establishes conditions under which rezoning applications can be considered during the Broadway Planning process. This rezoning application adheres to the terms outlined in Policy 1 of the Interim Rezoning Policy as this application is a revision to a rezoning application that was submitted on January 19, 2018 for 610-644 Kingsway, prior to adoption of the policy. The original application proposed a 21 m (69 ft.) high six-storey building with commercial uses at grade and 53 secured market rental units above. No rooftop amenity was proposed in the original application. The corner lot was later acquired by the applicant and a revised application was submitted for the site at 602-644 Kingsway on July 22, 2020. The site area increased from 1,285 sq. m. (13,830 sq. ft.) to 1,895 sq. m. (20,404 sq. ft.).

Figure 1: Aerial view of original application for 610-644 Kingsway

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

- **Parks**: Robson Park is located 270 m across Kingsway to the north of the site, while the smaller McAuley Park is located 200 m, across Kingsway to the east.

- **Cultural/Community Space**: Mount Pleasant Family Centre Society is located at 2910 St George Street, 290 m away in Robson Park.
- **Hospital:** Mt Saint Joseph Hospital is located 300 m to the west accessed from Kingsway

Figure 2 - Location Map

Local School Capacity – There are five elementary schools located within an approximate one-kilometre radius of the subject site. The Vancouver School Board's (VSB) Long Range Facilities Plan, dated January 25, 2021 indicates that Charles Dickens Elementary with 444 students currently has enrolment numbers above the total operating capacity (102%), however the student enrollments are expected to reduce to 70% capacity in 2029. While currently under the school capacity, enrolment is projected to increase slightly above the operating capacity with a rate of 104% in 2029 for Mount Pleasant Elementary. However, the other elementary schools noted in Figure 3 are all anticipated to have capacity in 2029.

Figure 3– Local Elementary School Enrolments

School name	2019 Capacity Utilization	2029 Capacity Utilization
Mount Pleasant	88%	104%
Charles Dickens	102 %	70 %
Dickens Annex	98%	76%
David Livingston	98%	75%
Florence Nightingale	73 %	74 %

Sir Charles Tupper Secondary School is located approximately one-kilometre to the south-west of the site and has an operating capacity of 1,500 students. The current enrolment is 1,168 students of which the enrollment rates are forecasted to be similar by 2029. VSB continues to monitor development and work with the City to help plan for future growth.

2. Policy Context

Secured Market Rental Housing Policy – In May 2012, Council approved the *Secured Market Rental Housing Policy*, commonly known as *Rental 100*, which provides incentives for new developments where 100% of the residential floor space is secured rental housing. Rezoning applications considered under this policy must meet a number of criteria, including security of tenure, location and form of development. This policy was revised and retitled to the *Secured Rental Policy* on November 26, 2019.

Secured Rental Policy – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy*, and retitled it to *Secured Rental Policy (SRP).* The *SRP* expands on *Rental 100,* by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and introducing new green buildings requirements. New rezoning applications are required to meet the provisions of the *SRP*. However, in order to ensure consistency and fairness for in-stream applications, the policy requirements of the previous *Secured Market Rental Housing Policy* with respect to energy performance will continue to apply to projects where a supportive letter of response was received prior to November 26, 2019. This rezoning application is a revision to a rezoning application for 610-644 Kingsway which was submitted on January 19, 2018, and can therefore be considered under the previous *Secured Market Rental Housing Policy*, with respect to energy performance requirements.

Rental Incentive Guidelines – The intent of the *Rental Incentive Guidelines* is to inform the way in which City incentives, taken at the applicant's discretion, are applied to eligible secured rental projects. The guidelines also provide further information on the incentives, including general direction for the consideration of additional density through rezoning. The guideline has since been superseded by the Rental Incentive Programs Bulletin.

Rental Incentive Programs Bulletin – To correspond with Council's approval of the *Secured Rental Policy* in November 2019, a new *Rental Incentive Programs Bulletin* was issued. This bulletin provides updated information on Development Cost Levy (DCL) waivers and other incentives available to eligible secured rental projects. The additional density considerations provided in the *Rental Incentive Guidelines* will continue to apply to applications considered under the *Secured Market Rental Housing Policy.*

Housing Vancouver Strategy (2017) – In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining diversity of incomes and households in the city, of shifting housing production towards rental to meet the greatest need, and of coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built

rental units. This rezoning application, if approved, will contribute towards the targets for purpose-built market rental units and family units.
Tenant Relocation and Protection Policy – The Tenant Relocation and Protection Policy (TRP Policy) last amended June 2019 applies to this application. The TRP Policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four month's free rent or more based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodation that best meet the tenants identified priorities.

Policy on Consideration of Rezoning Applications and Heritage Revitalisation Agreements during the Broadway Planning Process (2018) - On June 20, 2018, Council approved the Broadway Plan Terms of Reference and associated Interim Rezoning Policy. The Interim Rezoning Policy establishes conditions under which rezoning applications can be considered during the Broadway Plan process. Rezoning applications already submitted and rezoning enquiries that received a written response up to three years prior to the adoption of the interim rezoning policy are permitted to continue. This rezoning application is a revision of an application that was submitted on January 19, 2018 for 610-644 Kingsway, and can therefore proceed under the terms outlined in Policy 1 of the Interim Rezoning Policy

Development Cost Levy By-Laws - Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the "DCL By-law"), projects which meet the by-laws' definition of "for-profit affordable rental housing", a term specifically used by the province in Section 523D(10.3)(a) of the Vancouver Charter, are eligible for a waiver of City-wide DCLs for the residential portion of the development. The DCL By-law establishes maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the Rental Incentive Programs Bulletin and are updated on an annual basis.

Staff note that the term "for-profit affordable rental housing" as defined by the Vancouver Charter, and used in relation to the DCL By-law and Utilities DCL By-law does not necessarily create rental units which are affordable to all Vancouver residents. The waiver of both the DCLs and the Utilities DCLs provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the Vancouver Housing Strategy.

Strategic Analysis

1. Proposal

The application proposes a six-storey, mixed-use building with 80 secured market rental housing units and commercial uses at grade, over three levels of underground parking on a site size of 1895 sq. m (20,404 sq. ft). The proposed building height is 25.3 m (83 ft.) (including the rooftop amenity) and the proposed density is 4.05 FSR with a total floor area of 7,534 sq. m (81,105 sq. ft.). The rooftop amenity area will include urban agriculture, children's play and seating areas as well as an indoor amenity room and gym (see Figure 3). Under this rezoning, a portion of the existing road network along East 15th Avenue, at the perimeter of the site to the north will be permanently closed and replaced with a public plaza.

2. Land Use

The site is currently zoned C-2C (Commercial) District. The intent of the C-2C District Schedule is to provide for a wide range of good and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a pedestrian oriented district shopping area by increasing the residential component and limiting the amount of office use. The C-2C District Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

The proposal includes commercial retail units and residential uses, consistent with the intent of the C-2C District Schedule. A total of 1,169.4 sq. m. (12, 587.7 sq. ft.) of leasable commercial space is proposed fronting both Kingsway and Carolina Street. The commercial units at grade will open onto a proposed new public plaza in conjunction with this application, as a contribution towards the local pedestrian orientated shopping area, and in line with aspirations encouraged under the C-2C District Schedule and associated guidelines.

3. Density, Height and Form of Development

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

For sites in the C-2C zones, the *Rental 100* policy and the *Rental Incentive Programs Bulletin* provide general direction for consideration of additional height and density, with an emphasis on urban design performance including limiting shadow impacts and on ensuring a compatible fit with the surrounding context.

Height and Density - The proposed building height of 25.3 m. (83 ft.) (including the rooftop amenity) and density of 4.05 FSR are consistent with the *Rental 100* policy and the *Rental Incentive Programs Bulletin*, which allow consideration of an additional two storeys over the four permitted under C-2C zoning. Staff's urban design assessment concludes that the proposed floor area can be appropriately accommodated, subject to the design development conditions contained in Appendix B of this report.

Figure 4 – View of Proposed Development along Kingsway showing rooftop amenity and public plaza at grade

Neighbourhood Fit – Properties along both sides of Kingsway are zoned C-2 or C-2C (Commercial). There are mixed-use buildings to the east along Kingsway, while properties to the south across the lane are also zoned C-2C and developed with two-storey buildings and a surface parking lot. The adjacent three storey mixed-use building at 652 Kingsway has been assessed as having potential heritage value, but is not currently on the Vancouver Heritage Register. The proposed building has responded accordingly by stepping down to three storeys and by providing a 3.65 m (12 ft.) setback along the shared property line to allow for light and air penetration where existing windows are located on the adjacent building.

In recent years, several six-storey secured rental buildings have been built, approved or proposed along this section of Kingsway. A 14-storey *Moderate Income Rental Housing Pilot (MIRHP) Program* application located within 300 m (located west of Robson Park) at 445 Kingsway was approved by Council at Public Hearing on June 23, 2020, which also includes the closure of St. George Street fronting Robson Park to implement a portion of the St. George Rainway/Artway.

The proposed six-storey building includes commercial uses at-grade with five storeys of rental housing on the upper floors and a residents' indoor and outdoor amenity level on the roof. The depth of this property is shallow at approximately 28.65 m (94 ft.). However, a 6.10 m (20 ft.) rear setback for all residential units has been provided to ensure adequate separation from potential future mixed-use development across the lane. Privacy and overlook impacts to the neighbours are considered to be minimal and will be further mitigated through design development conditions in Appendix B. The proposal is considered an appropriate contextual fit, balancing the impacts on neighbouring properties with the delivery of secured market rental housing.

Public Realm – Proposed as part of this development is the closure of a small portion of East 15th Avenue in front of the site that would allow for the creation of a new public plaza. The intent of this space is to provide an opportunity for CRU patios, public seating, landscaping to buffer

traffic along Kingsway and a widened sidewalk. The landscape buffer along Kingsway would be designed to serve as a possible future alignment for a separated bicycle path connecting the East 14th Avenue bikeway east-west across Kingsway with an additional connection north to the St. George Rainway.

Approximately 11 small CRUs are proposed at grade to front both Carolina Street and Kingsway, which will serve to animate the plaza and offer an opportunity for a cluster of small neighbourhood businesses to develop similar to those found north of McCauley Park at Kingsway and Fraser Street. Design conditions in Appendix B are included to improve the building character at grade through further color, materiality and detailing.

The proposed six storeys do result in a minor incremental increase in shadow impact when compared to a four-storey building conforming to the existing zoning. Staff have reviewed the shadow studies provided and conclude that the proposed additional two storeys would not unduly impact neighbouring properties as the majority of the shadow falls onto the Kingsway roadway. The proposal would not shadow onto Robson or McCauley parks at any time during either Spring or Fall equinoxes.

Livability – The application proposes generous common indoor and outdoor amenity space on the building rooftop, which has good solar access. Currently, there are five 2-bedroom units proposed to have Juliet balconies. Staff have included design conditions recommending these units be provided with full balconies. Urban design and landscape conditions to further improve livability of the development are included in Appendix B.

Landscape – There are currently two by-law sized trees on site, one in poor condition and the other a dead tree. Landscape staff support the Arborist recommendation to remove these trees. The application proposes to add substantial new landscaping and street trees within the new mini-plaza, on Carolina Street and along Kingsway, in coordination with Engineering. Additional landscaping is proposed on the rooftop amenity space and on private patios fronting the lane. Landscape conditions in Appendix B also include consideration for additional landscaping along the building edge and the lane and improvements to the sustainability and stormwater management strategies.

Urban Design Panel – The rezoning application was reviewed by the Urban Design Panel on October 14, 2020 and received support with recommendations (see Appendix D). The Panel recommended additional design development to enhance the retail at grade, to simplify the upper massing and to improve the corner expression through articulation and materiality. The Panel's recommendations regarding additional design development improvements was considered by staff and has informed the Urban Design conditions in Appendix B.

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

Figure 5 – View of Proposed Development looking south-east along Kingsway

4. Housing

The *Housing Vancouver Strategy* strives to enhance access to rental housing and sets a number of short- and long-term rental housing targets. This application, if approved, would contribute 80 secured market rental housing units to the City's rental housing targets set out in the *Housing Vancouver Strategy* (see Figure 6)

Figure 6 – Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of December 31, 2020

Housing Type	10-YEAR TARGETS *	Units Approved Towards Targets*
Purpose-Built Market Rental Housing Units	20,000	5,624

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

*Unit numbers exclude the units in this proposal, pending Council's approval of this application.

*Includes Developer-Owned Below-Market Rental Housing

Housing Mix – On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* which requires that 35% of all units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The rezoning proposal would deliver a variety of unit types in the form of 34 one-bedroom units, 36 two-bedroom units, and 10 three-bedroom units. The two- and three-bedroom units account for 57% of all units proposed, exceeding the minimum family unit requirements. Studio units are not included in the proposed unit mix for this application.

Figure 7 – Proposed Unit Mix

Type	Count	Percentage
Studio	0	0 %
1-bed	34	43 %
2-bed	36	45 %
3-bed	10	12 %
Total	**80**	**100 %**

Security of Tenure – All 80 units would be secured as rental housing through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2020, its purpose-built apartment vacancy rate was 2.8%. The vacancy rate based on the CHMC Market Rental Survey in 2020 for the Mt. Pleasant/Renfrew Heights area within which this site is located was 1.4%. This means that 14 out of every 1,000 market rental units in this area were empty and available for rent. A vacancy rate of 3.0 to 5.0% represents a balanced market.

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

Figure 8: Comparable Average Market Rents and Home-Ownership Costs (Eastside)

	Average Market Rent in Newer Buildings - Eastside (CMHC, 2020)[1]	Annual Income Required to Afford Monthly Rent[2]	Monthly Costs of Ownership for Median-Priced Unit – Eastside - (BC Assessment 2020)[3]	Annual Income Required to Afford Monthly Costs for Ownership[2]
Studio	$1,549	$61,960	$2,379	$95,160
1-bed	$1,825	$73,000	$2,906	$116,240
2-bed	$2,354	$94,160	$4,105	$164,200
3-bed	$3,299	$131,960	$6,048	$241,920

1. *Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2011 or later on the Eastside of Vancouver*
2. *Based on 30% of annual income*
3. *Based on the following assumptions in: median of all BC Assessment sales prices in Vancouver Eastside in 2020 by unit type, 10% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150 – 250 monthly strata fees and monthly property taxes*

As the table reveals, market rental housing is significantly more affordable than home ownership as illustrated in Figure 8 above.

Existing Tenants – The Tenant Relocation and Protection Policy (the “TRP Policy”), amended in 2019, extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually rented condos where the new development is proposing five or more

dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City's Empty Homes Tax during the process of assembling sites for redevelopment.

Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant. As the application involves consolidation of six C-2C lots containing secondary rental units, the updated TRP Policy applies. Currently, there are two dwelling units occupied by tenants on site, comprising of a one-bedroom unit and a two-bedroom unit. Both tenancies are eligible for provisions under the TRP Policy, including relocation assistance, assistance with moving costs, monetary compensation calculated based on length of the tenancy.

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

Development Cost Levy Waiver – The applicant is not seeking a DCL waiver at the rezoning stage. Should this rezoning application be successful, and the applicant request the DCL waiver, a final rent roll that sets out the starting monthly market rents at the time of the occupancy permit will be required at development permit application, in order to ensure compliance with the DCL By-law. In addition, average unit sizes cannot exceed the maximum thresholds set out by the DCL By-law.

5. Transportation and Parking

A frequent bus service is available on Kingsway, which includes bus route #19 between Metrotown Station and Stanley Park. The project is eligible for a 20% reduction to residential parking and a 10% reduction to commercial parking requirements due to proximity to frequent transit. The application proposes 113 vehicle parking spaces for the commercial and residential uses, including resident and visitor spaces. In addition, the application proposes two Class B loading spaces, 174 Class A bicycle spaces, and 11 Class B bicycle spaces.

As part of the rezoning, the applicant is agreeable to fund the public realm improvements such as landscaping and street furniture within the new public plaza fronting Kingsway, in coordination with Engineering staff.

All Engineering conditions are included in Appendix B.

6. Environmental Sustainability

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

This application has opted to satisfy the *Green Buildings Policy for Rezonings* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets – The *Urban Forest Strategy* helps preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A tree with a diameter greater than 20 cm is subject to the Tree By-law and requires a permit if it is proposed to be removed. There are two existing trees of this size on the site, one declared dead and the other in a poor condition as noted in the submitted Arborist Report. Landscape staff are in agreement with the recommendations in the Arborist Report to remove these trees and replace with new landscaping on site. Approximately 13 new street trees including on the new public plaza at grade and 12 new trees on the rooftop amenity space with associated landscaping is proposed in this application.

Public Input

Pre-Application Community Consultation – A pre-application open house was conducted for the initial rezoning application at 610-644 Kingsway. When the revised application was received for 602-644 Kingsway, staff determined that a second pre-application open house was not required since the new application was similar in form and massing to the original, noting the expanded site area by inclusion of the corner site at 602 Kingsway.

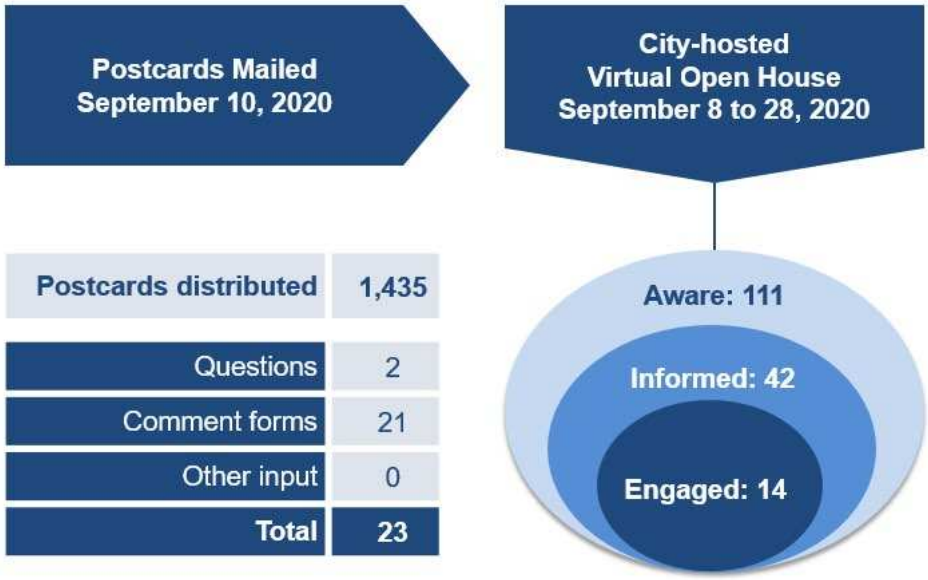
Public Notification of the Rezoning Application – A rezoning information sign was installed on the site on July 27, 2020. Approximately 1,435 notification postcards were distributed within the neighbouring area on or about September 10, 2020. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

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

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

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms and by email. A total of 23 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 9: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Affordable housing:** This proposal responds to the need for more affordable housing in transit accessible locations.
- **Neighbourhood context:** The development would revitalize the corner of Kingsway and vacant commercial buildings for a more vibrant street life.
- **Building height and density:** The proposed building height and density are suitable however, additional height increase would be further supported due to its close proximity to Broadway and downtown.
- **Family units:** The number of family units is appropriate for the neighbourhood.
- **Road closure:** The road closure in front of the building is appreciated and would allow residents to better enjoy and relax in the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Displacement of businesses:** The project would disrupt and displace artist spaces and businesses that are crucial in the area. Particularly, the proposal would negatively impact the artist venue, Toast Collective, and cause an increase in property values.
- **Affordable housing:** The secured market rental units would not be affordable for renters.

- **Building design:** The building design is bland and lacks character, especially since the site is located on a corner. Warmer tones would be more appropriate for the building and its surrounding area.

- **Parking:** Excessive parking proposed, resulting in traffic congestion in the laneway.

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

Building design – Staff have reviewed the proposed form of development and have determined that the design response to the neighbourhood context is appropriate and compliant with the rezoning policies for secured rental projects on an arterial street. Urban Design conditions to further improve the form and massing are set out in Appendix B.

Parking – Staff will work with the applicant at the development permit stage to revisit the proposed parking on site. Given that the site is located near a frequent transit route, the application is eligible for 20% parking reduction. Final parking count will be determined at the development permit stage.

Affordable housing- this application is proposing 80 new secured rental units to be available at market rates. While the rents may not be affordable for all Vancouverites, they do provide an alternative to the costs of home ownership, and these units will contribute to the Housing Vancouver targets for purpose built market rental units.

Displacement of businesses: existing commercial/retail tenants will be displaced as part of the proposal. However, once completed, the new building will contain 11 CRUs at grade providing opportunities for local serving businesses to operate from this location. The Toast Collective building is not part of this rezoning application.

Public Benefits

City policies that address changes in land use and density provide the following public benefits.

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

This site is subject to the City-wide DCL and the Utilities DCL on the proposed 1,169 sq. m (12,587 sq. ft.) of commercial floor area and 6,365 sq. m. (68,517 sq. ft.) of residential floor area. Based on DCL rates in effect as of September 30, 2020, it is anticipated this proposal will generate approximately $2,178,187 in DCLs.

Projects such as this requiring a rezoning that are not subject to Community Amenity Contributions (CACs) may request a DCL waiver at the development permit application stage. If the DCL waiver is taken, the value of the City-wide DCL waiver on the residential floor area would be approximately $1,234,676.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases,

provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

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

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

The *Community Amenity Contributions Policy for Rezonings* provides an exemption for routine, lower density secured market rental housing rezoning applications that align with the *Secured Market Rental Housing Policy* and the *Rental Incentive Programs Bulletin*. For the C-2 zones, projects up to six storeys are CAC exempt.

Rental Housing – The applicant has proposed that all 80 of the residential units be secured as rental housing for the longer of 60 years and the life of the building. The public benefit accruing from this application is the contribution to the City's secured rental housing stock serving a range of income levels. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

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

Financial Implications

Based on rates in effect as of September 30, 2020, it is anticipated this project will generate approximately $2,178,187 in DCLs. As discussed in the Public Benefits section of this report, the project may be eligible to request a DCL waiver at the development permit application stage.

The 80 rental housing units, secured by a Housing Agreement and Section 219 Covenant for 60 years and the life of the building, will be privately owned and operated.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site at 602-644 Kingsway from C-2C to CD-1 to permit development of 80 secured market rental housing units, and conclude the application is consistent with the objectives of the *Secured Market Rental Housing Policy*. The application qualifies for incentives provided for secured market rental housing, including additional height, density, and parking reductions. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a notable contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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

* * * * *

602-644 Kingsway
DRAFT BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or the Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;

   (c) Institutional Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Utility and Communication Uses; and

   (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4.1 The only uses permitted above the sixth storey are amenity areas accessory to residential use.

4.2 The design and layout of at least 35% of the dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

4.3 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.

4.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

(a) Farmers' Market;

(b) Neighbourhood Public House;

(c) Public Bike Share;

(d) Restaurant; and

(e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4.5 The Director of Planning may vary the use conditions of section 4.4 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site consists of 1,895 m^2 being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 4.05.

5.3 The floor space ratio for commercial uses must not be less than 0.5.

5.4 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.

5.5 Computation of floor area must exclude:

(a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:

(i) the total floor area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning first approves the design of the sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

(d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

Building Height

6.1. Building height, measured from base surface to top of sixth floor parapet, must not exceed 22.8 m

6.2. Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 25.3 m measured from base surface.

Horizontal Angle of Daylight

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

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board first

considers all the applicable policies and guidelines adopted by Council and the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 means:

(a) any part of the same building including permitted projections; or

(b) the largest building permitted under the zoning on any adjoining site.

7.6 A habitable room referred to in section 7.1 does not include:

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) 10% or less of the total floor area of the dwelling unit; or

(ii) 9.3 m^2.

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 By-law.

* * * * *

602-644 Kingsway
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Studio One Architecture, received July 22, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to improve the character and pedestrian experience of the ground level Commercial Retail Units (CRUs) by better responding to the existing varied pattern of narrow buildings in the area as follows:

(a) Providing greater variation in wall plane and material expression, as well as colour;

(b) Window detailing which better defines an experience of individual, narrow CRUs;

(c) Providing a maximum 15.3m frontage for any individual CRU;

(d) Reducing the monotonous extent of glazing proposed. This may be achieved by expressing some upper level materials down to the ground level;

(e) Providing an at-grade corner chamfer as a transition from Carolina Street to the future plaza and exploring recessed entries for some CRUs; and

(f) Using high quality and human-scaled materials at grade.

1.2 Design development to delete private patios in the interior courtyard along the eastern property line and retain the space as “not for occupancy” in order to improve privacy for existing units in the adjacent building.

1.3 Design development to improve the overall livability of the proposal, including but not limited to:

(a) providing all units with private outdoor space;

(b) revising unit layouts to maximize privacy and reduce potential overlook to the greatest extent possible; and

(c) providing privacy screens on shared balconies and landscape screening where appropriate to increase privacy.

Note to Applicant: Provide at the time of Development Permit updated detailed unit layouts including furniture. Unit layouts will be assessed for livability during the Development Permit review process. Provide a minimum 54 sq. ft. of balcony area for all 2- and 3-bedroom units as per the *High Density for Families with Children* guidelines. The average depth for balconies should be approximately 6 ft., wherever possible.

1.4 Design development to the common rooftop amenity as follows:

(a) Provide an accessible washroom and kitchenette in the indoor amenity room;

(b) Improve the visual connection between the children's play area and the indoor amenity room; and

(c) Ensure design of the outdoor rooftop amenity meets the Roof-Mounted Energy Technologies and Green Roofs bulletin requirements to qualify as an 'intensive green roof'.

1.5 Design development to improve the architectural expression of the upper storey massing. This may be achieved through the following methods:

(a) Exploring a more residential language of the corner expression through increased material variation, window detailing and/or planar breaks/reveals which introduce shadow lines; and

(b) Exploring a calmer, more cohesive streetwall expression along Kingsway which responds to the unique site geometry in a clearer, more simplified manner.

Crime Prevention through Environmental Design (CPTED)

1.6 Design development to respond to CPTED principles, having particular regard for:

(a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;

(b) Limiting unobserved access or activity and encouraging natural visual surveillance;

(c) Mail theft;

(d) Site lighting developed with considerations for safety and security; and

(e) Reduced opportunities for graffiti;

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

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

(a) Overhead lighting and step lights at exit stairs and doors;

(b) 24 hour lights and walls painted white; and

(c) Visibility at doors, lobbies, stairs and other access routes.

Landscape

1.8 Design development to create a smooth transition between private property and the plaza on City property, in coordination with Engineering staff.

Note to Applicant: It is suggested that an interim Plaza design be provided (with future final design by Engineering), which creates a strong landscape buffer and project identity. A smooth transition zone should be created by planting flush with grade, rather than in raised planters. This may require revisions to the parkade depth, to achieve sufficient depth of soil.

1.9 Design development to improve streetscape interface along Kingsway by extending landscape planting along the building edge, as much as possible;

1.10 Design development to improve lane interface by providing a substantial landscaped edge oriented to the lane with some down lighting;

1.11 Design development to improve the sustainability strategy, by the following:

(a) Explore the provision of green roofs to all available flat rooftops;

(b) Provide high quality materials to all landscape areas for durability into the future;

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

(d) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and

(e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

1.12 Design development to locate, integrate and fully screen parking garage vents in a manner that minimizes their impact on the architectural expression and the project’s open space and public realm.

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

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

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the Development Permit stage.

1.14 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

(a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

(b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and

(c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

1.15 Provision of coordination between Landscape Plan and architectural Site Plan, for most up to date information.

1.16 Provision of complete information, such as detail references and schedules, confirming all landscape elements.

1.17 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

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

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

Note to Applicant: Sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.19 Provision of a “Tree Management Plan”.

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

1.20 Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor and arborist.

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

1.21 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

1.22 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

1.23 Provision of an outdoor Lighting Plan.

Sustainability

1.24 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings.

The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements (amended April 28, 2017 or later).

Zero Waste

1.25 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering Services

1.26 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law. Note to applicant: Proposed reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

1.27 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

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

1.28 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

1.29 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.

1.30 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-

law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.31 All public realm space within the street Right of Way including public squares and plazas shall be designed in consultation with Engineering, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Proposed seating in public space on street right of way must conform to City of Vancouver design guidelines. A minimum of 50% of public seating must meet accessibility standards as follows:

(a) Size - Benches shall have seats that are a minimum of 1.6 meters long, and 0.5 meters to 0.6 meters deep.
(b) Back Support – benches should provide back support or be affixed to a wall. Back support shall be a minimum of 1.6 meters long and shall extend from a point 5.0 centimeters maximum above the seat surface to a point 0.45 meters minimum above the seat surface. Back support shall be 6.5 centimeters maximum from the rear edge of the seat measured horizontally.
(c) Height – The top of the bench seat surface shall be 0.43 meters minimum and 0.49 meters maximum above the ground.

Note to applicant: Proposed planting in public space on street right of way must be low maintenance and drought tolerant. Plants shall be planted in such a way as to maintain sightlines and not encroach on the sidewalk, street, lane, and/or bike lane according to City of Vancouver standards as follows:

(a) All plant material within the same continuous planting area which is located on street right of way within 10m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6m, measured from the sidewalk.
(b) All plant material within the street right of way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1m, measured from the sidewalk.
(c) Provision of 0.45m buffer of low groundcover in planting beds adjacent to sidewalks.
(d) Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.

Note to Applicant: Proposed off-site plaza is acceptable. Amenities including rain garden, planting and furnishings will require further design development.

Note to Applicant: Patios located on streets (including sidewalks) are not included as part of the rezoning review or development review. A separate application must be made to and approved by the Engineering Services Department by the business owner. More information about business uses of streets can be found online: (http://vancouver.ca/streets-transportation/street-and-sidewalk-use-for-businessand-

activities.aspx). Any additional inquiries about patios should be directed to the Street Use Management Branch.

1.32 Provision of generous and continuous weather protection on both frontages.

1.33 Provision of a finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services including:

(a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis
(b) Updated Parking Study
(c) Review of the parking and loading design considering vehicle and truck turning movements and show vehicle turning swaths considering:
  (i) Largest anticipated design vehicles and loading vehicles
  (ii) Loading to and from the lane.

Note to Applicant: For more information, please refer to the current TAMS Consultant Design Guidelines.

1.34 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

(a) Provision of a bicycle elevator for all bicycle spaces located below the first underground level.
Note to Applicant: The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5’-6” x 6’-8”. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.
(b) Provision of a minimum 0.6m wide Class B bicycle spaces.
(c) Provide oversized bicycle spaces and lockers as per Bylaw.

1.35 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement:

(a) Provision of convenient, internal, stair-free loading access to/from all site uses
(b) Remove column encroaching into required maneuvering area
(c) Provide a clear unloading area or raised rear dock, minimum 1.8m wide, with suitable access to facilitate goods loading /unloading
(d) Provision of Passenger loading as per Bylaw
(e) Provision of a width of 4m for the first Passenger loading space and 2.9m width for subsequent spaces.

1.36 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

(a) Provision of improved two way flow for vehicles on the ramp and in the parking areas

(i) Improve two-way traffic flow at the main ramp, and throughout parkade, through provision of parabolic mirrors

(b) Modification of grades on the ramp and in parking areas.

(i) Ramp slopes must not exceed 10% for the first 20' from the (property line/back of sidewalk).

(ii) 4m of width is required for all disability spaces.

Note to Applicant: If disability spaces are located beside one another, or beside a walkway or open area, the stall width must be a minimum of 2.5m with a 1.5m wide wheelchair access corridor.

(c) Improve functionality of adjacent parking spaces not parallel to each other.

1.37 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

(b) All types of parking and loading spaces individually numbered, and labelled on the drawings.

(c) Dimension of column encroachments into parking stalls.

(d) Show all columns in the parking layouts.

(e) Dimensions for typical parking spaces.

(f) Dimensions of additional setbacks for parking spaces due to columns and walls

(g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.

(h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

(i) Areas of minimum vertical clearances labelled on parking levels.

(j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

(k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

(l) Existing street furniture including bus stops, benches etc. to be shown on plans.

(m) The location of all poles and guy wires to be shown on the site plan.

1.38 Provide a quantitative estimate (in litres per minute) of the anticipated construction dewatering/drainage rate. Provide calculations and details of the methodology used to determine the dewatering rates. Note that the Groundwater Management Bulletin defines groundwater as all water occurring below the surface of the ground within voids within a soil or rock matrix, and includes perched aquifers.

1.39 The proposed groundwater discharge resulting from upward groundwater seepage below the slab-on-grade is not acceptable. The Final Hydrogeological Study should proceed with the groundwater management plan option which results in insignificant (< 3 L/min) groundwater discharge to sewers.

1.40 Prior to Building Permit stage 2: The applicant must measure and report construction related discharges to the City collection system. This monitoring must include daily average flow rates, and should be submitted monthly to groundwater@vancouver.ca . A

hold will be placed on Building Permit stage 2, to be lifted once the City confirms that monitoring data has been submitted for the entire construction period.

1.41 Provision of a draft final RWMP prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to Applicant: The resubmission at DP must include the following amendments:

(a) Justifications must be provided and be found acceptable to the City if not prioritizing the Tier 1 practices of Rainwater Harvesting & Reuse and Green Roofs.
(b) Peak flow calculations to use 1:10 year return period. Inlet time = 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.
(c) Ensure the Modified Rational Method is used for determining the maximum storage size required to match predevelopment flow rate.
(d) Ensure the detention tank to be the greater of either the storage volume required to meet the release rate requirement or the volume deficit not captured by Tier 1 or 2 strategies.
(e) Provide clarification on grading of hardscapes into adjacent (or lower level) landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
(f) It must be demonstrated through a grading and/or servicing plan with catchments delineation of where runoff is directed within the site to ensure the specific proposed landscaping features are able to accommodate the indicated runoff from those areas.

Note to Applicant: The Applicant may schedule a meeting with the Development Water Resources Management Branch prior to moving forward with the RWMP and submission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca

Note to Applicant: A Legal Agreement related to Rainwater Management will be required prior to issuance of a Development Permit.

1.42 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any Building Permit.

1.43 Follow Mount Pleasant Streetscape Guidelines.

1.44 Show all CoV supplied building grades on landscape and architectural drawings.

1.45 Landscape Drawings to include:

(a) Remove pavers from CoV property.
(b) Confirm if Parks Board will be responsible for maintaining the plaza. If not, secure an encroachment agreement with the developer to maintain proposed plaza.
(c) Remove existing retaining walls and structures from CoV property along Carolina Street.

1.46 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

Housing

1.47 The proposed unit mix, including 34 one-bedroom units (43%), 36 two-bedroom units (45%), and 10 three-bedroom units (12%) is to be included in the development permit drawings.

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

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

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m. (1,400 sq. ft) to 280 sq. m. (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2, 3.4.3);

Note to Applicant: Recommend incorporating play equipment or a soft surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages.

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space at least 37 sq. m. (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

2.1 Consolidation of Amended Lot 3 (See 224853L), Amended Lot 5 (Explanatory Plan 3722), and Lots 6 & 7, Plan 1888; Lot A, Plan 20943; Lot D, Plan BCP1286; all of Block 101, District Lot 301 to create a single parcel and subdivision of that site to result in the dedication of the southerly 4 feet of current Amended Lot 3, Amended Lot 5, Lot 6 & Lot 7 for lane purposes. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-joinproperties.aspx

2.2 Provision of a 5.5 metre offset distance measured from the back of the existing curb for widened sidewalks along Carolina Street to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

2.3 Provision of a 1.4 metre offset distance measured from the existing property line for widened sidewalks along Kingsway to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

2.4 Provision of an encroachment agreement to secure ongoing maintenance of proposed plaza on street right of way.

2.5 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the sharing of one of the Class B loading spaces between the commercial and residential uses and label the spaces as ‘Residential and Commercial Loading’.

2.6 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called “the Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.7, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Vector Engineering Services Ltd. dated

April 6, 2020, no water main upgrades are required to service the development. Note to applicant: The main servicing the proposed development is 200mm along Carolina St or 300mm Along Kingsway. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. The developer is responsible for 100% of the cost of the upgrading.

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

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

(i) Implementation of development(s) at 602-644 Kingsway require the following in order to improve existing SAN and STM sewer flow conditions.

Local Servicing Upgrade: Separate 92 m of 200 mm COMB main to 200 mm SAN main and 200-300 mm STM main on lane south of Kingsway from manhole on the backside of 602 Kingsway (MH__FJCUEI) to E 16th Ave (MH__FJCUFG).

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

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

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: Development to be serviced to the 200 mm SAN and 300 mm STM sewers in L/S Kingsway.

Note to Applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

(c) Provision of $30,000 for sewer flow monitoring at the enactment stage, the final sewer conditions will be confirmed based upon the flow monitoring's outcome.

(d) Provision of street improvements along E 15th Avenue adjacent to the site and appropriate transitions to allow for the closure of this portion of the street and conversion to a plaza including the following:

(i) Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
(ii) Curb and gutter at the intersections of Kingsway and Carolina St including any required road re-construction to current standards;
(iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
(iv) Removal of the existing roadway and any associated infrastructure as required for the closure of the street and construction of the plaza;
(v) Curb ramps;
(vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(e) Provision of street improvements along Kingsway adjacent to the site and the future plaza and appropriate transitions including the following:

(i) Minimum 1.22m (4') wide front boulevard with street trees where space permits;
(ii) Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
(iii) New curb and gutter along site's frontage.
(iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
(v) Curb ramps;
(vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(f) Provision of street improvements along Carolina St from Kingsway to the lane south of the site and appropriate transitions including the following:

(i) Minimum 1.22m (4') wide front boulevard with street trees where space permits;
(ii) Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
(iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
(iv) Curb ramps;
(v) Provision of new pad mounted service kiosk/cabinet on Carolina St.
(vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements

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

Note to Applicant: Designs details of off-site improvements to be finalized at the Development Permit stage.

(g) Provision of intersection and pedestrian crosswalk (E 15th Ave.) lighting upgrades to current COV standards and IESNA recommendations at the intersection of Carolina St and E 15th Ave.

Note to Applicant: Provision of a lighting simulation is required for all lighting upgrades.

(h) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

(i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Carolina Street adjacent to the site.

(j) Provision for reconstruction of the existing lane on the south side of the site as per CoV higher zoned laneway specification including:

(i) Install a new catch basin in the laneway.
(ii) Relocating existing electric poles in the lane to accommodate lane widening.

(k) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing CoV Street Lighting infrastructure.

(l) Provision of the design and construction of the offsite plaza area to be coordinated with, and approved by, the appropriate City departments.

(m) Provision of new decorative lighting on off-site plaza.

(n) Provision of Bioretention or a Stormwater Tree Trench (STT) in the proposed plaza area, designed to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the proposed plaza and the ROW of Kingsway, east of the site, to the greatest extent practical, as per the Rain City Strategy.

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

Note to Applicant: The footprint of infiltrating GRI must accommodate a 3m offset from the water mains, and a 0.3m offset from Fortis gas mains. Non-infiltrating GRI can be closer to these underground utilities with approvals from the City and utility managers.

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

(p) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

2.7 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:

(a) Separate 92 m of 200 mm COMB main as described in condition 2.6 (b)
(b) Provision of new pad mounted service kiosk/cabinet as described in condition 2.6 (f)(v).

2.8 Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (https://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearancechecklist-bulletin-2015-002-el.pdf).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (https://vancouver.ca/files/cov/engineering-design-manual.PDF). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

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

Sustainability

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

Housing

2.10 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as secured rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:

(a) A no separate-sales covenant.

(b) A no stratification covenant.

(c) That none of such units will be rented for less than one month at a time.

(d) That, if a waiver of the Development Cost Levies is sought pursuant to the Development Cost Levy By-law, prior to rezoning enactment, all proposed residential units will meet the definition of “for-profit affordable rental housing” in the Development Cost Levy By-law and accordingly, the average size of all residential units will not be greater than specified for for-profit affordable rental housing in the Development Cost Levy By-law, and the average initial rents for all proposed residential units will not exceed rents specified for for-profit affordable rental housing in the Development Cost Levy By-law. A rent roll would be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculation during building permit.

(e) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

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

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

2.11 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

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

Environmental Contamination

2.12 If applicable:

(a) Submit a site profile to Environmental Services (Environmental Protection);

(b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site

on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

602-644 Kingsway
DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

“602-644 Kingsway [CD-1 #] [By-law #] C-2”

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

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 602-644 Kingsway”

602-644 Kingsway
ADDITIONAL INFORMATION

1. Public Consultation Summary

List of Engagement Events, Notification, and Responses

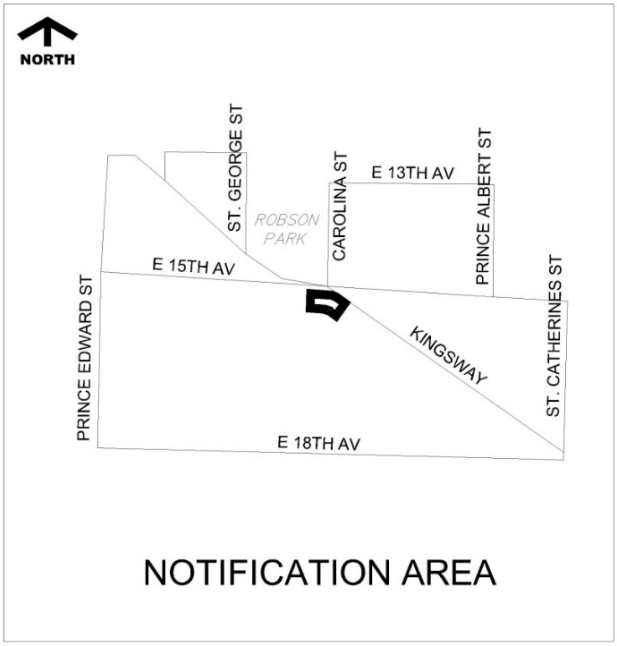
	Dates	Results
Event		
Virtual open house (City-led)	September 8, 2020 – 28, 2020	111 participants (aware)* • 42 informed • 14 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	September 10, 2020	1,435 notices mailed
Public Responses		
Online questions	September 8, 2020 – 28, 2020	2 submittals
Online comment forms • Shape Your City platform	June, 2020 – February, 2021	21 submittals
Overall position • support • opposed • mixed	June, 2020 – February, 2021	21 submittals • 11 responses • 8 responses • 2 responses
Other input	June, 2020 – February, 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June, 2020 – February, 2021	428 participants (aware)* • 150 informed • 21 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.

Map of Notification Area



Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- **Affordable housing:** This proposal responds to the need for more affordable housing in transit accessible locations.
- **Neighbourhood context:** The development would revitalize the corner of Kingsway and vacant commercial buildings for a more vibrant street life.
- **Building height and density:** The proposed building height and density are suitable,however, additional height increase would be further supported due to its close proximity to Broadway and downtown.
- **Family units:** The number of family units is appropriate for the neighbourhood.
- **Road closure:** The road closure in front of the building is appreciated and would allow residents to better enjoy and relax in the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Displacement of businesses:** The project would disrupt and displace artist spaces and businesses that are crucial in the area. Particularly, the proposal would negatively impact the artist venue, Toast Collective, and cause an increase in property values.

- **Affordable housing:** The secured market rental units would not be affordable for renters.

- **Building design:** The building design is bland and lacks character, especially since the site is located on a corner. Warmer tones would be more appropriate for the building and its surrounding area.

- **Parking:** Excessive parking on site, resulting in traffic congestion in the laneway.

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:

- The project would provide more green spaces in the neighbourhood.
- The units on the upper floor would receive plenty of sunlight while preserving privacy.
- The building design is attractive and the colour palette is suitable for the Kingsway area.
- The building height could be lowered to four-storeys however, the overall development is supportable as it would block off traffic noise from Kingsway.

General comments of concern:

- The road closure in front of the building would not improve safety and would limit important public parking spaces, causing more challenges.
- The proposed commercial space should reflect the neighbourhood's independently run stores.
- The building height would obstruct the views of current residents.
- The existing stores that would be replaced could result in reduced food access for residents.
- Construction would be concerning as the area has not undergone developments in over 100 years.

Neutral comments/suggestions/recommendations:

- It is unfortunate that the affordable housing project is situated along a busy arterial rather than a quiet street, however, the project is still supported.
- The project would be better if it was a rezoning for a larger area plan rather than site specific, however, the project is still supported.
- There should be a pedestrian crossing at Kingsway and Carolina Street.
- There should be more greenspace at Kingsway and Carolina Street.
- The development should increase the number of electric vehicle charging stations.
- Parking within the development could be reduced due to the site's close proximity to public transit.

- Due to the simplicity and common building design, this project should not need to go to the Urban Design Panel.

2. Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on October 14, 2020. The application was supported with recommendations.

EVALUATION: Support with Recommendations: (8/3)

Rezoning Planner, Sarah Crowley presented this rezoning application at 602-644 Kingsway under the Secured Market Rental Housing Policy. Sarah began by providing an overview of the site and surrounding context. Sarah also spoke of the policy considerations for this site. Sarah concluded her presentation with a description of the site and a summary of the rezoning proposal.

The site is located one block west of Fraser Street, and across the road from Robson Park. The smaller McCauley Park is located across Kingsway to the east of the site. This section of Kingsway 'bends' as it passes the Park creating unusual lot patterns. The surrounding development is a mix of low-rise (typically one and two-storey) commercial and some recent four-storey mixed use developments. This site is currently occupied with residential units on the second and third floors; the retail space is currently vacant.

The site is a relatively flat, irregular shaped seven-lot assembly, located on the south side of Kingsway between Carolina St to the west, Fraser St to the east and E 16th Ave to the south. The site is currently occupied by six commercial buildings with three residential units on the upper floors.

The commercial zone runs diagonally in a spine-like manner along Kingsway. The entire block which the site is located on is zoned C-2C and across the lane contains two-storey buildings and a surface parking. Sharing the east property line is a three- storey building (648 Kingsway) with at grade commercial and residential above; Moving both further east and west away from Kingsway the area transitions into to the residential RS, RM and RT zones. Many of these buildings on this particular block were built circa 1900. The buildings on the site itself were all constructed between a date range of between 1912- 1937 but are not included on the Vancouver Heritage Register.

The applicant is proposing to rezone under the Secured Market Rental Housing policy providing 100% rental housing over ground-floor commercial uses. The policy allows for height considerations of rezoning proposals on C-2C zoned sites for up to six storeys.
This proposal supersedes a proposal presented to UDP in 2018. The site address at the time was 610-644 Kingsway. Since then, the site owner has acquired the corner lot.
Since then, the site owner has acquired the corner lot.

The applicant is proposing a six-storey mixed-use building with 80 secured market rental units, 57% of which are family-oriented 2- and 3-bedroom units, at an overall density of 4.05 FSR. Three levels U/G parking accessed from the lane with 118 parking stalls proposed, along with 71 bicycle stalls. Loading, refuse and recycling are also proposed to be accessed from the lane.

Indoor and outdoor amenity areas are provided on the rooftop which will include space for urban agriculture and children's play area. A new outdoor public plaza is also being proposed on the corner of Kingsway and Carolina Street and will involve the closure of the existing East 15th Avenue section of roadway to the east of Carolina Street.

Development Planner, Derek Robinson, started by giving an overview of the UDP recommendations presented for the previous proposal in 2018, followed by the expectations of the built-form guidelines. He then gave a brief description of the revised proposed project before concluding with Staff questions for the Panel.

This site was presented at UDP previously in 2018 and was supported by the Panel with Recommendations. At that time, the site was smaller and did not include the corner lot at Kingsway and Carolina Street.

The panel had three recommendations:

1. Further design development of the lane elevation at ground floor and improvements to public realm along the lane
2. Consider closing this section of E 15th Ave between Carolina St and Kingsway
3. Design development to the street frontage at CRU and integration with the public real

The expanded site now has a frontage of approximately 238 ft. on Kingsway and a relatively shallow depth of just 94 ft.

As noted, the previous 2018 panel recommendations suggested closing this portion of E 15th Ave and staff and the applicant teams are now back with a proposed street closure that is intended to provide patio space supporting the at-grade CRUs and planting to buffer noise and pollution - this is intended as a sort of response to what's happening across Kingsway at McCauley Park where we see small CRUs with local businesses and activity spilling out into the public realm.

Please note, that what is shown in the applicant package for design of the mini-public plaza is for illustration only at this point. It is likely that Engineering staff will lead the design and provide direction for geometric changes. Early stages of this work is on-going and the intention is to also include space for future bicycle infrastructure to connect E-W across Kingsway as one route option to link with the 14th avenue bikeway and would also to tie into other public realm and cycle upgrades in the area as part of the St. George Rainway closures north of Kingsway at Robson Park.

The road closure allows the building to shift slightly forward to the front property line to achieve an increased rear setback for residential from 16' to 20', despite the shallow lot depth. As Sarah mentioned, the site and this full block are zoned C-2C, whereas normally we would anticipate a residential zone across the lane. Future development across the lane is likely to be mixed-use. Also note the adjacent 3 storey building at 650 Kingsway has been previously identified as having heritage potential, though it is not currently on the Heritage Register.

The application consists of a 6 storey form with a full height expression at the corner and limited top level setbacks along Kingsway and Carolina. 9 CRUs are proposed along Kingsway with 2 additional CRUs and the residential lobby located off Carolina Street. The massing along Kingsway is broken up by a full height forecourt approximately 33 ft. in width.

The revised proposal responds to the adjacent 3 storey building at the shared property line by stepping down with a 12 ft. setback above level 3 at Kingsway, as well as a 12 ft. courtyard behind responding to the location of existing windows on the adjacent building. The revised proposal has also gone from combustible to non-combustible construction, which allows the applicant to utilize the rooftop for a generous amount of indoor and outdoor amenity space.

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

Height & Massing:

- Does the proposal adequately break up the long frontage on Kingsway?
- Does the architectural expression positively respond to the unique geometry of the site?

Public Realm Interface:

- Is the interface with the public realm well handled, including the mini-plaza and the lane?
- Future Design Development: Please provide any preliminary commentary on materiality

Applicant's Introductory Comments:

Lucien Irebarne, began by presenting aspects of the site and surrounding areas. Located on the corner of Kingsway and Carolina the irregular site shape has to facilitate the bend on Kingsway to preserve the continuity of the street's unique commercial character. The site and plan approach is to unify Kingsway and Carolina Street and on the lane, extending the commercial animation into the lane and onto Kingsway.

The site plan layout is logical with continuous commercial frontage, a defined residential entrance centred off of Carolina Street. Also, access off the lane with the vehicular ramp furthest from the lane intersection. Proper loading and drop-off are secured and convenient at well light locations. Commercial and residential exits are separated by a separate elevator divider. 5.5 meters statutory right of way on both Kingsway and Carolina Street provides for sidewalk widening along the commercial frontage and opportunities for animations of the public realm.

In response to Planning and Engineering comments, a small portion of East 15th Avenue is proposed to be closed to incorporate a small plaza park at the corner of Kingsway and Carolina Street. The development provides a mix of unit types with more than 50% compromised of two-three bedroom apartments catering for families. An indoor and outdoor amenity is provided on the roof-top for gathering, socializing, and children's play area and urban agriculture. For the rendering, the character neighbourhood offers access to green space with Robson and McCauley Park across the street. Regarding connectivity, Fraser St and Kingsway are main transit corridors and Mount Saint Joseph Hospital along with a wide range of service oriented shops and restaurants are nearby.

A brief overview of the Kingsway context and design rationale was provided. Originating as an ancient and indigenous trail, Kingsway was developed and endured because it followed the gentle incline across the Burrard Peninsula. Kingsway pre-dates the city grid; the figure ground tells the story of how the system of roads resolves the diagonal route. With offset crossing roads and interstitial green spaces was created from the residual geometry. Around the site, Kingsway appears to divert and turn, embarking the start of a 4 km straight away. The design rationale is

to dramatize the turn on Kingsway and harmonize all the nearby landscape features into an urban filter narrative.

On the form of development, the increased massing responds to the adjacent green spaces and widening of Kingsway. On 12th Ave looking south east, Kingsway aligns with corner of Carolina Street before it diverts around the site. For that reason, the relationship to Robson Park a prominent vertical volume marks the corner. The residential bay seems to appear out of the largely continuous commercial frontage. The residential balconies along Kingsway project out at a slight angle to heighten the expression while maintaining the flow of the street. Starting with the vertical expression of the main intersection the adjacent residential base maintains a relative grand scale with the exception of the last bay along Kingsway at the east property line; here the last bay is grounded, reducing height to match the neighbouring building.

Mid-way along Kingsway there is a large recess in the street wall as required by zoning where singular bay of juliette balconies addresses an impromptu intimate plaza space created by the setback. An independent street level canopy and rooftop terrace train this unique vertical element connects rooftop amenity to the street life below. As the residential massing at the lane steps back it adopts the expression of a pair of larger volumes aligning with the lane. With one horizontal and one vertical appears more animated with offsetting balconies for solar shading. They are tied together by a slender middle bay which acts as a pivot and defines the main outdoor gathering area for the rooftop amenity space above.

Landscaping on the second floor decks prompts the podium wall along the lane. The materiality accentuates the sculpted form. The selected finishes compromise of mix of white and grey tones, aluminum composite panels and a matte finish, brick cladding and sleek window wall system and charcoal colour. From the undulating flow from the roof line to the angle of the vertical base and balconies along Kingsway the character comes from the form and green spaces. Along Kingsway and atop the rooftop gardens landscape is both a filter, buffer from the busy street and a unifying element connecting Robson Park and McCauley Parks into the landscape of patios and animated pedestrian realms on both sides of Kingsway.

Alyssa Semczyszyn presented an overview of the landscape aspects of the project beginning with the ground floor. On the ground floor, there are opportunities for moving seating, infiltration of storm water, and tree planting. Because there is a lot of pedestrian traffic in this area, they want to provide breathing space for the sidewalk to keep the commercial realm as open as possible by putting in some planters, paving at the residential entries to create some definition and bring that out to the off-site parkades.

On the second floor, planting is on the lane side provides a setback. Rooftop opportunities for programming, indoor amenity space ties in with the exterior amenity space. There are opportunities for lounge area and a playground, roof and green space with additional trees and plants.

The planning and applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MR. DAVIES** and seconded by **MS. MARCEAU** and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT of the project with the following recommendations to be reviewed by City Staff:

- Design development to break up the Kingsway store front and improve its relationship with the mini plaza.
- Design development to simplify the upper massing and architectural expression.
- Design development to the corner expression through articulation and materiality choice.
- Design development to provide livable out door space for each unit.

Panel Commentary
Height and Massing:

- Panel supports the height.
- The panel was supportive of the overall massing.
- Many panel members commented about the site geometry. Firstly, the massing is not reflective of the angular shift or curvature of Kingsway. Any attempt at recognizing this unique geometry in the design proposal is lost because the upper massing is so broken up/over articulated and competing vertical forms. The projected balconies also make any recognition of the site geometry difficult to read. Additionally, the public realm does not recognize the shift in the site geometry. The panel suggested working with the more angular shift of Kingsway as a gateway to Mount Pleasant.
- Many Panel members felt that the upper residential mass was too fragmented and the retail frontage was not broken up enough. Simplification of the upper massing is required, and articulation and providing a finer grain to the storefront should be explored. Panel does not feel that the expression of the commercial (with its long sections of uninterrupted glazing) contributes positively to the public realm. The applicant was encouraged to consider breaking up the long storefront into a finer grain/pedestrian scale, more in keeping with the existing conditions and the historic patterns of development along Kingsway.
- The corner massing provides no differentiation between the commercial and the residential above in terms of materiality and being co planar – it is one solid
- Panel appreciates the recess section on the east plaza, light wall to adjacent building, even though building may not remain, an urban typology is imprinted on the site.
- The panel commented that the upper portion recede and that the ground plan level could be more eclectic, similar to the grain of this section of street now.

Articulation and Architectural Expression:

- Panel noted the building expression is repetitive and more broken up than needs to be and suggest establishing a hierarchy.
- Panel noted the North West corner expression felt too commercial all the way up and that the commercial floor and the residential floors above are co-planar.
- Panel felt laneway expression successful and more resolved than Kingsway frontage particularly for the residential.
- Panel suggests breaking up the frontage as the façade feels to jumbled and incoherent. Further design development unified and cohesive façade.
- Vertical building reveal separating the east and west blocks reads like it should be a major entry point into the residential lobby, however it lands at a CRU entry. The panel felt that this is a lost opportunity for that deep recess to engage the plaza and opportunity for a major entry. It was suggested to eliminate the vertical element or align it with the residential lobby.

- Panel noted more exposed corner to the west sticks out compared to the rest of building, encourage applicant to give it more structure, reveal and depth to help the scale of the project.
- Regarding the material transition at the upper volumes of the building at the lane, Panel suggests articulation of the massing there as well.

Public Realm Interface and Mini Park

- Regarding the public realm at the plaza, how the storefront relates to the mini park by intentionally breaking it up, it will have a more granular feel.
- Panel is generally supportive of the public realm treatment and would like to see more given to the pedestrian realm on the street in the non-plaza areas in terms of seating, planting and more varied paving treatments.
- Panel feels that the mini park is a real feature of the project and the and would like to see more engagement between it and the commercial frontage to help activate the retail.
- Panel suggests extending the park feel and treatment further to the east in terms of the planting, stretching the greenery further east along Kingsway.
- Regarding public realm, Panel suggests seeing more differentiation of individual commercial units on the street.
- Regarding the CRU that wraps the lane, Panel suggests giving it more special treatment to appear more pedestrian friendly and activated; also consider opportunities for public art. Consider more pedestrian paving in the lane, as the lane will be heavily used by pedestrians.
- A panel member noted the geometry of site does not address the newly formed park.
- The panel recommended providing better, more continuous weather protection along the storefront. Panel recommends that City of Vancouver Engineering Department review the plaza for opportunities to do something sustainable and add more greenery.
- Along the lane, Panel noted there is opportunity to provide greenery along the blank wall.

Livability:

- Panel noted there are concerns with some units not having balconies.
- Panel suggests adding patio space.
- Panel appreciates the rooftop amenities.
- Panel noted the balconies are tiny and would like to see the units have larger private outdoor spaces.
- Panel suggest reconsider placement of 3 bedroom units and swap with units on the south side.
- Panel encourages more light on the east side light well in current conditions as some of the units at the base feel too closed in. A suggestion was to knock off the bedroom that sticks out at the south west corner to provide for more light.

Materiality and Colour:

- Panel appreciates the good quality material.
- Panel encourages the applicant to pursue some colour as building is very monochrome.
- Materiality could be improved along Kingsway , the proposal to have aluminum panel is a very rigid structure, takes away the human scale , it has a more commercial feeling and that is contrary to what is trying to develop in that mini public space.

- Panel noted the brick material is proposed at the recesses, rather than at the front plane; suggest showcasing the higher quality materials on the façade rather than in the recesses.
- Regarding the corner, Panel noted it feels too commercial, monochromatic and needs more articulation and materiality.

Sustainability:

- Panel appreciates presentation of sustainability and energy performances.
- Panel appreciates electric low carbon heating system.
- Panel noted it is good to see shading on south windows.
- Panel suggests thermal performance and enclosure by thermal breaking balconies and triple glaze windows to improve comfort and livability.

Other Comments:

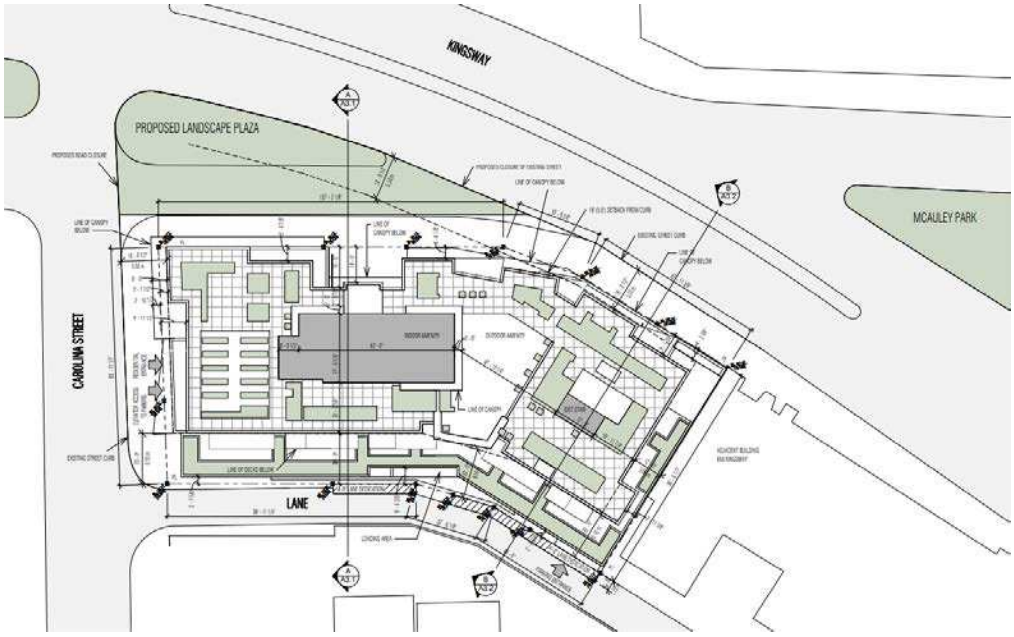
- Panel suggests having shadow studies further into the day more than the proposed two months
- Panel noted the addition of screening would make a difference to the appearance of the balconies.

Urban Design Panel Minutes Date: Oct 14th, 2020

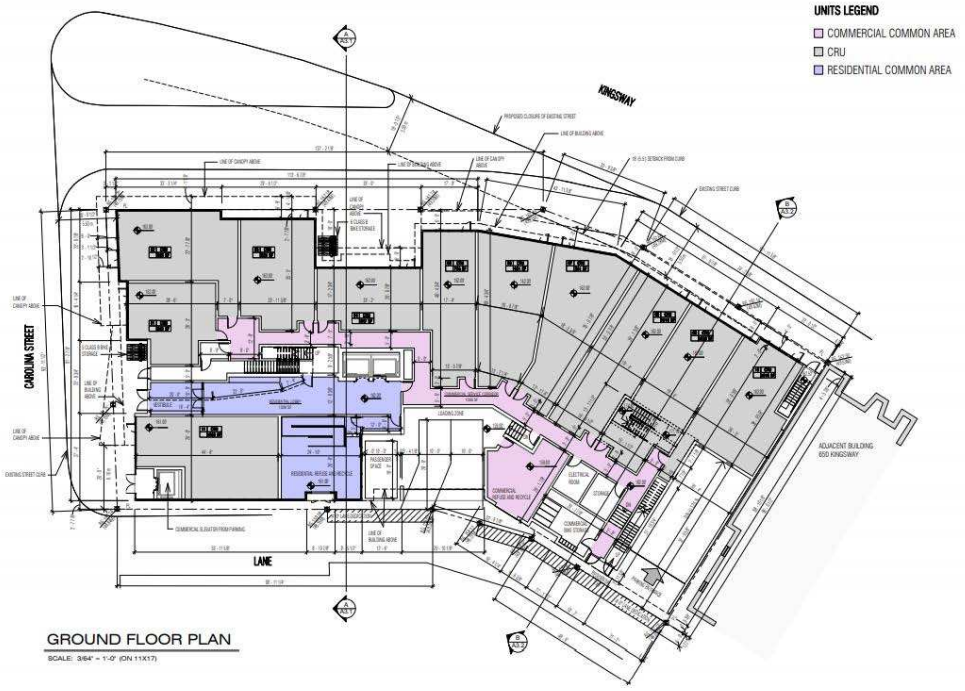
* * * * *

602-644 Kingsway
FORM OF DEVELOPMENT DRAWINGS

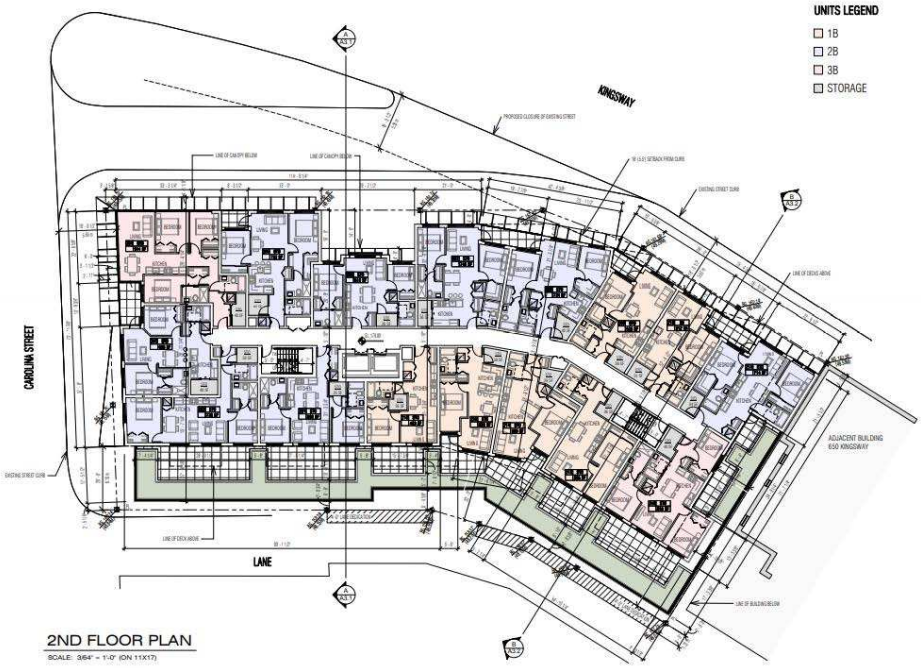
Site Plan



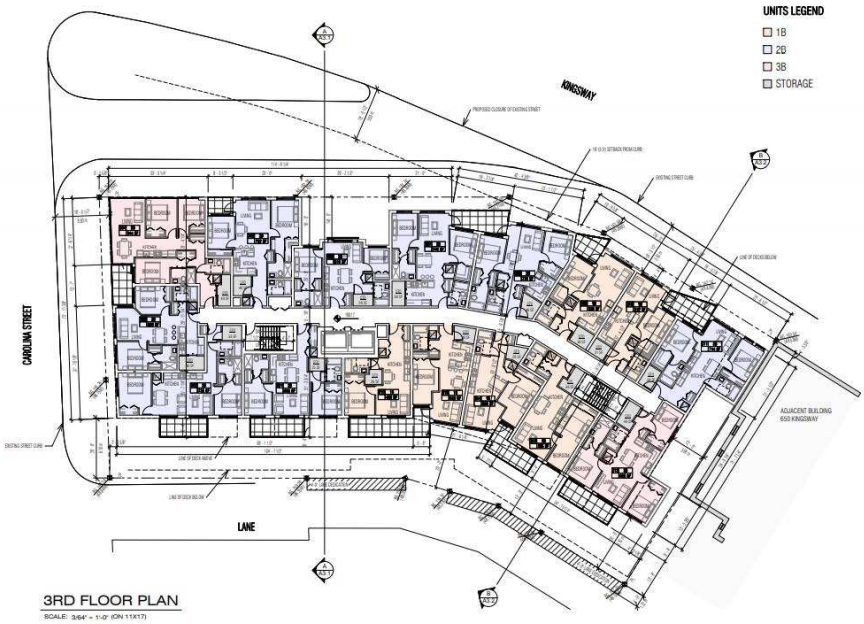
Ground Floor Plan



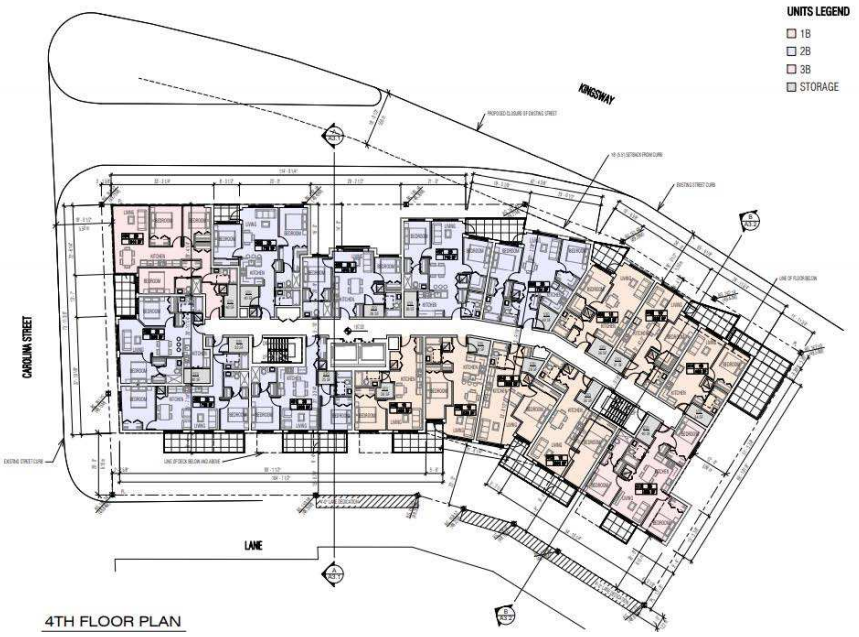
Level 2 Floor Plan



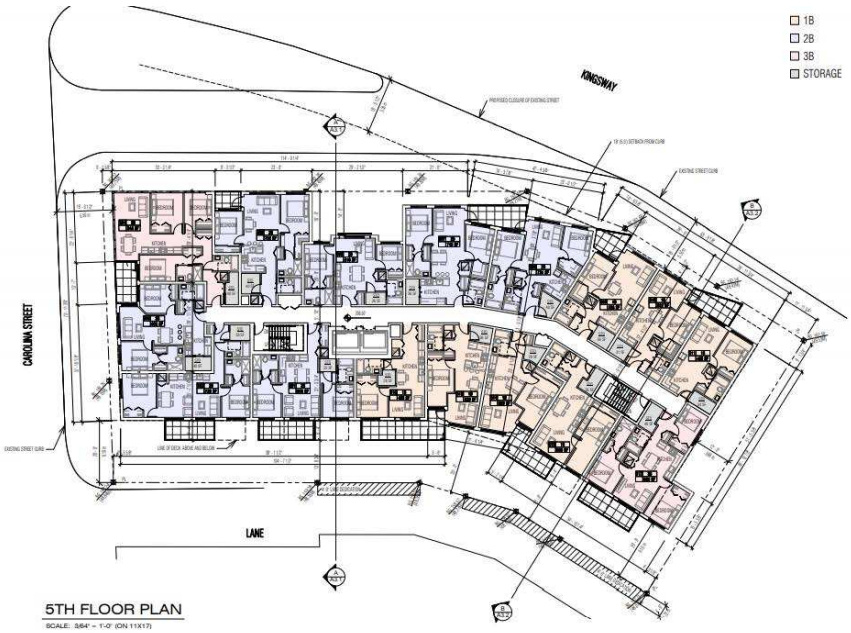
Level 3 Floor Plan



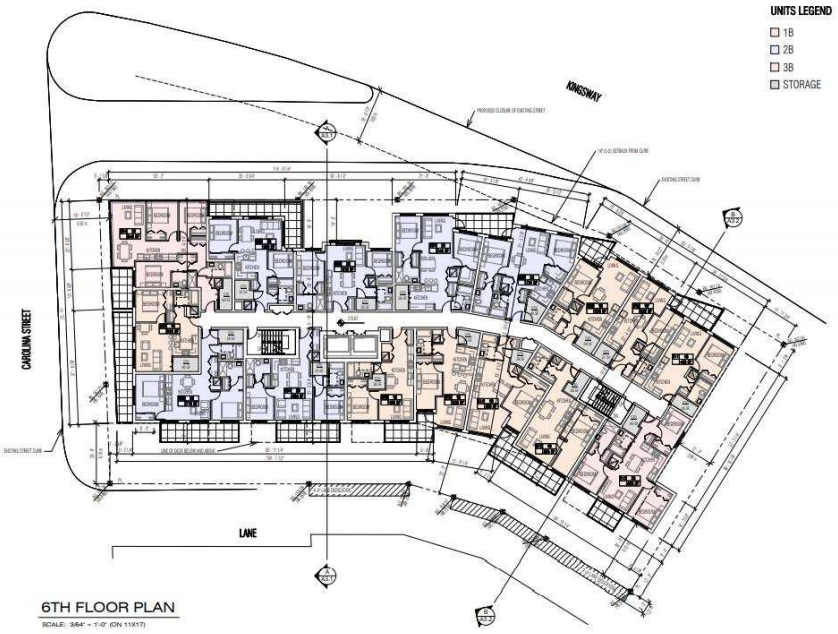
Level 4 Floor Plan



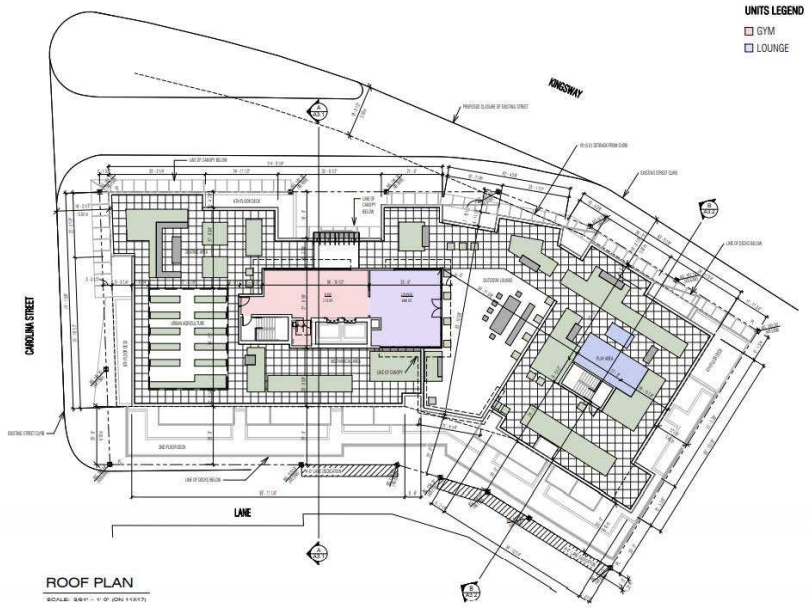
Level 5 Floor Plan



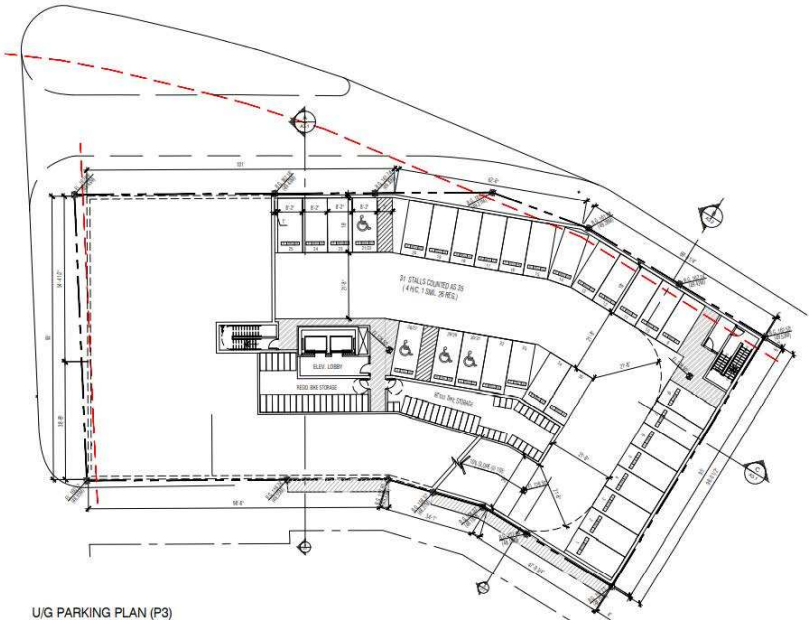
Level 6 Floor Plan



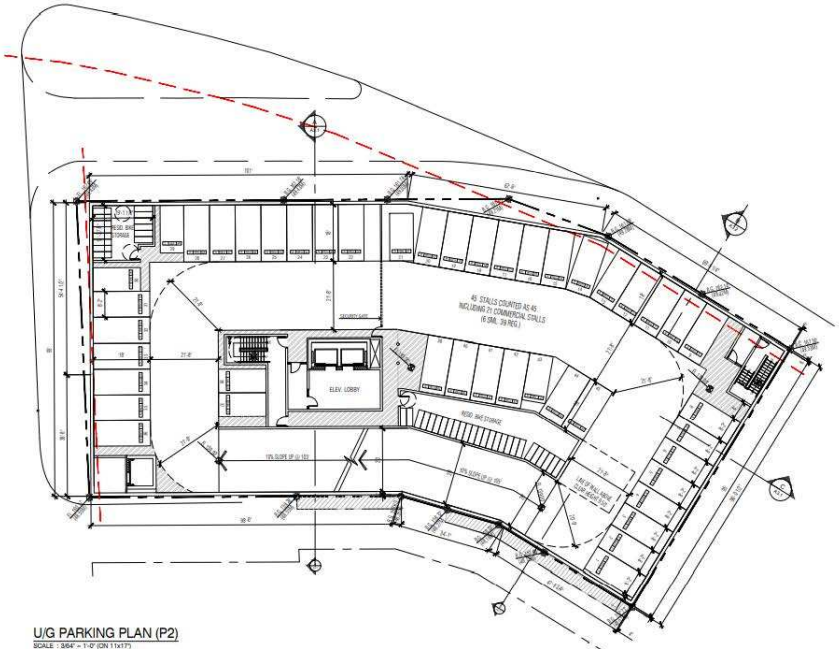
Roof Plan



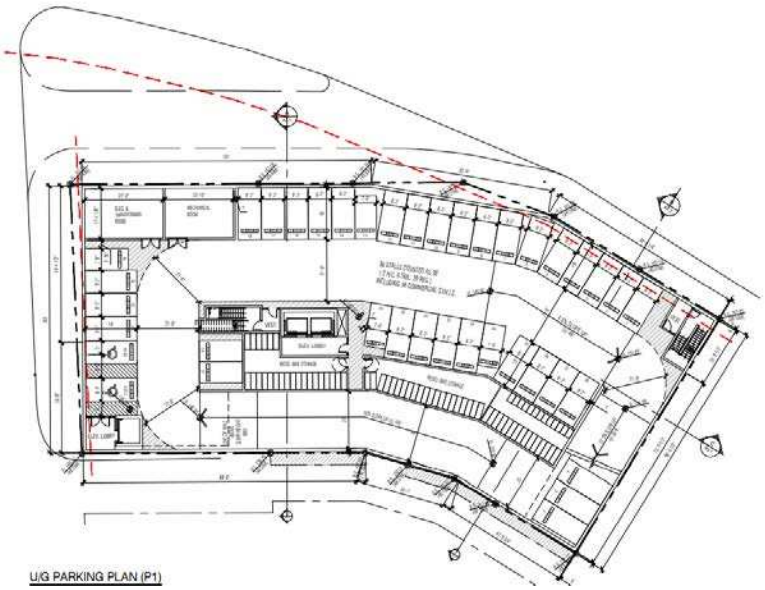
Level P3 Plan



Level P2 Plan



Level P1 Plan

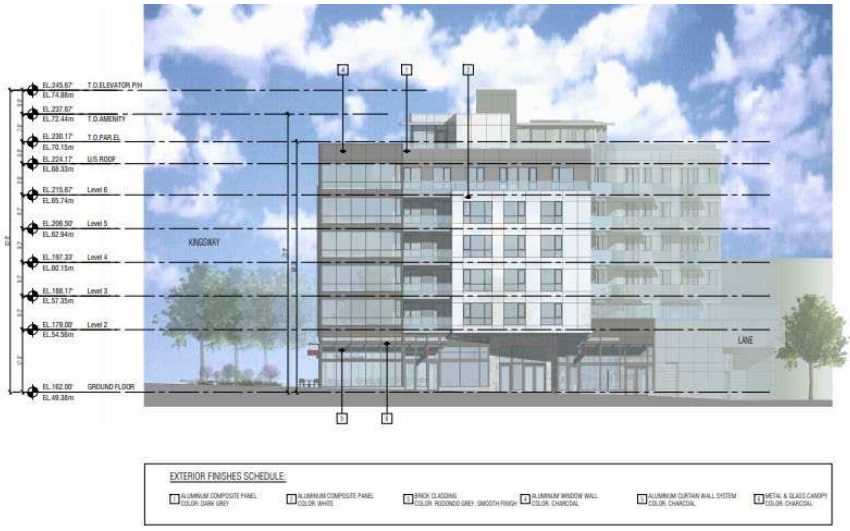


U/G PARKING PLAN (P1)

North Elevation

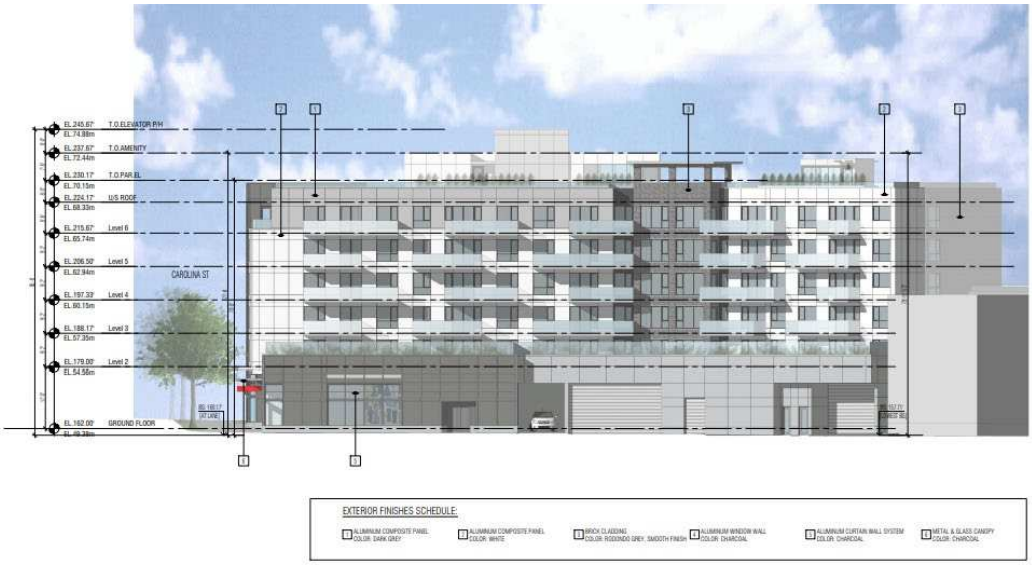
NORTH ELEVATION - KINGSWAY
3/64" = 1'-0" [ON 11x17]

West Elevation



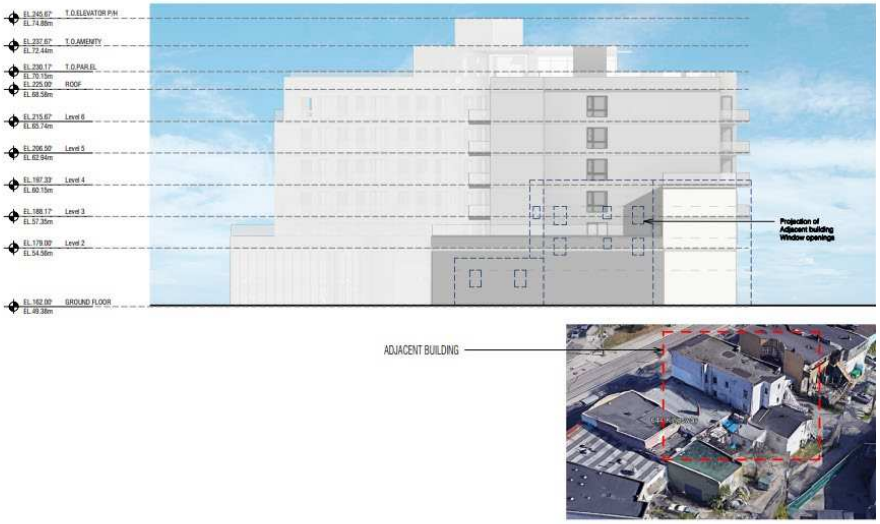
WEST ELEVATION - CAROLINA ST
3/64" = 1'-0" [ON 11x17]

South Elevation



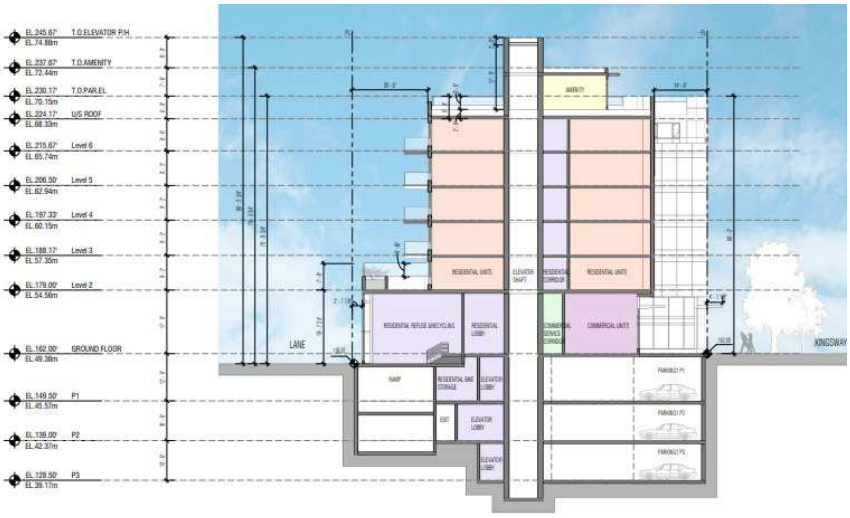
SOUTH ELEVATION - LANE
3/64" = 1'-0" [ON 11x17]

East Elevation



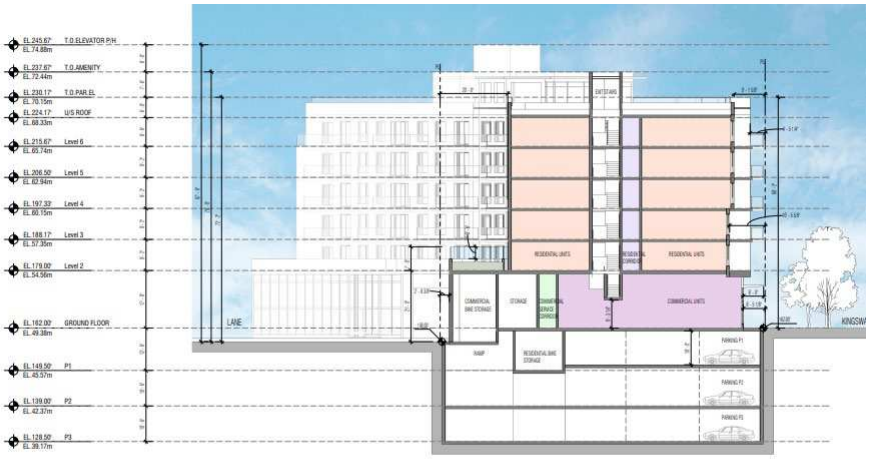
EAST ELEVATION WITH ADJACENT BUILDING WINDOW PROJECTIONS
SCALE: 3/64" = 1'-0" (ON 11X17)

Sections



SECTION A
SCALE: 3/64" = 1'-0" (ON 11X17)

Sections



SECTION B
SCALE: 3/64" = 1'-0" (ON 11X17)

Shadow Studies

10 AM MARCH 21 / SEPTEMBER 21

NOON MARCH 21 / SEPTEMBER 21

2 PM MARCH 21 / SEPTEMBER 21

10 AM JUN 21

NOON JUN 21

2 PM JUN 21

602-644 Kingsway
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	**Tenant Relocation Plan Offer**
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• Applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed • to assisting in securing a permanent, suitable affordable housing option.

First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	• The applicant has committed to offering all current tenants who are named on leases, regardless of their TRP eligibility, the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

* * * * *

602-644 Kingsway
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey, mixed-use building with 80 secured rental units and commercial uses at grade.

Public Benefit Summary:

The proposal would provide 80 secured market rental housing units through a Housing Agreement for the life of the building or 60 years, whichever is longer. The project would also contribute a DCL payment for the commercial and residential floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-2C	CD-1
FSR (site area = 1,895 sq. m. (20,404 sq. ft.)	3	4.05
Buildable Floor Space (sq. ft.)	60,018	81,105
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1,2]	$1,426,124
City-Wide Utilities DCL[1]	$752,063
Total	**$2,178,187**

Other benefits (non-quantified): 80 rental housing units secured for the longer of 60 years and the life of the building.

[1] Based on rates in effect as of September 30, 2020; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details.

[2] As applicant has not requested a DCL waiver at this stage. However, as the proposal is exempt from CACs, the applicant will have the option to modify its proposal to meet the requirements for a DCL waiver under the DCL By-law at the development permit stage and apply for a DCL waiver.

* * * * *

602-644 Kingsway
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Civic Address	PID	Legal Description
610-612 Kingsway	014-234-521	Amended Lot 3 (See 224853L) Block 101 District Lot 301 Plan 1888
624-626 Kingsway	025-565-613	Lot D Block 101 District Lot 301 Group 1 New Westminster District Plan BCP1286
630-636 Kingsway	014-234-599	Amended Lot 5 (Explanatory Plan 3722) Block 101 District Lot 301 Plan 1888
638-642 Kingsway	014-234-611	Lot 6 Block 101 District Lot 301 Plan 1888
644-646 Kingsway	014-234-629	Lot 7 Block 101 District Lot 301 Plan 1888
602 Kingsway	004-696-760	Lot A Block 101 District Lot 301 Plan 20943
609 E. 16th	004-696-786	Lot B Block 101 District Lot 301 Plan 20943
603 E. 16th	004-696-808	Lot C Block 101 District Lot 301 Plan 20943

APPLICANT INFORMATION

Property Owner & Applicant/Developer	Bonnis Development King Inc.
Architect	Studio One Architecture Inc.

SITE STATISTICS

Site Area	1,895 sq. m. (20,404 sq. ft.)

DEVELOPMENT STATISTICS

	Under Existing Zoning	Proposed
Zoning	C-2C	CD-1
Uses	Mixed-Use	Mixed-Use
Max. Density	3 FSR	4.05 FSR
Floor Area	5,574 sq. m (60,018 sq. ft.)	7,535 sq. m (81,105 sq. ft.)
Maximum Height	13.8m (45.28 ft.)	25.3 m (83 ft.) to include the rooftop amenity 22.8 m (75 ft.) to the top of the sixth floor
Unit Mix	N/A	**Market Rental** Studio 0 1-bed 34 2-bed 36 3-bed 10 **Total 80**
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking spaces – 113 Class A Bicycle spaces – 174 Class B Bicycle spaces – 11 Class A Loading Space – 1
Natural Assets	**Existing:** 2 on-site trees at grade	**Proposed (including existing):** 2 on-site trees at grade removed. 12 new on site trees & approx. 13 new street trees at grade and on plaza , pending consultation with Engineering and Park Board.

* * * * *