

## SUMMARY AND RECOMMENDATION

**2. ZONING AMENDMENT: Enabling Innovative Development with Social Housing - Amendments to the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP)**

**Summary:** To amend the Downtown-Eastside/Oppenheimer District (DEOD) Official Development Plan (ODP) to enable the delivery of priority uses with housing on corner sites, allow frontage relaxations for 100 per cent social housing projects, and include a definition for local economic development use. These zoning changes help implement the Downtown Eastside Plan and enable innovative projects and the delivery of social housing.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of June 13, 2017.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the following amendments to the Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, generally as set out in Appendix A of the Policy Report dated June 13, 2017, entitled "Enabling Innovative Development with Social Housing - Amendments to the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP)", be approved:
- (i) Include a definition for local economic development use;
  - (ii) In sub-area 1 (Main and Hastings), enable the development of other priority uses in combination with social and secured market rental housing within the current overall maximum density;
  - (iii) In sub-areas 1, 2, 3, and 4, allow existing priority uses to expand to a maximum of 1.5 FSR; and
  - (iv) In sub-areas 1, 2, 3 and 4, introduce a relaxation by the Director of Planning to the current maximum site width (i.e. site frontage) on the condition that 100% of housing units are social housing.
- B. THAT A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and 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 any rezoning by-laws; 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.

**[RZ - Enabling innovative development with social housing - amendments to the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP)]**