

DOWNTOWN EASTSIDE PLAN

POLICY REVIEW

Proposed amendments to DEOD ODP, FC-1 district schedule, and DTES Rezoning Policy to Increase Social Housing and Encourage Heritage Conservation



Public Hearing | May 19, 2022

PURPOSE

Proposed amendments:

- Respond to key community and Council priorities of increasing social and supportive housing in the DTES
- Help to streamline the development process for social housing
- Will increase funding opportunities and partnerships with provincial and federal governments
- Encourage retention and conservation of historic and heritage buildings



POLICY CONTEXT

- Aligns with DTES Plan (2014) to advance SRO replacement, create social housing and motivate partner contributions.
- Core housing objective is to build housing for DTES residents both in and outside the DTES. The Plan 30-year targets:
 - 4,400 new social housing units in the DTES
 - 3,350 social housing units for DTES residents outside the DTES



POLICY CONTEXT

- Identified as a key priority in the DTES Plan Implementation Progress memo to Council (2020)
- Supported by Housing Vancouver Strategy and 3 Year Action Plan (2017) to streamline development processes for social housing
- Included as a quick start action in the Vancouver Plan Update and Quick Start Actions report to Council (2021)



HOUSING NEEDS

High need for more social and supportive housing in the DTES and citywide:

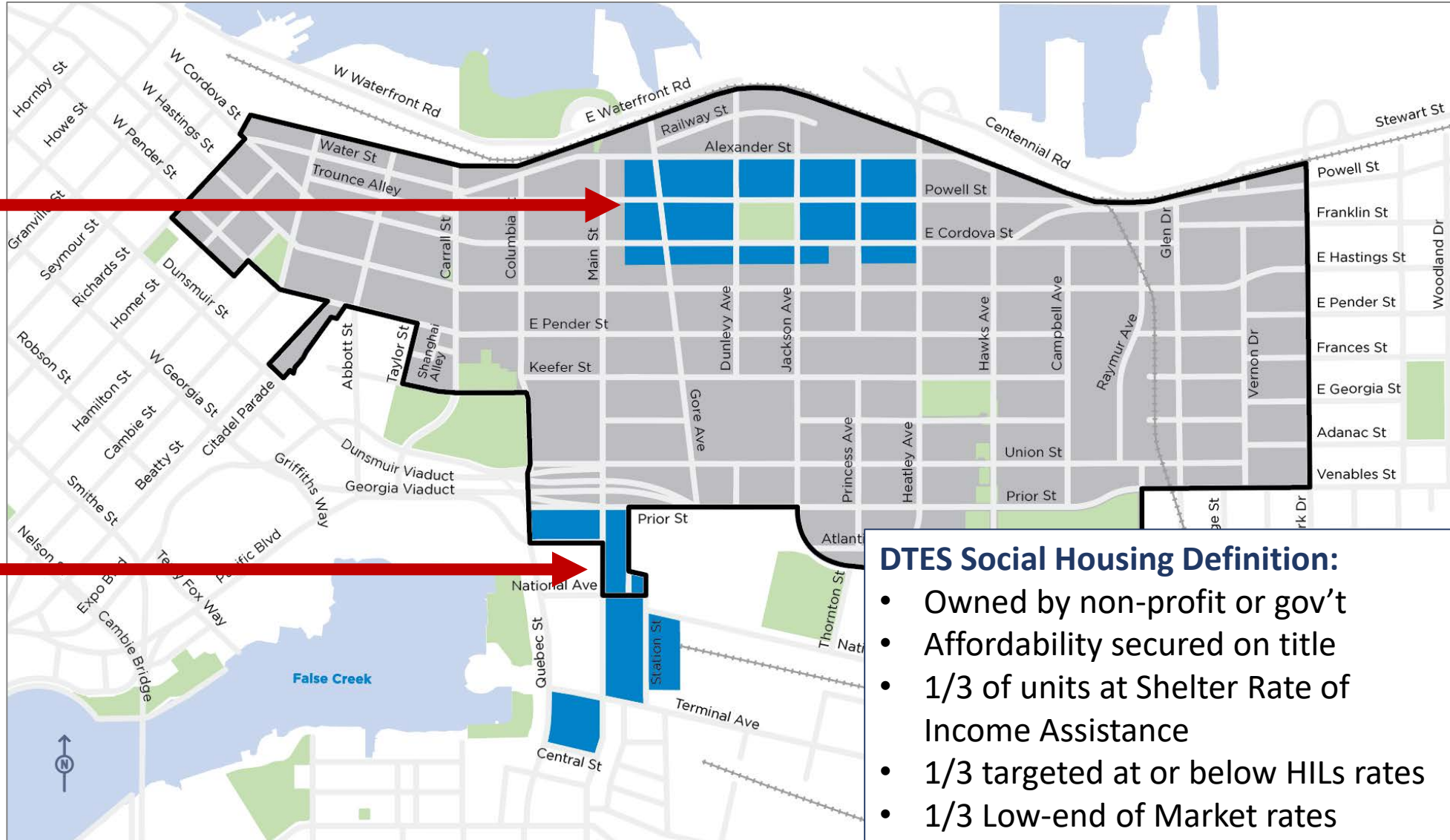
- Over 2,000 people experiencing homelessness & 7,000 tenants living in SROs in need of replacement (2019 Low Income Housing Survey, 2020 Homeless Count)
- 19% of Vancouver residents fell below the Statistics Canada low-income line (Census 2016)
- DTES median household income is \$23,400, while citywide this is \$65,500 (Census 2016)
- Market rental rates increased by 45% in the past 10 years (2022 Housing Needs Report)



AREAS OF PROPOSED CHANGES

**Downtown Eastside
Oppenheimer District
(DEOD) sub-area 2, 3, & 4**

**Thornton Park /
East False Creek (FC-1)**



DTES Social Housing Definition:

- Owned by non-profit or gov't
- Affordability secured on title
- 1/3 of units at Shelter Rate of Income Assistance
- 1/3 targeted at or below HILs rates
- 1/3 Low-end of Market rates

PROPOSED POLICIES: DEOD

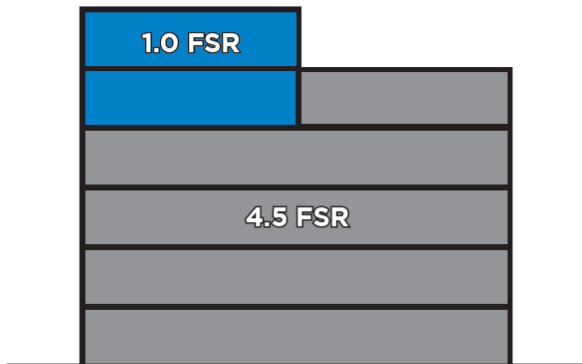
HEIGHT & DENSITY FOR 100% SOCIAL HOUSING

	PRESENT ZONING (DP)	PROPOSED ZONING (DP)
DENSITY	4.5 FSR	max 5.5 FSR
HEIGHT	22.9 m (75 ft)	30.5 m (100 ft)
HERITAGE	-	+10% density for conservation

	PRESENT REZONING	PROPOSED REZONING
DENSITY	Approx. 5.0 FSR	Additional density & height based on site context, urban design and heritage considerations
HEIGHT	Approx. 30.5 m (100 ft)	
HERITAGE	-	

DENSITY

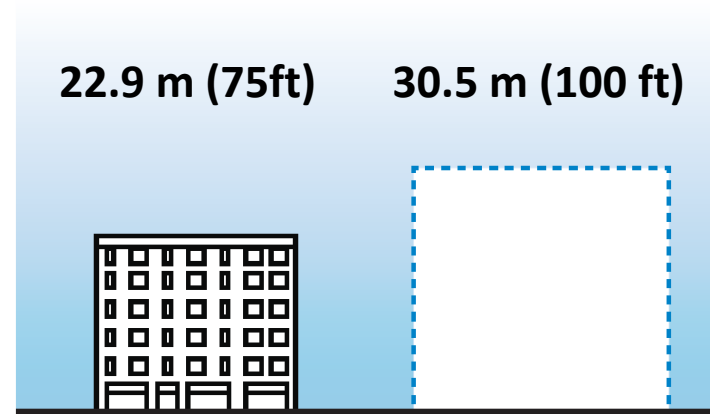
Proposed additional 1.0 FSR for 100% social housing to a maximum of 5.5 FSR



Under present zoning (DEOD ODP): maximum 4.5 FSR

HEIGHT

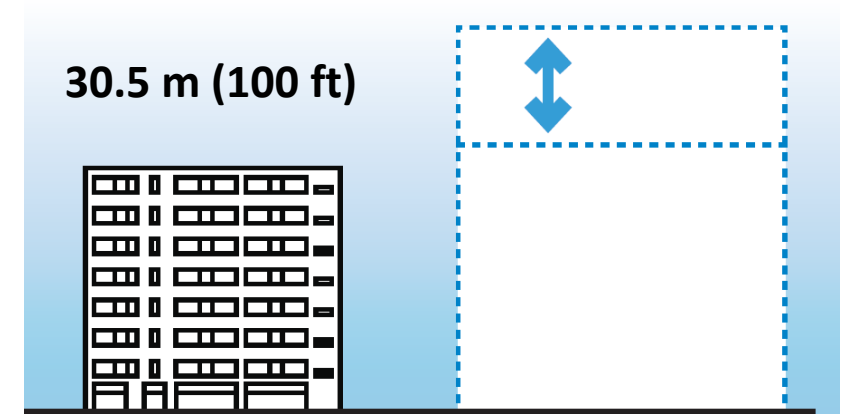
ZONING



Present

Proposed

REZONING



Present

Proposed

BUILT FORM – SOLAR ACCESS

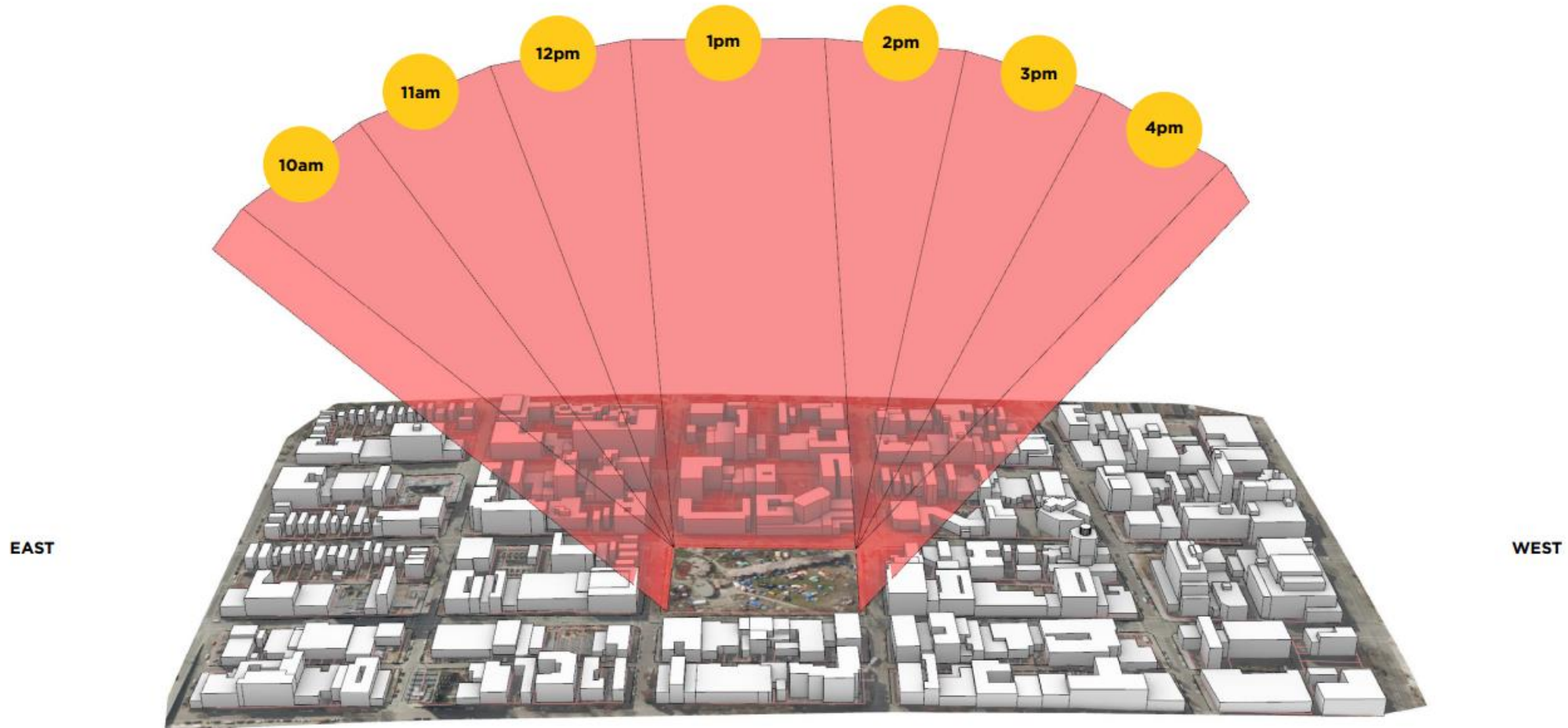
- We recognize access to sunlight is an important part of well-being and livability for all.
- 6 meetings were held with Park Board staff to develop, review and refine solar access approaches and built form regulations.
- Refinements were made to built form to enhance solar performance based on feedback from Park Board staff.
- No changes to City solar access standards are proposed in the DTES as part of this amendment.



SOLAR STUDY – SOLAR FAN

Mar 21 – Sep 21, 10 am – 4 pm

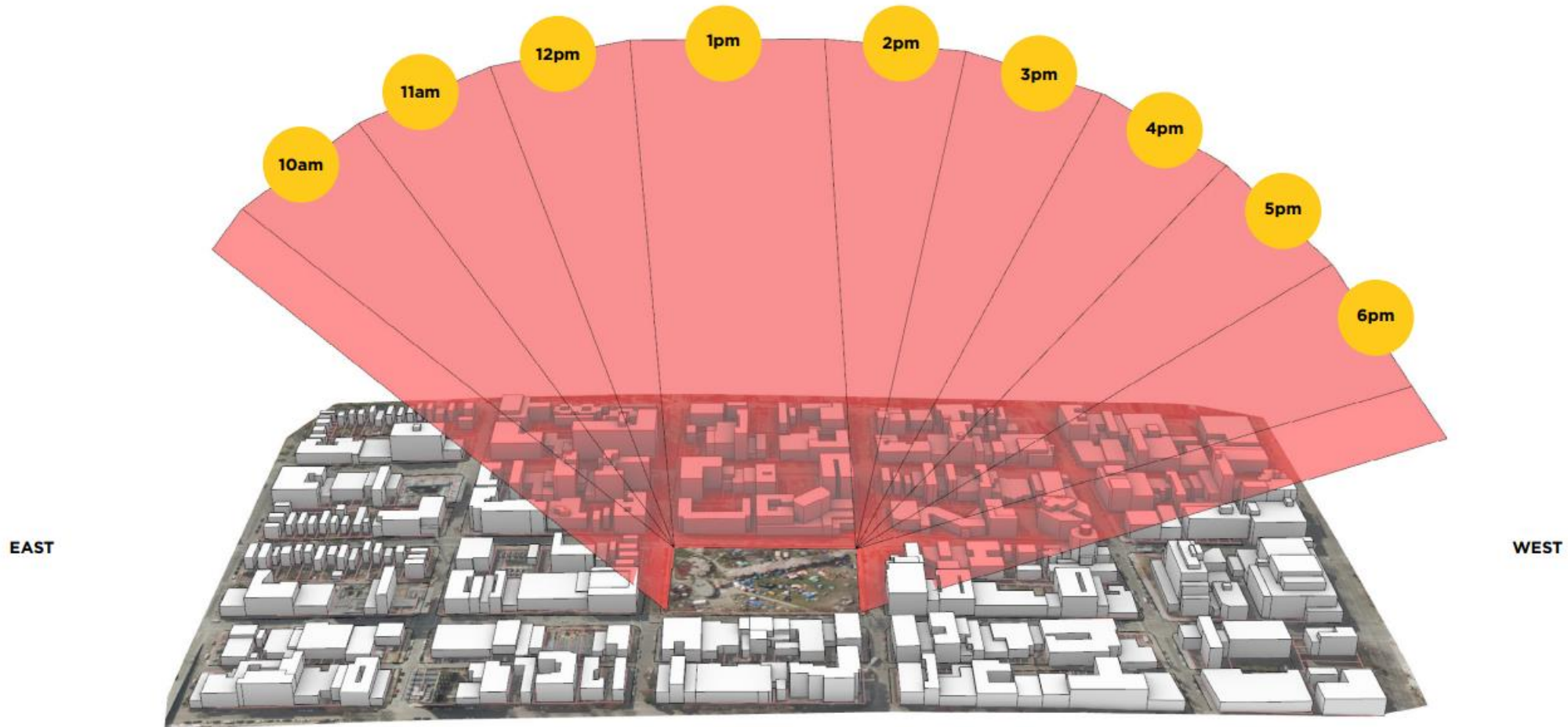
Looking South



SOLAR STUDY – SOLAR FAN

Mar 21 – Sep 21, 10 am – 6 pm

Looking South



SOLAR STUDY – BUILDING ENVELOPES

Mar 21 – Sep 21, 10 am – 4 pm

Looking Southwest



SOLAR STUDY – BUILDING ENVELOPE

Mar 21 – Sep 21, 10 am – 6 pm

Looking Southwest



BUILT FORM REGULATIONS

- The proposed built form regulations balance the need for sunlight protection from the 10 am to 4 pm standard practice between the Spring and Fall Equinoxes while not unreasonably limiting development potential for social housing
- Built form regulations for an extension to 6 pm is not recommended as it would result in severely impacting development potential and lead to the loss of potential new social housing units

PROPOSED POLICIES: FC-1

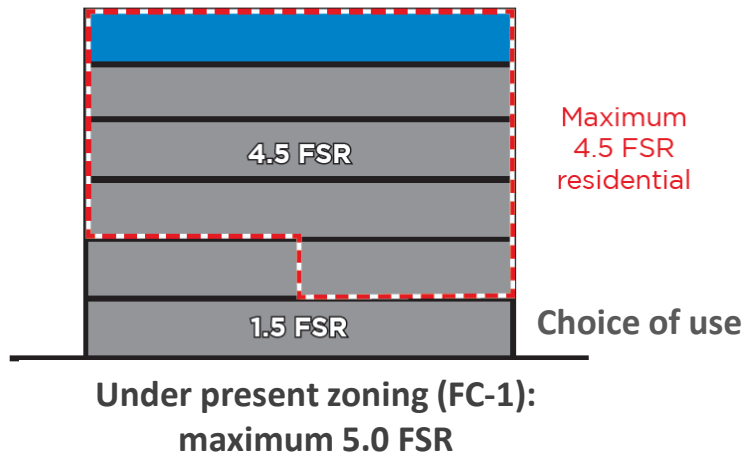
HEIGHT & DENSITY FOR 100% SOCIAL HOUSING

	PRESENT ZONING (DP)	PROPOSED ZONING (DP)
DENSITY	5.0 FSR, max 3.0 resi	6.0 FSR, max 4.5 resi
HEIGHT	22.9 m (75 ft) conditional 83.9 m (275 ft)	no change
HERITAGE	-	+10% density for conservation

PRESENT REZONING	PROPOSED REZONING
Additional density based on site context, urban design & heritage considerations	Additional density & height based on site context, urban design & heritage considerations

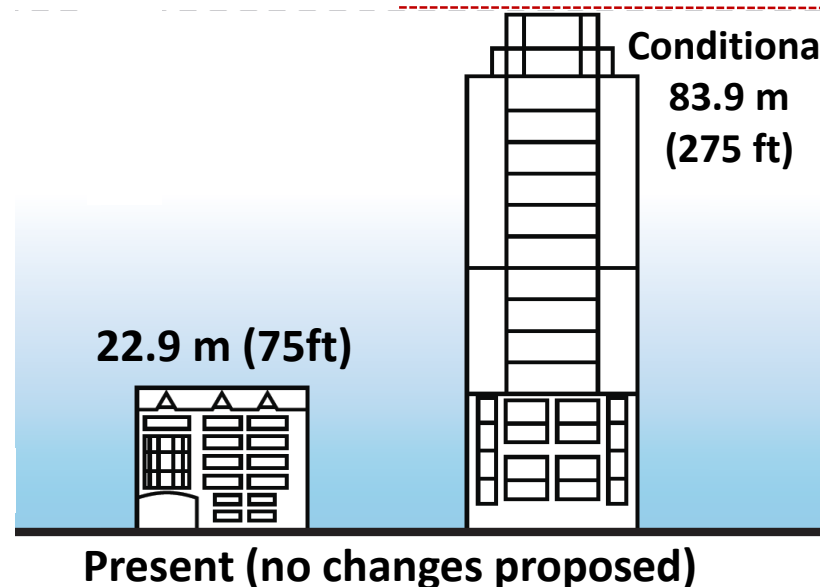
DENSITY

Proposed additional 1.0 FSR for 100% social housing to a maximum of 6.0 FSR



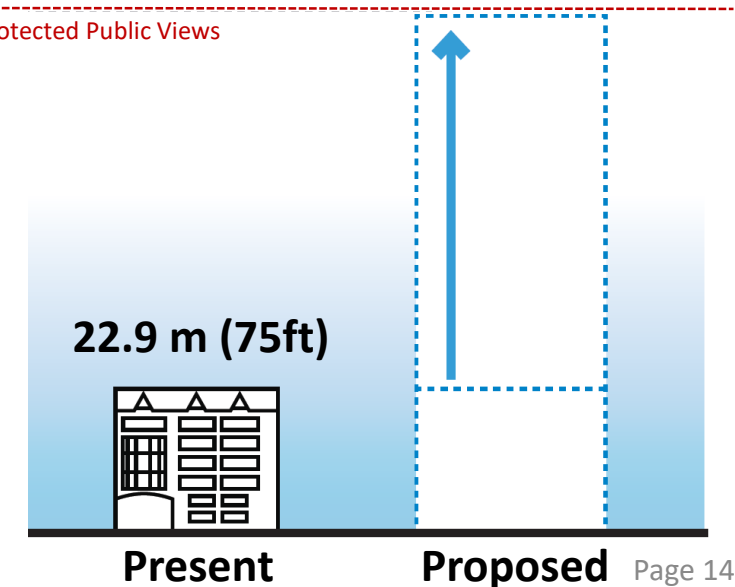
HEIGHT

ZONING



REZONING

Not to encroach on Protected Public Views



ANTICIPATED UPTAKE

Since DTES Plan approval (2014):

- 1,910 social housing units approved
 - 49% of units secured at shelter rate
 - 22% up to Housing Income Limits (HILs)
 - 30% at low-end of market rates
- 550 social housing units completed

Proposed amendments could result in:

- An additional 20-25% social housing units under zoning over the next 20 years



PUBLIC ENGAGEMENT



September 2021:

- **683 e-mail notifications**
- **152 bilingual Shape Your City information page views**
- **27 online surveys completed**
- **3 virtual stakeholder sessions**
- **Vancouver Heritage Commission presentation**
- **Downtown Eastside Plan webpage update**



PUBLIC ENGAGEMENT

Key Findings



- Mixed online survey responses of support and non-support



- Feedback included the need for deeper affordability, some expressed a desire to see more social housing outside of the DTES



- Stakeholder feedback was generally supportive

- Agreement on need for more social housing within and outside the DTES

- Agreement that policy changes to support SRO replacement with self-contained social housing positive



- Support for more height and density under current zoning and shorter development process in order to create more social housing

CONCLUSION

Staff Recommend THAT Council approve:

A. Amendments to the DEOD ODP (sub-area 2, 3 and 4) :

- Increase density to 5.5 FSR for 100% social housing
- Increase height to max 30.5 m for 100% social housing
- Permit an increase in density of up to 10% for heritage conservation

B. Amendments to the FC-1:

- Increase density to 6.0 FSR for 100% social housing
- Increase density for residential use to 4.5 for 100% social housing
- Permit an increase in density of up to 10% for heritage conservation

C. Updated DEOD Design Guidelines

D. Updated DTES Rezoning Policy