

Refers Item 3.
Public Hearing of March 23, 2010

MEMORANDUM

March 23, 2010

TO: Mayor Robertson and Councillors (at Public Hearing)

CC: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
D. McLellan, General Manager of Community Services
B. Toderian, Director of Planning
F. Connell, Director of Legal Services
T. Timm, General Manager of Engineering Services
M. Flanigan, Director of Real Estate Services
D. Carr, Assist. Director Social Infrastructure

FROM: Rob Whitlock, Senior Housing Planner

SUBJECT: CD-1 Rezoning - 1134 Burrard Street

This memo brings forward for recommendation additional Engineering conditions and a revised number for the proposed floor space ratio in the draft by-law.

RECOMMENDATION

To amend Appendix B of the policy report, "CD-1 Rezoning - 1134 Burrard Street," to add the following conditions:

FORM OF DEVELOPMENT

Engineering

- xxiii.) This site will require an interconnected water service. Please ensure water servicing is discussed with Engineering's water design branch during the building permit process.
- xxiv.) Provision of a full construction joint at the property line separating city sidewalk from sidewalk on site. (To be reflected on the landscape plans).

ARRANGEMENTS

Engineering

- i. Release of Easement & Indemnity Agreement BH60308 (for current building encroachments) prior to occupancy of the new building;
- ii. Upgrading of the existing 200 mm sanitary sewer in the lane west of Hornby Street between Helmcken Street and Davie Street;
- iii. Provision of Burrard Street ceremonial street treatments adjacent the site (same as Georgia Street Public realm treatments);
- iv. Undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

DISCUSSION

Staff from Social Development and Planning readied the report to proceed to the Public Hearing on March 23rd, while the full requirements were only received after Council had referred the item to Public Hearing.

RECOMMENDATION

To amend Appendix A of the policy report, "CD-1 Rezoning - 1134 Burrard Street," as follows:

- In section 4.1, strike out "7.40" and substitute "6.54".

DISCUSSION

This correction is put forward in recognition of the intent to exclude the youth centre from the calculation of FSR (floor space ratio) as part of the bylaw. The change has no effect on the existing building form or height and facilitates Council's intent to exempt the social service centre from property taxes. Consequentially, the social service centre would also be exempt from the payment of Development Cost Levies (DCLs). Given the overall intent of the MOU between the Province and the City to reduce costs for these projects, this consequence is seen to be an acceptable situation.



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