

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 5/11/2023 12:16:43 PM
Subject: 1000 Cypress St.
Attachments: Memo to Mayor & Council - 1000 Cypress St.pdf

Dear Mayor and Council,

Please find enclosed a memo from Theresa O'Donnell with information and a status update on a development proposal at 1000 Cypress Street.

- The existing building is a Multiple Dwelling, built in 1972 and straddled on three tied lots. There are 6 existing primary rental units;
- The applications include 3 development permits, which are being submitted for 3 single detached houses, considered to be an "outright use" under existing zoning
- The memo includes project details and information regarding the existing zoning, as well as housing policies, and tenant relocation requirements
- The Director of Planning has rendered a decision on this matter, and approved the permits with conditions in April 2023. Staff will continue to work with the applicant through the next phases of the development permit review process whereby the applicant is required to satisfy the conditions of the application prior to the permit being issued.

Should you have any questions, please don't hesitate to contact Theresa O'Donnell.

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.

MEMORANDUM

May 9, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Acting Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
Andrea Law, General Manager, Development Building & Licensing
Jason Olinek, Director of Development Planning

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: 1000 Cypress St. [DP-2022-00937, DP-2022-00936, DP-2022-00935]

RTS #: N/A

Staff received development permit applications for 1000 Cypress Street in late 2022. This memo is intended to provide further information to Council's questions relating to these applications.

Summary:

The replacement of an existing Multiple Dwelling building at 1000 Cypress Street by Single Detached Houses has triggered a large number of responses to notification, as well as some media attention. Despite the public's reaction, the development permit application is proceeding under the existing zoning, with requirement for a Tenant Relocation Plan for six eligible existing tenants, as per our Tenant Relocation and Protection Policy.

Project details:

- The existing building is a Multiple Dwelling, built in 1972 and straddled on three tied lots. There are 6 existing primary rental units;

- The proposal is for the replacement of the existing building by three Single Detached Houses developed on each lot;
- Under RT-9 zoning, Single Detached House is an outright use. The application is seeking conditional FSR and building depth's variance through design guidelines.
- We received 78 responses to notifications, all of which are in opposition of the application. 19% of the responses are from Kitsilano area, 81% of them are from outside the area and outside Vancouver.
- In addition, the zoning does not permit Multiple Dwelling uses. A new Multiple Dwelling building would require rezoning on this site.

Housing/Tenant Protection considerations:

- The Rental Housing Stock Official Development Plan doesn't apply to the RT-9 zoning, so no rental replacement unit can be required;
- There are 6 existing primary rental units, and the 2019 City-wide Tenant Relocation and Protection Plan (TRPP) applies;
- All 6 of the tenancies are eligible under the TRPP;
- As of today, all tenants have been notified of the development, and have received TRPP eligibility letters;
- The next step is the provision of a Tenant's Needs Survey, which includes identifying if any of the tenants fall into the low income/additional barriers category;
- We understand that at least one tenant has already begun looking for new accommodation to date.

A decision was made by the Director of Planning on April 5, 2023, to approve these application and the Prior-to Letter including public re-notification was sent out on April 27, 2023. Staff will continue to work with the applicant through the next phases of the development permit review process whereby the applicant is required to satisfy the conditions of the application prior to the permit being issued.

Should you have any follow up questions, please don't hesitate to contact me directly.



Theresa O'Donnell
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