



MEMORANDUM

October 13, 2005

TO: Mayor Sullivan and Councillors

CC: J. Rogers, City Manager
B. MacGregor, Deputy City Manager
S. Baxter, City Clerk
J. Forbes-Roberts, General Manager, Community Services
B. Toderian, Director of Planning
C. Gray, Director of the Housing Centre
A. Kloppenborg, Acting Director of Social Planning
S. Harvey, Managing Director of Cultural Services
T. Timm, General Manager of Engineering Services
M. Flanigan, Director of Real Estate Services
K. Bayne, Director of Financial Planning and Treasury
F. Connell, Director of Legal Services

FROM: M. Naylor, SEFC Project Planner

SUBJECT: 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and
1598 -1650 Columbia Street (Olympic Village site) - Draft CD-1 By-law

During the final preparation of the draft CD-1 By-law for this proposed rezoning, and just prior to the posting of the By-law, additions and deletions were made to improve clarity and to correct minor oversights. The text below shows the minor changes between the draft by-law provisions as presented in Appendix A of the referral report and how they now appear in the draft by-law in Public Hearing agenda package. An explanation for each change is offered (bullets). Deleted text is crossed out, and added or changed text is in italics.

No Council action is required as the posted By-law is correct.

- The family housing provision is expanded to include the 25% requirement for dwelling units which are not affordable housing, consistent with the SEFC Official Development Plan.

" 4.2 The design and lay-out of at least 35% of all housing units, 50% of affordable housing units and 25% of all dwelling units that are not affordable housing units must: ..."

- A standard sub-section clarifying that stairways, fire escapes and elevator shafts are included in the computation of floor space was omitted. Also, a floor space exclusion for

double-height spaces in ground-floor loft units was included in Appendix A, however the corresponding provision that requires the double-counting was omitted in error.

" 6.6 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;
 - (b) *stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and*
 - (c) *in the case of dwelling and live/work uses, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses."*
- A 1% limit on an exclusion for building overhangs was removed because staff concluded that it could be punitive for the proposed development. Also, floor space and height exclusions are provided for "garden structures".

" 6.8 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board: ...

- (c) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, ~~and provided that the total area of all overhang exclusions does not exceed 1 percent of the residential floor area being provided; ...~~
- (e) ~~trellises and other~~ garden structures *such as pergolas, trellises and tool sheds* which support the use of intensive green roofs and urban agriculture."

" 7.5 ~~Despite sections 7.1, 7.2, 7.3, and 7.4, maximum building height does not include a mechanical penthouse, garden structures such as pergolas, trellises and tool sheds, and other garden structures~~ which support the use of intensive green roofs or urban agriculture, as provided by section 10.11 of the Zoning and Development By-law."

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