
MEMORANDUM

March 19, 2015

TO: Mayor and Council

CC: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Janice MacKenzie, City Clerk
Kevin Quinlan, Director, Policy and Communication, Mayor's Office
Lynda Graves, Manager, Administration Services, City Manager's Office
Mike Magee, Chief of Staff, Mayor's Office
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Brian Jackson, General Manager, Planning and Development Services
Karen Hoese, Senior Planner, Vancouver Downtown Division
Holly Sovdi, Planner, Vancouver Downtown Division

FROM: Kevin McNaney, Assistant Director, Vancouver Downtown Division

SUBJECT: RTS: 10852 – Proposed amendments to the Downtown Official Development Plan (DODP) including new housing definitions applicable to all areas within the DODP and including amendments to implement the West End and Downtown Eastside plans

This memorandum informs Council of a correction required in Appendix B of the Policy Report entitled "Proposed Amendments to the Downtown Official Development Plan (DODP) including new housing definitions applicable to all areas within the DODP and including amendments to implement the West End and Downtown Eastside plans" dated February 23, 2015.

No action is required by Council. This memo is for clarification only. Appendix A of the DODP Policy Report (which is the subject of the Public Hearing) and the draft By-law posted for this item include the correct text.

Discussion

Appendix A of the report includes the proposed amendments to the DODP and is accurate and consistent with the posted draft By-law.

Appendix B, which staff provided for ease of reference, is a tracked changes version of the DODP as it was prior to February 4, 2014, and therefore prior to the amendments that were made to implement the West End and Downtown Eastside plans. The tracked changes DODP in

Appendix B shows the text that is intended to be deleted as struck-through and the text to be added in red. In section 3(13) the struck-through text incorrectly referenced “social housing” in three places when it should have referenced “low cost housing”, as this was the term in the DODP prior to February 4, 2014.

The correct tracked changes for section 3(13) text is shown below, with the corrections highlighted and the new text in red, consistent with the draft By-law in Appendix A. This replaces section 3(13) on page 19 of Appendix B:

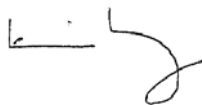
“13. ~~The Development Permit Board may, for any development which includes low cost housing, except within the areas denoted by the letters ‘K1’, ‘K2’ and ‘K3’ on Map 1, permit an increase in floor area, subject to the securing of a Housing Agreement to ensure the inclusion of low cost housing.~~

~~In determining the amount of an increase in floor area that may be permitted as a result of a relaxation, the Development Permit Board, with advice from the Manager of the Housing Centre and the Manager of the Real Estate Division, shall consider:~~

- ~~(a) the cost to the Developer of providing low cost housing;~~
- ~~(b) the value of the increased floor area;~~
- ~~(c) the value of any relaxation of other regulations;~~
- ~~(d) the impact upon livability and environmental quality of the neighbourhood; and~~
- ~~(e) all applicable policies and guidelines adopted by Council.~~

Despite subsection 1 of this Section 3, for any development that includes social housing, other than in the areas marked “K1”, “K2”, and “K3” on Map 1, the Development Permit Board may increase the permitted floor area, except that:

- (a) the Development Permit Board shall consider:
 - (i) the advice of city staff and city officials responsible for housing and real estate,
 - (ii) the cost to the developer of providing the social housing,
 - (iii) the value of the increased floor area,
 - (iv) the value of any relaxation of other regulations,
 - (v) the impact on neighbourhood livability and environmental quality, and
 - (vi) all applicable Council policies and guidelines;
- (b) any increase in floor space ratio must be subject to a Housing Agreement that secures the social housing; and
- (c) Council approval is required prior to issuance of the development permit.”



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