

From: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"Direct to Mayor and Council - DL"
Date: 3/29/2023 1:50:39 PM
Subject: RE: Question - West End rezoning policy amendments

This email is sent on behalf of Theresa O'Donnell

Earlier this morning, questions were raised by the Mayors staff regarding the inclusion of language in the West End Rezoning Policy, Appendix A relating to shadowing of retail streets (please see the email below for convenience). Our staff response did not fully address the substance of the question and I'm now sending this follow up email to further clarify matters.

Regrettably, I was not aware this new language to the Rezoning Policy had been added to the Appendix at the last minute. I thank the Mayor's staff for raising it to my attention.

The new language was taken from an existing Staff bulletin on shadows and staff's intent was to transfer that language to the revised Rezoning Policy. The intention was to improve the interpretation and clarity of the policy, however, this was a last minute inclusion was done without properly consulting the public and the development community.

Given the topic of shadowing has been the subject of significant public dialogue of late, I believe this matter properly requires more background, transparency for the public and fulsome consideration by Council. For this reason, I am respectfully recommending that Council introduce an amendment to remove this language from Appendix A. I have prepared some draft language for your consideration below.

Staff will be available for questions and discussion when this report is considered by Committee today. I apologize for any confusion in this matter, and appreciate the opportunity to provide correct this error.

DRAFT MOTION

THAT Council approve Recommendation A, to amend the Rezoning Policy for the West End generally as presented in Appendix A, with the following exception:

1. That Council strike out the proposed amendment, in Subsection 3.3 F, page 10 of Appendix A, as follows:

1. 3.3 f) All new development is to eliminate shadows onto the north sidewalk of Davie Street and Robson Street between 10 am and 4 pm on the spring and fall equinoxes. The only exception is for the north sidewalk of the 1000 block of Robson Street, for which shadows are to be eliminated between 10 am and 3 pm on the spring and fall equinoxes.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
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From: Mochrie, Paul <Paul.Mochrie@vancouver.ca>

Sent: Wednesday, March 29, 2023 9:23 AM

To: Direct to Mayor and Council - DL <CCDTMACDL@vancouver.ca>

Cc: City Manager's Correspondence Group - DL <CMCG@vancouver.ca>; O'Donnell, Theresa

<Theresa.O'Donnell@vancouver.ca>; Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>

Subject: Question - West End rezoning policy amendments

Mayor and Council,

For your information, staff are providing the following clarification in response to a question regarding the addition of sub-paragraph (f) below into the Rezoning Policy.

f) All new development is to eliminate shadows onto the north sidewalk of Davie Street and Robson Street between 10 am and 4 pm on the spring and fall equinoxes. The only exception is for the north sidewalk of the 1000 block of Robson Street, for which shadows are to be eliminated between 10 am and 3 pm on the spring and fall equinoxes.

The intention of the report is to permanently enable opportunities for more rental and below market rental housing in the West End Community Plan along the Burrard Corridor. These changes would result in the permanent extension of the same program that was implemented on a 2 year time limited basis (which expired in December 2022). The addition of the sub-paragraph f) into the Rezoning Policy is intended to provide transparency and clarity to our complex policies in this area of the downtown. There are no new restrictions relating to shadowing, and staff would continue to administer the West End Rezoning Policy and the Bulletin for West End Tower Form, Siting, and Setbacks in the same manner we have done so to date, with rezoning applications ultimately being brought forward to Council for decision following a Public Hearing.

If you have any additional questions on this topic, please let us know.

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 xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.