

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Downtown Eastside Local Area Plan Zoning and Other By-law Amendments

Summary: To amend the *Downtown Official Development Plan*, the *Downtown Eastside Oppenheimer Official Development Plan* and the *Single Room Accommodation By-law*, and to amend the *Zoning and Development By-law* regarding Sections 2, 10 and 11, and the HA-1 and HA-1A, HA-2, FC-1, RT-3 and RM-3A district schedules. The Downtown Eastside Local Area Plan was approved by Council on March 15, 2014. These amendments are proposed as part of the implementation of that plan.

Applicant: The General Manager of Planning and Development Services

Referral: This item was referred to Public Hearing at the Standing Committee of Council on City Finance and Services, March 15, 2014.

Recommended Approval: By the General Manager of Planning and Development Services:

- A. THAT the application to amend the *Downtown Official Development Plan*, generally in accordance with Appendix D of the Policy Report dated February 24, 2014, entitled "Downtown Eastside Local Area Plan" or as directed by resolution of Council, as follows:
- (i) amend the definition of "social housing" generally as set out in Resolution E of the minutes to the Standing Committee of Council on City Finance and Services, March 15, 2014;
 - (ii) strike the definition of "low-cost" housing;
 - (iii) add the definitions of "secured market rental housing" and "micro dwelling unit";
 - (iv) increase ground-floor commercial ceiling heights, and provide height and density incentives for social and secured market rental housing in Victory Square at the discretion of the Director of Planning or the Development Permit Board; and
 - (v) amend sections 3 and 4 to change to the authority of the Development Permit Board;
- be approved.
- B. THAT the application to amend the *Downtown Eastside Oppenheimer Official Development Plan* (DEOD ODP), generally in accordance with Appendix E of the Policy Report dated February 24, 2014, entitled "Downtown Eastside Local Area Plan" or as directed by resolution of Council, as follows:
- (i) update the ODP preamble and goals to reflect the Plan;
 - (ii) amend the definition of "social housing" generally as set out in Resolution E of the minutes to the Standing Committee of Council on City Finance and Services, March 15, 2014;
 - (iii) add the definitions of "secured market rental housing" and "micro dwelling unit";
 - (iv) update the existing bonus density mechanism to:

- (a) consider bonus density over the base of a floor space ratio (FSR) of 1.0 for 60% social housing units, with the balance to be 40% secured market rental housing units, with additional bonus density over current maximums in sub-area 1 for corner sites, and in sub-areas 2, 3 and 4 for projects where all residential units are social housing;
 - (b) allow a moderate amount of bonus density in all sub-areas for expansion of existing industrial and commercial uses without requiring social housing;
 - (v) update FSR exclusions for exterior walls in sub-areas 2, 3 and 4, to address previous omissions related to updates to the Vancouver Building By-law; and
 - (vi) amend sections 4, 5, 6 and 7 to change to the authority from Director of Planning to the Development Permit Board;
- be approved.

C. THAT the application to amend the *Single Room Accommodation By-law*, generally in accordance with Appendix F of the Policy Report dated February 24, 2014, entitled "Downtown Eastside Local Area Plan", to delegate Council authority to the Chief Housing Officer for certain types of applications and to improve administration of the By-law through various housekeeping amendments, be approved.

D. THAT the application to amend the *Zoning and Development Bylaw* to:

- (i) amend the definition of "social housing" generally as set out in Resolution E of the minutes to the Standing Committee of Council on City Finance and Services, March 15, 2014; and
- (ii) permit, at the discretion of the Director of Planning, consideration of micro dwelling units that are new, self-contained and secured rental in the Downtown Eastside Oppenheimer District, in the HA-1 and HA-1A (Chinatown) and HA-2 (Gastown) districts, in area C2 (Victory Square) of the Downtown District, in the FC-1 (north of National Avenue) and RT-3 (Strathcona/Kiwassa) districts, generally in accordance with Appendix G of the Policy Report dated February 24, 2014, entitled "Downtown Eastside Local Area Plan";

be approved.

FURTHER THAT micro dwelling units also be considered in areas C, D and E of the *Rezoning Policy for the Downtown Eastside* approved March 15, 2014.

(RZ 802/2014 - Downtown Eastside Local Area Plan Zoning and Other By-law Amendments)