

**Refers to item #2  
Public Hearing of July 21, 2020**

## **MEMORANDUM**

July 20, 2020

**TO:** Mayor and Council

**CC:** Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Templar Tsang-Trinaistich, Issues Manager, Planning Urban Design and Sustainability  
Jeff Greenberg, Assistant Director of Legal Services

**FROM:** Theresa O'Donnell  
Deputy Director, Planning, Urban Design and Sustainability

**SUBJECT:** CD-1 Rezoning: 526-528 West 37th Avenue – amendment to Draft CD-1 By-law

After referral of the above item to public hearing on June 23, 2020, staff became aware of an omission in the draft CD-1 By-law. The draft by-law posted for this item was prepared in accordance with Appendix A of the Referral Report, however a standard clause to allow an additional partial storey for common rooftop amenity space, as per section 5.1.1 of the Cambie Corridor Plan was not included. This memorandum provides the following recommendation which, if approved, will add the missing clause to the draft by-law.

### **RECOMMENDATION**

THAT the draft CD-1 By-law for 526-528 West 37th Avenue be amended as follows to allow for an additional partial storey for common rooftop amenity spaces:

- (i) Renumber section 6 as subsection 6.1;
- (ii) Add this new subsection 6.2 after section 6.1:  
"6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor

rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 23.2 m.”

Inclusion of this clause will allow the applicant to fulfill design development condition 4 of Part 1 of the Conditions of Approval in Appendix B of the Referral Report, which calls for enhancing the amount and quality of outdoor amenity space and suggests the rooftop as a location.

Thank you for your consideration of the above additional recommendation. If you have questions or concerns, please do not hesitate to reach out to me at [theresa.o'donnell@vancouver.ca](mailto:theresa.o'donnell@vancouver.ca).

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell  
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