



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: September 6, 2016
Contact: Karen Hoesé
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VanRIMS No.: 08-2000-20
Meeting Date: September 20, 2016

TO: Vancouver City Council

FROM: Acting General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 920 East Hastings Street (Ray-Cam Co-operative Community Centre)

RECOMMENDATION

- A. THAT the application by Binnie Associates, on behalf of the Provincial Rental Housing Corporation ("BC Housing") and the New Chelsea Society, to rezone the Ray-Cam Co-operative Community Centre site at 920 East Hastings Street [*Lots 1 to 6, Block 65, District Lot 181, Plan 196; PIDs: 015-579-042, 015-579-077, 015-579-085, 015-579-093, 015-579-107 and 015-579-123, respectively*] from M-1 (Industrial) District and the northern portion of 400 Campbell Avenue [*PID: 008-962-057; Lot 3, Block 120, District Lots 181 and 2037, Plan 12081*] from CD-1 (Comprehensive Development) District (33) By-law No. 4143, both to a new CD-1 (Comprehensive Development) District, to provide zoning regulation for the existing uses and development on the Ray-Cam Co-operative Community Centre site, enabling subdivision of that site from the Stamps Place Housing development site, be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (ii) the recommendation of the Acting General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix A for consideration at the Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in

accordance with Schedule B to the Sign By-law [assigned Schedule "B" (C-2)], generally as set out 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 generally as set out in Appendix C for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT, subject to referral of the rezoning application to Public Hearing, a consequential plan amendment to CD-1 District (33) By-law No. 4143 to remove the northern portion that is to be consolidated with the Ray-Cam Co-operative Community Centre site, generally as set out in Appendix C, also be referred to the same Public Hearing;

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

- E. THAT Recommendations A to D 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 evaluates an application by Binnie Associates, on behalf of BC Housing and the New Chelsea Society, to rezone the Ray-Cam Co-operative Community Centre site (the "Ray-Cam site") comprised of 920 East Hastings Street and the northern portion of 400 Campbell Avenue to a new CD-1 district. The rezoning would provide zoning regulation for the Ray-Cam site, the easterly portion of which is to be severed from the Stamps Place Housing development site, CD-1 (33), to the south and consolidated with the westerly six M-1 zoned lots. BC Housing recently sold the parcel zoned as CD-1 (33), which contains the Stamps Place Housing development, to the New Chelsea Society, but intends to retain ownership of the

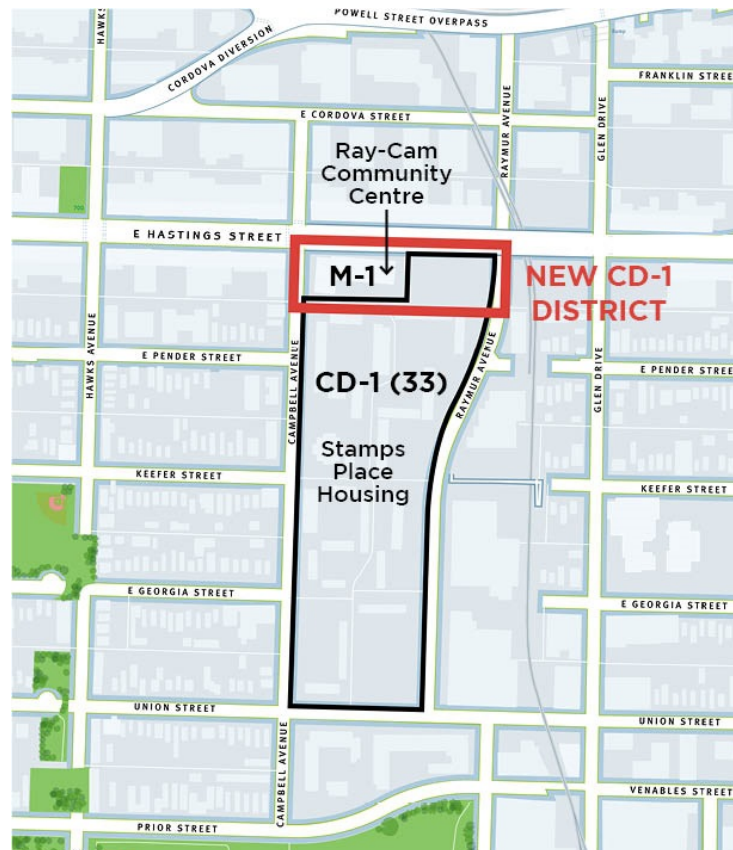
entire Ray-Cam site. This rezoning is needed to allow subdivision of the site. No new development is proposed on either site as part of this application.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Industrial Lands Policies (1995)
- Downtown Eastside Plan (2014)

Figure 1 - Current and proposed zoning



Background/Context

1. Site and Context

The Ray-Cam site, addressed as 920 East Hastings Street, is comprised of six M-1 zoned lots on its west half and the northern portion of a large, 4.12 hectare (10.2 acre) parcel zoned CD-1 (33) on its east half (see Figure 1).

The majority of the CD-1 (33) site contains the Stamps Place Housing development. Completed in 1968, Stamps Place consists of 19 buildings containing townhouses spread throughout the site with a total of 161 residential units. There are also two towers, at 11 and 12 storeys, located in the northern half of the site containing 214 residential units. The buildings underwent renovation in 2012.

The Ray-Cam Co-operative Community Centre building sits primarily on the six M-1 zoned lots at the corner of Hastings Street and Campbell Avenue, with a portion (the gym) and parking for the centre extending to the east into the CD-1 (33) parcel (see Figure 2). Existing uses in the centre include a childcare facility, program space, a gym, computer lab and a variety of multiple use areas.

The area to the north and east of the site is zoned industrial. To the west is the Strathcona residential neighbourhood and to the south of Stamps Place are institutional uses.

BC Housing has sold to the New Chelsea Society the CD-1 (33) parcel which currently contains the easterly portion of the Ray-Cam site and the Stamps Place Housing development, but BC Housing has secured an interest in the easterly portion and intends to retain ownership of the entire Ray-Cam site.

2. Policy Context

Industrial Lands Policies – The 1995 *Industrial Lands Policies* provided citywide review of industrial areas. In this policy, the Hastings Street M-1 area from Heatley Avenue to Clark Drive is designated as a “let-go” area, meaning that it does not have to be retained for industrial uses and can be considered for other uses.

Downtown Eastside Plan – In March 2014, Council approved the *Downtown Eastside Plan* which acknowledges the designation of the Hastings-East corridor (from Heatley Avenue to Clark Drive) as a “let-go” area in the Industrial Lands Policies. The plan further supports development in this area of a mixed-use residential neighbourhood.

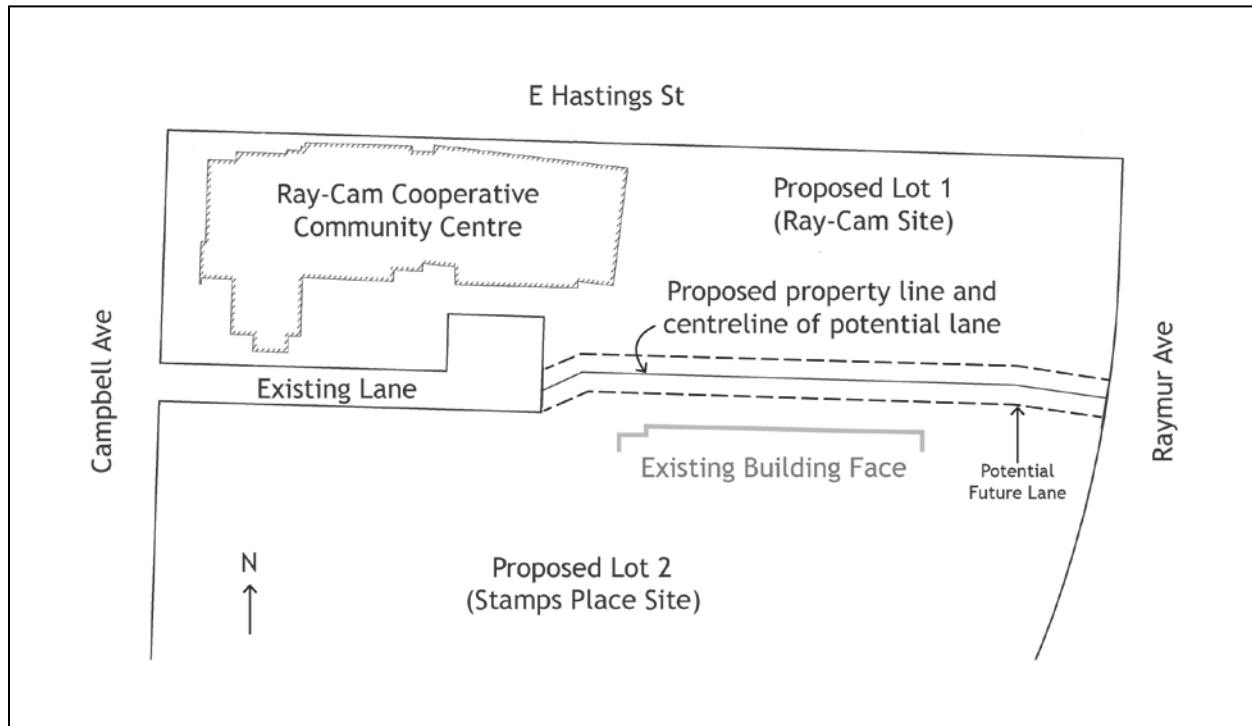
Figure 2 - Air photo showing existing buildings and property lines



Strategic Analysis

The proposal is to consolidate the site of the Ray-Cam Co-operative Community Centre into a single legal parcel and to provide zoning for this site in the form of a new CD-1 district and by-law. The rezoning is from M-1 (Industrial) — the westerly six lots — and from CD-1 (33). The Ray-Cam site's easterly portion resides in CD-1 (33) and is currently owned by the New Chelsea Society. This portion would be severed from the balance of the CD-1 site which contains Stamps Place Housing. A concurrent subdivision application has been made by Binnie Associates to achieve the severance and consolidation on behalf of BC Housing, the owner of the Ray-Cam site, and the New Chelsea Society, the owner of Stamps Place. See Figure 3.

Figure 3 - Proposed subdivision and potential future lane



The new CD-1 by-law for the Ray-Cam site would include only the existing uses present on the site – community centre and child day care facility. It would further limit those uses as they presently exist. Expansion or redevelopment of this site is not proposed with the current rezoning application and the by-law would not permit it. The purpose of the new CD-1 is only to establish land use regulation for the existing development within a newly consolidated legal parcel. See the proposed by-law provisions in Appendix A.

Rezoning of the M-1 zoned lots to a CD-1 district which permits community centre and childcare use is supported under the *Industrial Lands Policies* as the lots are within the area designated as “let go”. The community centre and childcare uses are further supported by the *Downtown Eastside Plan*, as these are uses which would serve the mixed-use residential community called for in the Hastings-East area of the plan. Indeed, as the uses have been in place at this location for some time, they are established community amenities for Stamps Place residents and the surrounding Strathcona neighbourhood.

Since the northern portion of CD-1 (33) will be severed off for the Ray-Cam site’s consolidation, a consequential plan amendment to that CD-1 district is also needed. It is proposed that the Schedule A map in the by-law be replaced with a revised Schedule A map that excludes the Ray-Cam site. See the proposed by-law amendment to CD-1 (33) in Appendix C.

As with the Ray-Cam site, no changes to the existing development on the Stamps Place site are proposed as part of this current rezoning application. Aside from the plan amendment to the Schedule A map in CD-1 (33), there are no other amendments proposed to this by-law.

PUBLIC INPUT

Public Notification – Two rezoning information signs were installed on the site (at Hastings Street and Campbell Avenue and at Union Street and Campbell Avenue) on June 17, 2016. A notice of rezoning application was mailed out to surrounding residents and businesses on or about June 15, 2016. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Public Response – The City did not receive any correspondence from surrounding residents or businesses, however a letter was received from the board of the Ray-Cam Co-operative Community Centre. The community centre board is concerned that, if a new building were to be developed, the depth of the proposed Ray-Cam site after subdivision will not provide enough space for the centre's programming goals and desired amenities, especially if a proposed lane dedication is required. The board believes that the new community centre will require a minimum building depth of 122 feet, based on their preliminary planning.

The depth of the westerly portion of the new CD-1 district will remain as 37.19 m (122 ft.). The subdivision line proposed for the easterly portion is the minimal required for spatial separation from the most northern residential building at Stamps Place, as shown in Figure 3. This will result in a lot depth of about 36.58 m (120 ft.). A provision is being made in the subdivision to allow for the possibility in the future of a 6.1 m (20 ft.) lane extension from the existing lane east across to Raymur Avenue. The Ray-Cam site would contribute 3.048 m (10 ft.) of its site area to this lane, but only if the lane is required by the future redevelopment of the site. The end result, if the lane is required, is a lot depth of about 33.53 m (110 ft.) which is within the typical range of depth of a city block and would still allow for redevelopment of the community centre.

Implications/Related Issues/Risk (if applicable)

Financial

The proposed amendments will not generate any Development Cost Levies and Community Amenity Contributions.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed consolidation of the lots to form a new CD-1 district and the amendment to CD-1 (33) by severing the northern portion of the district is supported. Both Stamps Place Housing and Ray-Cam Co-operative Community Centre will be contained in their own district. The Acting General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to a Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A, a draft amended CD-1 (33) By-law as generally shown in Appendix C and with a recommendation of the Acting General Manager of Planning, Urban Design and Sustainability that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

920 East Hastings Street (Ray-Cam Co-operative Community Centre)
PROPOSED 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.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Community Centre;
 - (b) Institutional Uses, limited to Child Day Care Facility; and
 - (c) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

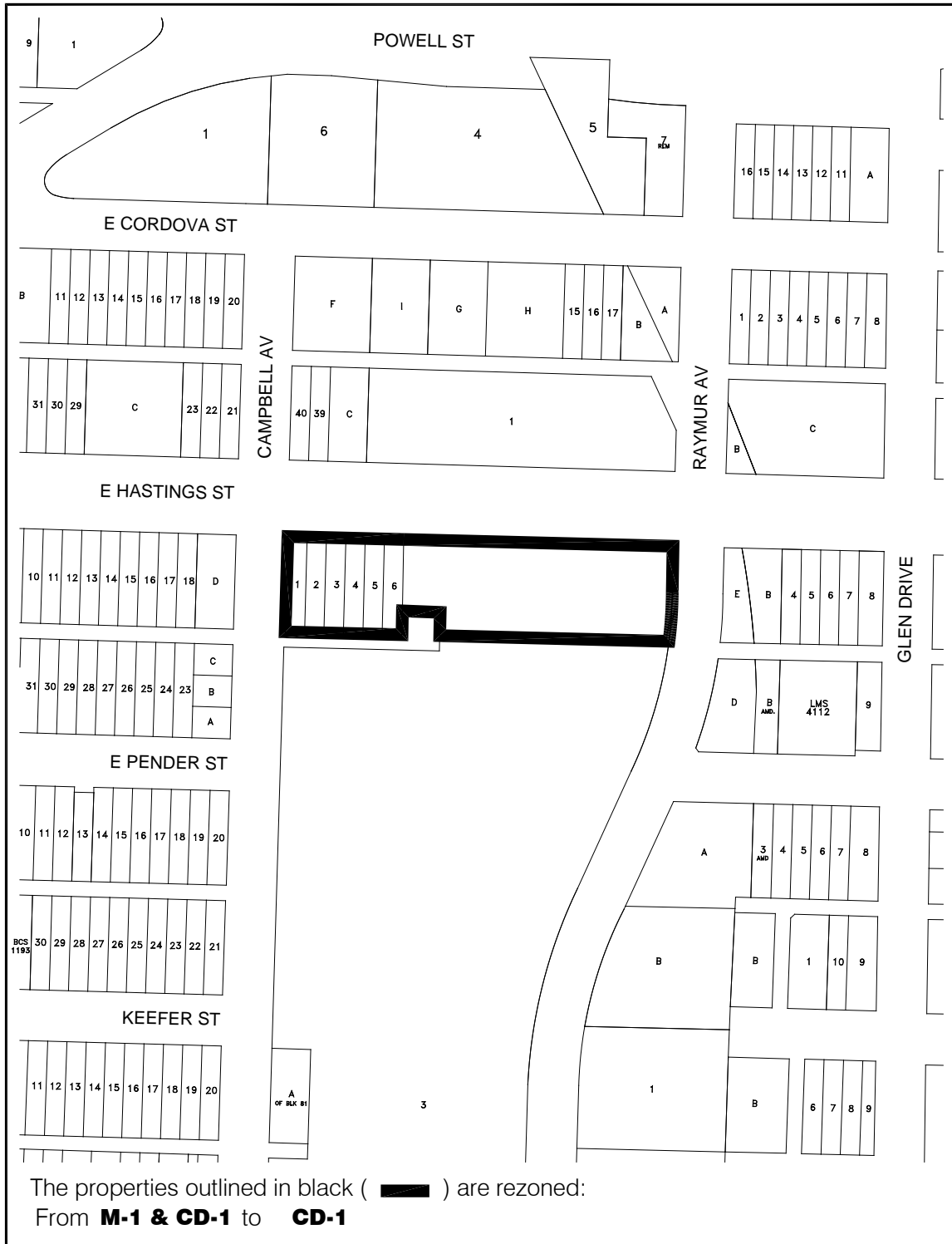
Height

- 3.1 Maximum building height is the existing building height as of [date of enactment].

Density

- 4.1 Maximum floor space ratio is the existing building floor space ratio as of [date of enactment].

Schedule A



The properties outlined in black () are rezoned:
From **M-1 & CD-1** to **CD-1**

RZ - 920 East Hastings Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2016-08-26

920 East Hastings Street (Ray-Cam Co-operative Community Centre)
401-719 Raymur Avenue (Stamps Place Housing)

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the public hearing.

CONDITIONS OF BY-LAW ENACTMENT

That prior to enactment of the new CD-1 By-law for 920 East Hastings Street (Ray-Cam Co-operative Community Centre), the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, the Managing Director of Social Development and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Subdivision, conveyance and consolidation as follows (and generally as shown in Diagram 1):
 - (a) Subdivision of Lot 3, Block 120, DL. 181 and 2037, Plan 12081 to create the southerly proposed Lot 2 containing the Stamps Place Housing development and a remaining northerly lot containing the easterly portion of the Ray-Cam Co-operative Community Centre site.
 - (b) Conveyance of the remaining northerly lot from the New Chelsea Society to the Provincial Rental Housing Corporation ("BC Housing").
 - (c) Consolidation of Lots 1 to 6, Block 65, DL 181, Plan 196; and the remaining northerly lot to create the proposed Lot 1.
2. Provision of:
 - (a) an SRW for lane purposes and an Option to Purchase over the lane proposed to straddle the new common property line, 3.048 meters on each side;
 - (b) a support agreement over the new Lot 1, and the release of the existing support agreement registered as 342010M;
 - (c) the discharge of crossing agreement 97551M (the crossing no longer exists).

Soils

3. If applicable:

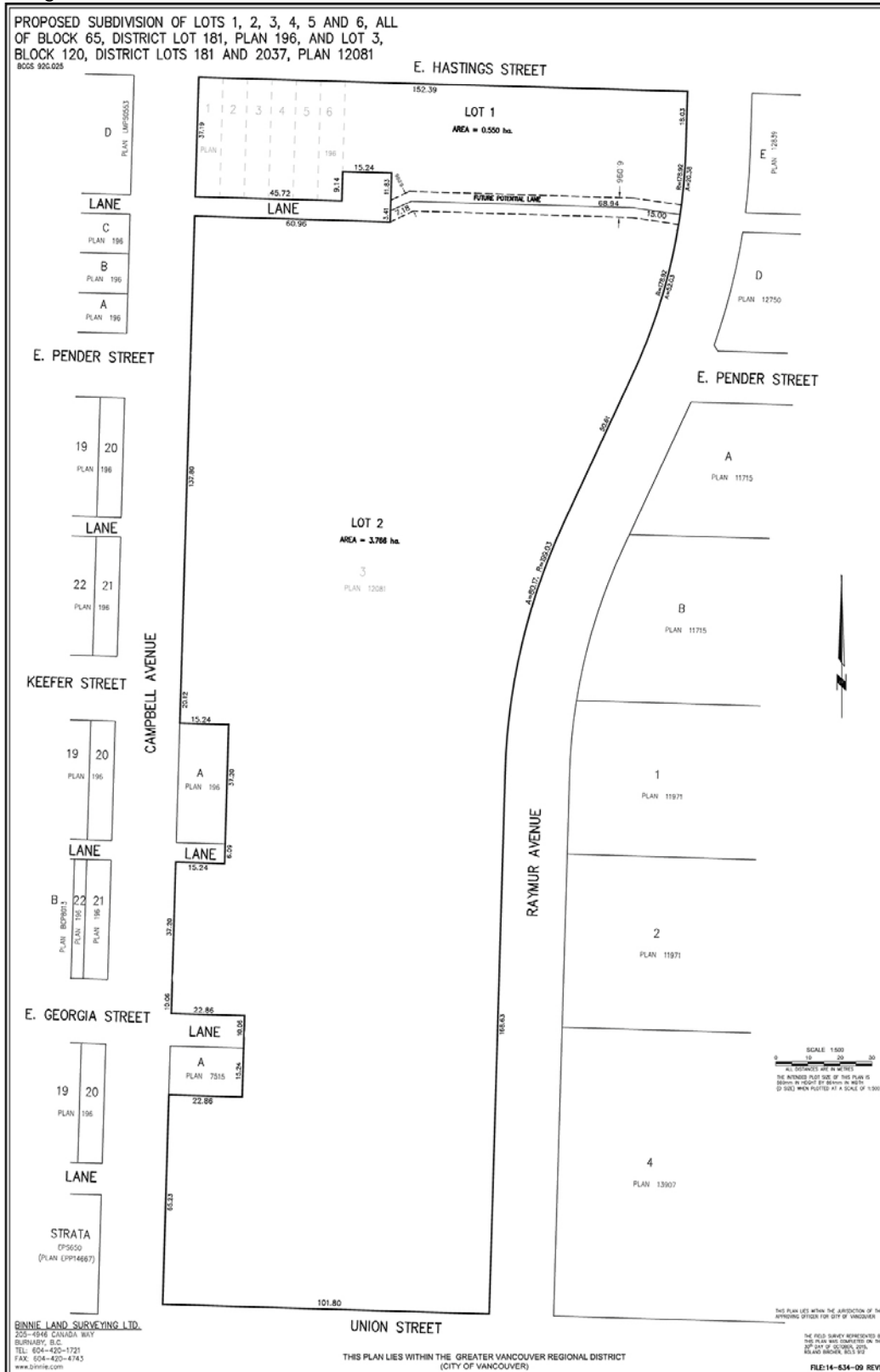
- (a) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
- (b) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note to Applicant: 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 registerable charges pursuant to 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 site as are 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-law and at no cost to the City.

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.

Diagram 1



DRAFT CONSEQUENTIAL AMENDMENTS

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

**920 East Hastings Street (Ray-Cam Community Centre)
SIGN BY-LAW NO. 6510**

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“920 East Hastings Street [CD-1 (#)] [By-law #] B (C-2)”

**920 East Hastings Street (Ray-Cam Community Centre)
NOISE CONTROL BY-LAW NO. 6555**

Amend Schedule B (Intermediate Zone) by adding the following:

“ [CD-1 (#)] [By-law #] 920 East Hastings Street ”

401-719 Raymur Avenue (Stamps Place Housing)
PROPOSED AMENDMENT TO CD-1 (33) By-law No. 4143

Council strikeouts out Schedule A and substitutes the following.

