

Public Hearing of June 5, 2018

MEMORANDUM

May 30, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Naveen Girn, Community Relations Director, Mayor's Office
Gill Kelley, General Manager, Planning, Urban Design and Sustainability
Heidi Granger, Assistant Director, Legal Services

FROM: Karen Hoese, Assistant Director – Rezoning Centre, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 3510 Fraser Street

This memorandum recommends amendments to the draft CD-1 By-law for 3510 Fraser Street to reflect changes in the content of the proposed CD-1 District Schedule regarding permitted FSR exclusions.

RECOMMENDATION

THAT subsection 4.4 (c) of the draft CD-1 By-Law posted for 3510 Fraser Street be amended as follows (additions are shown below in underlined text):

4.4 (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the Director of Planning may also permit the exclusion of such floors or portions of floors that are located above base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

DISCUSSION

On May 15, 2018 Council referred the above-mentioned rezoning application to a Public Hearing on June 5, 2018. Since referral, staff have determined a revision is required to the draft CD-1 By-Law provisions (Floor Area and Density- section 4.4 (c)) in Appendix A of the Policy Report dated May 1, 2018 entitled "CD-1 Rezoning- 3510 Fraser Street".

The proposed changes will address a peat soil condition on site which restricts the ability to excavate for underground parking, mechanical and storage uses. As these uses are generally located below grade and excluded from floor area calculations, the proposed change is to provide the Director of Planning with discretion in permitting these areas to be located above-grade but excluded from floor area calculations. The FSR as noted in the CD-1 By-law will not change.

This additional recommendation requires approval by Council to amend the posted Draft By-law.

Sincerely,

A handwritten signature in black ink that reads "Karen Hoese". The signature is written in a cursive, flowing style.

Karen Hoese,
Assistant Director – Rezoning Centre, Planning, Urban Design and Sustainability

Tel: 604-871-6403

E-mail: karen.hoese@vancouver.ca