

Refers to Item #5
Public Hearing of **October 17, 2017**

MEMORANDUM

October 16, 2017

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
Gil Kelley, General Manager, Planning, Urban Design & Sustainability
Heidi Granger, Assistant Director, Legal Services

FROM: Susan Haid, Assistant Director of Planning, Vancouver South

SUBJECT: CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church - Parking By-law Corrections and Updated and Additional Conditions of Approval

This memorandum brings forward two changes:

- corrections to the proposed parking by-law amendments for both the East Site (2165-2195 West 45th Avenue) and West Site (2205-2291 West 45th Avenue); and
- additional conditions to facilitate the potential relocation and/or salvage of the existing character houses on both the East Site (2165-2195 West 45th Avenue) and West Site (2205-2291 West 45th Avenue).

Parking By-law Corrections

The proposed change to the parking by-law provisions is intended to clarify the amendments in order to be consistent with the relaxation authority in the Parking By-law that relates to all sites across the City. Accordingly, the following revisions to the draft Parking By-law amendments as set out in Appendix C1 and C2 of the Policy Report dated August 22, 2017,

entitled "CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church", are recommended (shown below with ~~strikeout~~ to indicate deletion and ***bold italics*** to indicate insertion):

Appendix C1

Parking, loading and bicycle spaces to be in accordance with by-law requirements, except that there must be:

- (a) 1 Class A loading space to be provided.
- ~~(b) Parking is to be provided at the discretion of the Director of Planning in consultation with the General Manager of Engineering Services.~~

Appendix C2

Parking, loading and bicycle spaces to be in accordance with by-law requirements, except that there must be:

- (a) 1 Class A and 1 Class B loading space to be provided, ***and***
- (b) Studio and 1 bedroom social housing be provided at a rate of 1 space for every 6 dwelling units., ~~and~~
- ~~(c) Parking is to be provided at the discretion of the Director of Planning in consultation with the General Manager of Engineering Services.~~

Existing Character Houses Conditions

In response to comments from the Vancouver Heritage Commission recommending consideration for relocating and reusing the church rectory, the applicant has indicated that they are willing to offer the existing houses for free to a potential owner who may be interested in relocating and reusing the existing buildings. Accordingly, the following additions to Recommendation A (e) of the Summary and Recommendation for this item are recommended (shown below with ***bold italics*** to indicate insertion):

Heritage

- 31. ***Provision of a letter, signed by the applicant, which states that an application to demolish the houses at 2165, 2267, 2279 and 2291 West 45th Avenue will not be submitted until necessary for construction of the new development.***
- 32. ***Provision of a letter, signed by the property owner, which states that they will seek opportunities to the satisfaction of the Director of Planning to allow for relocation or salvage of the houses at 2165, 2267, 2279 and 2291 West 45th Avenue.***

Note to Applicant: Staff will consider options to expedite this process if an opportunity to relocate one or more of the houses is presented.

A correction is also required for the deconstruction conditions related to the existing character houses to update the conditions to be consistent with the Green Demolition By-law (By-law No. 11023). Accordingly, the following additions to Recommendation A (b) and A (e) respectively of the Summary and Recommendations for this item are recommended (shown below with ~~strikeout~~ to indicate deletion and ***bold italics*** to indicate insertion):

Recommendation A (b)

8. Provision of a deconstruction plan for demolition of existing buildings on site ***except for the character house at 2165 West 45th Avenue*** to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill. ***For the existing house located at 2165 West 45th Avenue, provision of a deconstruction plan for demolition to divert at least 90% (by weight) of demolition waste (excluding materials banned from disposal) from the landfill.***

Note to Applicant: The deconstruction plan should be provided at the time of development permit application. The plan must be specific about materials that are being diverted. A template plan is available for reference. ***Consideration should be given for salvage for reuse for all building materials where possible. Please contact Lisa Brideau, Senior Sustainability Specialist at 604-871-6586 for potential salvage companies.***

Recommendation A (e)

10. ~~Provision of a deconstruction plan for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill.~~ ***Provision of a deconstruction plan for demolition to divert at least 90% (by weight) of demolition waste (excluding materials banned from disposal) from the landfill.***

Note to Applicant: The deconstruction plan should be provided at the time of development permit application. The plan must be specific about materials that are being diverted. A template plan is available for reference. ***Consideration should be given for salvage for reuse for all building materials where possible. Please contact Lisa Brideau, Senior Sustainability Specialist at 604-871-6586 for potential salvage companies.***

These changes require approval by Council to correct the parking by-law provisions and add and update conditions related to the existing character houses.

Sincerely,



Susan Haid
Assistant Director of Planning, Vancouver South