

CD-1 Rezoning Application 124 Dunlevy Avenue

Public Hearing
October 17, 2017



Site Context



Japanese Language School

Jim Green Residences

Oppenheimer Park

SITE
124 Dunlevy Avenue

Marr Hotel

New Wings Hotel

Evelyn Saller Centre

Jackson Ave

Dunlevy Ave

Powell Street

Alexander Street

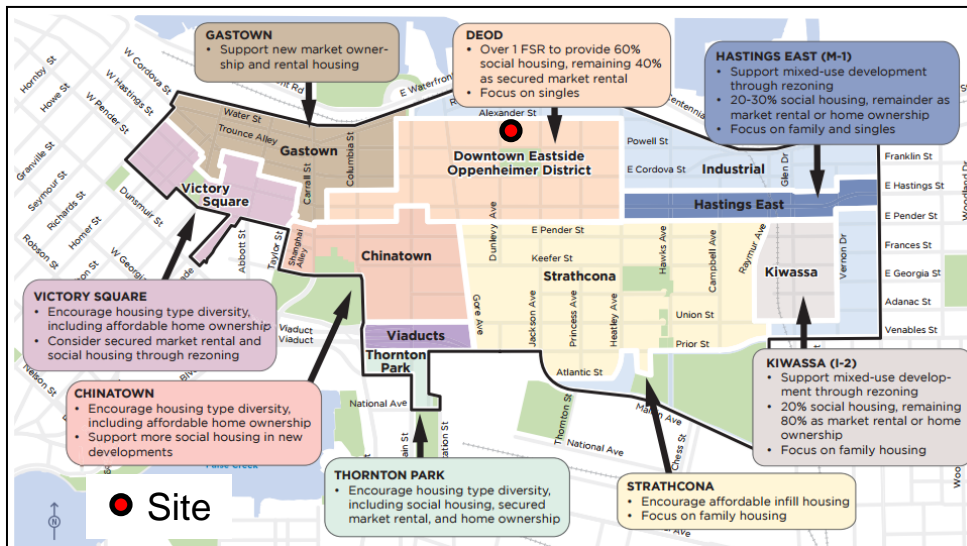
Gore Ave

Main Street



Downtown Eastside Oppenheimer District (Sub-area 4)

- Heights: approx. 100 ft.
- Density: approx. 5.0 FSR



City of Vancouver *Land Use and Development Policies and Guidelines*
 Planning and Development Services, 432 W. 12th Ave Vancouver, BC V5Y 1V6 (604) 673-7000 Fax: 604 673-7000
<http://www.vancouver.ca>

REZONING POLICY FOR THE DOWNTOWN EASTSIDE

Adopted by City Council on March 15, 2014

1 Application and Intent

The intent of this policy is to provide guidance on rezonings in the Downtown Eastside (DTES) planning area related to implementation of development directions and policies contained in the **Downtown Eastside Local Area Plan** (the DTES Plan - available online at the following location: <http://www.vancouver.ca/dtes>).

Specific policies on height, density, urban design, and housing requirements for potential developments that may result from this policy are described in Chapter 7 – Built Form and Chapter 9 – Housing of the DTES Plan.

In addition to the provisions that follow, development proposals under this policy shall adhere to the existing, applicable Council-approved plans, policies and guidelines for each site. Further, the provisions in this rezoning policy do not preclude additional requirements that will be determined during the enquiry or rezoning process.

This rezoning policy applies to the DTES Planning Area, as outlined in Map 1 on the following page.

DOWNTOWN EASTSIDE

CITY OF VANCOUVER
 Downtown Eastside Plan

Vancouver's
 Housing and
 Homelessness
 Strategy
 2012-2021
 A home for
 everyone

Actions for New Affordable Supply (12,000 homes)



- Social Housing: 213 units
 - 149 micro-dwelling units (70%)
 - 26 studio units (12%)
 - 19 one-bedroom units (9%)
 - 19 two-bedroom units (9%)
- Relocation of the Evelyne Saller Centre to ground floor
- Density: 5.98 FSR
- Height: 34.14 m (112 ft.)



- Staff met with tenants in fall 2016 and again in spring 2017
- A Tenant Relocation and Support Worker was hired in May 2017
- The Tenant Relocation Plan ensures:
 - Interim options for relocation
 - Moving costs to their new home and back
 - Right of first refusal



Current Roddan Lodge

Rezoning Application:

April 2017

Open House:

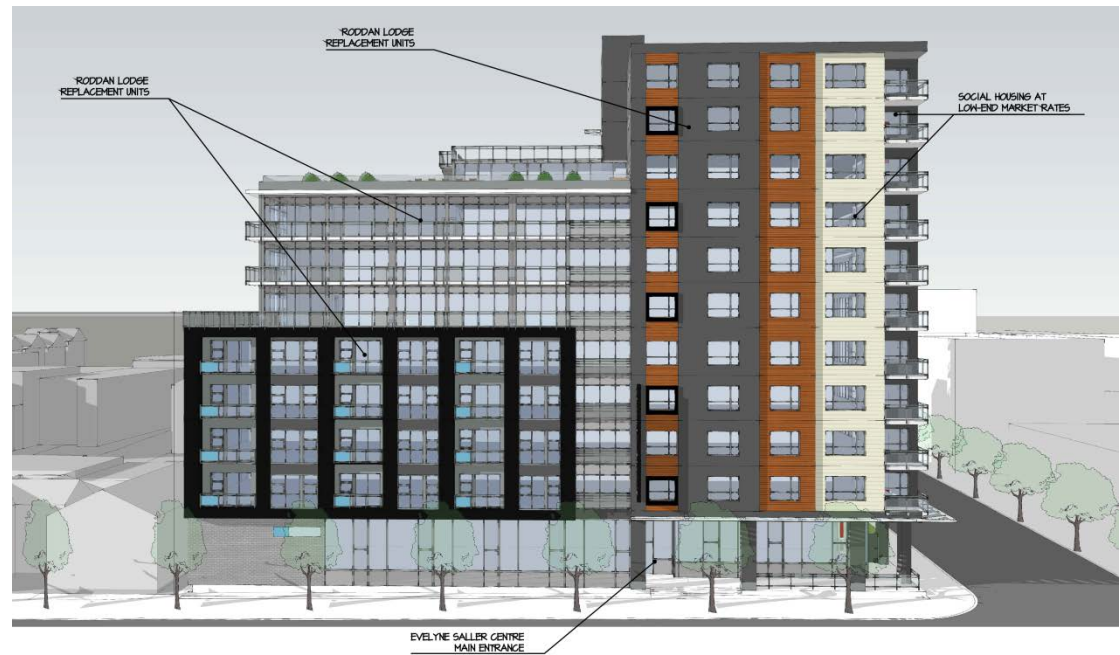
June 21, 2017

General support

- Social service centre
- Social Housing
- Building Design



- Contributes to Downtown Eastside housing targets by providing 213 additional social housing units
- Provides a renewed and expanded Evelyn Saller Centre



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