

Refers to Item No. 9
Public Hearing of September 19, 2017

MEMORANDUM

September 7, 2017

TO: Mayor and Council

COPY TO: 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
Mike Magee, Chief of Staff, Mayor's Office
Kevin Quinlan, Chief of Staff, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design and Sustainability
Kent Munro, Assistant Director, Planning, Urban Design and Sustainability
Grant Murray, Assistant Director, Administration, Legal Department

FROM: Paula Huber, Acting Assistant Director, Midtown, Planning, Urban Design and Sustainability

SUBJECT: Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law - Enactment Update

This yellow memo summarizes the changes made to the proposed by-laws and Guidelines since referral.

On July 25, 2017, Council referred the above-referenced zoning amendments to a Public Hearing that is now scheduled for September 19, 2017. The amendments are intended to increase opportunities for housing choice and character retention incentives. Since referral, staff have altered and refined the proposed RT-5, RT-5N and RT-6 Districts Schedules for clarity and consistency with other by-laws, resulting in some changes from the draft versions that Council referred to public hearing.

Specifically, miscellaneous changes were made to the proposed Districts Schedules to:

- clarify the intent statements of the districts schedules;
- clarify language for setback requirements;
- clarify site requirements for multiple dwelling, noting that site assemblies are limited;

RT Amendments - Yellow Memo - PH 2017-09-19

- restructure Section 4.7 Floor Space Ratio to simplify permitted FSR for sites without a character house vs. sites with a character house;
- separate out building depth provisions (Section 4.16) to allow greater building depth for more intensive uses (e.g. duplexes, multiple dwelling) while retaining standard building depth requirements for one-family dwellings; and
- add sections regarding the placement of more than one principal building on a site to the RT-5 and RT-5N for consistency with the RT-6 District Schedule.

In addition, minor changes have been made to the RT-4, RT-4A, RT-5, RT-5N and RT-6 Guidelines to add diagrams and additional language for clarification purposes.

The posted by-laws and Summary and Recommendation for this item have been prepared to reflect the changes outlined in this Memorandum.

Sincerely,

A handwritten signature in black ink, appearing to read "Paula Huber", with a long horizontal flourish extending to the right.

Paula Huber
Acting Assistant Director, Midtown Division

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