

(NSV) Neighbourhoods for a Sustainable Vancouver

March 31, 2014

Mayor Robertson and Councillors
City of Vancouver
453 West 12 Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors,

Re: Downtown Eastside Local Area Plan Zoning and Other Bylaw Amendments - April 1, 2014

Neighbourhoods for a Sustainable Vancouver (NSV) is opposed to this proposal for the Downtown Eastside Local Area Plan zoning and other bylaw amendments. The issues raised when the Local Area Plan was approved by council still apply, and this rezoning should not be approved as proposed.

The plan covers very diverse neighbourhoods with many varying community interests. However, this plan is not supported by the affected communities. The process appears to have been orchestrated by the City to put these communities in greater opposition to each other to better serve development interests. A neighbourhood-based process is needed to better address local concerns and needs.

Some examples of the many concerns are as follows:

- Much of the community is made up of vulnerable low income people who will be further threatened, displaced and impacted by the increased development proposed.
- Redevelopment will not help the vulnerable populations that need senior government supports which are not addressed.
- These areas were previously heritage protected both by the province and the city. This is no longer the case. The proposed plan encourages redevelopment without adequate heritage protections that will further inflate land values and increase heritage density transfers that can now be landed in the neighbourhood instead of transferring to outside of the area to reduce development pressures.
- The tower form of development contemplated for this area is not consistent with the heritage character and will make housing more expensive without adequately addressing real affordability.

This plan should not be approved as proposed and should be reconsidered under a better process that is community supported.

Sincerely,

Greg Booth
On behalf of the Steering Committee
Neighbourhoods for a Sustainable Vancouver

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Agenda: <http://former.vancouver.ca/ctyclerk/cclerk/20140401/phea20140401ag.htm>

Isfeld, Lori

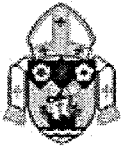
From: Rob Mascitti s. 22(1) Personal and Confidential
Sent: Friday, March 28, 2014 5:25 PM
To: Public Hearing
Subject: Submission to Public Hearig - Downtown Eastside (DTES) Local Area Plan Bylaws
Attachments: scan.pdf

Dear Mayor Robertson and Council:

Please find enclosed a letter from Archbishop J. Michael Miller, CSB, Archbishop of Vancouver with regards to the above topic.

Thank you.

Sincerely,



Archdiocese
of Vancouver

Rob Mascitti
Archbishop's Office

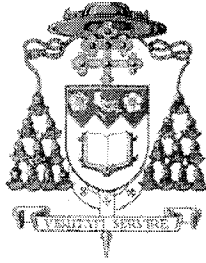
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Two Popes, Two Saints:
A Canonization Celebration

Sunday, April 27, 2:00 pm
Pacific Coliseum, PNE



Archdiocese of Vancouver
ARCHBISHOP'S OFFICE

March 28, 2014

Mayor and Council
City of Vancouver
By email to publichearing@vancouver.ca

Subject: Submission to Public Hearing
Downtown Eastside (DTES) Local Area Plan Bylaws

Dear Mayor and Council:

Please accept this letter, and the attached letter dated March 14, 2014, (which I submitted as input to Council's earlier deliberations), as my submission to the Public Hearing on the Local Area Plan implementing bylaws. My comments primarily pertain to the draft "Bylaw to Amend Downtown Eastside Oppenheimer Official Development Plan, Bylaw No. 5532."

As you will note in the attached letter, I asked that Council consider providing some flexibility to charitable organizations to negotiate with the City on the possibility of including some market strata housing, if that is required to make a project financially feasible. With respect to the Church's property at the corner of Dunlevy and Cordova, it is unlikely that we would be able to proceed with the construction of any social housing, and include the services currently provided by The Door Is Open, unless there is some opportunity to generate funds from a market component to offset the cost of the construction of the rental units.

It is my understanding, based on the advice of our consulting land economist, that Catholic Charities would need to inject very large amounts of equity into a social housing project – amounts that are beyond the means of the

Archdiocese to raise through donations. Based on recent media reports, and the references to the amount of Provincial funding required to support non-profit social housing providers, it appears that we have been receiving sound advice.

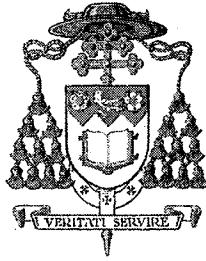
I sincerely request that you reconsider my suggested amendments to the proposed bylaw set out in the attached letter. You will see on reading them, that, if indeed we are wrong, and a project were to be viable without strata housing, we would be happy to proceed on that basis. All the suggested amendment asks is that Council leave the door open to a charitable organization to negotiate the minimum required to make a project feasible, without first having to enter into a time consuming, expensive rezoning process.

I wish you well in your deliberations on this complex but important matter.

Respectfully submitted,

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✠ J. Michael Miller, CSB
Archbishop of Vancouver



Archdiocese of Vancouver
ARCHBISHOP'S OFFICE

March 14, 2014

Mayor Gregor Robertson
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y1V4
mayorandcouncil@vancouver.ca

Re: Comments on the Downtown Eastside (DTES) Local Area Plan

Dear Mayor Robertson:

I am writing with respect to the DTES Local Area Plan, specifically the policies and directions that apply within the “rezoning policy subarea” identified as the Downtown Eastside Oppenheimer District, Subarea B. Within this subarea, Catholic Charities owns the property at Dunlevy and Cordova. St. Paul’s Church is located on this site, along with The Door is Open kitchen, spaces for safe haven, a convent, and other facilities.

My request of Council is that the zoning policy directions be amended for subarea B to provide that:

1. In those cases where a property is owned by a Registered Charity, that a mix of market strata residential units and social housing units be permitted when the following conditions are met:
 - a. The Registered Charity is also providing social services on the site;
 - b. The Registered Charity would be adding to the social housing stock in the neighbourhood;
 - c. The market strata residential units are predominately affordable units; and

- d. When the registered Charity is putting equity into the project (such as all or a significant portion of the value of the land), and the market strata units are still required to make the project financially feasible.
2. The proposed policy of permitting an FSR of 4.5, with the consequent increases in height, be permitted in this subarea, subject to the same conditions as in (1) above.
3. The mix of market strata and social housing units be determined based upon the economic feasibility of the proposed development.

My rationale for the requested amendment is as follows:

1. Catholic Charities might at some point in the future wish to develop some social housing on the site. When the time comes to do that, we will need to rebuild The Door is Open and the chapel, and we would like to expand some of the social services, such as the safe haven rooms. There are no existing social housing units on the site that will be lost through the redevelopment.
2. We have had a land economist evaluate the financial feasibility of redeveloping within the proposed zoning policies. While I would stress that these figures are clearly approximate, I believe they certainly illustrate the need to reconsider the policies. The advice of the land economics consultant is that:
 - a. Even with the additional height and FSR, Catholic Charities would need to contribute between \$10 million and \$16 million in equity, in addition to the value of the land, in order to rebuild the existing facilities and add the market rental and social housing.
 - b. Even if we did not reconstruct the existing social service facilities, we would still need to contribute between \$1.5 million and \$10 million in equity to achieve only rental and social housing, in addition to the cost of the land.
 - c. However, if approximately 40 per cent of the residential units were permitted to be designated as affordable, market strata

units, then no cash equity would be required to fund the project, provided the land cost is not included.

I should add that our land economist did approach City staff on more than one occasion to request the basis on which they considered these proposed rezoning policies to be financially viable. That information has still not been provided.

However, as I hope is evident in my suggested amendments, it is not the objective of Catholic Charities to profit financially in any way through the redevelopment of this property. If the City has determined an effective way of funding such housing, without creating unaffordable liabilities, we would be pleased to consider them within the above suggested zoning framework.

May I also add that I greatly respect the fundamental objectives that the City has articulated in the DTES Plan, and applaud your efforts to contribute to a better life for the residents in this neighbourhood. I am hopeful that, with Council's consideration of these amendments, the City and Catholic Charities can become partners in moving toward the achievement of those objectives.

Respectfully submitted,

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✠ J. Michael Miller, CSB
Archbishop of Vancouver