

VanRIMS No.: 08-2000-20  
Public Hearing - June 23, 2016

## MEMORANDUM

June 21, 2016

TO: Mayor Robertson and Councillors

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Jane Pickering, Acting General Manager, Planning and Development Services  
Jerry Dobrovolny, General Manager of Engineering Services

FROM: Kent Munro, Assistant Director of Planning, Vancouver Midtown

SUBJECT: CD-1 Rezoning: 3365 Commercial Drive and 1695-1775 East 18th Avenue

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This memorandum recommends amendments to the draft CD-1 By-law for 3365 Commercial Drive and 1695-1775 East 18th Avenue, to correct an oversight in the permitted floor space ratio for Sub-area 1 (rental site).

### *RECOMMENDATION*

THAT sections 5.3, 5.4 and 5.5 of the draft CD-1 By-law posted for 3365 Commercial Drive and 1695-1775 East 18th Avenue be replaced with the following:

"5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

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Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m <sup>2</sup>	2.55
2	555 m <sup>2</sup>	0.96

5.4 The maximum permitted floor area for the site is 7,410 m<sup>2</sup>

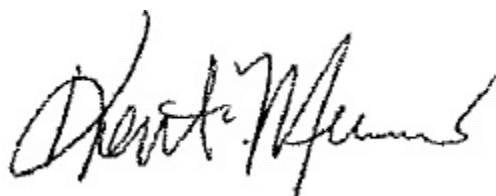
5.5 The maximum permitted floor space ratio for the site is 2.27."

**DISCUSSION**

The applicant recently confirmed that in-suite storage had been omitted in the proposed building mass and floor area calculations for the rental building. In-suite storage is a requirement for all rental projects. In accordance with City practice, the area must be excluded from computation of floor area, if it meets the provisions of section 5.7(g) of the CD-1 By-law. To ensure the proposed rental building does not increase in size to accommodate an additional 40 square feet per rental unit, staff recommend the above amendment to the draft CD-1 By-law to reduce the permitted floor area by an amount equal to 408 m<sup>2</sup> (4,400 square feet), which equates to 40 square feet of storage area for each of the 110 rental units.

This additional recommendation requires approval by Council to correct the oversight in the applicant's technical data related to storage areas and the subsequent maximum permitted floor area for the rental building proposed in the posted CD-1 By-law.

Sincerely,



Kent Munro, RPP, MCIP  
 Assistant Director of Planning, Vancouver Midtown