



ADMINISTRATIVE REPORT

Report Date: March 2, 2012
Contact: Kent Munro
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RTS No.: 9502
VanRIMS No.: 08-2000-20
Meeting Date: March 27, 2012

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 1870 East 1st Avenue and 1723 Victoria Drive

RECOMMENDATION

- A. THAT the application by Neale Staniszki Doll Adams Architects, on behalf of Salsbury Community Society, to rezone 1870 East 1st Avenue and 1723 Victoria Drive (*Lots 4, Amended Lot 1 and Amended Lot 3 of Block B, Block 144, District Lot 264A, Plans 1315 and 1771; PID: 004-877-934, 015-076-431 and 015-076-458 respectively*) from RT-5 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the density from 0.75 to 1.5 FSR to permit the development of a 4-storey residential building providing supportive housing, be referred to a Public Hearing, together with:
- (i) plans received June 17, 2011;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, subject to approval in principle of the rezoning at Public Hearing, the Director of Legal Services be instructed to prepare a by-law pursuant to Section 565.2 of the Vancouver Charter authorizing the City to enter into a Housing Agreement with the owner to secure all dwelling units in the building as rental for social housing purposes as more particularly described in this report and on such terms and conditions as are satisfactory to the Director of Legal Services and the Managing Director of Social Development.

- C. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A through C be adopted on the following conditions:
- i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates a rezoning application by a non-profit housing provider, Salsbury Community Society (SCS), to rezone a site at the southwest corner of East 1st Avenue and Victoria Drive from RT-5 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. The proposed zoning would increase the maximum density and height to allow for a four-storey residential building providing a total of 26 rental units, of which 18 to 20 units would be supportive housing for low-income individuals, and 6 to 8 units would be residences for support providers. This application helps achieve Council policies to expand housing opportunities for low and moderate income households, with priority for those who are homeless or at risk of homelessness. Staff have assessed the application and support the proposed use and form of development subject to the design development and other conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Housing and Homelessness Strategy: A Home for Everyone (February 1, 2011)
- Rezoning Applications and Heritage Revitalization Agreements during Community Plan Programs in the West End, Marpole and Grandview-Woodland (July 28, 2011)
- Greener Building Policy for Rezoning (January 20, 2009; last amended July 22, 2010)
- Supportive Housing Strategy (June 6, 2007)
- RT- 5 Guidelines (April 1984; last amended January 1998).

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

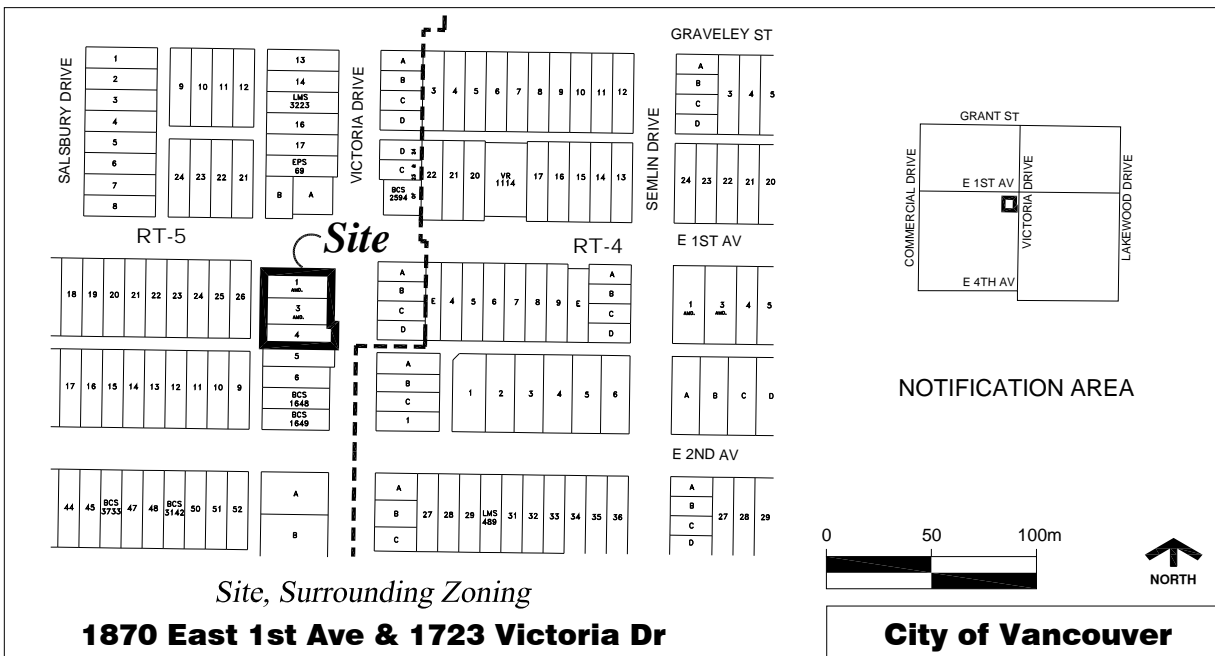
REPORT

Background/Context

1. Site and Context

This 1 145.3 m² (12,328 sq. ft.) site is located at the southwest corner of Victoria Drive and East 1st Avenue (see Figure 1 below) in the Grandview-Woodlands neighbourhood. The site is comprised of three legal parcels and has 35 m (115 ft.) of frontage along Victoria Drive and 32 m (105 ft.) along East 1st Avenue. Owned by the Grandview Calvary Baptist Church, which is located one block to the west, the site is currently vacant and is used for surface parking for the church and as a community garden.

Figure 1: Site and surrounding zoning (including notification area)



The present zoning of the site is RT-5 (Residential), which allows for one- and two-family dwellings, and multiple dwellings. The site is surrounded by a mix of housing types ranging in height from 1.5 to 2.5 storeys, including a small single-family house and three two-family houses immediately south of the site. Four 'B' listed heritage homes exist directly across Victoria Drive and a single-family house with coach house is located off the lane to the west. Commercial Drive, located two blocks to the west, is a vibrant commercial shopping area. While there is no transit immediately adjacent to the site, there are bus routes on both Commercial Drive and on Nanaimo Street, with connections to the nearby Commercial-Broadway and Nanaimo SkyTrain stations.

2. Policy Context

On July 28, 2011, Council authorized a community plan update process for the Grandview-Woodlands neighbourhood. The rezoning policy that was approved as part of the community planning process allows for continued consideration of rezoning applications that were received prior to this date, and of applications for projects involving social and supportive housing.

This rezoning application, received in June 2011, is for supportive housing. The City's Supportive Housing Strategy supports provision of social and supportive housing throughout the city in locations where there is accessibility to transit, shopping and community services. The City's Housing and Homelessness Strategy, approved in July 2011, reaffirmed Council's housing priorities to maintain and expand housing opportunities in Vancouver for low and modest income households, with priority for those who are homeless or at risk of homelessness.

Strategic Analysis

1. Housing Proposal

The project consists of a four-storey multiple dwelling building, providing non-market housing, with a total floor area of approximately 1 723 m² (18,546 sq. ft.). The sponsor society for this project is the Salsbury Community Society, a non-profit society affiliated with the nearby Grandview Calvary Baptist Church. Salsbury Community Society's "Co:Here Community Housing Initiative" has been providing supportive community housing since 1997. The society presently operates five facilities in the area, similar but smaller than this proposal, as well as other programs designed to assist those in need. This proposal will serve a Council priority by providing homes for those who are homeless or are at risk of homelessness.

The three upper levels of the proposed building include 26 non-market residential units, consisting of 18 studios (4 of which are accessible), four one-bedroom units, and four two-bedroom units. Communal amenity space, as well as a kitchen, guest room, counselling and office spaces, are located on the main floor. A large outdoor amenity space, including garden space, is found on the south side of the building. Staff support the proposed land use, which is permitted as a conditional approval use in the RT-5 District.

Some neighbours have expressed concerns that some of the ground-floor uses, particularly the kitchen and offices, will be used commercially. The applicant has confirmed that the office spaces will be used only for administrative purposes and/or by Grandview Calvary Baptist Church affiliated initiatives, such as "Co:Here Housing" and "JustWork", which would also be available as a resource for residents. While the kitchen is intended primarily to allow the residents to prepare meals together, the Salsbury Community Society has indicated that they may occasionally make the kitchen available for one-off uses such as canning produce from local community gardens or to their "JustCatering" group, who do meal preparation for special events.

The proposed housing model is for an "intentional community", similar to "co-housing" which draws from the ideals of cooperative living while still offering people their own self-contained space. Eighteen to twenty units in the building will be occupied by people of low-income. In addition to these core residents, six to eight of the units will be occupied by people providing

support to them by facilitating community building, providing spiritual and emotional support, and serving as a link to other service providers in the community.

Tenants will be identified and selected by a joint committee with representatives from the Grandview Calvary Baptist Church and its affiliated organizations, "Co:Here Housing" and "Just Work Economic Initiative". Priority will be given to applicants who have a limited or low income as defined by CMHC; are connected or rooted in the Grandview-Woodland neighbourhood; are currently homeless, living in inadequate housing, or paying more than 30% of their income on housing; show a positive attitude and willingness to live in a diverse community; and do not need higher levels of support than the community offers (i.e., people requiring 24 hour supervision and professional care). The building will be operated and maintained by staff and volunteers, with an on-site Building and Maintenance Manager and a Community Support Worker.

As part of the rezoning application, the Salsbury Community Society provided a draft Operations and Management Plan (OMP) (see Appendix D). The plan includes a community responsiveness strategy, including the appointment of a community liaison and establishment of a neighbourhood committee to advise on solutions to community concerns. Staff have reviewed the draft Operations Management Plan and find it to be generally satisfactory. To ensure any remaining or additionally identified operational issues can be resolved, staff recommend, as a condition of rezoning, that the final OMP to be approved by the Managing Director of Social Development, prior to issuance of an occupancy permit (see Appendix B).

The table below summarizes the City's non-market housing targets. If this rezoning application is approved, the non-market housing would be increased by 26 units.

Table 1: Non-Market Housing Targets

	TARGETS		CURRENT PROJECTS	GAP
	Long Term (2021)	Near Term (2014)	Proposed, In Progress and Completed	(2014 Target)
Supportive Housing Units	2,900	2,150	1,859	291
All Other Non-Market Housing Units	5,000	1,500	772	728
Total Non-Market Housing Units	7,900	3,650	2,631	1,019

(1) Targets are established in the 2011 City of Vancouver Housing and Homeless Strategy.

2. Density and Form of Development

The proposed form of development is a four-storey building with one level of below-grade parking accessed from the lane (see plans in Appendix F and statistics in Appendix H). Staff have evaluated the proposed form of development, including the urban design and neighbourliness impacts of the building massing beyond what is contemplated under the current zoning.

Density: Under the existing RT-5 zoning, the maximum density permitted for multiple dwellings is 0.75 FSR or 859 m² (9,246 sq. ft.). This application proposes an increase in density to 1.5 FSR, for a total floor area of 1 723 m² (18,546 sq. ft.). Urban design assessment, as summarized below concludes that the proposed floor area can be accommodated on the site, subject to further design development.

Height: The proposed height of this proposal is 15.3 m (50 ft.), which exceeds the maximum 10.7 m (35 ft.) height limit under the RT-5 zoning. Staff are recommending that the height be reduced by 1.5 m (5 ft.), for a maximum of 13.7 m (45 ft.). This height is consistent with other mixed-use or multiple-family zoning districts (such as the C-2 zone), that are customarily found along the City's arterial streets, and is considered an appropriate building height when interfacing with adjacent lower density single- and two-family dwellings. This reduction in height can be achieved without compromising the number of supportive housing units or the programming proposed. Drawings showing a comparison between the proposal and development under the current zoning are provided in Appendix G.

Building Siting: Building setbacks from the Victoria Drive and 1st Avenue property lines have been provided in order to achieve a consistent alignment with the immediate neighbouring buildings to the west and south, and are also consistent with the front yard setbacks of the houses located due east across Victoria Drive. Portions of the building that extend past the 10.6 m (35 ft.) height limit of the existing RT-5 zoning are further set back from 1st Avenue by approximately 2.6 m (8.5 ft.).

The proposal also provides a generous setback from the south property line which results in a distance of 12.4 m (40.7 ft.) between the rear yards of the adjacent properties and the proposed building form.

Privacy impacts: In comparing the proposed development to what would be allowable under the current zoning, staff recognize the potential of overlook concerns with respect to the properties located south of the subject site. A design development condition will require the screening of direct sightlines from the south-facing residential units to the private rear yards of the adjacent properties.

Shadowing: During the period between the spring and autumn equinoxes, the majority of daily shadows cast by the proposed building will fall on the roadway and south sidewalk of 1st Avenue. Early morning and late evening sunlight will cast longer shadows towards the west and east respectively, and nearby properties will experience a slight decrease from the current condition in the availability of direct sunlight during these periods. Staff have analyzed the shadow impacts of this proposal and assess that with the recommended reduction in height, the overall effect does not cause undue hardship on nearby private properties or on the public realm.

Views: Due to the existing orientation and topography of nearby properties, the most affected private views are from five or six properties located southwest of the site (with northward views from their rear decks or windows) and from four properties located directly east across Victoria Drive. With the recommended height reduction of 1.5 m (5 ft.), the proposed building height would be 3 m (10 ft.) beyond what would be permitted under the current zoning. Staff have assessed that the resulting impact would be minimal and does not cause undue hardship on the private properties in question.

Appendix G graphically shows the contrast in building mass between the proposed development (after height reduction) and development that is permitted under the existing RT-5 zoning.

Architectural Expression: The RT-5 zoning and the RT-5 Guidelines anticipate development that is compatible with the historical character of the area, and is neighbourly in scale and

placement. The proposal introduces a building form, height and massing which has elicited a negative response from many of the neighbours in the immediate vicinity. The greatest concern with respect to the architecture has been the perceived lack of “visual fit” with the neighbourhood. Staff recognize, that given the proposed use, the building will not be able to strictly emulate the small-incremental scale of single-site development under the current RT-5 zoning; rather the scale will be more in keeping with the larger institutional buildings located nearby, such as the Grandview Calvary Baptist Church and the World Vietnamese Buddhist Temple. To address neighbourhood concerns, in addition to the height reduction, staff are recommending further design development, particularly to the north elevation, to achieve greater visual compatibility with the finer-grained, historic and residential character of the immediate neighbourhood.

Appendix G shows a preliminary draft response to this condition, demonstrating how compatibility with the historic nature of the neighbourhood may be achieved through the introduction of secondary building forms, an added palette of materials and colour, and an increase in projecting elements. If the application is approved, the redesign of the north elevation will be further refined during the Development Permit process, and will involve review by staff, interested members of the public and the Urban Design Panel.

Public Realm: The introduction and commitment to the maintenance of planters, street trees and public seating on both public and private property ensure a significant improvement to the public pedestrian realm. The public realm is further improved for pedestrians with the recommended widening of the sidewalk along 1st Avenue and with the addition of audible signals and countdown timers for the pedestrian crossings at the 1st and Victoria intersection.

The Urban Design Panel reviewed this proposal on October 19, 2011, and supported (8-0) the proposed use, density and form of development (see Appendix E). Staff are recommending, however, several design development conditions, as outlined in Appendix B, which seek to:

- reduce the height of the building by 1.5 m (5 ft.), to diminish the overall building scale, and lessen shadowing and view impacts;
- improve the north façade to achieve improved visual compatibility with the historical residential nature of the neighbourhood; and
- mitigate against undue overlook and privacy issues on neighbouring properties.

Staff conclude that the proposed form of development can generally be supported, and recommend that it be approved subject to further design development at the development permit stage (see draft By-law provisions in Appendix A and conditions of approval in response to the proposed form of development in Appendix B).

3. Parking, Loading and Circulation

This application proposes one level of underground parking, accessed from the lane, providing a total of 19 parking spaces, to serve the supportive housing site as well as the Grandview Calvary Baptist Church. Seven of these parking spaces are proposed for the social housing residents, support staff and visitors. As vehicle ownership is typically very low in social housing developments, staff are supportive of the provision of one parking space for every six dwelling units, for a minimum of four parking spaces, consistent with what has been accepted for similar projects.

The site currently provides 20 surface parking spaces for use by the Grandview Calvary Baptist Church, located at 1st Avenue and Salsbury Drive, as per a development permit approval dating back to 1967. Twelve of the proposed 19 parking spaces within the underground parking would be for continued use by church members attending Sunday services. These spaces would also be available for use by the supportive housing facility at other times. Under the current parking standards, a total of 12 parking spaces is required, and are being provided.

As part of the rezoning application a Transportation Assessment and Management Study undertaken by Bunt and Associates was submitted. The study provided an analysis of the traffic patterns in the area and the impacts of potential traffic associated with the proposed development. It concluded that new vehicle movements generated by the development are expected to be nominal and that the church's demand can be met with the new arrangements.

Residents have raised concerns about additional vehicular traffic and the lack of available street parking in the area. To limit the impact this development may have on the neighbourhood with regard to parking, staff are recommending the following conditions of approval, as outlined in Appendix B:

- provision of a Parking Management Plan describing parking use and access for the housing and church uses;
- provision of a parking covenant to secure the parking spaces and access to those spaces for the Grandview Calvary Baptist Church; and
- increased bicycle parking to meet Parking By-law requirements.

4. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. The application included a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

Redevelopment of a site often generates the need for soil remediation to address contaminants that may be present as a consequence of previous uses on the site. With respect to the subject site, the Environmental Protection Branch has reviewed the site profile and determined that there were no current or historic activities on this site that would require remediation. Should the rezoning be referred to a Public Hearing, the application can be considered without additional enactment conditions related to soil remediation.

5. Public Input

Notification: The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an on-line comment form. A rezoning information sign was installed on the site on July 27, 2011. A notification letter, dated July 22, 2011, and an invitation to a public information open house, dated September 15, 2011, was mailed to 508 surrounding property owners in the notification area shown in Figure 1.

Community Open House: An open house was held on October 4, 2011, at the Grandview Calvary Baptist Church hall. Approximately 156 people attended.

Public Response: A total of 196 responses were received, of which approximately 57% were in support and 39% were opposed to the application. Those who supported the project, as well as some of those opposed, noted the need for more affordable housing in the city and were in favour of the provision of supportive housing. The most prevalent concerns expressed about the proposal were with regard to the design of the building, namely its height and scale, its overall appearance, and its lack of fit with the character of the neighbourhood. Other concerns included:

- traffic resulting from increased density;
- inadequate provision of parking;
- that the kitchen and office space will be used for commercial uses;
- operations of the building;
- introduction of an at-risk population into the community and associated impacts such as increased crime and a reduced sense of safety;
- decreased property values; and
- that it will set a precedent for future development.

A more detailed summary is provided in Appendix E.

Staff have considered neighbourhood comments and have recommended a number of conditions of approval, as outlined in this report, to help address these concerns including further design development, an Operations Management Plan, and a Parking Management Plan (see Appendix B).

Additional Community Consultation by the Applicant:

- A pre-application Open House was held on November 20, 2010, and was attended by 40 people.
- A Neighbourhood Advisory Committee was established in September 2011, with the objective of establishing open communications about the project with the neighbourhood, and identifying and resolving concerns. A total of six meetings were held between September 2011 and February 2012.
- The project was presented to the Grandview Woodlands Advisory Council (GWAC) on several occasions between August and December 2011.

While the applicant and staff have consulted, and worked to address issues, some localized concerns remain. On balance, staff support this application as it represents a reasonable built form, and in addressing the need for affordable housing, is consistent with Council policy.

6. Public Benefits

This proposed development of supportive housing is consistent with a number of key City priorities regarding homelessness and the provision of affordable housing, specifically the Housing and Homelessness Strategy.

Under the Development Cost Levy (DCL) By-law, social housing is exempt where a minimum of 30% of the total number of units are occupied households with incomes below core-need income thresholds, and for which a covenant restricting the use of such units is in favour of

and has been accepted by the City, and where the owner is a non-profit organization, and is eligible for a government shelter subsidy. The Managing Director of Social Development supports DCL exemption for the Salsbury Community Society with respect to the proposed development, and recommends that a Housing Agreement securing these occupancy requirements be a condition of the rezoning enactment (see Appendix B). Further, the City's Community Amenity Contribution (CAC) policy provides for an exemption from CACs for Social Housing, as defined in the Housing Agreement that is a prior-to-condition of this rezoning.

See Appendix H for a summary of the public benefits for this application.

Financial Implications

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

The proposed social housing project is consistent with Council's housing priorities for affordable housing. While it is recognized that there are community concerns about the proposed building, staff assessment of this rezoning application has concluded that the form of development is generally supportable, with additional design development to occur through the development application process.

The Director of Planning recommends that the application be referred to a Public Hearing, together with a draft CD-1 By-law generally as shown in Appendix A and with a recommendation that it be approved, subject to the Public Hearing, and along with conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix G.

* * * * *

1870 East 1st Avenue and 1723 Victoria Drive
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-___ () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Schedule A is a map that will be prepared for the draft by-law, and that will be posted prior to the Public Hearing.]

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1(), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, Community Care Facility—Class B, and Group Residence;
- (c) Accessory Building; and
- (d) Accessory Use customarily ancillary to any use permitted by this section.

Density

3.1 Computation of floor area must assume that the site consists of 1 145.3 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

3.2 Floor space ratio for all uses must not exceed 1.5.

3.3 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floors, both above and below ground level, to be measured to the extreme outer limits of the building.

- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted times 0.01.

3.4 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the area excluded does not exceed 10% of the total floor area;
- (e) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (f) covered verandahs or porches, provided that:
 - (i) the portion facing the street or rear property line shall be open or protected by guard rails, the height of which shall not exceed the minimum specified in the Building By-law; and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions, does not exceed 13 percent of the permitted floor space;
- (g) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and

- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

3.5 The use of floor space excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

Building Height

4. The building height, measured above base surface, must not exceed 13.7 m.

Horizontal Angle of Daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 The location of each such exterior window must allow a plane or planes extending from the window, and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes, referred to in section 5.2, must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building, including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ().

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen, whose floor area is the lesser of:
 - (i) 10% or less, of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

6. All development permit applications require evidence in the form of a report, and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below, do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level, and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

1870 East 1st Avenue and 1723 Victoria Drive
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by NSDA Architects, and stamped "Received City Planning Department, June 17, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. A reduction of the maximum building height from 15.3 m (50.1 ft.) to 13.7 m (45 ft.).

Note to Applicant: This condition anticipates an overall reduction in building height by approximately 1.5 m (5 ft.), which staff believe can be met without a reduction to the proposed floor space requirements. It addresses concerns from neighbouring private property owners with respect to existing northward views. Furthermore, this condition works in conjunction with condition (2) by reducing the overall building scale.

- 2. Significant design development to the north elevation to achieve visual compatibility with the finer-grained, historic and residential character of the immediate neighbourhood.

Note to Applicant: The immediate neighbourhood is comprised of many original historical houses that link the area to Vancouver's past. As such, the current zoning responds to this historical context by requiring new development to be compatible with this heritage character. While the proposal is not necessarily expected to mimic this historical context, visual compatibility should be achieved. The proposed building introduces a form, massing and height that is a typical from the fine-grained, single-lot development in the area, making it more challenging to blend in with the neighbourhood. Nevertheless, a finer-grained, north façade can achieve visual compatibility by using some or all of the following design ideas: 1) Greater modulation of the north elevation by creating secondary forms in the wall and roof to de-emphasize the overall building mass; 2) Employing wall-cladding and roofing materials that are similar to traditional materials in texture, size and reflectivity; and 3) Stronger

articulation through the balanced composition of wall projections and insets to achieve visual depth with strong solid-void and light-shadow relationships.

3. The incorporation of screening devices to mitigate direct overlook from the windows of the proposal into the properties located due south.

Note to Applicant: While it is recognized that the proposed building is set well back from the shared south property line in deference to the properties located due south, the proposal shows a large array of residential windows from the second, third and fourth storeys with sightlines that directly overlook into private back yards. Partial screening of these direct lines of sight may be achieved through 1) the planting of deciduous columnar trees along the south property line; 2) the provision of well placed screens or planting located close to external side of the windows themselves; and/or 3) a re-orientation of the windows away from neighbouring private rear yards.

4. The provision of a direct, planned and dedicated pedestrian path of travel from the underground parking to either East 1st Avenue or Victoria Drive without resorting to the rear service lane or parking ramp.

Note to Applicant: This condition serves the users of the Grandview Calvary Baptist Church, for which some of the underground parking spaces are dedicated. The path of travel should be safe, well-delineated and preferably independent from the remainder of the building.

Sustainability

5. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, as required by the Green Buildings Policy for Rezonings, including a minimum of 63 points in the LEED® rating system, including at least six optimize energy performance points, one water efficiency point, and one storm water point;

Note to Applicant: Provide a LEED® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for Certification of the project are also required under the policy.

Crime Prevention Through Environmental Design (CPTED)

6. Design development to consider the principles of CPTED having particular regard for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft;
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Landscape

7. Landscape design to match the quality and programming of the landscape plan submitted as part of the rezoning application booklet, dated June 15, 2011.
8. Design development of the landscaping to maximize in-ground tree planting wherever possible on the development site.
9. Provision of new infill street trees on Victoria Drive to the satisfaction of the General Manager of Engineering Services.
10. Maximize the width of the planted setback between the underground parking garage and the neighbouring residential site at the south property line.
11. Provision of a legal survey confirming the location of existing on-site and off-site trees.
12. Provision of a fully labelled Landscape Plan, Sections and Details at the Complete Development Permit submission stage.
13. Provide large scale $\frac{1}{4}''=1'-0''$ or 1:50 scale partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the street and lane edges; include planter walls, stairs, landscaping, soil depth (indicated by underground structures), and other landscape features, as applicable.
14. Provision of adequate planting medium depth within planters on slab condition to meet the BCSLA latest standard.
15. Provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching (illustrated on the Landscape Plan).

Note to Applicant: Where the deletion of irrigation for all slab planters is a strategy to earn a LEED point, provide a written rationale for the choice of plants, the amount of sun exposure, and the soil volumes. In addition, a maintenance schedule for watering the plantings during the first year following installation to ensure proper establishment; this may be hand watering. Proposed plantings should be consistent with the City of Vancouver Waterwise Planting Guidelines.
16. Provision of adequate planting medium depth within planters on slab condition to meet the BCSLA latest standard; the plantings during the first year following installation to ensure proper establishment; this may be hand watering. Proposed plantings should be consistent with the City of Vancouver Waterwise Planting Guidelines.
17. New street trees provided adjacent to the development site and illustrated on the Landscape Plan will need to be labelled with the following notation: "Final spacing, quantity, tree species to the satisfaction of the General Manager of

Engineering Services. New trees must be of good standard, minimum 8 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion, phone: 311”.

Note to Applicant: Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Brad Etheridge, Park Board, ph: 604.257.8587 for tree species selection and planting requirements, and to be confirmed prior to issuance of the BU.

18. Illustration on the Landscape Plan and the Site Plan of all lane edge utilities such as gas meters and transformers; Note to Applicant: All utilities should be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.
19. Provision of a landscape lighting plan to illuminate pedestrian areas for security and safety purposes and illustrated on the Landscape Plan.

Social Development

20. Provision of an Operations Management Plan (OMP) to the satisfaction of the Managing Director of Social Development, prior to issuance of an occupancy permit, to include the following:
 - (i) identification of a community liaison who will work with the community to resolve day-to-day issues if they arise, along with a prescribed protocol for responding to issues;
 - (ii) 24-hour emergency contact; and
 - (iii) a commitment to establish a Community Advisory Committee if the need for such involvement is determined by the Managing Director of Social Development.

Engineering

21. Clarification of the proposed stormwater management system.

Note to Applicant: Plans appear to rely on public property for the system to operate. Both the Street and Traffic and Plumbing By-laws do not allow water to be drained across property lines. The stormwater management system should be an on-site facility with no operational reliance on public property.

22. The legal description on page A-001 has omitted reference to the three individual lot numbers and should be corrected to read: “Amended Lot 1 (See 164410L), Amended Lot 3 (See 164678L) and Lot 4; All of Lot B, Block 144, DL 264A, Plans 1315 And 1771”.
23. Delete the portion of roofline shown encroaching over the north property line on page A-404 (note, this encroachment does not appear on other views).

24. Provision of an improved plan showing the design elevations on both sides of the parkade ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls.
25. Provision of a parking management plan to address parking stall assignment between the church and site uses, times stalls are available to each use and access provisions to the parking stalls.
26. Provision of wheel ramps in the stair wells to facility access to and from the bicycle parking areas is recommended.

Note to applicant: Sewer connections should be directed to Victoria Drive.

Development Services

27. Prior to the issuance of a Development Permit for this site, obtain a Development Permit for the Grandview Calvary Baptist Church at 1803 East 1st Avenue, to acknowledge the required parking being provided at 1870 East 1st Avenue and 1723 Victoria Drive.

Note: The proposed development will be providing 12 parking spaces which will satisfy the Parking By-law, Section 4.2.3.4, which requires a minimum of one space for each 9.3 m² of floor area used for assembly purposes, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning may require parking for only the largest of these areas.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Amended Lot 1 (See 164410L), Amended Lot 3 (See 164678L) and Lot 4; All of Lot B, Block 144, DL 264A, Plans 1315 and 1771 to create a single parcel and subdivision of that site to result in the dedication of the easterly 7 feet of Lot 4.
2. Release of Easement & Indemnity Agreement 476430M (commercial crossing agreement) prior to building occupancy.
3. Provision of a parking covenant to secure the parking spaces and access to the parking spaces for the Grandview Calvary Baptist Church.

4. Provision of an encroachment agreement to address on-going maintenance of the extensive landscaping shown on public property or reduction of the landscaping to a level generally accepted around development sites such that legal agreements are not necessary.
5. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed, at no cost to the City, and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the following services is provided:
 - (i) provision of audible signals and countdown timers at the intersection of 1st Avenue and Victoria Drive to facilitate pedestrian movements;
 - (ii) provision of improved curb ramps at the south west corner of Victoria Drive and 1st Avenue;
 - (iii) provision of widened sidewalks on 1st Avenue for the length of the site. A sidewalk width of 2.4 m (8 ft.) or more is desired along this frontage of the site; and
 - (iv) provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Housing Agreement

6. Execute a Housing Agreement in respect of all dwelling units in the development:
 - (i) with a term of 60 years or the life of the building, whichever is longer;
 - (ii) requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - (iii) containing no-separate-sales and no stratification covenants;
 - (iv) requiring all such units to be made available for rental for a term of not less than one month; and
 - (v) including such other terms and conditions as the Director of Legal Services and the Managing Director of Social Development may require.

Note to Applicant: this Housing Agreement will be entered into by the City by by-law enacted pursuant to Section 595.2 of the *Vancouver Charter*.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

1870 East 1st Avenue and 1723 Victoria Drive
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

1. Council repeals section 4.1.5, and substitutes:
"4.1.5 CD-1 District Parking Requirements

Unless otherwise provided in Schedule C or in a CD-1 By-law:

(a) the parking requirements for a CD-1 District located within the area depicted on Map 4.3.1, must be calculated in accordance with section 4.3; and

(b) the parking requirements for a CD-1 District located outside of the area depicted on Map 4.3.1, must be calculated in accordance with section 4.2."
2. In section 5.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
3. In section 6.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
4. In section 7.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
5. In section 16, after the words "Schedules A", Council strikes out "and", and substitutes ",", and after the letter "B", Council adds "and C".
6. After Schedule B, Council adds:

Schedule C
CD-1 Districts Parking Requirements

Address	By-law #	CD-1#	Parking Requirements

7. Add the CD-1 to Schedule C of the Parking By-Law with the following provisions as Parking Requirements:

"Parking, loading, and bicycle spaces must be provided according to the Parking By-Law except that:
 - A minimum of one parking space for every six dwelling units must be provided."

* * * * *

1870 East 1st Avenue and 1723 Victoria Drive
OPERATIONS MANAGEMENT PLAN



DRAFT

Co:Here Housing - Growing Community Together

An Initiative of Salsbury Community Society

Operations & Property Management Plan

East 1st Avenue/Victoria Drive, Vancouver, B.C.

By Alice Sundberg and Johanna Suttor-Doerksen

July 2011



Introduction

Salsbury Community Society

Salsbury Community Society (SCS), a non-profit society and registered charity, was incorporated in 1997. SCS operates under the leadership of a volunteer board of directors, which is legally responsible for the actions of the society.

SCS has established itself as an organization focused on building relationships and reducing barriers between people of different economic or ethnic backgrounds. Unlike the more traditional client/service-provider model, SCS work is grounded in a philosophy of mutual transformation which holds that relationships established and maintained between diverse community members enrich us all.

Our Mission

Our purpose is to encourage intentional communities shaped by solidarity with the poor, hospitality, friendship, prayer and simplicity as well as to provide vulnerable people with affordable supportive housing.

Our Vision

Through a holistic and relational approach to mutual transformation we seek to nourish individual, local, and global well-being. Co:Here Housing will create an authentic community that offers a continuum of support for vulnerable people in our neighbourhood and will be an alternative model of community housing for other groups.

The Society embraces diversity and accepts all people as they are, whatever their ethnicity, culture or faith. Since 1997 the Co:Here initiative has provided supportive community housing for people coping with mental illness, homelessness, isolation and low-incomes, and SCS's initiative Kinbrace has provided transitional housing for refugee claimants.

The concept of an intentional community¹ of support is not new for Salsbury Community Society; it is based on the lived experience of operating three intentional community homes. This approach has proven effective in helping people achieve stability and well being. They have done this by building relationships characterized by “walking alongside” - not shaming, blaming, giving advice, confronting, or judging but rather helping people discover their own worth by being a “constant” in their life.

The SCS housing model is a similar model to the L'Arche communities in Canada and throughout the world. L'Arche is a unique vision of care-giving and community building that fosters inclusion, understanding and belonging. In nearly 200 small homes and day settings across Canada, caregivers and volunteers from diverse cultures and backgrounds share deeply committed relationships with people with developmental disabilities.²

¹ An **intentional community** is a planned [residential community](#) designed to have a much higher degree of [teamwork](#) than other communities. The members of an intentional community typically hold a common [social](#), [political](#), [religious](#), or [spiritual](#) vision and share responsibilities and resources. (Wikipedia)

² www.larche.ca

Operations & Property Management Plan

As they have always done in their 13 years of community service, SCS and Co:Here intend to operate the housing in a business-like manner, while maintaining a welcoming and supportive environment for all tenants. Their operations and property management plan is based on their experience operating affordable rental homes that are anchored by intentional communities of support.

Staffing

Co:Here Community Housing will employ both staff and volunteers to operate and manage the development. Two offices and a one-on-one counselling room are provided on-site for the employees' use.

A Building and Maintenance Manager will be employed part-time (0.4 FTE) and will be accountable to the SCS Board of Directors. This employee is responsible for collecting and depositing rent, looking after maintenance and repairs, paying bills, overseeing the applicant database, collaborating with members of individual pods to address conflict or disputes, as well as filling vacant suites. The Building and Maintenance Manager will enforce the tenancy agreement.

A Community Support Worker will be employed part-time (0.6 FTE) and will report to the SCS Board of Directors. This employee will play a key role initiating structures of support and care for the core residents. The Community support Worker will work with and support the intentional community of support. Providing guidance, leadership and accompaniment as this group seeks to support core residents in their life-skills development, and guide them in taking responsibility for the care and maintenance of the various areas in the building.

The intentional community of support will be made up of individuals, couples and small families who are drawn by a vision of living alongside and supporting low-income people, as well as committing to a life of material and social simplicity. These volunteers will be integral members of the housing community, paying rent and fulfilling all the obligations of responsible tenants. They will offer friendship and support to the "core residents" (see Tenant Selection below).

The intentional community of support living in the Co:Here Housing Community will be made up of members of Grandview Calvary Baptist Church and other people of faith. Their shared values and spirituality will help to foster a unity of purpose, as they face the inevitable challenges of walking alongside individuals who may be struggling to cope with life. While the people entering into the intentional community of support will be informed by their faith, there is no expectation of other residents to be or to become Christian.

Tenant Selection

The target populations for the housing will consist of:

- Individuals, couples and/or small families who are on assistance, under-employed, working poor, elderly or on a fixed income
- Those who currently have no housing, cannot afford the housing that they are in, or are having difficulty finding adequate housing
- Individuals, couples and/or small families who are prepared to provide active supports to residents by walking alongside them during their transition to stable lives

Application forms will be available from all SCS partners, as well as on the SCS website. An applicant database will be maintained and regularly updated. Tenants will be selected by a joint committee with representatives from Co:Here Housing, Just Work and GCBC.

Eighteen to twenty units will be occupied by people on low-income (the core residents). Applicants for these units will be assessed based on their date of application and the following criteria:

- Limited or low-income as defined by CMHC³
- Connected or rooted in the Grandview-Woodland neighbourhood
- Currently homeless, living in inadequate housing, or paying more than 30% of their income on their housing
- Show a positive attitude and willingness to live in a diverse community.
- Commit to verbal and physical non-violent behaviour. Also see Crime Free Addendum
- Do not need higher levels of support than this community offers (e.g. people requiring 24 hour supervision and professional care due to their mental health issues and/or drug or other addiction issues). People in active addiction cannot be accepted into the building. Those in recovery from drug addiction have to have supports in place that give confidence that they will successfully remain in recovery (i.e. professional support through counselling/mental health worker/drug treatment program, a supportive community/family/friends)
- For these 18 to 20 units we will work toward a ratio of 40% men, 40% women, 20% seniors.

Six to eight units will be occupied by people intentionally facilitating community building, relationship building and support for the core residents. Tenants qualifying for the intentional community of support will be committed to:

- An 'economy of enough' grounded in an economic and material simplicity.
- A vision for creating places for community and relationship-building.
- Participatory, collective decision-making processes regarding community life.
- A local Christian faith community.
- The Grandview-Woodland neighbourhood.

While the people in the intentional community of support can not provide professional support for the core residents, they will have experience living in a diverse community, they will participate in on-going training around conflict resolution, listening, power dynamics, mental health issues and will actively participate in the various committees such as the garden committee, kitchen committee and maintenance committee. They will facilitate one meal per week for all the residents in the building and help core residents with their life skills development. This might include going shopping with them, gardening with them, going to the bank or doctor with them, or helping them connect to services offered in the neighbourhood and city.

During the construction period, the tenant selection process will get underway as the joint selection committee considers applicants who have been identified through the partners GCBC and Just Work. In the unlikely event that all units have not been filled by two months prior to completion, the SCS will draw

³ <http://www.bchousing.org/applicants/Eligibility/income>

on the resources of the Housing Registry and the Supportive Housing Registry, both operated by BC Housing.

Tenancy Management

All tenants, including core residents and intentional community members, will initially enter a fixed-term tenancy of 4 months. At the end of the four months the Building and Maintenance Manager will review the tenancy with the tenant to determine whether to enter into a month-to-month tenancy agreement for the long term, to continue with another fixed-term agreement, or to end the tenancy.

A condition inspection will be conducted at the start of each tenancy, using the format required under the Residential Tenancy Act; the same form will be used to assess the condition of the unit at the end of the tenancy, and will be used to calculate the return of the security deposit.

Rents will be collected and deposited on the first day of the month. Rents will be considered overdue on the second day of the month. If rent is not paid by the 10th day of the month a Notice to End Tenancy (NET) will be issued to the tenant. If the tenant pays the rent within 5 days, the NET will be set aside. Otherwise, the tenant will be asked to vacate the unit at the end of the month.

The Building and Maintenance Manager is authorized to allow tenants to pay rent late under extraordinary circumstances, but only if the tenant has made arrangements before the rent is due. The new due date must be approved in writing. Such arrangements apply only to the current month's rent and are limited to no more than four times in a calendar year. Repeated rent arrears may be grounds for eviction.

Other reasons for eviction are: drug dealing in the building or the surrounding premises and aggressive, belligerent or socially disruptive behaviour in the building or on the premises. If there is a case where members of the Co:Here Housing Community or immediate neighbours bring to our attention unacceptable behaviour we will follow our issue resolution process outlined below.

SCS will collect a security deposit equal to ½ of the monthly rent for the unit. The security deposit will be kept in a separate account and returned to the tenant at the end of the tenancy, less any amount withheld for damage caused by the tenant that is beyond normal wear and tear.

Maintenance and repairs

The Building and Maintenance Manager will be responsible for performing or arranging all repairs and maintenance for the building. Preventative maintenance will be undertaken based on the results of annual suite inspections, semi-annual and/or monthly inspections of the grounds, the building exterior and interior common areas. Corrective maintenance will be attended to promptly, with priority given to more urgent repairs. A statutory maintenance schedule will ensure that all required servicing of safety equipment, elevators, and other building components are carried out according to legislation, regulations, warranties and guarantees.

Management of the main floor areas

The two offices and one-on one meeting room on the main floor will be used by Salsbury Community Society staff as well as JustWork staff. Salsbury Community Society needs office space for both the Building and Maintenance Manager and the Community Support Worker. Just Work a partner in this project will be able to provide employment through their various social enterprises for some of the residents that face barriers to conventional employment.

The community kitchen on the main floor will be used to facilitate weekly meals for all residents in the building and will allow enough space for 10-15 residents to prepare a meal together. It will also be used for cooking workshops for residents in the building. The kitchen could also be used on occasion for Just Catering one of Just Works social enterprises. The kitchen will be available for one off rentals by

community groups, such as a community garden group that needs space for canning or someone preparing a meal for a wedding.

Management of the main floor areas will be shared between the Building and Maintenance Manager and residents in the building. A Common Area Committee will develop and enforce policies and standards for cleanliness. This committee will be made up of tenants and will liaise with the Building and Maintenance Manager. They will make joint decisions on the use of the kitchen, dining room, living room, and quiet space.

Tenants will be responsible for cleaning and maintaining the main floor areas for the common use of all residents. Similarly there will be a Garden Committee that will be responsible for the upkeep of the community garden. Ground areas apart from the garden are the responsibility of the Building and Maintenance Manager. The Community Support Worker will help initiate the set up of these committees. The guestroom may be used for family or friends that are visiting and will be the responsibility of the person hosting the people in the guestroom.

Financial Management

The Board of Directors of SCS has ultimate authority and accountability for managing the financial aspects of the housing project. Day to day financial transactions and recording will be the responsibility of the Building and Maintenance Manager, who will report monthly to the Board.

Revenues for the project will come primarily from residential rents, supplemented by rent charged for storage, parking, the guest room and one off rental of the kitchen. Affordability is a key goal, and the rent structure will be based on what each tenant can afford, either 30% of their gross monthly income or the shelter portion of Income Assistance or Disability Pensions. The operating budget (Appendix D) provides a detailed breakdown of the projected residential rent revenues.

Rents for the two office spaces, which will be used by Salsbury Community Society and Just Work Economic Initiative, will be \$500 per month. The rate for the guest room will be a sliding scale of \$35 -50 per night. Tenants will be charged \$10 per month for storage lockers, and \$20/month for a parking spot. The community kitchen will be available for rentals from time to time at approximately \$200 per day. A large storage area in the underground has been planned for use by Just Work at a monthly rent of \$500.

Accounts payable will be settled within 30 days or before the due date of the invoice. Cheques require two signatures, one of which must be a board member. The building manager will have cheque signing authority for all payments except payroll.

The pay period for SCS staff is bi-weekly. All mandatory employment related costs are collected, recorded and submitted when due.

Community Liaison

The Community Housing Director, as the designated community liaison, is responsible for addressing any issues related to the ongoing operation of this facility. Her contact information is as follows, and will be made available to the public:

Name: Johanna Suttor-Doerksen
Phone: 604-629-2966
Email: johanna@salsburycs.ca
Mail: P.O. 21732 - 1424 Commercial Drive Vancouver, BC V5L 5G3

A phone number to get in contact with the Building and Maintenance Manager will be provided once the building is built.

Community Responsiveness

As part of Salsbury's commitment to responding to concerns of residents and businesses and keep communication open a neighbourhood committee has been established. This is an advisory group, not a decision-making body, which fulfills its purpose by being solution-focused and responsive to community concerns. The committee will meet on a monthly basis, or as determined by the group. The purposes of this group are:

- to give space for neighbours to provide input into the project design and operation
- address the impact of the project on the community and provide input to address these concerns
- review Salsbury's response to complaints

All are welcome to join this group. Salsbury will advertise at the Grandview-Woodlands area council as well as the Business Improvement Association and with immediate neighbours about date and location of these meetings. Salsbury Community Society will ensure that careful consideration be given to any concerns or issues expressed by members of the community about the building and will take appropriate actions to address problems within its control. Any situation that affects the safety and security of residents, staff, or members of the community will be dealt with immediately. In case of immediate danger inside or outside of the building, 9-1-1 will be called.

The procedures below will be followed to address community concerns:

1. When a complaint comes in, the Building and Maintenance Manager will respond to the question or concern.
2. In case that the Building and Maintenance Manager cannot respond to the question or concern to the satisfaction of the individual, the issue will be brought to Salsbury's Community Housing Director.
3. In most cases, Salsbury's management should be able to resolve the issue to the satisfaction of the individual. Where the issue is not resolved satisfactorily, the individual has the option of launching a complaint, following the issue resolution process outlined below.

Issue Resolution Process

Occasionally, there may be concerns that arise from members of the community. While the intent is to address these concerns through dialogue, if the individual feels the situation warrants an official complaint, Salsbury Community Society will ensure that an objective and thorough response is provided.

1. An individual wishing to make a formal complaint should do so in writing to the Community Housing Director within 30 days of the situation that resulted in the complaint.
2. Upon receipt of a written complaint, the Community Housing Director, or appropriate designate, will confer with the individual as to how the complaint is to be addressed, and the individual will be informed in writing as to the action to be taken regarding the complaint, within 15 days of receiving the written complaint.
3. If the individual is not sufficiently satisfied as to the outcome of this procedure, they may write to the Salsbury Board of Directors, and should do so within 15 days of being notified of the outcome of the initial dispute procedure.

* * * * *

1870 East 1st Avenue and 1723 Victoria Drive
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel reviewed this proposal on October 19, 2011, and supported (8-0) the proposed use, density and form of development.

Introduction: Alison Higginson, Rezoning Planner, introduced the proposal for a rezoning application for a site located at the southwest corner of East 1st Avenue and Victoria Drive. The site is currently vacant but contains landscaping, a community garden and surface parking which serves the Grandview Calvary Baptist Church across the street to the north side of East 1st Avenue. The rezoning application is being put forward by the Salsbury Community Society on behalf of the church. Ms. Higginson described the Council Policy for the area noting that the application can be considered under the Supportive Housing Strategy. The proposed housing model is for an "intentional community", which is similar to co-housing, a model that draws from the ideas of cooperative living while still offering people their own self-contained space. Ms. Higginson explained that the rezoning application is to allow an increase in the density and height beyond what is currently permitted in the zone. The development will include one level of underground parking, accessed from the lane, and will provide nineteen spaces. Ms. Higginson noted that in response to the City's notification an open house was held and Staff has received a fair amount of feedback from the neighbourhood. While there is general support for the use and provision of affordable rental housing, there are some concerns regarding the height and massing proposed.

Paul Cheng, Development Planner, described the proposal further stating that the building will include twenty-six residential units, of which 6 to 8 will house people who provide support for the other residents. These units (18 studios, 4 1-bedroom, 4 2-bedroom) will be configured in six pod-like groups sharing a common area, with space for a washer and dryer, some couches and access to a balcony. The proposal includes both indoor and outdoor amenity space. The indoor common space will be on the ground floor and will include a community kitchen, living and dining areas, a computer room, a room for meditation and prayer, and a guestroom. The outdoor common space is to include raised planting beds, a small fruit tree orchard, and a BBQ area with a communal table.

Advice from the Panel on this application is sought on the following:

- The current zoning places an emphasis on external design for all new buildings to be compatible with the historical character of the neighbourhood. While this proposal is larger in scale than what the current zoning intends, visual compatibility with the existing context is a desirable goal. Does the proposal successfully achieve visual compatibility with its historical context with respect to:
 - The residential nature of the neighbourhood;
 - The building height, form and massing;
 - The proposed material palette, fenestration, and the composition of these elements for each elevation.

- Given the current zoning places an emphasis on neighbourliness with respect to overlook, privacy, shadowing and views: does the proposal successfully minimize its impact on neighbouring properties?
- In this vicinity, the overall pedestrian experience on East 1st Avenue and Victoria Drive is uncomfortable due to the high volume and velocity of vehicular traffic. The proposal attempts to improve this condition with the introduction of building and landscaping elements on both private and public property. What further design development, if any, can improve the pedestrian experience along East 1st Avenue and Victoria Drive for this proposal?
- The subject property is legally obliged to provide 20 parking spaces to serve the Grandview Calvary Baptist Church located one block west on the north side of East 1st Avenue. Users of the proposed underground parking lot will most likely access the church by crossing East 1st Avenue at the traffic-lit intersection of Victoria Drive and East 1st Avenue. Does the proposal provide a legible and convenient access path between the underground parking lot and this intersection?

Ms. Higginson and Mr. Cheng took questions from the Panel.

Applicant's Introductory Comments: Larry Adams, Architect, further described the proposal and stated that the program is an intentional community established to provide housing support for a mixed demographic of vulnerable people in the community. He added that the society managing the program (Salsbury Community Society), are dedicated to environmental sustainability and they will be pursuing LEED® Gold. One of their major areas of focus as an organization will be urban agriculture. The building has been pushed as far to the north as possible to get a large southern exposed outdoor area. Mr. Adams noted that the site has been vacant for many years and currently supports a community garden. Mr. Adams described the architectural plans and said they felt the orientation of the building on the site was the most appropriate response. It will be a 4-storey building with amenity space on the ground floor. At the end of each corridor will serve as a small social and meeting space with an outdoor balcony. Mr. Adams noted that there have been some comments from the community regarding the building design not being an appropriate heritage style. He said he wanted the building to be residential in character, and that East 1st Avenue has many different styles of architecture. He added that they are concerned with the acoustics because of the traffic noise from the street and have tried to restrict the window openings. Mr. Adams noted that it was a requirement that parking be made available for the church.

Gerry Eckford, Landscape Architect, noted that the plans are in direct response to environmental sustainability, community gardening and having a communal open outdoor space. Along East 1st Avenue there is an opportunity to have the site drainage on to a proposed dry stream bed. A secondary row of trees will be provided for more interest away from the street. At the corner, they will be celebrating the peace park with a seating area. The front entry has a bridge element and the urban garden will be a significant portion of the site, and the idea is to take advantage of the sunny southern exposure. A small orchard is planned for the southeastern flank with an open space, and an arbor element to allow for a seating space. They have also introduced rainwater tanks that will provide water for irrigation.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the north façade to improve the scale;
- Consider adding clerestory windows;
- Consider improving the entry experience.

Related Commentary: The Panel supported the proposal and thought it was a well conceived project.

The Panel thought the proposal responded well to the residential context even though it is a larger building. The applicant seems to have mitigated the scale for the most part of the building and that shadowing is minimal. They noted that the proposal has many excellent aspects including the central spine, landscaping, community gardens, urban agriculture that aren't even found in high end condo projects. However several Panel members thought the north façade design was the weakest and could use some design development to improve the proportion and scale of the bedroom windows. They also thought more articulation was needed as the roof was somewhat over scaled given the scale of the surrounding context. A couple of Panel members suggested adding clear-storey lighting into some of the vaulted spaces through the flat roof area. Some Panel members found the height and scale of the bar along East 1st Avenue was too high although others thought it was strong in reducing the negative edge along the street. They added that they thought the design team had done a good job addressing the challenges of East 1st Avenue.

The Panel thought the applicant had done justice to the neighbourhood by departing from the craftsman character but was still respectful to the various architectural styles that can be found in the area. The Panel did not have an issue with the parking garage and thought it was a huge improvement over the surface parking lot that is there now. Most of the Panel thought there wasn't any issues with the wayfinding but a couple of Panel members thought there needed to be a more direct route out of the building from the underground parking level without having to go through the lobby. One Panel member thought there was an opportunity for the staircase and elevator to be located at the back of the underground parking for easier and more direct access.

The Panel thought the landscape approach was very well done and they liked the pedestrian experience along East 1st Avenue. They also thought the rain garden with the setbacks made for a nice refuse area on the corner. One Panel member thought the entry experience could be improved with respect to a more prominent canopy design. Another Panel member thought there was too many fences and suggested adding less fence and more plantings as it would soften the transition to the neighbour to the south. One Panel member hoped that street trees would be added.

Applicant's Response: Mr. Adams thanked the Panel for their comments

2. Comments from Landscape Review

This rezoning application is proposing greenery at the edges of this site in the form of infill street trees on Victoria Drive and a substantial amenity feature in the form of a rain garden within the wide boulevard of E 1st Avenue. New trees on the roof of the underground parking garage are proposed throughout the site in the common amenity areas. There is an

opportunity to explore in-ground tree planting within the rear yard at the lane edge. A corner public bench-seating amenity feature is proposed at E 1st Avenue and Victoria Drive. (See conditions of approval in response to the proposed form of development in Appendix B.

3. Comments from Environmental Protection

On July 21, 2011 the Environmental Protection Branch reviewed this rezoning application and found that there was no history or previous uses on the site that may have caused soil or groundwater contamination, and therefore the rezoning application may proceed without any conditions or requirements from the Environmental Protection Branch.

4. Comments—Building Code Specialist

The Building Processing Centre provided the following comments on October 31, 2011:

The following comments are based on the preliminary drawings prepared by Neale Staniszkis Doll Adams Architects, dated June 15, 2011 for the proposed rezoning application. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. The exit lobby, leading to and from Victoria Drive, does not conform with Division B, Article 3.4.4.2. The exit adjoining exit stair shaft shall be provided with an exit door leading directly to the exterior or that the lobby terminates.
2. The residential suite on the ground floor cannot open directly into a lobby unless it fulfills the requirements as outline in item #1 above.
3. Commercial kitchen to be provided with an exhaust system conforming to NFPA 96.
4. Clarify whether the building is classified as a residential (Group C) or care and detention (Group B, Division 2) major occupancy.
5. Confirm how the ground floor will be classified as a major occupancy and the potential of requiring non-combustible construction, based on the selected 3.2.2. building classification.
6. If the building is classified as a Group B, Division 2, then it shall also comply to the requirements of a high building in accordance with Division B, Subsection 3.2.6.
7. This is a 4-storey building and will be required to be provided with a standpipe systems in accordance with NFPA 14.
8. The building is required to be accessible for persons with disabilities and sliding doors, either within sleeping rooms/units or in public spaces, shall be operable without the use of a gripping action. Residential type pocket doors are not considered to be accessible.
9. Laundry closet located within the public corridor is required to be constructed as a fire-separation as prescribed in Division B, Sentences 3.3.1.22.(1) and (3).
10. Public balconies on the upper floor levels are to be accessible
11. The accessible provisions of Division B, Article 3.8.2.27. may be applicable.
12. Clarify how the garden and refuse shed/structure is designed and whether spatial separations requirements are applicable between this and the principal building.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

5. Public Comments

Public Notification

A rezoning information sign was installed on the site on July 27, 2011. A community open house was held on October 4, 2011. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

June 2011 Rezoning Application – Notice of the rezoning application (dated July 22, 2011) and an invitation to the community open house (dated September 15, 2011) were mailed to 508 surrounding property owners. The community open house was held on October 4, 2011, at the Grandview Calvary Baptist Church with staff and the applicant team in attendance. A total of approximately 156 people attended.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the October 2011 open house, a total of 118 comment sheets were submitted from individuals (approximately 55% in favour/38% opposed/7% unsure or unspecified).
- A total of 78 letters, e-mails, and online comment forms were submitted from individuals (approximately 59% in favour/40% opposed/1% unspecified).

Comments from those opposing the application cited the following concerns:

Height and Scale of Development

Many felt the proposed height and scale did not fit in with the neighbourhood. Many commented that the proposal's large footprint and height was out of proportion with the single-family residential neighbourhood and were concerned that the building would "dwarf" the surrounding homes. There were also concerns that the height of building will impact views, sunlight, and privacy. Some have indicated a willingness to change their position in support of the proposal if the height and scale were reduced.

Architectural Design and Materials

Many stated that the building was unattractive and the "institutional" or "warehouse" appearance was more appropriate for an industrial area rather than a residential area. Some commented that the future residents deserve to live in a building that has the appearance of a home rather than an institution. Some were concerned with the proposed materials and

commented that they failed to meet the heritage standards that the surrounding neighbourhood has had to adhere to. Additionally, there was a concern regarding the building materials deflecting sound as opposed to absorbing the heavy traffic noise, further impacting the neighbouring homes. Some have indicated a willingness to change their position in support of the proposal if the design was changed to fit within the neighbourhood context.

Neighbourhood Character

Many felt that the proposed building was not suited for this area of historic single-family homes and were concerned with the lack of attempt to fit in with the existing neighbourhood character. Many expressed concern that the scale and appearance of the building would change the "look" of the area, as well as the "feel" by increasing density, traffic, and noise.

Traffic and Parking Impacts

Some were concerned that increasing density in the area would further impact the existing issues with traffic and parking. One commented that this location is a dangerous corner with heavy traffic and was wary of placing a larger number of units there. Some felt that there was a lack of parking being provided, and though not all tenants are expected to have a vehicle, concerns were expressed over visitors and vehicles used for various programs (e.g. Just Work). Additional concerns were expressed regarding the plans to rent space for private functions and how that would also impact on-street parking as existing functions at the Grandview Calvary Baptist Church have already shown.

Rental Space and Commercial Uses

Some felt the provision to rent out community space and offices has the potential of impacting the residential area with commercial activity. There are concerns that these revenues will be required for economic viability and therefore, may be heavily relied upon and have programming that is far too active for a residential neighbourhood.

At-Risk Population

Many non-supporters of this proposal have prefaced their comments stating that they were not opposed to supportive housing and the accompanying population in the area. However, some were concerned with the impacts of introducing an at-risk population into the community and had anticipated consequences such as increased crime and a reduced sense of safety for the children and seniors in the area. There were concerns over who would be residing in the proposed development and felt it was inappropriate to have "addicts" and "ex-convicts" living near an elementary school, given that children walk to and from school. A few have commented that social issues already exist in the neighbourhood, with individuals attending church programs and park users either under the influence or intoxicated, and that the neighbourhood should not be subject to further pressures of these social consequences. One felt that social problems (e.g. police, ambulance, social issues) may become an issue with a large population of at-risk tenants.

Operations and Facility Admission

Some lack the confidence in the organization's ability to operate the facility and have expressed concerns over inadequate staffing and supervision. There were concerns that the organization will not take responsibility or will be incapable of preventing and/or monitoring disruptive behaviour in the neighbourhood. Some were concerned about the criteria being used to select tenants and felt more clarity on the selection process was necessary.

Increased Crime

Some have expressed that the issue of crime is already prevalent in the area due to the existing church programs and were concerned that the problem would increase with an at-risk population residing in the area.

Decreased Property Values

Some felt that property values may be impacted due to the introduction of low-income housing, projected consequences of an at-risk population (e.g. increased crime), impacts to the existing neighbourhood character, and reduced views.

Zoning and Precedent for Future Development

Some have commented that existing apartment buildings in the area have conformed to existing height regulations and feel that this development should also follow the current by-laws in order to retain consistency with the neighbourhood context. Some are concerned that an approval to rezone the site will set a precedent for future demands to increase height and density in the area. One was concerned that a CD-1 zone will not restrict future uses thereby allowing for changes in use without public consultation.

Other comments cited in opposition were:

- lack of consultation and concern over limited notification area;
- construction noise and related impacts;
- concerns over increased density;
- concentration of low-income housing on the east side and the lack of distribution of these type of facilities throughout the city; and
- preference for families and providing unit types that would accommodate the introduction of families as opposed to individuals.

Comments from those supporting the application:

Supportive Housing Model

Many have commented on the need for the provision of affordable housing in the city, noting such issues as rising housing costs and homelessness. Many felt that the proposed model, supportive housing, was a benefit to both future tenants and the community, citing that not only does it promote stability for these residents but also fosters community building. Some felt that through the provision of adequate housing for those in need, combined with a supportive community-living model, will provide the sense of a safer and more connected community. A few have stated that the benefits and the anticipated accomplishments of this proposal outweighed concerns over design and scale of the development.

Location

Many have commented that the Grandview-Woodlands area was a good location for this type of development due to its already established diversity in backgrounds, incomes, and lifestyles mixed with its history of social awareness and political activity. Many felt that this community provided a supportive base for inclusive housing as a community symbolic of openness and tolerance. As well, a few felt this area, outside the Downtown Eastside, gave these future tenants the chance to re-integrate themselves into the community and achieve a higher standard of living by locating in an area that was not characteristic of their previous lifestyles.

Other comments cited in support were:

- slows gentrification, thereby preventing the exclusion of the less fortunate;
- can serve as a pilot for other churches to increase social housing; and
- children will see a community supportive of people in need and foster those social values.

6. Comments—Grandview Woodlands Advisory Council (GWAC)

In a letter dated December 10, 2011, GWAC stated that it is supportive of more non-market social housing in Grandview-Woodland and Salsbury Community Society's desire to provide supportive housing in the neighbourhood that is neither simply "social housing" nor "affordable rental housing" at First and Victoria, provided that concerns are addressed that have been raised by the community and supported by GWAC. Concerns about the proposal include the proposed density, design, economics of the project, and commercial use of the site, and also the lack of response to the first three concerns. GWAC requests that the applicant and City provide a full and timely picture of neighbourhood feedback about the rezoning application, ahead of publication of City staff's report, and that the rezoning application partners respond to the concerns publicly raised by the neighbourhood.

7. Comments of the Applicant

The applicant was provided with a draft copy of this report on March 2, 2012, and has indicated that they are generally in support of the report and concur with the staff recommendations.

* * * * *

1870 East 1st Avenue and 1723 Victoria Drive
FORM OF DEVELOPMENT



1 View from intersection at East 1st Ave & Victoria Dr looking southwest



2 View along Victoria Drive looking northwest towards East 1st Ave



3 View of Northwest from East 1st Avenue



4 View along Lane and entry into underground parking looking northeast

Figure 1: Perspective Views



Figure 2: Street Context Elevations



Figure 3: Main Floor Plan



Figure 4: Typical Floor Plan



Figure 6: North and South Elevations

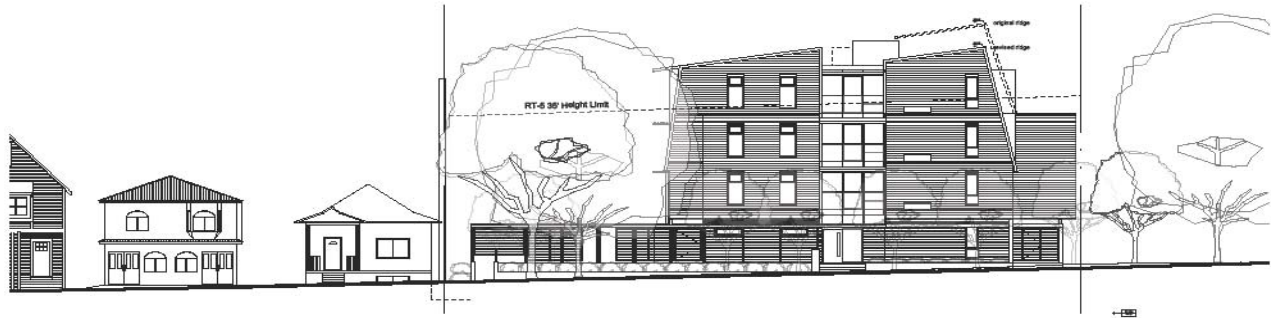
1870 East 1st Avenue and 1723 Victoria Drive
PRELIMINARY RESPONSE TO DESIGN DEVELOPMENT CONDITIONS



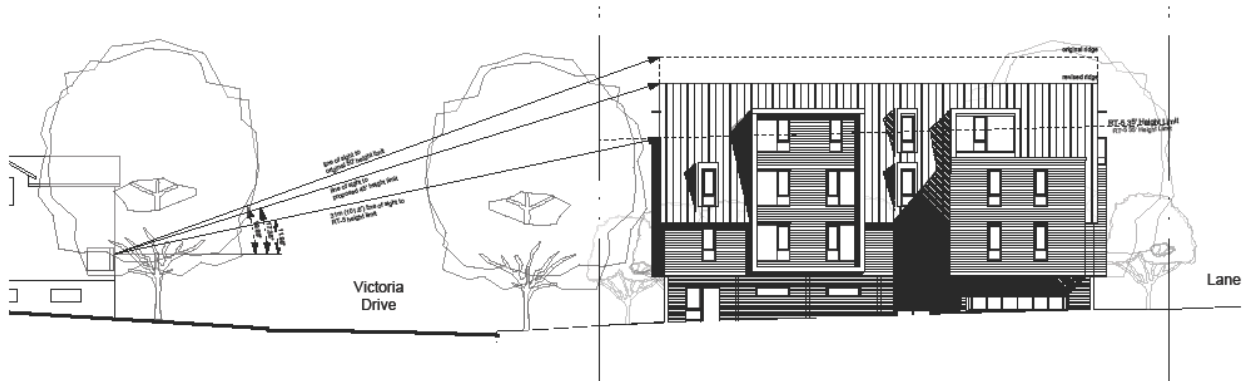
Victoria Drive frontage showing:

- Above: the massing of a more traditional form of development with three-storeys and a peaked roof.
- Below: building massing based on the existing zoning, including an outline of the proposed building.

Note: the dashed line shows the maximum height limit under the existing zoning.



Victoria Drive frontage showing a height reduction from 50 ft to 45 ft and the RT-5 height limit of 35 ft.



North Elevation showing sightlines from the houses on the east side of Victoria Drive to the original 50 ft height limit, to the proposed 45 ft height limit, and to the 35 ft RT-5 height limit.



Renderings of preliminary design development to the north (Victoria Drive) elevation



1870 East 1st Avenue and 1723 Victoria Drive
PUBLIC BENEFITS SUMMARY

Project Summary:

A 4-storey residential building providing supportive housing.

Public Benefit Summary:

Non-market housing.

	Current Zoning	Proposed Zoning
Zoning District	RT-5	CD-1
FSR (site area = 12,328 sq. ft.)	0.75	1.5
Buildable Floor Space (sq. ft.)	9,246 sq. ft.	18,546 sq. ft.
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (See Note 1)	0	0
	DCL (Area Specific) \$168.35/m ² (\$15.64/sf)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage (transfer of density receiver site)(Note 1)		
	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			\$0

Other Benefits (non-market and/or STIR components):

26 rental housing units, of which 18 to 20 are supportive housing, secured for 60 years or the life of the Building, whichever is longer.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

Note 1: Under the DODP, through a transfer of heritage density the floor area may be increased by a maximum of 10%, thereby increasing the floor area up to 5.5 FSR.

1870 East 1st Avenue and 1723 Victoria Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1870 East 1st Avenue and 1723 Victoria Drive
Legal Description	Lots 4, Amended Lot 1 and Amended Lot 3 of Block B, Block 144, District Lot 264A, Plans 1315 and 1771; PID: 004-877-934, 015-076-431, 015-076-458
Applicant/Architect	Garth Ramsey, NSDA Architects
Developer/Property Owner	Salsbury Community Society

SITE STATISTICS

Site Area	1 145.3 m ² (12,327.9 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (If Different Than Proposed)
Zoning	RT-5 (Two-Family Dwelling) District	CD-1 (Comprehensive Development) District	
Uses	Multiple Dwelling (conditional use)	Multiple Dwelling (supportive housing)	
Max. Floor Space Ratio (FSR)	0.75 FSR	1.5 FSR	
Floor Area	859 m ² (9,246 sq. ft.)	1 723 m ² (18,546 sq. ft.)	
Maximum Height	10.7 m (35 ft.) 2.5 storeys	15.27 m (50.1 ft.) 4 storeys	13.7 m (45 ft.)
Yards	Front/Victoria: 6.40 m (21 ft) Ext. Side/E 1 st : 3.65 m (12 ft) Interior Side: 1.50 m (5 ft) Rear/lane: 6.57 m (21.6 ft)	Front (Victoria): 3.66 m (12 ft) Ext. side (E 1 st): 0.9 m (3 ft) Interior side: 12.4 m (40.7 ft) Rear (lane) 7.3 m (24 ft)	
Dwelling Units	7 (62 units/hectare)	26	
Parking Spaces	Residential 15 Church (on-site) 20	Residential 7 Church (on-site) 12	
Loading	None required	None required	
Bicycle Spaces	Class A 26 Class B 6	Class A 24 Class B 0	Class A 26 Class B 6