



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: March 20, 2006
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Phone No.: 604.873.7484
RTS No.: 05796
CC File No.: 11-3600-03
Meeting Date: April 4, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: CD-1 Text Amendment: 2111 West 11th Avenue

RECOMMENDATION

THAT the application by Chris Block, Chandler Architects, to amend CD-1 By-law No. 7879 for 2111 West 11th Avenue (Lot 1 - 41, Plan LMS 4356, DL 526) to add Parking Garage as a permitted use, be referred to a Public Hearing with a recommendation of approval, together with draft CD-1 By-law provisions, generally as presented in Appendix A.

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.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Service RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Arbutus Neighbourhood C-7 and C-8 Guidelines.
- CD-1 By-law No. 7879 (#380), enacted November 5, 1996.

PURPOSE AND SUMMARY

This report assesses an application to amend the CD-1 zoning that applies to 2111 West 11th Avenue, to permit Parking Garage use, in order to provide 3 parking spaces (currently surplus to the uses within the CD-1 zoned site) for a dentist's office on an adjacent C-8 zoned site at 2680 Arbutus Street. The dentist office was approved through a time limited development permit as a change of use because its required parking could not be accommodated within the existing development. A covenant would secure the parking for the dentist's office as a requirement prior to the issuance of a permanent development permit. Both sites are owned by Bastion Developments Corporation.

Staff recommend that the application be referred to a Public Hearing and be approved.

DISCUSSION

Background: In 2002, Bastion Developments reconfigured two ground floor retail units in their C-8 zoned building at 2680 Arbutus Street to accommodate a new dentist's office. This interior alteration and change of use resulted in an increased parking requirement by three spaces which could not be provided within the existing development. Bastion Developments owns two other buildings in the immediate area at 2034 and 2111 West 11th Avenue, both of which are within short walking distance of the site, and both of which are zoned CD-1 permitting Interim Uses.

Bastion Developments chose to allocate three "Interim Use" parking spaces at 2034 West 11th Avenue, thus achieving three-year time-limited development permits for both the dentist's office and the parking spaces (DE409637 and DE407041).

Proposed Permanent Parking Solution: Due to site limitations on 2034 West 11th Avenue, Bastion Developments now wishes to allocate three underground parking spaces permanently on its property at 2111 West 11th Avenue to serve the dentist's office (see illustrative diagram in Appendix B). This would allow for a permanent development permit to be issued for the dentist's office.

Assessment: The provision of parking spaces at 2111 West 11th Avenue for the dentist's office at 2680 Arbutus Street is a better solution than the previous arrangement because they are somewhat closer and therefore more likely to be used by dental patients. These spaces are within a typical approvable walking distance when considering off-site parking spaces in a development application. They are also surplus to the parking required to service the commercial uses permitted within this CD-1 site. It should be noted that the CD-1 By-law covers three parcels within the Arbutus Lands, but the proposed amendment would only affect Parcel 1 which permits commercial uses.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Staff conclude that the permanent dedication of three parking spaces at 2111 West 11th Avenue for the dentist's office at 2680 Arbutus Street is a reasonable solution to rectify a parking shortfall and recommend the application to amend the CD-1 by-law to add Parking Garage use be referred to Public Hearing and be approved.

* * * * *

DRAFT AMENDMENTS TO CD-1 BY-LAW No. 7879 (#380)

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

- 3 Uses
- Add Parking Garage, but limited to Parcel 1 as shown in Diagram 1.

PROJECT INFORMATION

LEGAL DESCRIPTION
LOT 1 - 1/2 AC. 200' x 125' P.M. 9478

STREET ADDRESS
2880 ARBUTUS STREET, VANCOUVER

ZONING
C4

STATISTICS	(ADJACENT)	(PROPOSED)
Site Area	27,231	9,722
Front Setback	27.67M	10.67M
Front Lot Line	110.00M	20.83M
Front Lot Area	1,100.00	213.61
Front Lot Depth	100.00	104.00
Front Lot Width	11.00	16.79
Front Lot Area	121.00	178.33
Number of Units	21	21
Family	2	2
Residential	3	3
Commercial	15	15
Industrial	2	2
Office	3	3
Public	4	4
Other	2	2
Residential Use	21	21
Other Use	0	0

TRIBECA

LEGAL DESCRIPTION
LOT 1 - 1/2 AC. 200' x 125' P.M. 9478

STREET ADDRESS
2111 WEST 11TH AVENUE, VANCOUVER

ZONING
C4

STATISTICS	(ADJACENT)	(EXISTING)
Site Area	11,000	11,000
Front Setback	10.00M	10.00M
Front Lot Line	110.00M	110.00M
Front Lot Area	1,100.00	1,100.00
Front Lot Depth	100.00	100.00
Front Lot Width	11.00	11.00
Front Lot Area	121.00	121.00
Number of Units	3	3
Family	1	1
Residential	2	2
Commercial	0	0
Industrial	0	0
Office	0	0
Public	0	0
Other	0	0
Residential Use	3	3
Other Use	0	0

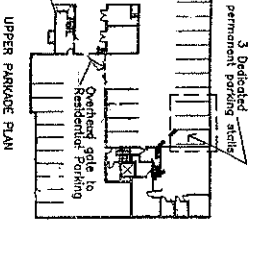
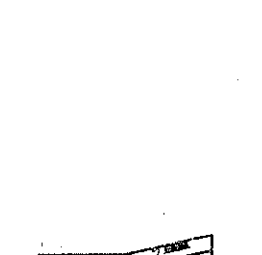
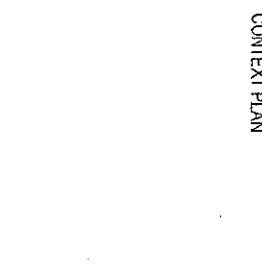
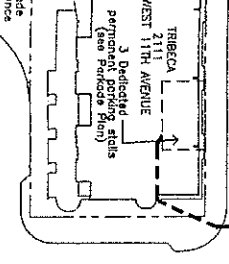
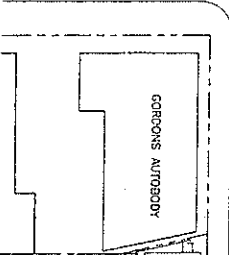
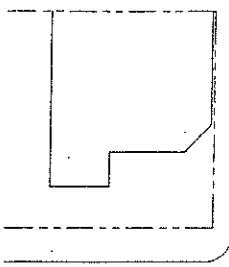
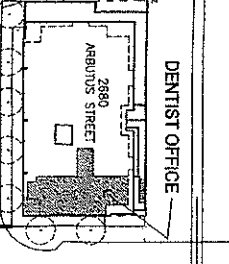
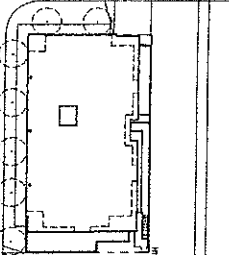
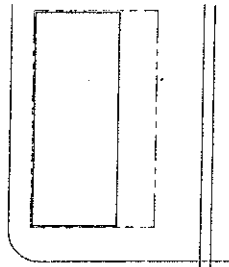
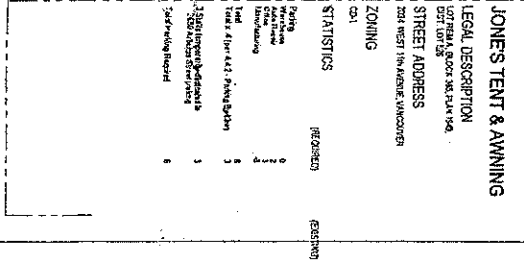
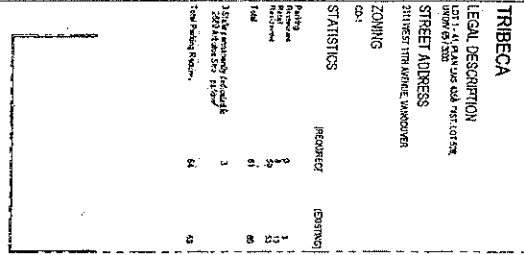
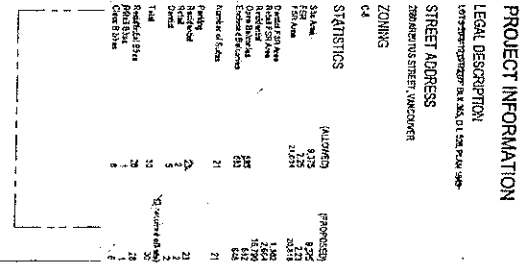
JONES TENT & AWNING

LEGAL DESCRIPTION
LOT 1 - 1/2 AC. 200' x 125' P.M. 9478

STREET ADDRESS
2034 WEST 11TH AVENUE, VANCOUVER

ZONING
C4

STATISTICS	(ADJACENT)	(EXISTING)
Site Area	11,000	11,000
Front Setback	10.00M	10.00M
Front Lot Line	110.00M	110.00M
Front Lot Area	1,100.00	1,100.00
Front Lot Depth	100.00	100.00
Front Lot Width	11.00	11.00
Front Lot Area	121.00	121.00
Number of Units	1	1
Family	1	1
Residential	0	0
Commercial	0	0
Industrial	0	0
Office	0	0
Public	0	0
Other	0	0
Residential Use	1	1
Other Use	0	0



REZONING APPLICATION
2111 WEST 11TH
SEP 22 2005

RECEIVED
SEP 22 2005
PLANNING DEPARTMENT
(REZONING CENTRE)