

Refers Item No. 2
Public Hearing of December 13, 2016

MEMORANDUM

December 13, 2016

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Naveen Girn, Director of Community Relations, Mayor's Office
Jerry Dobrovolny, General Manager of Engineering Services
Randy Pecarski, A/Assistant Director, City-Wide & Regional Planning

FROM: Gil Kelley, General Manager, Planning, Urban Design & Sustainability

SUBJECT: Temporary Modular Housing Definition And Regulations: Proposed Amendments
To City-Owned CD-1 Sites

This memorandum brings forward a revised Recommendation A for Item No. 2 "Temporary Modular Housing Definition and Regulations: Proposed Amendments to Existing City-Owned CD-1 Sites, and Design Guidelines".

- A. THAT the application to amend the Zoning and Development By-law to introduce a definition and regulations for Temporary Modular Housing generally in accordance with Appendix A be approved.

In this revised Recommendation A, the four City-owned CD-1 sites proposed for amendment to include Temporary Modular Housing as a permitted use have been removed from public hearing, namely: CD-1 (181) By-law No. 6041 for 2610 Grandview Highway; CD-1 (210) By-law No. 6313 for 4170 Nanaimo Street; CD-1 (247) By-law No. 6533 for 3098 S. E. Marine Dr., and 3099 E. Kent Avenue N.; and, CD-1 (310) By-law No. 7189 for 3590 Copley St., 2275 Vanness Ave., 2285 Vanness Av., 2295 Vanness Av., 2303 Vanness Av., 2317 Vanness Av., 2319 Vanness Av., 2327 Vanness Av., 2335 Vanness Av., 2343 Vanness Av., 2349 Vanness Av., 2355 Vanness

Yellow Memo - TMH (no sites)

Av., 3560 Walker St., 3566 Walker St., 3570 Walker St., 3576 Walker St., 3580 Walker St., 3582 Walker St., 3586 Walker St. and 3590 Walker St..

There are two principal reasons for removing these CD-1 sites from public hearing at this time. The first relates to new information regarding these sites that has arisen since referral. Further review has identified that two of CD-1 sites (CD-1 (181) 2610 Grandview Highway and CD-1 (210) 4170 Nanaimo Street) have lease arrangements in place that require renegotiation, and a third site (3590 Copley St. etc.), has community garden licence that covers a significant portion of the site. The leases and community garden licence need further assessment before the sites could be considered for redevelopment.

The second reason relates to the public hearing notification and public process. Residents and neighbours have raised a number of legitimate concerns regarding the notification process. One of the sites (CD-1 (247) 3098 S. E. Marine Dr. etc.) contains a mix of private and City-owned parcels. Residents and owners of the privately-owned parcels are confused about the implications of the CD-1 text amendment regarding their own developments. Several residents commented on the lack of public process in advance of the referral of all four sites to public hearing.

As Temporary Modular Housing is a new housing option that can assist with addressing the urgent need for more affordable housing choices, successful implementation of these projects is a key objective. In light of the new information relating to these CD-1 sites, and the public confusion and concerns expressed, the four sites are removed from the public hearing.

Staff recommend proceeding with the amendment to the Zoning and Development By-law to introduce a definition and regulations for Temporary Modular Housing (Recommendation A), as well as Recommendations B and C. This will provide a significant step forward in providing the regulatory framework for Temporary Modular Housing. Should Council support the approach described above, staff will immediately begin further work with the lease/license holders to determine the feasibility of Temporary Modular Housing on the City-owned CD-1 sites. Staff will also engage with interested residents to provide more clarity about the proposals.

Council is requested to consider the revised Recommendation A contained in this memo, instead of that in the Summary and Recommendation.

Sincerely,



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