

MEMORANDUM

February 5, 2021

TO: Mayor and Council

CC: Paul Mochrie, Acting City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, 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
Theresa O'Donnell, Deputy Director of Current Planning, Planning, Urban Design and Sustainability
Templar Tsang-Trinaistich, Issues Manager, Planning, Urban Design and Sustainability
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability
Carly Rosenblat, Rezoning Planner, Planning, Urban Design and Sustainability
Neil Hrushowy, Assistant Director, Community Planning
Dan Garrison, Assistant Director, Housing Policy and Regulation

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning Application at 1766 Frances Street - RTS # 14250

The following information is offered in response to questions received by staff during the Council Meeting of January 20, 2021 when the rezoning application for 1766 Frances Street was referred for Public Hearing. Staff were asked about the eligibility of the project to be considered under the Grandview Woodland Community Plan (GWCP) and the role of the Citizen's Assembly in formulating the GWCP.

This memo will form part of the February 11, 2021 Public Hearing agenda package and be available for public viewing.

A Citizens' Assembly was created in 2014 to explore options and review key issues as part of the public engagement activities that helped develop the GWCP adopted by Council in 2016. The Citizens' Assembly provided a report with recommendations to City staff and it was one of

several sources of public consultation that informed the staff review and analysis in creating the GWCP, along with community-wide workshops and engagement activities, technical analysis and relevant city-wide policies. In 2016, city staff produced a comprehensive review of how the Citizen's Assembly recommendations were addressed in the community plan which can be found in 'Trace Document – How the Plan Responds to the Citizens' Assembly Recommendations' (<https://vancouver.ca/files/cov/grandview-woodland-community-plan-trace-document.pdf>). The final community plan was prepared by staff and produced a balance between a variety of community identified goals.

The rezoning application proposes to rezone the subject site from RM-4 (Residential) District Schedule to a new CD-1 District, to increase the floor space ratio from 1.45 FSR to 4.06 FSR and building height from 10.7 m (35.1 ft.) to 29.28 m (96.06 ft.) for a mixed-use building with 84 social housing units with on-site before-and-after school childcare. The enabling rezoning policy for this application is the GWCP.

The GWCP identifies the subject site within the *Northwest Apartment Area* which anticipates new secured rental housing with a height of up to six storeys and a density up to 2.4 FSR.

Section 7.1.3 of the GWCP provides direction for maintaining and increasing the amount of mixed income non-market housing in the neighbourhood and allows for consideration of modest increases in height and density for the delivery of non-market housing to assist with project viability, subject to fit with neighbourhood context.

The rezoning proposal includes 84 social housing units and childcare which is consistent with the intent of the GWCP. Staff have reviewed the proposed application and concluded the massing, height, and housing are appropriate for the site, subject to conditions outlined in the Appendix B of the referral report.

Please note, staff have also prepared a verbal presentation of the rezoning application for the Public Hearing and will include this information in the presentation. The Public Hearing scheduled for February 11, 2021.



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