APPLICATION STATEMENT FOR REZONING & DESIGN RATIONALE

Description & Intent

Jameson Developments have instructed Metric Architecture to design a 100% secured market rental building at 1850 Larch Street under the Moderate Income Rental Housing Pilot Rezoning Program (MIRHPP). The policy states that at least 20% of the residential floor area (of total FSR) is to be made available to households earning between $30,000 & $80,000 per annum. Therefore 13 suites out of a total of 63 are now within the policies defined Moderate target cost, and substantially lower than anything comparable in this neighborhood.

The 17,000 sq ft site (150 x 118) is occupied by a disused ecclesiastical building from the 1970’s, and therefore has no tenants to re-home. Currently the site is zoned RT-8 although is right on the very edge of Kitsilano’s cherished RM4 which comprises largely of rental apartments close to Kits Beach.

Arial view (North top of Page)
Proposal & Massing

The proposed 5 storey residential building is sited on the existing buildings footprint to allow for full retention of mature trees on West 2nd Avenue, and the front entrance is maintained in the same location off Larch Street.

The Accommodation Comprises of:

- 63 Units of residential units
- Floor Area of 4,186 sqm. (45,062 sq ft)
- A Floor Space Ratio (FSR) of 2.65
- No Tenant relocation required, as the existing building is Non-Residential
- A height of Approximately 16 m (53 ft. not inc elevator overrun)
- 56 underground parking spaces over 3 levels (above COV min Req.)
- 113 Bike parking spaces (substantially over that required)
- 63 Bulk Storage spaces within parkade.
- Amenity space on the top floor
- 44.4% Family Units including 8 larger 3 bedroom units.
The site keeps established setbacks for the respecting the RT8 Front yard setback on West 2\textsuperscript{nd} Avenue & Larch Street, with all parking accessed from low side of rear lane. Shadowing to North and East is not seen as an issue due to the setback and large wide roads, with 100 ft or more between adjacent buildings.

(NORTH TOP OF PAGE)

\textbf{Existing Plan} (Point of NE Corner View) \hspace{1cm} \textbf{Existing St Marks Church} (viewed from NE Corner)
Form of Development

Accommodate Proposed within 63 Unit 45,062 sq ft – 2.65 FSR:

<table>
<thead>
<tr>
<th>Amenity Room</th>
<th>Moderate (20%)</th>
<th>Market</th>
<th>UNIT</th>
<th>SIZE sq ft.</th>
<th>UNIT %</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(1)</td>
<td>316 + Roof</td>
<td>-</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Studio           | 4              | 15     | 19   | 385-437     | 30.2   |
| 1 Bedroom        | 3              | 13     | 16   | 507-607     | 25.4   |
| 2 Bedroom        | 1              | 3      | 4    | 663-762     | 6.3    |
| 2 Bedroom + 2 Bath| 3              | 13     | 16   | 679-794     | 25.4   |
| 3 Bedroom        | 2              | 6      | 8    | 863-930     | 12.7   |
| TOTAL            | 13             | 50     | 763  | -           | 100    |

| PARKING Car      | 56             |
| PARKING Bike     | 113            |

The proposed CD-1 is a blend of neighboring zones that are viewed as appropriate for the context, and the height, massing the setbacks are compared and contrasted with the existing zoning (RT-8) & the RM zones as the MIRHPP suggests:

<table>
<thead>
<tr>
<th></th>
<th>RT-8</th>
<th>RM4</th>
<th>RM3</th>
<th>CD-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback (Larch St)</td>
<td>5.2 (17 ft) Avg.</td>
<td>6.1m (20 ft)</td>
<td>6.1m (20 ft)</td>
<td>3.1m (10.3 ft)</td>
</tr>
<tr>
<td>Exterior Side (2nd Ave)</td>
<td>1.5m (5 ft)</td>
<td>7.2m (23.6 ft)</td>
<td>6m (19.7 ft)</td>
<td>7.3m (24 ft)</td>
</tr>
<tr>
<td>Interior Side (Lane)</td>
<td>1.5m (5 ft)</td>
<td>2.1m (6.9 ft)</td>
<td>2.1m (6.9 ft)</td>
<td>0.8m-6.7 (22 ft)</td>
</tr>
<tr>
<td>Rear Setback (2536 W2nd)</td>
<td>N/A</td>
<td>10.7m (35.1 ft)</td>
<td>10.7m (35.1 ft)</td>
<td>3.8m (12.3 ft)</td>
</tr>
<tr>
<td>Height</td>
<td>10.7m (35.1 ft)</td>
<td>10.7m*(35.1 ft)</td>
<td>36.6m (120 ft)</td>
<td>16.1m (53 ft)</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>N/A</td>
<td>0.65</td>
<td>0.65</td>
<td>0.68</td>
</tr>
<tr>
<td>FSR</td>
<td>0.70</td>
<td>1.45</td>
<td>1.00 – 3.00</td>
<td>2.65</td>
</tr>
</tbody>
</table>

NOTE: * 30 degree containment angle see RM4 / 4.3.1

** 135 degree containment angle see RM4 / 4.5.1

*** Limited length of Setback Lane = 1m
Applicable Policy & Guidelines

The 63 suite apartment building unit mix is in line with those recommendations including 35% family units (in-fact 44.4%), and is serviced by a 3 level underground parkade with 56 physical stalls, which include 3 HC stalls and 8 visitors spaces. Bike parking is easily accessible at grade from the lane and bulk storage is split over P1 & P3.

Maximum average starting rental rates are set out below (section 2a of COV MIRHPP):

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$950</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,200</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,600</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

RT zones are considered if no existing rental housing and on larger sites the COV are considering up to 6 stories where appropriate according to 3g of the MIRHPP, and with this a very contextual RM4 was followed topping out at 3.0 FSR.

Public Benefit

The onsite public benefits of this project are:

1. The retention of a sizable portion of mature trees as well as additional landscape features;
2. No dislocation of residential tenancies, as the existing building is non-residential; and
3. The addition of 13 Moderate Income rental which include 28 x 2 & 3 bedroom family units.
4. Amenity Room for residents future enjoyment.
5. 44.4 % Family sized units (2 bedrooms or more) with 12.7 % being 3 Bedrooms.

Environmental Policy

This project will be following the Green Buildings Policy for Rezoning as amended February 7, 2017, by following the Low Emissions Green Buildings path (path B). NOTE: LEED Not requirement since this is a residential building.

This will include requirements for:

- Performance limits ( TEUI < 100 kWh/m2, TEDI < 15 kWh/m2, GHGI < 5 kgCO2/M2 )
- Air tightness testing:
  - Whole Building = 2.0 L/s *m2 @75 Pa (0.40 cfm/ft2 @ 0.3”w.c.)
  - Suite= 1.2 L/s *m2 @50 Pa (0.23 cfm/ft2 @ 0.2”w.c.)
- Enhanced commissioning
- Energy system sub-metering and reporting
- Refrigerant emissions and embodied emissions
- Verified direct ventilation
- Low-emitting materials
- Indoor air quality testing
- Integrated rainwater management and green infrastructure
- Resilient drinking water access

The Construction being timber frame is the most environmental building system and coupled with City of Vancouver’s aggressive environmental policies for 2020 of near net zero the public benefit reaches far wider than the immediate community.

Neighbourhood Context

In terms of the form of development, the 53,570 sq ft. proposed building took on a RM4/3 massing, similar to its opposite neighbor 2490 Larch Street, and by comparison a more conservative six floors was chosen while plenty examples are evident close by (within 200 meters) of 6 up-to 12 stories, 2495 Larch St & 2445 West 3rd to name a few.

The neighborhood has a range of building types and building heights with the taller buildings nestled around the high point around West 4th Ave & Balsam. The plateau of Safeway’s (Remnants of a 30 million old Volcano) has a commanding place in the neighborhood and the pattern here is a predominance of 12 storey Northwards between Vine & Balsam. The next block west (Balsam & Larch) steps down from 12 storey on Balsam side to 6 storey typically on the Western Edge.
The following illustrates some of the buildings heights in the immediate blocks around the high point on 4\textsuperscript{th} Avenue.

Our proposal of 6 stories fits into a logical step down pattern as we move westward from a 12 storey block, next to a range between 12 and 6 stories, and then the Transitional block that our site occupies down to the 3 storey RT form that continues to Point Grey.

**Urban Design Precedents**

The new residence continues to use Larch street as its primary entrance and the thick tree borders of West 2\textsuperscript{nd} Avenue are maintained as a privacy buffer along what is a very mature tree lined street. The
materials proposed are a combination of brick and high quality cementitious panel, some examples in the Kitsilano area:

KITS NEIGHBOURHOOD HOUSE
So much of the Kitsilano character is the mature tree lines streets

LINDEN TREE HOUSE
The mature trees and mix of materials break up the 4 storey massing and access and balconies help to integrate the units to the street like its RT-8 neighbors
As with Larch street the buildings here on W. Broadway have two contexts, the high street and the neighbourhood street. The stepping down and change in form and materials makes the form more compatible with the RT8 Neighborhood.
The proportion and relationship is similar to that of “The Wellington” where the older turn of the century single residential is contrasted by the 1920’s purpose built, zero lot line, multi residential construction of 50m long (150 ft) York facade. There is a difference in height, but not incongruous or over bearing.

The Larch has been designed with a generous 24 ft setback on West 2nd Ave, behind a screen of mature tree and hedging, as opposed to 10’ as seen in The Wellington. The upper levels will be 5 ft setback from the 4th floor and massing is further reduced by upper level balcony alcove of 5 ft. All along the West PL the original Mountain Ash trees are maintained and at up to 30 ft they provide adequate privacy and buffer, and further stepping away from this elevation make for a gradual contextual fit of the new and old.
Summary

The site and its use, couples with position and mature landscape afford us a unique opportunity to allow a greater density for the benefit of moderate income families under this limited pilot policy. We have designed a sensitive contextual residential building and believe there will be very little disturbance for neighbours compared to some of the large events that the current St Marks, and all parking will be within the building curtilage. The landscaping is key, and most of it will remain to continue the mature boulevard of trees that are the character of the area providing backdrop and privacy.

Development Planners Comments & Updates:

Since the initial enquiry back in early 2018 we have had the benefit of staff feedback and a developers open house and while there are some differing opinions the ones that public on both sides of the fence & staff agree on and which we have implemented are as follows:

- Parking was seen as a potential issue, and therefore we increase parking to 56 spaces, significantly over the min. required for only 63 units.
- Demand for more family units was seen as becoming more and more important in the future, so now we have 44.4% of the total.
- The need for storage was sighted, and now the proposal exceeds min 5.3m3 of Bulk storage for each unit, situated below grade. (City Bulk storage Bulletin b004)
- The building massing on Larch street at the Lane side has been reduced to “step down” to the residential building on Larch Street. The setback notch is 8’x15’ at 4th floor as requested by City staff.
- The building massing on West 2nd Avenue has also been reduced, and balconies tucked into corner to respect the West neighbor context. Staff recommended to maintain the 22’ from lane at 4th floor, a 3rd storey shoulder.
- All units have adequate outside spaces in the form of patios at grade level and Balconies above.
- Amenity space was important, but must have some outdoor space, and therefore we have moved the amenity to the 5th floor with access to a roof patio and urban agriculture. Note: the amenity room was removed from roof to avoid bulk and massing and overlook.
We look forward to staffs continued consultation and efforts in bringing this very important residential rental building through the processing and permitting process and please contact me direct for any further information required.

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