

Refers to item #7  
Public Hearing of December 2, 2020

December 1<sup>st</sup>, 2020

## MEMORANDUM

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  
Gail Pickard, Acting 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  
Gil Kelley, General Manager, Planning, Urban Design and Sustainability  
Templar Tsang-Trinaistich, Issues Manager, Planning Urban Design and Sustainability  
Jeff Greenberg, Assistant Director of Legal Services

FROM: Theresa O'Donnell Deputy Director of Planning – Current Planning  
Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 349 East 6th Avenue – Greater Height for Mechanical  
Appurtenances

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After referral of the above item to public hearing on October 20, 2020, an omission was identified in Appendix A (draft CD-1 Bylaw) of the Referral Report. This memo brings forward a recommendation to amend the draft CD-1 Bylaw to provide greater flexibility for the Director of Planning when considering the size and height of rooftop mechanical appurtenances, such as elevator machine rooms or similar features.

### **RECOMMENDATION**

THAT the following be added to the end of the Recommendation A:

“FURTHER THAT Section 6, Building Height, of the draft CD-1 By-law be amended to replace Section 6 with the following wording, which makes suitable provision for rooftop mechanical appurtenances:

- 6.1 Building height, measured from base surface to the top of the roof deck amenity, must not exceed 38.7 m.
- 6.2 Despite the provisions of section 6.1 and of section 10.18 of the Zoning and Development By-Law, the Director of Planning may permit a greater height and width than otherwise permitted for mechanical appurtenances such as elevator machine rooms or similar features, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”

### ***Discussion***

A general regulation under Section 10.18.4 of the Zoning and Development Bylaw permits the Director of Planning to vary the permitted height with respect to rooftop mechanical equipment. While this general regulation accommodates the majority of buildings, its parameters are not suitable for smaller towers with limited roof area, such as that proposed for 349 East 6th Avenue. To accommodate rooftop mechanical appurtenances on this tower, staff recommend replacing the current Building Height section 6 in the draft CD-1 By-law with the new wording above, which provides suitable parameters for mechanical appurtenances on this small tower’s rooftop.

### **Action is required by Council.**

Thank you for your consideration. 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).

Thank you,



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