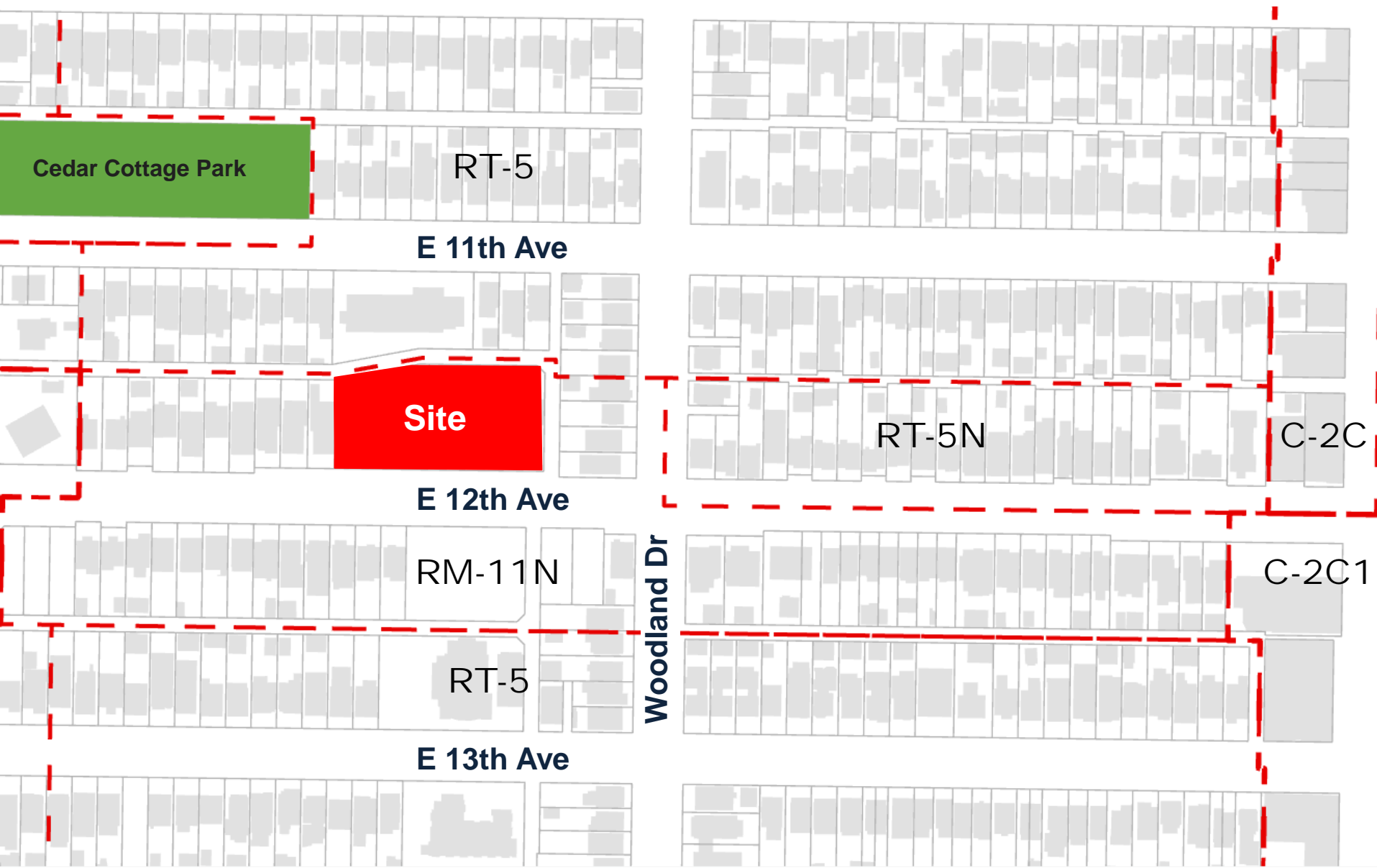




CD-1 Rezoning: 1425 and 1451 East 12 Avenue  
Public Hearing: July 21, 2020

# Zoning Context





# Existing Site: 1425 and 1451 East 12th Ave.



E Broadway



Clark Dr

Woodland Dr

E 12th Ave



## Context: Current Site – View from East 12th Ave.



- Owned by non-profit, Brightside Community Homes
- 1425 East 12th Ave (Loyal Orange Manor)
- 21 existing units (bachelor and one-bedroom)
- Tenants on site



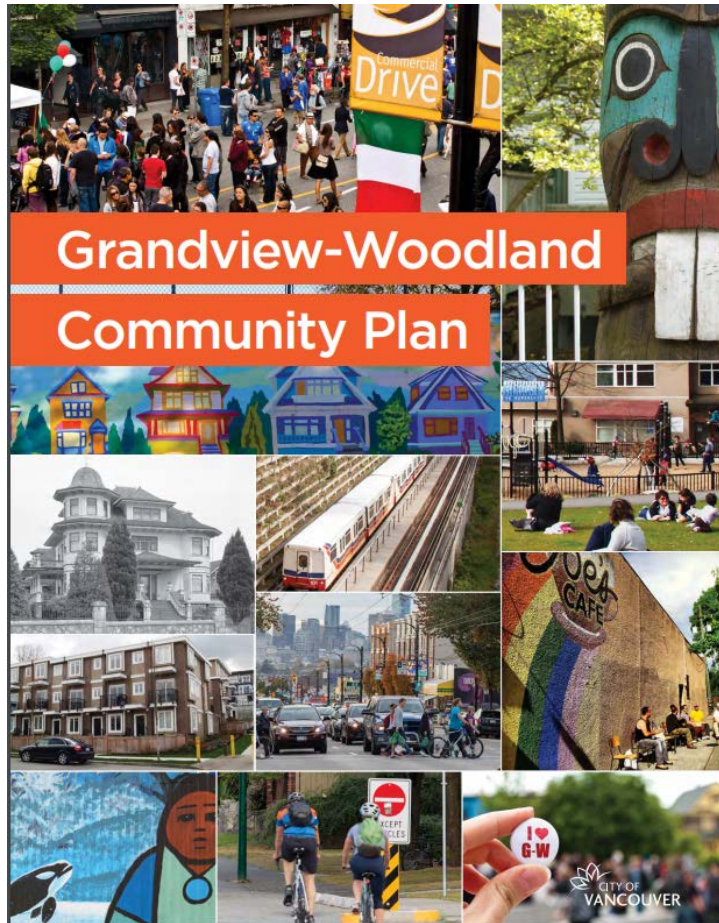
- Owned by non-profit, Brightside Community Homes
- 1451 East 12th Ave (Edward Byers House)
- 36 existing units (bachelor and one-bedroom)
- Tenants on site



# 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





# Policy Context

- Under the GWCP and RM-11N zoning, the intended building form is a 4-storey “T” shaped apartments up to 1.7 FSR
- Gentler transition to properties across the lane
- Reduce Shadow to northerly sites



# Proposal



- 2 buildings
- 157 social housing units
- 6 storeys (20.7 m/67.9 ft.)
- FSR of 2.47
- 33 vehicle, 162 bicycle parking
- Passive House
- 550 jobs

VIEW FROM EAST 12<sup>TH</sup> AVE. 8



# Unit Mix

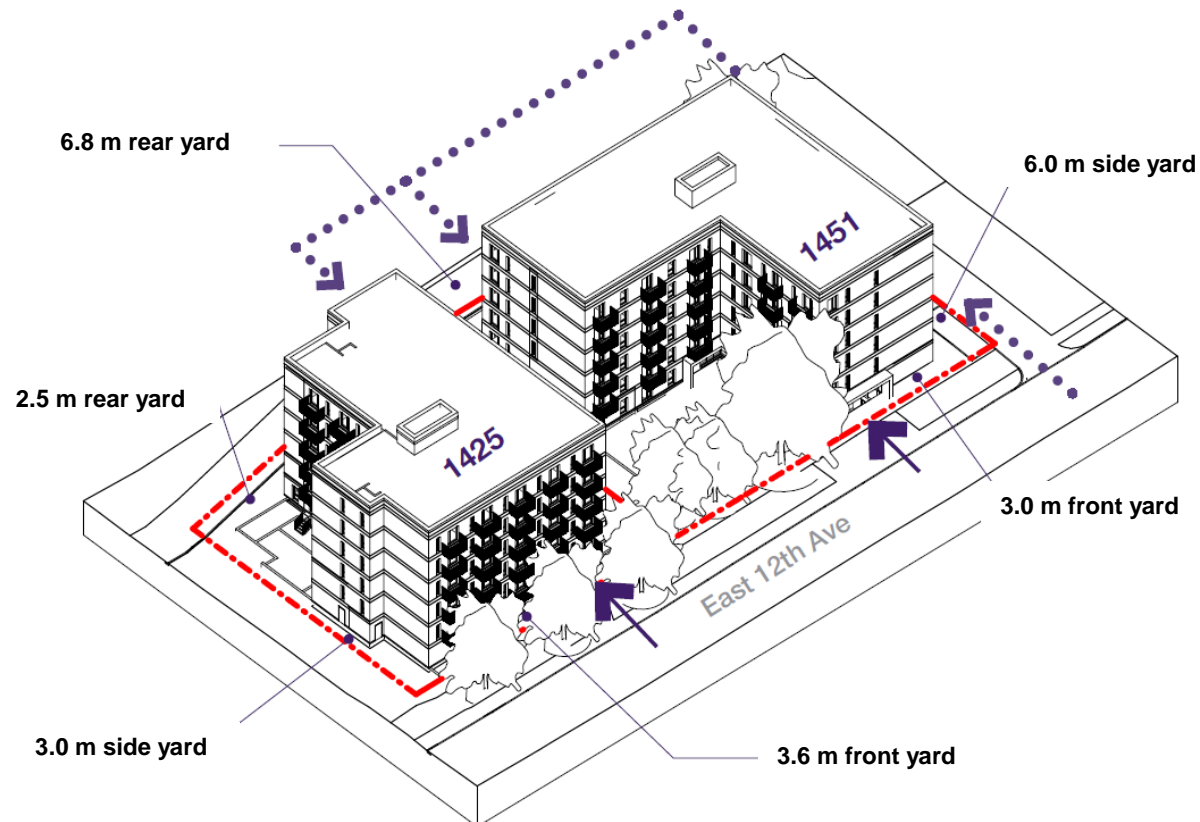


Unit Type	Total
Studio A	68 (43%)
Studio B	31 (20%)
1 Bedroom	58 (37%)

ELEVATED VIEW OF NORTH SIDE OF BUILDING

# Proposal: Proposed Height, Density + Massing

- Not “T-shaped” apartment anticipated in GWCP
- Two “L-Shaped” 6 storeys buildings
- On-balance, proposal meets the objectives of GWCP and Housing Vancouver Strategy



## Staff Support based on:

- Housing vulnerable population
- Wider setbacks
- Courtyard expands the perceived public realm and aids tree-retention
- SRW improves connectivity
- Tree-retention at NE corner to screen building from neighbours



# Comparison of RM-11N Base Zoning to Proposal: Elevation



## Legend

Base Zoning Height 

Setbacks 

# Building Footprint: Proposal



## Legend

Proposed Buildings



T-Apartment



Retained Trees

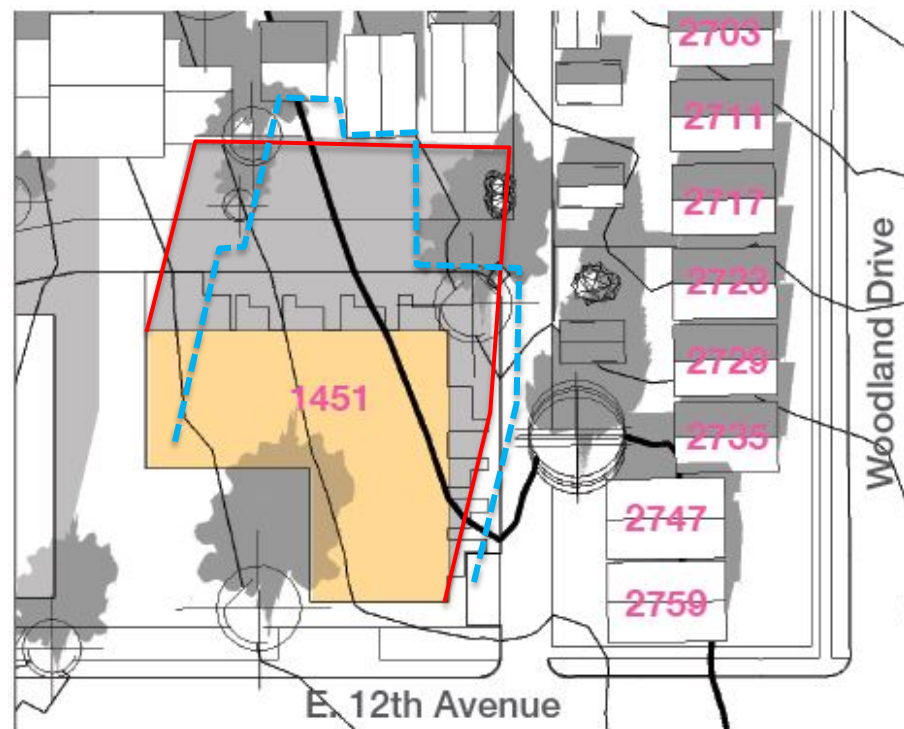




# Shadow Analysis: T-Shaped Apartment vs Proposed Building



**T-Shape 6-Storey Apartment  
(GWCP Plan)**



**L-Shape 6-Storey Apartment  
(Application)**

## Legend

L-Shape Apartment



T-Shape Apartment



- 57 units on site, 43 tenanted at time of application
- 2 tenant meetings (pre-application and application)
- All tenants covered by Tenant Relocation Plan (TRP)



## Proposed Affordability

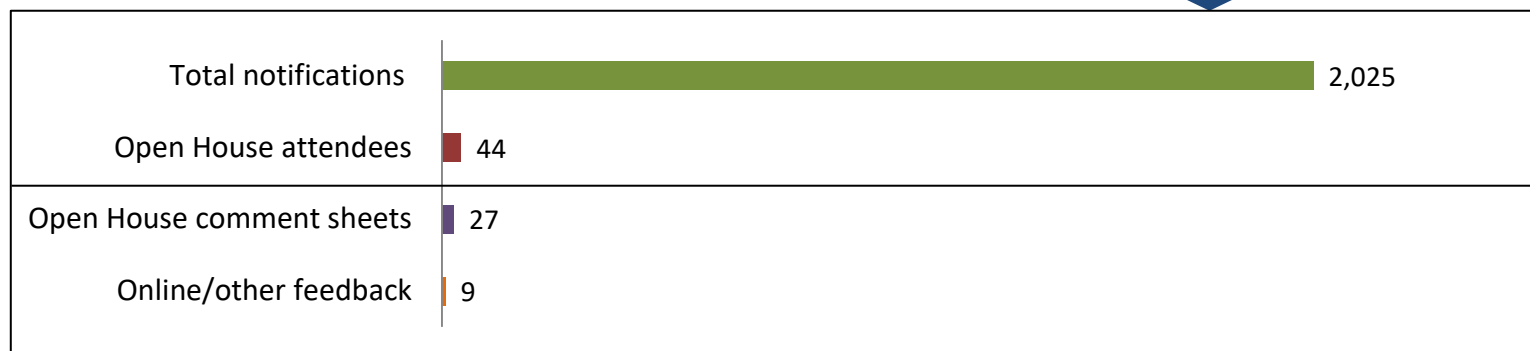
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- Meets City's definition of Social Housing
- 36% of the building (57 units) rented at levels which qualify for rent supplements under the Shelter Aid for Elderly Residents (SAFER) rent subsidy program.
- Maximum rents under the SAFER program:
  - ✓ Singles - \$803
  - ✓ Couples - \$866
- Applicant is intending to maximize the affordability of the remaining 100 units (64%) however affordability dependent upon access to other funding sources

# Public Consultation

**Pre-application  
Open House  
July 25, 2019**  
53 attendees

**City-hosted  
Open House  
February 4, 2020**  
44 attendees



\* Note that all reported numbers above are approximate

## Support

- Provision of affordable housing
- Building height, density and massing
- Neighbourhood renewal
- Unit layout and design

## Concerns

- Outdoor amenity space
  - Parking
  - Building height, density and massing
  - Building setbacks
- 
- Staff met with immediate neighbours on April 17, 2020 to discuss concerns about form of development



- **Outdoor amenity space**

- Landscape articulation as buffer from E. 12th Avenue

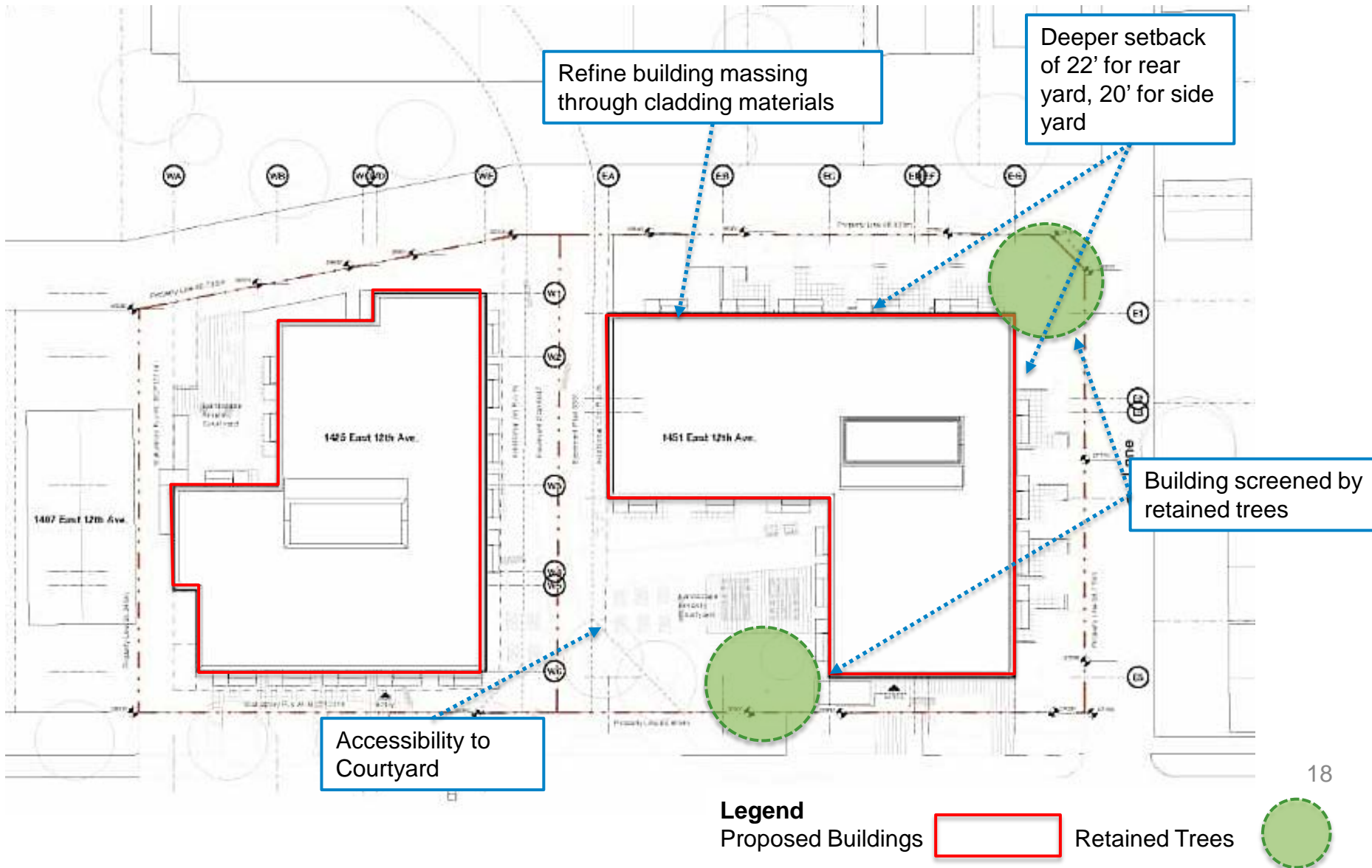
- **Parking**

- Development meets the Parking By-law with proposed TDM measures

- **Building height, density, massing and setbacks**

- GWCP allows increase in height and density for provision of non-market housing

# Response to Public Feedback





- Will deliver 157 social housing units
- Meets intent of the *Grandview Woodland Community Plan*
- Staff Recommend Approval



**END OF PRESENTATION**

# Maximum Rents Affordable under 2019 Housing Income Limits (HILS)

---



Unit Type	Rent Affordable to HILS Maximum Household Income	Maximum Gross Household Income to be Eligible for a HILS Unit
1-bedroom or less	\$1,288	\$51,500

Notes:

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



## Zoning and Development By-law

### Section 2

Social Housing means rental projects that comply with the following conditions:

- a) Minimum 30% of the dwelling units at Housing Income Limits (HILs) rental rates set by BC Housing
- b) Owned by non-profit corporation or Government Agency
- c) Secured through Housing Agreement

# Unit Types

## Unit Types



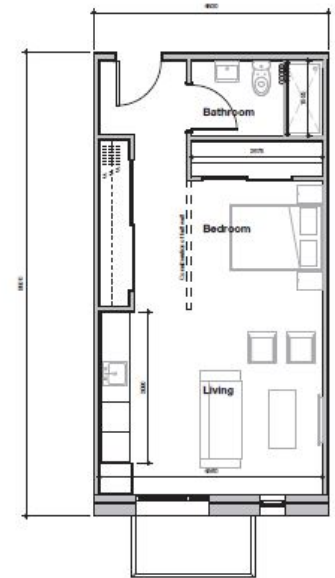
**One Bed**  
51 sqm (550 sqft)



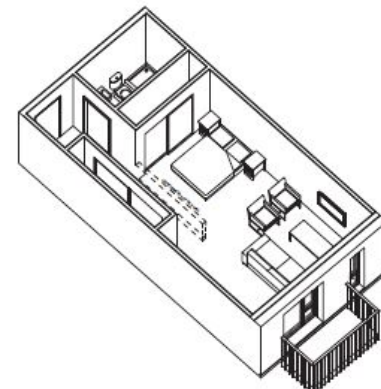
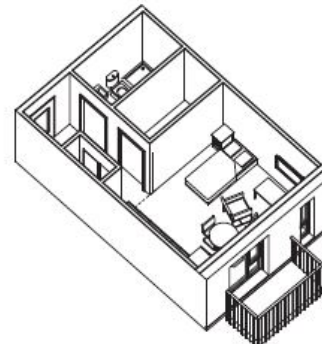
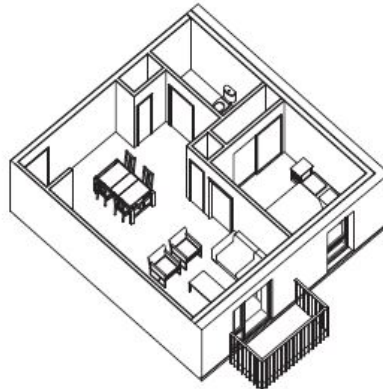
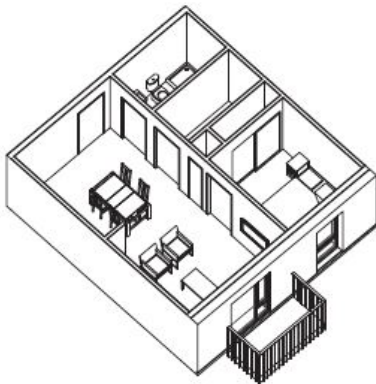
**One Bed - Accessible**  
51 sqm (550 sqft)



**Studio Type A**  
36 sqm (390 sqft)



**Studio Type B**  
45 sqm (490 sqft)



# Average Rents – Eastside

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Unit	Average Market Rent in Newer Buildings - Eastside (CMHC, 2019) <sup>1</sup>
Studio	\$1,584
1-bed	\$1,796
2-bed	\$2,378
3-bed	\$2,603

<sup>1</sup> Data from the October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later on the Eastside of Vancouver.



# Comparison of RM-11N Base Zoning to Proposal



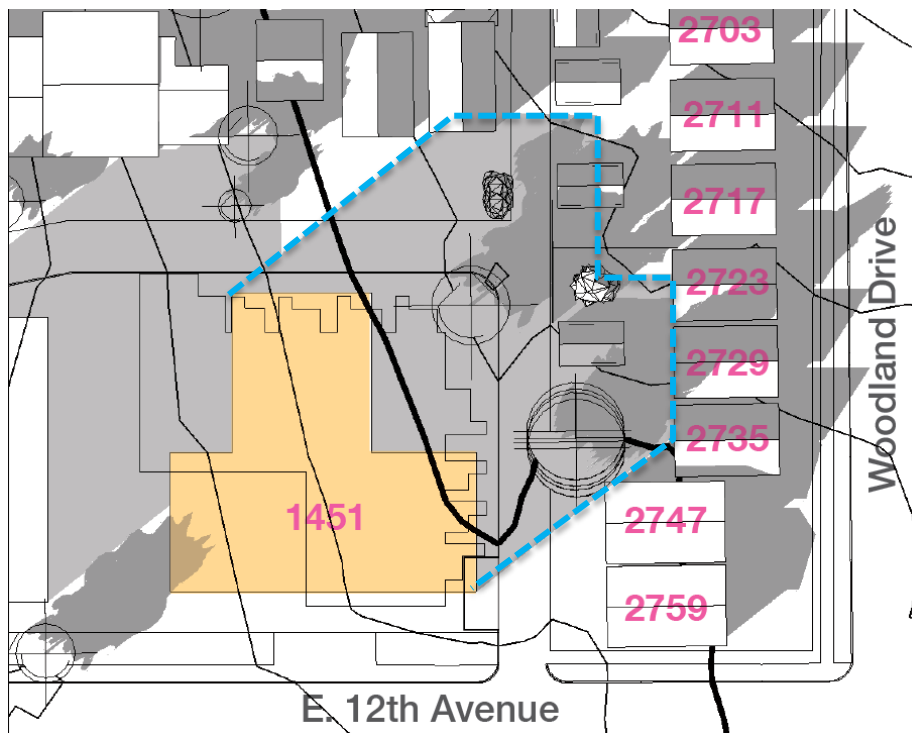
L-Shape Apartment



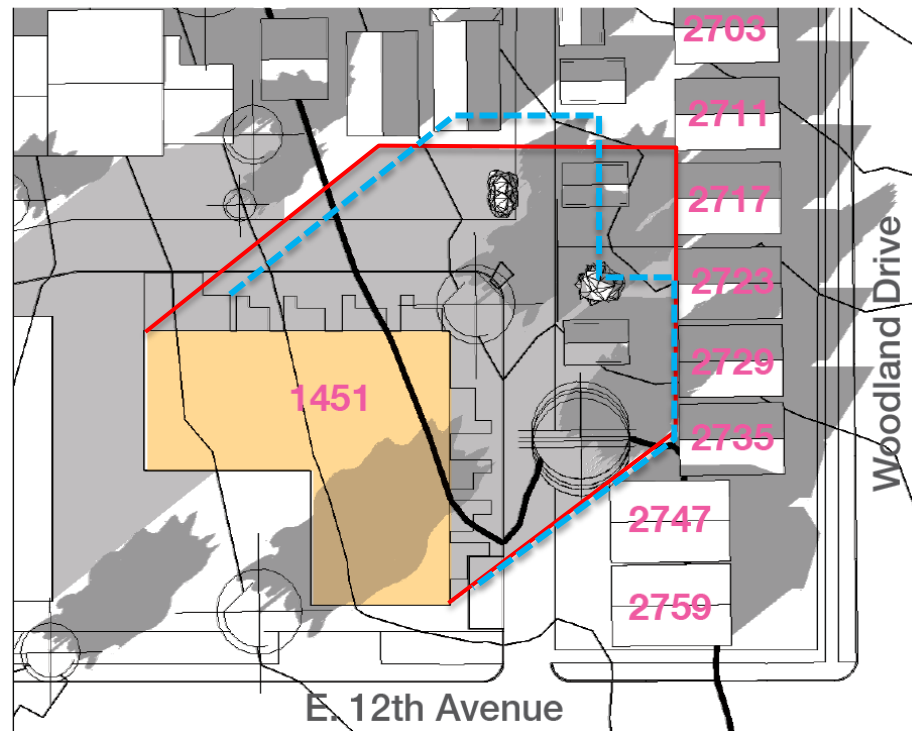
T-Apartment



# Shadow Analysis: T-Shaped Apartment vs Proposed Building – 4pm



**T-Shape 6-Storey Apartment  
(GWCP Plan)**



**L-Shape 6-Storey Apartment  
(Application)**

## Legend

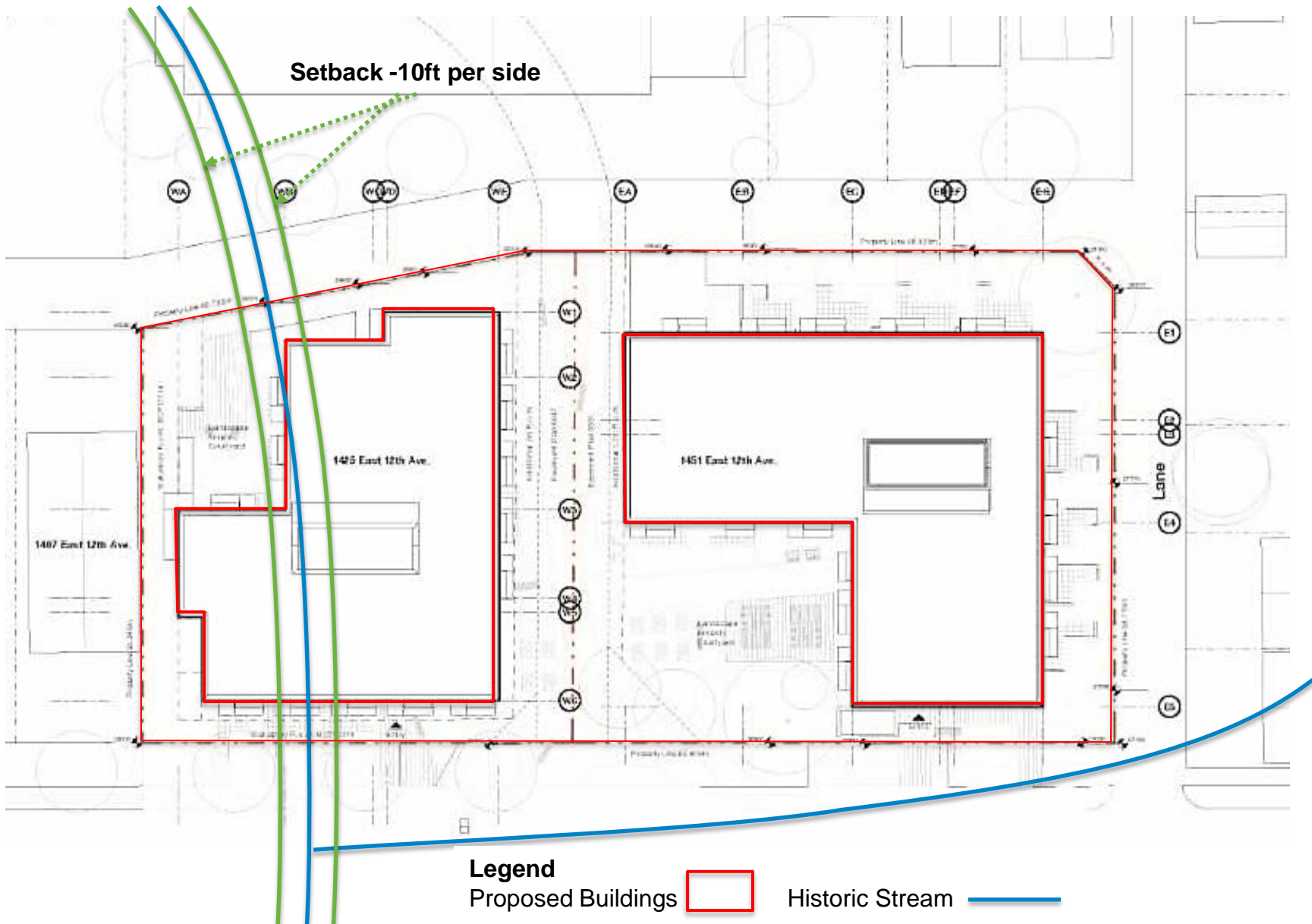
L-Shape Apartment



T-Apartment



# Location of Historic Stream





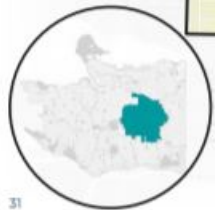
# Location of Historic Stream



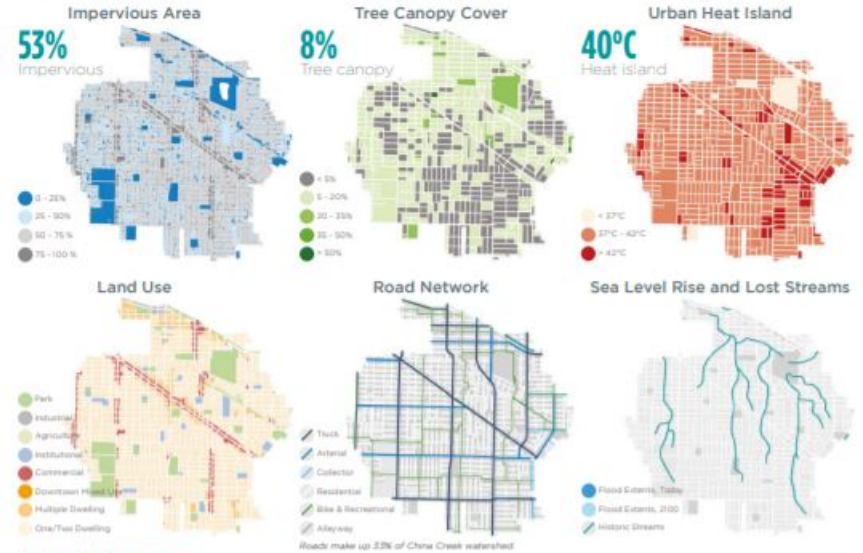
# China Creek Watershed

## CHINA CREEK

- Existing GRI
- Community Centre & Disaster Hub
- Community Centre
- Public School



### At a glance...



### About the area

The China Creek watershed is located in east-central Vancouver. Along with the Still Creek watershed, the China Creek watershed does not border any receiving water body. The watershed consists primarily of the Kensington-Cedar Cottage neighbourhood, with portions of the Mount Pleasant, Riley Park, Sunset, Victoria-Fraserview, Renfrew-Collingwood, and Grandview-Woodland neighbourhoods. The watershed is primarily single-family dwellings, with commercial/mixed-use activity along Main Street, Fraser Street, Kingsway, Commercial Drive, and Victoria Drive. The watershed contains 24 parks, 17 schools, and two community centres which are designated as disaster hubs. Rainwater in this watershed drains to False Creek.

	Population: 78,380 Density: 6,365/km <sup>2</sup>
	Median income: \$24,756
	Owner: 64% Renter: 36%
	Under 14: 13% Over 75: 7%
	Area: 1231 hectares Park space: 68 hectares



# Urban stream expression



**Permeable path and absorbent landscape**



# Urban rainwater expression



**Amsterdam green infrastructure garden**



# Urban rainwater attitude



Interpretative signs at 63<sup>rd</sup> and Yukon green infrastructure garden





**Stormwater management volumes**

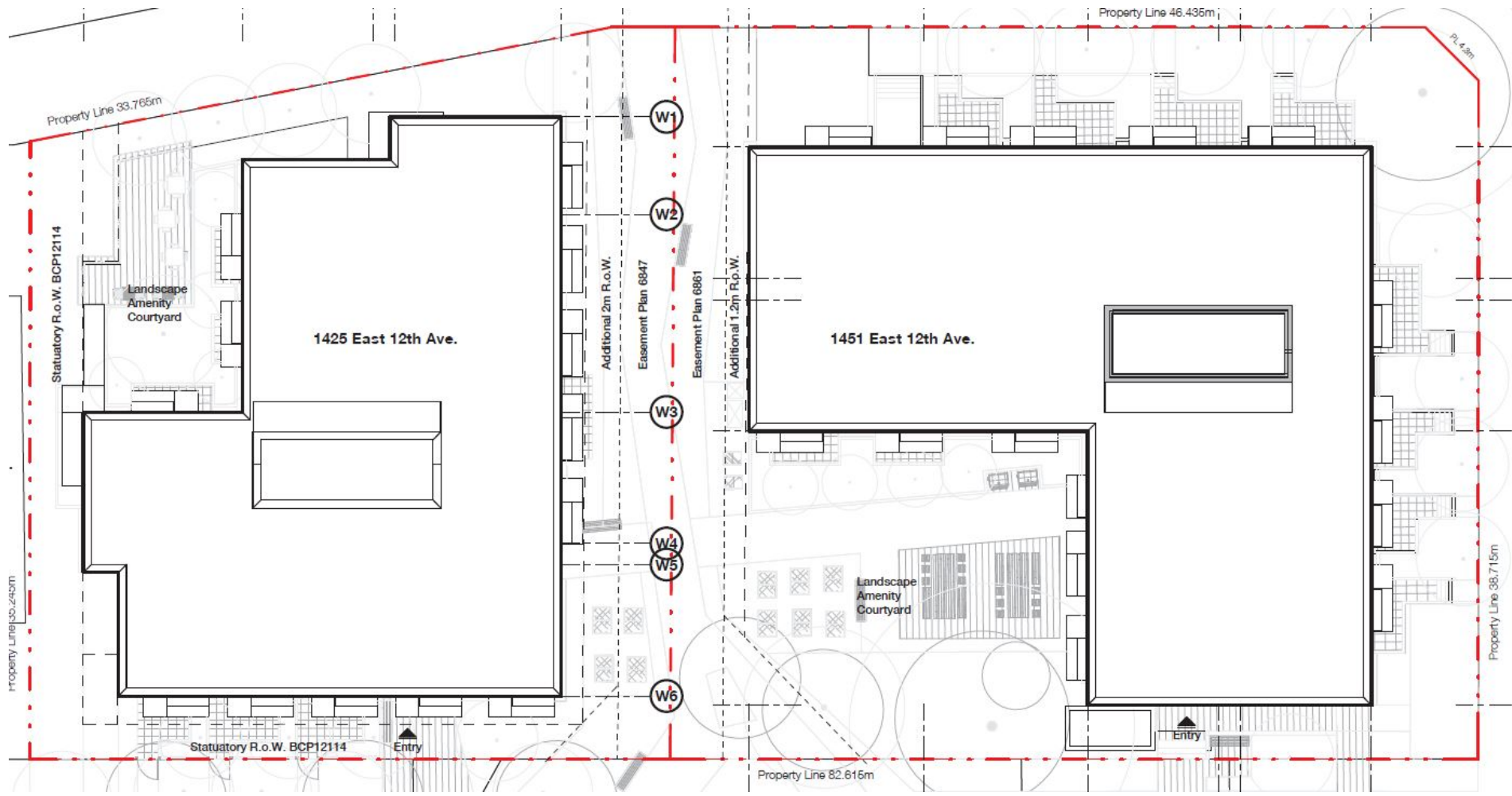


## Urban rainwater attitude



Hastings Park Public Art

# Site Plan



Design development to the outdoor courtyard to enhance place-making through site elements, markers, paving or planting treatment to highlight the historic stream's natural history.

Note to applicant: Applicant to discuss with City Engineering on how these place-making elements could be added without compromising maintenance of the SROW.