

## SUMMARY AND RECOMMENDATION

**3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)**

**Summary:** To amend the Downtown Official Development Plan in Area K3 (Granville Street between Drake Street and Helmcken Street) to allow developments where 100% of the residential floor space is secured as rental housing or social housing up to 5.00 FSR, an increase from the existing 3.50 FSR. The amendment includes two conditions, namely that the increased density allowance would apply only to a site with a building constructed since 1930 and to a site with a maximum frontage of 23 m (75 ft.). This amendment would not change the existing maximum height, and ground-floor retail would continue to be required.

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

**Referral:** This item was referred to Public Hearing at the Council Meeting of February 9, 2021.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve the application to amend the Downtown Official Development Plan (the “DODP”) to increase the allowable density for developments where 100% of the residential floor space is for social housing or secured rental housing to 5.00 FSR in Area K3, generally as set out in Appendix A of the Referral Report dated January 4, 2021, entitled “Amendment to Downtown Official Development Plan – Area K3 (Granville Street)”.
- B. THAT the Granville Street (Downtown South) Guidelines be amended to add consideration of low operational or embodied emissions including the use of mass timber, generally as set out in Appendix B of the Referral Report dated January 4, 2021, entitled “Amendment to Downtown Official Development Plan – Area K3 (Granville Street)”.
- C. THAT Recommendations A through B be adopted on the following conditions:
  - (i) THAT 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.

**[Amendment to Downtown Official Development Plan – Area K3 (Granville Street)]**