



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 11, 2008
Author: Joanne Baxter
Phone No.: 604.871.6656
RTS No.: 07041
VanRIMS No.: 11-3600-10
Meeting Date: February 26, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Rezoning of 1342 Southwest Marine Drive

RECOMMENDATION

THAT the application by Norm Chin of DYSArchitecture to rezone 1342 Southwest Marine Drive (Lot 8, Block 1, D.L. 318, Plan 2067, P.I.D. 014-052-156) from M-1 Industrial District to C-2 Commercial District, be referred to a Public Hearing, together with the recommendation of the Director of Planning to approve this plan amendment, subject to one condition of approval contained in Appendix A.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-law for consideration at Public Hearing.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

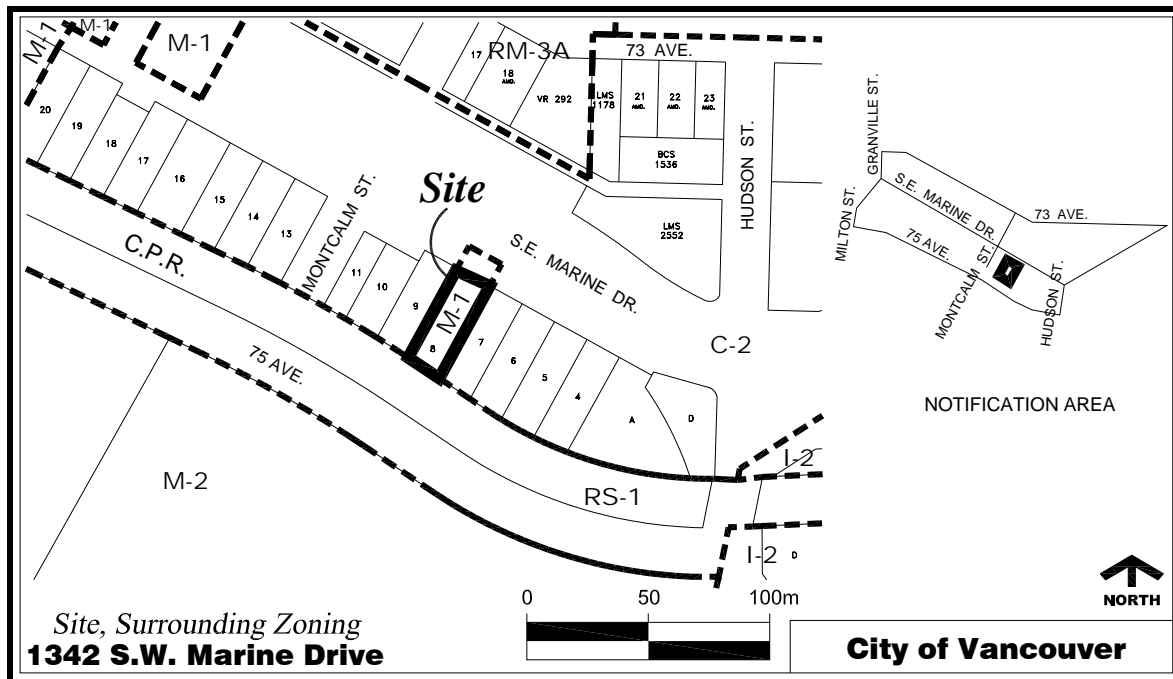
Relevant Council policy for this site includes:

- The Marpole Plan, adopted by Council on October 30, 1979.

PURPOSE AND SUMMARY

This report recommends a plan amendment for the site located at 1342 Southwest Marine Drive. The proposed amendment would rezone a single parcel of land from M-1 Industrial District to C-2 Commercial District. The proposed amendment, if approved, would then enable this parcel to be included in a C-2 mixed-use development involving five adjacent properties, all under the same ownership. Additional site information is referenced in Appendices B and C.

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



BACKGROUND

In October, 1979 Council adopted the Marpole Plan which provides directions for housing, traffic and transportation, commercial, industrial and special study areas. The Marpole Plan identifies the primary shopping area as being along Granville Street from West 63rd Avenue through to Southwest Marine Drive, with one residential break south of West 71st Avenue. Most of this shopping area is zoned C-2 (district-serving commercial), with some small frontages being zoned C-1 (local-serving commercial).

The Plan specifically identifies a number of properties along Southwest Marine Drive, as inappropriately zoned for present day commercial activities. This includes the M-1 (Industrial) zoned site at 1342 Southwest Marine Drive. All of these properties are either vacant or developed with a use contrary to the intent of the prevailing C-2 zoning schedule.

To facilitate a comprehensive re-development of these lands under C-2 zoning, the Plan acknowledges that anomalous properties should be rezoned to better reflect surrounding properties. More specifically, Policy No. 40 of the Marpole Plan states: "Examples of

unnecessary or undesirable zoning should be eradicated on Marine Drive, between Oak and Granville Streets.”

The property proposed to be rezoned is situated within a larger area known as the Marpole archaeological site (the Marpole Site). The provincial Archaeology Branch is drafting a Management Plan for the Marpole Site to provide certainty with respect to future cultural resource management objectives and requirements, recognizing the need to balance the goals of advancing knowledge through the science of archaeology and of furthering the cultural interests and aspirations of affected First Nations, against the private rights and interests of those who own property on the Marpole site. The hope is to achieve a shared vision of the intrinsic and enduring significance of the Marpole site at the local, provincial and national level and provide a framework to conserve what is left of the site and/or its legacy.

DISCUSSION

Staff support the proposed plan amendment which is consistent with City policy and noting that, if approved, will enable future consideration to be given to a comprehensive mixed-use C-2 development involving a total of six properties (under the same ownership) on Southwest Marine Drive. A C-2 development application is anticipated to be filed shortly, however it has not yet occurred pending the outcome of this minor zoning change for the property at 1342 Southwest Marine Drive. Enactment of the plan amendment is subject to approval of one condition as noted in Appendix A.

Separate from city approval processes, the provincial Archaeology Branch administers a permit system mandated by the Heritage Conservation Act to encourage and facilitate the protection and conservation of archaeological resources. This responsibility is facilitated by the province’s impact assessment process in response to proposed developments which will affect archaeological resources subject to the legislation. The assessment process consists of two principal steps - assessment and impact management.

Currently the owner of the site, proposed to be rezoned from M-1 to C-2, is in the process of having the property assessed to evaluate the extent and integrity of the cultural deposits associated with the Marpole site. The results of this assessment will assist in developing a mitigation strategy for dealing with significant unavoidable impacts, if and when their project proceeds. For the project to proceed at the conclusion of the assessment process authorization by permit under the Heritage Conservation Act will be required allowing for the alteration of the site. The archaeological assessment necessary to determine if there are any significant deposits on the site is not triggered by the proposed zoning change. The same requirements would apply if the owner elected to redevelop this individual site under current M-1 zoning.

Planning staff have notified the Archaeology Branch that a rezoning application has been submitted. The Archaeology Branch staff have confirmed that city and provincial approval processes are independent of one another, and this plan amendment rezoning can proceed in advance of any provincial approvals needed under the Heritage Conservation Act. The Director of Legal Services concurs with this approach.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Planning staff conclude that this rezoning application is consistent with the minor zoning change policies in the Marpole Plan and support this rezoning.

The Director of Planning recommends that the application be referred to a Public Hearing and approved, subject to one condition.

* * * * *

PROPOSED CONDITIONS OF APPROVAL

Note: The 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 Public Hearing.

- (a) That prior to enactment of the By-law, the registered owner shall, at no cost to the City:
 - (i) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an option to purchase over the north 17 ft. (building line) of Lot 8, to be granted by the owner to the City, such option to be triggered upon issuance of any development approval for the site.

This option to purchase, and any related agreements:

- (a) to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site, as is 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
- (b) shall provide security to the City including, without limitation, indemnities, warranties, equitable charges, and letters of credit and withholding of permits, as deemed necessary and in a form satisfactory to the Director of Legal Services.

ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 650.4 m² (7,000.8 sq. ft.) site comprises a single parcel of land located on the south side of Southwest Marine Drive between Montcalm Street and Hudson Street. The site has a frontage of 15.2 m (49.9 ft.) along Southwest Marine Drive and varies in depth from 42.1 m (138.1 ft.) on the west property line and 43.3 m (142.1 ft.) on the east property line. The site is presently used, in conjunction with an adjacent property, as an automobile dealership (Daytona Auto Broker/Automobile Dealers).

There is a mix of automotive-related uses and small businesses located on the 1300 block of Southwest Marine Drive. Immediately to the west is a commercial retail building (Liquidation Golf Warehouse) and further west across Montcalm Street is the Metro Theatre. Immediately to the east is a commercial building used by Totem Mercury Collision/Totem Auto Body. Lands to the north, across Southwest Marine Drive, are zoned RM-3A Multiple Dwelling District and developed with three-storey apartment buildings.

A plan amendment is sought to rezone the site from M-1 Industrial District to C-2 Commercial District in order to facilitate a comprehensive redevelopment of the site in conjunction with adjoining C-2 properties to the east and west.

Public Input: A notification letter was sent to 298 nearby property owners on January 14, 2008 and a rezoning information sign was posted on the site on January 9, 2008. Copies of the notification letter and rezoning information sign have also been sent to the provincial Archaeology Branch in Victoria. Two e-mails and one letter, all in favour of the proposed zoning have been received.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning provided that the applicant complies within the condition as shown in Appendix A.

Environmental Implications: The mixed-use nature of the proposed C-2 zoning will produce housing in conjunction with service, retail and office uses. Cumulatively in an area this could contribute to the objective of reducing atmospheric pollution by reducing the reliance on the private automobile.

Social Implications: There are no major positive or negative social implications to the proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

"Thank you for the opportunity to respond to the Policy Report dated February 11, 2008, for the rezoning of 1342 SW Marine Drive. I have reviewed the report and, in general, agree with the wording of the report. I will continue to work with staff to meet the conditions as stated in Appendix A of the report. I have appreciated the efficient, professional manner of you and city staff involved in the submission of this rezoning application."

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1342 Southwest Marine Drive
Legal Description	Lot 8, Block 1, D.L. 318, Plan 2067, P.I.D. 014-052-156
Applicant	Mr. Norm Chin, DYSArchitecture
Architect	DYSArchitecture
Property Owner	Gary Hackett, Lan-Pro Holdings Ltd.
Developer	Lan-Pro Holdings Ltd.

SITE STATISTICS

	GROSS	DEDICATIONS (approx.)	NET
SITE AREA	650.4 m ² (7,000.8 sq. ft.)	78.9 m ² (849.8 sq. ft.)	571.5 m ² (6,151 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	M-1	C-2	
USES	Industrial	Commercial/Residential	
MAX. FLOOR SPACE RATIO	5.0	2.5	
MAXIMUM HEIGHT	30.5 m (100 ft.)	13.8 m (45.3 ft.)*	

* Note: The Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or the Development Permit Board first considers the intent of the C-2 District Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.