

MEMORANDUM

February 16, 2017

TO: Mayor Robertson and Councillors

CC: Sadhu Johnson, 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
Gil Kelley, General Manager, Planning, Urban Design and Sustainability
Jerry Dobrovolny, General Manager, Engineering Services
Heidi Granger, Solicitor, Legal Services
Catherine Kinahan, Solicitor, Legal Services

FROM: Karen Hoese, Acting Assistant Director of Planning, Vancouver Downtown

SUBJECT: CD-1 Rezoning: (i) 1380-1382 Hornby Street and (ii) 801 Pacific Street

This memorandum advises Council of minor adjustments to the recommendations and to the draft by-law for (i) 1380-1382 Hornby Street.

Prior to finalizing the Policy Report dated January 10, 2017 entitled "CD-1 Rezoning: (i) 1380-1382 Hornby Street and (ii) 801 Pacific Street", staff learned that cycling infrastructure improvements might result in changes to building grades near the northeast corner of Pacific and Hornby streets, which in turn would impact the achievable building height of the tower proposed for 1380-1382 Hornby Street.

To address this, it was determined that 0.3 m (1.0 feet) should be added to the permitted height in the CD-1 By-law to allow for the potential change in building grades. As such, building height in Appendix A1 of the report was revised from 114.3 m (375 feet) to 114.6 m (376 feet). The draft by-law posted for the public hearing has been prepared in accordance with this revised height.

While Appendix A1 was changed, other references to the tower height within the report were inadvertently not revised, including the reference to height in Recommendation A(i). To bring forward the correct height for Council's consideration at the hearing, Recommendation A(i) in the Summary and Recommendation for this item has been updated with the height of 114.6 m (376 feet), so that it is consistent with Appendix A1 of the report and with the posted by-law. All notices and ads for the hearing contained the correct revised tower height for this item.

A further adjustment has occurred in preparing the draft by-law for (i) 1380-1382 Hornby Street. Appendix A1 in the report called for striking and replacing the entire content of the existing CD-1 (435) By-law No. 9116. In fact, the correct amendment is to strike and replace sections 2 through 8 of that by-law. This discrepancy became apparent to staff in preparing the by-law for posting at the public hearing. The draft by-law has been prepared with the correct reference to the sections being amended.

This memo is for information only. No action is required by Council, as the CD-1 amending by-law posted for (i) 1380-1382 Hornby Street and the Summary and Recommendation for the item have been prepared with the adjustments explained in this memo.

A handwritten signature in black ink that reads "Karen Hoese". The signature is written in a cursive, flowing style.

Karen Hoese
Acting Assistant Director of Planning, Vancouver Downtown