

# Amendment to the Rental Housing Stock Official Development Plan

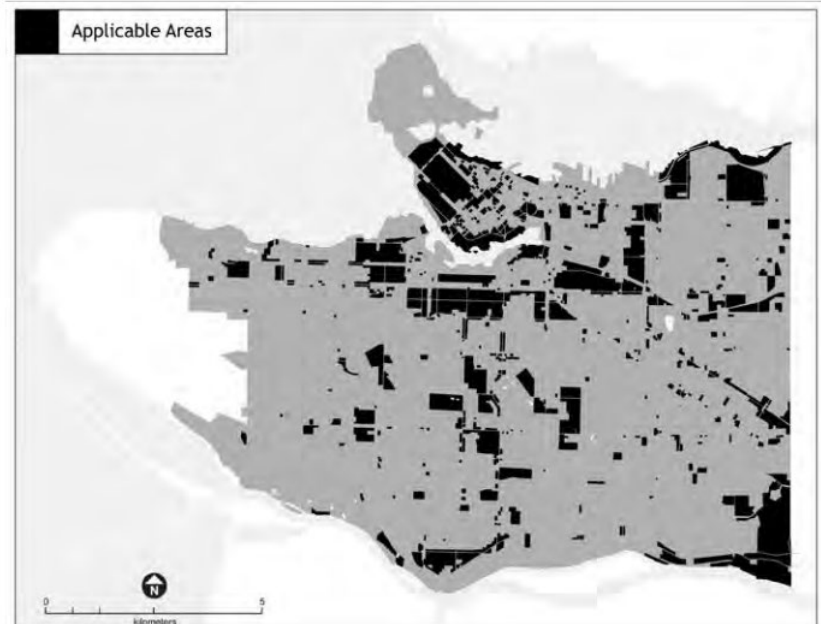


Public Hearing – December 2, 2020

## An important tool to enable the retention & renewal of existing purpose-built rental housing stock

- Requires one-for-one replacement of existing rental housing units in certain RM, FM, and CD-1 zoning districts
- Replacement units must be in same zoning district as existing rental housing to achieve no net loss of rental in the neighbourhood
- Works alongside other renter protection measures e.g. Tenant Relocation and Protection Policy

Rental Housing Stock ODP – Map Illustrating Applicable Areas

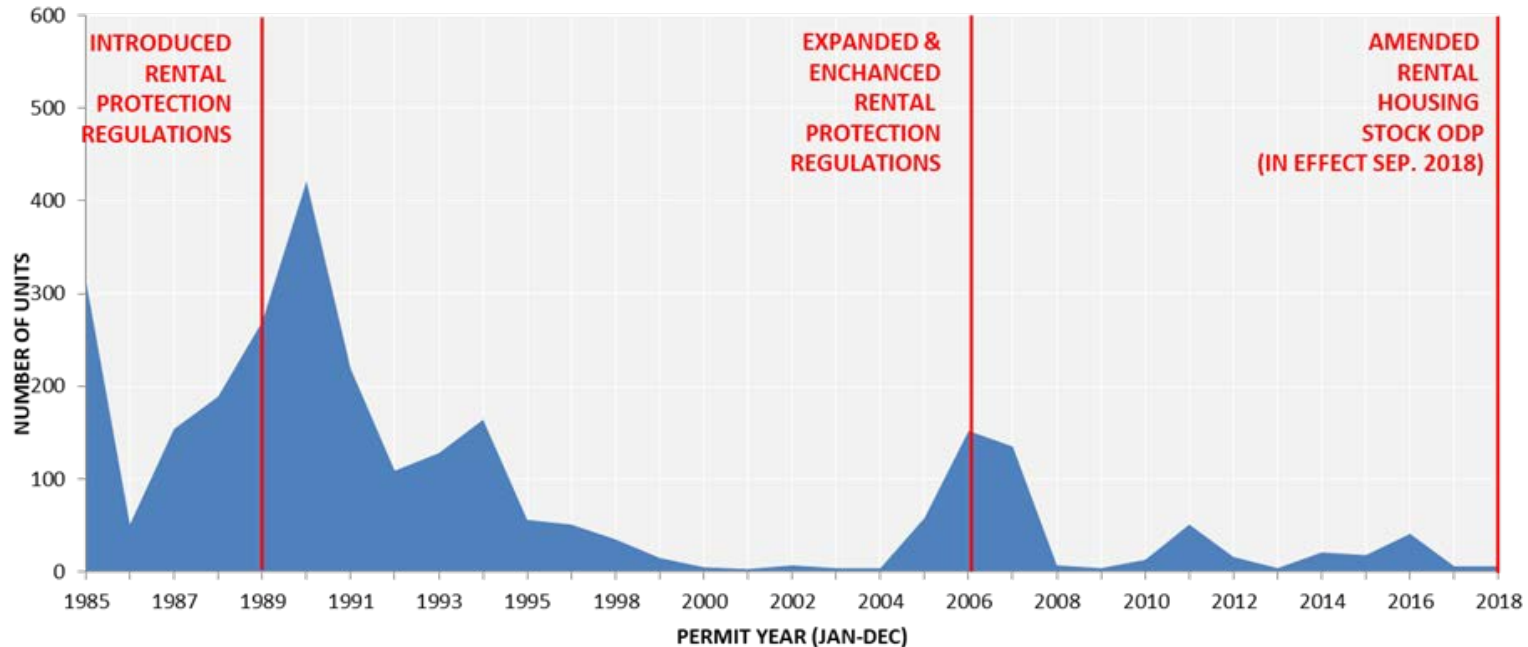


*Note: this map is for illustrative purposes only and is up to date as of March 13, 2018. New CD-1 districts added after March 13, 2018 are not included.*

# Impact of the Rental Housing Stock ODP

- ODP has been successful in protecting against loss of crucial existing rental housing supply in the face of redevelopment pressures
- Net gain of ~3,500 rental units in areas protected by the ODP from 2010-2018

**Market Rental Units Demolished in  
Rental Housing Stock ODP Areas (1985 – 2018)**



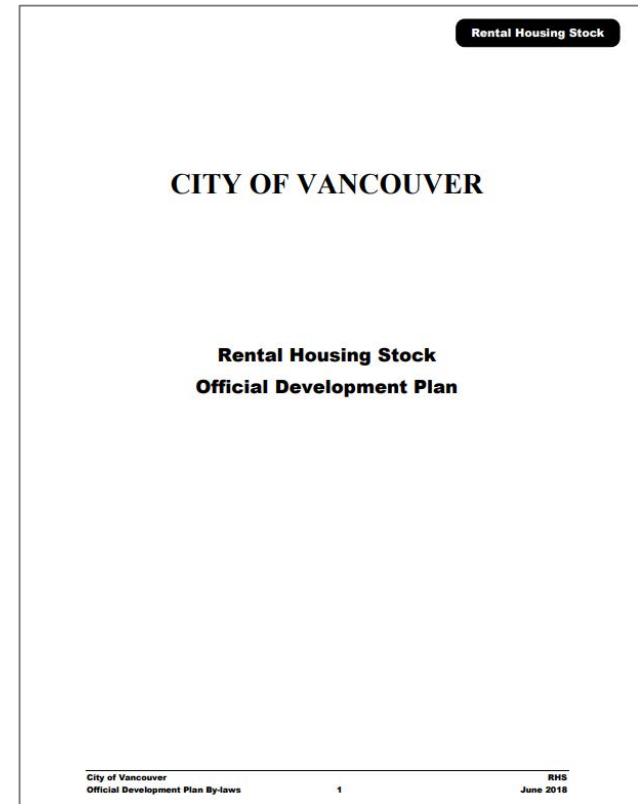
**Notes**

\*Demolitions represent rental buildings with 3 units or more


# Existing ODP Requirements

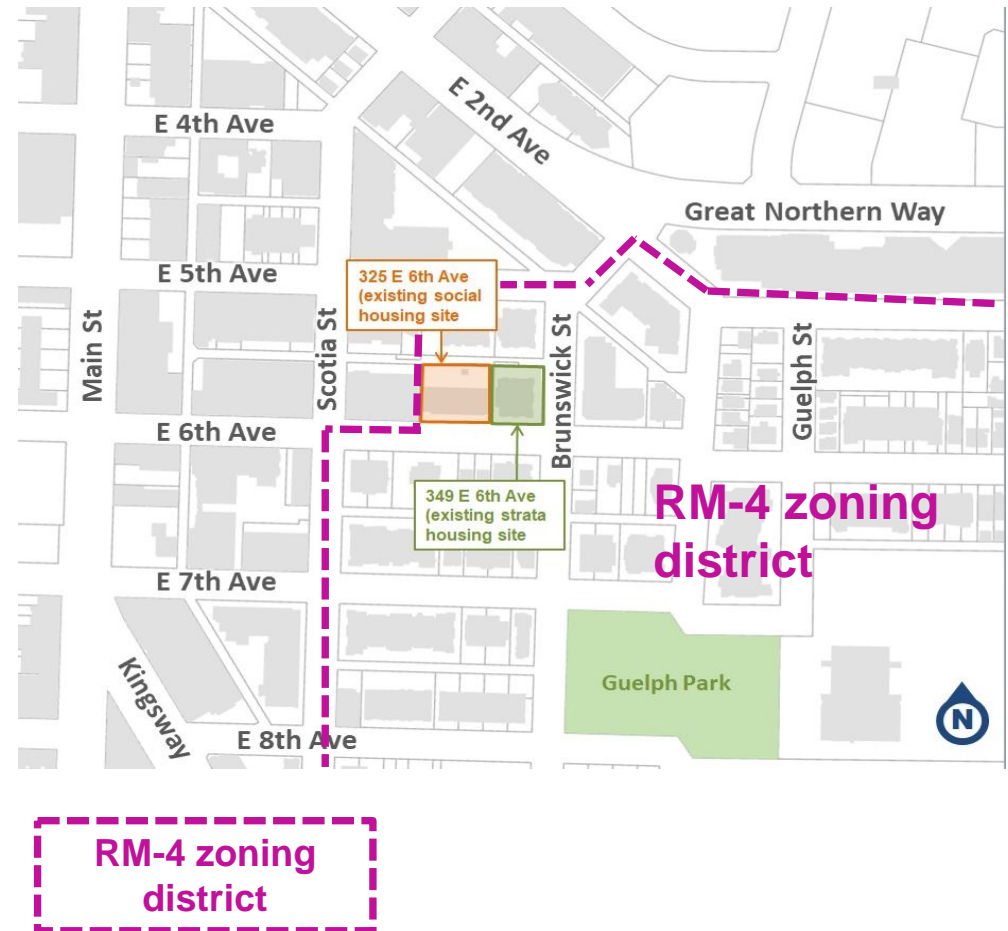
## Existing ODP Language & Intent:

- Existing ODP language requires one-for-one replacement of existing rental housing units either “on the site or in the same zoning district”
- Replacement could occur on a site other than the site that contained the original rental housing but is still in the same neighbourhood
- Intent is to enable proposals that contribute to the expansion of the existing rental housing stock without the eviction or displacement of existing tenants while ensuring no net loss of rental units in the neighbourhood



# Proposed Amendment - Rationale

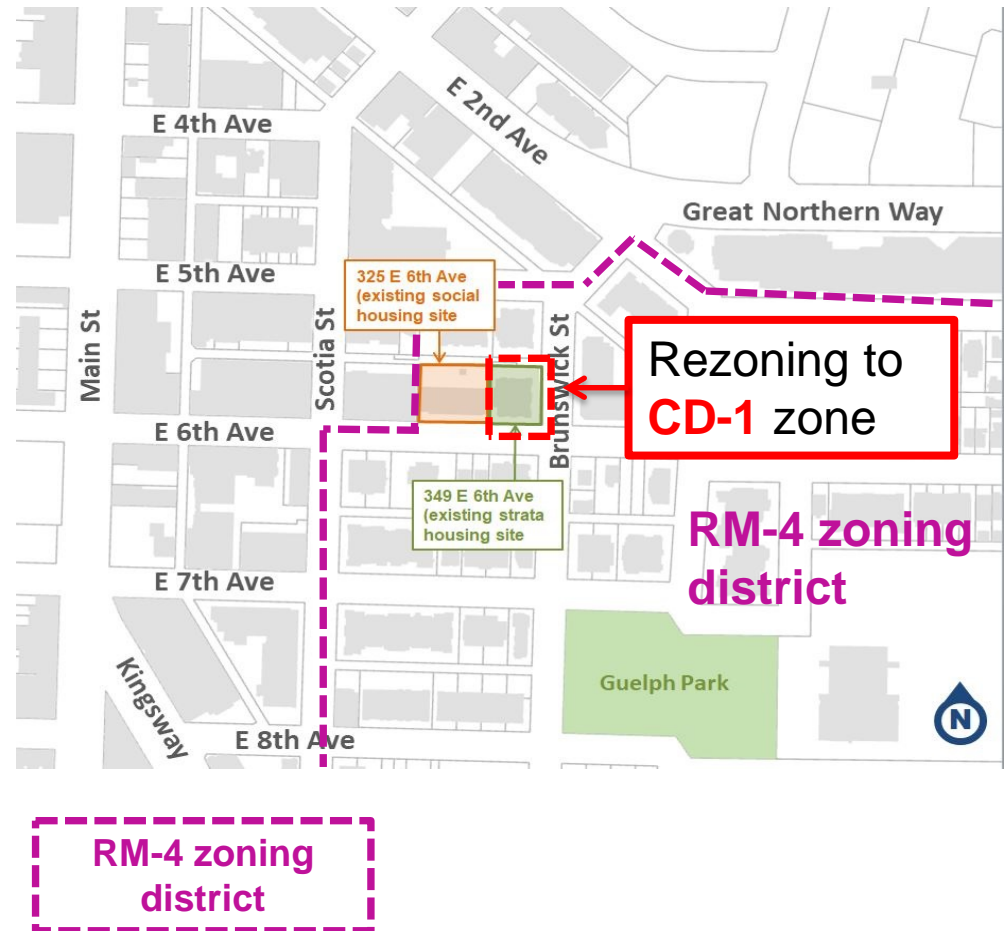
- Proposed replacement of 36 existing units of social housing at 325 E. 6<sup>th</sup> Ave on different site with no existing rental units at 349 E. 6<sup>th</sup> Ave
- Both properties within the RM-4 zoning district, i.e. fulfills the requirement for one-for-one replacement “on the site or in the same zoning district”
- Under a Development Permit process this proposal complies with ODP 



# Proposed Amendment - Rationale

- Under a Rezoning process this proposal does not comply with ODP as RM-4 is changed to a CD-1 zoning district
- Technically 349 E. 6<sup>th</sup> Ave after rezoning would no longer be “in the same zoning district” ❌

= need for technical amendment to clarify language in ODP



# Proposed Amendment - Implications

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- Amend existing ODP language to include wording enabling consideration of proposals that replace existing rental without displacement of existing tenants
- Maintain requirement for one-for-one replacement of existing rental housing in zoning districts covered by the ODP to ensure no net loss of rental
- Maintain requirement that rental replacement occur in the same neighbourhood to ensure diversity of rental housing across the city

Without amendment proposed redevelopment of 349 E. 6<sup>th</sup> Ave would be at variance with the ODP and cannot be considered

# Conclusion

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- Proposed amendment maintains core requirements of existing ODP including one-for-one replacement of exiting rental in the same neighbourhood
- It is a minor, technical amendment to clarify the types of rental replacement situations enabled under the ODP
- It will enable consideration of a rezoning application at 349 E. 6<sup>th</sup> Ave which will both replace existing social housing units and add new social housing units without displacing existing tenants
- It allows for consideration of potential future applications for rental replacement through approaches that avoid tenant displacement in the redevelopment process