

REFERRAL REPORT

Report Date: February 25, 2020
Contact: Theresa O'Donnell
Contact No.: 604-673-8434
RTS No.: 13636
VanRIMS No.: 08-2000-20
Meeting Date: March 10, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2776 Semlin Drive and 2025 East 12th Avenue

RECOMMENDATION

- A. THAT the application by Colliers International, on behalf of the British Columbia Conference Property Development Council of the United Church of Canada, S6928 to rezone 2776 Semlin Drive and 2025 East 12th Avenue [PID: 007-009-691, *Lot C of Lot D Block 163 District Lot 264A PLAN 19457*] from RS-1 (Single-family Dwelling) to a new CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.7 to 2.55 and building height from 10.7 m (35.1 ft.) to 19.8 m (65 ft.) for a mixed-use building with 104 social housing units and a church, be referred to Public Hearing, together with:
- (i) plans prepared by Shape Architecture, received August 2, 2019;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 Planning, Urban Design and Sustainability.

- C. THAT, subject to enactment of the CD-1 By-law, the *Subdivision By-law* be amended generally as set out in Appendix C;

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

- D. THAT, subject to enactment of the CD-1 By-law, the *Sign By-law* be amended generally as set out in Appendix C;

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

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

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw 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 one parcel located at 2776 Semlin Drive and 2025 East 12th Avenue from RS-1 (Single Family Dwelling) District to CD-1 (Comprehensive Development) District. The application proposed development of a Passive House certified mixed use building with 104 social housing units and a church, over one level of underground parking. A height of 19.8 m (65 ft.) and a density of 2.55 FSR are recommended.

Staff assessed the application and conclude that it generally meets the intent of the *Grandview Woodlands Community Plan* with respect to the delivery of social housing. If approved, the application would contribute 104 social housing units towards achieving the City's goals identified in the *Housing Vancouver Strategy*. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the Conditions of Approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Grandview Woodlands Community Plan (2018)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*

- *High-Density Housing for Families With Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning*s (2009, last amended 2018)
- *Urban Forest Strategy* (2014)
- *Community Amenity Contributions — Through Rezoning*s (1999, last amended 2019)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

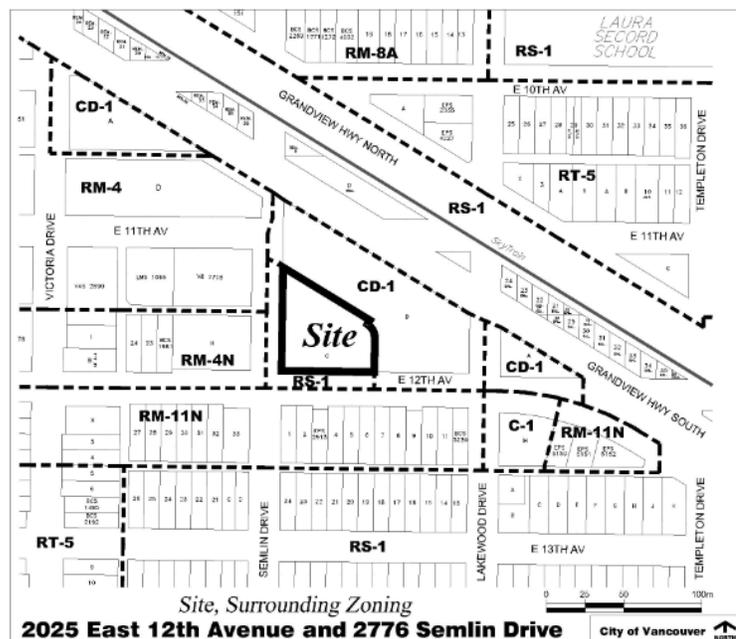
Background/Context

1. Site and Context

The site is located in the Grandview Woodlands neighbourhood at the north-east corner of Semlin Drive and East 12th Avenue, with a site area of approximately 2,915 sq. m (31,381 sq. ft.) (see Figure 1). The site is currently developed with the Lakeview United Church, a two-storey church originally constructed in 1962 and contains a Montessori child care facility that provides childcare for 35 children who are between the ages of 2.5-5 years old. The church provides regular programming which includes space for community engagement programs; support for refugee sponsorship; and community meals. The church does not include any historic features and there are no residential units on site.

The current zoning is RS-1 (Single Family Dwelling) and permits residential development up to 0.7 FSR and 10.7 m (35.1 ft.) in height. The site to the north is the Lakewood Terrace Housing Co-op zoned CD-1 (152); to the east is a one-storey automotive shop zoned CD-1(29); to the south, single family houses developed under RM-11N; and multi-family dwelling zones RM-4 and RM-4N to the west. RM-4 (Multi-family Dwelling) zoning permits 1.45 FSR and building heights to a maximum of 10.7 m (35.1 ft.).

Figure 1: Location Map



Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- Parks: Trout Lake and John Hendry Park (600m)
- Cultural/Community Space: *Immigrant Services Society of BC* (270m), *First Christian Reformed Church* (230m)

Local School Capacity – This site is located within the catchment area of Laura Secord Elementary at 2500 Lakewood Drive and Vancouver Technical Secondary School at 2600 East Broadway Avenue. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated May 29, 2019, enrolments in 2017 resulted in a shortage of 17 spaces. Greater capacity exists in surrounding schools such as Grandview Elementary School, which is expected to have a surplus of 70 enrolment spaces by 2027. At the secondary level, Vancouver Technical school is utilizing 97 per cent of its 1,870 seat capacity with a surplus operating capacity of 59 student spaces as of 2017, and a forecasted surplus of 74 spaces by 2027.

2. Policy Context

Grandview Woodlands Community Plan (2018) - Rezoning potential for the site is guided by the *Grandview Woodlands Community Plan* (the 'Plan'). The site is within the Commercial-Broadway Station Precinct sub-area where the Plan provides directions to support the development of a transit-oriented neighbourhood featuring a broad array of housing opportunities as well as services and jobs. Specifically, the subject site (identified in Figure 2) falls under subsection 6.7.2 of the Plan, known as the Station Residential area and anticipates six-storey apartments. Section 7.1.3 allows for consideration of modest increases in height and density to assist with social housing.

Figure 2: Commercial-Broadway Station Precinct Land Use Map and Character Areas



Housing Vancouver Strategy (2017) — In November 2017, Council approved the *Housing Vancouver Strategy and Housing Vancouver Strategy Three-Year Action Plan* (Strategy and Action Plan). 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 the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit 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. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the targets for social housing units to be delivered under the City's Social Housing or Rental Tenure (SHORT) pilot program, a pilot program identified within the *Strategy and Action Plan*.

Strategic Analysis

1. Proposal

The application proposes an L-shaped multi-use building consisting of 104 social housing units and the returning Lakeview United Church, with an estimated congregation of 70 people. In addition to worship space, the following public programs will be offered through the church: space for community engagement and educational programs; services to help with refugee sponsorship; and dinners to welcome newcomers to Vancouver in partnership with Immigration Service Society of BC. The child care facility will not be replaced due to the negative impact the cost of the child care facility would have on the delivery of social housing. The proposal is for a density of 2.55 FSR and a height of 19.8 m (65 ft.) and a gross floor area of 7,434 sq.m (80,022 sq.ft.) over one level of underground parking accessed from an easement on the north side of the property (see Figure 3).

The rezoning application proposed 2.47 FSR. Staff recommend an increase to 2.55 FSR to improve building energy efficiency for Passive House design, mechanical spaces, and unit livability. The increase is a result of the applicant's response to staff recommendations and comments received from the Urban Design Panel. This report is based on the original submission drawings dated August 2, 2019, and staff's recommended changes with corresponding conditions in Appendix B. See the technical comparison in Appendix G.

2. Land Use

This proposal includes residential and church uses and is consistent with the intent of the *Grandview Woodland Community Plan*, which seeks to provide opportunity for increased housing choices and encourage renovation and reinvestment into existing places of worship. New development is intended to be compatible with the existing character of the area.

Figure 3: Revised Development as Viewed from the Corner of Semlin Drive and East 12th Avenue



3. Density and Height (refer to drawings in Appendix E and project statistics in Appendix G)

This site falls within the Station Residential area of the *Grandview Woodlands Community Plan* (the “Plan”) and is impacted by View cone 27.1. The Plan allows for consideration of developments up to six storeys on this site and 2.4 FSR.

Density – Staff have reviewed the proposed design and concluded that the massing and height are appropriate for the site and neighbourhood context.

View Cone –The site is located within View Cone 27, which starts at the south end of Trout Lake beach and protects views from the park to the North Shore mountains. The proposal is for a six-storey building with a portion of the elevator overrun projecting into the view cone by 0.6 m (2ft.). Staff have reviewed the implications to the viability of the project resulting from relocating the elevator core or otherwise redesigning the building to comply strictly with the view cone, along with the impact to long range views, and are supportive of the minor projection as proposed in order to secure a viable social housing project.

**Figure 4: Revised Development as Viewed from East 12th Avenue
(South Elevation)**



Transition and Neighbourliness – The proposed building steps down from six-storeys to three-storeys along Semlin Drive, providing for a massing transition towards the multi-family dwellings located on adjacent properties. The outdoor amenity area has been located on the fourth floor, wrapping around the corner of Semlin Drive and further aids in breaking up the massing and use of the building.

Given the triangular shaped lot configuration, the proposed setbacks and orientation of the ‘L’ shaped building helps facilitate a sympathetic interface to adjacent lots. A setback of approximately 7.35 m (24.11 ft.) is proposed from the rear property line along the north side of the property, which aids in minimizing shadow impacts on the multi-family dwellings to the north. At the recommendation of City staff, church programming has been oriented toward East 12th Avenue as a means to activate the public realm.

In order to present a stronger interface with the public realm, and to enhance the overall character and neighbourliness of the proposal, staff have prepared Urban Design conditions in Appendix B which stipulates that additional attention be given to the outward expression of the church and measures to improve the interface of the at-grade dwelling units facing Semlin Drive with the public realm. Additional conditions will modify the building and landscape designs to improve privacy and access to daylight for dwelling units.

Amenity – The application proposes an indoor amenity room on the fourth level contiguous with an outdoor amenity space. The 160 sq.m. (1,722 sq.ft.) outdoor area has been determined by staff to be sufficient in size to accommodate a broad range of activities and socializing for residents and their guests. There is a children’s play area proposed on the north-east side of the outdoor space (see Figure 5). Further outdoor amenity is provided on the ground level, adjacent to the church sanctuary space. Staff, with the input of the Urban Design Panel (UDP), recommend improvements to the functionality of the common amenity spaces to provide greater visual connection between the indoor and outdoor spaces and adjustments to grades to achieve smoother transitions for common gathering areas. See design conditions in Appendix B.

Figure 5: Birdseye View of Courtyard Facing South

Livability – Some of the units proposed in this application are relatively small. With the consideration of increased rental affordability and overall financial viability of the project, staff generally support the approach for this development. Further design conditions are included in Appendix B to maximize the liveability of atypical unit layouts and ensure greater access to ventilation and light.

In order to prevent more significant penetrations into the Trout Lake view cone, and to contribute to the Passive House performance of the building, staff support locating mechanical spaces on the sixth floor, with the strong recommendation that the applicant consider locating all mechanical spaces below grade if feasible. If not rigorously designed, such mechanical spaces can produce significant noise and vibrations that may negatively impact the livability of adjacent dwelling units. Subsequently, staff have added conditions in Appendix B to ensure that mechanical spaces are located and designed to mitigate any negative impacts to building residents. As mechanical spaces above grade or on the roof are counted toward the overall floor area of the development, an increase in density relates to the sixth floor mechanical rooms.

Landscape – The site contains a total of 36 trees, including eight on-site trees, five City-owned street trees and 23 trees straddling the property line. There are four trees proposed for removal due to conflicts with the building envelope and underground parkade. Landscape conditions in Appendix B will enhance the landscape design at the building entrances and courtyard with provisions for screening parking and loading areas.

Urban Design Panel – The Urban Design Panel reviewed this application on November 13, 2019 with a vote to support the application (see Appendix D). Panel members noted support for: the proposed massing, contextual fit, level of affordability, and goals of achieving Passive House standards. Recommendations for design development include: measures to enhance the church expression and entrance, screening of the parking ramp and consideration of its location in

relation to courtyard functionality, development of ground units on Semlin Drive at exterior grade, and design development of the residential floor plans for improved liveability.

Staff recommend approval of the application subject to conditions outlined in Appendix B. For detailed panel comments, refer to Appendix D.

4. Housing

The Lakeview United Church is one of a growing portfolio of congregational properties the BC Conference of The United Church of Canada’s (BCUCC) Property Resource Team is redeveloping as part of a mixed-use, affordable housing initiative, called the 3-Point Redevelopment Portfolio. The initiative began in spring 2016, when BCUCC entered a partnership with BC Housing, who agreed to finance the redevelopment of a portfolio of congregational properties. The project was officially launched on April 13, 2018, as part of BC Housing’s new Housing Hub.

This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy (2017)* and the *Grandview-Woodland Community Plan (2016)* in addition to meeting provincial affordability goals.

By delivering 104 new social housing units, this rezoning application would contribute to near and long term targets for new Social, Supportive and Co-op housing units in the *Housing Vancouver Strategy (2017)* (see Figure 6 below).

Figure 6: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of September 30, 2019*

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	4,169

*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.

Additionally, this application, if approved, would provide:

- New affordable rental housing for families and singles, co-located with a community hub and near a frequent service transit route;
- Newly built social housing units in an area where over 90% of the rental units were built prior to 1980;
- Increased housing options along the housing continuum for community residents in this local area;

Affordability – The project will meet the City’s definition of Social Housing with a minimum of 30 per cent of the units rented to households with incomes which fall under the BC Housing Income Limits (HILs) levels (currently defined as annual household income of \$51,500 for a one-bedroom or less and \$73,500 for a three-bed unit).

Opportunities to secure additional senior government funding will be explored; this may lower rents to levels which would make a greater number of units and/or greater proportion of family units eligible for rent supplements and/or subsidy programs.

Security of Tenure - Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for 60 years or the life of the building, whichever is greater.

Unit Mix - The *Grandview Woodlands Community Plan* (the Plan) sets a target of 50 per cent family units for non-market housing subject to project viability. The project includes 46 per cent family units (48 units) which includes 37 per cent two-bedroom units (38 units) and 10 per cent three-bedroom units (10 units). Staff recommend the applicant consider increasing the amount of family housing units to achieve 50 per cent.

High-Density Housing for Families with Children Guidelines – These guidelines are intended to address the key issues of site, building and unit design which relate to residential livability for families with children. All family-oriented units are provided private outdoor space as required in the guidelines. “Juliet” balconies are provided for studio or one-bedroom units that do not have a private outdoor space. Common outdoor amenity area is provided for all tenants on the fourth floor and in the ground level courtyard.

Existing Tenants – As there are no existing residential units on this site, a Tenant Relocation Plan is not required.

5. Transportation and Parking

The application proposes 48 vehicle parking spaces in one level of underground parking, accessed from the registered easement on the north of the site. In addition, the application proposes 224 bicycle spaces and two loading spaces.

In accordance with the By-law, the applicant is proposing a Transportation Demand Management Plan (TDM) plan which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures. Residential parking requirements are permitted a 20 per cent reduction if the site has adequate access to transit. The subject site is well served by transit with Skytrain located approximately 500 m from the site and bus service approximately 400 m from the site.

A condition of approval for this rezoning will be additional traffic calming measures and provisions such as a pedestrian warning system and barriers or bollards by the entrance of the underground parkade taking into consideration an off-site children’s playground located near the north property line along the easement. Further public realm improvements will also be incorporated, as noted in the Engineering conditions of approval set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* (amended by Council on May 2, 2018) requires that residential 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 updated version of the *Green Buildings Policy for Rezoning* under the near zero emissions buildings requirements, and the proposed building

has opted to pursue Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect, and strengthen Vancouver’s urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities, and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A ‘by-law sized tree’ has a tree trunk diameter of 20 cm or greater requires a tree permit when it is proposed to be removed.

There are 36 trees contained on the site, which includes eight on site trees, five City-owned street trees and 23 trees that straddling the property line between the adjacent property to the north. There is a mixture of diverse and semi-mature trees that includes Oak, Korbis magnolia, Linden, Deodar Cedar, Apple, and Honey Locust species. Of the 36 trees located on site, 32 trees are proposed for retention with four trees proposed for removal along the south-east portion of the site. The four trees proposed for removal conflict with the proposed building envelope and underground parking. Replacement trees will be provided along with additional landscape buffers as described in Appendix B and summarized in Appendix I. There are no natural water courses on site.

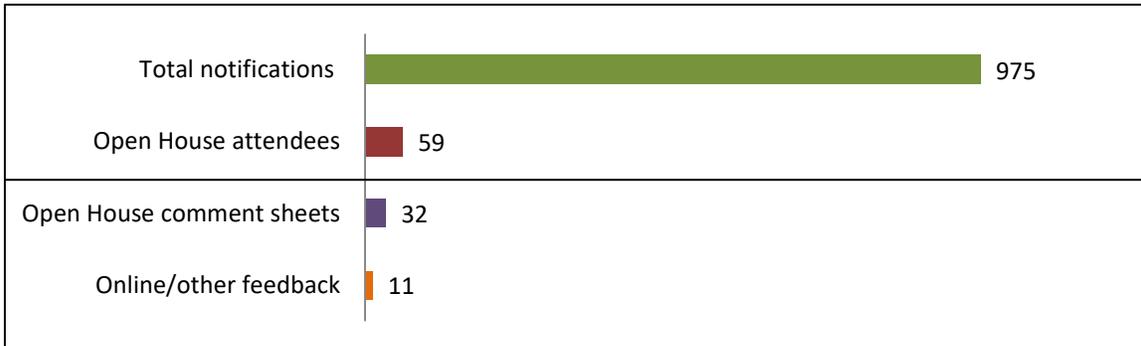
Public Input

Pre-application Open House – On June 26, 2019, a pre-application open house was held at the Lakeview United Church, located at 2776 Semlin Drive and 2025 East 12th Avenue, to solicit early feedback on the proposal. Approximately 46 people attended this open house. The early feedback indicated overall support for the project, with respondents noting support for: the architectural design, provision of affordable rental units, and increased utility of the church property. Some areas of concern related to: the loss of childcare space, shadow impacts, lack of children’s play area, safety concerns related to parking access, and the impact of noise and traffic from construction.

Public Notification – A rezoning information sign was installed on the site on September 26, 2019. Approximately 975 notification postcards were distributed within the neighbouring area on or about October 1, 2019. Notification and application information, as well as an online comment form, was made available on the City of Vancouver Rezoning Centre webpage (www.vancouver.ca/rezapps).

Community Open House – A community open house was held on October 23, 2019 at the proposed development site, 2776 Semlin Drive and 2025 East 12th Avenue. Staff, the applicant team, and approximately 59 people attended the Open House.

Figure 9: Notification and Public Response



* Note that all reported numbers above are approximate

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Public Response – A total of 43 responses have been received via comment sheets, letters, emails or on-line comment forms (see Figure 9). Appendix D provides a detailed summary of the results of the public consultation. A summary of the key themes and staff responses is provided below.

Support for the proposal cited the following:

- Provision of affordable housing
- Building design
- Church and residential use are well integrated.
- The children’s playground on the fourth level is appreciated.

Concerns expressed by respondents included the following:

- Parkade ramp location and pedestrian safety
- Loss of church and community space
- Securing unit affordability

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

Parking – Reduced parking requirements lower the overall project cost to support the delivery of new social housing. The project will comply with the Vancouver Parking By-law and the applicant is proposing a Transportation Demand Management (TDM) Plan, which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation

demand management measures. The site is located approximately 500 m from a Skytrain station.

Parkade Ramp Location and Pedestrian Safety – The neighbourhood requested that all parking be accessed directly from the street. Additional concerns relate to vehicles traveling in close proximity to the private children’s play area on the property to the north.

There is an existing easement on site along the north property line which functions as a private lane. The easement provides access for surface parking for the church and emergency vehicle access for the neighbour to the north. Engineering has requested existing curb cuts be maintained and the easement retain its historic use for access to on-site parking and emergency access for the property to the north. To address concerns around the proximity of the parkade ramp to the children’s play area to the north, staff have included safety measures under the Engineering conditions in Appendix B.

Loss of Church and Community Space – In 2018, the City Council approved the *Making Space for Arts and Culture – Cultural Infrastructure Plan*, which supports the development of policies for the retention and expansion of arts and cultural spaces, including community spaces such as churches and community halls. Although a comprehensive policy for the retention and replacement of social and cultural community-serving spaces is under development, it has not yet been presented to City Council for consideration. In the interim, staff are monitoring the change of social and cultural spaces throughout the city. This data will be used to inform the creation of long-term policy options to promote retention and renewal of community-serving spaces. Staff expect to present draft policy to City Council in late 2020.

For this project, the primary objective is to deliver social housing while also accommodating the church’s needs for sanctuary space and a number of its programs and services. The Lakeview United Church does plan to bring back a number of programs currently offered: music programs, youth groups, community meals, and support for refugees and newcomers to Vancouver. Staff did explore the possibility replacing the existing childcare at this location. However, securing additional non-residential uses presents a significant challenge to the project’s financial viability particularly as the site is limited to a maximum height of six stories due to its location within a view cone. There is currently no strategy of funding in place to support the replacement of non-city owned existing childcare facilities.

PUBLIC BENEFITS

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

1. Required 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 various engineering infrastructure.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30 per cent of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing

Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization.

The social housing component of the project is expected to meet these criteria; the value of the exemption is estimated at \$1,868,904 based on the rates in effect as at September 30, 2019. The floor area attributed to the church is also expected to qualify for an exemption use under Section 523D(10)(a) of the Vancouver Charter; the value of the exemption is estimated at \$153,046 based on the rates in effect as at September 30, 2019.

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

2. Offered Public Benefits

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

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

Social Housing — The applicant has proposed that the approximately 104 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City’s social housing stock secured for the longer of the life of the building or 60 years.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that a minimum of 30 per cent of the rental units shall be rented to households with an income of no more than the BC Housing Income Limits at a rent that is no more than 30 per cent of their household income. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

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

FINANCIAL IMPLICATIONS

The site is subject to both City-wide DCL and City-wide Utilities DCLs. The development is expected to be exempt from both DCLs under the provisions of the Vancouver Charter and the DCL By-law for social housing and church space. Based on rates in effect as of September 30, 2019, the value of the exemption is estimated to be \$2,021,950.

The affordability requirements for the site will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B, together with a long-term lease to the non-profit housing operator which will ensure that a minimum of 30 per cent of the units are rented to

households which earn under the BC Housing Income Limits (HILs) levels for rents that are no more than 30 per cent of household income.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff have reviewed the application to rezone the site at 2776 Semlin Drive and 2025 East 12th Avenue from RS-1 to CD-1 to permit development of 104 social housing units and a church. Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the objectives of the *Grandview Woodlands Community Plan*. If approved, this application would contribute to the City's housing goals by providing 104 new social housing units.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning 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 D, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

* * * * *

**2776 Semlin Drive and 2025 East 12th Avenue
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, to 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 of Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwellings;
 - (b) Retail Uses, limited to Public Bike Share;
 - (c) Institutional Uses, limited to Church, Child Day Care Facility and Social Service Centre;
 - (d) Cultural and Recreational Uses, limited to Arts and Culture Indoor Event; and
 - (e) Accessory Uses customarily ancillary to the uses permitted in this Section 3.

Conditions of Use

- 4.1 All residential floor area must be used for social housing
- 4.2 The design and layout of at least 35 per cent of the dwelling units must:
 - (a) Be suitable for family housing;
 - (b) Include two or more bedrooms; and

(c) Comply with Council's High-Density Housing for Families with Children Guidelines

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 2,915 sq.m., being the site size 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 must not exceed 2.55.
- 5.3 Mechanical space located above ground and not on the roof, must not exceed a floor space ratio of 0.03.
- 5.4 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12 per cent of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) Patios and roof gardens, 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, whose floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) Amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 per cent of the total permitted floor area; and
 - (e) All residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq.m. for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.6 The use of floor area excluded under section 5.5 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 19.8 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plan or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) The Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (i) The minimum distance of unobstructed view is not less than 3.7 m; or
 - (ii) The habitable room is an inboard bedroom within a three-bedroom unit assigned to moderate income households.
- 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 site adjoining CD-1 ().
- 7.6 A habitable room referred to in section 8.1 does not include:
- (a) A bathroom; or
 - (b) A kitchen whose floor area is the lesser of:
 - (i) 10 per cent or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 sq.m.;

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of 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 ().

* * * * *

**2776 Semlin Drive and 2025 East 12th Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Metric Architecture, stamped received January 24, 2019, 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. Design development to mitigate the encroachment of the south-facing balconies over the south property line. This may be achieved through the following design strategies:
 - (a) Providing a minimum setback of 1.63m (5.34ft.) from the south property line;

Note to Applicant: a reduction in the setback at the east property line to a minimum of 5.44m (17.85ft.) may be explored to accommodate reallocation of massing.
 - (b) replacing the full-depth balconies proposed with Juliet balconies extending no further than the interior side of the south property line;
 - (c) redesigning the layouts of the relevant dwelling units to provide for partially-inset balconies, or;
 - (d) a combination of either of the above-noted strategies;
Note to Applicant: Also refer to Engineering Service Condition 33. Design development to provide for a larger common outdoor amenity area is strongly encouraged.
2. Design development to improve the visibility of the church from the street and the building's relationship with the public realm to present a more welcoming interface with the community. Possible design strategies include:
 - (a) introducing a massing expression extending the full height of the building at the southwest corner;
 - (b) providing a stronger change in vertical plane between the church expression and the expression of the residential uses above;

- (c) introducing large-scale, highly visible architectural signage, and/or;
- (d) introducing an architectural lighting design strategy that distinguishes the two principal proposed uses at night.

Note to Applicant: The church should be expressed as a highly welcoming and active community space. Revisions to achieve a better performing architectural expression for the church may be reflected in the design at the time of the Development Permit application.

3. Design development to improve the performance of shared and private outdoor space in the rear courtyard by introducing a cover or other comprehensively and aesthetically integral trellis over the exposed parkade ramp, and consideration of the following design strategies at the time of the Development Permit application:

- (a) provision of strategies to improve the direct pedestrian connection between the interior church space and the courtyard;
- (b) provision of a bright material palette on vertical and horizontal surfaces to offset the perceived darkness of the courtyard, and / or;
- (c) provision of a site lighting strategy intended to provide for user comfort and a sense of security at all hours;

4. Design development to improve the livability of residential units located below the finished grade at the northwest side of the Semlin Drive, as follows:

- (a) provision of stepped landscape planters to provide for maximal access to daylight and sense of openness at the private outdoor space; or

Note to Applicant: individual planter steps should be no more than 1'-11" tall to mitigate the need for guardrails.

- (b) consideration to modify the Level 1 floor slab to maintain continuity between the interior and exterior elevations.

5. Design development to improve the livability of residential units located at the southwest corner of the rear courtyard. Possible design strategies include:

- (a) providing larger glazing units for relevant dwelling units;
- (b) deleting solid balcony and Juliet balcony surrounds at the relevant dwelling units, or providing for a higher level of transparency in the relevant balcony surrounds, and / or;
- (c) giving consideration to reconfiguring the layouts of the relevant dwelling units to ensure that principal living spaces (i.e. living rooms) are provided with the highest level of access to daylight and ventilation;

Note to Applicant: Due consideration should be given to the privacy effects of orienting glazing units from individual dwelling units in close proximity. Measures to mitigate security and privacy concerns must be demonstrated at the time of the Development Permit application.

6. Design development to consolidate all mechanical space at the uppermost level.

Note to Applicant: Mechanical spaces should be located at the interior northeast corner, oriented toward the courtyard. Mechanical spaces oriented outward toward East 12th Avenue or Semlin Drive are not supported.
7. Provision of an acoustic report at the time of the Development Permit application indicating the impacts of the upper level mechanical spaces on the livability of adjacent dwelling units, and provision of measures intended to mitigate any such impacts.

Note to Applicant: Due consideration must be given to the impacts of vibration generated by mechanical units on livability, in addition to noise.
8. Provision of annotations on the floor plans indicating compliance of all dwelling units with horizontal angle of daylight requirements at the time of the Development Permit application.

Note to Applicant: Some units, particularly those at the southwest corner of the building oriented toward the courtyard may have limited access to daylight. Maximal access to daylight and natural ventilation should be prioritized in the design of all dwelling units.
9. Consideration to reduce or eliminate the step-back at the sixth level as a means to improve the Passive House performance of the building and to contribute to the increased livability of upper level dwelling units.
10. Consideration to explore design strategies intended to mitigate the impacts of the Level 2 residential corridor to the performance of the church sanctuary as a high-functioning community space.
11. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

Crime Prevention through Environmental Design (CPTED)

12. Provision at the time of the Development Permit application for Crime Prevention Through Environmental Design (CPTED) strategies, including:
 - (a) having particular regard for mischief in alcoves and vandalism such as graffiti;
 - (b) consideration of mail theft in the design and location of mailboxes;
 - (c) consideration of residential break and enter;
 - (d) provision of outdoor common area and path lighting; and
 - (e) provisions for visibility and security in the underground parking garage in accordance with the Parking By-law, including:
 - i. providing 24 hour overhead lighting at exit doors and step lights;

- ii. providing white-painted walls, and;
- iii. ensuring a high degree of visibility at doors, lobbied, stairs, and other access routes.

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

Landscape

13. Design development to improve the ground level public outdoor amenity courtyard space to achieve a friendly and enjoyable open space, as follows (refer to Urban Design Condition #3):
 - (a) Expand programming to include a variety of uses which encourage common gathering;
 - (b) Explore a more sculptural trellis feature with vines to soften exposed area of ramp;
 - (c) Provide landscape buffering to courtyard from loading area; and
 - (d) Adjust grades to achieve a smooth grade from church entry.
14. Design development to enhance and define the church entry plaza at the corner of Semlin Drive and East 12th Avenue, as follows:
 - (a) Reduce paving and replace with some planting that is flush with grade (not in raised planters); and
 - (b) Add some benches or other seating opportunities.
15. Design development to the Semlin Drive public realm interface to reduce the abrupt change in grade at the private patios by providing some terraced, transitional planting (refer to Urban Design Condition 4.(a)).
16. Design development to the children's play area on Level 4 to achieve a greater visual connection to the indoor amenity area, by flipping the locations of the play area and passive seating area.
17. Design development to ensure the safe retention of Trees #687 and #688, as originally proposed.

Note to Applicant: Ensure adequate tree protection is in place per recommendations in the Arborist report dated June 14, 2019. An arborist report should be submitted with the Development Permit package, giving clear methods of protection for the two trees and other trees proposed for retention.

18. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) Explore providing intensive and extensive green roofs on all available flat rooftops, to be commonly accessible and usable and to provide open spaces with improved solar orientation;
- Note to Applicant: This could include Urban Agriculture plots, in keeping with City of Vancouver guidelines.
- (b) Add substantially more landscape around all entry areas, to accent and soften them;
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
19. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.
- Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1m across and 1.2m down) to maximize contiguous soil volumes.
20. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.
21. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) maximize natural landscape best management practices;
 - (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.

22. 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.

- 23. Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.
- 24. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 25. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

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

27. Provision of a “Tree Management Plan”.

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

28. 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.

29. 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 6cm 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*".

30. 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.

31. Provision of an outdoor Lighting Plan.

Sustainability

32. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability). The requirements for Near Zero Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended June 14, 2019 or later).

Engineering Services

33. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.
34. 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.
35. 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.

Note to Applicant: 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.

36. Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licences 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.
37. 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.
38. Delete all portions of balconies encroaching over the south property line at levels 2 to 5 (pages A2.03-A2.06).
39. An application for a Permit to Use City Property must be submitted to Engineering Development Services for the metal brise soleil solar shading proposed to encroach over the south property line. Solar shade devices must be fully demountable and meet the specifications set out in Sections 1.8.0 of the Vancouver Building By-Law (VBBL).

Note to Applicant: The deeper brise soleil at the 2nd and 3rd level appear to exceed the maximum encroachment indicated in the VBBL.

Note to Applicant: The south property line on page A3.03 is misplotted.

40. Provision of an updated landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape

plans. Please submit a copy of the updated plan to Engineering for review noting the following:

- (a) The following statement is to be added 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.”*
 - (b) *Delete back boulevard trees proposed on City property.*
- 41. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
 - 42. Provision of a vehicle circulation plan and the use of the north-south lane to the satisfaction of the General Manager of Engineering Services. Details for wayfinding and signage to be confirmed at DP stage.
 - 43. Provision of traffic calming such as speed humps on the fire easement and additional mitigation measures such as barriers or bollards at the playground interface to the satisfaction of the General Manager of Engineering Services. Details on the traffic calming and additional mitigation measures to be shown on all applicable plans.
 - 44. Design for a warning system to mitigate conflicts at the parkade ramp and the easement to the satisfaction of the General Manager of Engineering Services.
 - 45. Details on the system and location of lights, signs and detection devices to be shown on all applicable plans.
 - 46. Provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates:
 - (a) Commentary on changes to the development plan as part of the Development Permit application, as well as any required analysis;
 - (b) Provision of additional loading diagrams to show Class B loading and maneuvering with access from East 12th Avenue;
 - (c) Provision of additional vehicle turning swaths demonstrating two-ways passenger vehicle flow is provided for the main parkade ramp; and

Note to Applicant: A corner cut may be required on the inside radius at 120 degree turn proposed near the top of the ramp.

- (d) Design for a warning system to mitigate conflicts at the parkade ramp and the easement. Details on the system and location of lights, signs and detection devices to be shown on the plans.

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

47. Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services with complete information on TDM measures proposed and including the following clarifications:

ACT-04 – Secure Public Bicycle Parking

- Provide design and detailed information as to how members of the public will be provided access to the Class A bicycle parking allocated for public access and use, including fee structure, registration process, hours of operation, etc.

Note to Applicant: Residential Class A bicycle parking cannot be located with the public bicycle parking.

ACT-05 – Bicycle Maintenance Facilities

- Provision of Bicycle Maintenance Facilities

Note to Applicant: To collect points for both retail/services and for social housing, maintenance facilities must be provided for both uses.

- Note and dimension location of facilities on plans.
- Bicycle maintenance facilities to be located with convenient access to and from Class A bicycle spaces.
- Provision of an operational plan detailing:
 - A description of the amenities to be provided;
 - A means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - Plan for maintaining these amenities.
- If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

ACT-09- Walking Improvements

- Provisions of streetscape plan and sections that show the location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements along the project frontages.

Note to Applicant: To achieve points for Walking Improvements, the improvements are to be provided off-site to link to other key destinations.

COM-03-Provision of Additional Class A passenger loading space

- Spaces to be located with convenient, public access at-grade, or on P1.
- Identify number, location, design, and dimensions of additional passenger loading spaces on plans.

Note to Applicant: Additional Class A passenger loading space to be provided above and beyond By-law requirements.

SUP-01-Transportation Marketing Services

- Provision of a description of the services to be provided.
- If available, provision of any additional information regarding this measure (e.g., online sign up portals or additional marketing materials) that demonstrates how the property owner will offer this service.

SUP-03-Multimodal Wayfinding Signage

- Identify the general locations for proposed displays on plans.
- Provide conceptual design of the content (e.g. transit lines, walk times to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.

48. Design Development to improve access, design of loading spaces and complies with the Parking and Loading Design Supplement.

- (a) Provision of convenient, internal, stair-free loading access to and from all site uses.

Note to Applicant: Class B loading requires the use of the Church space to access the residential elevators.

- (b) Provide a clear unloading area, minimum 1.8m wide, with suitable access to facilitate goods loading/unloading.
- (c) Provide an updated landscape plan to ensure proposed loading space does not affect the loading operations for the Class B loading space.

49. Design development to improve access, design of bicycle parking and complies with the Bicycle Parking Design Supplement.

- (a) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: For elevator access to the bicycle parking on P1, the elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. 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.

Note to Applicant: The Class A bicycle spaces for the residential use is to be provided in separate secure storage rooms independent of the public Class B bike parking and public secure Class A bicycle parking.

50. 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) Residential parking including residential accessible parking to be located behind secured overhead gates separated from the Class A loading, visitor spaces, and non-residential use parking spaces.
51. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement:
- (a) Provision of minimum 2.7m width for standard parking stalls beside a wall.
 - (b) Provision of minimum 2.6m width for small car parking stalls beside a wall.
 - (c) Provision of secured accessible spaces behind the residential parking gate.
52. Provision of the following information is required for drawing submission at the Development Permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - (i) Areas of minimum vertical clearances labelled on parking levels.
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (m) The location of all poles and guy wires to be shown on the site plan.

Housing

53. That the proposed unit mix, 54 per cent studio, 37 per cent 2-bedroom and 10 per cent 3-bedroom units, be included in the Development Permit drawings.

Note to Applicant: The unit mix may be varied under the discretion of the Director of Planning or Development Permit Board. Any variation will be considered in the context of the *Grandview-Woodland Community Plan (2016)*, which seeks to ensure 50 per cent family housing in non-market developments subject to financial viability.

54. Prior to development permit issuance, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating the proposed total unit mix of studio, one-bedroom, two-bedroom and three-bedroom units.

Note to applicant: The unit mix may be varied under the discretion of the Director of Planning or Development Permit Board. Any variation will be considered in the context of the *Grandview-Woodland Community Plan (2016)*, which seeks to ensure 50 per cent family housing in non-market developments subject to financial viability.

55. The building is to comply with the *High-Density Housing for Families with Children Guidelines (1992)*, and include a common amenity room with kitchenette and an accessible washroom adjacent to the amenity room;

56. Prior to issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

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 Planning, Urban Design and Sustainability (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Release of Easement & Indemnity Agreement 342890M and K60962 (commercial crossing) and Annexed Easement K60966 (off-site parking) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

2. Provision of a Shared Use Loading Agreement for 1 Class B and 2 Class A loading spaces for shared use between the commercial and residential uses and label the spaces as 'Residential and Commercial Loading'.
3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.

- (a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by CREUS Engineering Ltd. on July 16th, 2019, no water main upgrades are required to service the development.

Note to Applicant: The proposed development can be serviced by the 150 mm main on Semlin Drive, or the 300 mm main along E 12th Avenue.

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) Implementation of this development does not require any sewer upgrades.
- (c) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- (d) Street improvements adjacent to the site and appropriate transitions including the following:
 - 1.83m (6') wide front boulevard and 2.44m (8') wide broom finish saw-cut concrete sidewalk along E 12th Avenue;
 - 1.22m (4') wide front boulevard and 2.14m (7') wide broom finish saw-cut concrete sidewalk along Semlin Drive;
 - Street trees, adjacent the site, where space permits;
 - Curb ramps at the intersection of Semlin Drive and E 12th Avenue;
 - All utility cuts on E 12th Avenue to be restored to City of Vancouver (COV) "Industrial, Arterial and Bus Routes" specification and on Semlin Drive to be restored to COV "Higher Zoned"

Note to Applicant: Adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

Note to Applicant: Design details of off-site improvements to be finalized at the development permit stage.

- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (g) Provision of lighting upgrade to the entire intersection of Semlin Drive and E 12th Avenue to current COV standards and IESNA recommendations.
- (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 new pad mounted service cabinet/kiosk, subject to capacity review.

Notes to Applicant: the detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition)

- 4. Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to development permit issuance.

Note to Applicant: Proposed development is close to a peat area.

- 5. Provision of all utility services to be underground from the closest existing suitable service point. 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, LPT 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.
- 6. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Sustainability

7. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Housing

8. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Service (or successor in function) to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for 60 years or life of the building, whichever is greater, which will contain the following terms and conditions:
 - (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - (d) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - (e) Not less than 30 per cent of the social housing units will be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30 per cent of the aggregate household income of the members of the household occupying such social housing unit; and
 - (f) 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 by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Environmental Contamination

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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.

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**2776 Semlin Drive and 2025 East 12th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete from Lot C of Lot D Block 163 District Lot 264A PLAN 19457: PID 007-009-691 respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

2776 Semlin Drive and 2025 East 12th Avenue [CD-1 #] [By-law #] RS-1”

* * * * *

**2776 Semlin Drive and 2025 East 12th Avenue
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on November 13, 2019. The application was supported with recommendations.

EVALUATION: Support with Recommendations (6/4)

Introduction:

Rezoning Planner, Carly Rosenblat, began by noting that this is a rezoning application for a single lot at 2776 Semlin Drive and 2025 East 12th Avenue, located in the *Grandview Woodlands Community Plan*. It is located approximately 500m south-east from the Commercial Broadway Skytrain station (9 min walk) and approximately 450m (6min walk) to the north of John Hendry Park (Trout Lake). The site is zoned RS-1 and is a triangular shaped lot with a frontage of approximately 67m (219 ft.) along Semlin Drive and 60m (196 ft.) along East 12th Avenue. The total site area is approximately 2,900 sq. m (31,380 sq. ft.). On the north side of the lot, there is an easement to provide emergency vehicle access for the adjacent Housing Co-op. The site is currently developed as a two-storey church originally constructed in 1962 and the Lakeview Daycare and Montessori child care facility.

Rezoning potential for the site is guided by the *Grandview Woodlands Community Plan*. The site is within the Commercial-Broadway Station Precinct sub-area where the Plan provides direction to support development of transit-oriented housing opportunities. Under section 6.7 of the Plan, a six storey apartment building is anticipated. Section 7.1.3 of the Plan allows for consideration for modest increases in height and density (above six storeys, 2.4 FSR) to assist with project viability where new social housing is proposed.

Neighbourhood context is an important consideration, and all projects must consider and respect transitions to surrounding areas and homes. This project meets the city's definition of Social Housing as set out in the Zoning and Development Bylaw. At least 30 per cent of the dwelling units will be occupied by households with incomes below Housing Income Limits set out by the Province; the housing will be owned by a non-profit corporation; and a section 219 covenant will be registered on title. Should the rezoning be approved by Council, a Housing Agreement will secure the units as Social Housing for 60 years or the life of the building, whichever is greater.

The project is part of the City of Vancouver's Social Housing or Rental Housing (SHORT) program, which aims for faster production of affordable housing by reducing development approval times for high impact multi-family housing projects. Projects qualify for the SHORT program based on a screening process which assesses affordability levels, scale of the project, funding methods, and other factors such as building emissions.

This proposal is to rezone from RS-1 to CD-1 to permit a six-storey mixed-use building with 104 social housing units and a church space at grade. It proposes a density of 2.47 FSR and a height of 19.8m (65ft.), and includes one level of underground parking, access from an easement on the north side of the property. The applicant is proposing to attain a Passive House certification, ensuring reduce energy use (and associated energy costs)

Development Planner, Kevin Spaans, began by noting that the subject site is located adjacent a mix of up to four storey single family and multi-family development zoned RM-4N to the west, predominantly two storey single family houses zoned RM-11N to the south, and an up-to four storey multi-family co-op zoned CD-1 to the north. A single storey automotive repair shop zoned CD-1 and a gas station zoned C-1 are located further east. Mr. Spaans noted that the model inaccurately indicated the extent of the co-op housing which extends further east toward Lakewood Drive than was shown, and that a heavy bosque of mature trees at the southeast corner hadn't been included in the model. Mature trees extend along the length of the north property line terminating at the approximate location of the co-op playground;

The L-shaped six storey building proposed is generally expressed along East 12th Avenue with a five storey street wall, with a 6ft step back at the uppermost level. This expression extends around the corner of East 12th Avenue and Semlin Drive approximately 3/4 of the way down the west frontage, where an additional step back is proposed above the third level along with a shoulder setback at the westernmost side of the frontage. A children's play area and common outdoor amenity is provided at this location. No shoulder setbacks are proposed at the east side of the building, with the result being an increase in the shadowing of the adjacent co-op. At the rear of the site, the building is set back between approximately 25ft and 65ft from the rear property line, and no upper level setbacks are provided at the rear. The resultant shadow impacts are generally concentrated to within the property itself. Balconies and Juliette balconies are expressed across all facades as extruded apertures.

Uses at grade are split into residential fronting Semlin Drive, and church use oriented toward East 12th Avenue. The intent of orienting the church toward East 12th Avenue is to afford this use a significant formal presence on the primary adjacent thoroughfare, and to present an active frontage. In the proposal, the church is delineated from the rest of the building mass by way of suggested material change, additional glazing, and vertical fin or mullion cap extrusion elements. The entrance to the church is located at a chamfer that cuts underneath the primary mass of the building at the southwestern most corner. A similar chamfer is expressed at the northeast corner, as well. The mass of the church generally shares the same vertical plane as the remainder of the building form;

The main residential entrance is located off of Semlin Drive by way of shared lobby, providing access for residents and a secondary point of entry and exit for the church program. At-grade residential units are oriented toward Semlin Drive, north of the residential entrance. Private patio spaces and hardscaped welcome mat areas are provided depending on the adjacent use along Semlin Drive and at the corner. Landscaping along West 12th Avenue is generally comprised of softscaped areas extending into the statutory right of way from the 3' setback. The rear courtyard includes a walkway aligning with a secondary point of entrance / exit from the church, private patios adjacent at-grade dwelling units, a common patio area, and the aforementioned parkade access ramp. A Class B loading area is provided off of the easement adjacent a softscaped plating area. Two mature trees are being retained at the east side of the building adjacent the parkade ramp and two are retained at the northwest corner of the site.

The applicant is pursuing Passive House certification for this project. Mr. Spaans called on the application to expand on their sustainability measures, but noted the provision of sun shading devices on exterior windows, a reduction in jogs in the façade to reduce surface area, provision of balcony screening to provide additional solar shading, wood construction, and other measures.

Advice from the Panel was sought on the following:

1. The overall height, massing, and architectural character of the proposal with particular regard given to:
 - (a) contextual fit;
 - (b) the perceived and material impacts of the proposed massing on the adjacent co-op site, including additional shadowing; and
 - (c) the expression of the church as a distinct but integral building element.
2. The performance of the landscape design, with particular consideration given to the performance of the common and private outdoor spaces at the north side of the property;
3. The provision of design measures

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The applicant noted their social housing objective is to maximize the amounts of housing units while creating a distinct identity for the church. The overall intent of the building massing is to address the scale differentiation between the building and its context, as the site is in a residential area and be respectful to adjacent properties.

The building is designed as an L shape to create a courtyard buffer between the building and the co-op to the north. The church is situated on East 12th Avenue to increase the public exposure/identity of the church.

Shadow studies were completed and found the massing reduces impact of shadowing on adjacent properties. The applicant noted they are aware some sides of the building have reduced solar access and looking to improve the landscape design in these areas. Due to the setback there was increased opportunity for landscape fronting Semlin Drive. The applicant noted they are trying to reduce the amount of articulation as much as possible and use the Passive House solar and shading devices to provide for additional modulation and expression in the façade.

The original church building's distinctive form is architecturally referenced in the design of the soffit.

Regarding passive house features, the applicant noted are trying to ensure a high-performing building massing, the percentage of openings has been carefully considered, and the intent is to come up with the best module to increase efficiency.

The Landscape design responds to the building as much as possible, with soft planting being provided along East 12th Avenue to provide for additional articulation at grade. The streetscape along East 12th Avenue is quite busy therefore the applicant is looking to implement a boulevard to get pedestrians away from the curb as much as possible.

Moving to the corner of Semlin Drive and East 12th Avenue, the idea is define the entry with a paved plaza area. The residential portion of the building includes small buffered planting and patios. At the courtyard, the intent is to make up for the lower level of direct access to sunlight and provide an intentional space for the church to look out on to. Walk-out patios are provided with small hedges for at-grade residential units oriented to the courtyard.

The applicant noted they are looking to relocate some amenity play on level 4 area and greening up the level 6 amenity space. The applicant notes that the project balances the need for affordability, the church, and Passive House design strategies. The walls are intentionally kept plain as a means to reduce cost and the project has been designed to minimize additional setbacks beyond those needed to sympathetically integrate the building with the context, and to respond to City of Vancouver requests.

Large glazed areas are intended to be high-performing triple glazed windows. The applicant noted that there are challenges to implement a high performing mechanical in a small space, especially with height limitations posed by a view cone.

The 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. Wen and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project as a rezoning with the following recommendation to be reviewed by City Staff:

- Design Development of the church expression and entries;
- Design Development of the ceiling in the church sanctuary;
- Design Development rear courtyard and interface with the parkade ramp;
- Design Development of the below-grade ground level units on Semlin Drive to improve livability; and
- Design Development of the residential floor plans throughout the proposal to improve livability.

Related Commentary:

The Panel generally supported the project. The Panel noted the project is off to a great start for a rezoning however further design development is needed.

The Panel liked the renderings and the massing at Semlin Drive, and noted that stepping in the building form breaks up the apparent mass of the building significantly. Panel members appreciated a level of restraint with regard to articulation of the massing, and felt that the height and density are appropriate for the location.

The panel noted the fit, impact, and contextual fit is sensitive to the current buildings to the north and appears to anticipate the future form of development in the neighbourhood. While this is a

rezoning application, which does not review material palette, the Panel commended the applicant on the preliminary materiality presented.

The Panel commended the applicant for pursuing Passive House.

The Panel expressed significant concerns about the expression of the church as a distinct element. Some Panelists felt that this is where the architectural expression of the project starts to fall apart. Panelists felt that the church is a prominent building and use with a strong identity in the community, and the project as presented diminishes this completely. The panel felt that the applicant exercised too much restraint with regard to the expression of the church. Some panelists felt that it is difficult to find the residential entry and the entry to the church as neither one has a unique identity. Panelists felt that the applicant should bring back elements of the church.

Some panelists noted the ceiling in the church space presently appears awkward and unusual, with the corridor above penetrating the volume of the sanctuary.

A panelist noted spaces of worship should have powerful green spaces.

The Panel noted the loss of childcare amenity was a disappointment as the connection of a church with childcare is often a positive one.

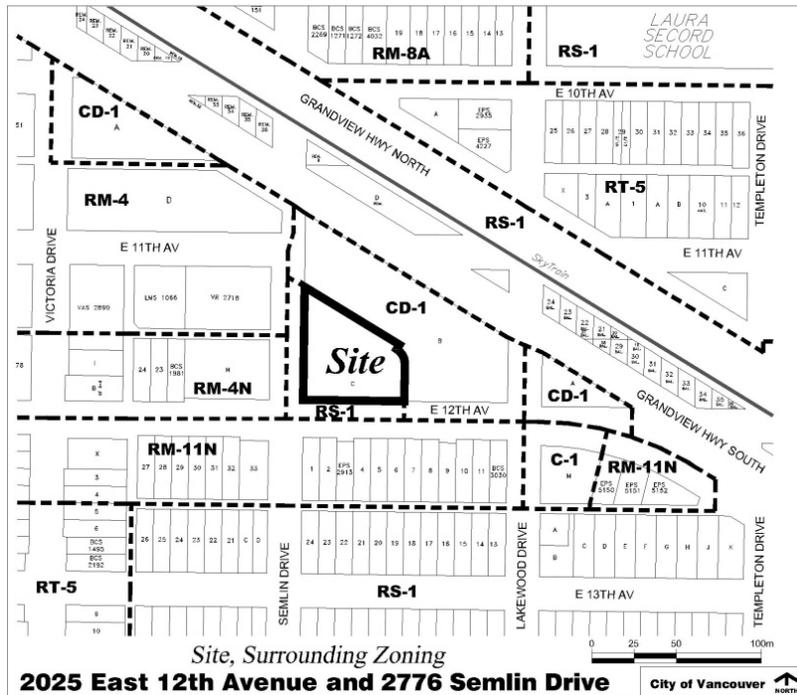
The Panel noted the architectural expression has the potential to be successful and different. A panelist noted the step back at the sixth floor will not contribute to Passive House performance, and requested that City staff consider whether or not a step back at the sixth level is needed on East 12th Ave.

A panelist suggested that the applicant should consider how the north façade will look from the adjacent property, noting a lack of articulation when compared to other façades.

2. Public Consultation Summary

Rezoning Application (Submitted August 2, 2019)

Public Notification - A rezoning information sign was installed on the site on September 26, 2019. Approximately 975 notification postcards were distributed within the neighbouring area on or about October 1, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



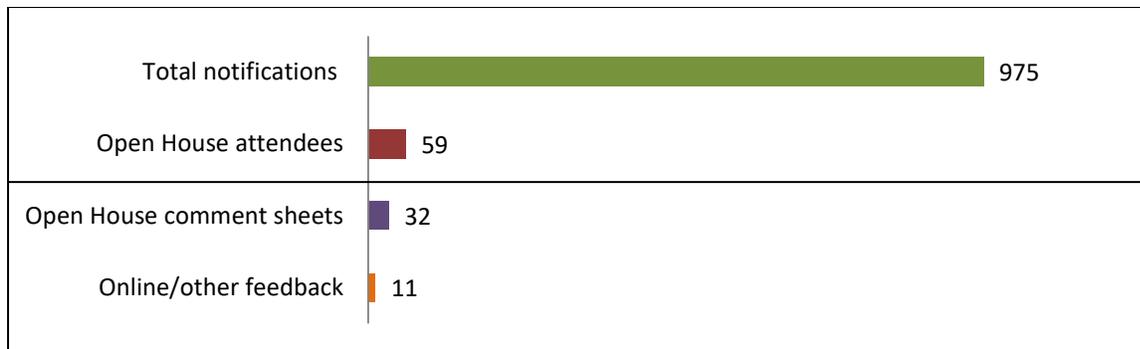
Community Open House

On October 23, 2019 a community open house was held from 5:00-8:00 pm at the Lakeview United Church, 2776 Semlin Drive. Staff, the applicant team, and a total of approximately 59 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- 32 comment sheets, and 11 letters, e-mails, online comment forms, and other feedback were received from the public in response to the October 23, 2019, open house.



* Note that all reported numbers above are approximate

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Affordable housing:** The project addresses the housing affordability crisis. Given the proximity to public transit, consider increasing the number of units proposed.
- **Building design:** The proposed building design would be acceptable.
- **Church space:** Residential units are well integrated with the church space.
- **General support:** The project received general support from respondents.
- **Playground:** The children's playground on the fourth level is appreciated.

Generally, comments of concern fell into the following areas:

- **Parking access:** The underground parking access is located across from a private children's playground at the Lakeview Terrace Housing Co-operative, which raises concerns for children's safety. Respondents noted a preference for the underground parkade entrance to be relocated.
- **Parking spaces:** Respondents would like to see more parking spaces and an increase in the number of electric vehicle charging stations.

- **Affordable housing:** The level of affordability proposed is insufficient. Housing units should be more affordable and the provision of affordable housing projects should be more evenly distributed across the City.
- **Childcare:** Concerned that the existing childcare spaces are not being replaced. Some respondents noted a desire for a childcare space to be located on the roof.
- **Family housing:** More family-oriented units would be appreciated as part of the proposed development.
- **Traffic and safety:** Traffic assessments and calming measures are needed to ensure better safety for children living in the Lakewood Terrace Housing Co-op. Respondents also cited worries of traffic congestion and underdeveloped infrastructure to accommodate the project.
- **Building height, massing, and density:** The height of the proposed building could be higher due to the site's central location, while other respondents cited the height should be lowered.

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 building height, massing, and density comply with the *Grandview-Woodland Community Plan* and would be appropriate in the context of the neighbourhood.
- The number of proposed bike parking is appreciated.
- The number of proposed parking spaces is adequate.
- The overall development is supported but would like the rezoning process to be faster.
- The inclusion of family-oriented housing is appreciated in this neighbourhood.
- Appreciate that the site is located close to public transit.
- The proposed project could help increase foot traffic for businesses and retail shops in the area.

General comments of concern:

- The back laneway should have limited access for vehicles and be located off Semlin Drive so more of the site can be used for community space or increased units.

- Increase of residents would result in less street parking and an excess of vehicles in the neighbourhood.
- Some respondents felt the City and Church consultation process did not consider the needs of the community, resulting in the proposal seeming like a for-profit development.
- There is no value being added back into the community from this development.
- The proposed development has too many units.
- The balcony design is not attractive, and its protrusion could attract birds.
- Question on why Lakeview United Church is being subsidized with public money.

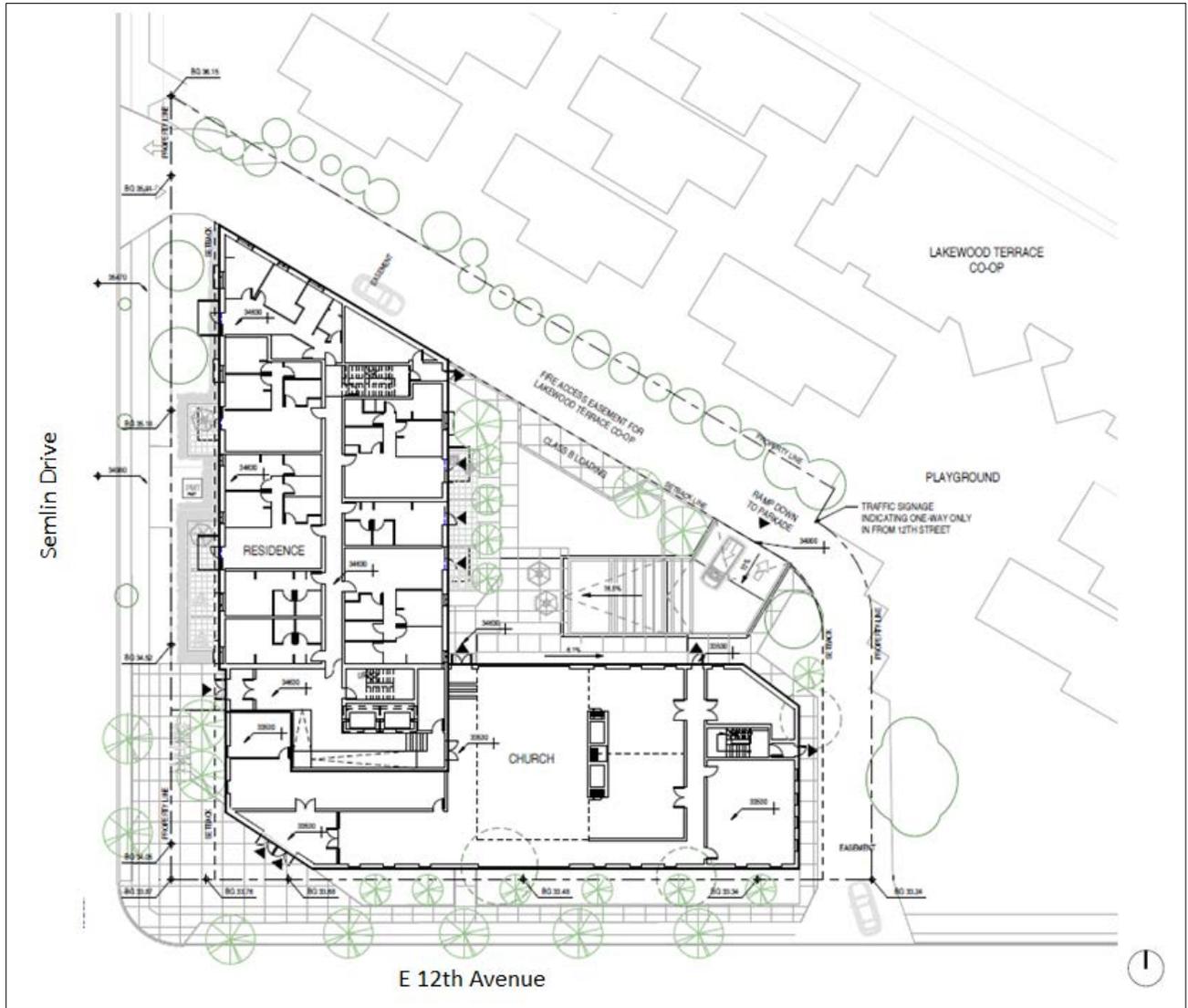
Neutral comments/suggestions/recommendations:

- Would like to see trees and greenery along the side of the building with a dedicated rooftop amenity or green space, even if it requires a height relaxation.
- Question on whether the fourth level playground can be used by both the children at Lakewood Terrace Housing Co-op and the proposed development, while one respondent noted that the playground size should be larger.
- This proposal does not need to be reviewed by the Urban Design Panel.
- Would appreciate if the proposed development could include refugee residents from the neighbouring immigrant-serving agency – Immigrant Services Society of BC (ISSofBC).
- Would like to see more affordable housing projects located on quiet streets, rather than just arterials.

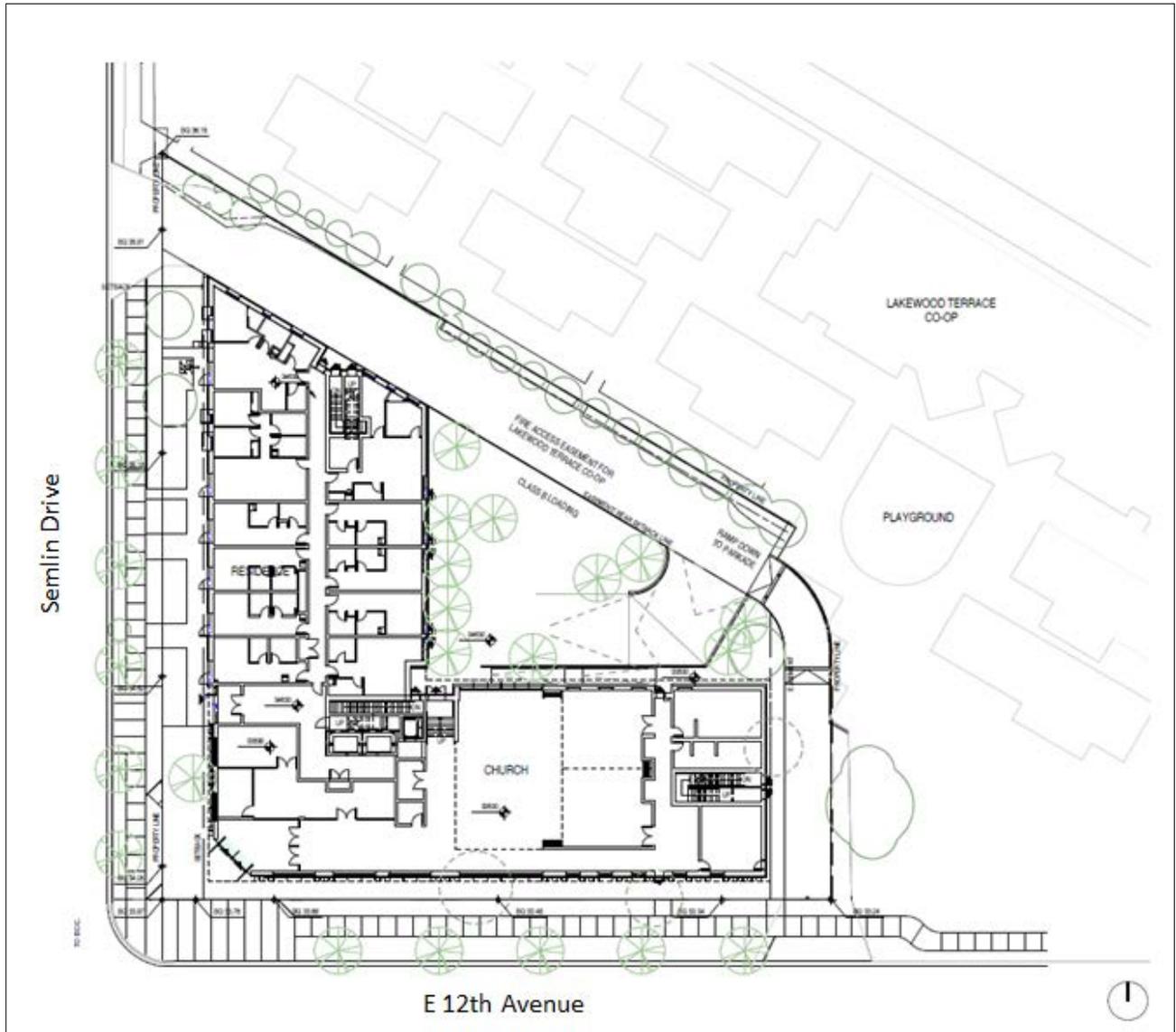
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2776 Semlin Drive and 2025 East 12th Avenue
FORM OF DEVELOPMENT DRAWINGS

Original Site Plan



Recommended New Site Plan



Original Level 1



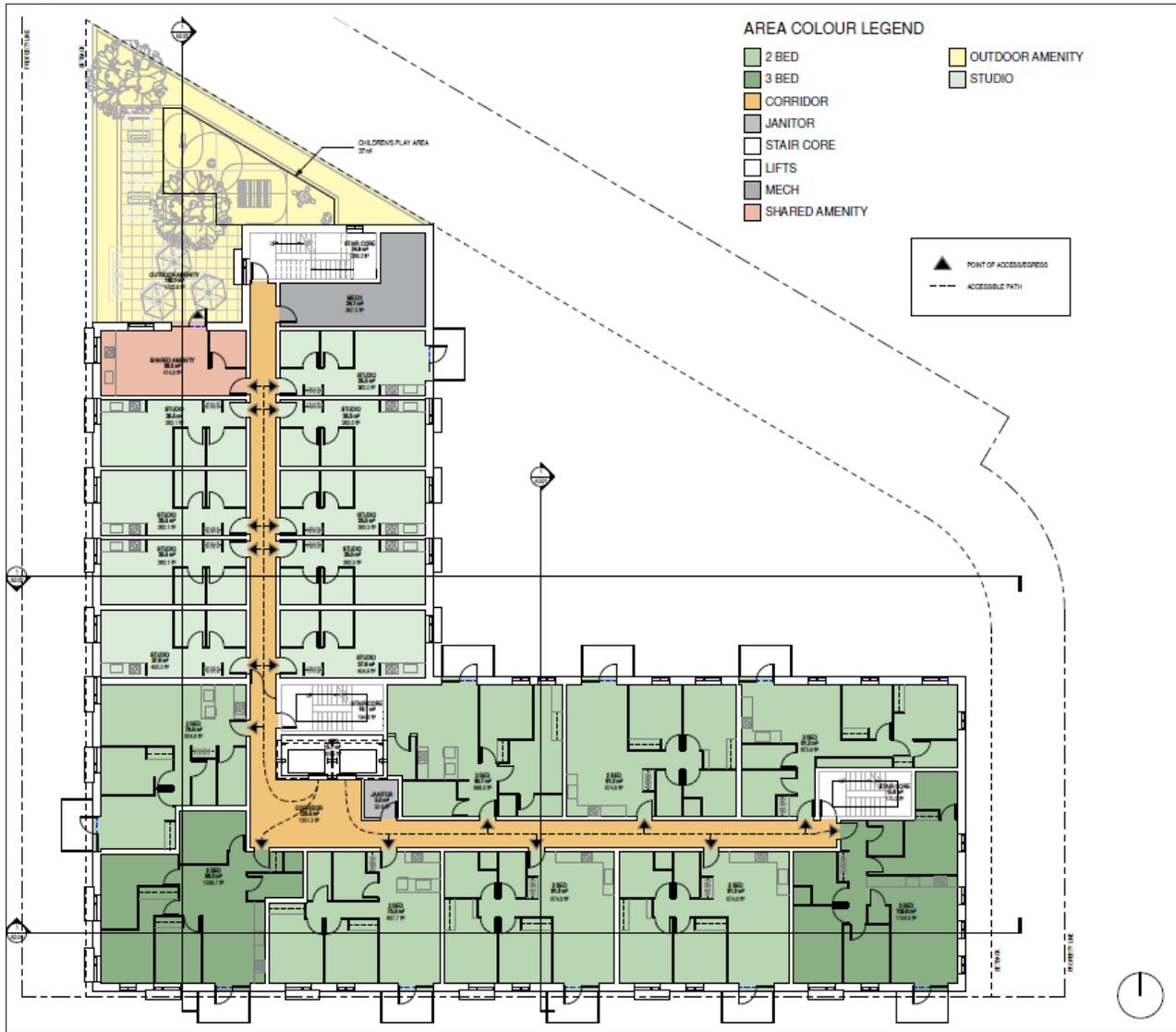
Original Level 2



Original Level 3



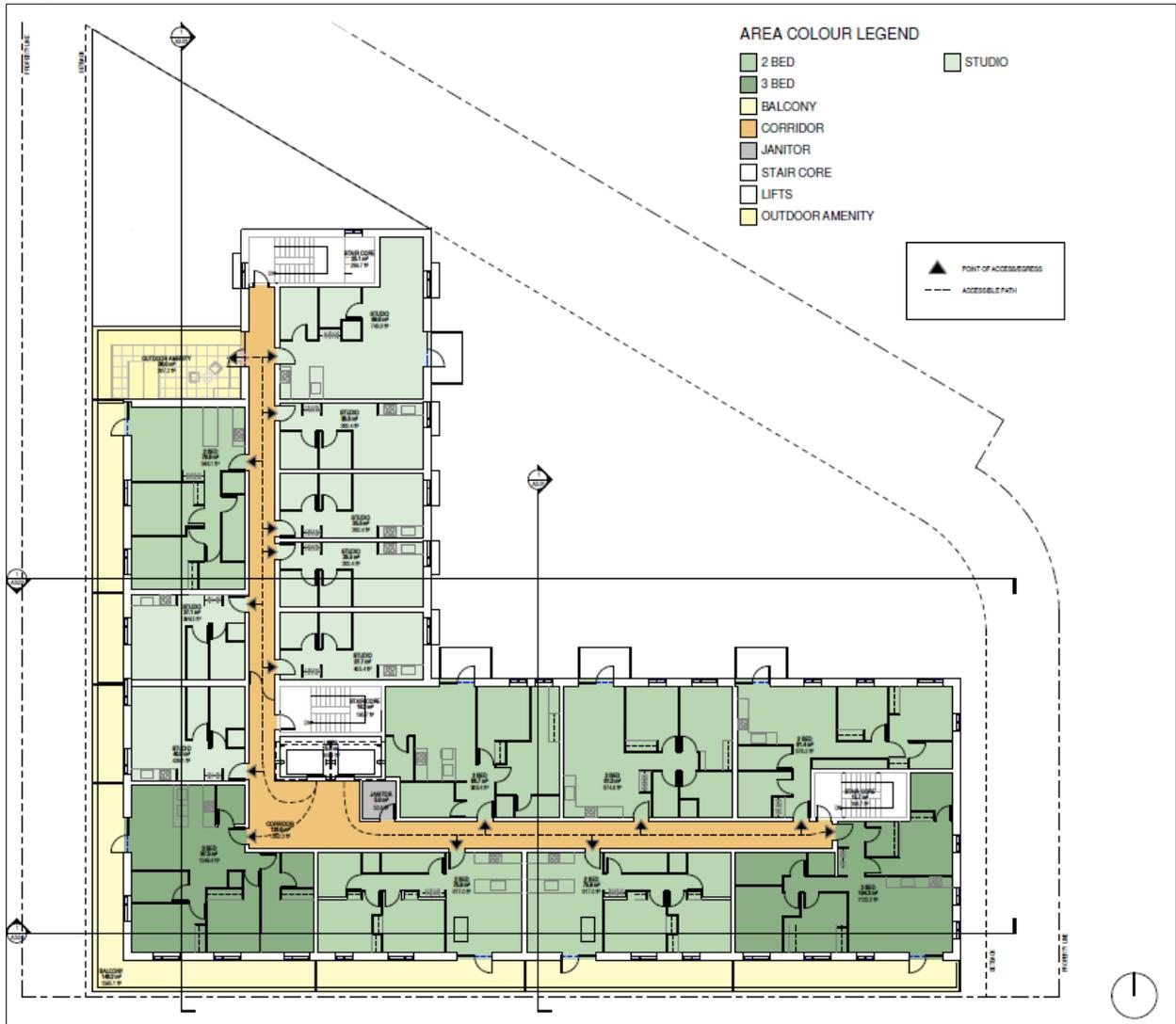
Original Level 4



Original Level 5



Original Level 6



Recommended New Floor Layout - Level 6



Original North Elevation



Recommended New North Elevation



Original East Elevation



Recommended New East Elevation



Original West Elevation



Recommended New West Elevation



**2776 Semlin Drive and 2025 East 12th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

To retain a church use and build a 6-storey building with 104 social housing units.

Public Benefit Summary:

The proposal would provide 104 residential units, secured as social housing for 60 years or the life of the building, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	RS-1A	CD-1
FSR (site area = 2,915 sq. m (31,381 sq. ft.))	0.70	2.55
Buildable Floor Space (sq. ft.)	21,967	80,022
Land Use	Residential	Mixed-Use

Summary of development contributions expected under proposed zoning¹

	Value if built under Proposed Zoning (\$)
City-Wide DCL ^{1,2,3}	\$0
City-Wide Utilities DCL ^{1,3}	\$0
TOTAL VALUE OF PUBLIC BENEFITS	\$0

Other benefits (non-quantified): 104 units of social housing units secured for 60 years or the life of the building, whichever is longer.

¹ Based on rates in effect as at September 30, 2019. 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, see the City's [DCL Bulletin](#) for details.

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**2776 Semlin Drive and 2025 East 12th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT INFORMATION

Architect	Shape Architects
Developer	Colliers International
Property Owner	British Columbia Conference Property Development Council of the United Church of Canada, S6928

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
2776 Semlin Drive and 2025 East 12th Avenue	007-009-691	Lot C of Lot D Block 163 District Lot 264A Plan 19457

SITE STATISTICS

Site Area	2,915 sq. m (31,381 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	RS-1	CD-1	--
Uses	Church and Child Care Space	Residential and Church	--
Floor Space Ratio (FSR)	0.7 FSR	2.47 FSR	2.55 FSR
Floor Area	2,041 sq.m. (21,967 sq.ft.)	7,200 sq.m (77,511 sq.ft.)	7,433 sq.m (80,022 sq.ft.)
Maximum Height	10.70 m (35.10 ft.)	19.8 m (64.96 ft.)	--
Unit Mix	N/A	Studios: 54% One-Bedroom: 0% Two-Bedroom: 37% Three-Bedroom: 10% Total Units: 104	--
Parking Spaces	Per Parking By-law	As per Parking By-law (TDM plan)	As per Parking By-law (TDM plan)
		Proposed: Residential 26 Church 22 Total 48	
Bicycle Spaces	Per Parking By-law	As per Parking By-law	As per Parking By-law (TDM plan)
		Class A 212 Class B 12	
Natural Assets	8 on-site trees, 5 City-owned street trees and 23 trees straddling the property line. Total: 36 trees	Removal of 4 on-site trees. Retain 32 trees.	--

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