



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: September 5, 2017
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Meeting Date: September 19, 2017

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 124 Dunlevy Avenue (Roddan Lodge)

RECOMMENDATION

- A. THAT the application by DYS Architecture, on behalf of the City of Vancouver Public Housing Corporation ("VPHC"), to rezone 124 Dunlevy Avenue [*Lots 1 to 6, Block 41, District Lot 196, Plan 196; PIDs 015-589-277, 015-589-285, 015-589-293, 015-589-307, 015-589-315, and 015-589-331, respectively*] from DEOD (Downtown Eastside Oppenheimer) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 4.50 to 5.98 and height from 22.80 m (75 ft.) to 34.14 m (112 ft.), to allow for the construction of an 11-storey mixed-use building with social service use at grade (Evelyne Saller Centre) and residential use above, containing 213 social housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by DYS Architecture, received April 28, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability 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, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Sign By-law amendment generally as set out in Appendix C for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. 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 amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services
- F. THAT Recommendations A through E 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 by-law 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 an application to rezone 124 Dunlevy Avenue, commonly known as Roddan Lodge, from DEOD (Downtown Eastside Oppenheimer) District to CD-1 (Comprehensive Development) District. The proposal is for an 11-storey mixed-use building with social service centre use at grade and 213 units of social housing above. The application is being considered under the *Downtown Eastside Plan (DTES Plan)*. If approved, the application would contribute

to the City's housing goals, as identified in the *Housing and Homelessness Strategy*, as well as the social facility and housing goals as set out in the *DTES Plan*.

As part of the Emerging Directions from the City of Vancouver's new *Housing Vancouver Strategy*, the City has committed to prioritize affordable housing projects through the approval process in order to deliver more affordable housing at a faster pace. This application is one of the sites being processed through the City's new pilot affordable housing priority process.

The existing Roddan Lodge is owned and operated by the VPHC, and is a non-market housing building with 156 units, designated under the Single Room Accommodation (SRA) By-law. The majority of units are rented to individuals at welfare rates. The proposed development, if approved by Council would result in a new Roddan Lodge with a total of 213 units.

Staff have assessed the application and have concluded that it is consistent with the *DTES Plan* with regard to the proposed use and form of development, subject to design development and enactment conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Housing Vancouver Emerging Directions (2017)
- Downtown Eastside Plan (2014)
- Rezoning Policy for the Downtown Eastside (2014)
- Downtown Eastside Oppenheimer District Official Development Plan (1982, last amended 2017)
- Single Room Accommodation By-law (2003, last amended 2015)
- Downtown-Eastside/Oppenheimer Design Guidelines (1982, last amended 1992)
- Housing and Homelessness Strategy (2011)
- Housing Plan for the Downtown Eastside (2005)
- High-Density Housing for Families with Children Guidelines (1992)
- Micro Dwelling Policies and Guidelines (2014)
- Green Buildings Policy for Rezoning (2009, last amended 2017)
- Zero Emissions Building Plan (2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Urban Agriculture Design Guidelines for the Private Realm (2009)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2014)
- Financing Growth Policies (2003)
- Development Cost Levy By-law (last amended 2017)
- Public Art Policies for Rezoned Developments (2014).

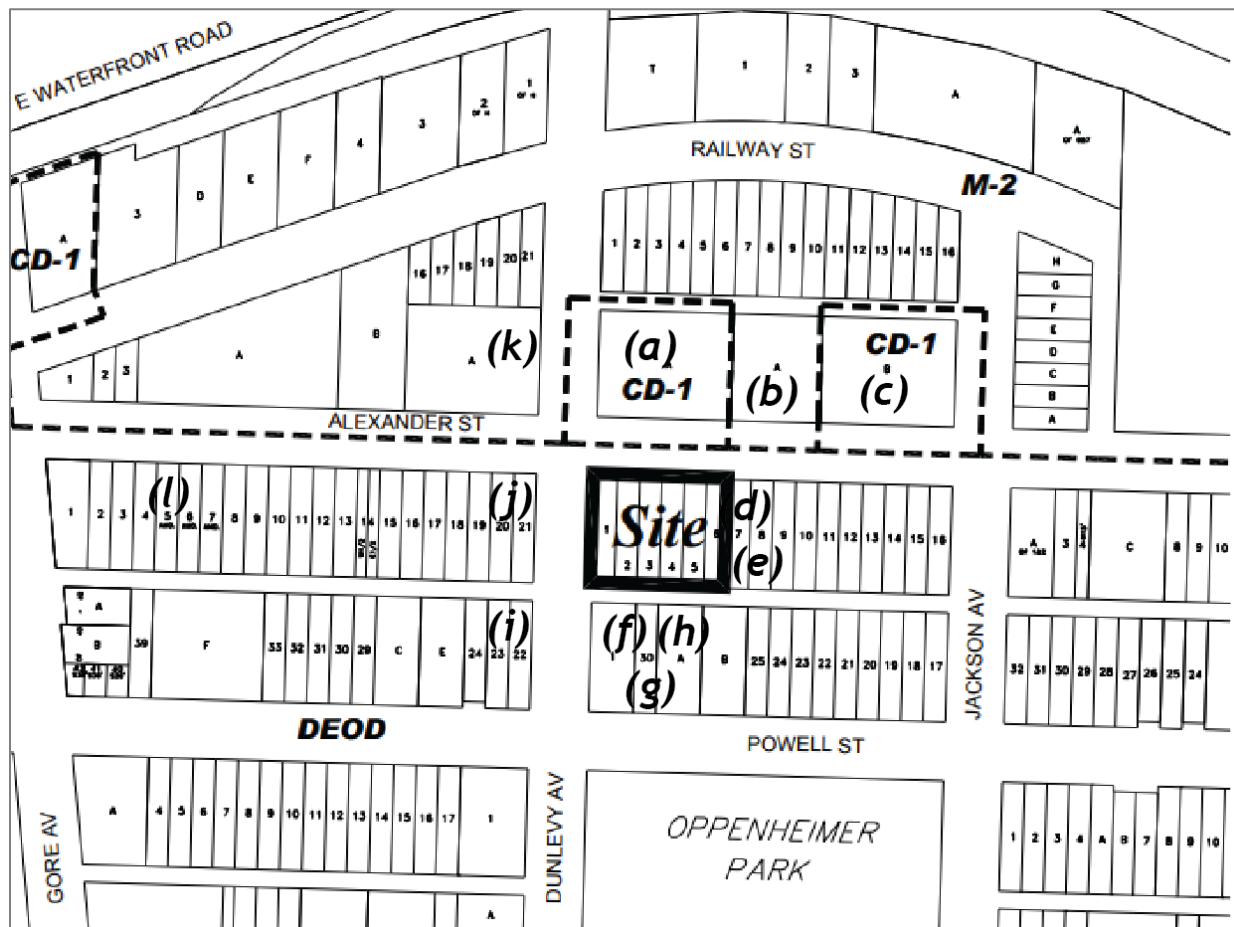
REPORT

Background/Context

1. Site and Context

The subject site is located at the southeast corner of Alexander Street and Dunlevy Avenue (see Figure 1). This 1,701.1 m² (18,311 sq. ft.) site has a frontage of 37.2 m (122 ft.) on Dunlevy Avenue and a depth of 45.7 m (150 ft.) along Alexander Street. The site is comprised of six legal lots and is currently occupied by a six-storey residential building, Roddan Lodge, containing 156 social housing units designated under the *Single Room Accommodation By-law*.

Figure 1: Site and surrounding zoning



The blocks surrounding the subject site contain a mixture of residential, commercial, and light industrial buildings, ranging in height from one storey to six storeys. In the immediate vicinity are low-rise, light-industrial buildings to the west across Dunlevy Avenue, a five-storey social housing building to the north across Alexander Street (Jim Green Residence), a four-storey historic hotel to the south across the lane (the Marr Hotel - Secord House), two historic homes located directly adjacent to the east, and a series of light-industrial and commercial buildings located further east along Alexander Street.

In the broader vicinity are two 10-storey mid-rise buildings located at the corner of Princess Avenue and Alexander Street and Princess Avenue and Cordova Street, respectively, which also provide social housing. Notable developments in the immediate area are shown in Figure 1 and are listed below:

- (a) the “Jim Green Residence” at 415 Alexander Street, a six-storey social housing building;
- (b) 467 Alexander Street, a one-storey industrial building;
- (c) The “Japanese Language School” building at 475 Alexander Street, a five-storey designated heritage “B” building;
- (d) 412 Alexander Street, a two-storey house built in 1905;
- (e) 414 Alexander Street, a two-storey house built in 1901;
- (f) the “Marr Hotel”, a three-storey heritage “B” residential and office building at 401 Powell Street, with social housing registered under the Single Room Accommodation By-law;
- (g) 411 Powell Street, a one-storey commercial building;
- (h) 421 Powell Street, a two-storey industrial building;
- (i) the “New Wings Hotel” building at 143 Dunlevy Avenue, a three-storey mixed-use building, with social housing registered under the Single Room Accommodation By-law;
- (j) 396 Alexander Street, a two-storey industrial building;
- (k) 395 Alexander Street, a one-storey industrial building; and
- (l) 310-320 Alexander Street, a five-storey mixed use building with “Veterans Memorial Manor” social housing and “Evelyne Saller Centre”, a City-owned social service centre, at the ground level.

2. Policy Context

Downtown Eastside Plan — In March 2014, Council approved the *Downtown Eastside Plan (DTES Plan)*. The *DTES Plan* guides future private and City investment and partnerships towards achieving integrated development that meets the needs and priorities of the whole Downtown Eastside community. It strategically aligns core community values, City objectives, and sound planning principles to provide clarity and certainty about where and how new growth will be managed, using an innovative approach that has been supported by the community. The *DTES Plan*'s policies are designed to achieve a thoughtful balance that supports the continued development of a mixed-income community in the Downtown Eastside without displacing Vancouver's most vulnerable citizens.

Downtown Eastside Oppenheimer Area: The subject site is located in the Downtown Eastside Oppenheimer (DEOD) area of the Downtown Eastside. The DEOD is a central neighbourhood of the DTES and is the heart of the low-income community. The *DTES Plan* encourages innovative development models to provide in the area new social housing units and market rental development in this area rather than strata-ownership housing, with a particular focus on providing new social housing for singles.

Evelyne Saller Centre: The public benefits strategy in the *DTES Plan* contemplates further exploration of the renewal of the Evelyn Saller Centre as part of the Roddan Lodge redevelopment.

Rezoning Policy for the Downtown Eastside — In March 2014, Council approved the *Rezoning Policy for the Downtown Eastside*. For sites in the area B of the Downtown Eastside

Oppenheimer area, rezoning may be considered for increasing the height and density from what current zoning permits in cases where all of the residential use is for social housing.

Housing and Homelessness Strategy — In July 2011, Council approved the *Housing and Homelessness Strategy 2012-2021*, which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life.

Housing Vancouver (2017) — A new 10-year strategy known as “Housing Vancouver” is currently being prepared by staff, which aims to improve housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An “Emerging Directions” report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing a proposed target of 72,000 new homes in Vancouver over the next 10 years. Of this target, 12,000 units are to be for social and supportive housing. The subject application will make a significant contribution towards this social and supportive housing goal. The completed Housing Vancouver strategy is expected to be considered by Council in November 2017, with the related implementation plan to follow in 2018.

As part of the Emerging Directions report, the City committed to prioritize affordable housing projects through the approval process in order to deliver more affordable housing at a faster pace. The goal of this process is to reduce the approval timeline for affordable housing projects. There are three primary objectives:

1. Increase delivery of affordable housing;
2. Improve coordination of internal processes; and
3. Enhance relationships with non-profit, private and public agencies that deliver affordable housing.

This application is one of the projects being processed through the City’s new pilot affordable housing priority process.

Micro Dwelling Policies and Guidelines — In March 2014, Council approved the *Micro Dwelling Policies and Guidelines*. Micro dwelling units are new self-contained units (with private bathrooms and kitchens) which are smaller than 29.7 sq. m (320 sq. ft.) and may be relaxed down to 23.2 sq. m (250 sq. ft.) and are intended for single occupancy. The guidelines provide for the creation of new livable, affordable micro dwelling rental units in the Downtown Eastside. The aim is to provide flexibility to achieve the City’s affordable housing objectives for replacement housing for low-income singles living in Single Room Occupancy (SRO) hotels and affordable housing for moderate income renters in the Downtown Eastside.

Downtown Eastside Housing Plan — In September 2005, Council approved the *Downtown Eastside Housing Plan*, which anticipated a continued focus on the provision of social housing, including the replacement of single-room occupancy (SRO) housing with new self-contained social housing.

High-Density Housing for Families with Children Guidelines — These guidelines are intended to address the key issues of site, building and unit design which relate to residential livability

for families with children; units with two or more bedrooms are considered to be suitable for families.

Figure 2: Rendering of Proposed Building



Strategic Analysis

1. Proposal

The application is to rezone 124 Dunlevy Avenue from DEOD (Downtown Eastside Oppenheimer) District to CD-1 (Comprehensive Development) District. The proposal is for an 11-storey mixed-use building with social service centre use at grade and 213 units of social housing above.

2. Land Use

The proposal includes 1,077.5 sq. m (11,598 sq. ft.) of social service centre use at grade, along with 9,076.1 sq. m (97,697.5 sq. ft.) of residential floor area on floors 2 to 11. If approved, this project would provide new and expanded space for the co-location of two important City-owned facilities: the Evelyne Saller Centre (a social service centre serving the low-income community); and Roddan Lodge (a social housing building owned and operated by VPHC).

The Evelyne Saller Centre currently operates from a 1,110 sq. m (11,955 sq. ft.) space at 320 Alexander Street, one block to the west of the rezoning site. The centre includes a low-cost cafeteria, free showers and laundry service, and a variety of recreational programs both on and off site. Though the existing building at 320 Alexander Street was remediated in

recent years, the centre still requires improved space configuration and facility renewal. This proposal offers an opportunity to provide a new, purpose-built space for the Evelyne Saller Centre. The main residential entry and common spaces for the new Evelyne Saller Centre would be located at the ground-floor street frontages and in a courtyard at the lane edge, providing an active and engaging presence for pedestrians.

This application for a residential building addresses the intent of the *DTES Plan* and *Rezoning Policy for the Downtown Eastside* to maximize the delivery of on-site social housing, including replacement of existing SRO units, and to support the renewal and expansion of community facilities serving the low-income community. Access to nutritious and affordable food has been identified as a gap in the neighbourhood, and opportunities for urban agriculture have been included in the rezoning application. Food resources in the form of urban agriculture plots are proposed on the site, where residents are able to grow food and improve connectedness.

3. Housing

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the emerging directions of *Housing Vancouver*. The existing Roddan Lodge is a six-storey residential building, built in 1976, with a total of 156 rooms designated under the *SRA By-law*, of which 100 were tenanted at the time of application.

City-wide and DTES Housing Targets: The Roddan Lodge redevelopment would include 213 new self-contained social housing units which would contribute towards the stated near- and long-term targets in the *Housing and Homelessness Strategy* (see Table 1). The approval of these units would bring the total number of city-wide social housing units completed, under construction or approved since 2011 to 4,155.

Table 1: Progress towards Social and Supportive Unit Targets as set in the *Housing and Homelessness Strategy* 2012-2021 (June 30, 2017)

	TARGETS		CURRENT PROJECTS	GAP	
	Long Term (2012-2021)	Short Term (2012-2018)	Committed, Under Construction and Completed	(2018 Target)	(2021 Target)
Supportive Housing Units	2,900	2,700	1,702	998	1,198
All Other Non-Market Housing Units	5,000	3,500	2,240	1,260	2,760
Total Non-Market Housing Units	7,900	6,200	3,942	2,258	3,958

Targets are established in the *Housing and Homelessness Strategy*.

* Unit numbers exclude the units in this proposal, pending Council's approval of this application.

In addition to the established city-wide targets, social housing targets are also contained in the *DTES Plan*, as shown in Table 2. Since the *DTES Plan* was approved, there have been 789 new units of social housing approved or completed inside the Downtown Eastside and 2,380 new units of social housing outside the Downtown Eastside. In order to qualify as 'social housing' under the *DTES Plan*, at least one third of the units must be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement, and must be rented at rates no higher than the shelter component of Income Assistance.

Long-standing Council policy is to replace all SROs (which include SRA-designated buildings such as the existing Roddan Lodge) with self-contained social housing units on a one-for-one basis. The new Roddan Lodge will not only provide self-contained social housing, thereby significantly increasing livability for tenants who will have their own washroom and kitchen, but 66 percent of the units will be secured at or below the shelter component of Income Assistance.

The *DTES Plan* recognizes the importance of designing new social housing that meets the needs of the community, through identifying specific affordability requirements in the definition of social housing and enabling new forms such as micro dwellings in this community. As a result, units for singles (i.e. studios and one-bedrooms) that rent at or below the equivalent of the shelter component of Income Assistance both inside and outside the Downtown Eastside are tracked towards the *DTES Plan*'s SRO replacement target in order to monitor how the City is meeting the housing need for this very low-income cohort. Citywide, 892 completed social housing units have been designated for singles and rent at the shelter component of Income Assistance, and are therefore counted towards the Downtown Eastside SRO replacement targets.

Of the 213 proposed new social housing units, 140 units will rent at the shelter component of Income Assistance for singles, and will count towards the Downtown Eastside SRO replacement targets. An additional 16 studio units, bringing the total to 156, will be made available at the shelter component of Income Assistance for couples, but will have the flexibility to rent up to the BC Housing Income Limits (HILs) if required to maintain the long-term viability of the building. If approved, this project would increase the number of social housing units counted towards the *DTES Plan* housing targets inside the Downtown Eastside to 1,002, and the number of SRO replacement units to 1,032.

Table 2: Progress towards Housing Units as set in the *DTES Plan* (June 30, 2017)

		TARGETS	CURRENT PROJECTS				GAP
		10-Year Target (2023)	Completed	Under Construction	Approved	Total	(2023 Target)
Social Housing Inside the DTES	Total Units ¹	1,400	465	303	21	789	611
	Units at Shelter Component of Income Assistance		367	119	21	507	

		TARGETS	CURRENT PROJECTS				GAP
		10-Year Target (2023)	Completed	Under Construction	Approved	Total	(2023 Target)
Social Housing Outside the DTES	Total Units	3,350	794	623	963	2,380	970
Secured Market Rental Housing Inside the DTES ²	Total Units	1,650	74	312	148	534	1,116

1. Unit numbers exclude the units in this proposal, pending Council's approval of this application.
2. DTES Plan targets for secured market rental include 100% rental projects, new units achieved through mixed projects, such as the DEOD 40% rental inclusionary policy and conversion of SRO rooms to self-contained units.

Affordability: This project aims to exceed the affordability targets for social housing as set out in the *DTES Plan*, while also maximizing the number of units at welfare that contribute towards the DTES Plan's SRO replacement target. Staff continue to work with the VPHC to optimize the affordability of the housing proposed while ensuring long-term financial viability of the building.

As previously stated, the City's social housing definition for the Downtown Eastside requires at least one-third of the units to be occupied by persons eligible for Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement, and to be rented at rates no higher than the shelter component of Income Assistance. The affordability target for the remaining two-thirds of social housing units for projects in the Downtown Eastside is for one-third to be up to the BC Housing Income Limits (HILs) and the remaining third to be at affordable market rents.

If approved, the project would exceed these affordability targets as it would secure two thirds of the units at or below the shelter component of Income Assistance. The remaining units will be comprised of a combination of units affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels, at rents geared to income, and Low End of Market Units (LEM), renting at 80-90% of area market rents. Should the number of returning tenants exceed the number of units secured at rents no higher than the shelter component of Income Assistance, a subsidy or greater mortgage may be required for the building for the duration of the tenure of the returning tenants

Unit mix: The new Roddan Lodge will provide a mix of unit types. As shown in Table 3, a total of 149 micro dwelling units are included in the development, which is supported by the Council-approved *DTES Plan* and *Micro Dwelling Policies and Guidelines*.

Beyond the 156 micro and studio units (intended to replace the 156 rooms in the existing Roddan Lodge), 57 additional units will be provided. These units include 19 studio units, 19 one-bedroom units, and 19 two-bedroom units, with 33% of the new units being family units (two-bedroom). Nine of the 19 studios will be micro dwelling units. Staff support this project as an SRA replacement project targeting low-income singles.

Table 3: Proposed Unit Breakdown

Unit type	Number	% of Total
Micro Unit	149	70%
Studio	26	12%
One Bedroom	19	9%
Two Bedroom	19	9%
Total	213	

SRA By-law and Tenant Relocation: The 156 rooms in the existing Roddan Lodge are designated under the *SRA By-law* and, as such, the applicant must obtain an SRA demolition permit in order for the redevelopment to proceed. As part of the *DTES Plan*, the *SRA By-law* was amended in order to expedite SRA permits for non-market projects by delegating Council authority for the approval of SRA demolition permits to the General Manager of Community Services. Should Council approve the rezoning application in principle, staff will recommend that the General Manager of Community Services approve an SRA demolition permit to demolish the 156 designated rooms in this non-market project following enactment of the CD-1 By-law, and prior to issuance of the Development Permit.

The SRA by-law also includes specific provisions with respect to tenant relocation. If an SRA designated building is demolished and replaced with self-contained social housing, all tenants must be given right of first refusal to rent a unit in the new building. VPHC has not only committed to allowing all returning Roddan tenants to come back to the new social housing, but will also ensure they pay no more than 30% of their income on rent.

One hundred rooms were tenanted when the Tenant Relocation Plan was submitted. The rents range from \$140 to \$598 per month and the average rent in the building for a single room is approximately \$320, and \$470 for a double room. The average length of tenancy is 7 years. Roddan Lodge has typically housed a population which is about 80% Mandarin and Cantonese speaking, with a Resident Manager able to communicate in one or both languages. The average age of tenants at Roddan Lodge is 72.

City staff met with tenants in September 2016 to discuss the proposed redevelopment and explain the tenant relocation process. Staff met with tenants again in April 2017 to reiterate the tenant relocation process, to explain the support that would be provided and to begin to discuss possible options for relocation. In May 2017, the City hired a Tenant Relocation and Support Worker to assist the tenants with relocation and to meet with all tenants one-on-one to complete a needs assessment.

The City has set out key objectives in working with the Roddan Lodge tenants:

- Consider individual needs, including any health and mobility concerns.
- Housing options close to their current home, and regular services and supports.
- Where possible, keep Roddan Lodge tenants together as a group or in smaller groups, and in buildings where appropriate language support is available.

The Tenant Relocation Plan is summarized in Appendix D. A final Tenant Relocation Report will be required prior to issuance of an Occupancy Permit. Staff are actively working with our non-profit partners to secure units in new or existing social housing for tenant relocation, in

addition to securing units in other buildings operated by VPHC. It is hoped that those tenants who wish to stay together as a group, will be able to do so and staff are currently looking at the potential to move a group of tenants to 1105 Seymour Street, which will be operated by VPHC in the short-term.

Affordability and tenure of all units will be secured through a Housing Agreement and Section 219 Covenant for 60 years or the life of the building, whichever is greater.

Micro Dwelling Units: The *Micro Dwelling Policies and Guidelines* delineate a set of principles for livability, which include light and ventilation, privacy, amenity and outdoor space. The smallest micro dwelling units proposed in this building are 23.2 sq. m (250 sq. ft.) and respond to the guidelines. Each unit has its own bathroom and kitchenette; the living/sleeping areas are at least 3 sq. m (32 sq. ft.), and units have windows with operable vents. Outdoor amenity space is provided to tenants through accessible roof decks at Levels 2, 8, 9 and 10, which provide approximately 648 sq. m (6,980 sq. ft.) of shared outdoor space. Through a design development condition, it is recommended that “Juliet” balconies be included for all micro dwelling units (see Appendix B).

Family Housing: Of the 57 additional units provided, 19 are two-bedroom units, equivalent to 33% of the additional 57 units, or 9% of the total 213 proposed units. A design development condition is recommended to include children’s play elements as part of the Level 2 roof deck, co-located with the proposed indoor amenity space (see Appendix B).

If approved, this project will support both city-wide and DTES Plan housing objectives through the replacement of an aging SRO with new, self-contained social housing providing new and returning tenants with security of tenure, affordability and improved livability.

4. Density and Form of Development

Density – The base density under the *Downtown Eastside Oppenheimer District Official Development Plan* (DEOD ODP) for Sub-area 4 is 1.0 floor space ratio (FSR). Through a development permit application, a discretionary increase of up to 2.5 FSR may be considered for projects with a 60/40 percentage split of social housing and secured market rental housing units, and up to 4.5 FSR, if all of the residential units are social housing, provided a site has a maximum frontage of 45.7 m (150 ft.).

Through the *Downtown Eastside (DTES) Plan*, rezoning applications may be considered for additional height and density where all of the residential use is for social housing. A density of approximately 5.0 FSR may be considered, subject to urban design performance.

The rezoning application, as submitted on April 28, 2017, proposes an overall floor area of 10,181.3 sq. m (109,594 sq. ft.), equivalent to 5.98 FSR.

Building Height: The permitted height under the DEOD ODP in Sub-area 4 is 15 m (50 ft.). A discretionary increase to 22.8 m (75 ft.) can be considered through a development permit application for sites where all the residential units are social housing.

Through rezoning, approximately 30.5 m (100 ft.) can be considered where all of the residential units are social housing, subject to urban design performance. The rezoning application proposes a maximum height of 33.88 m (111 ft.), to allow for a greater floor-to-

ceiling height at the ground level, for the new Evelyne Saller Centre space. To improve livability of the micro-dwelling units proposed for the residential floors above, staff recommend a one-foot increase in height to 34.14 m (112 ft.) to allow a more generous floor-to-ceiling height.

Form of Development: The *DTES Plan* provides urban design guidance for rezoning sites. Sites seeking additional height and density should reinforce and strengthen the area's fine-grain and mid-rise scale, respond sympathetically and respectfully to the surrounding context, reflect the historic street-wall character, including the "sawtooth" or stepped streetscape profile, and provide upper-level massing setbacks to mitigate apparent scale. New buildings should ensure pedestrian interest, street vibrancy and human comfort through active and engaging ground-floor uses and architectural treatment.

The building includes an 11-storey midrise form at the corner of Dunlevy Avenue and Alexander Street which lends prominence to the corner. The building steps down to eight storeys fronting on Alexander Street and five storeys at the east (interior) property line. Stepping of the form provides a transition to the lower height buildings to the east along Alexander Street, noting that a five-storey height is permitted under the base zoning for those sites. A setback is provided above the fifth storey along Alexander Street to strengthen the expression of a five-storey street wall. A larger 4.5 m (15 ft.) setback is provided above the fifth floor at the east side to further mitigate impact on the adjacent sites to the east, which include two historical houses. In this manner, the proposed massing is responsive to the context consistent with the expectations of the urban design provisions, noting that a condition of the rezoning seeks further refinement of the detailed architectural design to reflect the historical neighborhood character.

Urban Design Panel: The rezoning application and the proposed form of development was reviewed and supported by the Urban Design Panel on June 28, 2017 (see Appendix D).

Staff have reviewed and assessed the proposed density, height and form of development on the site and have concluded that the proposal is an appropriate response to the site and its context, subject to the design development conditions (see Appendix B).

It is recommended, subject to the Public Hearing, that the proposal be approved in principle, subject to the conditions in Appendix B, which seek further design refinement at the Development Permit stage. The architectural drawings are included in Appendix E and the development statistics are included in Appendix G.

5. Parking and Transportation

Parking and Loading: Based on the *Parking By-law*, the proposed mixed-use development would require a total of 48 vehicle parking spaces, with two Class B and one Class A loading spaces required. Eighteen vehicle parking spaces are proposed, including two car share spaces at grade along the lane, and two disability spaces, 14 regular stalls and four small car stalls in the parking level, all equivalent to 28 vehicle parking spaces. One Class B and one Class A loading space are provided at grade, with one Class A loading space in the parking level. Engineering staff have reviewed the application and support the proposed loading relaxation, subject to the provision of an additional 1.5 m at the end of the Class B loading space, to allow for loading operation (see Appendix B). This recommendation would require relocation of the proposed freight elevator, and a vehicle parking reduction of one stall. Engineering

staff would support this parking relaxation, if Class A bicycle parking can be provided for Evelyne Saller Centre employees (see Appendix B).

Bicycle Spaces: A total of 110 underground bicycle spaces are proposed in the parking level, with access through the parking ramp or by staircase. Engineering staff have reviewed the application and support the proposed relaxation, with a condition to provide additional Class A bicycle parking for Evelyne Saller Centre employees, along with conditions to secure elevator access for cyclists, if ramp access is unavailable, and to provide automatic door openers on doors providing access to bicycle rooms (see Appendix B).

Located at the corner of Dunlevy Avenue and Alexander Street, the subject site is well located with regard to bus service on Powell, Cordova and Hastings Streets to the south, as well as Main Street to the east, as well as bicycle routes on nearby streets.

6. Environmental Sustainability

In July 2016, City Council adopted the *Zero Emissions Building Plan* (ZEBP), that directed staff to require all new City-owned and Vancouver Affordable Housing Agency (VAHA) projects to be Certified to the Passive House standard or alternate zero emission building standard, and use only low carbon fuel sources, in lieu of certifying to LEED Gold, unless it is deemed unviable by Real Estate and Facilities Management, or VAHA, in collaboration with Sustainability staff. Due to the in-progress nature of the project at the time the ZEBP was adopted, pursuing Passive House was deemed not viable for this application.

As this application was received prior to the May 1, 2017 implementation date of the updated *Green Buildings Policy for Rezoning*s, the application was developed as LEED Gold, with additional improvements in energy and water. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the rezoning policy, indicating that the project could attain the required LEED® points and energy efficiency and, therefore, would be eligible for a LEED® Gold rating. The project may still opt to follow the updated green building policy in lieu of LEED Gold if they choose, with final requirements to be determined in collaboration with Real Estate and Facilities Management and Sustainability staff through the development permit process.

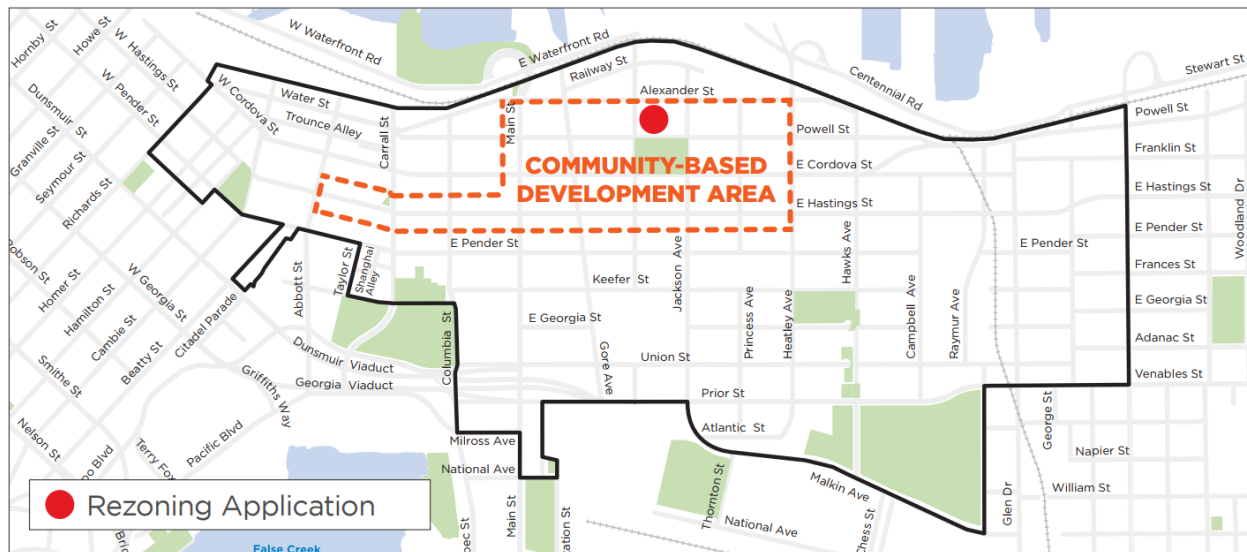
In October, 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Downtown Eastside as a target area for NES development. The subject site is outside of the area where district energy connection is feasible and staff have concluded that connection will not be required as a condition of rezoning.

7. Social Impact and Neighbourhood Fit

A set of Social Impact Objectives were approved as part of the *DTES Plan*, to guide new development and help manage change in the Downtown Eastside. The Social Impact Objectives form the basis for a “Neighbourhood Fit” evaluation, to help new development and businesses to fit better into the neighbourhood.

All new development permits and rezoning applications in the Community Based Development Area (see Figure 4) are required to complete a short “Neighbourhood Fit” self-evaluation at the time of their application. The evaluation form is also made available to the community to complete as part of the consultation process.

Figure 4: Community-Based Development Area



This application proposes the following response to the *DTES Plan* Social Impact Objectives:

- Evelyn Saller Centre: continued local hiring and local purchasing practices, provision of a community gathering place, offering low-cost meals and showers, laundry, health and recreation services at no cost for local residents; and
- Roddan Lodge: replace the existing single room occupancy units with new, self-contained social housing and supplement this with additional affordable housing.

Staff have reviewed the application and support the proposed response to the social impact objectives in the *DTES Plan*. A full summary of the application's response to the Neighbourhood Fit evaluation can be found in Appendix D.

PUBLIC INPUT

Public Notification: A rezoning information sign was installed on the site on May 25, 2017. A community open house was held on June 21, 2017. A total of 3,035 notifications were distributed within the neighbouring area on or about May 31, 2017. 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 21, 2017 Community Open House: A community open house was held from 5 to 8pm on June 21, 2017, at Roddan Lodge (124 Dunlevy Avenue). Staff, the applicant team, and a total of approximately 79 people attended the Open House.

Public Response: Public responses to the December 21, 2015 proposal have been submitted to the City as follows:

- In response to the June 21, 2017 open house, a total of 2 comment sheets were received from the public.

- A total of 0 letters, e-mails, online comment forms, and other feedback were received from the public.

Table 4: Public Notification and Response (June 21, 2017 Open House)

Total notifications	 3035
Open House attendees	79
Comment sheets	2
Other feedback	0

Those who provided feedback noted general support for the proposed social service centre and social housing, along with the building design. In response to the neighbourhood fit evaluation, commenters generally felt that the application provided a significant or exceptional contribution to the *DTES Plan* priorities.

A more detailed summary of the public comments on this application can be found in Appendix D.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application for rezoning offers the following public benefits:

Required Public Benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate, effective September 30, 2017, which is \$168.13/m² (\$15.62/sq. ft.) for residential in development over 1.5 FSR. Under the DCL By-law, social housing is exempt from DCLs where:

- At least one-third of the units are occupied by persons eligible for either Income Assistance, or a combination of basic Old Age Security pension and Guaranteed Income Supplement,
- For which a Section 219 covenant, housing agreement or other security registered on title restricts the use of such units, and
- Where the housing is owned by or on behalf of the City or a non-profit organization.

The social housing component of the project meets these criteria and is therefore exempt from paying DCLs. The value of this exemption is estimated to be approximately \$1,526,027. Social Service Centre use will be subject to a reduced DCL of \$10 at building permit issuance.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning, with an exemption for floor area

used for social housing. With a total eligible floor area of 1,077.5 sq. m (11,598 sq. ft.), no public art contribution will arise from this application.

Offered Public Benefits:

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. *The Community Amenity Contributions - Through Rezoning* policy provides an exemption for social housing which meets the DCL By-law definition.

The public benefit arising from this application is the provision of 213 social housing units, including replacement of the existing 156 Roddan Lodge single occupancy rooms with self-contained social housing units, all co-located with a new and expanded facility for the Evelyne Saller Centre. No additional CAC is offered as part of this rezoning.

A public benefits summary is provided in Appendix F.

Financial

The project represents a strategic opportunity for renewal and co-location of two key City facilities - Roddan Lodge and Evelyne Saller Centre - in the Downtown Eastside.

As noted under the section on Public Benefits, there are no public art contributions or CACs associated with this rezoning.

The site is within the Citywide Development Cost Levy (DCL) District and it is anticipated that the applicant will pay \$10 in DCLs, based on the reduced rate for Social Service Centre use. The social housing component of the project is exempt from paying DCLs; the value of this exemption is estimated to be approximately \$1,526,027.

The total project cost is estimated at ~\$55.3M, of which \$46.7M is for the social housing component and \$9.6M for the social service centre component.

In the 2015-2018 Capital Plan, \$37M has been earmarked for the social housing component and \$5M earmarked for the social service centre component, for a total of \$42M.

On the social housing component, an additional \$4.85M in external funding has been secured from BC Housing's 'Investment in Housing Innovation' program (\$4.8M) and CMHC's 'Innovation Fund' (\$0.05M).

While staff continues to refine the project cost estimates, there exists a potential funding gap of \$3.8M for the social housing component and \$4.6M for the social service centre component, for a total of \$8.4 M. Options for addressing the funding gap are currently being reviewed, and the City continues to explore opportunities for additional external funding contributions towards the capital costs, existing rent subsidies, or both, to ensure the project's financial

viability and optimal affordability level over the long-term. Progress on the exploration of these options will be reported back to Council as part of the budget process.

Social

The new social housing for singles and families would fill identified needs in the community as outlined in the *DTES Plan*. Provision of a new and expanded space for the Evelyn Saller Centre, which serves the low-income community of the Downtown Eastside, would respond to *DTES Plan* policy supporting the renewal of this important community resource.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, subject to the recommended changes as outlined above and in Appendix B. Further, the public benefits of this project would provide a significant contribution towards social housing targets in the DEOD area of the Downtown Eastside, together with a new space for the Evelyn Saller Centre, which is an important social and community centre serving the low-income community of the Downtown Eastside.

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

* * * * *

124 Dunlevy Avenue
DRAFT 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.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (___).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units, in conjunction with any of the uses listed in this section 2.2, and Micro Dwelling, subject to the provisions of section 11.27 of this By-law;
 - (b) Institutional Uses, limited to Social Service Centre; and
 - (c) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of use

- 3.1 The design and lay-out of at least 9% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

- 3.2 Except for residential entrances, no residential uses are permitted on floors located at street level.

Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,701.1 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 5.98, except that the use of 21.7 m² of floor area located above grade must be limited to mechanical space.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area 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, except that:
 - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are 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; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted floor area or 929 m².

- (b) unenclosed outdoor areas underneath building overhangs, at grade level, except that such areas must remain unenclosed for the life of the building.

4.6 The use of floor area excluded under section 4.4 or 4.5 must not include any use other than that which justified the exclusion.

Building height

5.1 The building height, measured above base surface, must not exceed 34.14 m.

Horizontal Angle of Daylight

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

6.2 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.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 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 the 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.

6.5 An obstruction referred to in section 6.2 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 (___).

6.6 A habitable room referred to in section 6.1 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

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

* * * * *

124 Dunlevy Avenue
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 Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by DYS Architecture and stamped "Received City Planning Department, April 28, 2017" provided that the General Manager of Planning, Urban Design and Sustainability 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. Design development to improve the livability of the micro-dwelling units as follows:
 - (i) increase clear ceiling height, where possible; and,
 - (ii) provide private outdoor space in the form of balconies or Juliette balconies.

Note to Applicant: A minimum of 2.59 m (8.5 ft.) clear ceiling height should be provided at Levels 10 and 11. An increase in the overall building height of 0.30 m (1 ft.) to 34.14 m (112 ft.) is supported to facilitate provision of this increased ceiling height at Levels 10 and 11. For micro-units located at Levels 7, 8 and 9 and below common roof decks, further exploration is encouraged to improve ceiling height where possible, noting constraints related to roof deck assembly and accessibility. Juliette balconies should be provided at micro-units and incorporated into the architectural design. Consider provision of access to the east roof deck at Level 2 for adjacent units.

- 2. Design development to reinforce and reflect the historical neighborhood character.

Note to Applicant: New development may employ a more contemporary architectural design and reflect the established pattern and character of the built form in the Downtown Eastside neighbourhood. It is noted that the architectural design may be simplified, and rely less on color and more on composition, materials and details, to provide a contextual fit.

- 3. Design development to the ground floor to ensure pedestrian interest and engagement, as well as comfort, at both the street and lane.

Note to Applicant: This may be accomplished through further consideration of the programming of the ground floor, as well as the architectural and lane-edge treatment. See Landscape Condition 8.

4. Provision of high quality and durable exterior finishes consistent with the rezoning application.

Note to Applicant: The intent is to maintain the proposed material quality in all aspects, including appearance, durability, and performance.

5. Design development to include a children's play area in the outdoor amenity area that can accommodate a range of children's play activities, for children of various ages.

Note to applicant: Consider opportunities to locate the play area in the Level 2 outdoor amenity area, if feasible. Play equipment is not required, nor encouraged for the children's play areas, but a soft surface play area and a variety of creative landscape/play features (such as balancing logs and boulders, opportunities for sand play or a small and tangible water stream or feature, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged.

Crime Prevention Through Environmental Design (CPTED)

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

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Sustainability

7. All new buildings in the development will meet the requirements of the preceding *Green Buildings Policy for Rezonings* (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a

LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

8. In lieu of the requirements in Condition (b) 7, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning*s (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning*s - *Process and Requirements* (amended April 28, 2017 or later).

Landscape

9. Design development to improve the lane interface by the addition of more substantial landscape buffer, consisting of an additional shrub bed to replace paving where possible and addition of a trellis with climbing vines as part of the metal picket fence/gate structure. The addition of down lighting should also be provided, for safety and improved interface.

Note to Applicant: The lane edge planting should be protected from vehicles by a 20 cm (8 in.) high curb.

10. Design development to improve sustainability and expand programming to include edible plants, in addition to urban agriculture.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's *Urban Agriculture Guidelines for the Private Realm* and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

11. Provision of a Letter of Consent from the east adjacent property owner for the proposed removal of the shared tree at the north-east corner of the site.

Note to Applicant: If the property owner does not give consent for the tree removal, then an Arborist Report and Letter of Assurance for supervision will be required, ensuring the safe retention of the shared tree. Retaining this tree may affect the form of development.

12. Design development to ensure locations of hydro kiosk in areas screened by soft landscape as much as possible, if not provided in an internal mechanical room. Any other emergency generators, transformers or gas meters to 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.
13. Design development to the programming of shared landscaped decks at Levels 2, 8 9 and 10, to allow each deck to have a distinct character or theme, each promoting social interaction.

Note to Applicant: Consider expansion of programming to the roof at Level 6 as well, if feasible.

14. At the development permit submission stage:
 - (i) A full Landscape Plan for the proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
 - (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
 - (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.
 - (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
 - (v) Trellis and vines to be provided over the underground garage access ramp.
 - (vi) New proposed street trees should be coordinated with the Park Board and Engineering and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.

- (vii) A high-efficiency automatic irrigation system to be provided for all planters on structures and minimum of hose bibs to be provided for landscape on grade;
- (viii) A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Engineering

15. Compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provision of section drawings showing elevations, vertical clearances, and security gates for the main ramp and the Class B loading area.

Note to Applicant: label the minimum clearance for loading and the parking level on the drawings, including overhead gate and mechanical projections.

- (ii) Provision of design elevations on both sides of the parking ramp and at all breakpoints, both sides of the loading and carshare at the lane, throughout the parking level and at all entrances.

Note to Applicant: The slope and length of the ramp sections must be shown both sides of the ramp on the submitted drawings.

- (iii) Provision of minimum 3.7 m (12 ft.) ramp width for one way vehicle flow.
- (iv) Ramps which have a 15% slope and are exposed to the weather must be heated.
- (v) Provision of a signal/ warning system for the single ramp.

Note to Applicant: a qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices on the plans. The signal system to be designed for vehicles and cyclists and to consider timing to allow cyclists walking their bikes up the 15% slope vehicle ramp.

- (vi) Provision of a letter of commitment from the property manager that acknowledges acceptance that the larger residential elevator can also be used by cyclists to reach the outside if they are unable to use the vehicle ramp for bicycle access and egress.
- (vii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.

- (viii) Note to Applicant: A column 0.6 m (2 ft.) in length must be set back 0.6 m (2 ft.) from either the opening to or the end of the parking space. A column 0.9 m (3 ft.) long may be set back 0.3 m (1 ft.).
- (ix) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 1.2 m (4 ft. from the end of the stall. Provide a minimum 0.3m (1 ft.) setback from the drive aisle for all columns.
- (x) Provide a 6.6 m (21.7 ft.) maneuvering aisle width or provide 2.6 m (8.5 ft.) stall widths.
- (xi) Reduce the grade on the drive aisles at RL3 and RL4 to 5% or less.
- (xii) Provision of a double loading bay throat for the Class B loading bay.

Note to Applicant: the double load throat will allow the Class B vehicle to enter and exit the loading bay from Dunlevy Avenue.

- (xiii) Provision of minimum 1.5 m (4.9 ft.) at rear of the Class B loading bay for loading operation.

Note to Applicant: The additional space at the rear of the Class B loading bay will allow for independent stair free loading for the van stall (Class A loading bay) when the Class B loading is occupied.

- (xiv) Provision of an updated plan showing the access route from the Class A bicycle spaces located at grade and on P1 parking levels to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required.

- (xv) Explore opportunities to reduce the number of vertical Class A bicycle spaces proposed and to reallocate to horizontal stalls.
- (xvi) Remove the wheel ramp shown on the SW staircase from P1 parking level to the lane.

Note to Applicant: Engineering does not support the use of a wheel ramps for bicycle access.

- (xvii) Provide automatic door openers on the doors providing access to the bicycle rooms.

- 16. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

17. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
18. A review of the existing street tree locations and scale/size of tree to determine if the proposed building location will have a negative impact on retention of the trees and a review to determine a construction methodology that will ensure the protection of the trees and tree canopies during the construction period and post occupancy.
19. Provision of required Class B bicycle parking to be on private property.

Note to Applicant: that this may best be achieved by the use of inverted "U" style bike racks installed parallel to the building.
20. Provision of a canopy application for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum weather protection for the sidewalk users.
21. Rezoned property must include a storm water management plan that controls site flows such that pre and post project flows are equal for the 1 in 5 return period storm.
22. At the time of occupancy, the applicant is to commit to providing parking usage statistics such as occupancy counts throughout the day, number of parking passes sold and/or distributed, for vehicle parking and bicycle parking by staff and residents after one full year of operation of the new building.

Housing Policy & Projects

23. Design development to move all Roddan Lodge replacement unit storage lockers on parking level 1 to be in close proximity to the elevators.

Note to Applicant: This would allow for the consolidation of the Roddan Lodge replacement unit lockers with stair-free access and in closer proximity to the elevator.

24. Provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.

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 General Manager of Planning, Urban Design and Sustainability, the General Manager of Community Services, the General Manager of Engineering 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 Lots 1 to 6, Block 41, DL 196, Plan 196 to create a single parcel.
2. 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 services are provided:
 - (i) Provision of new curb return and curb ramps, at the south east corner of Dunlevy Avenue and Alexander Street.
 - (ii) Provision of a commercial concrete lane crossing at the lane south of Alexander Street on the east side of Dunlevy Avenue including new curb returns and ramps on both sides of the lane.
 - (iii) Provision of 1.53m (5'-0") sod front boulevard and a minimum 2.14m (7'-0") CIP light broom finish sidewalk with saw cut joints on Dunlevy Avenue and Alexander Street adjacent the site in keeping with area standards.
 - (iv) Provision of upgraded street lighting on all site frontages to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (v) Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
 - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General

Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (vii) For building fixtures, install Energy Star rated appliances (e.g. clothes washers) and meet the January 1, 2018 Vancouver building code plumbing fixture rates or upgrade the downstream sanitary main from Hawkes Ave to the Metro Vancouver tie in from a 250 mm to a 375 mm.

- 3. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) to be located on private property with no reliance on public property for placement of these features.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- 4. Provision of a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 2 Shared Vehicle(s) and the provision and maintenance of 2 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) Provide 2 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - (ii) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - (iii) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and

- (vi) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
- (vii) Provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9m.

- 5. Provision of a shared use agreement to the satisfaction of the GMES for shared use of the Class B loading space between the Social Service Centre and the Residential uses and label the space as 'Shared Loading'.

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by the Residential vs. Social Service Centre.

Housing

- 6. Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
 - (i) A no separate sales covenant;
 - (ii) A no stratification covenant;
 - (iii) A provision that none of such units will be rented for less than one month at a time;
 - (iv) A requirement that a minimum of 140 units (66%) be rented for no more than the shelter component of Income Assistance;
 - (v) A requirement that all units comply with the definition of "social housing" in the applicable City development cost levy by-law; and
 - (vi) A requirement that VPHC comply with the terms of the Tenant Relocation Plan outlined in Appendix D of this report, including right of first refusal; and
 - (vii) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: this condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Environmental Contamination

7. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);
- (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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 registered charges pursuant to 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.

* * * * *

124 Dunlevy Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

Amend Schedule A by adding the following:

"124 Dunlevy Avenue [CD-1 #] [By-law #] DEOD"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#] [By-law #] 124 Dunlevy Avenue

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
124 Dunlevy Avenue	(_____)	(_____)	<p>Parking, loading and bicycle spaces in accordance with by-law requirements, except that there must be:</p> <ul style="list-style-type: none">(i) a minimum of 2 Class A loading spaces and one Class B loading space;(ii) a minimum of 17 vehicle parking stalls, including two car share stalls, two disability stalls and 13 standard and small car stalls; and(iii) Class A bicycle parking provided at a rate of 0.25 per residential unit for each shelter-rate unit and 1.25 per residential unit for all other residential units, and five additional bicycle parking spaces for the Social Service Centre use.

124 Dunlevy Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on June 28, 2017. The UDP supported the proposal with recommendations.

EVALUATION: SUPPORT WITH RECOMMENDATIONS

- **Introduction:** Linda Gillan, Rezoning Planner, introduced the project as a rezoning application for 124 Dunlevy Avenue. The site for this rezoning application is comprised of six parcels on the southeast corner of Alexander Street and Dunlevy Avenue. The rezoning site has a frontage of 150 ft. on Alexander Street, and 122 ft. along Dunlevy Avenue, with a site area of just over 1,701 sq. m (18,300 sq. ft.). It is a City-owned site, currently developed with a six-storey residential building, Roddan Lodge, containing 156 social housing units, designated under the Single Room Accommodation By-law. The site is currently zoned DEOD, or Downtown Eastside Oppenheimer District. The proposed density is 5.96 FSR and a height of 111 ft.

The application is being considered under the Downtown Eastside Plan and accompanying rezoning policy. Under the policy, rezoning applications may be considered for additional height and density where all of the residential use is for social housing. Through rezoning, a height of approximately 100 feet and a density of approximately 5.0 FSR may be considered. The Green Buildings Policy for Rezoning also applies for this site, requiring a minimum of LEED Gold or equivalent.

The application is to rezone from DEOD to CD-1 to allow for an 11-storey mixed-use building, with:

- Social Service Centre use at grade, to provide a new space for the Evelyn Saller Centre; and
- 213 social housing units on levels two to eleven.

Marie Linehan, Development Planner, introduced the project as located in the Downtown Eastside Oppenheimer District Official Development Plan (DEOD ODP) zone. The sub-area between Powell and Alexander is a medium-density, mixed light industrial-residential area.

In the immediate context:

- There are by light industrial buildings to the west across Dunlevy Avenue.
- A 5-storey social housing building is located at the corner to the north across Alexander Street (Jim Green Residence).
- A 4-storey historic building is located to the south, the Marr Hotel (Secord House).
- 2 historic homes (built in 1905 and 1901) are located directly adjacent to the east, and a series of light industrial and commercial buildings further east on the block along Alexander and Powell Streets.
- The historical Japanese Hall building is also located further east and across Alexander Street.
- Oppenheimer Park and the historic Japantown neighbourhood is located along Powell one-block to the south

Under the DEOD ODP, the permitted building height is 50 feet, with further allowance for up to 75 feet for projects where all the residential units are social housing. Approximately, 100 feet can be considered through rezoning where all of the residential units are social housing.

Under the DEOD ODP, the permitted base density is 1.0 FSR, with 2.5 FSR for projects with a 60/40 percentage split of social housing and secured market rental housing units, and 4.5 FSR for 100 per cent social housing. Approximately 5.0 FSR can be considered through rezoning where all of the residential units are social housing.

It is noted that the 100 feet height and 5.0 FSR are approximate under the rezoning policy, and therefore not regarded a strict limit, but are subject to urban design considerations.

The urban design provisions for rezoning generally speak to:

- Providing an appropriate transition to the existing context.
- Reflecting the historic street wall character of the area, including the stepped, saw tooth height profile, narrow building frontages, and verticality.
- Upper level massing setbacks should have a higher percentage of glazing to mitigate apparent scale above the outright height maximum of 50 feet.
- Ensure pedestrian interest, street vibrancy and safety through active and engaging ground-floor uses and treatment.
- 'Humanize' the lane environment at grade through active uses and "eyes on the lane."

The proposal has an 11-storey vertical expression to 111' at the corner and along Dunlevy Avenue, stepping down to 8-storeys and 5-storeys to the east along Alexander Street to transition to the permitted 50' height under the zoning. A 15' setback is provided above the fifth floor at the east side to further emphasize the 5-storey massing which extends to a 5-storey (50') shoulder line expressed along the Alexander and Dunlevy facades. The courtyard separation is 40', and the setback to upper level dwelling uses at the lane is 8' (west wing) and 14' (east wing).

The 156 Roddan Lodge SRO-replacement micro-units are located in the upper levels along Alexander Street and in the east wing. There is a common residential lounge and contiguous outdoor courtyard space on the 2nd floor roof.

The 57 Low End of Market Rental units are located along Dunlevy, and interspersed with Roddan Lodge units at the mid-section of this wing. Common outdoor amenity space for all residents is provided at the roof decks at Levels 8, 9 and 10.

Both the Roddan Lodge SRO-replacement micro-units and the Low End of Market Rental units are considered to be social housing under the policy.

The Evelyne Saller Centre (ESC) is located on the ground floor level. The Evelyne Saller Centre provides a variety of services to low-income and at-risk adults including a low-cost cafeteria, free showers and laundry service, along with a variety of recreational programs. There is a small courtyard space at the lane for the ESC.

The ESC is currently located one block to the west at the Veteran's Memorial Building at 320 Alexander Street, and has been in that location for over 30 years. The ESC would be comparable to the Carnegie Center in terms of its importance to DTES residents.

During the drafting of the DTES Plan, both the existing Rodden Lodge and the Evelyne Saller facilities were recognized to be aging and require significant renewal. To that end, there was direction in the DTES Plan to look at co-locating the ESC as part of a Roddan Lodge redevelopment.

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

1. Overall Height to 111 feet and density to 5.96 FSR.
2. Does the massing provide an appropriate fit with the context and transition to adjacent sites?
3. Quality of the private and common outdoor amenity space.
4. Quality and Livability of the proposed Roddan Lodge micro-units with particular regard to ceiling height (8.5 to 9 feet).
5. Advice on the overall design and architectural expression moving forward to the Development Permit stage.

The planning team then took questions from the panel.

Applicant's Introductory Comments: There are 156 people who will be returning to the building. The building needs to work financially. The amenity space is included in the proposed density. The intention is to design the building in vertical increments. The residences are marked by red balconies. At the entrance for the residents, there is a portal for universal access into the Evelyne Saller centre. In the porch area there is articulated tile proposed. Above 50 feet there is more transparency planned. Lower than 50 feet there is more verticality proposed. The internal courtyard is meant to bring light into the space.

The street trees along Alexander Street will be preserved. Hedging is proposed. Concrete texture patterns are proposed. There is stepping on the amenity spaces. There is fencing at the lane to discourage contraband activity. The rooftop has community gardens and composting facilities proposed as well as site furniture and trellises.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Mr. LaMontagne and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Consider further design development of the architectural expression to express verticality and contextual language relying less on colour
- Consider further simplification of the façade solutions that the ground level Dunlevy programming should consider to the activation and the back areas could be re-located
- The private common areas could have seasonal planting, sun / rain protection
- Incorporate different experiences on different floors

Related Commentary: Overall the big moves were done well and the height and density were supported. The design development was the major recommendation by the panel. The livability is good. The storage space is good for small units.

The variety of colours on the building is overwhelming. It could be toned down. Rely on the building form rather than colour. The heaviness of the building needs to be balanced.

There could be a multi-purpose room for more light. The outdoor amenity spaces need urban agriculture and seasonal planters. The garden plots are monotonous, so incorporate some exercise or walking space. Planting should be year round. The hedge on Dunlevy needs to be removed. There could be outdoor seating.

Applicant's Response: The applicant team thanked the panel for their comments, and clarified the smaller units would be loaded in the basement.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on May 25, 2017. A community open house was held on June 21, 2017. A total of 3,035 notifications were distributed within the neighbouring area on or about May 31, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Figure 1: Site and Notification Area



June 21, 2017 Community Open House

A community open house was held from 5-8pm on June 21, 2017, at Roddan Lodge (124 Dunlevy Avenue), Ground Floor Lounge. Staff, the applicant team, and a total of approximately 79 people attended the Open House.

A set of Social Impact Objectives were approved as part of the *DTES Plan*, to guide new development and help manage change in the DTES. The Social Impact Objectives form the basis for a “Neighbourhood Fit” evaluation, to help new development and businesses to fit better into the neighbourhood.

All new development permits and rezoning applications in the Community Based Development Area (see Section 4 of Appendix D) are required to complete a short “Neighbourhood Fit” self-evaluation at the time of their application, and the evaluation form is also made available to the community to complete as part of the consultation process.



Below is a summary of the public response to this application, including feedback provided through the “Neighbourhood Fit” evaluation form.

Public Response

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

- In response to the June 21, 2017 open house, a total of 2 comment sheets were received from the public.
- A total of 0 letters, e-mails, online comment forms, and other feedback were received from the public.

Figure 2: Public Notification and Response (June 21, 2017 Open House)

Total notifications	 3035
Open House attendees	 79
Comment sheets	2
Other feedback	0

Neighbourhood Fit Evaluation - Survey Responses

Is the site suitable for proposed development or use?

1 strongly suitable; 1 suitable

Does the proposed development or use address a need in the low-income community?

2 definitely addresses a need

Will the proposal benefit or negatively impact the low-income community?

1 strongly benefits; 1 benefits

Should the development be approved as is? (please provide comment above)

1 approved as is; 1 don't know/prefer not to answer

Please indicate your overall opinion of the proposal:

1 really like it; 1 like it

Contribution to Downtown Eastside Plan Priorities

Hires local people, including people with barriers: **no response**

Purchases local goods and services:

1 exceptional: clearly 'above and beyond' in contributing to plan priorities

Provides needed, low-cost goods and services for residents:

2 exceptional: clearly 'above and beyond' in contributing to plan priorities

Includes the low-income community:

1 exceptional: clearly 'above and beyond' in contributing to plan priorities

1 significant contribution to plan priorities

Fits the neighbourhood (heritage, scale, urban pattern, social and community context):

2 exceptional: clearly 'above and beyond' in contributing to plan priorities

Improves the quality, accessibility and inclusiveness of neighbourhood public spaces:

2 exceptional: clearly 'above and beyond' in contributing to plan priorities

Retains, preserves or celebrates arts and culture for all:

1 significant contribution to plan priorities

Provides more housing options in the neighbourhood, especially low-income social and affordable housing:

2 exceptional: clearly 'above and beyond' in contributing to plan priorities

Maintains health and social services in the low-income community:

1 significant contribution to plan priorities

Provides community amenities and indoor gathering spaces:

1 exceptional: clearly 'above and beyond' in contributing to plan priorities

1 some contribution to plan priorities

Below is a summary of all written feedback received from the public by topic, and ordered by frequency:

- **General Support:** Generally, there was positive support for the proposal and design.
- **Public Space:** Respondents suggested including spaces for physical exercise and to include equipment such as treadmills, weights and ping-pong tables. There was also a desire for space for other recreation activities such as concerts or small performances. There was a suggestion for the removal of the garden on the ground floor as it's too small for practical use. This space could be used for more housing and a garden could be on the roof.
- **Design:** There was a suggestion for a higher building with more units if funding was available.
- **Housing Operations:** Some respondents were concerned about who the units would be provided to and the safety of residents in the building. There was a suggestion for the inclusion of drug prevention services if the units are provided to those struggling with substance abuse issues.
- **Traffic:** There was a suggestion for additional traffic control lights at road junctions along Alexander Street and Powell Street as these are currently not safe for pedestrians.
- **Neighbourhood Character:** Some respondents expressed a desire for the unique local cultural characteristics, the availability of inexpensive goods for sale and low-cost services in the area to be maintained.

Summary of Tenant Relocation Plan

SRA Designated Properties (SRA Bylaw S.4.8(e))	Tenant Relocation Plan Offer (Temporary Displacement)
Describe the temporary tenant relocation arrangements including the anticipated amount of time tenants will be required to be out of their rooms.	<ul style="list-style-type: none"> Tenants will be provided with a minimum of 3 options for alternate accommodation including in other buildings operated by the City, or new or existing social housing operated by our non-profit partners. The estimated time for abatement, demolition and construction is approximately 30 months.
Relocation and Return Assistance <ul style="list-style-type: none"> Relocation to comparable or better accommodation at a comparable or lesser rent for the course of the repair or alteration. 	<ul style="list-style-type: none"> Tenants will be assessed in interim housing at move in and based on an annual rent review and benefit eligibility, and will pay no more than 30% of their income on rent. As required, rents will be subsidized during the interim period.
Moving Expenses <ul style="list-style-type: none"> Payment of actual moving expenses. 	<ul style="list-style-type: none"> Tenant costs of the move from Roddan to interim housing will be covered
Right of First Refusal <ul style="list-style-type: none"> Tenants will have right of refusal to rent the replacement room and moving expenses will be paid. 	<ul style="list-style-type: none"> All Roddan tenants will have the right of first refusal to move back to the new Roddan upon completion. Moving expenses back to Roddan will be covered. Tenants' income will be assessed at move in and an annual rent review will be completed based on Roddan Lodge procedures.
Additional support for special circumstances	<ul style="list-style-type: none"> A Tenant Support Worker has been hired to meet with each tenant individually and come up an individual relocation Plan to best meet their needs.

3. Neighbourhood Fit Evaluation

A set of Social Impact Objectives were approved as part of the *DTES Plan*, to guide new development and help manage change in the DTES. The Social Impact Objectives form the basis for a “Neighbourhood Fit” evaluation, to help new development and businesses to fit better into the neighbourhood.

All new development permits and rezoning applications in the Community Based Development Area (see Figure 3) are required to complete a short “Neighbourhood Fit” self-evaluation at the time of their application. The evaluation form is also made available to the community to complete as part of the consultation process.

Figure 3: Community-Based Development Area



This application proposes the following response to the *DTES Plan* Social Impact Objectives:

- Hires local people, including those with barriers;
 - Evelyne Saller Centre currently hires local people, including those with barriers, and will continue to do so.
- Purchases local and services;
 - Evelyne Saller Centre currently purchases local goods and services and will continue to do so.
- Provides low-cost goods and services;
 - Evelyne Saller Centre provides low-cost meals and showers, laundry, health and recreation services at no cost for local residents.
- Includes the low-income community;
 - Both Roddan Lodge and Evelyne Saller Centre currently embrace the low-income community and will continue to do so in their new facilities.

- Fits the neighbourhood (heritage, scale, social and community context);
 - The proposal will benefit the low-income community by enhancing the delivery of services currently provided in the neighbourhood, in robust new facilities that will endure long into the future.
- Improves the quality of public spaces;
 - The new facilities will improve the quality, accessibility and inclusiveness of neighbourhood public spaces.
- Retains or celebrates arts and culture;
 - Evelyne Saller Centre's programming celebrates arts and culture for all with a local focus.
- Provides more housing options;
 - The new facility will enhance the low-income social housing already on the site and supplement this with additional affordable housing.
- Maintains health and social services in the low-income community;
 - The new facility for the Evelyne Saller Centre will continue to provide core health and social services to the low income community.
- Provides community amenities, gathering spaces, or health and social services;
 - Evelyne Saller Centre provides amenities and indoor gathering spaces for the local community.

124 Dunlevy Avenue FORM OF DEVELOPMENT

Figure 1: Site Plan



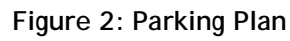


Figure 3: Ground Floor Plan

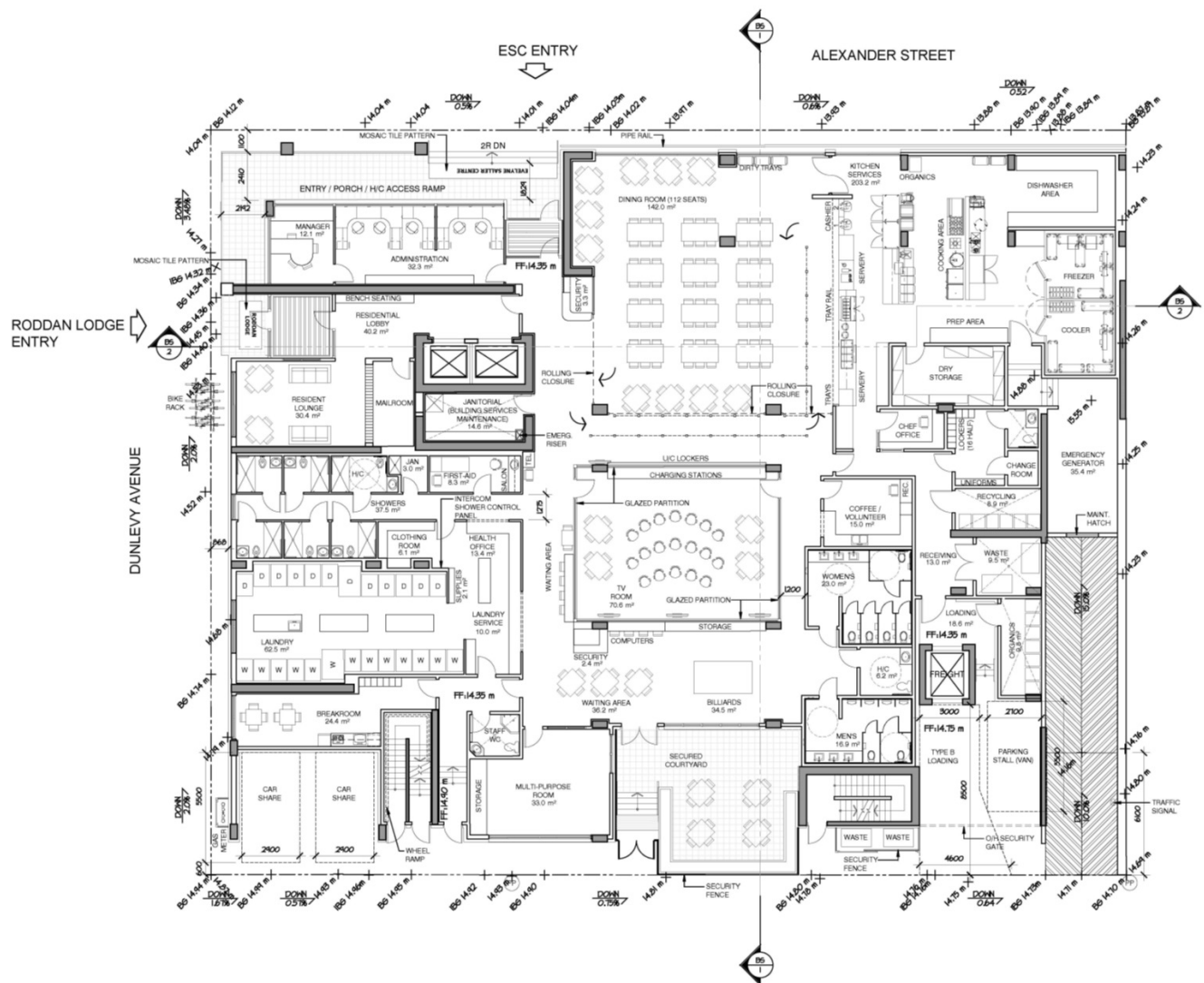
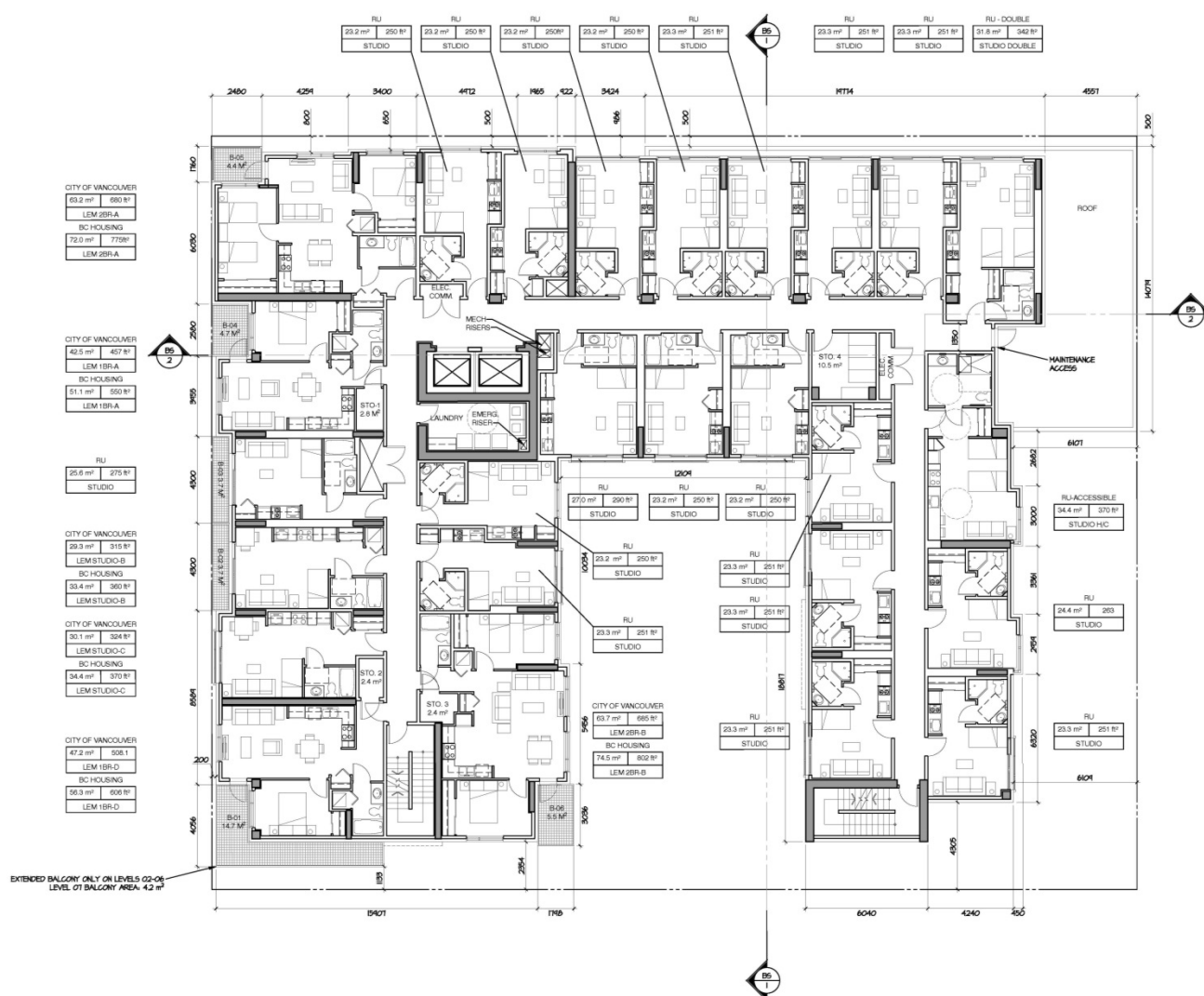


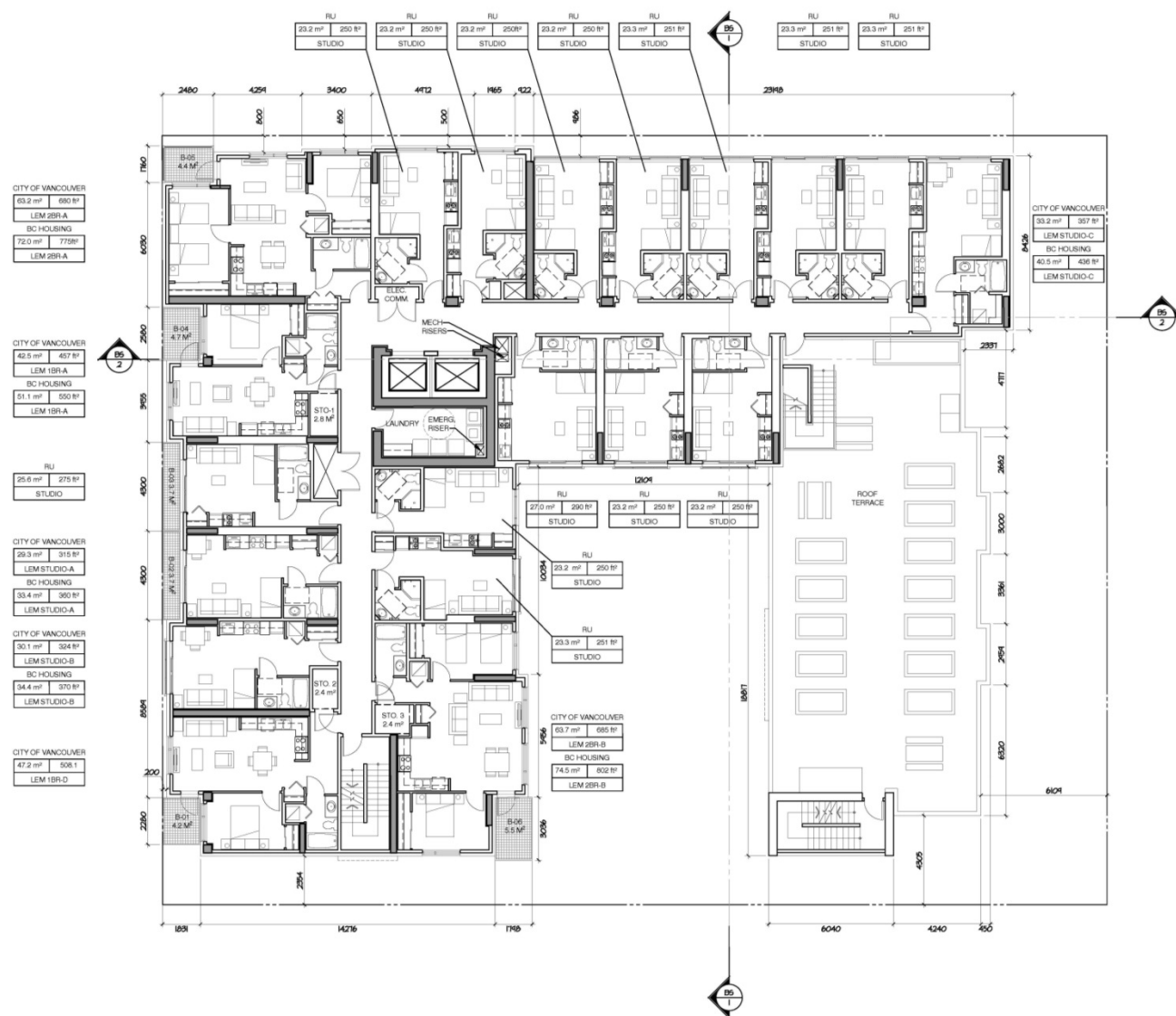
Figure 4: Floor 2 Plan

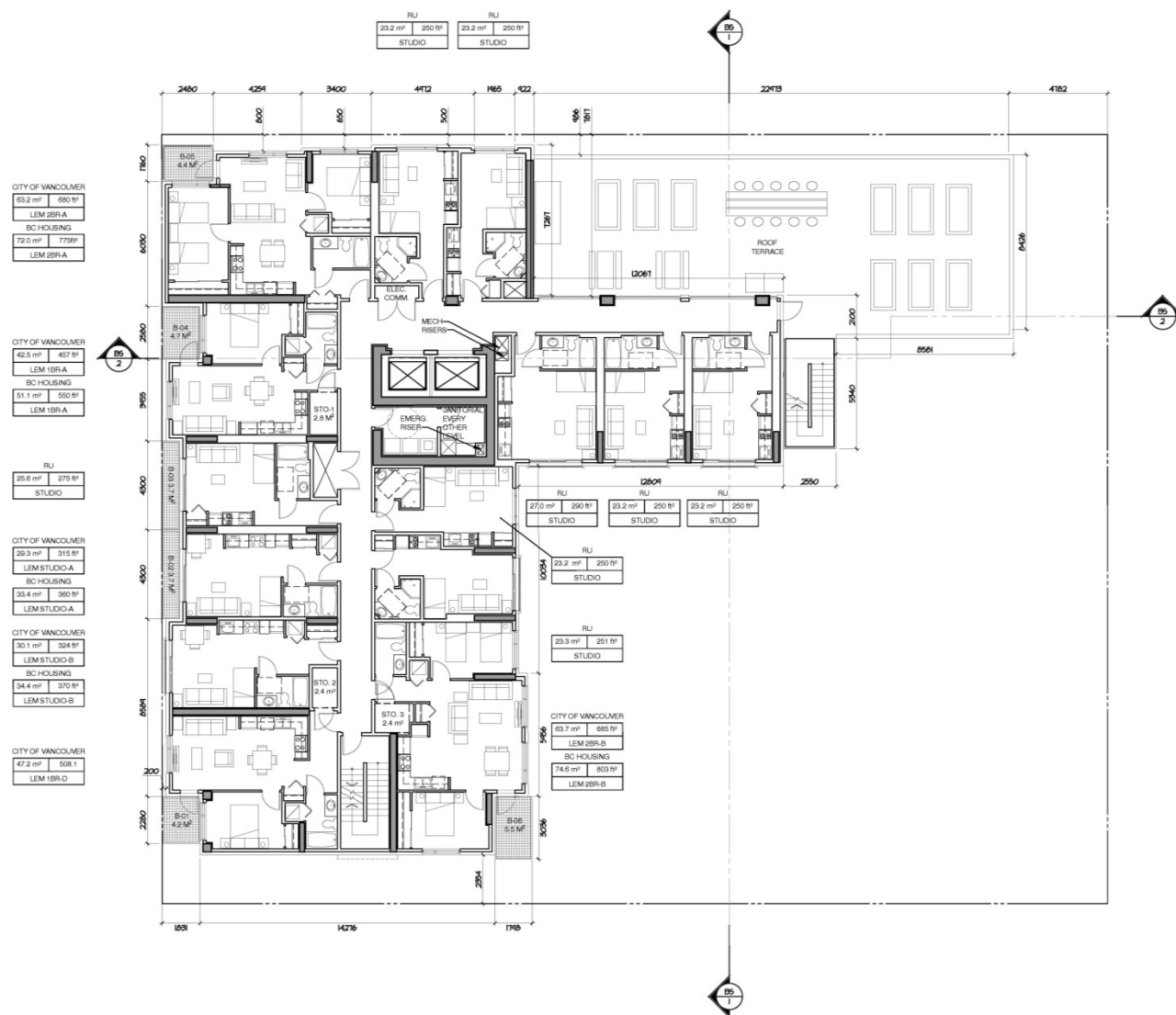


Figure 5: Floors 3-5 Plan











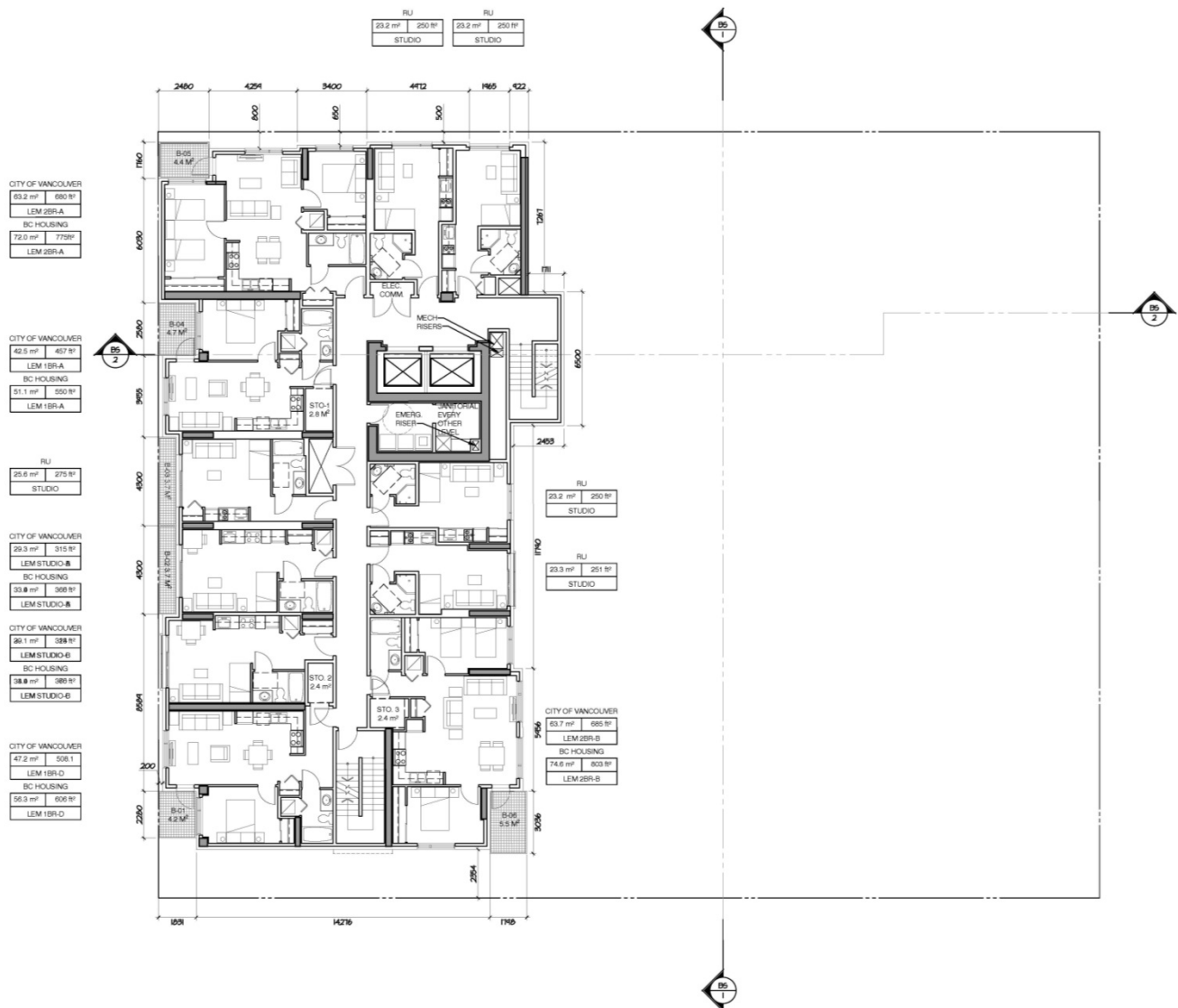




Figure 12: South Elevation



Figure 13: East Elevation

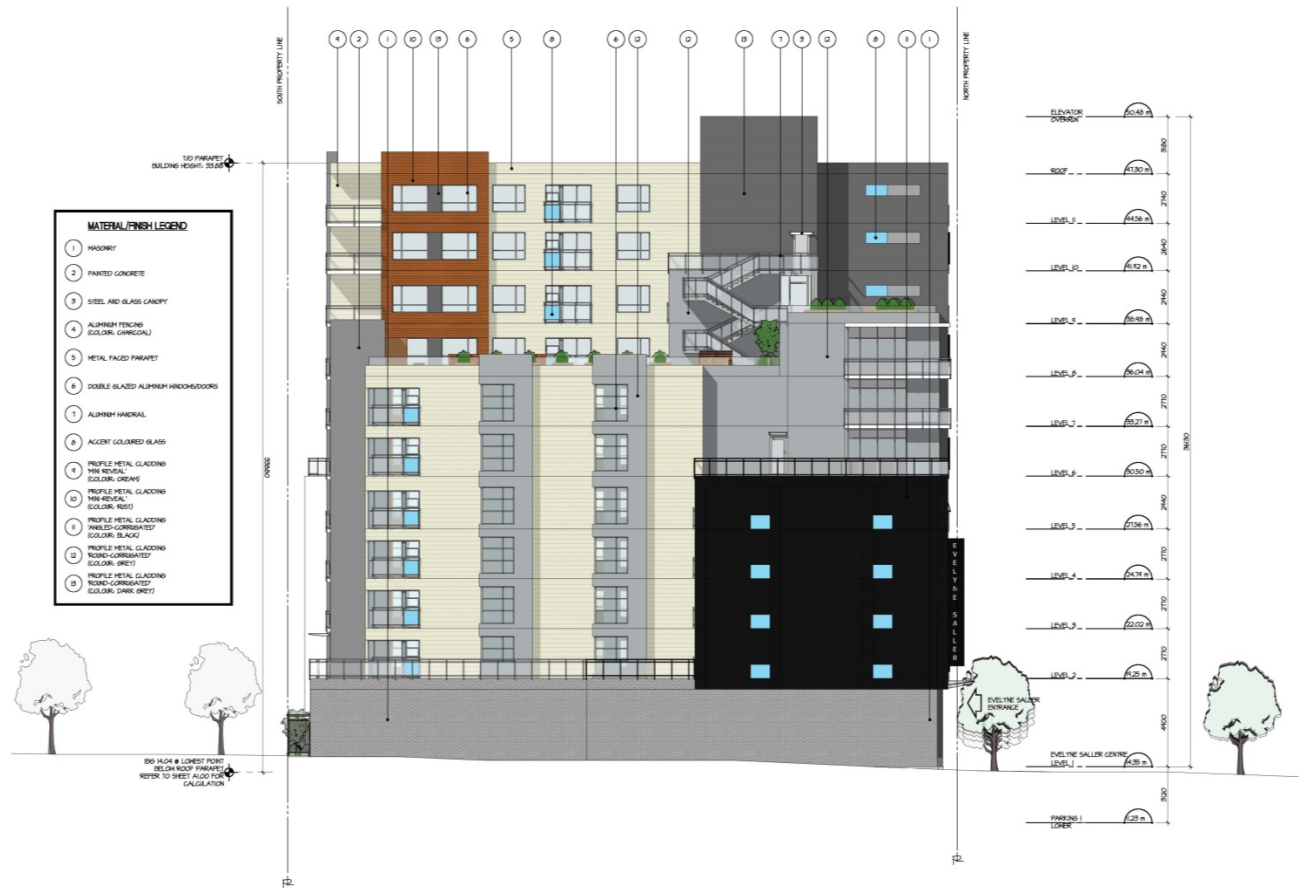


Figure 14: West Elevation



Figure 15: Section East Facing

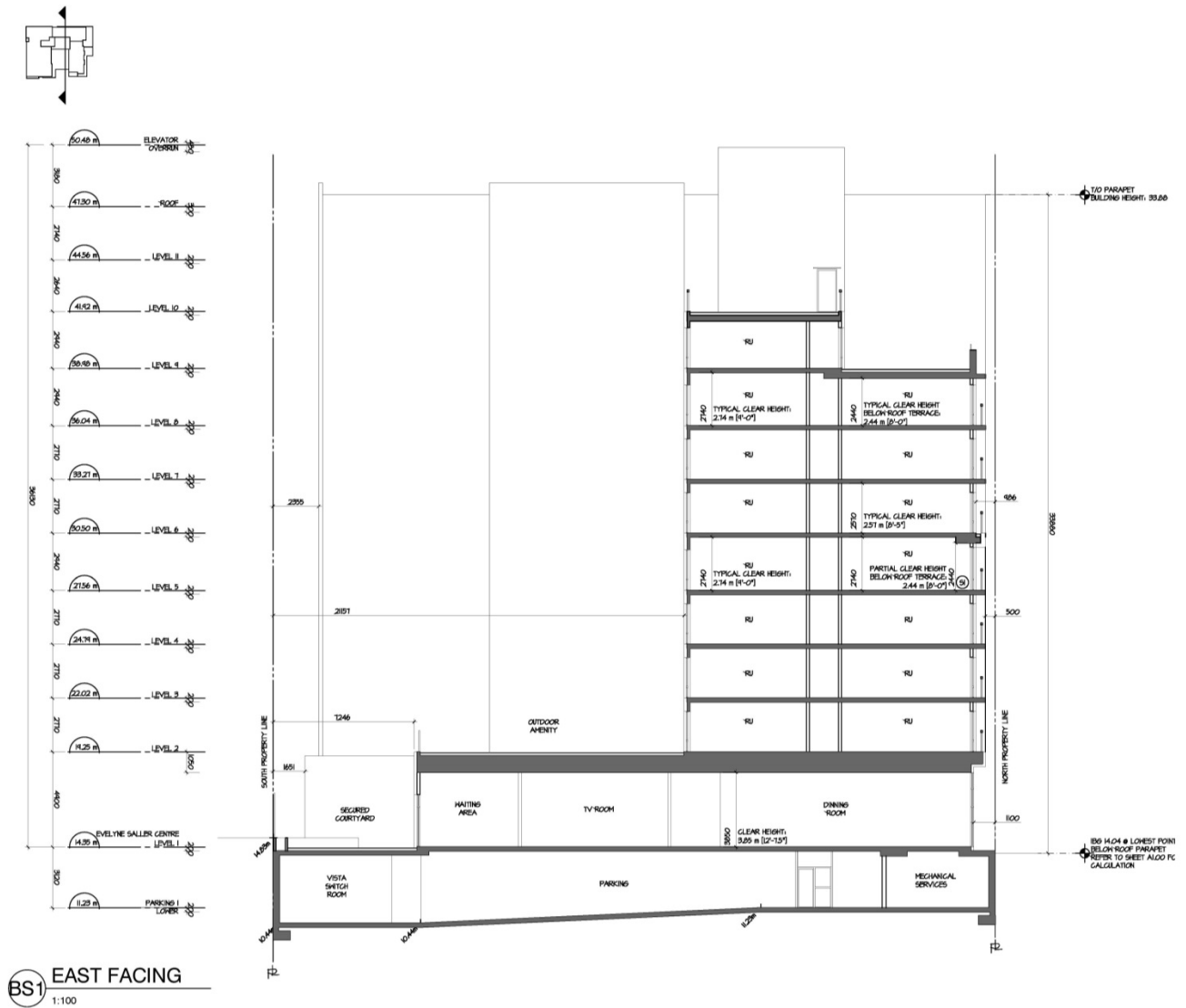


Figure 16: Section North Facing

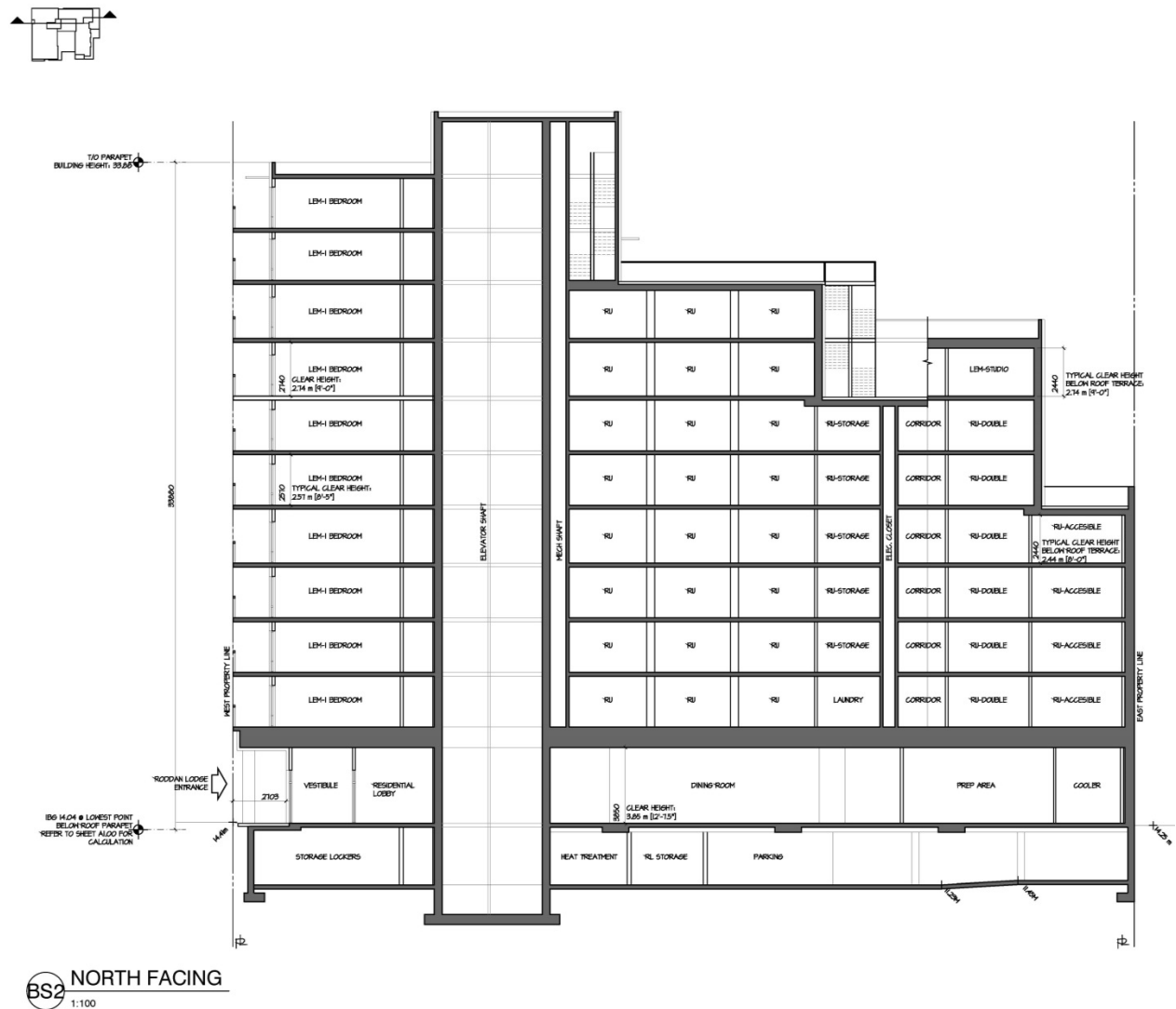
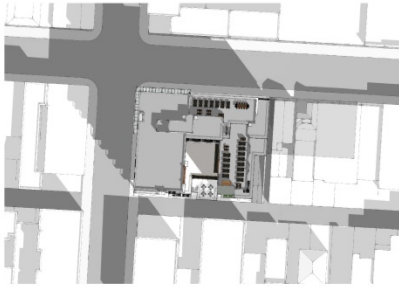
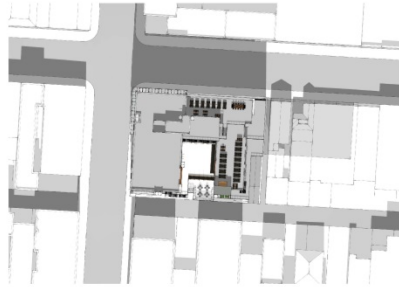


Figure 17: Shadow Studies

10:00 AM March 22th Spring Equinox



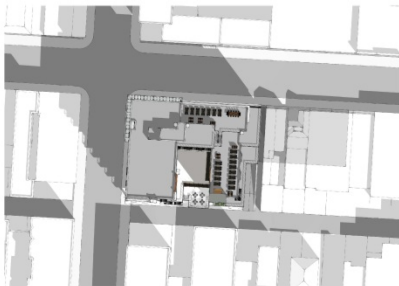
12:00 PM March 22th Spring Equinox



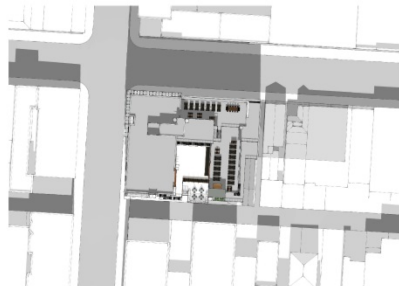
2:00 PM March 22th Spring Equinox



10:00 AM September 22th Fall Equinox



12:00 PM September 22th Fall Equinox



2:00 PM September 22th Fall Equinox



124 Dunlevy Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Eleven-storey mixed use building, with social service centre use at grade (Evelyn Saller Centre) serving the Downtown Eastside community, and residential use on floors 2-11, containing 213 social housing units.

Public Benefit Summary:

		Current Zoning	Proposed Zoning
Zoning District		DEOD, Sub-area 4	CD-1
FSR (site area = 1,701.1 sq. m / 18,311 sq. ft.)		4.50 (note 1)	5.98
Floor Area (sq. ft.)		82,400 sq. ft.	109,594 sq. ft.
Land Use		Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$15.62 sq. ft.)	\$10 (note 2)	\$10 (note 2)
	DCL (Area Specific)		
	Public Art (\$1.98/sf)		(note 3)
	20% Social Housing		
Other Public Benefits Offered	Heritage	N/A	
	Childcare Facilities		
	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		\$10	\$10

Other Benefits (non-quantified components):

213 units of social housing, including the replacement of the 156 existing single-occupancy rooms with self-contained social housing units, and a new social service centre space for the Evelyn Saller Centre.

* 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: Replacement Housing (36%), Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).

Notes:

1. Sub-area 4 of the DEOD ODP: 4.50 FSR is the maximum discretionary density for a site with a maximum frontage of 45.7 m (150 ft.) where all residential units are social housing.
2. For Social Service Centre use, the DCL rate is \$10; residential floor area meeting the definition of Social Housing is exempt from payment of DCL.
3. Social Housing is exempt from public art contributions, and size of the proposed Social Service Centre, does not meet the threshold for a public art contribution.

124 Dunlevy Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	124 Dunlevy Avenue
Legal Descriptions	Lots 1 to 6, Block 41, District Lot 196, Plan 196; PIDs 015-589-277, 015-589-285, 015-589-293, 015-589-307, 015-589-315, and 015 589 331, respectively
Developer	City of Vancouver
Architect	DYS Architecture
Property Owner	City of Vancouver Public Housing Corporation 133844

Site Statistics

Site Dimensions and Area	37.2 m (122 ft.) x 45.7 m (150 ft.)	1,701.1 sq. m (18,311 sq. ft.)
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Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	DEOD (Downtown Eastside Oppenheimer) District, Sub-area 4	CD-1 (Comprehensive Development) District	--
Uses	Light Industrial; Office (accessory); Residential; Community Care Facility, Parking; Commercial	Residential; Social Service Centre	--
Max. Floor Space Ratio (FSR)	4.50 FSR (note 1)	5.98 FSR	--
Floor Area		<u>Residential:</u> 9,076.1 sq. m (97,697.5 sq. ft.) <u>Social Service Centre:</u> 1,077.5 sq. m (11,598.5 sq. ft.) <u>Above-grade Mechanical:</u> 27.7 sq. m (298 sq. ft.) <u>Total:</u> 10,181.3 sq. m (109,594 sq. ft.)	
Maximum Height	22.8 m (75 ft.) (note 2)	33.88 m (111 ft.)	34.14 m (112ft.)
Unit Mix	--	Micro Unit: 149 Studio: 26 One bedroom: 19 Two bedroom: 19 Total: 213	--
Parking Spaces	Per Parking By-law Equivalent to 48 spaces	Equivalent to 28 spaces	Parking relaxation with an equivalent of 27 spaces is supported.
Loading	Class A: 1 Class B: 2	Class A: 2 Class B: 1	Loading relaxation is supported
Bicycle Spaces	Per Parking By-law Class A: 110 Class B: 6	Class A: 110 Class B: 6	Class A: 115 Class B: 6

Notes:

- Sub-area 4 of the DEOD ODP: 4.50 FSR is the maximum discretionary density for a site with a maximum frontage of 45.7 m (150 ft.) where all residential units are social housing. Where a site includes 60% of the units as social housing and 40% of the units as secured market rental housing, a maximum discretionary density of 2.50 may be considered. For all other development, the maximum FSR shall be 1.00.
- Sub-area 4 of the DEOD ODP: 22.8 m (75 ft.) is the maximum discretionary height for a site with a maximum frontage of 45.7 m (150 ft.) where all residential units are social housing.