

2025 E12th Avenue and 2776 Semlin Drive



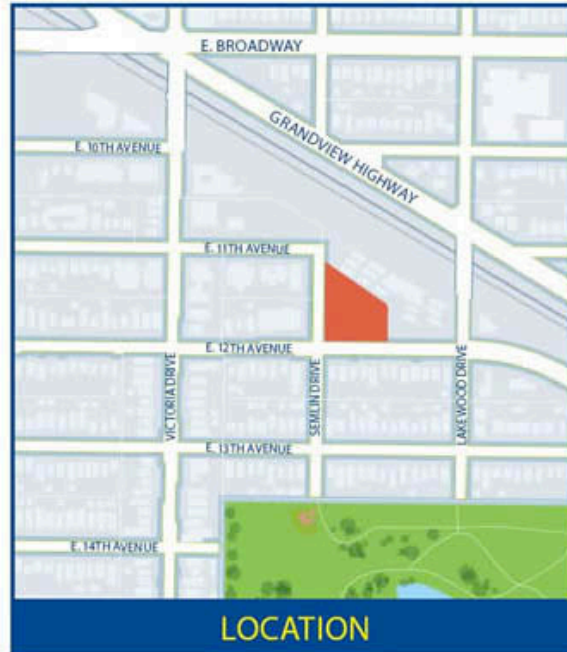
Stephen Bohus, BLA, Grandview-Woodland resident and renter

Rezoning Centre Webpage and City of Vancouver Plan for the Community of Grandview-Woodland

Rezoning Application - 2776 Semlin Drive and 2025 East 12th Avenue



PROPOSED BUILDING



LOCATION

The City has received an application to rezone 2776 Semlin Drive and 2025 East 12th Avenue from RS-1 (Single-Family Dwelling) to CD-1 (Comprehensive Development) to allow for the development of a 6-storey mixed-use church and residential building including:

- 104 social housing units;
- church space at grade;
- a floor space ratio (FSR) of 2.47;
- a floor area of 7,207 sq. m (77,574 sq. ft.);
- a building height of 20 m (65 ft.); and
- 43 underground parking stalls and 224 bike spaces.

Grandview-Woodland Community Plan

The application is being considered under the Grandview-Woodland Community Plan

Rezoning Centre Webpage and City of Vancouver Plan for the Community of Grandview-Woodland

Let's examine Section 6.7.2 of the plan (pp. 114-117 of PDF)

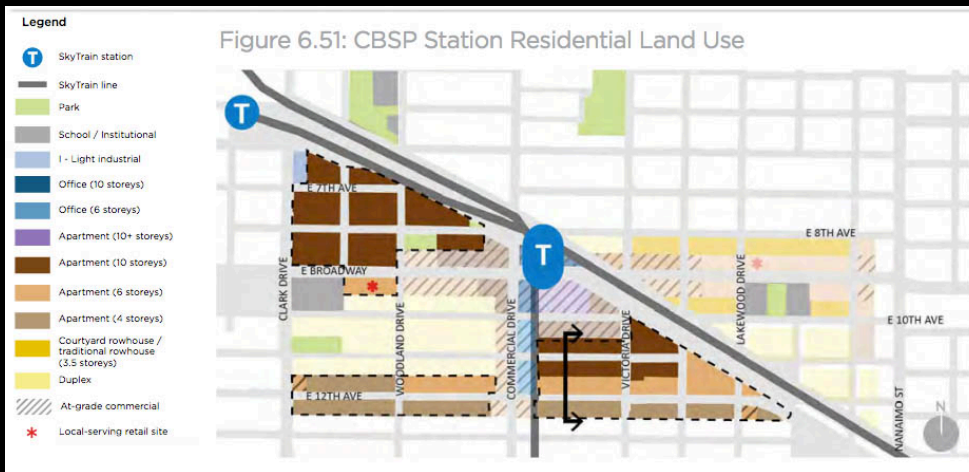


Section 6.7.2 Policy on Floorplate size

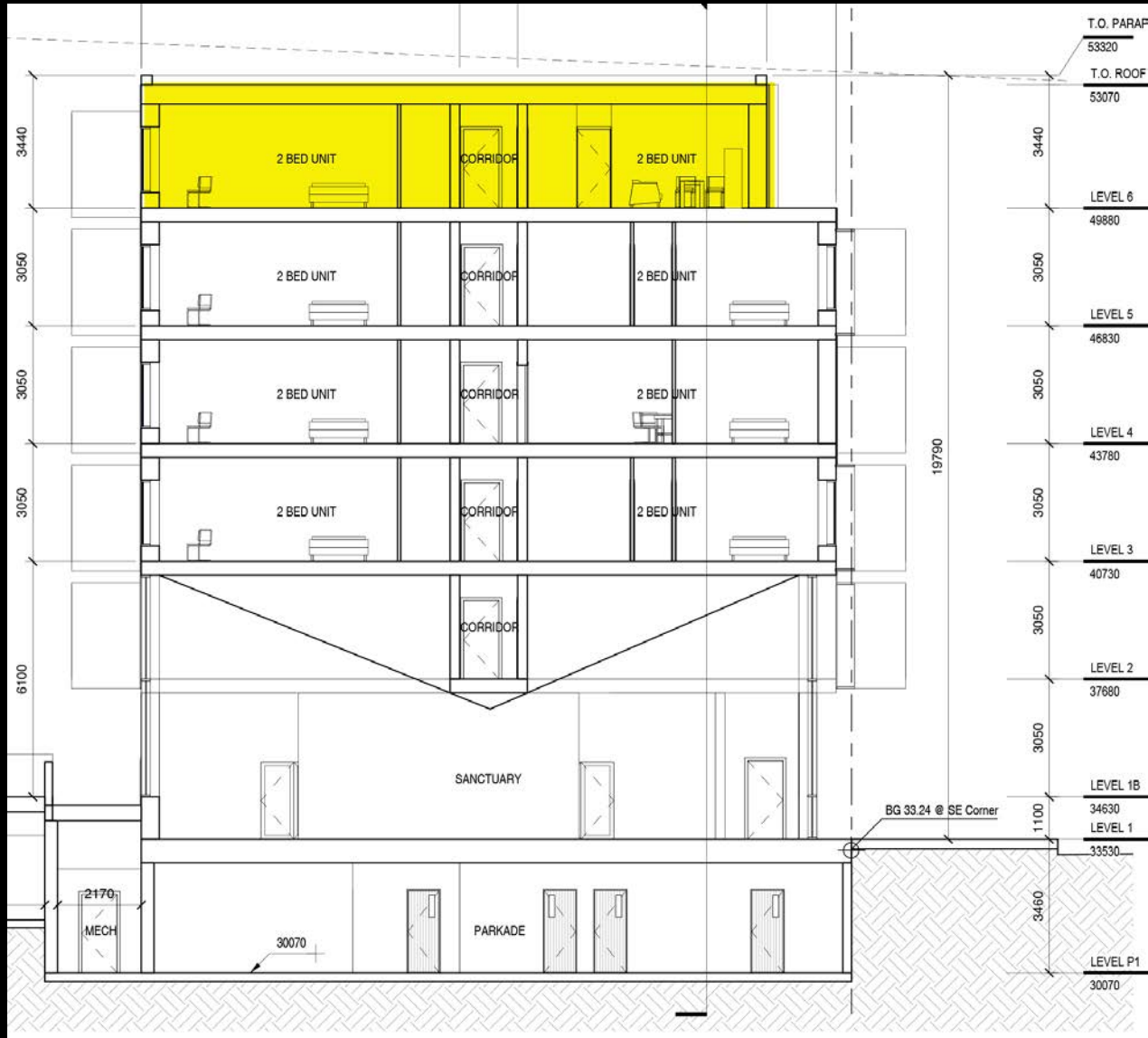
Policies

- Consider applications for apartments (residential) (unless otherwise noted) provided that stated affordable housing objectives are achieved.
- The portion of any building above 18.3 m (60 ft.) in height should not exceed a typical floor plate of 603.9 m² (6,500 ft.²), and should be spaced at least 24.3 m (80 ft.) from any other building above 18.3 m (60 ft.) in height.
- Provide public realm improvements that could include increased sidewalk width, street trees, and amenities such as bike racks, feature lighting.

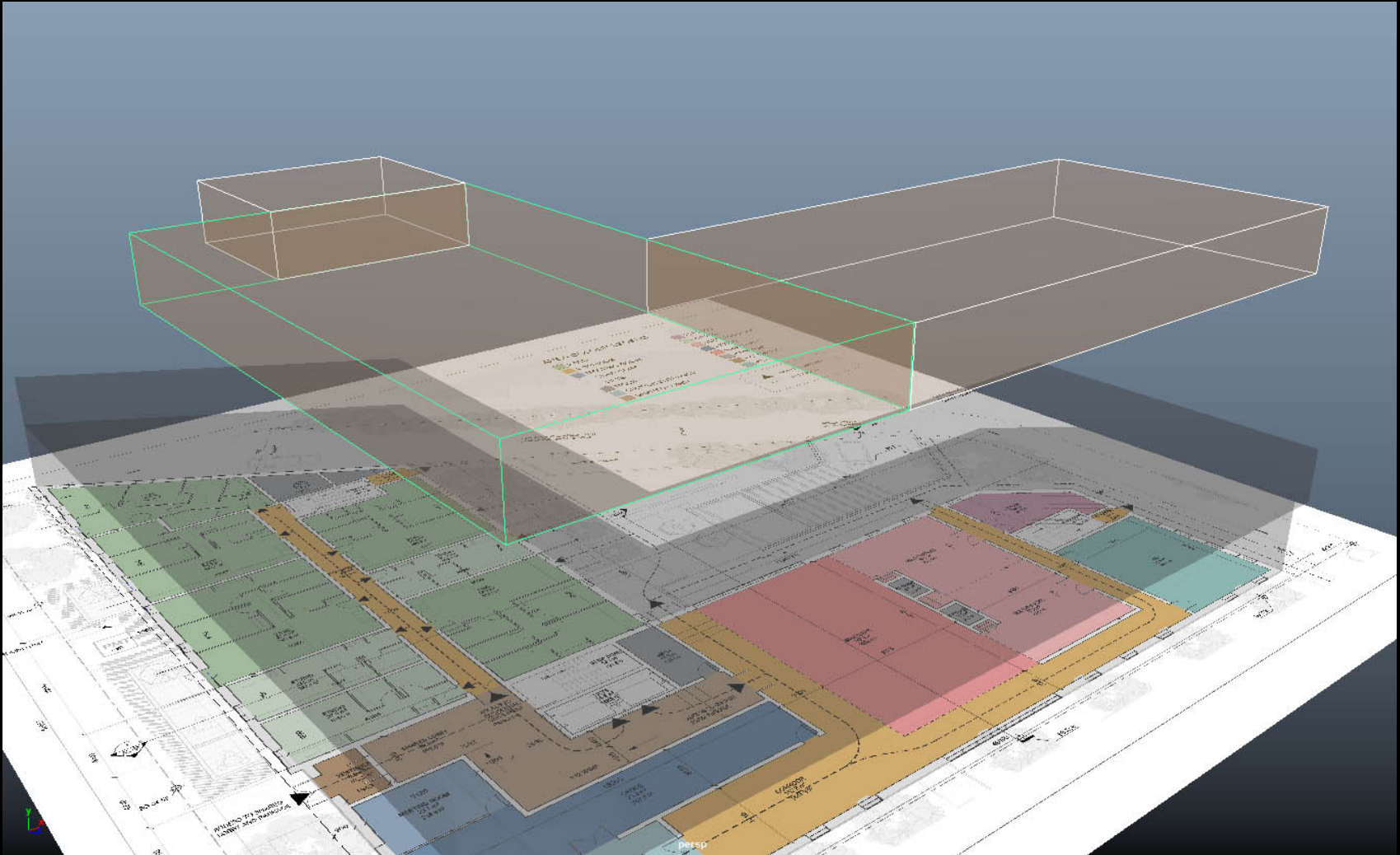
Maximum 6,500 sq ft floorplate (in this case, for 6th storey), or 603.9m²



6th Floor Floorplate: between 16.35m and 19.79m in height



6th Floor Floorplate area is 194% of allowed maximum



Floorplate area is 12,634.5 sq ft vs. 6,500 maximum in policy
(1,173.84m² proposed vs. 603.9m² in policy), 94% over
Note: even larger floorplates on lower floors

Floorplate exceeds maximum in policy



Is this a normal roof? Is there an opportunity for a Green Roof?
Should massing be split up into 2-3 smaller buildings?

Setback Policy: Front 3m (10 ft) / Side 2.1m (7 ft.)

- Building heights will be further determined by requirements outlined in the City's view cone policies.
- Setbacks: Front: 3 m (10 ft.) / Side: 2.1 m (7 ft.) / Rear: 9.1 m (30 ft.).
- Require ground-level access for first floor units.

South side of Broadway to the lane, from Queen Alexandra School to Woodland Drive

- For 100% secured rental housing: up to 6 storeys; up to 2.65 FSR.
- For sites with existing non-conforming retail: 6 storey mixed-use; up to 3.0 FSR.
- Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Side 2.1 m (7 ft.) / Rear 9.1 m (30 ft.).
- Site frontage: 15.1 m (49.5 ft.) (minimum)

East 12th Avenue, North side from Woodland Drive to Lakewood Drive

- For sites zoned RM-4, RM-4N, and CD-1 sites that are subject to Rental Housing ODP policy with height and density options are as follows:
 - For 100% secured rental housing: up to 6 storeys; up to 2.4 FSR.
 - Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Side 2.1 m (7 ft.), increasing to 9.1 m (30 ft.) for the rear 18.3 m (60 ft.) of the site / Rear 6.1 m (20 ft.).
 - Site frontage: 36.5 m (120 ft.) (minimum).
- For sites zoned RT-5 and RS-1 and other sites not subject to Rental Housing ODP the same height and density applies.

Setback Policy: Front 3m (10 ft) / Side 2.1m (7 ft.)

- Setbacks: Front: 3 m (10 ft.) / Side: 2.1 m (7 ft.) / Rear: 9.1 m (30 ft.).



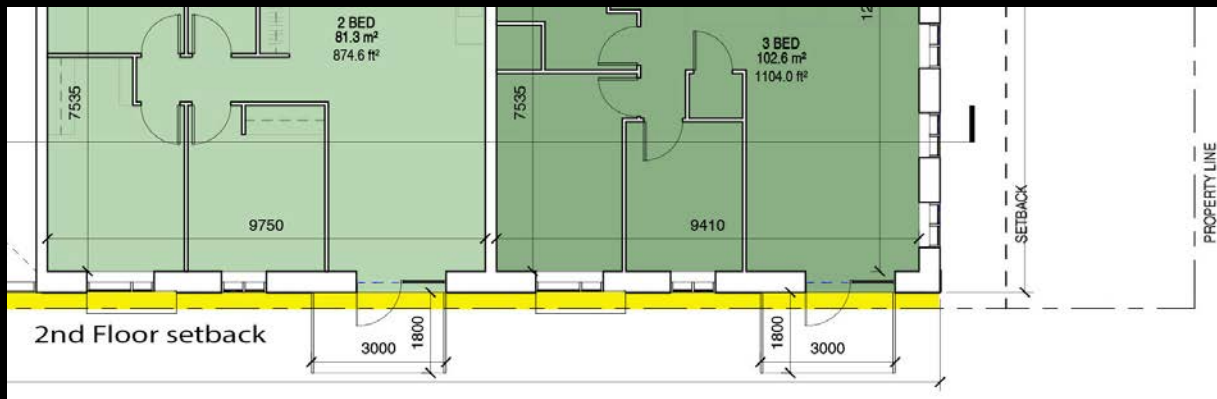
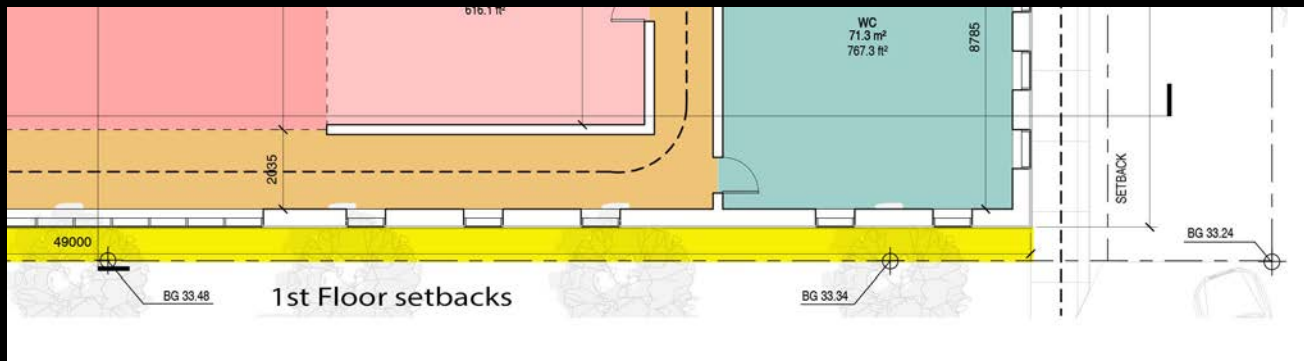
Setback Policy: Front 3m (10 ft) / Side 2.1m (7 ft.)

- Setbacks: Front: 3 m (10 ft.) / Side: 2.1 m (7 ft.) / Rear: 9.1 m (30 ft.).

Front **setback ~0.84 metres** (scaled from drawing, ~2.76 ft.)

Does not conform to minimum setback in policy (3m)

Also note balcony setbacks and encroachments



Issues with Rendering: no reference, before or after (compare with photo)



PROPOSED BUILDING



LOCATION

Trees are much smaller in reality



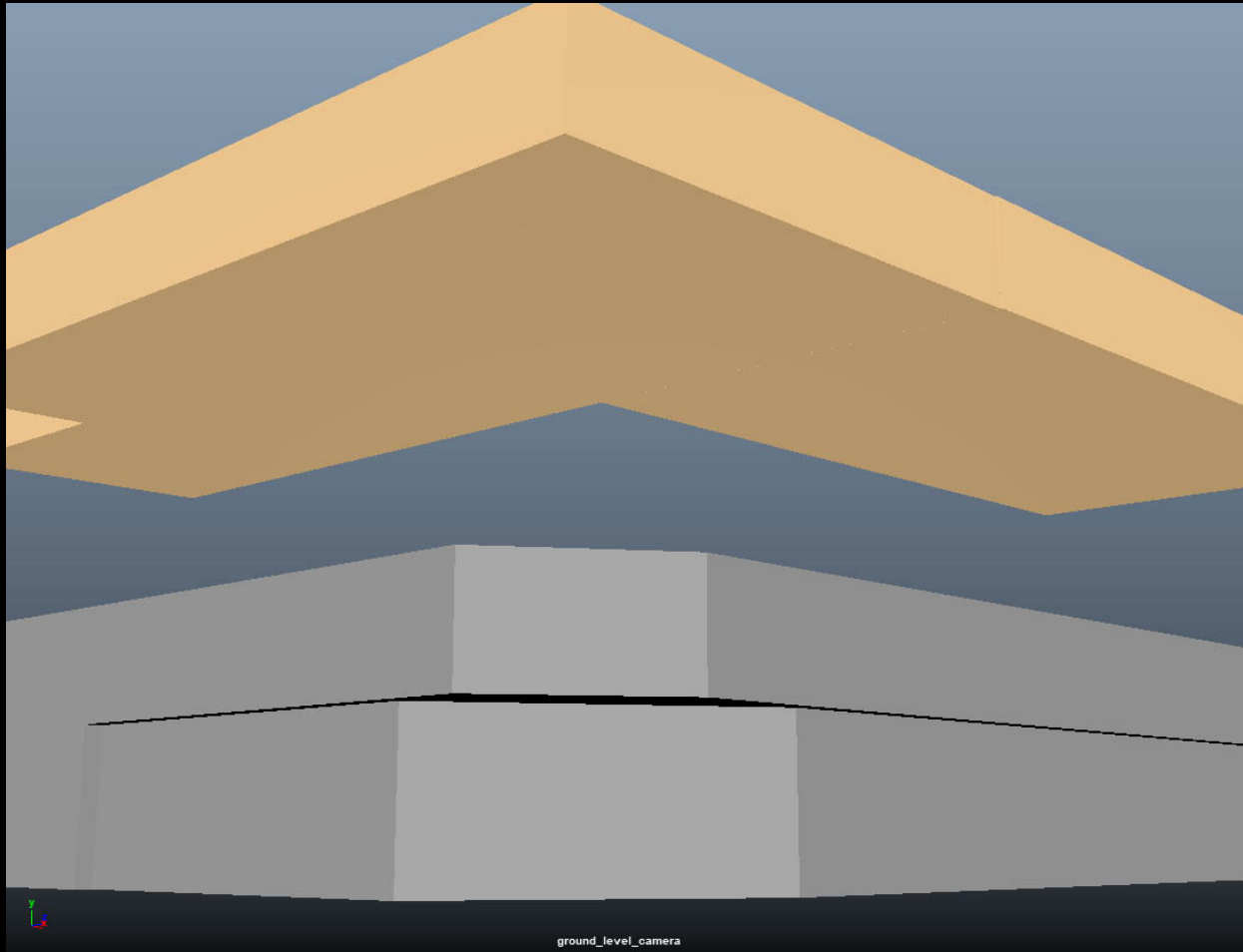
than on the renderings

Rendering: no reference, before or after (compare with photo)



50mm lens is a standard, no information about rendering
(is rendering equivalent to a very wide angle lens?)
Need to look at human scale and experience from the street

Start of a computer model (for comparison, first two floors as
massing, 6th floor as massing model



50mm lens is a standard (for normal human vision)

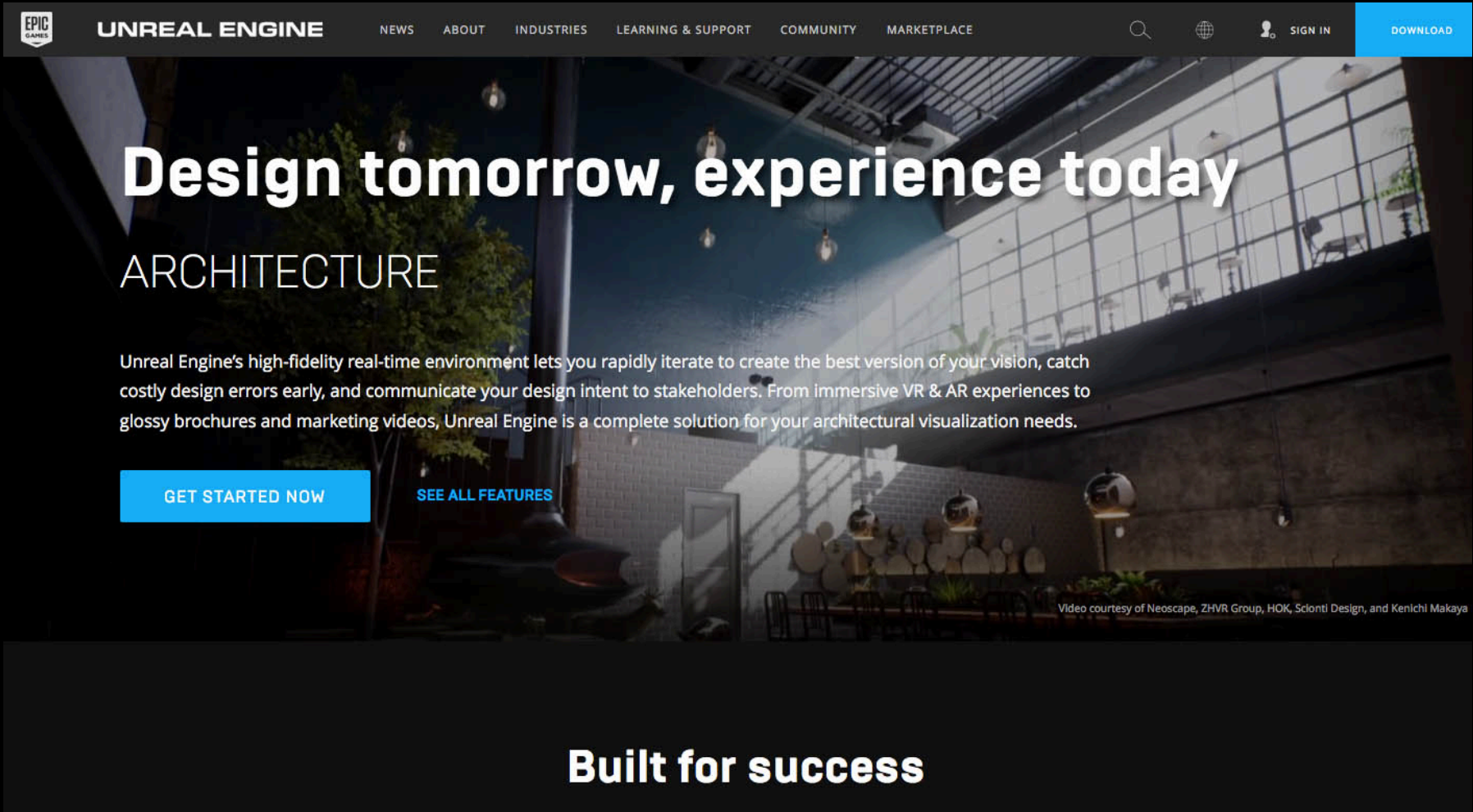
This is 6-storeys at street level



Joyce-Collingwood (Kingsway)

This 3D architectural rendering provides a comprehensive view of a church building and its site plan. The church features a large, open-plan interior with a prominent blue roof and a large, open-plan interior. The grounds are landscaped with green lawns, trees, and a parking lot. The rendering includes various labels for different areas, such as 'CHURCH ENTRANCE', 'MEETING ROOM', and 'ACCESS TO CHURCH FROM STREET'. A legend in the top left corner identifies different materials and colors used in the design.

Game Engine (free use, architectural exporters)

The image is a screenshot of the Unreal Engine website's 'Architecture' section. The background is a high-quality architectural rendering of a modern interior space with large glass windows, hanging lights, and a dining area. The layout includes a dark navigation bar at the top with the Unreal Engine logo and various links. The main content area features a large headline, a descriptive paragraph, and two call-to-action buttons. A small credit line is visible at the bottom right of the main image area.

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Video courtesy of Neoscape, ZHVR Group, HOK, Sciotti Design, and Kenichi Makaya

Built for success

Opportunity to walk around and explore applications from your own home (pictured: Unreal Engine, used in Fortnite & Gears5)

Impacts on view from Trout Lake



Impacts in view cone and below view cone

Impacts on Co-op



And compatibility with scale and form
Parking garage access (Semlin access is better)

Daycare had been once provided on the site



No daycare in rezoning proposal

This is 6-storeys at street level



Joyce-Collingwood (Kingsway)

on GWCP policy conflicts, see also:

1535 Grant Street

Plan was not followed:

The minimum requirements listed in the policy for consideration for rezoning in the Grandview-Woodland Community Plan are simply not met. Section 6.4.1 applies to this site in Britannia Woodland (residential core, policy from p. 82):

Consider applications for 100% secured rental housing (unless otherwise noted), as follows:

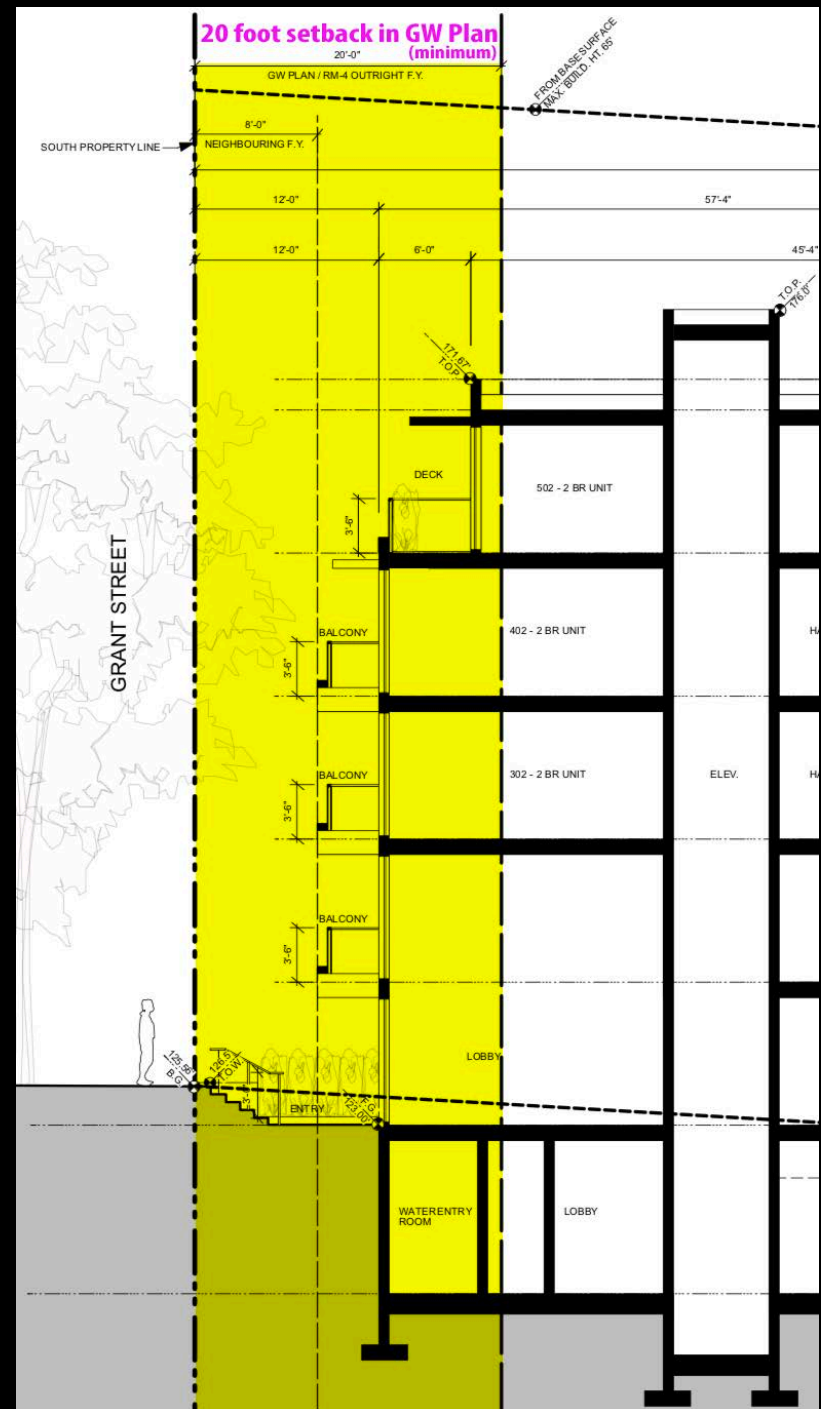
- Height: up to 6 storeys. [SEP]
- Density: up to 2.4 FSR. [SEP]
- Site frontage: 15.1 m (49.5 ft.) (minimum) to 61 m (200 ft.) (maximum). [SEP]
- Setbacks: **Front 6m (20ft.)** / Side 2.1m (7ft.) / Rear 6m (20ft.). [SEP]
- Require ground-level access for first floor units. [SEP]

Setbacks: Front 6m (20ft.)

The 1535 Grant Street rezoning application had a 12ft. Front yard setback

and not 20ft as per the plan policy

Issues again with setback at 12th & Semlin



Vancouver Charter (CAC would be in lieu of meeting criteria in point e)

Zoning by-law

565. (1) The Council may make by-laws

...

(e) providing for relaxation of the provisions of a zoning by-law or a by-law prescribing requirements for buildings where

(i) enforcement would result in unnecessary hardship,

(ii) Council determines that the proposed development would make a contribution to conserving heritage property,

(iii) Council determines that the proposed development makes provision for public space or activities,

(iv) Council determines that the proposed development makes provision for low cost housing for persons receiving assistance, or

(v) the proposed development is in relation to a special event, as designated by Council by by-law or resolution.

Such relaxation may be limited in time and may be subject to conditions. The by-law may authorize such relaxation by an official of the city or by any board constituted pursuant to subsection (d). The power to relax the provisions of a zoning by-law shall not be used to permit construction to provide for multiple occupancy in a one family dwelling district nor to permit the use or occupancy of a dwelling as a multiple dwelling in such district unless it was so used or occupied as at April 1, 1977; provided however, that the occupancy of a suite authorized by a by-law passed pursuant to section 565C shall not constitute a multiple occupancy;

http://www.bclaws.ca/civix/document/id/complete/statreg/vanch_28#section565.