

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 4/14/2022 11:43:19 AM

Subject: [Yellow Memo: CD-1 Rezoning: 1477 West Broadway – Amendment to draft CD-1 By-law in Appendix A](#)

Attachments: [1477 W Broadway Rezoning Memo - 2022-04-13.pdf](#)

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Dear Mayor and Council,

Please see the attached Yellow Memo from Theresa O'Donnell regarding Item 4 at tonight's Public Hearing - CD-1 Rezoning: 1477 West Broadway – Amendment to draft CD-1 By-law in Appendix A.

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

**Refers to Referral Report Item #4  
Public Hearing of April 14<sup>th</sup>, 2022**

## **MEMORANDUM**

April 14, 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 Rezoning: 1477 West Broadway – Amendment to draft CD-1 By-law in Appendix A

**RTS #:** 14913

On March 1, 2022 Council referred the above-mentioned rezoning application to a Public Hearing. After referral, staff determined that a correction is required to the draft CD-1 By-law in Appendix A related to the exclusion of floor area for amenity areas. The proposed amendment would align more closely with FSR exclusions for amenity areas, permitted under the local C-3A District Schedule zoning. The maximum percentage of amenity floor area that can be excluded has been adjusted in the draft By-law, to better reflect an appropriate scale of amenity areas for this development.

This memo will form part of the April 14, 2022 Public Hearing agenda package and be available for public viewing.

## **RECOMMENDATION**

That section 6.5 of the draft CD-1 By-law in Appendix A for 1477 West Broadway be amended as follows:

(a) strike out section 6.5:

~~6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.~~

(b) substitute with:

"6.5 Amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that: (i) the total area being excluded shall not exceed the lesser of 10% of the total floor area being provided or 1000m<sup>2</sup>; and (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood."

Staff have evaluated this amendment and concluded that the change does not affect the total proposed floor area represented in the draft By-law, or 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.***

Regards,

*Theresa O'Donnell*

Theresa O'Donnell  
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