

From:	"Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
To:	"Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>
Date:	4/18/2016 4:45:00 PM
Subject:	RTS 11360 - CD-1 Rezoning: 3365 Commercial Drive and 1695-1775 E 18th Avenue
Attachments:	PDS - Memo to M&C - CD-1 Rezoning 3365 Commercial Dr. and 1695-1775 E. 1....pdf

Dear Mayor and Council,

Please see attached Memo from Jane Pickering, Acting General Manager, Planning and Development Services on the Rezoning of 3365 Commercial Drive and 1695-1775 E 18th Avenue for information. A short summary of the memo is as follows:

- clarifies the applicable City policies under which this application is being considered
- addresses concerns raised by some citizens about the role of the Heritage Commission in this application
- provides clarity about the rezoning application review process that has been followed for this application

Best
Sadhu Johnston

Sadhu Aufochs Johnston
City Manager
City of Vancouver

sadhu.johnston@vancouver.ca

o. 604.873.7627

twitter: sadhuajohnston

www.vancouver.ca



VanRIMS No.: 01-9000-20

MEMORANDUM

April 18, 2016

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
 Paul Mochrie, Deputy City Manager
 Janice MacKenzie, City Clerk
 Lynda Graves, Manager, Administration Services, City Manager's Office
 Rena Kendall-Craden, Director, Communications
 Mike Magee, Chief of Staff, Mayor's Office
 Kevin Quinlan, Deputy Chief of Staff, Mayor's Office
 Katie Robb, Director, Communications, Mayor's Office
 Emma Lee, Director, Community Relations, Mayor's Office
 Andrew Francis, Solicitor, Legal Services
 Kent Munro, Assistant Director of Planning, Vancouver Midtown
 Yardley McNeill, Rezoning Planner

FROM: Jane Pickering, Acting General Manager, Planning and Development Services

SUBJECT: RTS 11360 - CD-1 Rezoning: 3365 Commercial Dr. and 1695-1775 E. 18th Ave.

Dear Mayor and Council,

The primary applicable policy for this rezoning application is the Affordable Housing Choices policy (in the past it had been referred to as the Interim Rezoning Policy). The 110 proposed rental units are being considered under that policy. A modest heritage house currently exists on the subject site and it is one of the original houses in the Cedar Cottage area. The application proposes to relocate, restore and designate this house. The City's heritage policies inform that aspect of this application; the heritage house and an infill building behind it would contain only four units. Hence, the heritage aspect of this application is substantially subordinate to the matters falling under the Affordable Housing Choices policy.

Letters and emails have come in to the City over the past few days raising questions about process and suggesting that the application should not be referred to Public Hearing because a revised application did not go back the Heritage Commission. The application review

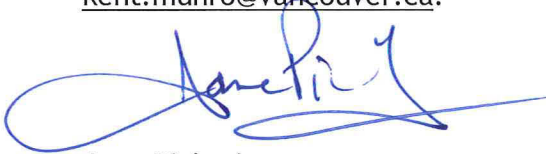
process in this case has followed the City's standard practices in all respects. The Heritage Commission is an advisory body that is tasked with providing professional commentary only on the heritage matters particularly when the City is considering designation of a heritage resource. This is not unlike the City's other advisory bodies that provide commentary on other matters from a defined perspective. For example, the Seniors' Advisory Committee provides advice on matters affecting the Vancouver's elderly and their families.

The advice from Advisory Committees is considered through the process in the context of all other commentary from any of a number of perspectives. The Committees are not responsible for considering public perspectives but rather they focus solely on their respective areas of expertise. It is City staff's role to collect and consider all of the advice and commentary, to address issues and to find solutions to challenges that seek to balance sometimes competing perspectives. Ultimately, it is City Council's role to decide, at a public hearing, if an appropriate balance of the issues has been achieved in a rezoning application.

On May 4, 2015, the Vancouver Heritage Commission reviewed this application with City staff in attendance. Staff listened carefully to the discussion and came away with a sound understanding of the issues and concerns raised. The commentary was considered through the process and was weighed against other identified issues. As discussed in the report, the application was revised to address all matters in a balanced and reasonable manner which is now the subject of the recommendation to Council reflected in the report.

At the time of a public hearing on this rezoning application, staff intend to comprehensively explain the changes and adjustments that have been taken to address all of the issues raised through the rezoning application review process.

If you have any questions, please contact myself or Kent Munro at 604-873-7135 or kent.munro@vancouver.ca.



Jane Pickering
Acting General Manager, Planning and Development Services
(T) 604.873.74564
(E) jane.pickering@vancouver.ca