

## SUMMARY AND RECOMMENDATION

**1. Amendments to the Zoning and Development By-law in the FC-1 District, and to the Downtown-Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Increase Social Housing and Encourage Heritage Conservation**

**Summary:** To amend the Downtown-Eastside/Oppenheimer District Official Development Plan (DEOD ODP) and FC-1 (East False Creek) District to facilitate the delivery of 100% social housing. For 100% social housing, in the DEOD ODP a floor space ratio (FSR) of 5.5 and height of 7.6 metres (22.9 feet) are proposed, and in FC-1 a FSR of 6.0 with no change to height are proposed. In both districts, a discretionary increase in density of 10% to incentivise heritage conservation is proposed. Amendments to the DTES Rezoning Policy are also proposed to enable density and height beyond zoning to be determined based on heritage considerations, context, and urban design for 100% social housing projects.

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

**Referral:** This relates to the report entitled “Amendments to the Zoning and Development By-law in the FC-1 District, and to the Downtown-Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Increase Social Housing and Encourage Heritage Conservation”, dated January 25, 2022, (“Report”), referred to Public Hearing at the Council Meeting of April 12, 2022.

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

- A. THAT Council approves, in principle, the application to amend the Downtown-Eastside/Oppenheimer Official Development Plan By-law for sub-areas 2, 3 and 4, generally as presented in the Report, to:
- (i) increase the total maximum floor space to 5.5, where all residential units are social housing;
  - (ii) increase the maximum height to 30.5 metres; and
  - (iii) permit an increase in the maximum floor space ratio by up to 10 percent for heritage conservation;

FURTHER THAT the amendment to the Downtown-Eastside/Oppenheimer Official Development Plan By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT Council approves, in principle, the application to amend the FC-1 (East False Creek) District Schedule of the Zoning and Development By-law, generally as presented in the Report, to:

- (i) increase the total maximum floor space ratio to 6.0, where all residential units are social housing;
- (ii) increase the maximum floor space ratio allocated for residential use to 4.5 where all residential units are social housing; and
- (iii) permit an increase in the maximum floor space ratio by up to 10 percent for heritage conservation.

FURTHER THAT the amendment to the Zoning and Development by-law, prepared for the Public Hearing in accordance with Appendix B, be approved in principle.

- C. THAT at the time of enactment of the amended Downtown-Eastside/Oppenheimer Official Development Plan By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the updated Downtown Eastside/Oppenheimer Design Guidelines, generally in accordance with Appendix C, for adoption.
- D. THAT at the time of enactment of the amended Downtown-Eastside/Oppenheimer Official Development Plan By-law and the FC-1 (East False Creek) District Schedule, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the updated Downtown Eastside Rezoning Policy, generally in accordance with Appendix D, for adoption.
- E. THAT Recommendations A through D 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.

**[Amendments to the Zoning and Development By-law in the FC-1 District, and to the Downtown-Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Increase Social Housing and Encourage Heritage Conservation]**