

BY-LAW NO. _____

A By-law to amend Downtown-Eastside/Oppenheimer
Official Development Plan By-Law
Regarding miscellaneous amendments

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Downtown-Eastside/Oppenheimer Official Development Plan By-law.
2. Council adds the following as sections 1.1 22) and 1.1 23):

“Local Economic Development

 - 22) Create employment, especially low barrier jobs, through inclusive, social impact hiring and local employment opportunities.
 - 23) Encourage enterprises operating as social enterprises or co-operatives that create jobs, job space and opportunities for services and training.
 - Social enterprises are businesses with a formal, mission-based, and direct relationship to a non-profit or charity (i.e. owned by a non-profit, or formally partnered with a non-profit to ensure profits from the venture support the mission of that organization). Social enterprises can also be a non-profit or charity directly engaging in fee for service or the making and selling of goods itself, or a Community Contribution Company if registered as such with the Province.
 - Co-operatives are a form of business ownership where the consumers, producers or workers of a company are also the owners. Often times Co-ops are formed to serve a specific community need. In British Columbia Co-operatives that are pursuing mission-based impacts similar to charities and non-profits can be specifically registered as Community Services Co-ops. Community Services Co-ops cannot issue investment shares and are formed explicitly to provide health, social or educational and other community services.”
3. Council strikes 4.2 (i) and replaces it with:
 - “(i) Building or uses required to serve the educational, cultural, health, social, recreational or local economic development needs of the local community and not otherwise permitted.”

4. Council strikes 4.5.1 (b) and replaces it with:

- “(b) to a maximum floor space ratio of 7.0 on corner sites, if:
- (i) a maximum of 2.5 floor space ratio above a floor space ratio of 1.0 is developed as uses listed in 4.2 (i), Community Care Facility - Class B and Group Residence, Health Care Office and Health Enhancement Centre and accessory uses,
 - (ii) no less than 50% of the total gross floor area is developed as residential; where at least 60% of the residential units comprising not less than 40% of the gross residential floor area are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross residential floor area are developed as secured market rental housing,
 - (iii) the corner site has a frontage no greater than 30.5 m, and
 - (iv) the Development Permit Board first considers:
 - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.”

5. Council adds the words “and uses listed in 4.2 (i)” after “wholesale uses,” in section 4.5.2.

6. Council adds the following as section 4.5.3:

- “4.5.3 Despite the provisions of subsection 4.5.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 30.5 m, if:
- (a) all residential units are social housing;
 - (b) enforcement will result in unnecessary hardship;
 - (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.”

7. Council re-numbers 4.5.3, 4.5.4 and 4.5.5 as 4.5.4, 4.5.5 and 4.5.6 respectively.

8. In the new section 4.5.6 Council replaces “4.5.3 and 4.5.4” with “4.5.4 and 4.5.5”.

9. Council adds the words “or local economic development” after “recreational”, and “and not otherwise permitted” after “local community” in section 5.2 (d).

10. Council strikes 5.5.1 (b) (ii) and replaces it as follows:

“(ii) the development includes residential and all residential units are social housing, and”

11. Council adds the words “uses listed in 5.2 (d)” after “wholesale uses,” in section 5.5.2.

12. Council adds a new section 5.8.4 as follows:

“5.8.4 Despite the provisions of subsections 5.5.1 and 5.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.”

13. Council adds the words “or local economic development” after “recreational”, and “and not otherwise permitted” after “local community” in section 6.2 (g).

14. Council strikes 6.5.1 (b) (ii) and replaces it as follows:

“(ii) the development includes residential and all residential units are social housing, and”

15. Council adds the words “uses listed in 6.2 (g)” after “wholesale uses,” in section 6.5.2.

16. Council adds a new section 6.8.4 as follows:

“6.8.4 Despite the provisions of subsection 6.5.1 and 6.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.”

17. Council adds the words “or local economic development” after “recreational”, and “and not otherwise permitted” after “local community” in section 7.2 (h).

18. Council strikes 7.5.1 (b) (ii) and replaces it as follows:

“(ii) the development includes residential and all residential units are social housing, and”

19. Council adds the words “uses listed in 7.2 (h)” after “wholesale uses,” in section 7.5.2.

20. Council adds a new 7.8.4 as follows:

“7.8.4 Despite the provisions of subsection 7.5.1 and 7.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or Development Permit Board considers the submission of any advisory group, property owner or tenant.”

21. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

22. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk