

Refers Item No. 3
Public Hearing of March 12, 2013

MEMORANDUM

March 11, 2013

TO: Mayor Robertson and Councillors

COPY TO: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Janice MacKenzie, City Clerk
Mairi Welman, Director of Communications
Wendy Stewart, Assistant Director, Corporate Communications
Brian Jackson, General Manager, Planning and Development Services
Brenda Proskan, General Manager, Community Services
Francie Connell, Director of Legal Services
Peter Judd, General Manager of Engineering Services

FROM: Kent Munro, Assistant Director of Planning, Current Planning Division

SUBJECT: CD-1 Rezoning - 1729-1735 East 33rd Avenue

At Council's regular meeting of February 12, 2013, the above referenced rezoning application was referred to public hearing. At that time, Council asked staff to explain design revisions that had been made to this application in response to comments from the Urban Design Panel. In addition, Council directed staff to present the revised proposal at a community open house, and to report back on the feedback received. This memo responds to these items.

Urban Design Panel

As part of the review process for this rezoning application, the original development concept was reviewed by the Urban Design Panel on October 24, 2012. A revised concept was presented to the Panel on January 16, 2013. At that time, the Panel did not support the application on the basis that it did not achieve a comfortable fit within the existing RS-1 neighbourhood. As this was considered to be a benchmark project of the Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods (2012), neighbourhood fit was deemed to be of particular importance.

The panel identified a number of key aspects needing improvement through design development, including:

- A reduction to the project height and density;
- A reduction of the overlook to the neighbouring properties;

- A greater focus on the massing within the front 35% of the site as well as at the lane; and
- A reduction of the massing adjacent to the proposed courtyard to result in less shadowing.

The by-law provisions for this item, as well as the proposed conditions of approval, have been drafted by staff to specifically address the panel's concerns and the issues that had been raised by staff and the community throughout the process.

In accordance with Council's direction at the time of referral of this application to Public Hearing, a community open house was held on March 7, 2013. At the event, the applicant presented a revised development proposal in response to the panel's concerns and the community's issues with the building design. Recent revisions to the development concept include:

- Concentrating building massing on the street side of the site, within 35% of the site depth, behind the front-yard setback;
- Reducing height in the centre of the site;
- Providing side-yard setbacks of 16 to 20 feet at the rear of the site (beyond 35% of the site depth);
- Reducing building massing at the lane;
- Revising to the building's front façade along 33rd Avenue; and
- Reducing the FSR from 1.26 to 1.10.

A revised drawing set of the current development concept is attached to this memo.

Community Response

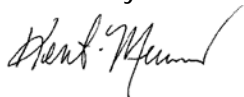
Approximately 65 people attended the March 7th community open house, in addition to the staff and applicant teams.

As of March 8th, 27 comment forms, letters and emails were received, of which 22% expressed support for the proposal, 70% expressed non-support and 7% were undecided.

The primary concerns that were expressed related to:

- Height, massing and density;
- Incompatibility of the East 33rd Avenue façade with the neighbourhood character;
- Impact of the proposal on traffic and parking; and
- Impact of the proposal on views from private residences.

Staff are confident that the Design Development conditions, as presented in Appendix B of the Policy Report, dated January 29, 2013, entitled "CD-1 Rezoning - 1729-1735 East 33rd Avenue", will address many of the community's concerns. If this rezoning is approved, Staff will continue to work with the applicant to ensure that these conditions are met at the Development Permit stage. At that stage, a revised application will be presented to the community and it will be reviewed again by the Urban Design Panel.



Kent Munro, MCIP
Assistant Director of Planning, Current Planning Division

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