



POLICY REPORT
BUILDING AND DEVELOPMENT

Report Date: May 2, 2017
Contact: Karen Hoese
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VanRIMS No.: 08-2000-20
Meeting Date: May 16, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 620 Cardero Street (formerly 1575 West Georgia Street)

RECOMMENDATION

- A. THAT the application by Henriquez Partners Architects, on behalf of 1072705 B.C. Ltd. and 1072719 B.C. Ltd. (Bosa Properties), to amend CD-1 (633) By-law No. 11577 for 620 Cardero Street (formerly 1575 West Georgia Street) [*PID 029-884-667; Lot A, Block 42, District Lot 185, Group 1, New Westminster District and of part of the public harbour of Burrard Inlet Plan EPP62321*] to increase the floor space ratio from 10.59 to 10.85 and the residential floor space ratio from 7.86 to 8.15 be referred to a public hearing, together with:
- (i) draft by-law amendments generally as presented in Appendix A;
 - (ii) revised building floor plans generally as presented in Appendix B; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application;

FURTHER THAT the Director of Legal Service 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 resolution 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 by-law 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 to amend the CD-1 (633) By-law for 620 Cardero Street (formerly 1575 West Georgia Street). A rezoning application for the site was approved in 2016 for a mixed-use building that has yet to be constructed. The CD-1 (633) By-law, enacted on November 1, 2016, allows for a maximum floor space ratio of 10.59 FSR, of which 7.86 FSR may be residential floor area. The proposed amendment would increase the combined floor space for all uses to 10.85 FSR, and the maximum residential floor space to 8.15 FSR. This change accounts for the conversion of in-suite storage floor area—previously excluded from FSR calculations—into regular residential floor area, and for an error in the rezoning application that did not include rooftop mechanical space in the FSR calculation. No significant change to the approved massing, form of development or land use is proposed. It is recommended that the application be referred to a public hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (633) By-law No. 11577, enacted on July 26, 2016
- Family Room: Housing Mix Policy for Rezoning Projects (July 2016)

REPORT

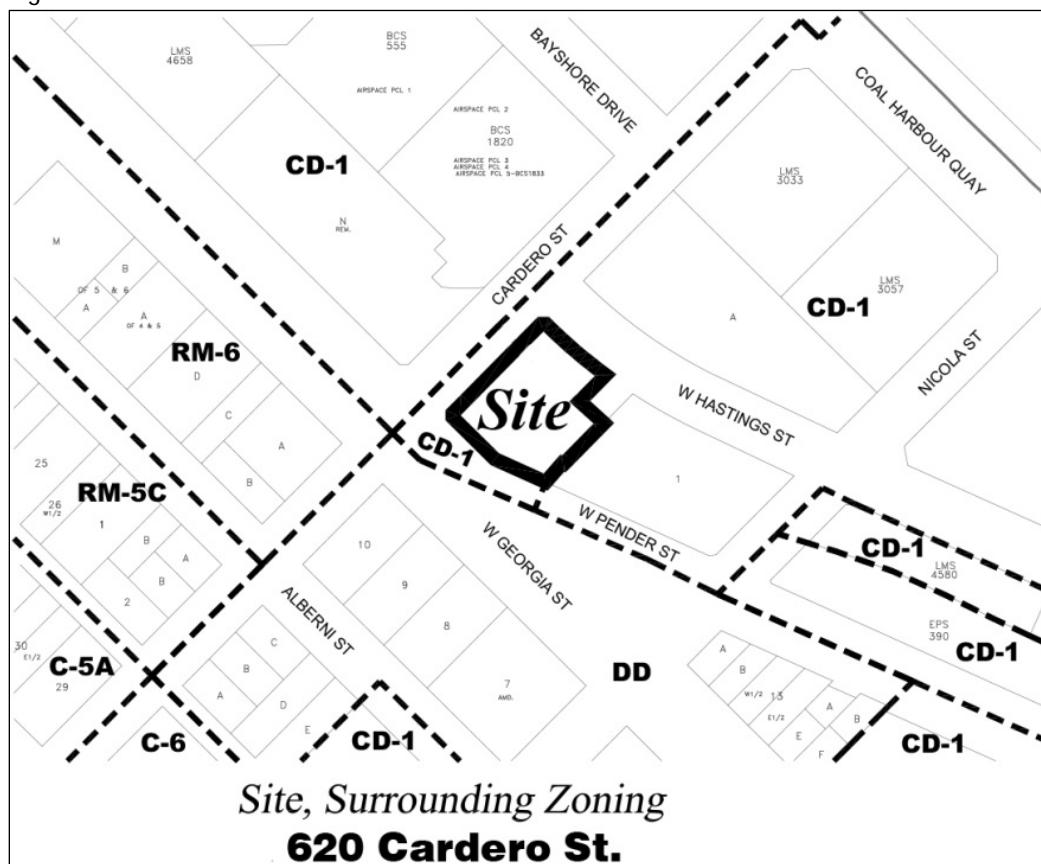
Background/Context

The subject site is at the northeast corner of West Georgia Street and Cardero Street and comprises 1,698.6 sq. m (18,284 sq. ft.) of land area (Figure 1). On March 8, 2016, Council approved a CD-1 rezoning of the site that consolidated three legal parcels to allow for a 27-storey mixed-use building with retail and office uses in the podium, and market residential units in the tower. The resulting CD-1 (633) By-law, enacted on November 1, 2016, allows for a maximum floor space ratio of 10.59 FSR, of which 7.86 FSR may be residential floor area.

As the application proceeded to the development permit stage and as marketing of the residential units got underway, the interior design of the residential floors was revised. Additionally, review of the proposal by Development Services staff identified an error in the rezoning application that did not include rooftop mechanical space in the FSR calculation for residential floor area. This application seeks approval of minor amendments to the CD-1

Bylaw that are required to accommodate these changes before a Development Permit can be issued.

Figure 1 - Site and context



Strategic Analysis

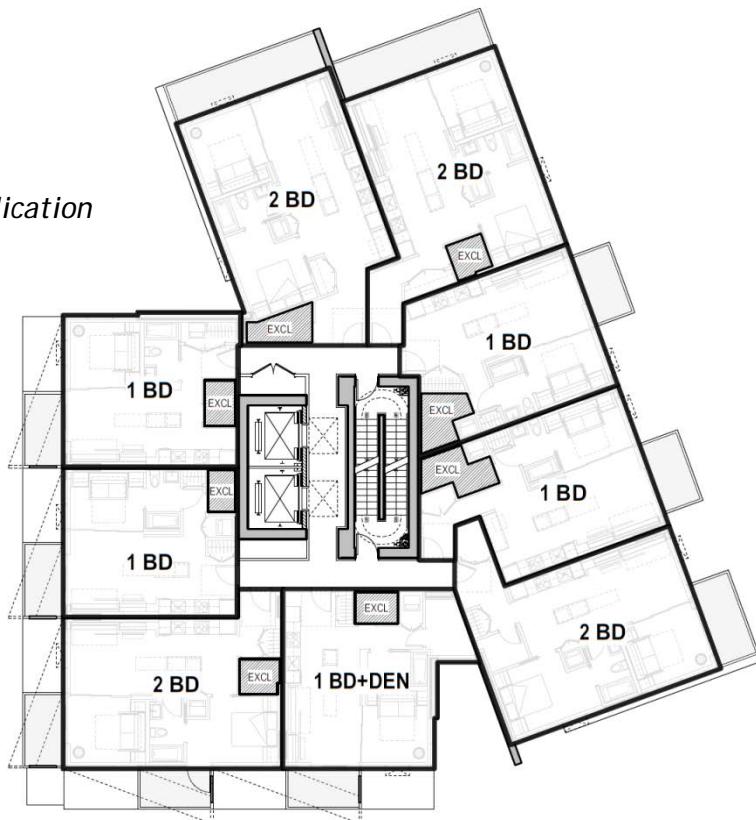
This application seeks to increase the allowable FSR for all uses combined from 10.59 FSR to 10.85 FSR. It also seeks to increase the allowable FSR for Dwelling Uses from 7.86 FSR to 8.15 FSR. This accounts for:

- Increased residential floor area due to the conversion of in-suite storage floor area, previously excluded from FSR calculations, into normal residential floor area as a result of the consolidation of residential units;
- Increased residential floor area due to the inclusion of rooftop mechanical space that was incorrectly omitted from the residential floor area calculation in the rezoning application;
- A small net decrease in floor area due to minor changes in the residential and non-residential portions of the building.

At the rezoning stage, a majority of the proposed residential units were one-bedroom units. During pre-sales for the project, there was strong demand for larger family units with three or more bedrooms. The interior design of the residential floors was revised in response to this demand, resulting in the consolidation of smaller units into larger three-bedroom units (Figure 2 and 3).

Figure 2 - Comparison of typical residential floor plans with storage room exclusions, approved at rezoning versus currently proposed

Original Rezoning Application



Current Proposal

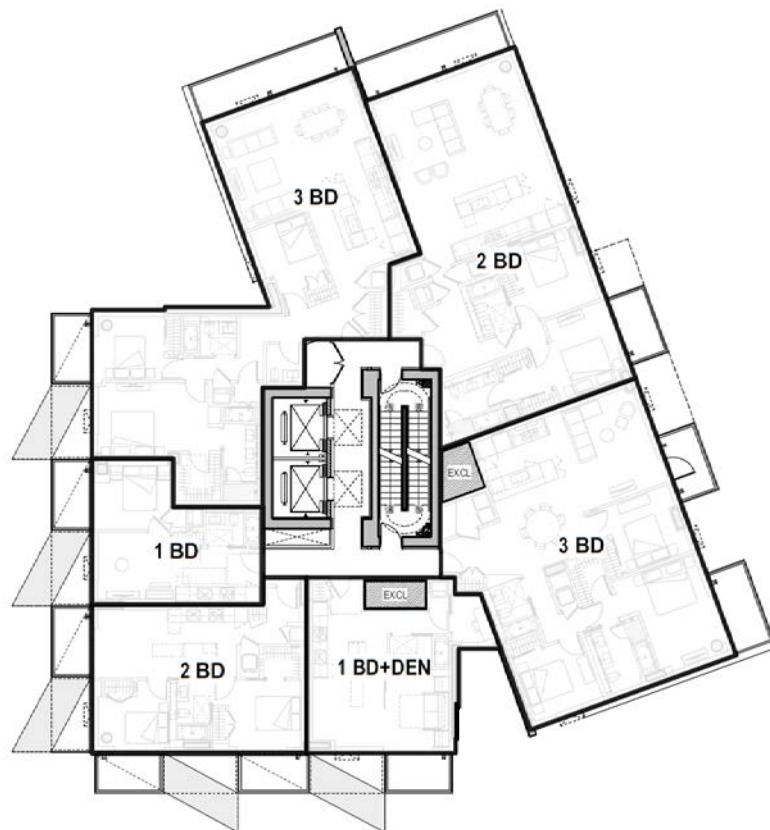


Figure 3 – Unit types as approved at rezoning and as currently proposed

	Approved at rezoning	Currently proposed
One-bedroom	93 units (53%)	37 units (31%)
Two-bedroom	75 units (43%)	41 units (35%)
Three or more bedrooms	7 units (4%)	40 units (34%)
Total units	175 units	118 units
Proportion of family units	47%	69%

The changes would be achieved by rearranging the layout of the units on the residential floors, without altering the exterior building form, or the gross floor area dedicated to residential uses. However, the CD-1 Bylaw limits the amount of in-suites storage floor area that may be excluded from FSR calculations to 3.7 sq. m per dwelling unit. After consolidating the units, the in-suites storage space exceeds the maximum that may be excluded per dwelling unit. The revised design proposes to convert some storage units, previously excluded from FSR calculations, into regular floor area. This reduction of storage room exclusions results in an additional 4,010 sq. ft. of residential floor area.

Staff support the inclusion of more units with three or more bedrooms to support Council objectives to provide more family housing, particularly in high-density environments. While the housing mix of the original design approved at rezoning met requirements for family units at the time, it would not fulfil the current requirement in the *Family Room: Housing Mix Policy for Rezoning Projects* policy for a minimum of 10% of units with three or more bedrooms. This proposal allows the development to meet and exceed the current requirements.

In order to make up for the reduction of storage space as a result of the changes, the proposal includes new underground storage space for some units. The storage provided meets the minimum requirement of 5.7 cu. m of storage space volume for each dwelling unit stated in the *Bulk Storage and In-Suite Storage - Multiple Family Residential Developments* administrative bulletin.

The revised layout of residential units and the associated reduction of storage FSR exclusions account for most of proposed increase in FSR. The residential floor area has increased by a further 213.63 sq. m (2,299.54 sq. ft.) due to the inclusion of rooftop mechanical space. This space was erroneously assumed to be excluded during the rezoning application phase. The remaining changes are minor, and include enclosing an exit stair in response to CPTED concerns, reducing the floor plate at levels 25 and 26 to provide larger balconies, and changing the layout of the retail and office space in the podium. These revisions do not significantly change the previously approved massing, form of development, or land use.

Public Input

A rezoning information sign was installed on the site on January 26, 2017. A total of 6,657 notifications were distributed within the neighbouring area on or about January 31, 2017. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). Staff received two enquiries for background information about the rezoning application. One individual

provided feedback that the increased FSR should not be permitted unless public benefits are provided for the increased floor area.

PUBLIC BENEFITS

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. This site is subject to the City-wide DCL rate which, as of September 30, 2016, is \$149.73 per sq. m (\$13.91 per sq. ft.). Based on the proposed net increase in floor area of 441 sq. m (4,751 sq. ft.), a DCL of approximately \$66,086 is anticipated.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoning Development* requires that rezonings involving a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. This site is subject to a rate of \$1.98 per sq. ft. for public art. Based on the proposed net increase in floor area of 441 sq. m (4,751 sq. ft.), the public art contribution for this project is expected to increase by approximately \$9,407 from what was proposed at the time of CD-1 rezoning. As the existing Public Art Agreement for this site sets the art budget in accordance with the floor area approved at Development Permit, the increase will be automatically factored in at that time.

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CACs typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

For market residential uses, the CAC is based on the floor area that can be sold as part of a unit, including in-suite storage spaces. The CAC offered during the 2016 CD-1 rezoning already included the floor area that is now proposed to be converted to regular floor area, so no additional CAC is offered.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the site is within the City-wide DCL district and it is anticipated that the applicant will pay about \$66,086 in additional DCLs and an additional

\$9,407 in public art contributions associated with the increase in floor area proposed in this text amendment. No additional CAC is anticipated as part of the application.

CONCLUSION

Assessment of this text amendment application has concluded that the proposed increases in net FSR are supported, as they have no significant effect on the previously approved form of development. The changes will support the provision of more three-bedroom units, and contribute associated DCLs.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing together with draft CD-1 amendments as generally shown in Appendix A and that these be approved, subject to the public hearing.

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620 Cardero Street (formerly 1575 West Georgia Street)
DRAFT AMENDMENTS TO CD-1 (633) BY-LAW NO. 11577

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

1. Council amends section 4.2 under Floor Area and Density by substituting "10.59" with "10.85".
2. Council amends section 4.3 under Floor Area and Density by substituting "7.86" with "8.15".

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**620 Cardero Street (formerly 1575 West Georgia Street)
FORM OF DEVELOPMENT**

Figure 1: Revised Level P6 Floor Plan (now includes added residential bulk storage)

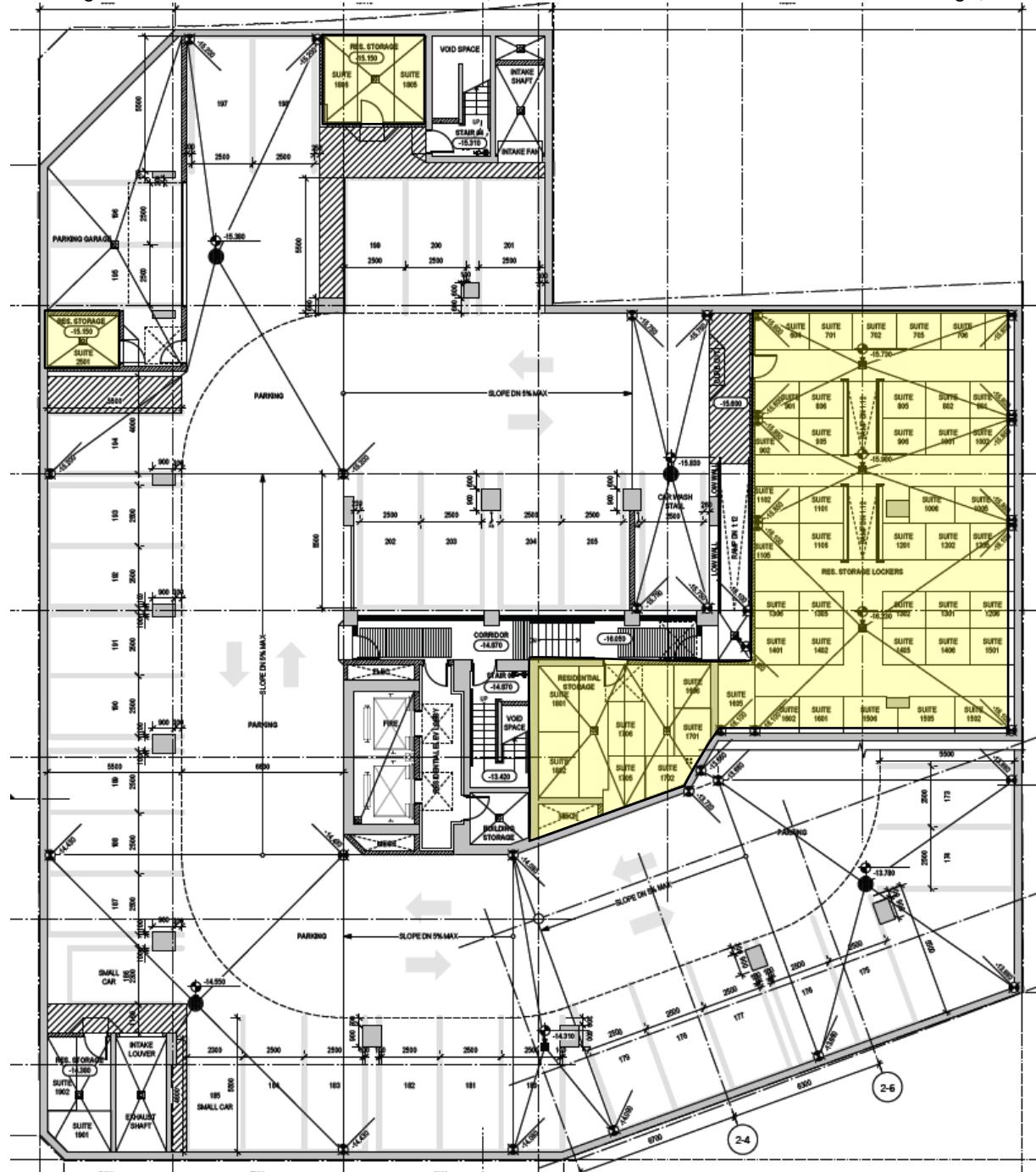


Figure 2: Revised Typical Residential Floor Plans (Floors 7-24)

- These floors now each have seven units, of which only two units have in-suite storage. The other five units have storage provided in the underground levels.
- In the 2016 rezoning, each floor had nine units comprised of five 1-bedroom and four 2-bedroom units, most with in-suite storage.

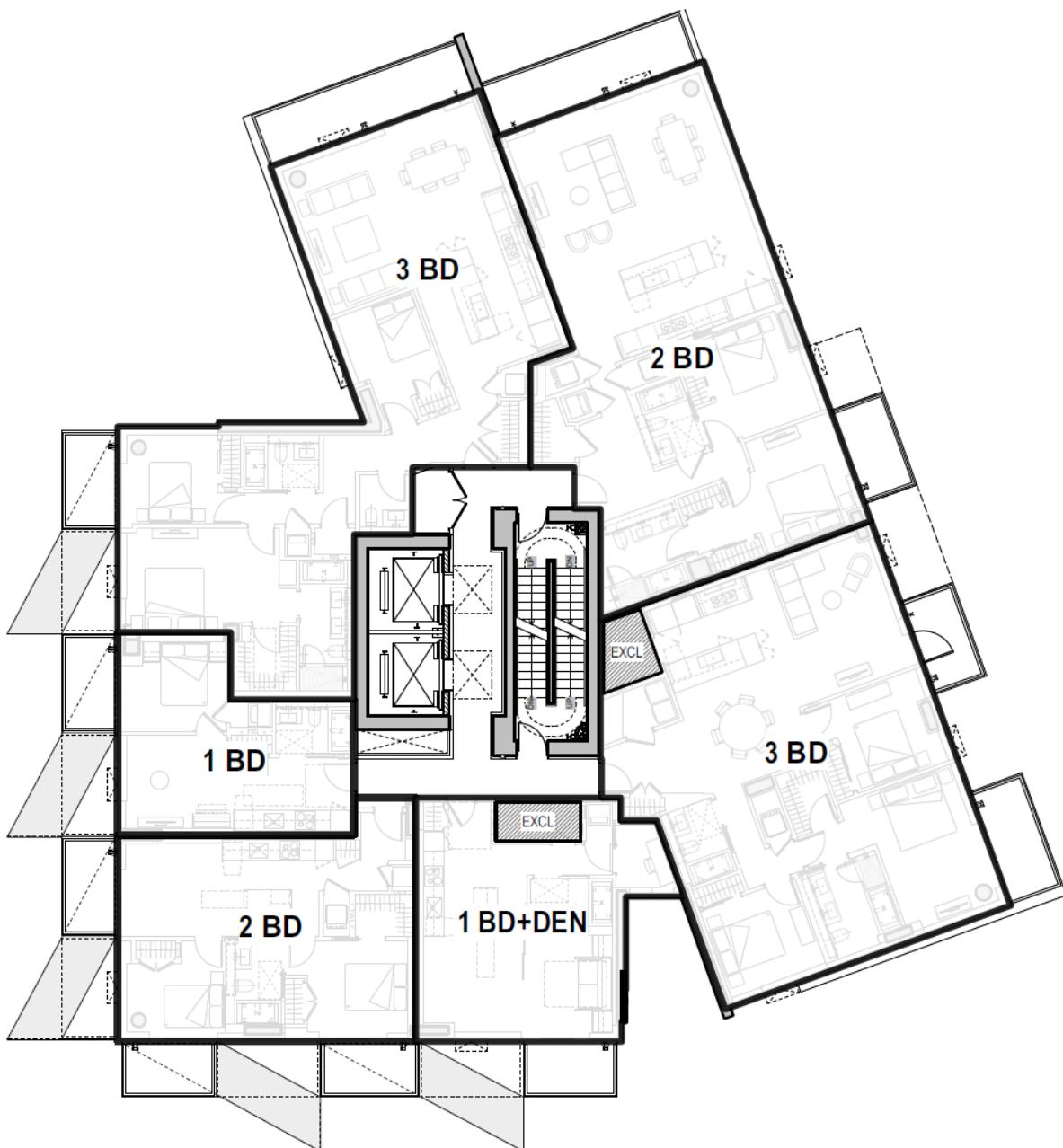


Figure 3: Rooftop Mechanical Floor Plan (highlighted floor area is now included in FSR)

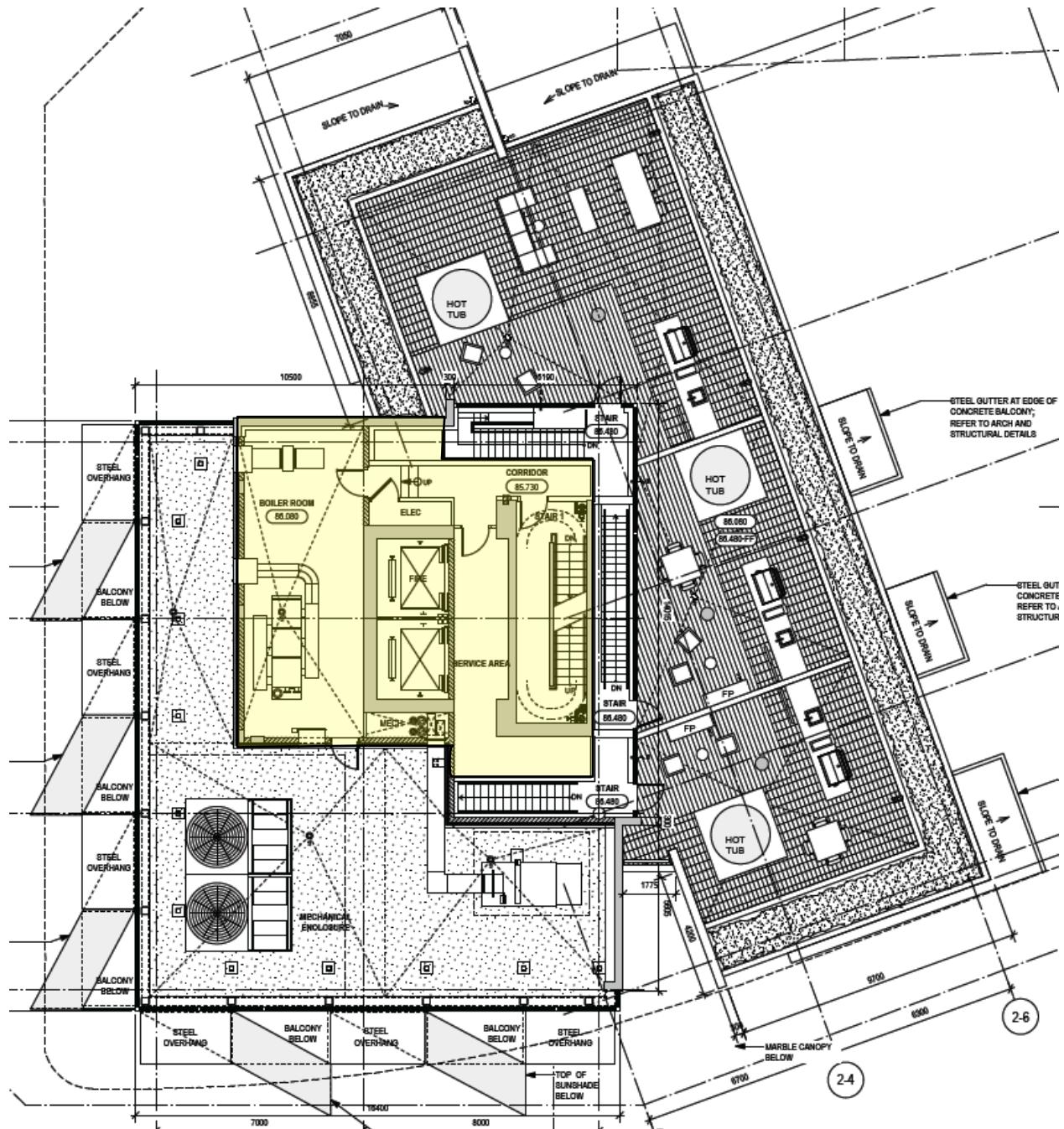
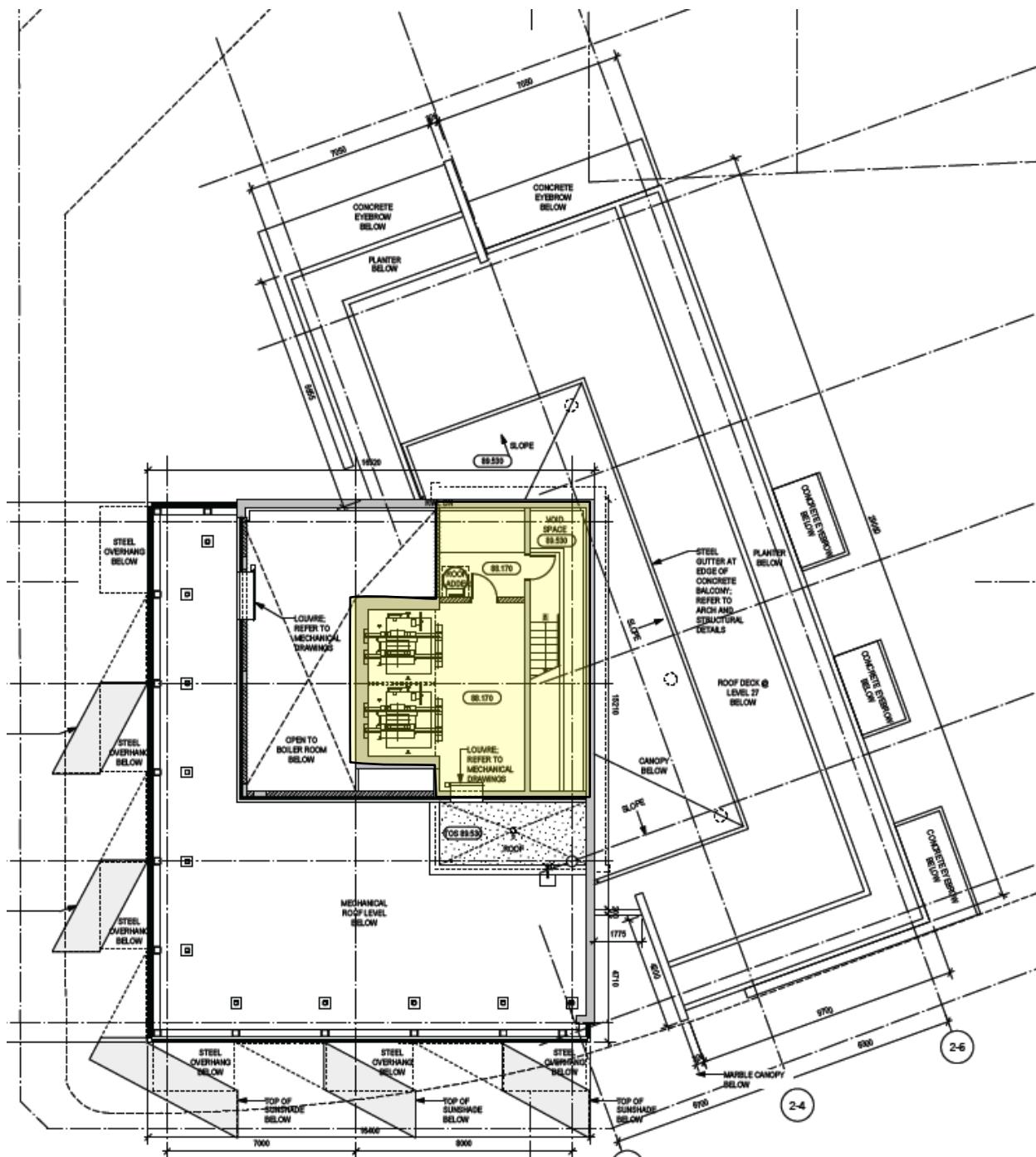


Figure 4: Elevator Machine Room Level Plan (highlighted floor area is now included in FSR)



620 Cardero Street (formerly 1575 West Georgia Street)
PUBLIC BENEFITS SUMMARY

Project Summary:

Text amendment to increase the overall allowable floor area from 10.59 FSR to 10.85 FSR, and the residential floor area from 7.86 FSR to 8.15 FSR.

Public Benefit Summary: DCL contribution.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	Amended CD-1
FSR (site area = 1,698.6 sq. m / 18,284 sq. ft.)	10.59	10.85
Floor Area (sq. ft.)	193,649	198,391
Land Use	Mixed-use	Mixed-use

	Public Benefit Statistics	Value if built under Current Zoning (\$)	Value if amendments approved (\$)
Required	DCL (City-wide) (\$13.91 per sq. ft.)		\$66,086.41
	DCL (Area Specific)		
	Public Art (\$1.98 per sq. ft.)		\$9,406.98
	20% Social Housing		
Other Public Benefits Offered	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			\$75,493.39

620 Cardero Street (formerly 1575 West Georgia Street)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	620 Cardero Street (formerly 1575 West Georgia Street)
Legal Descriptions	PID 029-884-667; Lot A, Block 42, District Lot 185, Group 1, New Westminster District and of part of the public harbour of Burrard Inlet Plan EPP62321
Applicant/Architect	Henriquez Partners Architects
Developer/Property Owner	1072705 B.C. Ltd. and 1072719 B.C. Ltd. (Bosa Properties)

Site Statistics

Site Area	1,698.6 sq. m (18,284 sq. ft.)
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Development Statistics

	Development Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (633)	Amended CD-1 (633)
Uses	Cultural & Recreational Uses, Dwelling Uses, Institutional Uses, Office Uses, Retail Uses and Service Uses	Cultural & Recreational Uses, Dwelling Uses, Institutional Uses, Office Uses, Retail Uses and Service Uses
Overall Floor Space Ratio (FSR)	10.59	10.85
Residential FSR	7.86	8.15
Floor Area	193,649 sq. ft. (143,808 sq. ft. residential)	198,400 sq. ft. (149,102 sq. ft. residential)
Maximum Height	82.6 m (271 ft.) 85.3 m to top of appurtenance	82.6 m (271 ft.) 85.3 m to top of appurtenance
Unit Mix	1 bedroom: 93 2 bedroom: 75 3+ bedroom: 7 Total: 175	1 bedroom: 37 2 bedroom: 41 3+ bedroom: 40 Total: 118
Parking Spaces	As per Parking By-law	As per Parking By-law
Loading	As per Parking By-law	As per Parking By-law
Bicycle Spaces	As per Parking By-law	As per Parking By-law