

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"

"LaClaire, Lon" <lon.laclaire@vancouver.ca>

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

Date: 6/19/2020 5:12:43 PM

Subject: Memo - Alma Building Line

Attachments: ENG - PDS - Memo to Mayor and Council - Alma Building Line- June 19 2020.pdf

Dear Mayor and Council,

Please see the attached memo from Lon LaClaire and Gil Kelley regarding the Alma Street Building Line. A short summary of the memo is as follows:

- A petition was received from local residents to remove the building line on the west side of Alma Street, north of 4th Avenue.
- Building lines are described in the Zoning and Development By-law for the purpose of preserving open space, typically for transportation and surface utility purposes.
- Staff do not recommend removing the building line at this time. The transportation and public realm needs in the area are being reviewed as part of many area/transportation planning efforts in the neighborhood.
- Engineering and Planning staff will connect with residents to provide an update and rationale for retaining the building line until completion of the noted initiatives.

If you have any questions, please feel free to contact Lon LaClaire at 604-873-7336 or lon.laclaire@vancouver.ca, or Gil Kelley at 604.873.7456 or gil.kelley@vancouver.ca.

Best,
Sadhu

Sadhu Aufochs Johnston | City Manager
Office of the City Manager | City of Vancouver
604.873.7627 | sadhu.johnston@vancouver.ca

Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

MEMORANDUM

June 19, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, 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
Paul Storer, Director of Transportation
Chris Robertson, Assistant Director, City-Wide & Regional Planning

FROM: Lon LaClaire, General Manager, Engineering Services
Gil Kelley, General Manager, Planning, Urban Design & Sustainability

SUBJECT: Alma Street Building Line

A petition to remove the building line on the west side of Alma Street, north of 4th Avenue, was received from residents on April 25, 2019. In August 2019, after a cursory review, the residents were informed that the building line could be removed at Council's discretion, following a staff report to Council.

After a more recent and detailed review, staff do not recommend removing the building line at this time. While Alma Street pavement is wider than required for the current vehicle demand, a future review of street width based on all transportation and public realm needs will be undertaken as part of current and upcoming area/transportation planning efforts in the neighborhood. These include: the Vancouver Plan; the Jericho Lands Planning Program, currently in the Policy Statement phase; the Broadway Plan, and Rapid Transit planning for the extension of the SkyTrain west of Arbutus. These processes will consider transportation and land use changes to the area and identify if there is a future need to retain the building lines on Alma Street for transportation or public realm purposes.

Building lines are described in Section 14 of the Zoning and Development By-law as being for the purpose of preserving open space. Typically they are used for transportation and surface utility purposes, such as for sidewalk widening, road widening, turn bays, cycling facilities, transit facilities, tree planting, or landscaping and green infrastructure.

Approximately one-third of the properties on the west side of Alma Street between W 12th Avenue and Point Grey Road have dedicated the 7-foot building line as City road right-of-way. This is not a unique situation in the City - many streets have building lines which affect where owners can build. A review of the building line on the west side of Alma Street, north of 4th Avenue, and the sites immediately adjacent to the building line that have recently redeveloped, indicates that the general impact of the building line on the overall achievable square footage is approximately 100 sq.ft.

On Jan 20, this year, staff from Engineering and Planning met with representatives from the petitioning group to review and discuss the rationale for retaining the building line. We understand the residents still have an interest in seeing this issue addressed by Council at public hearing. Staff from Engineering and Planning will connect with residents again to provide an update and rationale for retaining the building line on Alma Street until the completion of the noted initiatives.

Should you have any questions or concerns, please do not hesitate to contact either one of us directly by phone or email.



Lon LaClaire, M.Eng., P.Eng.
General Manager, Engineering Services

604.873.7336 | lon.laclaire@vancouver.ca



Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability

604.873.7456 | gil.kelley@vancouver.ca