

Refers Item #6  
Public Hearing of December 15, 2015

## MEMORANDUM

December 4, 2015

TO: Mayor Robertson and Councillors

CC: Sadhu Johnston, Acting City Manager  
Paul Mochrie, Acting Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Mike Magee, Chief of Staff, Mayor's Office  
Kevin Quinlan, Deputy Chief of Staff, Mayor's Office  
Braeden Caley, Director, Policy and Communications, Mayor's Office  
Jane Pickering, Acting General Manager, Planning and Development Services

FROM: Kevin McNaney, Assistant Director of Planning, Vancouver Downtown

SUBJECT: CD-1 Rezoning: 1335 Howe Street

This memorandum recommends amendments to the conditions of approval for the above rezoning application to add a condition for the *Bird Friendly Design Guidelines* and to correct the minimum floor area associated with the air space parcel of the secured market rental housing.

### **RECOMMENDATION**

THAT Appendix B of the Policy Report dated October 29, 2015, titled "CD-1 Rezoning - 1335 Howe Street", be amended as follows:

1. Insert a new condition, (b) 8, with the following and subsequently renumber subsections 8 through 17:

"8. At DE application, submission of a bird friendly strategy for the design of the building is encouraged;

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Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

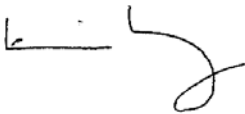
2. Replace condition (c) 7 with the following:

"7. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to secure 109 units as rental housing within an airspace parcel (minimum floor area 6,330.9 m<sup>2</sup> / 68,145 sq. ft.) in the new development, subject to a registered covenant on title to maintain such units/airspace parcel for rental housing for the longer of 60 years or the life of the building, subject to the following additional conditions in respect of those units:

- That the airspace parcel may not be subdivided.
- That no such units may be separately sold.
- That none of such units will be rented for less than one month at a time.
- That such units shall be designed in accordance with Appendix B (b), conditions 13, 14 and 15.
- Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter."

No action is required by Council, as the Summary and Recommendation for this item contains the changes explained in this memo.



Kevin McNaney  
Assistant Director of Planning, Vancouver Downtown