

## MEMORANDUM

July 5, 2017

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Gil Kelley, General Manager, Planning, Urban Design and Sustainability  
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  
Grant Murray, Legal Services

FROM: Karen Hoese, Acting Assistant Director of Planning, Downtown Division

SUBJECT: CD-1 Text Amendment: 620 Cardero Street (formerly 1575 West Georgia Street)

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This memorandum clarifies the explanation of the floor area increase contained in the Policy Report dated May 2, 2017, titled CD-1 Text Amendment: 620 Cardero Street (formerly 1575 West Georgia Street). It also brings forward the additional recommendation below to accept the offering of a Community Amenity Contribution (CAC) for this application. This recommendation is added after A from the Policy Report and B is renumbered as C, as contained in the Summary and Recommendation prepared for this item.

### **RECOMMENDATION**

THAT the following be added as a condition of approval of the CD-1 Text Amendment application for 620 Cardero Street:

"Pay to the City, prior to enactment of the zoning by-law, the cash Community Amenity Contribution of \$150,000 which the applicant has offered to the City and that it be allocated towards affordable housing and a 69-space childcare facility to serve Coal Harbour."

620 Cardero St - Rezoning Application - Yellow Memo - PH 2017-07-11.docx

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## *DISCUSSION*

The proposed amendment entails adding floor area to the CD-1 By-law for 620 Cardero Street. The report incorrectly noted that some of the floor area increase is attributed to rooftop mechanical space that had been omitted from the floor area calculation in the rezoning application. In fact, this omission was caught prior to drafting the by-law for the initial public hearing of February 23, 2016 and provision was made in the approved by-law for rooftop mechanical space.

The majority of the floor area increase (373 sq. m) is attributed to converting excluded in-suite storage floor area to regular residential floor area, as explained in the May 2, 2017 Policy Report. The balance of the increase in residential floor area is accounted for by an extension of the ground-floor common area (104 sq. m) and minor revisions to the floor plans. Staff had previously understood that the balance of the increased floor area was only for rooftop mechanical.

In the Public Benefits section, the report states that no Community Amenity Contribution (CAC) is offered for the converted in-suite storage as this floor area was counted as saleable floor space in the CAC calculation. However it is now noted that, in the proposed increases to both the overall FSR and to the residential FSR, there is a net increase in residential floor area of 51 sq. m attributable to floor area that converted from office to residential. This change is a result of the applicant redevising floor layouts, from rezoning to development permit, in response to marketing of the residential and leasing of the office space.

In response to this shifting of floor area in the proposed building from office to residential, the applicant has offered a CAC of \$150,000. Real Estate Services staff advise that this is an appropriate CAC amount and recommend that it be accepted. Staff propose that it be allocated in the same manner as the CAC of the original rezoning of this site in 2016. That is towards affordable housing and a 69-space childcare facility to serve Coal Harbour.

The Summary and Recommendation for this item has been prepared to include the additional CAC recommendation. Staff recommend approval of Recommendations A to C in the Summary and Recommendation.

Sincerely,



Karen Hoese,  
Acting Assistant Director of Planning, Downtown Division

tel: 604.871.6403

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