

## CD-1 (704)

### Back-up Notes Summary Page

155 East 37th Avenue (Little Mountain)

#### **BY-LAWS**

CD-1 (704) - By-law No. [12195](#) and any subsequent amending by-laws

[https://app.vancouver.ca/bylaw\\_net/Report.aspx?bylawid=12195](https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12195)

#### **Consequential By-laws**

Noise No. [12215](#) Schedule B <http://bylaws.vancouver.ca/6555c.pdf>

Parking No. [12216](#) Schedule C <http://bylaws.vancouver.ca/parking/SchedC.pdf>

Sign No. [12217](#) Schedule E <http://bylaws.vancouver.ca/consolidated/11879.pdf>

#### **POLICIES and GUIDELINES**

- High Density Housing for Families with Children Guidelines (1992)
- Childcare Design Guidelines (1993)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Riley Park South Cambie Community Vision (2005)
- Little Mountain Policy Planning Program (2009)
- Green Buildings Policy for Rezoning (2010 last amended 2015)
- Greenest City 2020 Action Plan (2011)
- Housing and Homelessness Strategy 2012-2021 (2011)
- Priority Action Plan from the Mayor's Task Force on Housing Affordability (2012)
- Little Mountain Policy Statement (2012)
- Transportation 2040 (2012)

CD-1 Rezoning: 155 East 37th Avenue (Little Mountain) – RTS 114574

- Vancouver Neighbourhood Energy Strategy (2012)
- Rezoning Policy for Sustainable Large Developments (2013)
- Healthy City Strategy (2015)
- Bird Friendly Design Guidelines (2015)
- Urban Forest Strategy (2015)
- Citywide Integrated Rainwater Management Plan (2016)
- Biodiversity Strategy (2016)

#### **PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.**

PH Date July 19, 2016 - Item #4, <https://council.vancouver.ca/20160719/phea20160719ag.htm>

Summary – To rezone 155 East 37th Avenue (Little Mountain) from RM-3A (Multi-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of 14 residential buildings and three mixed-use buildings containing approximately 1,573 dwelling units, totaling 149,675 square metres (1,610,982 square feet), including 282 social housing units, 3,046 square metres (32,786 square feet) of commercial space, a 69-space

childcare, a neighbourhood house and a public plaza and park. An overall height of 36.5 m (120 ft.) and a floor space ratio (FSR) of 2.50 are proposed.

By-law enacted on July 24, 2018

PH Date *September 5, 2018* - Item #2, <http://council.vancouver.ca/20180905/phea20180905ag.htm>

Summary – To amend CD-1 (704) (Comprehensive Development) District at 155 East 37th Avenue (Little Mountain) to add a maximum permitted floor area for non-residential uses in Sub-area A, to exclude below-grade residential storage from FSR calculations, to correct an inadvertent error on the heights of buildings in sub-areas 2 and 3, and to correct the numbering of sub-areas in Table B.

By-law enacted on September 18, 2018