



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 27, 2007
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Meeting Date: March 13, 2007

TO: Vancouver City Council

FROM: Director of Planning in consultation with the Director of Social Planning

SUBJECT: CD-1 Text Amendment: 4255 Arbutus Street (Arbutus Village)

RECOMMENDATION

THAT the Director of Planning be instructed to make application to amend CD-1 By-law No. 4634 for 4255 Arbutus Street 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

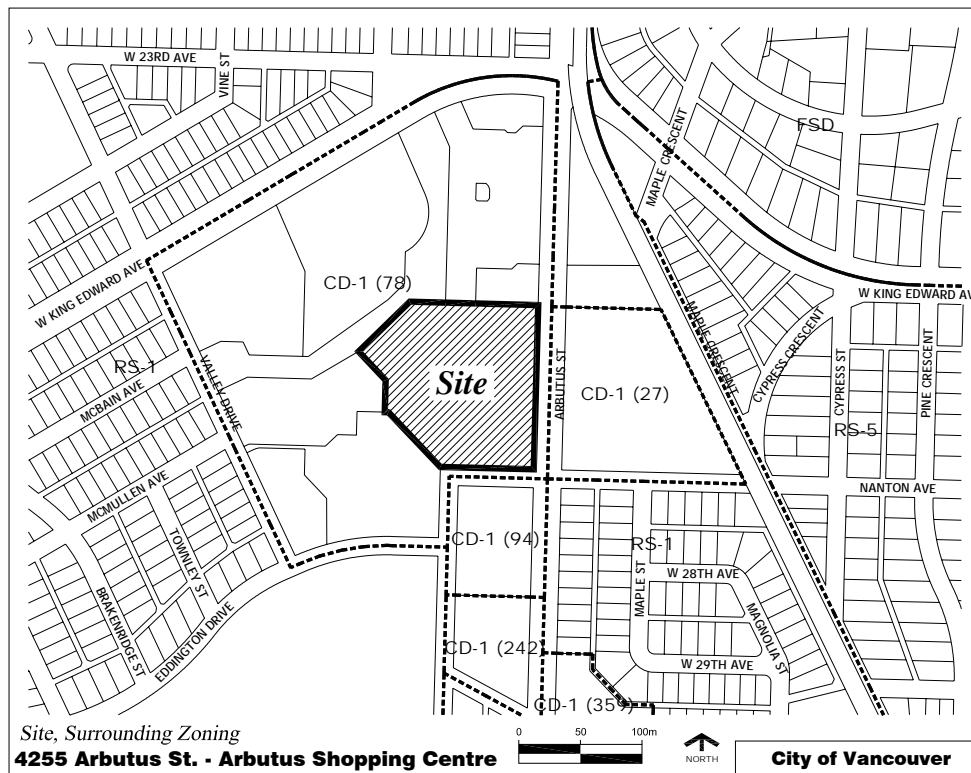
Relevant Council Policies for this site include:

- Arbutus Ridge/Kerrisdale/Shahghnessy (ARKS) Community Vision, approved by City Council on November 1, 2005.

PURPOSE AND SUMMARY

This report recommends an amendment to CD-1 By-law No. 4634 (reference no. 78) for 4255 Arbutus Street (Arbutus Village) to add Adult Day Care centre as a listed use on the second floor of the shopping centre component. No alterations to the exterior of the building or increase in floor space are part of this proposed text amendment.

Figure 1. Site and Surrounding Zoning



BACKGROUND

Council, on August 1, 1972, rezoned this site from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District to permit the initial development of the Arbutus Village Shopping Centre and adjacent townhouses and apartments.

Council subsequently amended the CD-1 By-law in 1986 to permit the enclosure of several open mall areas to create up to 1 453 m² (15,640 sq. ft.) of additional commercial area.

In 1991, the CD-1 By-law underwent a further text amendment which broadened the range of approvable uses for Arbutus Village to improve leasing options to the owner and to increase the range of services to the public. (For a complete list of permitted uses see Appendix B).

The proposed text amendment as discussed in this report is not part of a more extensive redevelopment proposal for the Arbutus Village Shopping Centre which may come forward sometime later this year.

DISCUSSION

The Director of Planning seeks to add to the list of uses which can be permitted within the Arbutus Village Shopping Centre in response to an opportunity for a non-profit Adult Day Care centre (ADC) to locate on the second floor.

A variety of services and retail functions are located within this local-serving, mixed-use development thereby making it an optimal location for an Adult Day Care centre. ADCs offer social and health supports through a program of activities for adults and seniors that are unlikely to conflict with other shopping centre uses or nearby residential uses. The proposed text amendment would also remain consistent with other local serving commercial centres which allow a similar mix of service, retail and residential uses.

The ARKS Community Vision Direction has an approved direction which supports this text amendment:

8.9 to "Expand Programs and Services for Seniors".

Parking and Loading

Parking and loading requirements per CD-1 By-law No. 4634 (reference #78).

Staff Comments

Social Planning and Engineering Services have no objection to the proposed text amendment.

Public Input

A notification letter was sent to nearby property owners on February 7, 2007. One email was received in opposition, citing that the existing by-law should not be amended no matter how innocent the change. Five phone calls and three emails were received expressing support for the proposed text amendment.

The ARKS City Plan Committee was also notified and raised no objections to the proposed text amendment.

FINANCIAL IMPLICATIONS

There are no financial implications with respect to City budget, fees, or staffing.

CONCLUSION

Planning staff conclude that the amendments to CD-1 By-law No. 4634 for 4255 Arbutus Street (Arbutus Village), to include Adult Day Care centre as a listed use, is compatible with the mixed-use nature of the CD-1 By-law. 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.

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4255 Arbutus Street
DRAFT AMENDMENTS TO CD-1 BY-LAW No. 4634 (#78)

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

Use

To Section 2:

(a) re-number (c), (d), (e), and (f) to (d), (e), (f) and (g);

(b) after (b), add:

“(c) adult day care centre, which means the use of the premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults, but only on the second floor of the shopping centre;”

To Section 3:

(a) in Column 1, #2, after “Child Day Centre Facilities”, add:

“, Adult Day Care Centre,”

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.

4255 Arbutus Street
List of Permitted Uses in CD-1 BY-LAW No. 4634 (#78) - Section 2

- A maximum of 461 units comprising multiple dwellings;
- A shopping centre composed of a food floor and other retail uses, office uses, fitness centres, libraries, theatres, artist studios, child day care facilities and service uses including but not limited to restaurants, arts or self-improvement schools and business schools;
- Seniors supportive or assisted housing;
- A special needs residential facility (community care facility);
- A 1.42 ha (3.5 acre) park;
- Accessory buildings and accessory uses customarily ancillary to the above uses, including off-street parking and loading, pedestrian mall and circulation, and recreational facilities;

The uses listed in Column 1 of Table A below shall be permitted to the maximum floor area appearing opposite in Column 2.

Table A

	Column 1	Column 2
1.	Multiple Dwellings and uses customarily ancillary thereto.	64 190.58 m ² (690,942 sq. ft.)
2.	Retail, Offices, Theatres, Service Uses (except that Arts or Self-Improvement Schools shall be limited to a maximum floor area of 755 m ² (8,127 sq. ft.)), Fitness Centres, Libraries, Artist Studios, Child Day Care Facilities and Uses customarily ancillary thereto.	13 713 m ² (147,607 sq. ft.)
3.	Special Needs Residential Facilities (Community Care Facilities)	8 488.55 m ² (91,370 sq. ft.)