



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 25, 2014
Contact: Kent Munro
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RTS No.: 10469
VanRIMS No.: 08-2000-20
Meeting Date: March 11, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Text Amendment: 968-988 Howe Street

RECOMMENDATION

A. THAT the application by CEI Architecture, on behalf of The Manufacturers Life Insurance Company (Manulife), to amend CD-1 (Comprehensive Development) District (546) By-law No. 10688 for 968-988 Howe Street [*PID: 028-846-915; Lot A Block 72 District Lot 541 Group 1 New Westminster District Plan EPP20143*] to increase the permitted floor space ratio from 11.21 to 11.26 to allow for an additional 114.1 m² (1,228 sq. ft.) of floor area for uses that are accessory to office use within the below-grade parking garage, be referred to public hearing together with:

- i. plans prepared by CEI Architecture received December 4, 2013;
- ii. draft by-law provisions, generally as presented in Appendix A; and
- iii. the recommendation of the General Manager of Planning and Development Services to approve the application;

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.

- B. THAT Recommendation A be adopted on the following conditions:
- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - ii. THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any

- costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- iii. THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

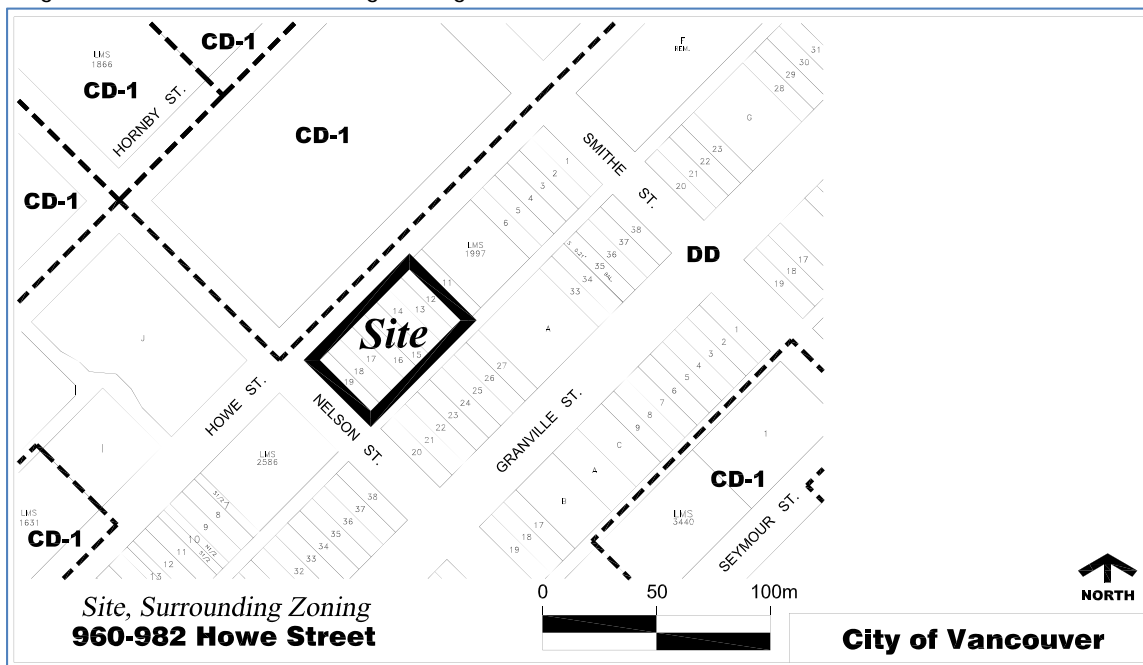
REPORT SUMMARY

This report assesses an application by CEI Architecture to amend CD-1 (546) By-law for 968-988 Howe Street to increase the permitted floor space ratio (FSR) from 11.21 to 11.26 to allow for an additional 114.1 m² (1,228 sq. ft.) for uses that are accessory to office use at the P5 parking level of this building. Excavation and construction of this development is now underway. The amendment would not result in a substantive change to the form of development approved by Council on May 3, 2011. Staff support the increase in floor area and recommend approval of the application, subject to the public hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (546) By-law No. 10688, enacted April 23, 2013
- Public Art Policies and Guidelines (1994)

Figure 1: Site and Surrounding Zoning

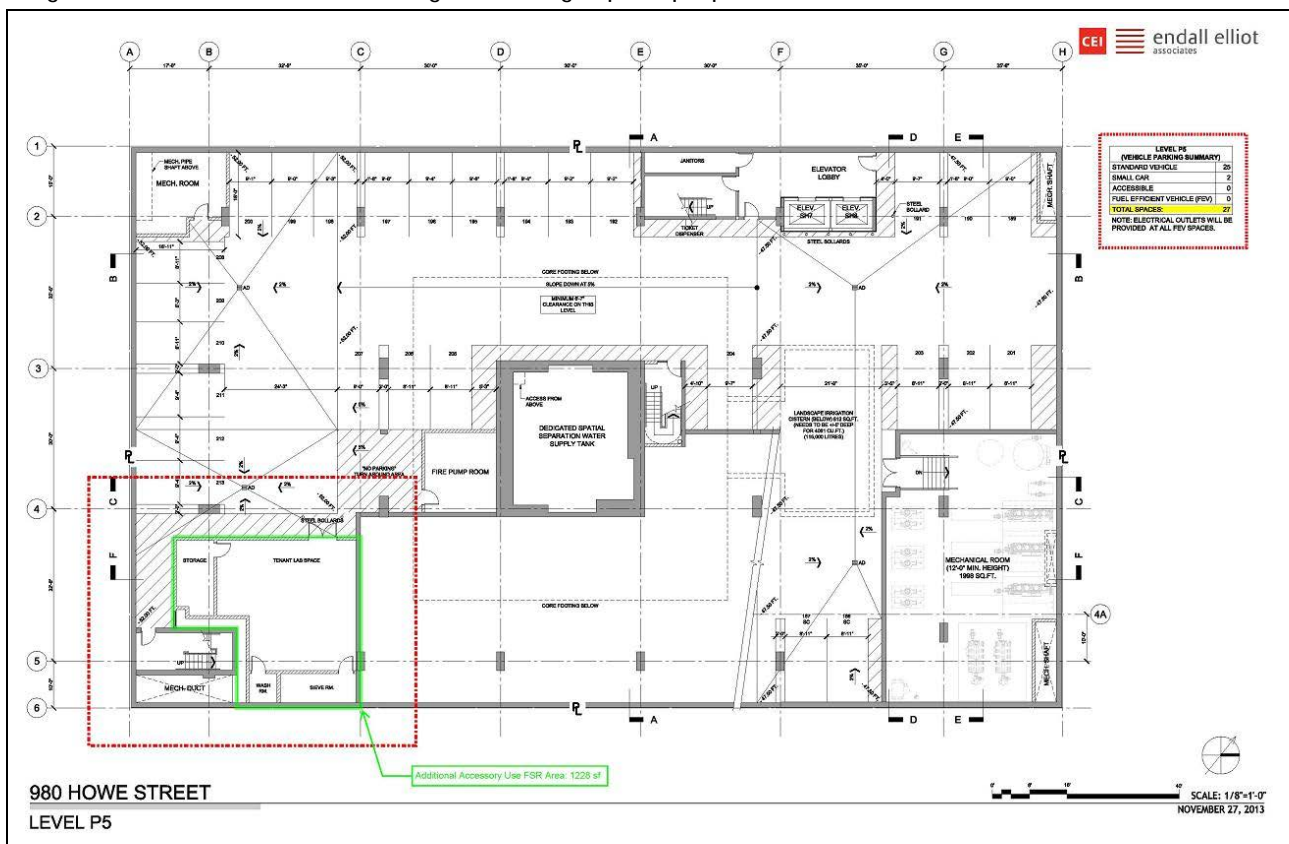


REPORT

Background/Context

The subject site is located on the northeast corner Howe and Nelson Streets (see Figure 1). The approved form of development is for a 16-storey office tower with retail uses at grade level. The CD-1 By-law was approved in principle after a public hearing on May 14, 2012 and was enacted on April 23, 2013. Excavation and construction of this development is now underway. To accommodate the needs of a particular tenant, the applicant is requesting a small amount of additional floor area to allow for five parking stalls, at the P5 level in the approved building, to be converted to accessory space to office use.

Figure 2: Plan of P5 Level showing lab/storage space proposed for the southeast corner



Strategic Analysis

The application seeks additional floor area, increasing the FSR from 11.21 to 11.26, to allow for an additional 114.1 m² (1,228 sq. ft.) of floor space for uses that are accessory to office use at the P5 parking level. A prospective office tenant for the building is a geological engineering firm that wishes to have a rock and soil testing lab and storage area in the building. Rather than have these functions occur on the office levels of the building, the applicant has proposed that space be set aside in the lowest parking level for a lab and storage area. The advantage to this underground location is that vehicles transporting the rock and soil samples can have direct access to the lab. Not having to move the samples by

elevator and not bringing debris into the office spaces are also important considerations. Five of the 218 approved parking spaces would be displaced by adding this accessory room at the P5 level.

Staff have reviewed the proposal and conclude that a rock and soil testing lab and storage area would best be located in the underground parking levels. The proposed reduction in parking spaces from 218 to 213 is acceptable, as the project would still meet its minimum parking requirement as specified in the Parking By-law.

The proposed amendment to the CD-1 By-law is set out in Appendix A.

Public Input

Information about the application was provided on the City of Vancouver Rezoning Centre webpage. No comments were received.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this amendment, if approved, can be expected to realize the following public benefits.

Required Public Benefits

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$136.38/m² (\$12.67/sq. ft.) of floor space. On this basis, additional DCLs of approximately \$15,559 are anticipated due to the increase in permitted floor area. DCLs are payable at building permit issuance and are subject to an inflationary adjustment which takes place each year on September 30.

Public Art – The project is subject to a Public Art agreement. The additional floor area requested by the amendment would result in \$2,223 being added to the project's \$486,962 public art budget.

Offered Public Benefits

Community Amenity Contribution (CAC) – In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. During the initial rezoning of this site from Downtown District (DD) to CD-1 in 2012, it was determined that there was no increase in land value associated with the rezoning. The additional 0.05 FSR of density proposed to be added through this amendment would likewise not result in an increase in land value. Therefore, there is no CAC associated with the amendment.

*Implications/Related Issues/Risk (if applicable)**Financial*

As noted in the above section on Public Benefits, the increase in permitted floor space will not result in additional CAC, but will increase the public art budget by \$2,223 to a total of \$489,185 for the entire project.

The site is subject to the City-wide DCL and it is anticipated that the applicant will pay an additional \$15,559 in DCLs for the increase in permitted floor space.

CONCLUSION

Staff have reviewed the application to amend the floor space provisions of the CD-1 By-law for 968-988 Howe Street and conclude that an increase in FSR from 11.21 to 11.26 is supportable in this instance. The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with the draft by-law provisions generally as set out in Appendix A and, subject to the public hearing, that it be approved.

* * * * *

968-988 Howe Street
PROPOSED AMENDMENTS TO CD-1 (546) BY-LAW NO.10688

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

- In Section 3.2, Floor area and density, strike "11.21" and substitute "11.26".

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968-988 Howe Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A modest increase in allowable density in a previously approved 16-storey office tower to permit a lab and storage area below grade that would be accessory to an office use in the building.

Public Benefit Summary:

This application would result in a DCL payment and a small increase in this project's public art budget.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1
FSR (site area = 2,229 m ²)	11.21	11.26
Buildable Floor Space (m ²)	24,994	25,108
Land Use	Residential and commercial	Residential and commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)		\$15,559
	DCL (Area Specific)		
	Public Art (\$1.81/sq. ft.)		\$2,223
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage		
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$0	\$17,446

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 for each of the Area Specific DCL Districts.

968-988 Howe Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	968-988 Howe Street
Legal Description	PID: 028-846-915; Lot A Block 72 District Lot 541 Group 1 New Westminster District Plan EPP20143
Developer	Manulife
Architect	CEI Architecture
Property Owner	The Manufacturers Life Insurance Company

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Change
ZONING	CD-1	-
SITE AREA	2,229 m ² (23,994 sq. ft.)	-
USES	Commercial (office & retail)	-
FLOOR AREA	24,994 m ² (269,040 sq. ft.)	25,108 m ² (270,268 sq. ft.)
Floor Space Ratio (FSR)	11.21 FSR	11.26 FSR
HEIGHT	61.57 m (202 ft.)	-
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	-