

MEMORANDUM

July 9, 2018

**Refers to Unfinished Business 1
Regular Council Agenda
July 10, 2018**

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Kevin Quinlan, Chief of Staff, Mayor's Office
Naveen Girm, Community Relations Director, Mayor's Office
Frances Connell, Director of Legal Services
Kaye Krishna, General Manager, Development, Buildings & Licensing

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning: Increasing Housing Choice in Grandview-Woodland – Proposed
Amendments to the Zoning and Development By-law

Dear Mayor and Council,

This memorandum recommends an amendment to the draft "By-law to amend the Zoning Development By-law No. 3575 to create new district schedules, amend C-2, and rezone certain designated areas in Grandview-Woodland" to add a relaxation for buildings listed on the Vancouver Heritage Register.

RECOMMENDATION

THAT a new subsection 5.2 be added under section 5, Relaxation of Regulations, to the "RM-11 and RM-11N Districts Schedule" contained in Schedule B within the draft "By-law to amend the Zoning Development By-law No. 3575 to create new district schedules, amend C-2, and rezone certain designated areas in Grandview-Woodland" as follows:

"5.2 The Director of Planning may relax the provisions of this Districts Schedule regarding site area, frontage, height, required yards and setbacks, site coverage, horizontal angle of daylight, acoustics, external design, and number of buildings on a site when a building listed on the Vancouver Heritage Register is retained, if consideration is first given to the intent of this Schedule and all applicable Council policies and guidelines."

DISCUSSION

The Policy Report dated May 22, 2018 entitled "Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law" describes the proposed City-initiated zoning changes in Grandview-Woodland, as part of the implementation of the Grandview-Woodland Community Plan. A speaker at the June 26, 2018 Public Hearing raised a concern regarding impacts to register-listed heritage homes located within an area where rezoning to a new four-storey apartment zone (RM-11/RM-11N districts) is proposed. Staff recommend the above amendment to the draft by-law to address this concern.

On December 4, 2013 Council endorsed the Heritage Action Plan, which included a number of immediate and longer term actions to support heritage conservation across the city. Through Action #1 of the Heritage Action Plan, Council directed that, with respect to development proposals the Director of Planning and/or the Development Permit Board considers, the City is under no obligation to approve any application that seeks development approval under the conditional provisions of the applicable zoning by-laws. In other words, unless preservation of a heritage resource is proposed, staff will only consider the outright provisions of the application zoning in the review of applications and proposals.

Within the proposed RM-11/RM-11N districts, the development of a four-storey apartment building requires development approval of conditional provisions for multiple dwelling use and density beyond the outright permitted density of 0.75 FSR. Any properties listed on the Vancouver Heritage Register within the areas in Grandview-Woodland where rezoning to RM-11/RM-11N is proposed would be encouraged, upon application for a development permit, to pursue a Heritage Revitalization Agreement (HRA). However, recognizing that an HRA may not be feasible for all redevelopment scenarios, the proposed amendment to the draft RM-11 and RM-11N Districts Schedule adds further flexibility to support the retention of listed buildings, through the addition of a clause allowing the Director of Planning to relax regulations broadly for heritage conservation purposes.

Approval of the above recommendation would add a new subsection 5.2 to the RM-11 and RM-11N Districts Schedule, providing a relaxation clause for buildings listed on the Vancouver Heritage Register, thus further supporting heritage conservation in areas of Grandview-Woodland where rezoning to the new districts is proposed.

For questions, please contact:
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Sincerely,



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