



# P1

POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: March 6, 2012  
Contact: Kent Munro  
Contact No.: 604.873.7135  
RTS No.: 9525  
VanRIMS No.: 08-2000-20  
Meeting Date: March 27, 2012

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: CD-1 Text Amendment and Sign By-law Amendment: 1618 Quebec Street

**RECOMMENDATION**

- A. THAT the application, by Onni Development (Main Street) Corp. to amend the text of CD-1 (504) By-law No. 10264 for 1618 Quebec Street (*PID: 028-593-472, Lot 1 District Lots 200A and 2037 Group 1 New Westminster District Plan BCP48238*) to permit an increase of 1 582 m<sup>2</sup> (17,029 sq. ft.) in office floor space in the development approved for this site, be referred to a public hearing together with:
- (i) plans submitted December 19, 2011, and
  - (ii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B.

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 the public hearing.

- B. THAT, subject to the application being referred to public hearing, an amendment to the Sign By-law to add CD-1 (504) to Schedule B, generally as presented in Appendix C, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Sign By-law, generally in accordance with Appendix C, for consideration at the public hearing.

## ***REPORT SUMMARY***

This report presents staff's assessment of an application to amend the text of CD-1 By-law (504) for 1618 Quebec Street to allow the office component in this proposed mixed residential-commercial development to increase by 17% or 1 582 m<sup>2</sup> (17,029 sq. ft.). The total size of the non-residential component in the development would increase from 9 159 m<sup>2</sup> (98,590 sq. ft.) to 10 741 m<sup>2</sup> (115,619 sq. ft.) The residential floor space would remain unchanged at 22 500 m<sup>2</sup> (242,196 sq. ft.). A minor change to the overall form and massing of the office component of the development would result, but no changes to the number of floors or the height. Increased office use at this location is supported by Council's policies for intensification of employment uses near transit. The application is recommended for approval, subject to a public hearing. An amendment to the Sign By-law is also recommended to correct an oversight from the initial rezoning to CD-1.

## ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

- CD-1 (504) By-law No. 10264, enacted May 31, 2011
- Southeast False Creek Official Development Plan (2005)
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007).

## ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The General Manager of Community Services recommends the forgoing.

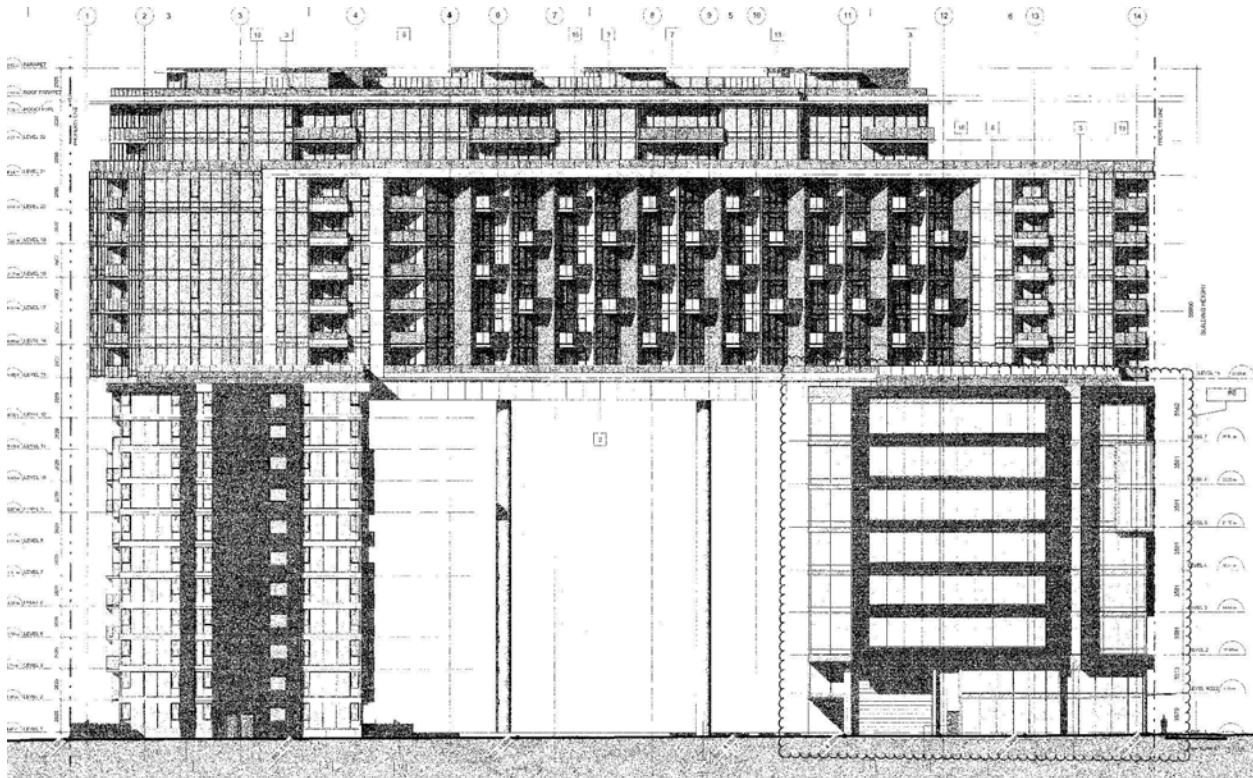
## ***REPORT***

### ***Background/Context***

CD-1 zoning for 1618 Quebec Street (formerly 1553-1577 Main Street) was approved in principle at a public hearing on November 16, 2010 and enacted on May 31, 2011. The site is within the Southeast False Creek Official Development Plan (ODP) area. The ODP permits only residential uses along the Quebec Street frontage and only commercial uses at grade along Main Street. Upper storeys along Main Street can be either residential or commercial.

The approved development provides 22 500 m<sup>2</sup> (242,196 sq. ft.) of residential floor space in 11 floors along Quebec Street and in eight floors in a building element which spans over a courtyard between the Quebec Street block and the Main Street office block. The seven-storey office block is approved with 9 159 m<sup>2</sup> (98,590 sq. ft.) of commercial floor space. Office use is supported in this location by the ODP and by the Metro Core Jobs and Economy Land Use Plan. The site is within 200 metres of the Main Street-Science World Skytrain Station. A development permit for the site (DE414477) was issued on December 2, 2011.

Figure 1 - South elevation of proposed development, showing residential building element which spans a courtyard. Main Street is to the right and Quebec Street to the left. The office block is on the right.



### *Strategic Analysis*

The current application seeks to amend the adopted CD-1 By-law to allow 17% more commercial floor space to be built into the project. The reason is to meet the space needs of an office tenancy which was secured after the approval in principle of the rezoning of the site on November 16, 2010.

The proposal is to expand the width of each of the floors in the Main Street office block to accommodate an additional 1 582 m<sup>2</sup> (17,029 sq. ft.) of floor space. An expanded mezzanine on the ground level also provides some of this extra floor space. The office floor plates would expand approximately 3 metres (10 feet) to the west, into the project's courtyard space. The width of the courtyard would change from approximately 40 metres (131 feet) to 36.7 metres (120 feet). The other façades of the office block would be unchanged, as would the residential components of the building (i.e., the 11-storey Quebec Street block and the eight-storey span over the courtyard). The number of storeys of the office block and its approved height would be unchanged. An application to amend the development permit for the site has been submitted concurrently with the text amendment application. (See the new form of development drawings in Appendix D.)

The proposed amendment is supportable because the extra office space at this location is consistent with the Southeast False Creek ODP and with the Metro Core Jobs and Economy Land Use Plan. Staff have reviewed the impact of the increase in office floor space on the form of development and conclude that the expansion of the office floor plate into the courtyard space by approximately 3 m (10 ft.) is marginal and is acceptable. The courtyard's

width at 36.7 metres (120 feet) remains generous enough for the space to function as a green overlook and useable outdoor environment for the buildings' occupants. The landscape design initially contemplated for the courtyard can be largely achieved with only minor adjustments. A north-south pedestrian walk on the east side of the courtyard, adjacent to the office block, would still be in the plan.

Table 1 - Proposed changes to permitted floor space at 1618 Quebec Street

	current CD-1 By-law	increase	amended CD-1 By-law	% change
residential	22 500 m <sup>2</sup> 242,196 sq. ft.	no change	22 500 m <sup>2</sup> 242,196 sq. ft.	no change
commercial	9 159 m <sup>2</sup> 98,590 sq. ft.	1 582 m <sup>2</sup> 17,029 sq. ft.	10 741 m <sup>2</sup> 115,619 sq. ft.	17% increase
total floor space	31 659 m <sup>2</sup> 340,786 sq. ft.	1 582 m <sup>2</sup> 17,029 sq. ft.	33 241 m <sup>2</sup> 357,815 sq. ft.	5% increase

No increase in the number of parking spaces in the development is proposed. Even with the additional office floor space, the parking as initially proposed continues to meet the minimum Parking By-law requirements, however some reconfiguration of the parking levels is entailed to meet the needs of the office tenant.

The proposed by-law amendment, which increases the permitted non-residential floor space by 1 582 m<sup>2</sup> (17,029 sq. ft.), is contained in Appendix A. The amendments in Appendix A also include a change to the Uses section of the by-law to correct a minor error.

### Sign By-law Amendment

An amendment to the Sign By-law is also proposed to correct an inadvertent error with regard to this CD-1. At the time of enactment of the CD-1 By-law for the site, an amendment to Schedule E of the Sign By-law was enacted to add the CD-1 and assign it the same regulations as apply in the Downtown District (DD). The CD-1 should also have been added to Schedule B of the Sign By-law, under section 1(d)(ii)(E), so that billboard signs would not be permitted on the site. It is the practice in Official Development Plan areas and consistent with billboard provisions elsewhere in the city, that billboards not be permitted in mixed residential-commercial precincts.

### Public Benefits:

In response to City policies which address changes in land use density, this rezoning application offers the following public benefits.

#### *Offered Public Benefits*

**Community Amenity Contribution** – The City's Financing Growth Policy anticipates a voluntary Community Amenity Contribution (CAC) to address some of the costs of growth and the off-site impacts of additional development and is evaluated by City staff in light of the increase in land value expected to be generated by the rezoning. Real Estate Services staff have reviewed the project's finances and advise that a CAC is not appropriate for this text

amendment. A CAC of \$686,525 was provided as a condition of the rezoning to CD-1, based on an increase in residential floor space from the previous FC-1 zoning.

### *Required Public Benefits*

**Development Cost Levies (DCLS)** – DCLs would be paid on the additional commercial floor space of 1 582 m<sup>2</sup> (17,029 sq. ft.). The amount to be paid is estimated at \$470,341 based on the current city-wide DCL rate of \$11.33 per sq. ft. and the SEFC DCL rate of \$16.29 per sq. ft. (\$27.62 per sq. ft. in total). DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year. This additional DCL is added to the approximately \$9.4 million in DCLs for the balance of the project.

**Public Art Program** – The Public Art Program requires that rezonings involving a floor area of 100,000 sq. ft. or greater allocate a portion of their construction budgets (\$1.81 per sq. ft.) to public art as a condition of rezoning. With 1 582 m<sup>2</sup> (17,029 sq. ft.) of additional floor space proposed in this rezoning, the public art budget would increase by \$30,822. The Public Art Program applies to all floor area counted in the floor space ratio. This additional amount is added to the \$616,822 for public art payable as a condition of the rezoning of the site.

The total value of public benefits for this application is \$501,163.

### *Financial*

There are no financial implications.

### **CONCLUSION**

Staff have reviewed the application to amend the CD-1 By-law to allow 17% more office floor space in the development proposed for 1618 Quebec Street and conclude that the amendment is supported by the Southeast False Creek Official Development Plan and by Council's policies for office development set out in the Metro Core Jobs and Economy Land Use Plan, and that the change to the form of development would have a minor impact on the proposed building's courtyard. The Director of Planning recommends that the application be referred to a public hearing, together with draft by-law provisions generally as presented in Appendix A, and that, subject to the public hearing, the application be approved along with conditions contained in Appendix B.

\* \* \* \* \*

1618 Quebec Street  
DRAFT AMENDMENTS TO CD-1 (504) By-law No. 10264

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Italicized annotations in square brackets will not form part of the by-law.

1. This By-law amends the indicated provisions of By-law No. 10264.
2. In section 2.2(b), Council strikes out "Multiple Dwelling" and substitutes:

"dwelling units in conjunction with any of the uses in this section 2.2"

*[This amendment corrects an error in the by-law by replacing the term "Multiple Dwelling", which by definition is a building containing only residential uses, with the correct wording for a mixed residential-commercial development.]*

3. In section 4.1, Council strikes out "31 659" and substitutes "33 241".

*[This amendment increases the overall permitted density by 1 582 m<sup>2</sup> (17,029 sq. ft.) to allow more commercial floor space to be constructed in the development. The maximum for Dwelling Uses remains unchanged in the by-law at 22 500 m<sup>2</sup>.]*

\* \* \* \* \*

1618 Quebec Street  
PROPOSED CONDITIONS OF APPROVAL

CONDITIONS OF BY-LAW ENACTMENT

- (a) That, prior to enactment of the by-law to amend the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the satisfaction of the Director of Planning and the Managing Director of Cultural Services, as necessary, and at the sole cost and expense of the owners, make arrangements for the following:

**Public Art**

Revise the public art agreement registered on title to the lands to increase the public art contribution by \$30,822, satisfactory to the Directors of Legal Services and the Managing Director of Cultural Services.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

1618 Quebec Street  
MISCELLANEOUS AMENDMENT TO THE SIGN BY-LAW NO. 6510

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

1. To Schedule B of the Sign By-law, at the end of 1(d)(ii)(E), Council adds:

"CD-1 (504)

1618 Quebec Street"

\* \* \* \* \*

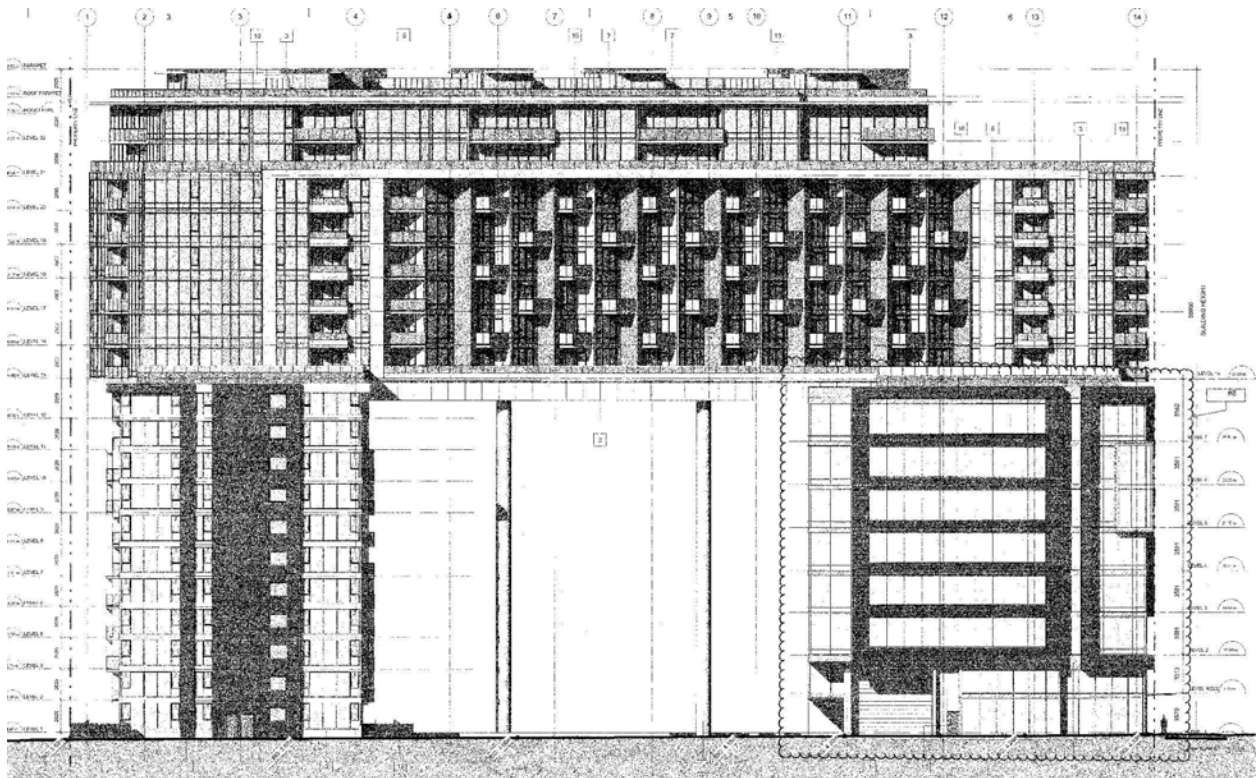


### 1618 Quebec Street FORM OF DEVELOPMENT

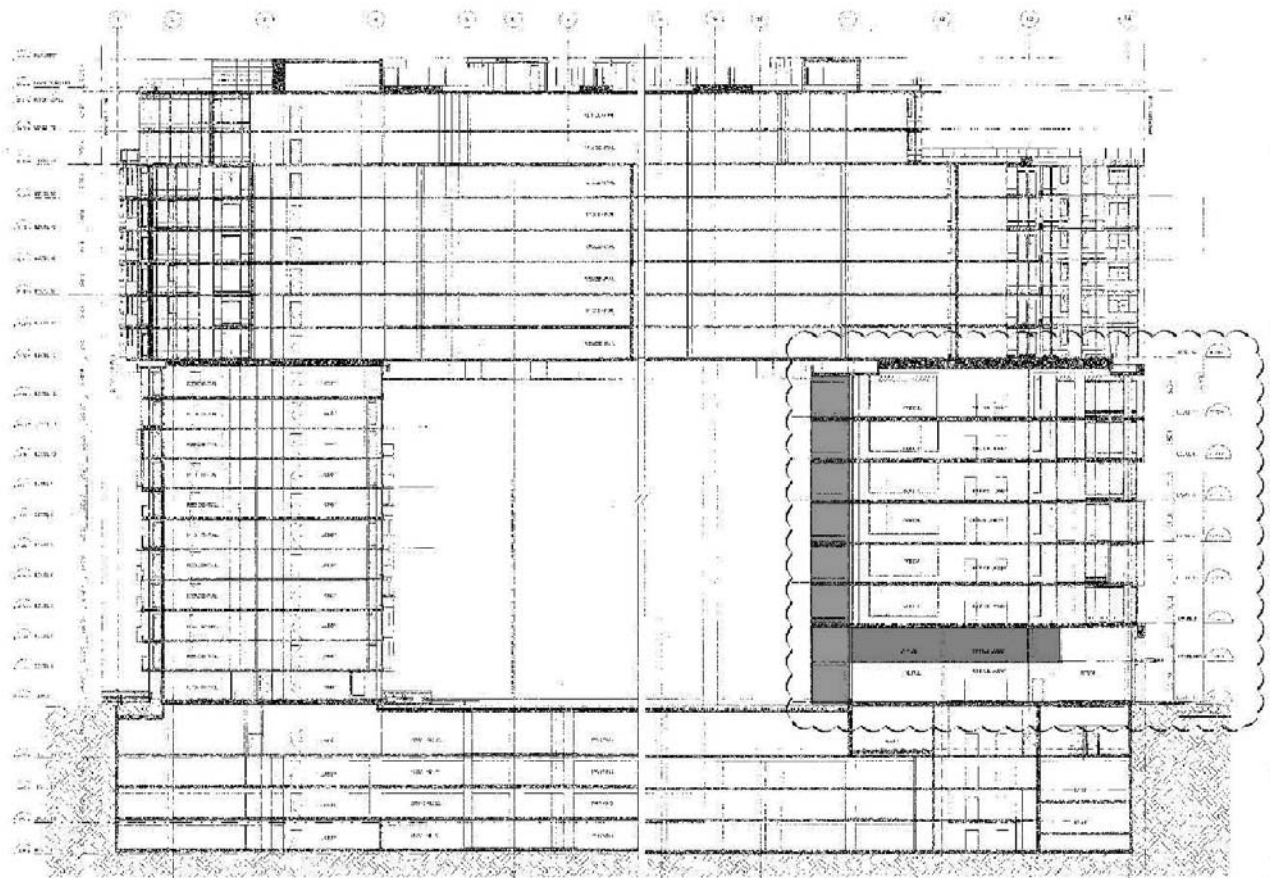
Site Plan - The west wall of the office block (on the right) would expand approx. 3 metres into the courtyard. Revised area of the courtyard is indicated by the wavy line labeled "1".



South Elevation - The west wall of the office block (on the right) would expand approx. 3 metres into the courtyard. The revised office block is indicated by a wavy line.



Section View - Looking north, including parking levels. The additional office floor space, indicated in gray tone, is on the west side of the office block and in a ground-floor mezzanine.



1618 Quebec Street  
PUBLIC BENEFITS SUMMARY

Project Summary:

Increase in permitted office floor space.

Public Benefit Summary:

DCLs, Public Art

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1 (amended)
FSR (site area = 6 578.5 m <sup>2</sup> /70,813 sq. ft.)	4.81	5.05
Max. Allowable Buildable Floor Space (sq. ft.)	340,786	+17,029
Land Use	residential and commercial	same

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (Note 1)		\$192,938
	DCL (Area Specific) - Southeast False Creek		\$277,402
	Public Art		\$30,822
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>			<b>\$501,163</b>

Other Benefits (non-market and/or STIR components):

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

1618 Quebec Street  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

Street Address	1618 Quebec Street
Legal Description	PID: 028-593-472 Lot 1 Plan BCP48238 DL 200A NWD Group 1 & DL 2037
Applicant	Onni Development (Main Street) Corp.
Property Owner	Onni Development (Main Street) Corp.

**SITE STATISTICS**

<b>SITE AREA</b>		6 578.5 m <sup>2</sup>	1.63 acres

**DEVELOPMENT STATISTICS**

	EXISTING DEVELOPMENT UNDER CURRENT ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	CD-1	CD-1 (amended)	
USES	residential and commercial	unchanged	
FLOOR SPACE RATIO	4.81	5.05	
FLOOR AREA	31 659 m <sup>2</sup> (340,786 sq. ft.)	33 241 m <sup>2</sup> (357,815 sq. ft.)	
HEIGHT	56 m (183.7 ft.)	unchanged	
PARKING SPACES	487	unchanged	