



CITY OF VANCOUVER

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: December 1, 2009
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Meeting Date: December 15, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 1600-1636 West 1st Avenue

RECOMMENDATION

THAT the application by R. Dewaayer, on behalf of The Owners, Strata Plan LMS 2622, to amend CD-1 #339 (By-law No. 7476) for 1600-1636 West 1st Avenue to remove the requirement that a minimum of 0.5 FSR be for manufacturing uses and increase the maximum permitted floor space ratio for office and service uses within an existing building, be referred to a public hearing, together with:

- (i) plans received August 20, 2009;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Director of Planning to approve; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at public hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the above.

COUNCIL POLICY

Relevant Council Policies for this site include:

- CD-1 #339 (By-law No. 7476) for 1600-1636 West 1st Avenue, enacted September 26, 1995, amended up to December 9, 2003.
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions, adopted July 2007.
- Burrard Slopes IC Districts Interim Policies, adopted June 1993, superseded November 2007 by the Burrard Slopes IC Districts Interim Rezoning Policies and Guidelines.

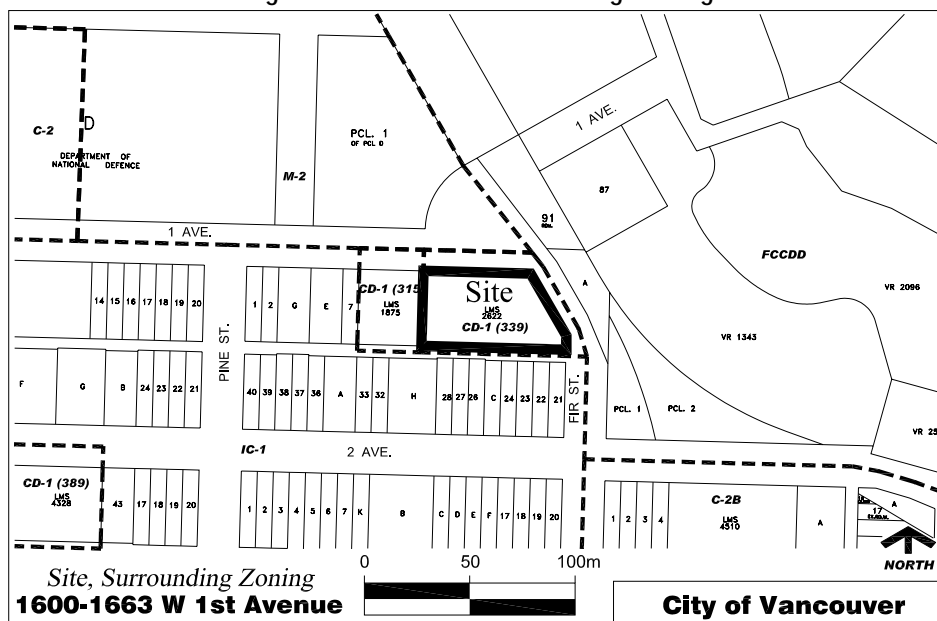
PURPOSE AND SUMMARY

This report assesses an application to amend a CD-1 By-law to remove the requirement that a minimum of 0.5 FSR be for manufacturing uses, and to increase the maximum permitted floor space ratio (FSR) for office and service uses. This amendment, if approved, would allow manufacturing space in the existing building to be converted to office and service uses. The overall floor area would remain unchanged. Staff support the proposed amendment and recommend that the application be referred to public hearing for approval.

BACKGROUND

Site and Context: The subject site is located on the southwest corner of 1st Avenue and Fir Street in Burrard Slopes, a mixed-use area developed with a variety of low-scale light industrial and commercial uses under IC-1 zoning, and some newer mixed CD-1 sites that contain residential uses. The subject site was rezoned to CD-1 in 1995 for mixed residential development under the Burrard Slopes IC Districts Interim Policies.

Figure 1: Site and Surrounding Zoning



A four-storey mixed-use development was constructed on the site, with commercial and manufacturing uses on the lower two floors and residential above. The maximum overall floor area approved was 2.5, with a requirement of a minimum of 0.5 FSR of manufacturing uses and limits on the other permitted uses.

DISCUSSION

Proposed Amendment: The proposal is to amend Section 3 (Floor Space Ratio) of the CD-1 By-law to eliminate the requirement of a minimum of 0.5 FSR manufacturing uses and to increase the maximum permitted FSR for both service and office uses from 1.0 FSR to 1.5 FSR. The amendment would provide a maximum of 0.50 FSR for manufacturing uses. The intent of this amendment is to provide increased flexibility for the units currently restricted to manufacturing uses. The applicant, on behalf of the owners of these units, has indicated that there has been considerable difficulty finding appropriate industrial tenants.

Land Use Policy: In November 2007, Council adopted the updated Burrard Slopes IC Districts Interim Rezoning Policies and Guidelines. As part of this policy work, and in line with the Metropolitan Core Jobs and Economy Land Use Plan, density limits for office and service uses were increased to encourage job-producing land uses in the area. The amendments proposed in this report are consistent with this policy, providing increased opportunities for a variety of jobs to locate here.

Density & Form of Development: This amendment represents a reallocation of existing floor area from one use to another within an existing building. The overall form of development and the maximum permitted density are unchanged.

Off-Street Parking and Loading: The existing development provides 128 parking spaces and two loading spaces. Approximately 105 parking spaces are required for the current approved uses. Staff analysis shows that any additional parking requirements, resulting from a change of use from manufacturing to service and office, can be accommodated by the existing parking supply.

Community Amenity Contributions

CACs are not anticipated by the Financing Growth Policies for rezonings done under the Burrard Slopes IC Districts Interim Rezoning Policies.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

Staff have reviewed the application to amend the CD-1 By-law for 1600-1636 West 1st Avenue and conclude that the proposed amendment is consistent with Council policy. The Director of Planning recommends that the application be referred to public hearing, together with the draft by-law amendment contained in Appendix A, and that it be approved.

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DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

CD-1 By-law No. 7476 for 1600-1636 West 1st Avenue is amended as follows:

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 2.50, limited as follows:

~~(a) a total of 2.00 for dwelling units, office, retail, and service uses,~~

- (i) the maximum floor space ratio for dwelling units is 1.00;
- (ii) the maximum floor space ratio for office uses is ~~1.00~~ 1.50;
- (iii) the maximum floor area for retail uses is 1 000 m²
- (iv) the maximum floor space ratio for service uses is ~~1.00~~ 1.50; and
- (v) the maximum floor space ratio for manufacturing uses is 0.50.

~~(b) a total of 0.50 for manufacturing uses.~~

5 Off-street parking and Loading

5.1 ~~Off-street parking and loading, and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:~~

Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction, except for the following:

~~(a) a minimum of 1.1 off-street parking spaces for every dwelling unit and one additional space for each 200 m² of gross floor area must be provided, except that no more than 2.2 spaces for every dwelling unit need be provided; and~~

(b) a ~~minimum~~ of two off-street Class A loading spaces must be provided.

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ADDITIONAL INFORMATION

1. **Public Input:** A notification letter, dated September 17, 2009 was mailed to the property owners of the units within the development.
2. **Comments - General Manager of Engineering Services:** Engineering Services reviewed the application and, in a memo dated October 22, 2009, the Project Engineer stated that Engineering Services has no objections to the proposed rezoning provided the following parking standard is a provision of zoning enactment:

Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction, except for the following: A minimum of two off street Class A loading spaces must be provided.

3. **Comments - Development Services:** Development Services reviewed the application and, in a memo dated October 5, 2009, provided the following comments:

Monitoring change of use applications and business license requests for this site has proved challenging over the years, due to the requirement for maintaining a minimum of 0.50 FSR for manufacturing uses. Removing this requirement will be helpful for staff faced with the daily administration of these regulations, as they will now be more in keeping with other district schedules.

4. **Comments - Building Review & Fire Department:** The Building Processing Centre provided the following comments on November 18, 2009 with regard to the proposed rezoning application:

The following comments are based on the drawings prepared by Burrowes Huggins Architects dated December 2, 1996 for the proposed rezoning. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building By-law #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

- A building permit application is required when alterations or change of use is proposed in the building and the building to be upgraded to part 10.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

5. **Comments of the Applicant:** The applicant has been provided with a copy of this report and has provided no comments.

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