

MEMORANDUM

July 2, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, 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
Susan Haid, Deputy Director, Long Range and Strategic Planning, Planning, Urban Design and Sustainability
Chris Robertson, Assistant Director, City-Wide & Regional Planning, Planning, Urban Design and Sustainability

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

SUBJECT: Regulation Redesign – Simplifying Height Regulations and Miscellaneous Amendments

RTS #: 14461

On June 9, 2021 Council referred the above-noted amendments to a Public Hearing. After referral, staff determined that the clause, shown in bold below, had been inadvertently omitted from the proposed amendments to section 10.18. The clause provides a list of potential impacts for the Director of Planning to take into account when considering a variation to height under section 10.18.

This memo will form part of the July 6, 2021 Public Hearing agenda package and be available for public viewing.

RECOMMENDATION

That the section 5 of the amending by-law (Appendix A of the Council report) be amended as follows (with bold text to be added):

“10.18 Height – Building

10.18.1 The Director of Planning may permit the following items to exceed the maximum building height otherwise permitted in this By-law provided that, except for the items set out in subsection (d), they do not in total cover more than 10% of the roof area on which they are located as viewed from directly above:

- (a) architectural features, provided no additional floor area is created;
- (b) mechanical equipment, including elevator machine rooms and any screening materials that the Director of Planning considers appropriate to reduce visual impacts;
- (c) chimneys;
- (d) roof mounted energy technologies, and access and infrastructure required to maintain green roofs or urban agriculture;
- (e) venting skylights and opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation;
- (f) roof-top access structures to private or common outdoor amenity space that do not exceed a height of 3.6 m;
- (g) common roof-top amenity structures, contiguous with common outdoor amenity spaces, that do not exceed a height of 3.6 m;
- (h) any required guards, provided that the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; and
- (i) items similar to any of the above,

provided the Director of Planning first considers the impact on siting, massing, views, overlook, shadowing and noise.

As the amending by-law has been revised, no further action is required by Council at Public Hearing.



Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca