
Refers Item No. 2
Public Hearing of December 17, 2013

MEMORANDUM

December 9, 2013

TO: Mayor and Council

CC: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Brian Jackson, General Manager, Planning and Development Services
Brenda Prosken, General Manager, Community Services
Bill Aujla, General Manager, Real Estate and Facilities Management
Mukhtar Latif, Chief Housing Officer
Janice MacKenzie, City Clerk
Rena Kendall-Craden, Director of Corporate Communications
Matt Shillito, Assistant Director of Planning, Community Planning

FROM: Kent Munro, Assistant Director of Planning

SUBJECT: CD-1 Rezoning – 516 West 50th Avenue and 6629-6709 Cambie Street

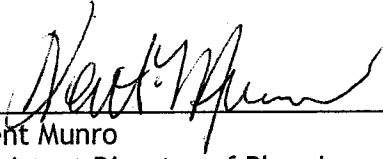
This memorandum provides an update to the Policy Report dated November 5, 2013, titled “CD-1 Rezoning – 516 West 50th Avenue and 6629-6709 Cambie Street”.

Concurrent with the rezoning application review process, the applicant’s design team has been working on further improvements to the building design. More detailed architectural work has indicated that to achieve a high measure of energy performance, the proposed building envelope requires an additional layer of roof-top insulation. This would result in a marginally taller building than had been anticipated at the earlier design stages. The applicant reached this conclusion after the Policy Report was prepared by staff and subsequent to this matter being referred to Public Hearing by Council on November 19, 2014.

To enable this building performance improvement, the applicant has requested that the proposed CD-1 By-law reflect a minor increase in overall permitted building height from 20.7 metres to 21.0 metres (about 12 inches) which will allow sufficient space to incorporate the added insulation. Given that technical requirements such as this result in tangible improvements in building performance and that this will result in the achievement of higher sustainability standards, staff have no concerns and are supportive of this amendment.

The draft CD-1 By-law posted for this item as well as the Summary and Recommendations prepared for the Public Hearing have been revised to reflect this amendment. Accordingly, no

further action by Council is required provided that Council approves the application as noted in the Summary and Recommendations.

A handwritten signature in black ink, appearing to read "Kent Munro", written over a horizontal line.

Kent Munro
Assistant Director of Planning
Current Planning Division