

**Refers to Referral Report Item #2
Public Hearing of March 3, 2022**

MEMORANDUM

March 3, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, 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
Jeff Greenberg, Assistant Director of Legal Services
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

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

SUBJECT: CD-1 (761) Text Amendment: 1002 Station Street and 250-310 Prior Street – Amendment to draft by-law to amend CD-1 (761) – Section 8.1 (Building Height)

RTS #: 14910

On February 8, 2022, Council referred the above-noted text amendment application to a Public Hearing. After referral, staff determined that a correction is required to the draft by-law to amend CD-1 (761) to increase the stated building height from 73.7 m to 76.22 m, due to an error in the original calculation of the geodetic grade. No changes to the form of development are contemplated in this memo. As per the original amendment, this height would only be considered to facilitate rooftop helipad access necessary for air ambulance services for the New St. Paul's Hospital. The height of the proposal as submitted has not changed.

This memo will form part of the March 3, 2022 Public Hearing agenda package and be available for public viewing.

RECOMMENDATION

That section 8.1 of the draft by-law to amend CD-1 (761) for 1002 Station Street and 250-310 Prior Street be amended as follows (with bold to replace strikethroughs):

- 8.1 In sub-area A, building height must not exceed the geodetic elevation of 63.1 m, except that the Director of Planning or the Development Permit Board may approve an increase in height provided that the buildings do not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines, other than protrusions into view cone 22, which may be considered to facilitate rooftop helipad access necessary for critical air ambulance services up to the geodetic elevation of ~~73.7 m~~ **76.22 m**.

Council action is required to correct the proposed draft by-law to amend CD-1 (761) at Public Hearing. Staff recommend that the following Recommendation for Pubic Hearing be moved instead.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Providence Health Care Society, the registered owner of the lands located at 1002 Station Street [Lots 1, 3 and 4 District Lot 2037 Group 1 New Westminster District Plan EPP105034; PIDs 031-266-932, 031-266-959 and 031-266-967 respectively; and PID 031-266-941; Lot 2 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP105034] to amend CD-1 (761) By-law No. 12883 to permit elevator overruns and stair enclosures extending 13.1 m (43.0 ft.) above the approved maximum height and to permit floor area exclusions for mechanical uses directly associated with the energy centre up to 22,891 sq. m (246,397 sq. ft.) be approved in principle;

FURTHER THAT that the draft amending by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle, with the change in height referenced in the memo to Council;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT Recommendation A be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Regards,

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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