



Implementing the
**Downtown Eastside
Local Area Plan**

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**ZONING &
OTHER
BY-LAW
AMENDMENTS**

*Presentation for
Public Hearing
April 1, 2014*



Downtown Eastside
Local Area Plan

Presentation Outline

1. Overview

2. Social Housing Definition

3. Proposed By-law Amendments:

- Downtown Official Development Plan (ODP) By-law
- Downtown Eastside Oppenheimer ODP By-law
- Zoning & Development By-law
- Single Room Accommodation By-law

1. Overview

On March 15th Council...

Adopted:

- DTES Local Area Plan
- Implementation Plan and Public Benefits Strategy
- Rezoning Policy for the DTES
- Parking By-law Amendments
- Micro Dwelling Policies & Guidelines
- Policies & Guidelines for Upgrading Rooms Designated Under the SRA By-law
- Interim Liquor Policy

Referred to Public Hearing:

Zoning By-law Amendments:

- Downtown ODP
- Downtown Eastside Oppenheimer ODP
- Zoning & Development By-law

SRA By-law Amendments

2. Social Housing Definition

New Social Housing Definition:

- Two-part definition (covers citywide and DTES)
- In most of the DTES, “social housing” means:
 - 1/3 of units rented at shelter rate;
 - Units to be owned by a non-profit or government; and
 - Secured by covenant or housing agreement.

Definition located in:

- DTES Plan and Rezoning Policy
- Amending zoning by-laws referred to Public Hearing

2. Social Housing Definition

DTES Areas for Deeper Affordability



3. Proposed By-law Amendments

Zoning & Development By-law:

- Strike “low-cost housing” definition
- Replace “social housing” definition
- Add “micro dwelling” definition and additional regulations, and add as a use to DTES district schedules
- Provision added (11.26.1) to clarify that a covenant or housing agreement is required to secure use as “secured market rental housing” or “social housing”

3. Proposed By-law Amendments

Downtown ODP (including Victory Square):

- Strike “low-cost housing” definition
- Replace “social housing” definition
- Add “secured market rental housing” definition
- Add “micro dwelling” use
- Height and density incentives:
 - to improve viability of retail spaces and increase compatibility with the heritage streetscape
 - to encourage “social housing” and “secured market rental housing” through development permit

3. Proposed By-law Amendments

Downtown ODP

(including Victory Square - Area C2)



Current Zoning	Proposed Zoning
Height: <ul style="list-style-type: none">• Max. 70 ft• Up to 100 ft considered for 2/3 social housing	Height: <ul style="list-style-type: none">• Max. 75 ft• Up to 105 ft for 2/3 social housing or 100% secured market rental housing
Density: <ul style="list-style-type: none">• Max. 5 FSR• Cap on residential use at 3 FSR, unless 2/3 social housing	Density: <ul style="list-style-type: none">• Max. 5 FSR• Up to 6 FSR considered for 2/3 social housing or 100% secured market rental housing, no cap on residential use

3. Proposed By-law Amendments

Downtown Eastside Oppenheimer ODP:

- Add reference to Local Area Plan and update Goals
- Replace “social housing” definition
- Add “secured market rental housing” definition
- Add “micro dwelling” use; update FSR exclusions for ext. walls
- Changes to bonus density and height:
 - **60% social housing and 40% secured rental required for bonus density over 1 FSR, at the discretion of the Development Permit Board**
 - Moderate amount of bonus density for expansion of existing commercial or industrial uses (without social housing requirement)

3. Proposed By-law Amendments

Downtown Eastside Oppenheimer ODP

Sub-area 1



Current Zoning	Proposed Zoning
Height: <ul style="list-style-type: none"> Max. 98 ft 	Height: <ul style="list-style-type: none"> Max. 98 ft Bonus up to 120 ft for corner sites
Density: <ul style="list-style-type: none"> Outright 1 FSR Bonus density over 1 FSR to provide 20% social housing units Max. 5 FSR (with max. 3 FSR residential) 	Density: <ul style="list-style-type: none"> Outright 1 FSR Bonus density over 1 FSR to provide 60% social housing units and 40% secured rental units Bonus up to max. 7 FSR for corner sites Bonus up to max. 1.5 FSR for industrial/commercial expansion without social housing requirement

3. Proposed By-law Amendments

Downtown Eastside Oppenheimer ODP

Sub-areas 2, 3, 4



Current Zoning	Proposed Zoning
Height: <ul style="list-style-type: none">• Max. 50 ft	Height: <ul style="list-style-type: none">• Max. 50 ft• Bonus up to 75 ft for 100% social housing or heritage projects
Density: <ul style="list-style-type: none">• Outright 1 FSR• Bonus density over 1 FSR to provide 20% social housing units• Max. 2.5 FSR	Density: <ul style="list-style-type: none">• Outright 1 FSR• Bonus density over 1 FSR to provide 60% social housing units and 40% secured rental units• Bonus up to max. 2.5 FSR, with consideration of bonus density up to 4.5 FSR for 100% social housing or heritage projects• Bonus up to max. 1.5 FSR for industrial/commercial expansion without social housing requirement

3. Proposed By-law Amendments

Single Room Accommodation By-law:

Objectives:

- Maintain and improve livability of stock by encouraging addition of private washrooms and cooking facilities
- Minimize room loss and maintain affordability

Amendments:

- Authority delegated to Chief Housing Officer for room upgrades by non-profit societies
- No minimum room size requirements for upgraded SRAs, with rents secured through housing agreement
- Housekeeping amendments to improve administrative and compliance with the By-law

Thank You & Questions