

**Refers to Item #2
Public Hearing of May 18, 2021**

MEMORANDUM

May 13, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
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
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability
Jeff Greenberg, Assistant Director of Legal Services
Chee Chan, Rezoning Planner, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell, General Manager - Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1885 East Pender Street – Amendment to draft CD-1 Bylaw in Appendix A

RTS #: 14368

On April 13, 2021, Council referred the above-noted rezoning application to a Public Hearing. After referral, staff determined an amendment to the draft CD-1 By-law was appropriate given changes recently approved in principle to the RM-4/RM-4N District Schedule for social housing applications. This memorandum brings forward an additional recommendation which includes the needed amendment.

This memo will form part of the May 18, 2021 Public Hearing agenda package and be available for public viewing.

RECOMMENDATION

That Appendix A, section 5.2 be amended to:

5.2 The floor space ratio for all uses must not exceed 3.0.

The rezoning application proposes to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development at 2.92 FSR, for a six-storey residential building containing 64 social housing units under the *Grandview-Woodland Community Plan*.

At the Public Hearing on April 20, 2021, Council approved in principle amendments to the Zoning and Development By-law to permit proposals up to a maximum density of 3.0 FSR and height of six storeys, in the RM-3A and RM-4/RM-4N District Schedules, for project where 100% of the residential floor area would be secured as social housing. These amendments will be considered by Council for enactment at a regular Council meeting on May 18, 2021.

The recommended amendment for 1885 E Pender Street would align the proposed draft CD-1 By-law with the provisions that would be available for a development permit application in RM-4 zones, where the subject site is located, should the amendments to the RM-4/RM-4N be enacted.

Staff have evaluated this change and concluded the change in density from 2.92 to 3.0 FSR would not significantly alter the proposed form of development shown in Appendix D of the referral report and no change is required to the conditions of approval noted in Appendix B. Further, the application remains consistent with the objectives of the *Grandview-Woodland Community Plan*.

Council action is required to amend the proposed draft CD-1 By-law at Public Hearing



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