



# Proposed changes to the **Downtown Official Development Plan** (DODP)

March 24, 2015

On January 27, 2015, the Court:

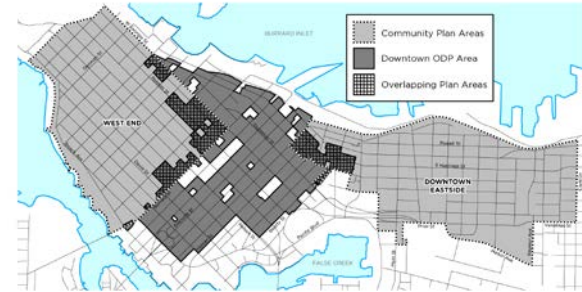
- quashed the DODP amendments resulting from the West End Plan implementation;
- quashed the development permit for the social housing under construction at 1099 Richards Street; and
- quashed the rezoning at 508 Helmcken Street.

Staff recommend that Council:

- repeal amendments to the Downtown Official Development Plan (By-law 10929) made by Council as part of implementing the Downtown Eastside Plan, noting that the amendments to the DODP by By-law 10865 made by Council as part of the implementation of the West End Plan have already been quashed by the Court ruling; and
- amend the Downtown Official Development Plan to advance the objectives of the West End and Downtown Eastside plans

# REVISED NOTIFICATION PROCESS

To address the Court’s concerns, an expanded and robust notification process took place within the boundaries of the DODP, DTES and West End areas.



Notification Techniques	Required by Vancouver Charter	Typical DODP Amendments	West End/DTES DODP Amendments	Enhanced notification for this application
Newspapers	√	√	√	√ 7 postings
City webpage		√	√	√
Email lists		√	√	√
Postcards			√	√ Approx. 30,000
Social media			√	√
Canada Post unaddressed mail (to reach renters)				√ Approx. 32,000

Table 1: Summary of the enhanced notification process to be undertaken as part of these DODP amendments

# PROPOSED CHANGES TO ALL AREAS OF THE DODP



Update the definition for “Social Housing” to align with other approved by-laws and plans.

Create a new definition for “Secured Market Rental Housing” to help secure rental for the long term.

Clarify considerations for new social housing projects (Section 3.13 of the DODP), including to make it clear that Council approval of additional density is needed prior to a Development Permit being issued.

# PROPOSED CHANGES TO ROBSON VILLAGE



Keep height limits at 70 ft. to maintain sunny sidewalks.

Increase commercial density for future local business opportunities (from 1 FSR to 3 FSR).

Remove residential from the zoning to minimize conflicts with local business operations.

Grandfather existing residential.

# PROPOSED CHANGES TO VICTORY SQUARE



Achieve new social and rental housing by allowing projects that include a minimum of 2/3 social housing or 100% secured market rental housing:

- additional height up to 105' (currently 100')
- additional density up to 6 FSR (currently a max of 5 FSR)

Allow consideration of Micro Dwellings.

## West End Plan

In November, 2013, Council approved a 30 year plan for the West End that respects the **distinct neighbourhood character, deepens affordability, improves local business viability**, makes it **easier to get around**, protects important **heritage** buildings, and **reinvests in community facilities**.

In February 2014, Council approved implementation amendments to the DODP to:

- Improve local business viability with zoning changes in the “Robson Village”;
- Add “social housing” as a use eligible for bonus density; and
- Eliminate the need for Council approval of a bonus density prior to a Development Permit Board permit issuance.





## Downtown Eastside (DTES) Plan

In March, 2014, Council approved a 30 year plan for the DTES that recognizes the **distinct character**, improves **housing choice** and current housing conditions, encourages **supports to individuals** living with mental health and addictions, helps to **revitalize local business** areas, makes it **easier to get around**, **protects heritage and community** assets, begins to better **support local creativity** and cultural expression, and **reinvests in community facilities**.



In April 2014, Council approved amendments to the DODP to:

- Remove the term “low cost housing” with income benefit terminology;
- Add new definitions for “social housing” and “secured market rental housing”;
- Deepen housing affordability in the “social housing” definition by requiring at least one-third of units to be at \$375 in DTES area zoning; and
- Increase housing diversity and affordability by allowing height and density incentives and ability to build “micro dwellings” in the Victory Square area (DD Area C2) consistent with the DTES Plan.

## Housing & Homelessness Strategy

In July 2012, Council approved the three year plan aimed at achieving goals and objectives from the Housing & Homelessness Strategy including the following actions :

- Enhance an ongoing incentive program to provide more **secure market rental** units throughout the city
- Protect, update, and enhance existing single room occupancy hotels, supportive, **social, and purpose-built rental housing**
- Ensure shelters, support, and **social housing** are located in neighbourhoods where they are most needed



## Healthy City Strategy

In October 2014, Council approved Phase 1 of the Healthy City Strategy that included:

- Consultation for the Healthy City Strategy took place between April and July 2014 and had more than 1,300 people participate in person and had more than 10,000 contacts online
- One of the key themes that arose was around “A Home for Everyone” and in particular, the **need for new social/affordable housing.**





## Summary of Open House comments

On March 19, 2015, City Staff held a public open house at the Central Library.

Over **410 people** attended.

Staff received **27 City comment forms**.

Responses:

- 13 support
- 8 support/non-support mix
- 6 non-support

Other correspondence was received and provided directly to Mayor and Council for consideration.





THANK YOU

**“Secured market rental housing”** means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years of the life of the building, or for such other term as may be agreed upon by the city and the owner.”

**“Social Housing”** means rental housing:

(a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication;

(b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and

(c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

(d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;

(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and

(f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require.”