

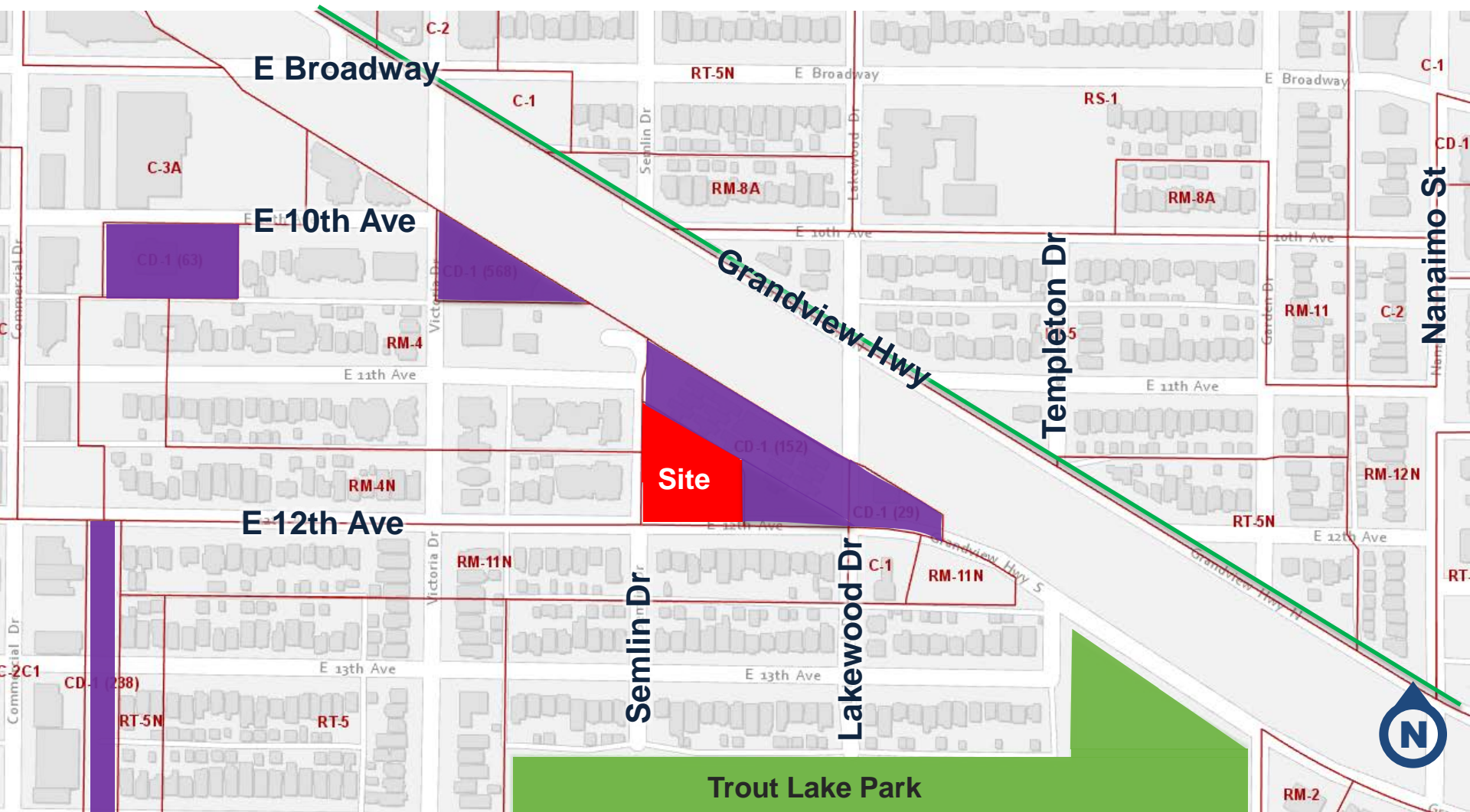


CD-1 Rezoning: 2776 Semlin Drive and 2025 East
12th Avenue

Public Hearing – May 26, 2020

Site and Surrounding Zone

 CD-1



Existing Site: 2776 Semlin Dr. and 2025 East 12th Ave.



Commercial-Broadway SkyTrain Station



E Broadway

Immigrant Services Society of BC

First Christian Reformed Church

Victoria Dr

Semlin Dr

Lakewood Dr

E 12th Ave



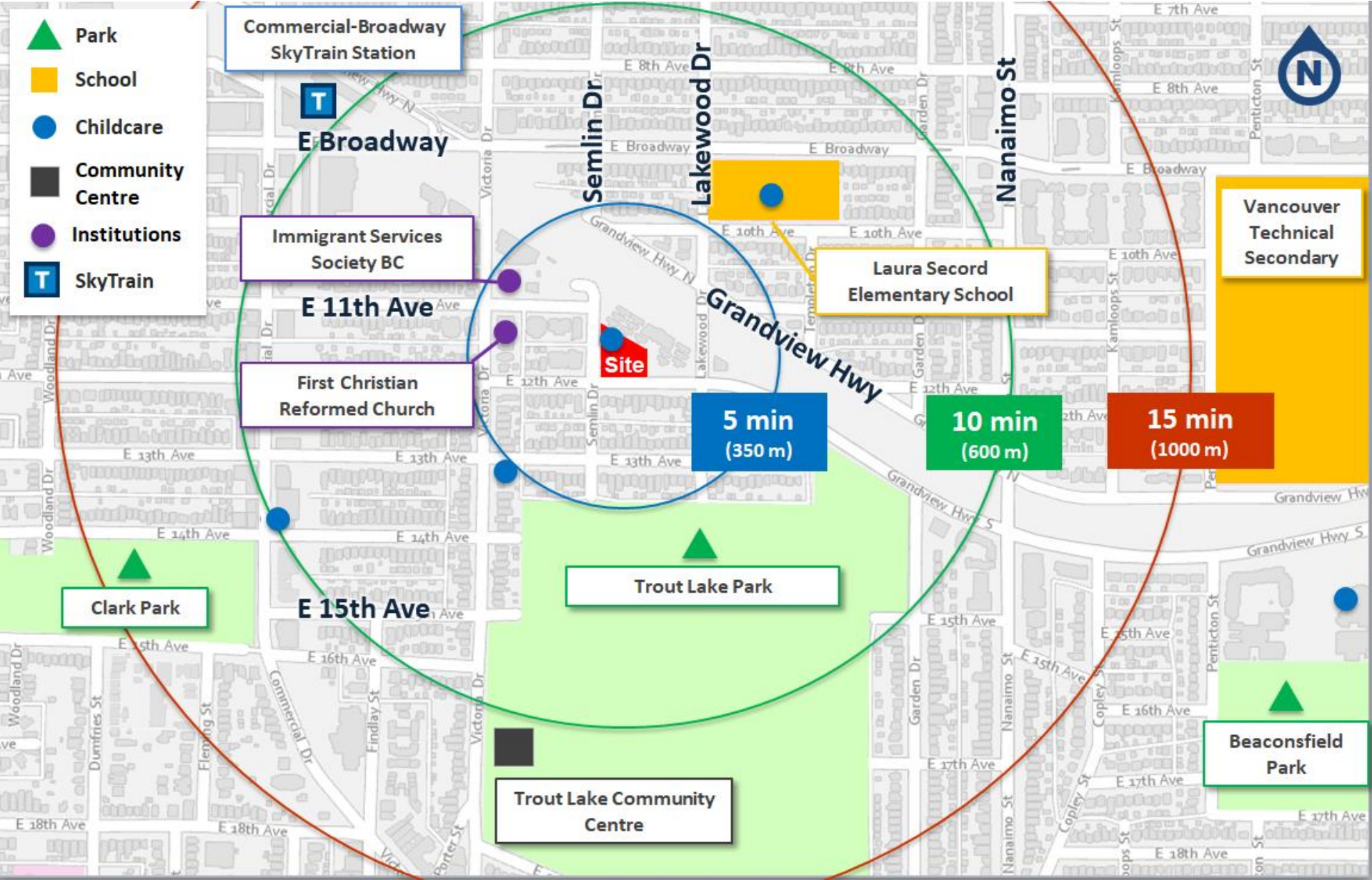
Context: Current Site



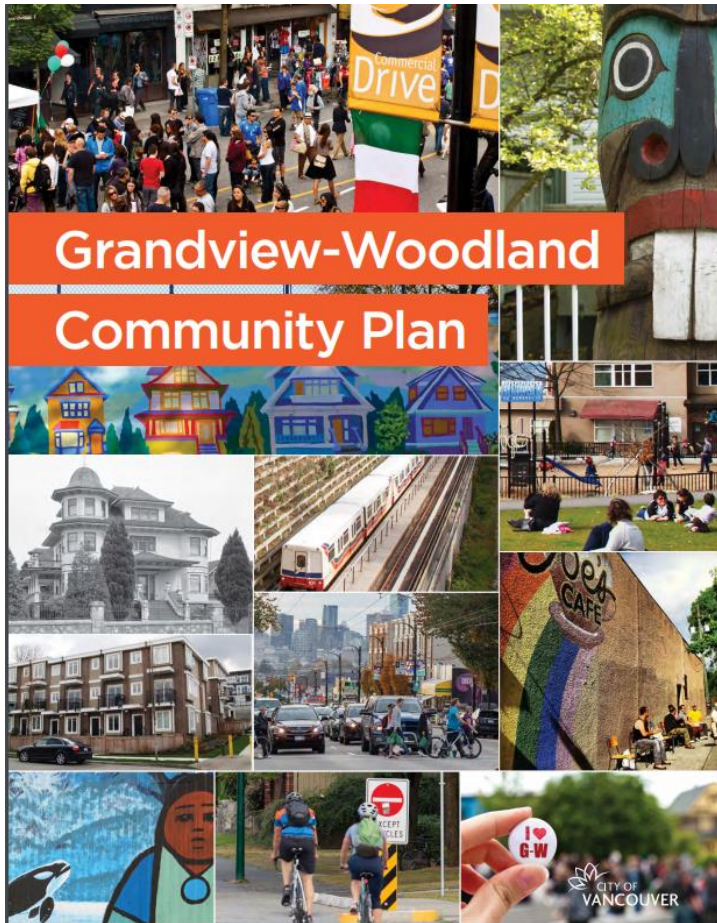
VIEW FROM EAST 12TH AVE.

- Lakeview United Church
- Lakeview Daycare and Montessori
- No residential tenants

Amenities



Grandview-Woodland Community Plan



Section 7.1.3

Consider modest increases in height and density for the delivery of non-market housing to assist with project viability, subject to fit with neighbourhood context.

Commercial-Broadway Station Precinct



Current Proposal



- 104 social housing units
- 6 storeys (19.8m/65 ft.)
- Total Floor Area:
7,433 sq.m (80,022 sq. ft.)
- Church and Community
Program Area:
688.9 sq.m (7,415 sq.ft.)
- FSR of 2.55
- Passive House

Current Proposal

Unit Type	Total
Studio	56 (54%)
2 Bedroom	38 (36%)
3 Bedroom	10 (10%)



RENDERED VIEW FROM SEMLIN DRIVE

Maximum Rents Affordable under 2019 Housing Income Limits (HILS)



Unit Type	Maximum Gross Household Income to be Eligible for a HILS Unit	Rent Affordable to HILS Maximum Household Income
Studio	\$51,500	\$1,288
1-bedroom	\$51,500	\$1,288
2-bedroom	\$63,000	\$1,575
3- bedroom	\$73,500	\$1,838

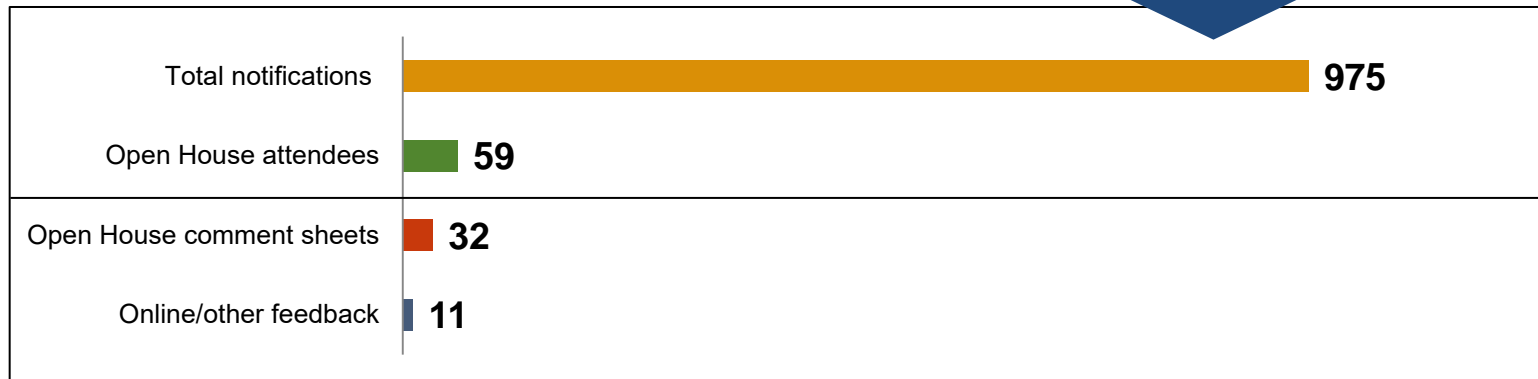
Notes:

1. HILS refers to Housing Income Limits as published by BC Housing for 2019

Public Consultation

**Pre-application
Open House
June 26, 2019
46 attendees**

**City-hosted
Open House
October 23, 2019
59 attendees**



* Note that all reported numbers above are approximate

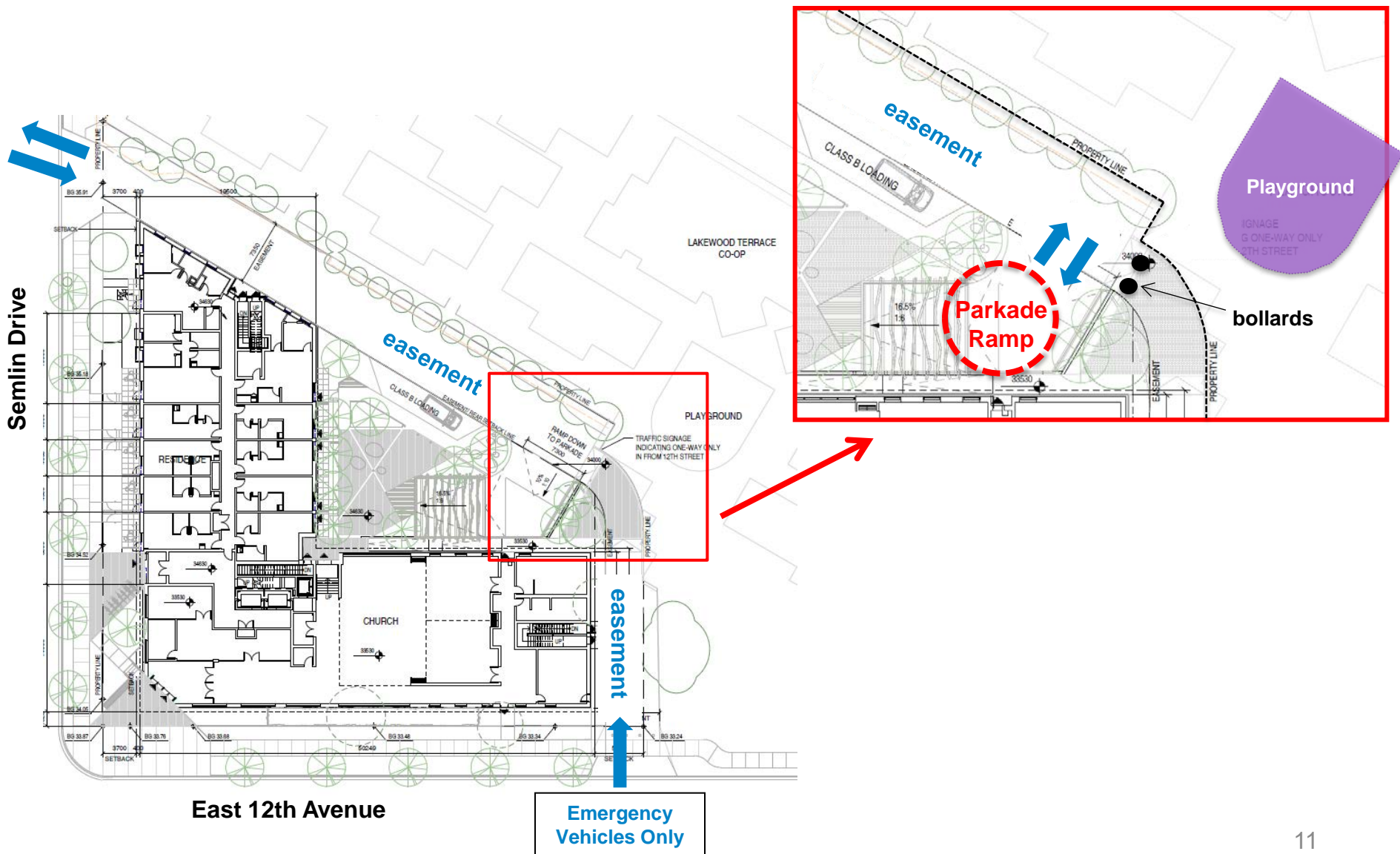
Support

- Provision of affordable housing
- Appropriate building design
- Residential units integration with church space

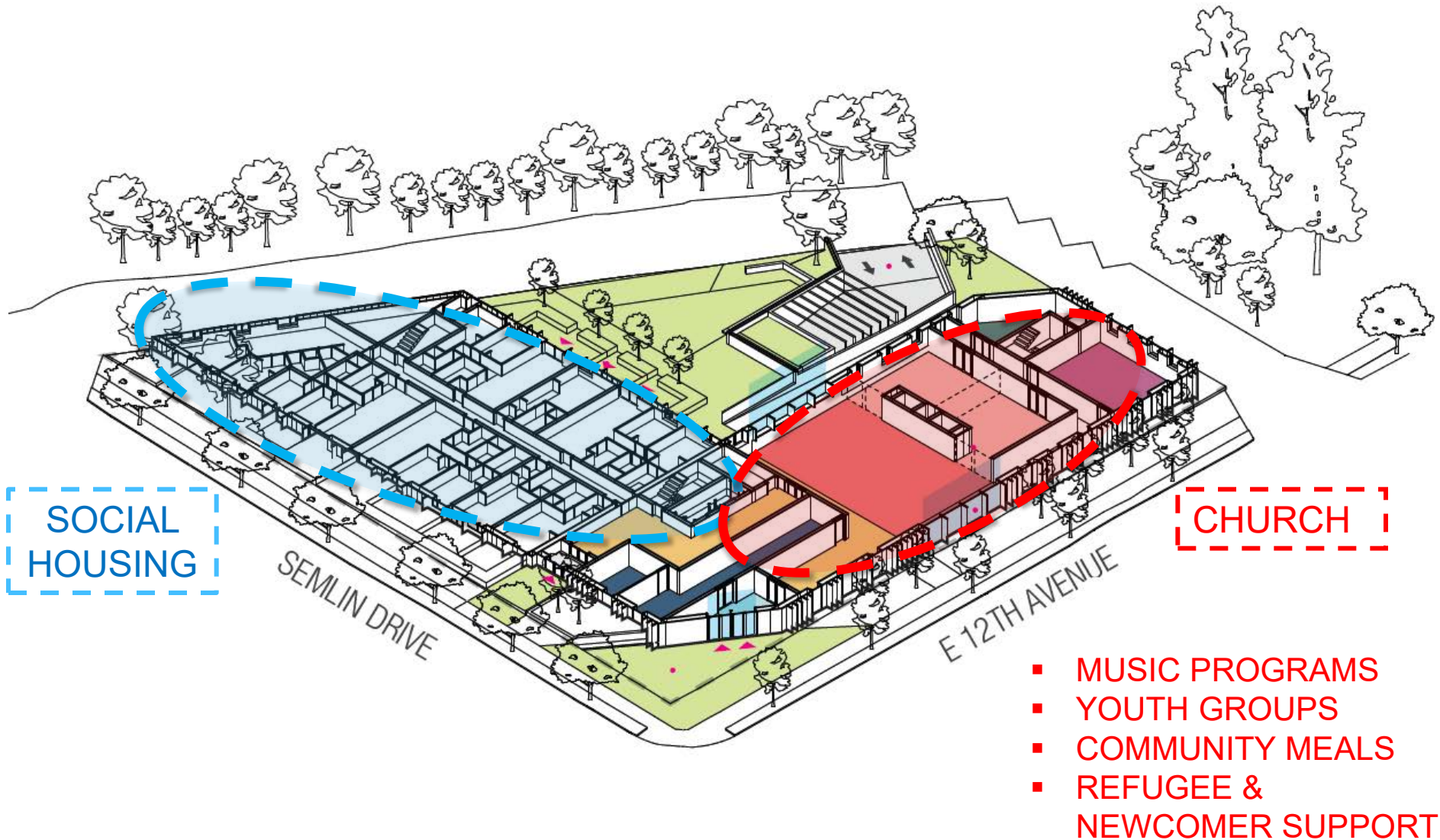
Concerns

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

Response to Public Feedback: Parkade Ramp Location and Pedestrian Safety



Response to Public Feedback: Loss of Community Space



Response to Public Feedback: Form of Development



Original West Elevation: View from Semlin Drive



Recommended West Elevation: View from Semlin Drive

RECOMMENDATION:

- Meets intent of the *Grandview Woodland Community Plan*
- Staff Recommend Approval

