

Refers Item #6

Public Hearing of September 19, 2017

September 14, 2017

MEMORANDUM

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
Katie Robb, Director, Communications, Mayor's Office
Naveen Girn, Director of Community Relations, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design & Sustainability
Kaye Krishna, General Manager, Development, Buildings & Licensing
Grant Murray, Assistant Director, Administration, Legal Department

FROM: Karen Hoesel, Acting Assistant Director of Planning, Vancouver Downtown

SUBJECT: False Creek Flats Plan Implementation: Policy and By-law Amendments

This memorandum recommends an amendment to Appendix B of the Draft By-law - Zoning and Development, to clarify the language in the new I-3 District Schedule with regard to the permitted height for sub-area A. The recommended change to the draft by-law is shown below. Deleted text is greyed and struck-through; added text is underlined.

RECOMMENDATION

THAT subsection 4.3.2 under Height in Appendix B, I-3 District Schedule, of the Draft By-law - Zoning and Development, be amended as follows:

"4.3.2 ~~In sub-area B, the~~ The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 30.5 m with respect to any development provided that consideration is given to:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the effect of building height, bulk and siting on daylight access and visual privacy of developments in nearby residential districts. Daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21. Visual privacy can be achieved by separating building facades by 24.4 m."

DISCUSSION

On July 25, 2017 Council referred the above-referenced amendment to the Zoning and Development By-law to a Public Hearing that is now scheduled for September 19, 2017. Since referral and posting of the Draft By-law, generally in accordance with the Council report, staff have determined that a modification is required to correct an inadvertent addition related to discretionary height in the new I-3 District Schedule. The intention is for subsection 4.3.2 to apply to both sub-area A and sub-area B of the new I-3 District Schedule.

This additional recommendation requires approval by Council to update the Draft By-law regarding the new I-3 District Schedule.

Sincerely,



Karen Hoese,
Acting Assistant Director of Planning, Downtown Division
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