



POLICY REPORT

Report Date: September 17, 2019
Contact: Karen Hoese
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VanRIMS No.: 08-2000-20
Meeting Date: October 1, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 3560-3570 Hull Street and 2070-2090 East 20th Avenue

RECOMMENDATION

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the text of CD-1 (Comprehensive Development) District (738) By-law No. 12537 for 3560-3570 Hull Street and 2070-2090 East 20th Avenue [PID: 030-882-621, Lot A Block 16 District Lot 195 Group 1 New Westminster District Plan EPP86002], generally in accordance with Appendix A, to correct the site area;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

REPORT SUMMARY

This report recommends a text amendment to Section 4.1 of CD-1 (Comprehensive Development) District (738) By-law No. 12537 for 3560-3570 Hull Street and 2070-2090 East 20th Avenue to correct the site area. The amendment would correct an error and achieve the intent of the initial rezoning approval.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (738) By-law No. 12537 for 3560-3570 Hull Street and 2070-2090 East 20th Avenue, enacted September 10, 2019.

REPORT

Background/Context

From time to time, Council considers minor staff-initiated text amendments to provide greater clarity in by-laws, to correct typographical or inadvertent errors, and to provide clear direction for the public and staff in the interpretation of by-laws.

Strategic Analysis

CD-1 (Comprehensive Development) District (738) By-law No. 12537 for 3560-3570 Hull Street and 2070-2090 East 20th Avenue was approved after a Public Hearing on July 10, 2018 and enacted on September 10, 2019. It permits the development of 69 rental housing units in the form of 3½-storey townhouses, a four-storey apartment building, and a relocated and rehabilitated heritage home. The application was approved under the *Affordable Housing Choices Interim Rezoning Policy*.

In the CD-1 By-law considered at Public Hearing, the site area was incorrectly stated as 4,429.1 sq. m. The site was a complicated land assembly in which dedications for streets were under discussion. The error was subsequently noticed at the development permit stage and when more clarity was provided as to the required dedications. The proposed amendment replaces the site area with the correct figure, 4,676.2 sq. m. and correspondingly adjusts the FSR from 1.58 to 1.50. The form of development approved in principle by Council comprises 7,014.6 sq. m (75,505 sq. ft.) of floor area. The development permit for the site (DP-2018-00891) has prior-to approval for 6,983.4 sq. m (75,169 sq. ft.). So there is no change to the size of the development itself.

Financial Implications

The amendment entails a correction to the floor space where no Community Amenity Contributions were collected. The associated public benefits are 69 dwelling units secured as market rental housing. There will likewise be no change to the Development Cost Levy payable as the floor area of the development is unchanged.

CONCLUSION

This report proposes a CD-1 text amendment that, if approved, will achieve the intent of the initial rezoning and correct an error in the site area. It is recommended that the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend CD-1 (Comprehensive Development) District (738) By-law No. 12537 for 3560-3570 Hull Street and 2070-2090 East 20th Avenue and that this application be referred to Public Hearing and, subject to the Public Hearing, be approved.

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**PROPOSED TEXT AMENDMENT TO
CD-1 (738) BY-LAW NO. 12537 FOR 3560-3570 HULL STREET AND
2070-2090 EAST 20TH AVENUE**

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law 12537.
2. In Section 4.1, Council strikes out “4,429.1 m²” and substitutes “4,676.2 m²”.
3. In Section 4.2, Council strikes out “1.58” and substitutes “1.50”.

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