

Refers to Item #9
Public Hearing of September 19, 2017

September 18, 2017

MEMORANDUM

TO: Mayor Robertson and Councillors

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Rena Kendall-Craden, Director, Communications
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

This memorandum brings forward a replacement to Recommendation A in the Summary and Recommendation. It proposes amendments to the Draft By-law - Zoning and Development, to address correspondence received since referral, and to correct errors and omissions. The recommended changes to the draft by-law are shown below in bold italicized text.

RECOMMENDATION

- A. THAT the application to amend the Zoning and Development By-law in order to:
- (i) Amend the RT-5, RT-5A, RT-5N and RT-5AN Districts Schedule generally as set out in Appendix A of the Policy Report dated July 13, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law", but subject to the revisions proposed after referral to public hearing as outlined in the memorandum dated September 7, 2017, ***except that:***

- a. *In section 2, amend the definition of under-utilized lots to include the date of enactment and to exclude lots on the Vancouver Heritage Register;*
- b. *Amend the RT-5 District Schedule of the Draft By-law - Zoning and Development as follows:*
 - a. *In section 4.17.1, include “One-Family Dwelling” and “One-Family Dwelling with Secondary Suite”;*
 - b. *In section 4.4.4, strike “or the Development Permit Board, as the case may be,”;*
 - c. *The “and” following the semicolon at the end of sections 4.7.1(b), 4.7.1(c)(i) and 4.7.2(a) is changed to an “or”;*
 - d. *In section 4.7.2, strike “an increase to the” and replace with “a”;*
 - e. *In sections 5.2 and 5.3 strike “Development Permit Board or the” and “, as the case may be,”.*
- c. *Amend the RT-6 District Schedule of the Draft By-law - Zoning and Development as follows:*
 - a. *In section 4.4.4, strike “or the Development Permit Board, as the case may be,”;*
 - b. *The “and” following the semicolon at the end of sections 4.7.1(b) and 4.7.2(a) is changed to an “or”;*
- (ii) Rezone those areas shown outlined in bold on Schedule A of Appendix A of the same report from RT-4, RT-4N, RT-5A, RT-5AN, RS-1, RS-4 and RS-7, all to RT-5 and RT-5N; and
- (iii) Amend the RT-6 District Schedule generally as set out in Appendix A of the same report, but subject to the revisions proposed after referral to public hearing as outlined in the memorandum dated September 7, 2017;

in order to increase opportunities for housing choice and provide additional incentives for the retention of character houses, be approved.

DISCUSSION

On July 25, 2017, Council referred the above-referenced zoning amendments to a Public Hearing that is now scheduled for September 19, 2017. Since referral and posting of the Draft By-law, generally in accordance with the Council report, staff have determined that modifications are required to correct inadvertent omissions related to external design in the amended RT-5 and RT-5N Districts Schedule, and related to floor space ratio in the amended RT-5 and RT-5N and RT-6 Districts Schedules. References to the Development Permit Board are also being removed, as applications within these districts will be decided upon by the Director of Planning. Furthermore, the definition of under-utilized lots is being amended to further encourage the retention of houses on the Vancouver Heritage Register.

Council is asked to approve Recommendation A in this memorandum instead of Recommendation A in the Summary and Recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "Paula Huber", followed by a long horizontal flourish.

Paula Huber
Acting Assistant Director, Midtown Division

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