

# Glossary of Terms

## Affordable Housing

Affordable housing refers to housing provided by the City, government, non-profit or private partners along the entire housing continuum (ownership, private rental and social housing). The degree of housing affordability results from the relationship between the cost of housing and household income.

## Community Amenity Contribution (CAC)

These are voluntary in-kind or cash contributions provided by developers when additional development rights are granted through the rezoning process (see Rezoning). CACs can help address the increased demands new residents and/or employees can have on City facilities. CACs are used to fund community centres, libraries, parks, and other community spaces.

## Community-based Development Area

This area is located in the heart of the DTES, primarily in the Oppenheimer District and along East Hastings Street, where the highest concentration of social housing, affordable food stores, social and peer support services, gathering places, and cultural community places of spiritual significance are located (see Neighbourhood Fit considerations).

## Community Economic Development (CED)

CED is action by people locally to create economic opportunities that improve social conditions, particularly for those who are most disadvantaged, and strives towards a diverse economy that is inclusive, equitable, and sustainable.

## Density

This is how much area (square metres or feet) is in a building, relative to the size of the site on which the building is located. It is often described as a ratio (see Floor Space Ratio).

## Development Cost Levy (DCL)

These are growth-related fees on all development to fund parks, childcare facilities, social housing, and engineering infrastructure.

## Development Permit

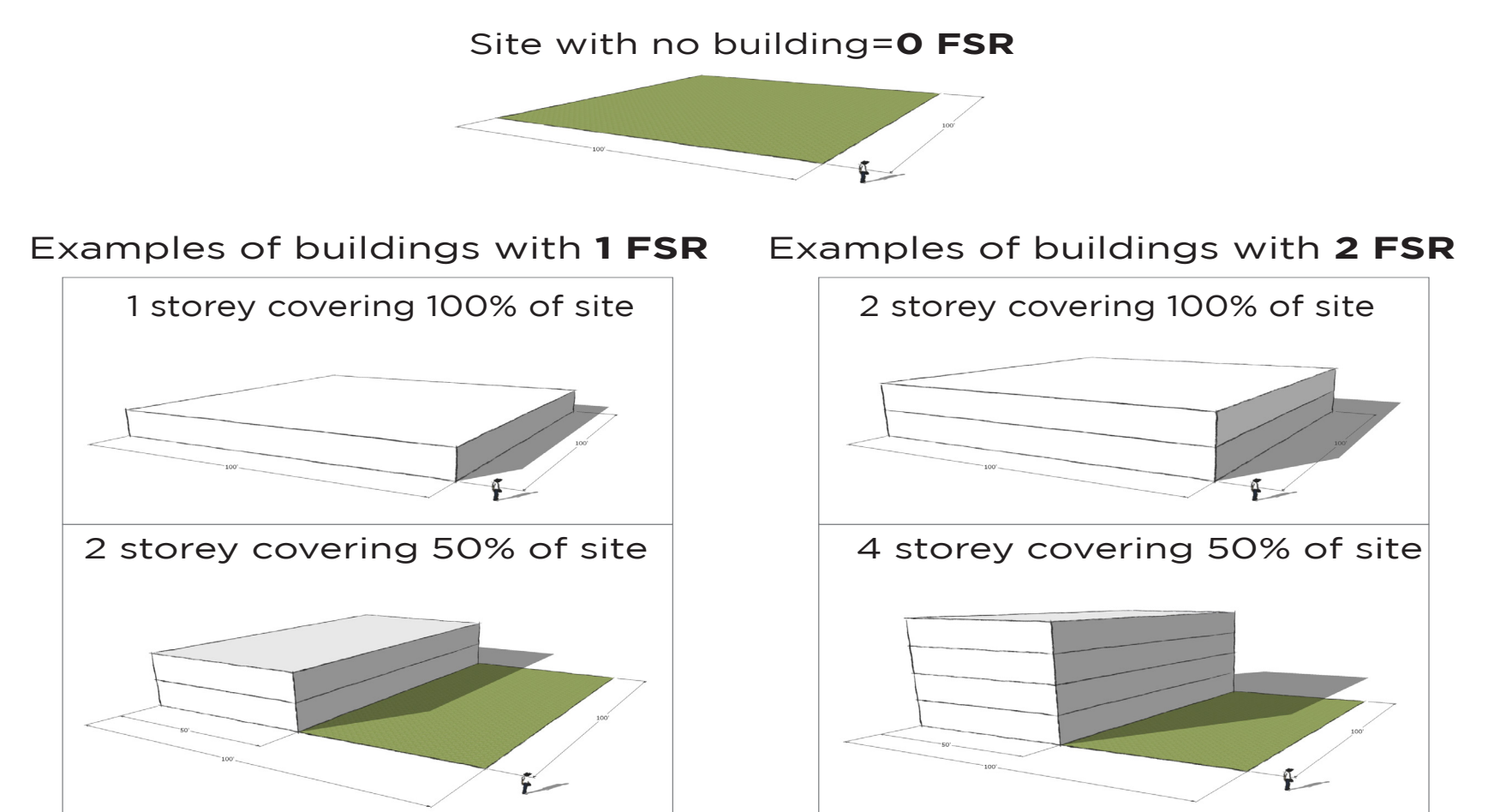
The process through which a property can be approved for development under current zoning. In Vancouver, the Development Permit Board or the Director of Planning can choose to approve, refuse, or change Development Permits.

## Development Permit Board

Development permit applications that have significant importance because of scale, complexity, or public interest, are typically referred to the Development Permit Board which reviews, makes recommendations and approves major developments.

## Floor Space Ratio (FSR)

This is a measurement of a building's total area relative to the area of the site on which it is located. For example, a building with a density of 2.0 FSR has a built area equal to twice that of the land on which it is located.



## Height

This is how tall a building is from the ground to its highest point. In Vancouver, one storey (or floor) in a building is usually about 3 metres (10 feet) high. A typical building on East Hastings Street is about 5 storeys or 15 metres (50 feet). The maximum building height is stated in a zoning schedule (see Zoning). It may also include a range with an outright height and an option for additional height at the discretion of the Director of Planning or Development Permit Board if certain conditions are met.

## Heritage Revitalisation Agreements (HRA)

This is a legally binding agreement between the City and an owner of a heritage property to restore, preserve and protect heritage properties. This agreement is specifically written to suit unique properties and situations. The terms of the agreement supersede land use regulations and may provide additional density, vary use and siting regulations.

## Income Assistance

A government transfer managed by the Ministry of Human and Social Development. Types of Income Assistance include: child in home of relative, expected to work, expected to work (medical condition), long term care, medical services only, no employment options, old age security, persons with persistent multiple barriers and persons with disabilities. Also known as welfare.

## Micro Dwelling Units

Self-contained units (with private bathrooms and kitchens) which are smaller than 320 square feet and may be relaxed down to 250 square feet (generally for social housing units) and are intended for single occupancy.

## Mixed-use

A mix of 2 or more land uses on a specified site or geography. For example, a building with retail shops on the ground floor and residential units on the storeys above is a mixed-use commercial residential development.



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## Protected Public Views

In 1989 City Council adopted 27 view cones to protect uninterrupted public views of the North shore mountains, the Downtown skyline, and surrounding water bodies for public enjoyment. These protected views begin from public spaces where people gather and include popular locations such as the Seawall, parks, and plazas, as well as along some high streets. Protected Public Views, also known as view cones, help to determine the design and location of a building on a site to preserve public views for all.

## Public Benefit Strategy (PBS)

A PBS provides strategic direction for future investments in the community over the long term. It includes six key areas that support livable, healthy and sustainable communities: community facilities, parks and open spaces, affordable housing, public safety, transportation and utilities.

## Public Hearing

This is a meeting of City Council where members of the public can express their opinion on an issue prior to Council making a decision. A Public Hearing is a legal requirement for rezonings and by-law amendments.

## Rezoning

This is the process through which development can be approved at a greater density or height than allowed under current zoning. City Council can approve, refuse, or amend rezonings after a Public Hearing.

## Secured Market Rental housing (SMR)

Secured market rental housing means a development, or part of a development, used only as market rental housing with an attached covenant or housing agreement registered against title restricting its use to market rental housing for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the City and the owner.

## Single Room Accommodation (SRA)

Adopted in 2003, the SRA by-law designates all rooms in rooming houses and residential hotels in the Downtown Core, and all non-market rooms or units less than 320 feet as SRAs. The term SRA is more inclusive than Single Occupancy Room as it also includes small self-contained units (see SRO). The SRA By-law includes buildings and rooms that have been closed (due to fire or other reasons), as these rooms could re-open.

## Single Room Occupancy hotels (SRO)

SROs were built in the early 1900s to provide transitional housing largely for men working in the resource industries. A typical SRO room consists of one room of about 10 x 10 feet with shared bathrooms and minimal or no cooking facilities. Public SROs are owned and operated by a government or non-profit agency. Private SROs are owned by a private owner and may be privately operated or operated by a non-profit.

## Social Enterprise

These are businesses, owned and operated by non-profits and charitable organisations, that focus on community value (whether social, cultural or environmental) and re-invest at least half of their profits back to that purpose.

## Social Housing

Social Housing means rental housing:

- In which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- Which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- In respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.

## Social Impact Objectives (SIO)

The DTES Plan includes a set of nine social impact objectives to guide new developments and help manage change in the DTES. These objectives include maintain a diversity of existing businesses, support affordable spaces, particularly for those that provide locally-serving, low-cost goods and services; encourage a wide range of housing options, particularly social and affordable housing for those who are homeless; respectful of heritage assets, scale, urban pattern, social and community context; retain, preserve, and celebrating local heritage arts and culture (see Neighbourhood Fit considerations).

## Temporary Modular Housing

Temporary modular housing can be constructed in about three months on a vacant or underused sites across the city, and offers supportive housing for people experiencing homelessness. It provides housing quickly to those who need it most with 24/7 staff. An experienced non-profit housing operator provides support services to tenants and manages the building.

## Transitional Housing

Transitional housing typically includes private rooms or apartments intended to provide a supportive living environment for individuals who have experienced repeated housing crises and require support and assistance over a sustained period to address their health and social needs.

## Vancouver Heritage Register (VHR)

A listing of buildings and structures, streetscapes, landscape resources (parks and landscapes, trees, monuments, public works) which have been deemed to have heritage value. (see Heritage Revitalisation Agreements).

## View Cone

See Protected Public Views

## Zoning

This is the legal tool used to regulate how land can be developed. Each zone or area in the city has a zoning schedule that sets out rules for a building's use, siting, maximum density, building height, etc. (see Height).