

Proposed Changes to the Downtown-Eastside/Oppenheimer District Zoning - Technical Summary Table

Prepared on May 25, 2017

Sub-area 1 (Main and Hastings Streets)		
	Existing	Proposed
Maximum height	<ul style="list-style-type: none"> • 30 m (98 ft.) 	No change proposed
Maximum density (FSR)	<ul style="list-style-type: none"> • 5.0 FSR for mid-block sites • 7.0 FSR for corner sites 	No change proposed
Uses	<ul style="list-style-type: none"> • 1.0 FSR: choice of use • 1.5 FSR: expansion of existing business • For mid-block sites: <ul style="list-style-type: none"> ○ Above 1.0 FSR, up to 5.0 FSR: residential only (60% social, 40% rental) • For corner sites only: <ul style="list-style-type: none"> ○ Above 1.0 FSR, up to 7.0 FSR (for corner sites only): residential only (60% social, 40% rental) 	<ul style="list-style-type: none"> • For mid-block sites: <ul style="list-style-type: none"> ○ No change proposed • For corner sites only: <ul style="list-style-type: none"> ○ Above 1.0 FSR, up to 3.5 FSR: residential (60% social, 40% rental), local economic development, or community health and wellbeing ○ Above 3.5 FSR, but to 7.0 FSR: residential only (60% social, 40% rental)
Maximum width of development site (frontage)	<ul style="list-style-type: none"> • 30.5 m (100 ft.) for corner sites above 5.0 FSR 	<ul style="list-style-type: none"> • 30.5 m (100 ft.) for corner sites above 5.0 FSR, with a relaxation possible for projects where 100% of residential units are social housing
Definition of Local Economic Development use	N/A	<ul style="list-style-type: none"> • Create employment, especially low barrier jobs, through inclusive, social impact hiring and local employment opportunities. • Encourage enterprises operating as social enterprises* or co-operatives* that create jobs, job space and opportunities for services and training. (*see definitions below)

* **Social enterprises** are businesses with a formal, mission-based, and direct relationship to a non-profit or charity (i.e. owned by a non-profit, or formally partnered with a non-profit to ensure profits from the venture support the mission of that organization). Social enterprises can also be a non-profit or charity directly engaging in fee for service or the making and selling of goods itself, or a Community Contribution Company if registered as such with the Province.

* **Co-operatives** are a form of business ownership where the consumers, producers or workers of a company are also the owners. Often times Co-ops were Co-operatives are typically formed to serve a specific community need. In British Columbia Co-operatives that are pursuing mission based impacts similar to charities and non-profits can be specifically registered as Community Services Co-ops. Community Services Co-ops cannot issue investment shares and are formed explicitly to provide health, social or educational and other community services.

Sub-area 2 ,3, 4		
	Existing	Proposed
Maximum height	<ul style="list-style-type: none"> • 15 m (49 ft.) • 22.8 m (75 ft.) for 100% social housing projects 	No change proposed
Maximum density (FSR)	<ul style="list-style-type: none"> • 2.5 FSR • 4.5 FSR for 100% social housing projects 	No change proposed
Uses	<ul style="list-style-type: none"> • 1.0 FSR: choice of use • 1.5 FSR: expansion of existing business • Above 1.0 FSR, up to 2.5 FSR: residential only (60% social, 40% rental) • A project may go up to 4.5 FSR only if it provides 100% of its residential units as social housing 	No change proposed
Maximum width of development site (frontage)	<ul style="list-style-type: none"> • 45.7 m (150 ft.) for sites above 1.0 FSR 	<ul style="list-style-type: none"> • 45.7 m (150 ft.) for sites above 1.0 FSR, with a relaxation possible for projects where 100% of residential units are social housing
Maximum width of storefront (retail frontage)	<ul style="list-style-type: none"> • 15 m (50 ft.) in Sub-area 3 • 30 m (100 ft.) in Sub-area 4 	No change proposed
Definition of Local Economic Development use	N/A	Same as Sub-area 1

Map of Downtown-Eastside/Oppenheimer District Sub-areas

