

1425-1451 East 12th Avenue



Stephen Bohus, BLA, Grandview-Woodland resident and renter

Open House panel on City's Grandview-Woodland Community Plan

supportive housing, social housing, and housing that is adaptable and accessible.

Policy 7.1 - Housing Supply and Affordability

Increasing options for affordable housing in Grandview-Woodland will help residents of all income levels find accommodation in the neighbourhood.

Land Use Map and Legend



*The following information is extracted from the Grandview-Woodland Community Plan. Please refer to this document for more information.

- Policy 7.1.1** - Work with service providers to respond to the specialized housing needs of mental health consumers, persons with disabilities, low-income artists, **seniors**, and other communities that are disproportionately at-risk in the neighbourhood housing market.

- Policy 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.**



Modest relaxations for height and density (only) subject to fit with neighbourhood context (7.1.3)



City of Vancouver's Grandview-Woodland Community Plan (GWCP) (Policy Report, Open House, Rezoning Centre Webpage, Info sign)

- 33 underground vehicle parking spaces and 162 bicycle spaces.

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



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



6.7.2 Station Residential

This area presents a key opportunity to continue to provide affordable housing options as well as other residential opportunities in a compact neighbourhood that is within easy walking distance of the transit interchange. The area is generally located within a triangular area south of the SkyTrain station, bounded by Broadway and Clark Drive.

Over time, this area will evolve to accommodate new low- and medium-rise residential building forms that include replacement of the existing affordable housing stock, augmented with new opportunities for secondary, mixed- and non-market housing including the potential of existing semi-detached or other independent housing and in-situ higher buildings will be located to the north of Broadway and east of Commercial Drive. Existing local-serving retail space will be retained.

Figure 6.51: CBSP Station Residential Land Use



Policy

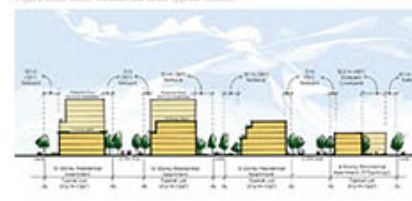
- Consider applications for apartments (residential) (unless otherwise noted) provided that affordable housing objectives are achieved.
- The portion of any building above 30.5 m (100 ft) in height should not exceed a typical floor plate of 61.5 m (202 ft) in width and should be spaced at least 3.0 m (10 ft) from any other building above 30.5 m (100 ft) in height.
- Provide public realm improvements that include increased sidewalk width, street trees, and greenery such as tree beds, native lighting.
- The following additional specific requirements apply:
- Consider applications for sites currently zoned RM (subject to Rental Housing ODP policy) with height and density options as follows:
 - For 100% secured rental housing up to 8 stories up to 3.4 FSR
 - Site coverage: 10.0 m (33 ft) (minimum)

- For sites with a minimum frontage of 37 m (121 ft) with/without:
 - For 100% secured rental housing (100% secured) up to 10 stories up to 3.4 FSR
 - For 100% secured rental housing (100% secured) up to 10 stories up to 3.4 FSR
- Building heights will be further determined by requirements outlined in the City's zone area policies.
- Setbacks: Front: 3 m (10 ft) / Side: 3 m (10 ft) / Rear: 6 m (20 ft)
- Require ground-level access for first-floor units
- South side of Broadway to the line from Queen (Laneway School) to Commercial Drive:
 - For 100% secured rental housing up to 6 stories up to 3.4 FSR
 - For sites with existing non-conforming retail 4-story mixed use up to 3.4 FSR
 - Setbacks: Front: sufficient to achieve a minimum 6.0 m (20 ft) setback / Side: 3.0 m (10 ft) / Rear: 6.0 m (20 ft)
 - Site coverage: 10.0 m (33 ft) (minimum)
- East 12th Avenue, North side from Commercial Drive to Lansdowne Drive:
 - For sites zoned RM, a, dm, ay, and (C) sites that are subject to Rental Housing ODP policy with height and density options as follows:
 - For 100% secured rental housing up to 8 stories up to 3.4 FSR
 - Setbacks: Front: sufficient to achieve a minimum 6.0 m (20 ft) setback / Side: 3.0 m (10 ft) / Rear: 6.0 m (20 ft)
 - Site coverage: 10.0 m (33 ft) (minimum)
 - For sites zoned RT-6 and RT-1 and other sites not subject to Rental Housing ODP the same height and density applies.

Figure 6.52: 6-Storey 'T' Typology on a 6-Lot Assembly



Figure 6.53: CBSP Residential Area Typical Section



East 12th Avenue and Clark Drive / East 12th Avenue and Lansdowne Drive

- Sites zoned C-1:
 - Consider applications for mixed-use developments 4 stories of commercial uses, which may include retail, service, and community-serving uses, as required on the site from residential uses permitted on upper floor
 - Height: up to 6 stories
 - Density: up to 3.4 FSR
 - Setbacks: Front: sufficient to achieve a minimum 6.0 m (20 ft) setback / Side: 3.0 m (10 ft)
- Consider applications for apartments (residential) as follows:
 - Height: up to 4 stories (13.5 m (44 ft))
 - Density: up to 3.4 FSR
 - Site coverage: 10.0 m (33 ft) (minimum) as required to achieve the 'T' typology
 - Building forms may include 'T' shaped building forms for sites with a rear lot, 'L' shaped developments for sites directly adjacent to single-family (RM-1) zoning.

Figure 6.54: 4-Storey 'T' Typology on a 4-Lot Assembly



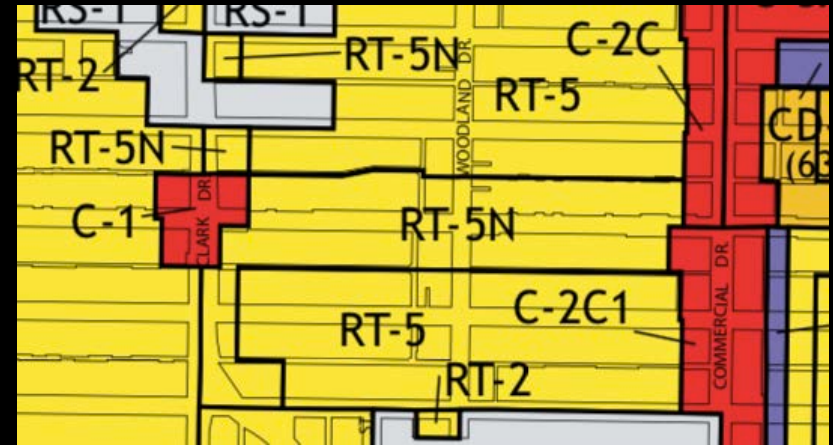
City of Vancouver's Grandview-Woodland Community Plan (GWCP)

Plan passed in July 2016.

This site at that time

'currently zoned' as RT-5N

Review policies for this site



Previous zoning map



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.

The following additional specific requirements apply:

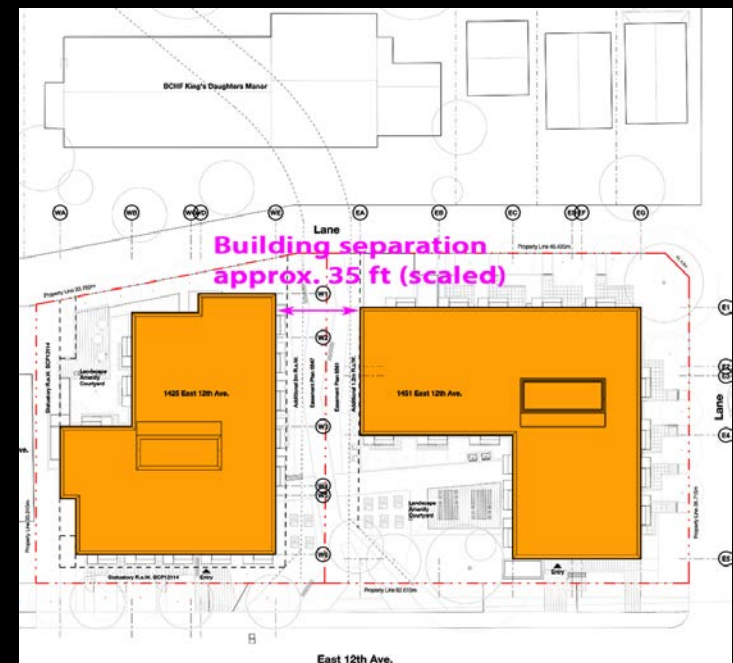
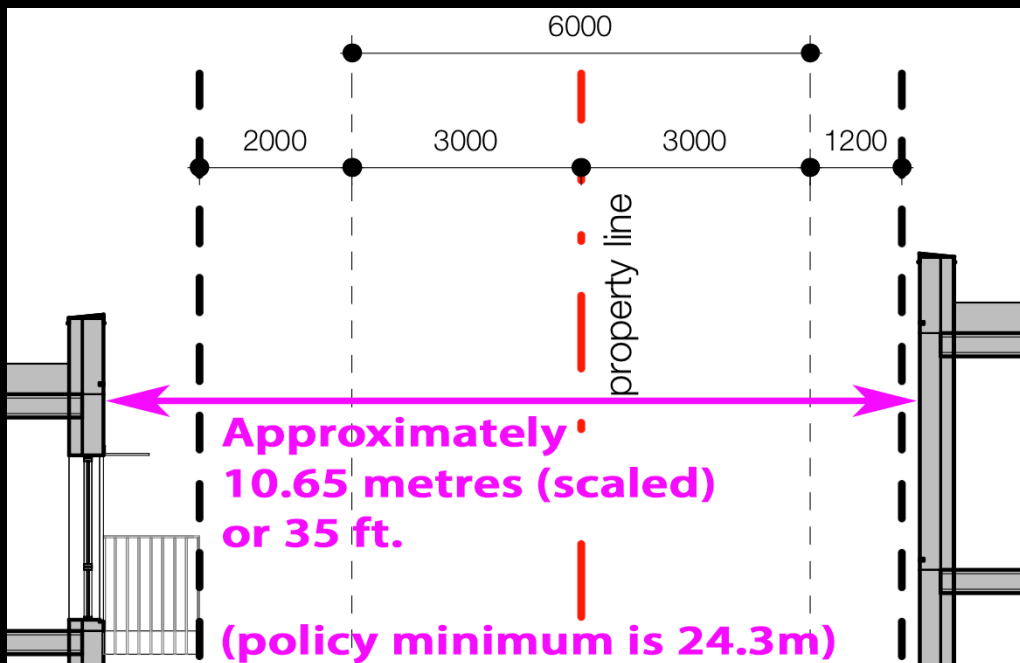
- Setbacks: Front: 3 m (10 ft.) / Side: 2.1 m (7 ft.) / Rear: 9.1 m (30 ft.).

Review policies for this site (GWCP)

Minimum 80 ft. separation between buildings (24.3m)

Policies

- 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.



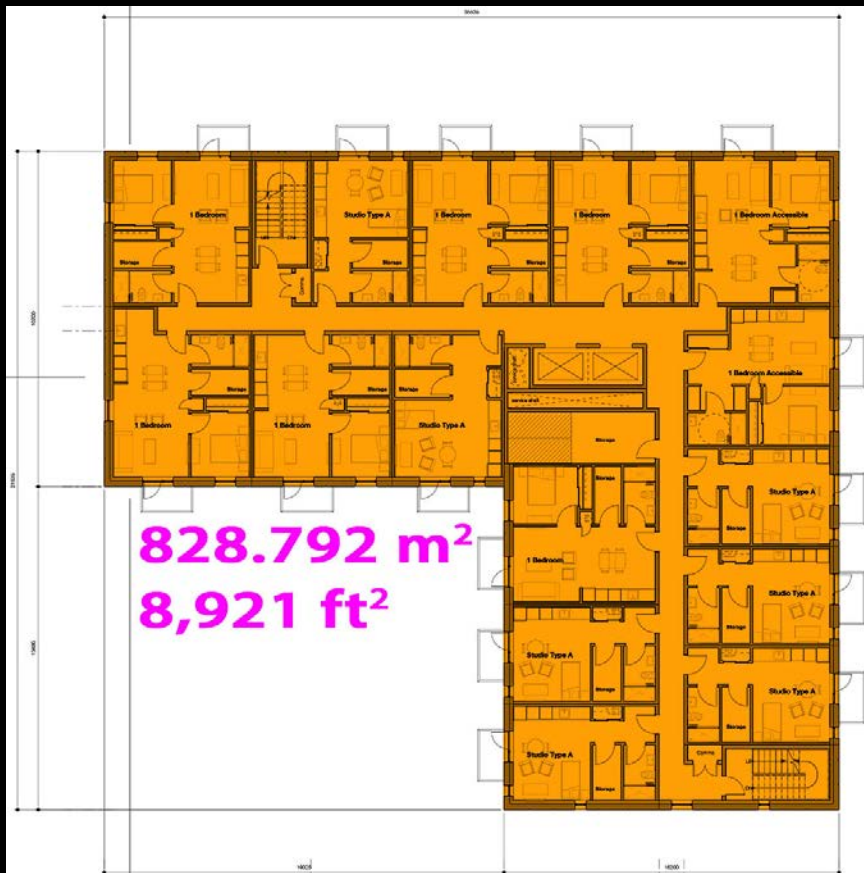
Rezoning has ~ 35 ft. separation between the two buildings (both exceed 60 ft. in height). **It does not meet policy (80 ft.)**

Review policies for this site (GWCP)

Maximum 6,500 ft.² floor plate (6th Floor)

Policies

- 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.



1451 East 12th Avenue floorplate area **does not meet policy.**

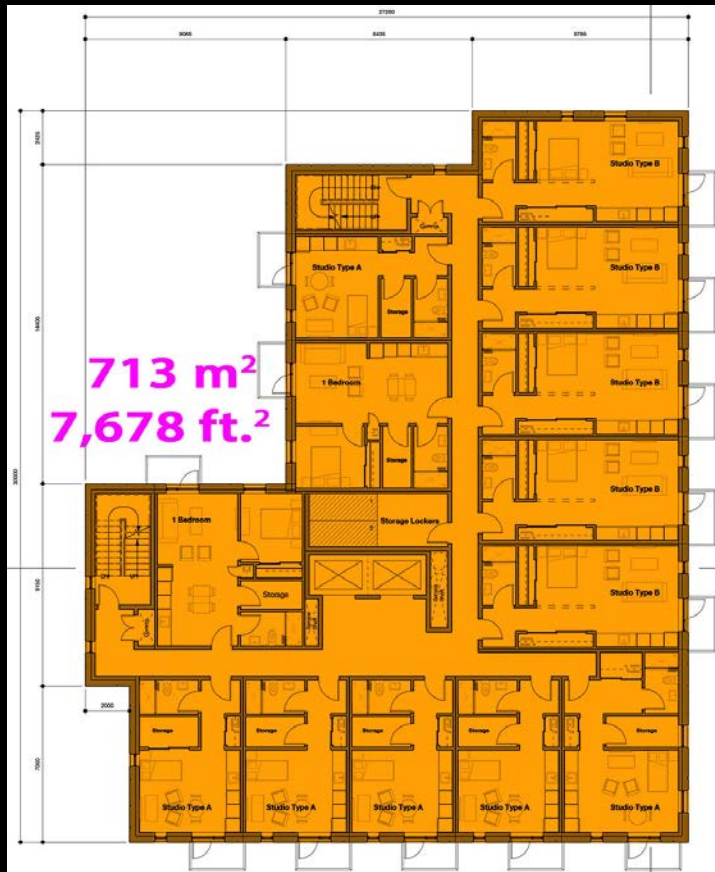
8,921 ft.² exceeds maximum of 6,500 ft.²

Review policies for this site (GWCP)

Maximum 6,500 ft.² floor plate (6th Floor)

Policies

- 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.



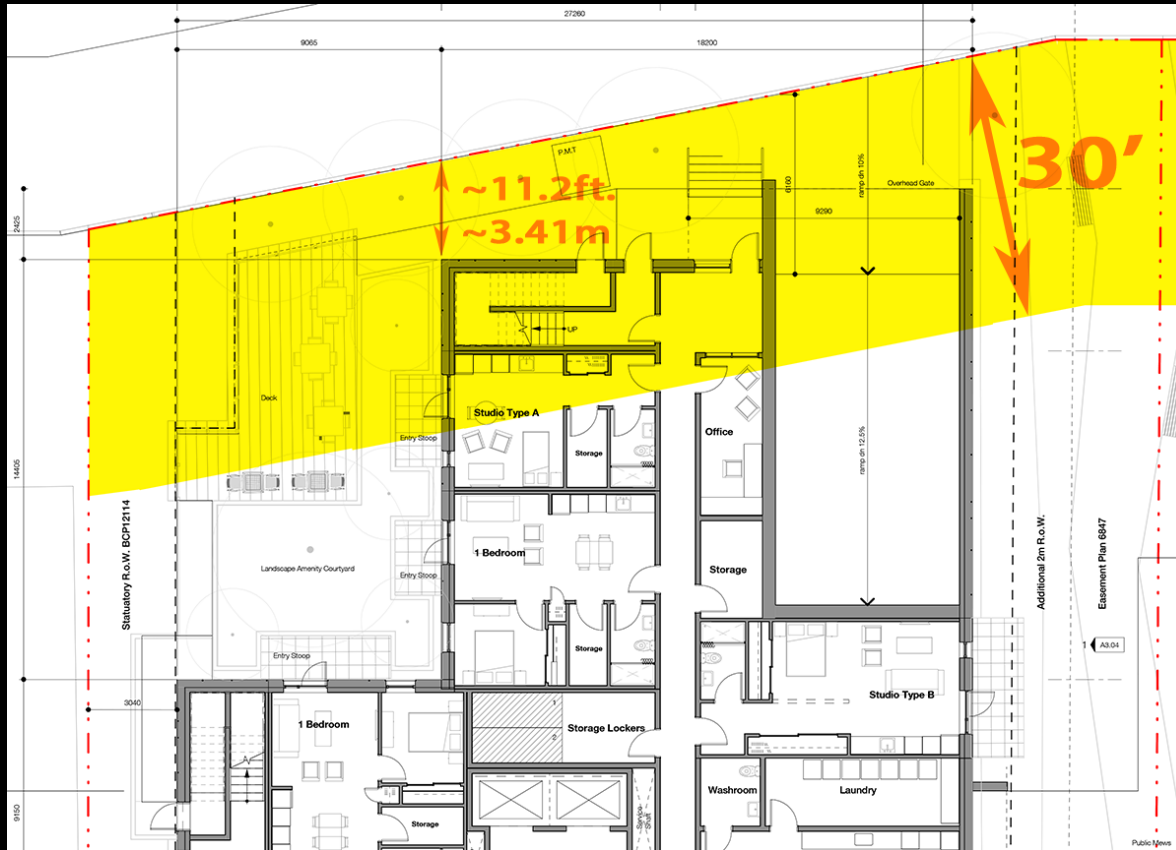
1425 East 12th Avenue floorplate area **does not meet policy.**

7,678 ft.² exceeds maximum of 6,500 ft.²

Review policies for this site (GWCP)

Policies

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



Rear yard setback does not meet policy.

Review policies for this site (GWCP)

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



Rear yard setback does not meet policy.

Other recent rezonings that did not meet GWCP policy:

1535 Grant Street

1st and Clark

2025 East 12th & 2776 Semlin

2209-2249 East Broadway

This is 6-storeys at street level



Kingsway has wider a street right of way than East 12th Avenue

Issues with Rendering: no reference, before or after.
This image cannot be reproduced in the field with a camera.
Taken from behind a hedge (not sidewalk), see photo.

Figure 3: Development as Viewed from East 12th Avenue



Not eye level.
Very wide angle
view.

Rendering is not
a true 3-point
perspective.



Rendering produced from behind a hedge (not sidewalk).
This is the hedge on East 12th Avenue across from rezoning site



This is a real photo taken with a fisheye lens; would it be suitable for communicating a design proposal with the public?



Compare photos 50mm lens
and 24mm wide-angle:



Photo: 50mm lens (more photos at end of presentation for context)



Parking

How will 25 Residential parking spaces (out of 33) work out for 157 units? There's no parking on East 12th Avenue. Will the City issue street parking permits? How many parking spaces would normally be allowed?

Parking Spaces	Per Parking By-law (TDM Plan)	Residential – 25 Visitor – 8 Class A Loading - 2
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Open Questions

How many tenants currently occupy the two buildings?

Average rent now is \$750. What would this be on return?

Are units a 1:1 replacement in area? Where will current tenants go?

What rents are proposed (for all units)?

Is there any monitoring in place wrt to renting only to 55 years or older (requirement that at least one member of household)?

What monitoring is there to check rents over time?

CAC & DCL waivers (are there further calculations, pro-formas?)

Open Questions

What kind of impact & **precedent** could this set for the housing units at **1400 East 11th Avenue**? How was the property first acquired?

Could there be a more robust **shadow study** undertaken?



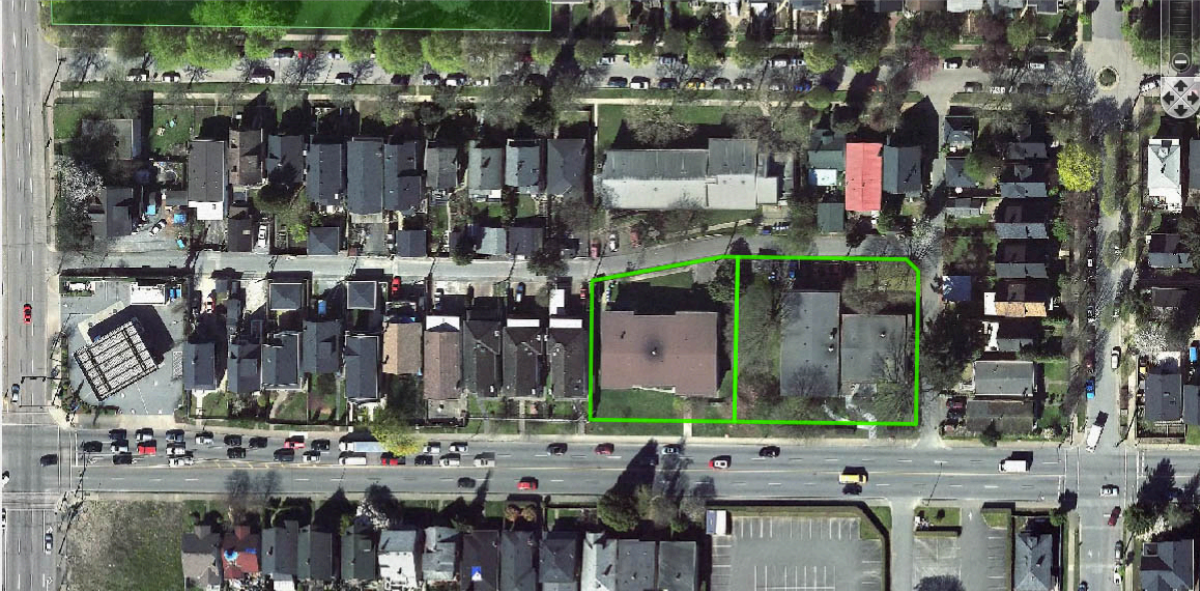
Are there plans to **widen** East 12th Avenue? (**impacts** on site)
Could it be possible to **save** more of the **mature trees**?

What procedures can be put in place to make sure that **complete information** about **policies** such as the **GWCP** is communicated?

72,000 dwelling units predicted by staff over 10 years – on what basis? This is about twice StatsCan's measured numbers.

Bridge at Broadway

Source: Archives

A black and white photograph showing a wooden bridge structure spanning a body of water. The bridge has multiple wooden piers and a wooden deck. In the foreground, a dirt road or path leads towards the bridge. To the left, there is a steep, grassy embankment. A utility pole with cross-arms is visible on the left side of the bridge. The sky is overcast. In the bottom right corner, there is a handwritten date "Dec 24/01" and some illegible text.

Chance to recall former
stream on site?
Daylighting?

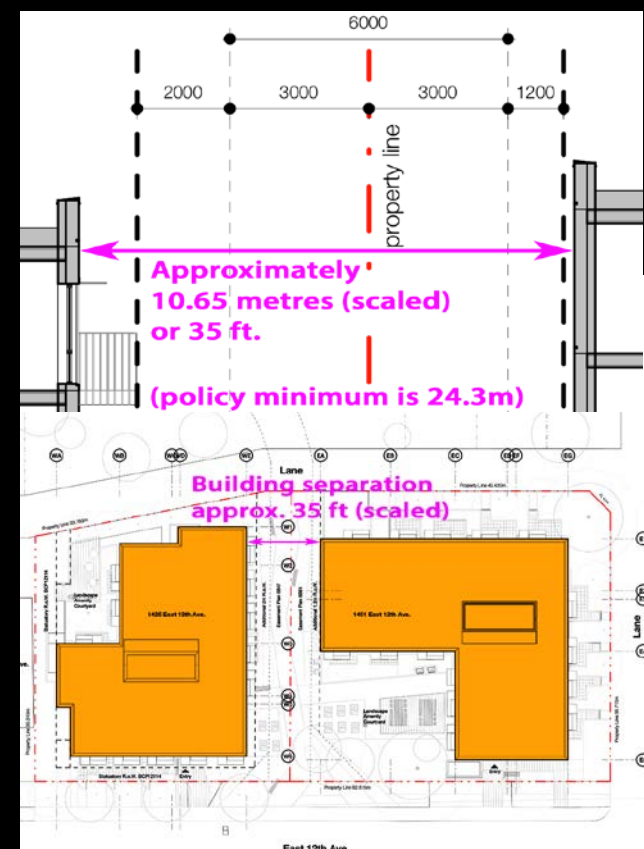
Seismic safe concerns (building over fill)

Summary

Rezoning fails to meet GWCP policy (minimum 80' building separation, max. 6,500 sq. ft area (top floor), minimum 30' rear yard setback)

Many concerns raised about fit in context, site conditions (former Creek / now sewer R.O.W.), precedent

If staff believe that an application has merit, but it does not follow policy, can they just state this clearly for the record?



FINANCIAL IMPLICATIONS

The development qualifies for an exemption from DCLs as social housing, based on rates in effect as of September 30, 2019, the value of the exemption is estimated to be \$2,285,171.

DCL waiver: \$2,285,171

Pace of change (will there be an update as per the plan?).

Code of conduct

Accountability; includes acts of commission & omission



CITY OF VANCOUVER CORPORATE POLICY

SUBJECT: Code of Conduct		
CATEGORY: Employment	POLICY NUMBER: AE-028-01	

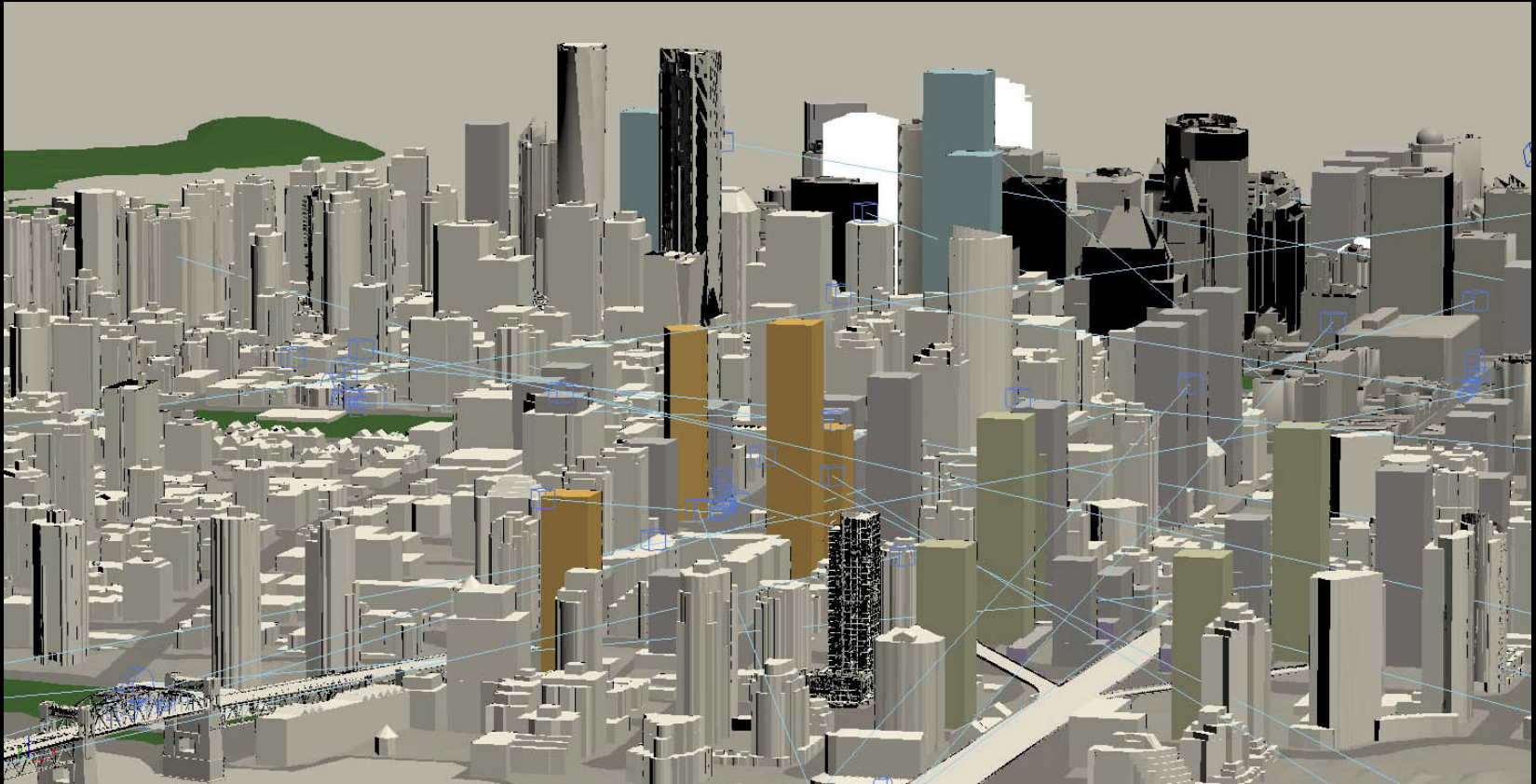
- 1.2 **Accountability:** Council officials, staff, and advisory body members are obligated to answer for a responsibility that has been entrusted to them. They are responsible for the decisions that they make. This responsibility includes acts of commission and acts of omission. In turn, decision-making processes must be transparent and subject to public scrutiny; and proper records are kept and audit trails are in place

3D computer context (aerial photo only)



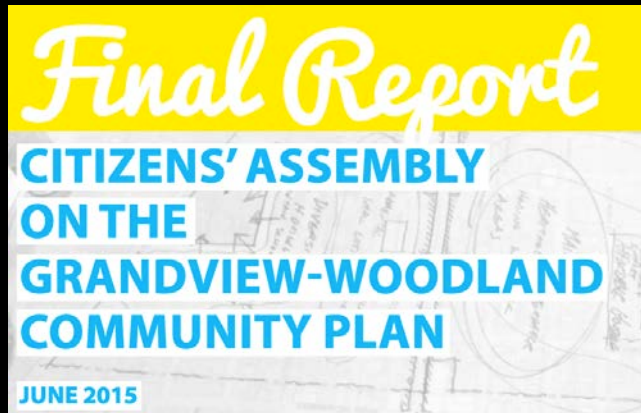
East 12th Avenue is a relatively narrow street for an arterial.
Need to look at human scale and experience from the street

Computer model previously released by CoV (additional records via FOI from City's 3D building model in this part of Vancouver would very useful for independent analysis)

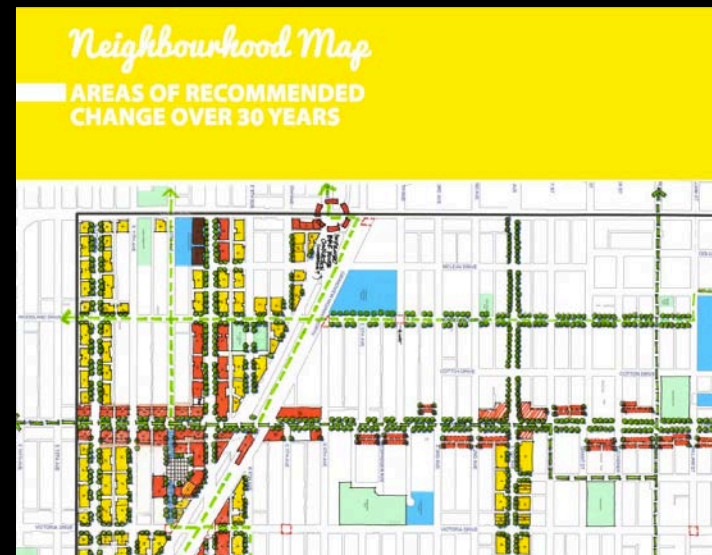


Will the City commit to OpenData for 3D Buildings and Terrain?
Will FOI access be allowed again without help from the OIPC?

The Citizens Assembly (CA) Final Report was presented in June 2015
complete silence from staff for a year (refused to give any updates)
FOI department stonewalled requests for draft plan updates.
Draft Plan released in **June 25, 2016** see (vancouver.ca/grandviewplan)
Plan passed on **July 28, 2016** by Vision majority (referral motion defeated)
Staff went against key recommendations by Citizens' Assembly.
The reality is that the 'Community Plan' is a staff plan for Grandview-Woodland.



Citizens' Assembly recommendations 2015



Plan passed July 28, 2016

Four years later: no review as promised

Section 7.1.5 GWCP:

grandview-woodland-community-plan.pdf (page 137 of 272) ~

7.1.5 In order to manage the initial take up (“pace of change”) of policies involving redevelopment of existing market rental housing, limit approvals of projects that involve demolition of existing market rental housing covered by the Rental Housing Stock ODP, to no more than 5 new developments in the first 3 years of the plan, or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the 5 sites). Following 3 years, report back on the rate of development and the outcomes of that activity.

No review done by July 28, 2019

**A review needs to be done by an independent
3rd party (not staff) with full participation by the
community**

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:

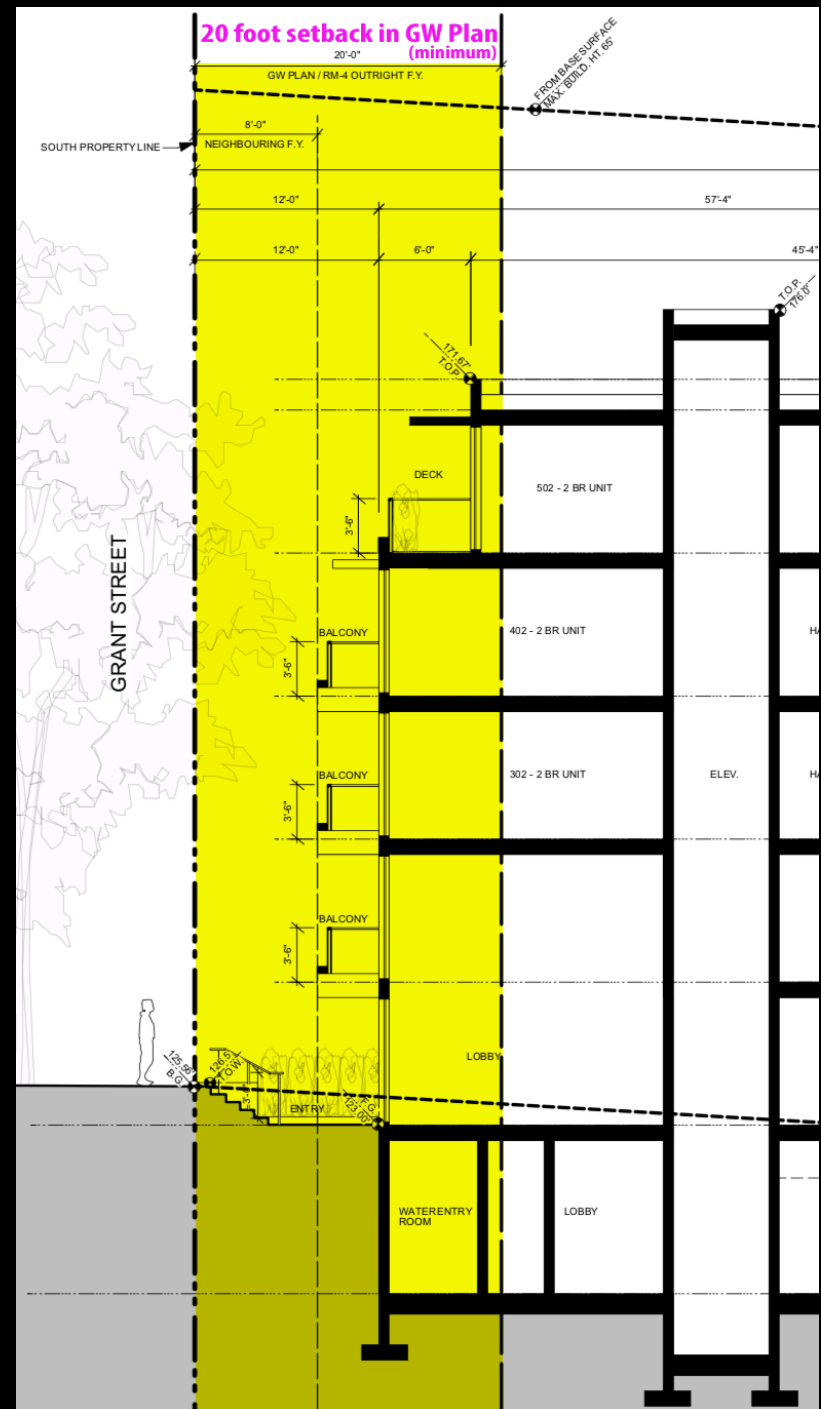
- Height: up to 6 storeys. [SEP]
- Density: up to 2.4 FSR. [SEP]
- Site frontage: 15.1 m (49.5 ft.) (minimum) to 61 m (200 ft.) (maximum). [SEP]
- Setbacks: **Front 6m (20ft.)** / Side 2.1m (7ft.) / Rear 6m (20ft.). [SEP]
- Require ground-level access for first floor units. [SEP]

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 E12th & Semlin and 1425-1451 East 12th



Site Photos



Site Photos

