

# Amendments to the Downtown-Eastside/Oppenheimer District Official Development Plan (DEOD ODP) RTS 12050

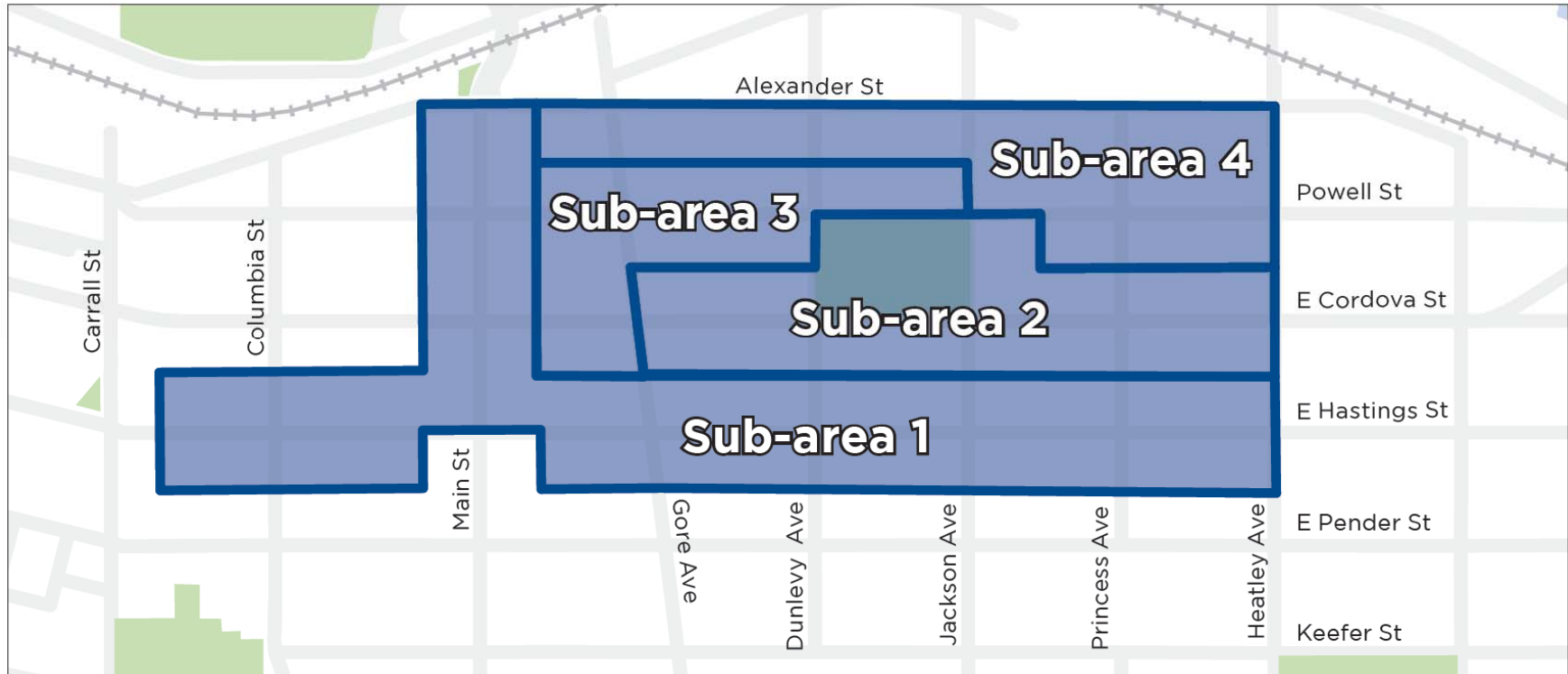
Public Hearing July 11, 2017



- Enable innovative mixed-use projects that meet the intent of the zoning through minor amendments to the DEOD ODP.



# DEOD Sub-areas



**Sub-area 1 – Main/Hastings:**  
high density, mixed commercial-residential

**Sub-area 3 – Powell Street (Japantown):**  
medium density, local retail and residential

**Sub-area 2 – Cordova Street:**  
medium density, residential

**Sub-area 4 – Alexander/Powell:**  
medium density, mixed residential and light industrial



Projects in the DEOD should emphasize these priority uses:

- Social housing
- Community health and wellbeing
- Local economic development

*(Policy 6.5.5)*

Intent of proposed changes:

- To enable innovative mixed-use projects that includes these priority uses
- To expedite delivery of 100% social housing projects



To amend the DEOD ODP, generally to:

1. Enable the development of priority uses in combination with social and secured market rental housing in sub-area 1
2. Allow existing priority uses to expand to 1.5 FSR in all sub-areas
3. Define local economic development use
4. Relax maximum site width for 100% social housing projects in all sub-areas

# 1. Enable the development of priority uses on corner sites in sub-area 1

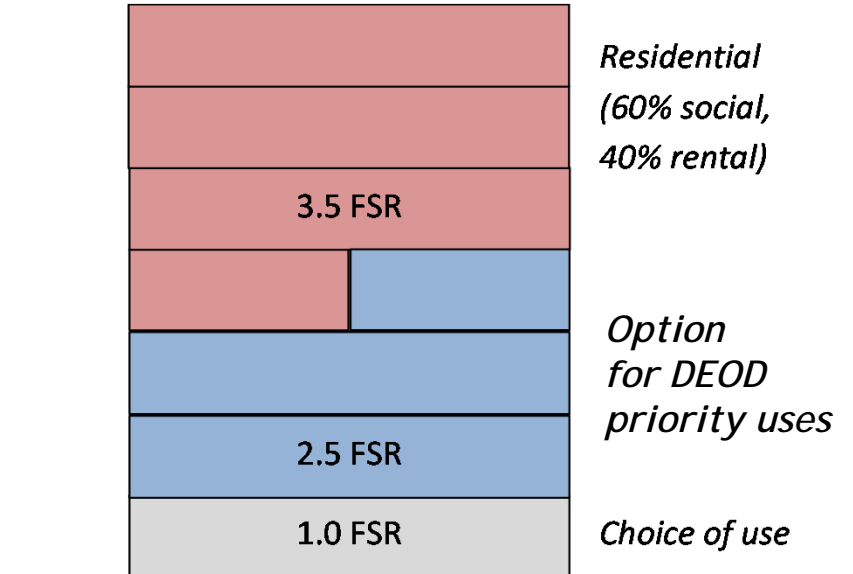


Max 7.0 FSR



**Current Zoning**  
(sub-area 1 Main/Hastings, corner sites only)

Max 7.0 FSR



**Proposed Zoning**  
(sub-area 1 Main/Hastings corner sites only)

- No change to overall maximum density or height

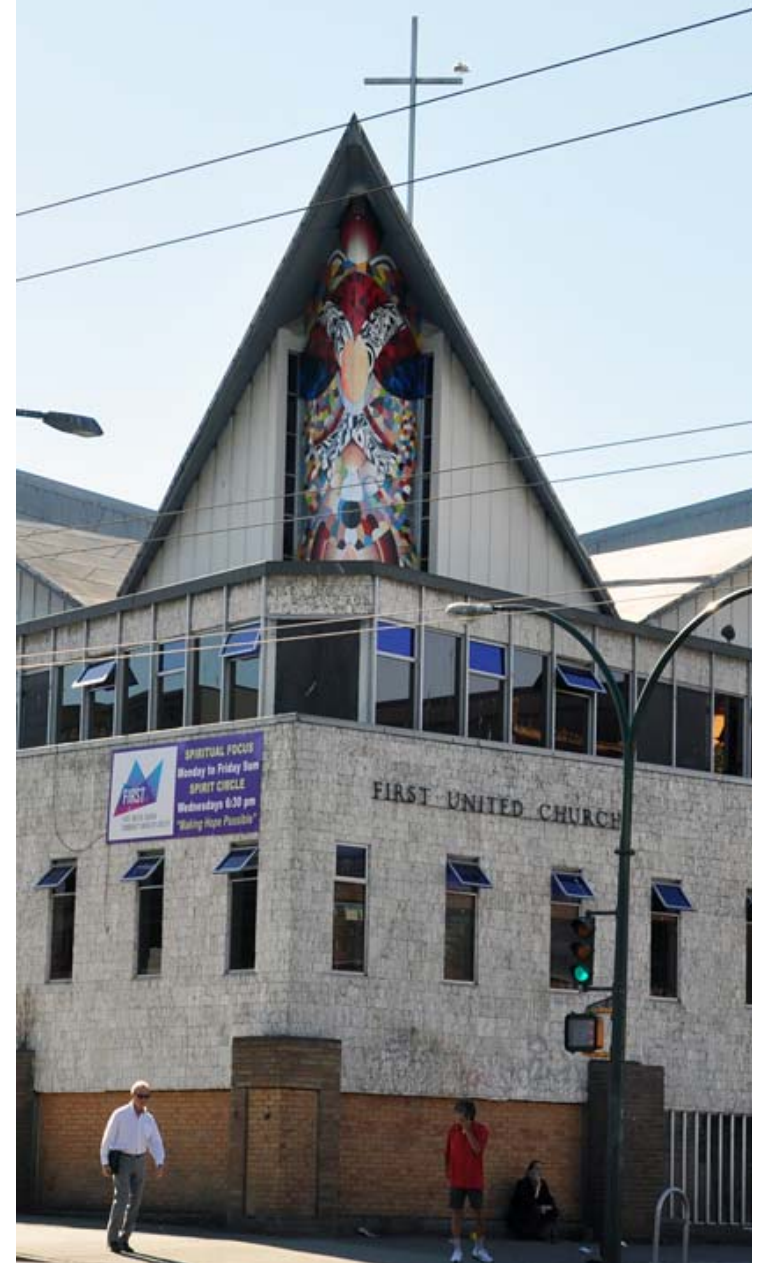
## 2. Allow Existing Priority Uses to Expand

### Current Zoning

- Existing businesses (only retail, warehouses, services and manufacturing) allowed to expand from 1.0 to 1.5 FSR without delivering housing

### Proposed changes

- Allow existing local economic development, community health and well-being uses to expand from 1.0 to 1.5 FSR as well





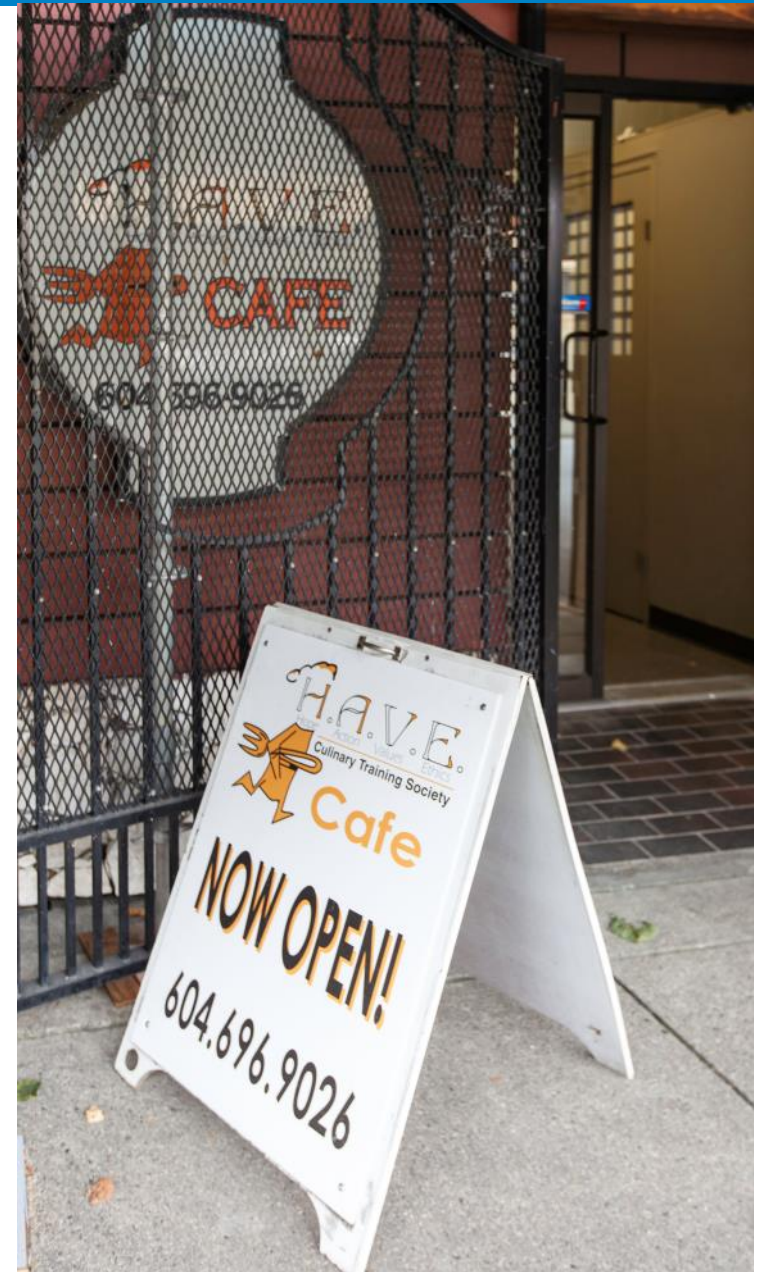
### 3. Add a Definition of Local Economic Development

#### Current Zoning

- Has definitions for two of the three priority uses: community health and well-being and social housing
- No clear definition for Local Economic Development uses

#### Proposed Changes

- Local Economic Development creates local jobs that are inclusive and have a social benefit
- This definition includes social enterprises and co-operatives that create opportunities for local services, training, and jobs





## 4. Allow Relaxation to Maximum Site Width for 100% Social Housing Projects

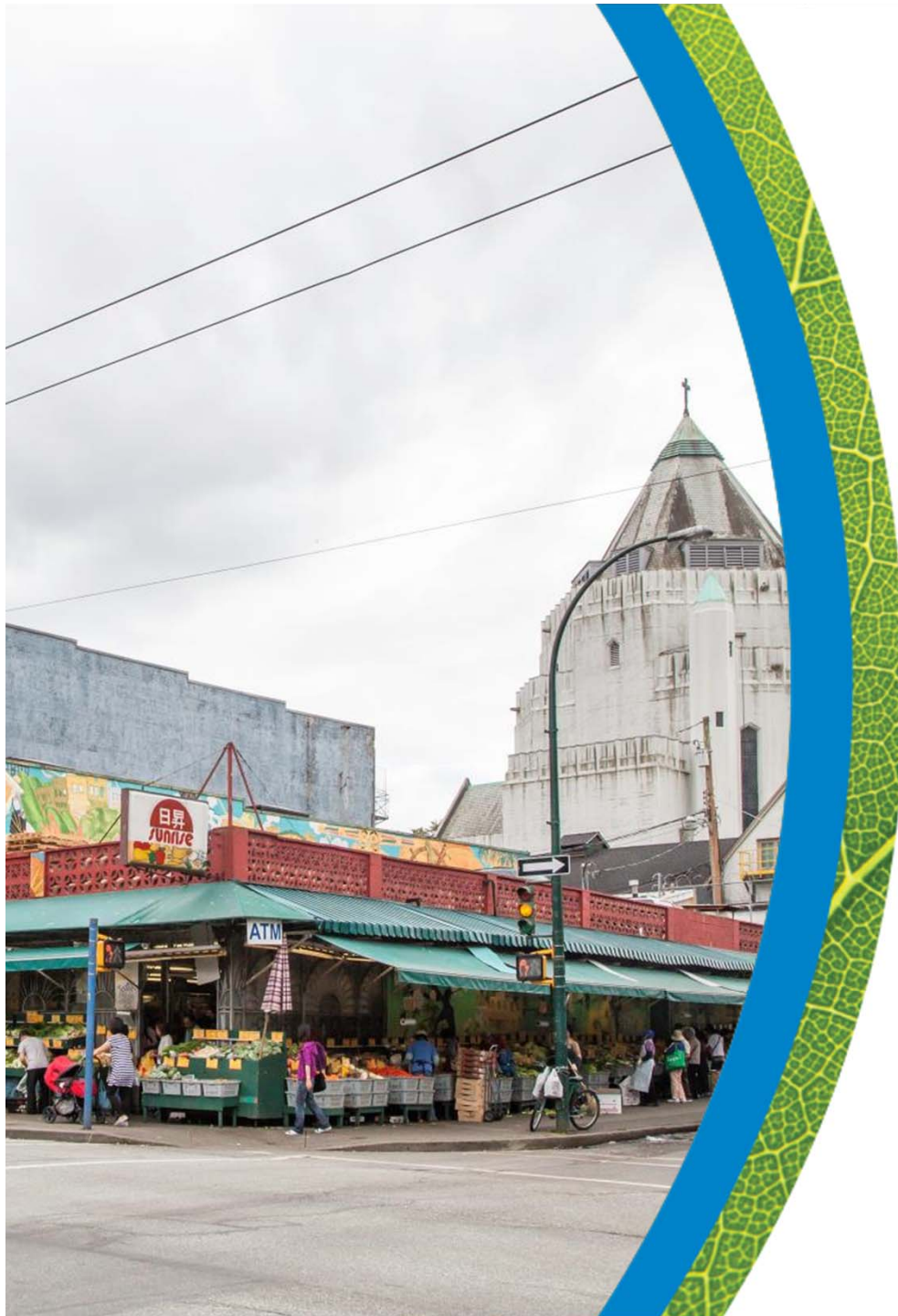
### Current Zoning

- Current maximum site width:
  - Sub-area 1 = 100 ft
  - Sub-areas 2, 3, 4 = 150 ft

### Proposed changes

- Allow relaxation to maximum site width for 100% social housing projects without rezoning





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