



COMMUNITY SERVICES GROUP
Planning
Central Area Planning

MEMORANDUM

February 21, 2011

TO: Mayor Robertson and Councillors

CC: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
M. Welman, Director, Corporate Communications
D. McLellan, General Manager, Community Services
F. Connell, Director, Legal Services
P. Judd, General Manager, Engineering Services
M. Flanigan, Director, Real Estate Services
M. Bromley, General Manager, Parks and Recreation

FROM: Brent Toderian, Director of Planning

SUBJECT: Amendments to the False Creek North Official Development Plan

This memo recommends to Council changes to the draft amendments discussed in the report dated January 10, 2011 (RTS 08980).

RECOMMENDATION

THAT Appendices B and C of the Administration Report "Amendments to the False Creek North Official Development Plan" dated January 10, 2011, be revised as discussed in this memo and;

Discussion

As part of the Public Hearing deliberations on February 21, 2011 Council will be considering a report dated January 10, 2011 entitled "Amendments to the False Creek North Official Development Plan." When the site specific FCN ODP amendments for Area 5b West and Area 5b East were drafted, staff anticipated a change to the structure of the FCN ODP that would have created new sections for land use regulations for these areas, similar to the way in which the FCN ODP was amended for Area 10. However, staff have now determined that it is not necessary to create new sections to describe the land use permitted in Area 5b West and 5b East and that the concurrent amendments can be implemented through changes to Section 3.3 Land use in False Creek North except in Area 10. The most significant revision resulting

from this change is that the initial report and the draft amendments (Appendices B & C) discussed the amount of residential floor space proposed on each site and the need to adjust the amount of affordable housings, but did not expressly identify the increase in maximum number of dwelling units. The amendments proposed below now provide this clarity.

In addition, fewer changes to the Figures are required than initially proposed. These have all been incorporated into the summary of the changes to Appendices B & C discussed below. The scope of amendments to the FCN ODP remains generally as outlined and discussed in the referral report.

These changes are for clarification purposes and are not substantive changes to the proposed ODP Amendments.

Appendix B - Area 5b East

5. Delete

7. Replace description of text changes (Section 3.3) as follows:

“Text changes (3.3) to increase the maximum number of dwelling units in FCN from 9,843 to 10,154; increase the total floor area for residential from up to a maximum of 918,248 square metres to 946,417 square metres; and decrease the % of affordable housing units in FCN from 12.94% to 12.53%.

8. Replace description of Figure 4 amendments as follows:

“Figure 4 is amended to add the 5b East residential allowance of 28,169 m² (303,209 sq.ft.) of market residential floor space, increase the total unit count and decrease the % of affordable housing units in FCN.”

In addition to the changes listed in Appendix B amend Figure 9C as follows:

“Figure 9C (movement) is amended to show an additional bike lanes on the Smithe Street Extension.”

Appendix C - Area 5b West

2. Delete

3. Replace description of Figure 4 amendments as follows:

“Figure 4 is amended to add the 5b West residential allowance of 38,782m² (417,443 sq.ft.) of market residential floor space, increase the total unit count and decrease the % of affordable housing units in FCN.”

5. Delete

6. Delete

7. Delete

Brent Toderian
Director of Planning