

**Refers to Item #1
Public Hearing of June 15, 2021**

MEMORANDUM

June 14, 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
Sarah Crowley, Rezoning Planner, Planning, Urban Design and Sustainability

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

SUBJECT: **CD-1 Rezoning: 602-644 Kingsway - RTS 14448
Amendment to draft CD-1 Bylaw – Sections 6.1 and 6.2 (Building Height)**

On May 18, 2021, Council referred the above-noted rezoning application to a Public Hearing. After referral, staff determined that an amendment to the draft CD-1 By-law was required to increase the stated building height from 22.8 m to 23.7 m and the height of the rooftop amenity space from 25.3 m to 27.0 m respectively. This increase was requested by the applicant team to accommodate larger mechanical equipment to meet the energy performances outlined in the *Green Buildings Policy for Rezoning*s.

This memo will form part of the June 15, 2021 Public Hearing agenda package and be available for public viewing.

RECOMMENDATION

That section 6.1 and 6.2 of the draft CD-1 By-law for 602-644 Kingsway be amended as follows (with **bold** to replace strikethroughs):

- 6.1 Building height, measured from the base surface to top of the sixth floor parapet, must not exceed ~~22.8 m~~ **23.7 m**.
- 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 ~~25.3 m~~ **27 m** measured from base surface.

Staff have evaluated this amendment and concluded that the change in the above-noted heights would not significantly alter the proposed form of development shown in Appendix E of the referral report and no change is required to the conditions of approval as noted in Appendix B.

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



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