



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 04, 2006
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Meeting Date: October 17, 2006

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment: 605 - 695 South East Marine Drive

RECOMMENDATION

THAT the Director of Planning be instructed to make application to amend CD-1 By-law Nos. 4238 and 4860 for 605 - 695 South East Marine Drive to add to the list of permitted uses in accordance with Appendix A, and that the application be referred to a Public Hearing;

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

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

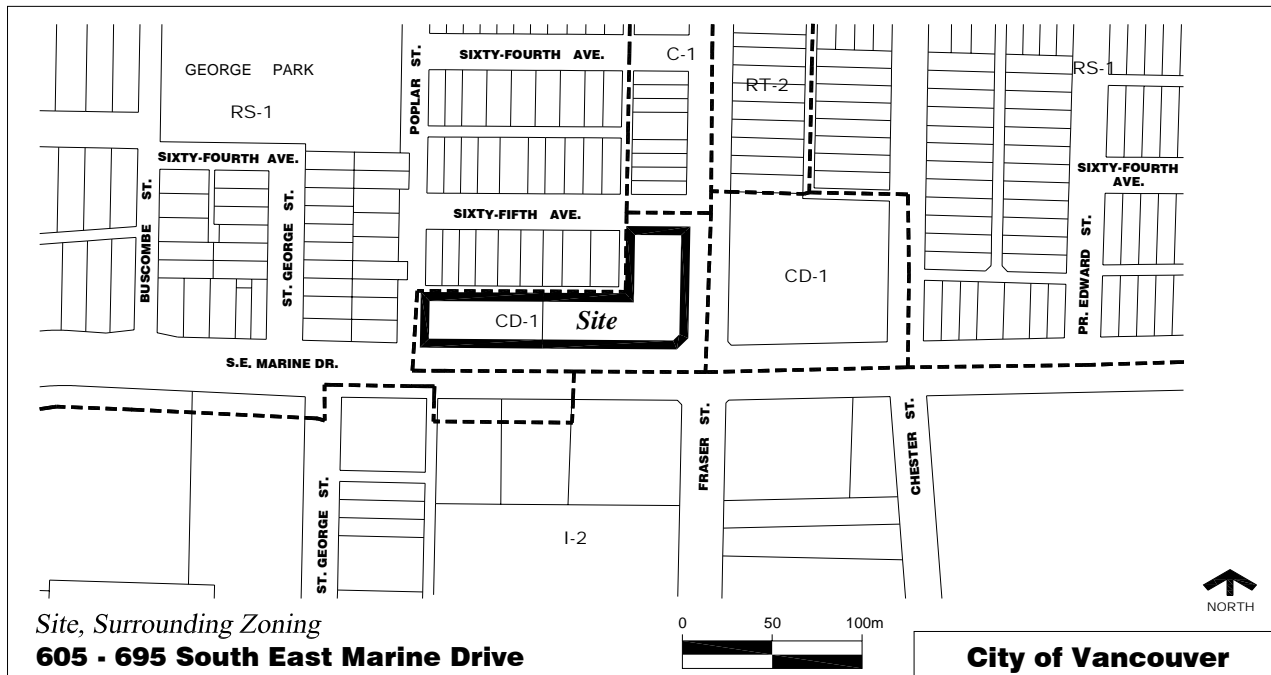
Relevant Council Policies for this site include:

- Sunset Community Vision, approved by City Council on January 15, 2002.

PURPOSE AND SUMMARY

This report assesses an application by the Director of Planning to amend CD-1 By-law Nos. 4238 and 4860 (reference no. 99) for 605 - 695 South East Marine Drive to add General Office, Financial Institution, Health Care Office, Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, and Repair Shop - Class B as permitted uses. No alterations to the exterior of the building, or increase in floor space is part of this text amendment.

Figure 1. Site and Surrounding Zoning



BACKGROUND

In April 1966, 695 South East Marine Drive was rezoned from C-1 (local-serving commercial zone) to CD-1 (Comprehensive Development) listing only hotel and motel as permitted uses. Five retail store units with a total maximum floor area of 520 m² (5,588 sq. ft.) were added to the list of uses in a subsequent resolution in December 1966. The three-storey building with 2 floors of hotel/motel use and retail stores at grade was intended to be an extension of the Blue Boy Hotel at 725 - 747 South East Marine Drive, on the east side of Fraser Street also zoned CD-1 (reference no. 21).

In May 1975, the adjacent property at 605 South East Marine Drive was rezoned from C-1 to CD-1 as a further extension of the Blue Boy Hotel, listing only hotel and motel as permitted uses, with a maximum height of two storeys and two levels of parking below the building.

In June 1991, both properties (605 - 695 South East Marine Drive) underwent a further text amendment to include multiple dwelling as a permitted use as the building had begun to be occupied as rental dwelling units.

DISCUSSION

In response to enquiries about commercial uses which might be undertaken within the existing retail floor area, the Director of Planning would like to add to the list of uses which can be permitted in this mixed-use development to make it more consistent with other C-1 local-serving commercial zones in the city.

To achieve this, a text amendment is proposed which would expand the permitted uses to include General Office, Financial Institution, Health Care Office, Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, and Repair Shop - Class B on the ground floor only limited to the 520 m² as currently permitted for Retail Store.

Parking and Loading

The current CD-1 By-law specifies a requirement for a minimum of 89 parking spaces, including 7 designated for use by the retail store component. In 2005, Council reduced the multiple dwelling residential standard applicable in the surrounding area such that if it were now applied to this CD-1, the residential requirement would be approximately 60 spaces. There is enough parking for both the existing residential and proposed commercial uses as a total of 84 spaces are actually supplied for the site.

Staff recommend that the Parking By-law standards be applied hereafter.

Staff Comments

The General Manager of Engineering Services has no objection to the proposed rezoning.

Public Input

A notification letter was sent to nearby property owners on September 18, 2006. No phone calls, letters, or emails were received from those notified and there were no visitors to City Hall to view plans.

The Sunset City Plan Committee was also notified of this rezoning, and there were no objections.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Planning staff conclude that the proposed amendments to CD-1 By-law Nos. 4238 and 4860 for 605 - 695 South East Marine Drive will be consistent with the intent of the initial local-serving commercial zoning on the site. It is recommended that the Director of Planning be instructed to make application to amend the By-law and that the application be referred to Public Hearing.

* * * * *

605 - 695 South East Marine Drive
DRAFT AMENDMENTS TO CD-1 BY-LAW Nos. 4238 and 4860 (#99)

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

Use

Delete the list of uses from Section 2, and substitute the following:

- (a) Dwelling Uses limited to Dwelling Units in conjunction with other listed uses and Multiple Dwelling;
- (b) Office Uses limited to Financial Institution, General Office, and Health Care Office;
- (c) Retail Uses limited to Retail Store;
- (d) Service Uses limited to Barber Shop or Beauty Salon, Hotel, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, and Repair Shop - Class B; and
- (e) Accessory uses customarily ancillary to any of the uses permitted by this Section 2.

Add the following:

- 2A. Restrictions on location and floor area
- 2A1. A barber shop or beauty salon, financial institution, general office, hotel, laundromat or dry cleaning establishment, photofinishing or photography studio, repair shop - class B, or retail store:
 - (a) is permissible only on the ground floor of a building located in that area shown as "A" in Diagram 1 of this By-law; and
 - (b) must not exceed a floor area of 520 m².

Make such other changes to the by-law, including re-numbering the provisions set out above which are necessary to modernize the by-law but which do not change the substance of the by-law.

Off-street Parking and Loading

Delete Sections 5.1 and 5.2, and substitute with the following:

“Parking, loading, and bicycle spaces to be provided and maintained in accordance with the requirements of the Parking By-law including provisions for relaxation, exemption, and shared use reduction.”