

Refers Item No. 9
Public Hearing of May 18, 2010

MEMORANDUM

May 07, 2010

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
D. McLellan, General Manager of Community Services
B. Toderian, Director of Planning
F. Connell, Director of Legal Services
P. Judd, Acting General Manager of Engineering Services

FROM: D. Drobot, Rezoning Planner, Rezoning Centre

SUBJECT: CD-1 Rezoning - 2250 Commercial Drive

This memorandum provides Council with a response to community concerns. In addition, minor changes to Appendix A (draft by-law) and Appendix C (Sign by-law) are recommended.

1. COMMUNITY CONCERNS

Background

On April 20, 2010, Council referred to public hearing an application to rezone the subject property from C-2C to CD-1. At the time of referral, a letter was submitted from the Grandview-Woodlands Area Council outlining their concerns with the proposal. Council asked that clarification on the concerns raised in the letter be presented prior to public hearing.

Discussion

The community group's letter raised seven points of concern. Six of the seven points refer to the staff recommendation to retain the existing building, add a fifth storey, and increase the overall height to achieve the 3.0 FSR allowed under the existing zoning. The community group would prefer the existing building be demolished and a new building constructed that fits into the four-storey and 13.8 m height maximums of the C-2C District Schedule.

The existing building was designed to accommodate commercial uses and therefore has a higher floor-to-ceiling height than buildings designed for residential uses. Two new floors are

proposed to be added on the top of the existing building, so a permissible height of 19.2 m is needed. While this height exceeds the C-2C limit, the new fourth and fifth floors are partial floors that are set back from the front and rear of the existing structure. These upper-level setbacks are not required under C-2C, but have been introduced with the CD-1 to minimize the impact of the additional height. Staff support this form of development resulting from keeping the existing building, but understand some members of the community may not. Council will have the opportunity to hear from staff, the applicant and the public on this matter at the hearing.

The final point in the letter relates to the number of units in the building. There are a total of 58 residential units and 8 commercial units proposed in the development.

2. DRAFT CD-1 BY-LAW

RECOMMENDATION

THAT Appendix A of the Policy Report "CD-1 Rezoning - 2250 Commercial Drive" be amended as follows:

- *Under Section 2.1 Density, replace the words "The floor space ratio must not exceed 3.0" with the words "The floor space ratio for all uses combined must not exceed 3.0, except that the floor space ratio for Office Uses must not exceed 1.20"*

Discussion

The intent of the C-2C zoning is to "encourage creation of a pedestrian-oriented district shopping area by increasing the residential component and limiting the amount of office use". This amendment to the draft CD-1 By-law aligns with the density clauses in the C-2C District Schedule, and re-confirms that the changes to the zoning relate to the height of the dwelling and not the density. The posted by-law has been prepared with the amended wording.

3. SIGN BY-LAW AMENDMENT

RECOMMENDATION

THAT Appendix C of the Policy Report "CD-1 Rezoning - 2250 Commercial Drive" be amended to read B (C-2C) instead of B (C-5)

Discussion

Appendix C of the Policy Report incorrectly indicates that the CD-1 site be assigned the schedule in the Sign By-law that applies to the C-5 District. The site should be assigned the same schedule that currently applies under C-2C. The above amendment corrects this error. The posted by-law has been prepared with the correction.

Dwayne Drobot
Rezoning Planner

Current Planning Division

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