



CITY OF VANCOUVER

POLICY REPORT URBAN STRUCTURE

Date: August 5, 2005
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Meeting Date: September 13, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Administrative CD-1 Text Amendment - 2020 Harrison Drive

RECOMMENDATION

THAT, following enactment of the CD-1 By-law for 2020 Harrison Drive, currently approved in principle, the Director of Current Planning be instructed to make application to amend the By-law to include standard floor area calculation inclusion and exclusion clauses, generally in accordance with Appendix A, and that the application be referred to a Public Hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There are no relevant Council Policies.

PURPOSE AND SUMMARY

This report recommends amendments to a CD-1 By-law for 2020 Harrison Drive which was approved at Public Hearing but is not yet enacted. The amendments would correct an inadvertent omission of standard floor area calculation inclusion and exclusion clauses required in order that the development permit application can be processed in the normal matter. This matter can only be dealt with by Council at a Public Hearing after the CD-1 By-law is enacted.

DISCUSSION

At Public Hearing on February 15, 2005 Council approved in principle the rezoning of 2020 Harrison Drive to permit an 82 unit Seniors Supportive or Assisted Housing project. The applicant is in the process of meeting the conditions required for enactment of the CD-1 By-law.

During assessment of the detailed drawings, staff discovered that the By-law approved at Public Hearing does not contain standard floor area calculation inclusion and exclusion clauses. This was an inadvertent omission that requires correction in order that the development permit application can be processed in the normal manner.

The omitted clauses are outlined in Appendix A.

CONCLUSION

The proposed amendments to the CD-1 By-law approved in principle for 2020 Harrison Drive will provide standard floor area calculation inclusion and exclusion clauses. It is recommended that the Director of Current Planning be instructed to make application to amend the CD-1 By-law, once it is enacted, and that the application be referred to public Hearing.

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**DRAFT AMENDMENTS TO A CD-1 BY-LAW (Not yet enacted)
FOR 2020 HARRISON DRIVE**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Density

- 3.3 amend clause 3.3 to include in the computation of floor space ratio stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- 3.4 amend clause 3.4 to exclude from the computation of floor space ratio amenity areas, including daycare facilities, recreation facilities, and meeting rooms, to a maximum of 10 percent of the total building floor area and areas of undeveloped floors located above the highest storey or half-storey, with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch.