



**CITY OF VANCOUVER**  
**POLICY REPORT**  
**DEVELOPMENT AND BUILDING**

Report Date: April 29, 2008  
Author: Michael Naylor  
Phone No.: 604.871.6269  
RTS No.: 07139  
VanRIMS No.: 11-3600-20  
Meeting Date: May 13, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Zoning Amendments to CD-1 #402 and to the IC-3 District related to the New Structure Plan for the Great Northern Way Campus

## RECOMMENDATION

THAT, as part of the implementation of the new structure plan for the Great Northern Way Campus, ("New Structure Plan"), approved by Council on April 29, 2008, the Director of Planning be instructed to make application to undertake the following consequential amendments to Zoning and Development By-law No. 3575 and that the draft amendments be referred to a Public Hearing:

- (i) rezone the easterly portion of Lot O District Lots 200A and 264A Group 1 New Westminster District Plan BCP\_\_\_\_\_, ("Lot O"), from CD-1 (Comprehensive Development) District to IC-3 (Industrial) District, so that all of this property is within the IC-3 District;
- (ii) amend the Floor Area and Density section of CD-1 By-law No. 8131 (#402) to decrease the floor area permitted by 8 244 m<sup>2</sup> and amend various other parts of the CD-1 By-law for consistency with the New Structure Plan, all as set out in Appendix A;
- (iii) amend the IC-3 District Schedule to allow external design requirements to be relaxed for irregular-shaped lots, as set out in Appendix B; and
- (iv) amend the Great Northern Technology Park (555 Great Northern Way) CD-1 Guidelines, as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally as described in Appendices A and B, for consideration at a Public Hearing.

## GENERAL MANAGER'S COMMENTS

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

## COUNCIL POLICY

- On April 29, 2008, Council approved the New Structure Plan for the Great Northern Way Campus.
- CD-1 By-law No. 8131 (Reference No. 402) (555 Great Northern Way), enacted November 30, 1999 and last amended November 1, 2005.
- Great Northern Way Technology Park (555 Great Northern Way) CD-1 Guidelines, adopted November 30, 1999.
- Great Northern Way Public Realm Plan, adopted June 13, 2002.

## PURPOSE AND SUMMARY

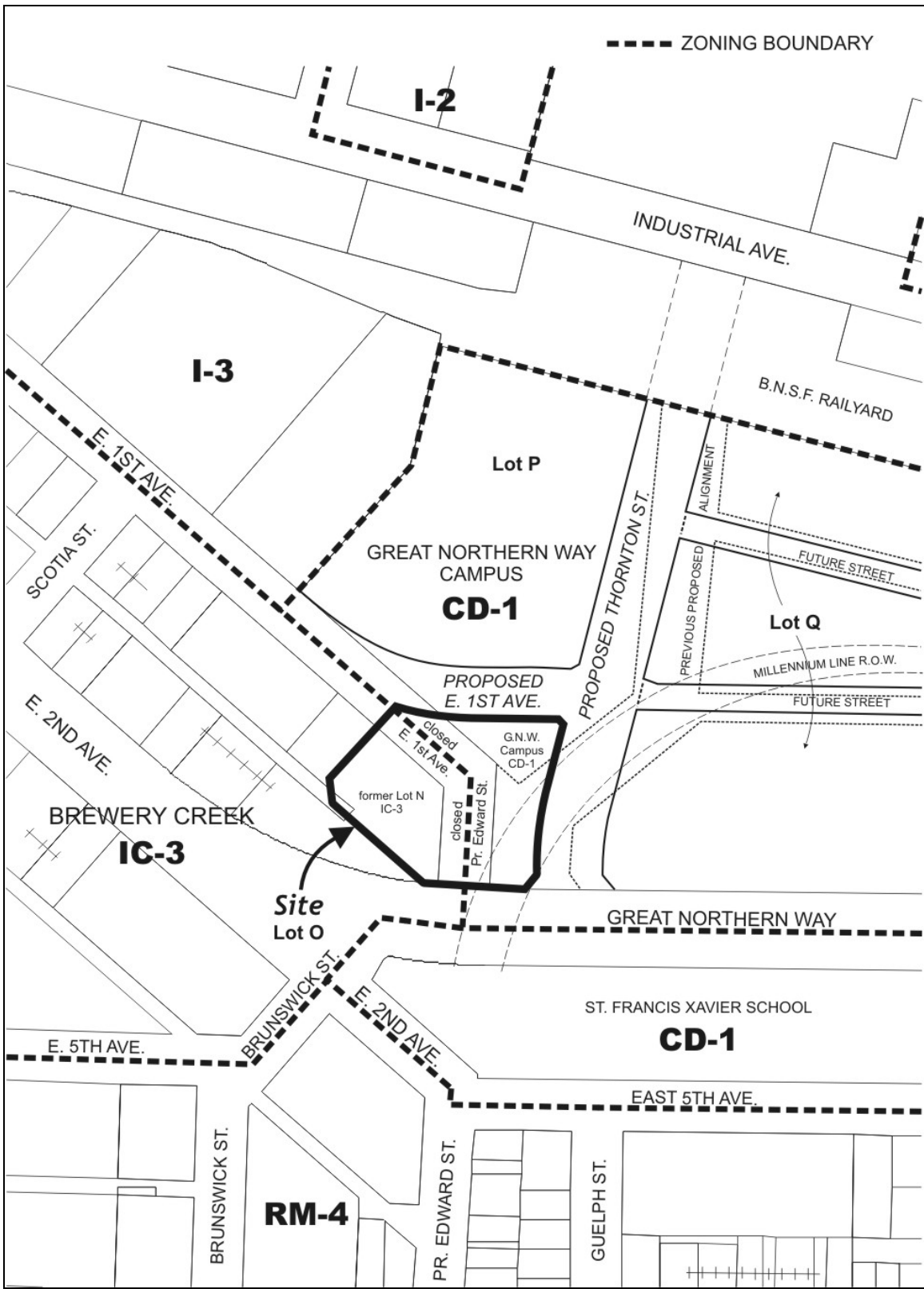
In this report, the Director of Planning recommends that various rezoning amendments to the IC-3 District and to CD-1 By-law No. 8131 (#402) and its guidelines be forwarded to a Public Hearing, as a step in implementing the New Structure Plan Council approved for the Great Northern Way Campus on April 29, 2008.

## BACKGROUND

When the CD-1 rezoning of the Great Northern Way Campus (formerly the Finning Lands) was approved in 1999, a preliminary plan of subdivision was endorsed that indicated new street right-of-ways that would be incrementally achieved on the site through a phased development process. At the time, there were outstanding issues regarding the proposed alignment for the most westerly street. The issues focused on where the street would connect at Great Northern Way, on how the intersections could be improved by eliminating awkward angles, and on how a Statutory Right of Way for the potential extension of the Millennium Line could be accommodated.

A New Structure Plan, satisfactory to staff and to the landowners, was subsequently devised to resolve the issues. Council approved this revised plan on April 29, 2008. The plan re-aligns the westerly street as an extension of Thornton Street directly south to Great Northern Way. It also proposes closing up Prince Edward Street, north of Great Northern Way, and re-aligning the end of East 1st Avenue to the north so that it intersects the Thornton Street extension and aligns with a future street on the Great Northern Way Campus. (See Figure 1.)

Figure 1 – Site and Surrounding Zoning



## DISCUSSION

After approving the New Structure Plan, Council subsequently approved a land exchange that enabled the creation of Lot O, Lot P and Lot Q by the stopping up, closing and conveying of portions of surplus road and by the dedication of portions of the Great Northern Way Campus as new road.

Lot P and Lot Q are entirely within the existing Great Northern Way Campus CD-1 District (#402) and so remain zoned CD-1. Lot O, however, is made up a consolidation of the former IC-3-zoned Lot N, portions of surplus road and part of the Great Northern Way Campus CD-1 District (former Lot 3). A rezoning is now needed to rectify the split-zoning of Lot O by designating the whole property as IC-3.

Staff propose designating Lot O as IC-3 because:

- of the various pieces of land area making up Lot O, the IC-3-zoned former Lot N is the largest;
- all other existing properties on the south side of East 1st Avenue, from Lorne Street to Prince Edward Street, are zoned IC-3; and
- the lot is contiguous and integral to the Brewery Creek IC-3 District which begins at East 1st Avenue and extends up the slope to East 7th Avenue.

The owners of the land forming Lot O are in agreement that this newly created lot would take on IC-3 zoning. They have contracted with a purchaser who wishes to develop the site under that zoning. Since the IC-3 District uses a Floor Space Ratio to regulate density, rezoning Lot O to IC-3 allows it to take on a maximum density of 3.0 FSR. The table below illustrates the permitted density under IC-3 once Lot N is consolidated with the portions of closed street and with a part of the Great Northern Way Campus CD-1.

Table 1

	Land	Land area	Maximum Density Under IC-3 (i.e., 3.0 FSR)
+1	Former Lot N	1 580 m <sup>2</sup> (17,006 sq. ft.)	4 740 m <sup>2</sup> (51,018 sq. ft.)
+2	Closed streets + part of CD-1's former Lot 3	2 748 m <sup>2</sup> (29,580 sq. ft.)	8 244 m <sup>2</sup> (88,741 sq. ft.)
=3	<b>Consolidated Lot O</b>	<b>4 328 m<sup>2</sup> (46,586 sq. ft.)</b>	<b>12 984 m<sup>2</sup> (139,759 sq. ft.)</b>

New Lot O benefits from the IC-3 land value created by the consolidation. In exchange, an equivalent amount of floor area is proposed to be taken out of the Great Northern Way Campus CD-1 — i.e., 8 244 m<sup>2</sup> (88,741 sq. ft.).

The CD-1 By-law does not use a Floor Space Ratio to regulate density. Instead, it assigns a total gross floor area for the CD-1 and it specifies amounts for various listed uses and sub-areas. It is proposed that the total gross floor area in Section 5.1 of the CD-1 By-law be reduced by 8 244 m<sup>2</sup> (88,741 sq. ft.) to 313 038 m<sup>2</sup> (3,369,623 sq. ft.). This is a 2.6 % reduction to the total gross floor area allocated for the whole CD-1 and it is commensurate with the reduction in the CD-1's land area — part of former Lot 3 now forms part of Lot O.

It is further proposed that, in Table 1, Section 5.2 of the by-law, the floor area reduction be applied to “High-Tech, Light Industrial and Institutional Uses” in the western portion of the CD-1 lands (Sub-areas 3A and 3B). Deducting floor area from this particular use category, rather than from the other categories listed, is considered appropriate because the uses in this category are most similar to those in the industrial IC-3 District Schedule. The other use categories include General Office, Retail, Service, Live-Work and Hotel. These uses are an integral part of the mixed-use vision for the campus and the ability to provide them should remain unchanged. With this approach to the floor area reduction, there will be no impact on the overall vision for the CD-1 as a mixed-use campus of industry, commerce and learning.

The New Structure Plan does however impact the parcelization of the site, which in turn requires that the maps and diagrams in both the CD-1 By-law and the Great Northern Way Technology Park CD-1 Guidelines be amended. Changes to the by-law are outlined in Appendix A and those to the guidelines in Appendix C. Staff propose also changing the name of the site to the “Great Northern Way Campus” to reflect its current ownership by the educational institutions (UBC, SFU, BCIT and Emily Carr Institute of Art and Design).

The new parcelization would also affect the form of development for the CD-1 lands. The form of development that Council approved in principle in 1999, at the time of rezoning to CD-1, was a “master plan” or “illustrative plan” for all of the Finning Lands. As such, it did not prescribe with much detail the future development that was to occur. Instead, it would be up to individual development proposals to bring forward detailed forms of development that would be expected to adhere to the CD-1 By-law, the guidelines and to Council’s Great Northern Way Public Realm Plan (2002). Staff feel that it is not necessary to revisit the overall form of development at this time. It can be reviewed at the time that development applications are made for the CD-1 site, as planned.

One further amendment that staff propose is a change to the IC-3 District Schedule. Section 4.17 of the schedule regulates external design of new buildings. It ensures building continuity along the street edge by requiring that buildings be built to the property line. This is a desirable urban design requirement for most properties in the IC-3 District which are formed by the standard orthogonal city street grid. It ensures a strong streetwall expression. Lot O is not formed by the standard street grid and has an irregular shape with some angled and curving property lines. For this lot, requiring the building to be built to the property lines does not make sense. A better urban design would be achieved by permitting yards and allowing the design of the building to be properly site-planned within its unique context. Appendix C sets out an amendment to Section 4.17 that allows the Director of Planning or the Development Permit Board to relax the external design requirements for irregular-shaped lots.

The prospective purchaser of Lot O intends to develop the site with “Artist Studio” and “Dwelling” uses, similar to the many projects completed in Brewery Creek in recent years. They wish to include some larger units in the development that would be suitable for families. To do that, the Director of Planning would have to relax the maximum occupancy of two persons per Artist Studio unit, provided under section 11.19.1 of the Zoning and Development By-law. Staff have undertaken an initial assessment of Lot O and conclude that it meets the location criteria of the High-

Density Housing for Families with Children Guidelines. Provided that the proposed development adheres to the conditions for the relaxation, staff are prepared to support an application that has larger units geared for households of greater than two persons.

#### **FINANCIAL IMPLICATIONS**

Approval of the report recommendation will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

#### **ENVIRONMENTAL IMPLICATIONS**

Approval of the report recommendation will have no environmental implications.

#### **CONCLUSION**

The Director of Planning recommends that the zoning amendments described in this report be referred to a Public Hearing and be approved.

\* \* \* \* \*

PROPOSED AMENDMENTS  
TO  
CD-1 BY-LAW No. 8131 (Reference No. 402)

- Amend Diagram 1 in Section 4, Sub-areas, by adjusting the boundary of sub-area 3B to reflect the amended CD-1 boundary.
- Amend Section 5.1, under Floor Area and Density, as follows.  

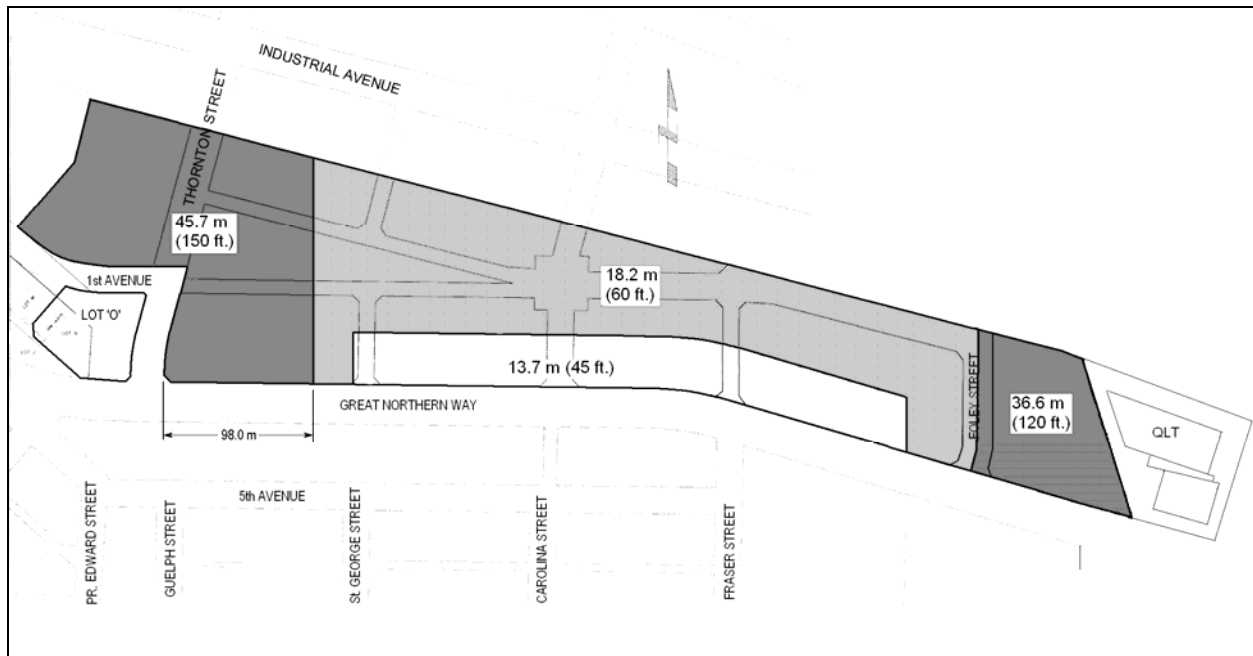
“The total gross floor area for all uses combined must not exceed ~~321 282 m<sup>2</sup>~~ **313 038 m<sup>2</sup>**.”
- Amend Table 1 in Section 5.2 as shown below.

**Table 1**

Use	Sub-areas				Maximum Total Floor Area
	1	2	3A + 3B combined	3B only	
<ul style="list-style-type: none"> <li>• High-Tech and Light Industrial Uses;</li> <li>• Office Use, but limited to Information Technology; and</li> <li>• Service Uses, but limited to Laboratory, Photofinishing or Photography Laboratory, Production or Rehearsal Studio and Work Shop;</li> <li>• Institutional Uses, limited to School - University or College</li> <li>• Accessory uses</li> </ul>	48 158 m <sup>2</sup>	27 999 m <sup>2</sup>	<del>245 125 m<sup>2</sup></del> <b>236 881 m<sup>2</sup></b>	-	<del>321 282 m<sup>2</sup></del> <b>313 038 m<sup>2</sup></b>
<ul style="list-style-type: none"> <li>• Office Uses, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising and insurance, nor travel and ticket agencies</li> </ul>	-	5 715 m <sup>2</sup>	50 025 m <sup>2</sup>	-	55 740 m <sup>2</sup>
<ul style="list-style-type: none"> <li>• Office Uses, but limited to the offices of accountants, lawyers and notary publics, and the offices of real estate, advertising and insurance, and travel and ticket agencies</li> </ul>	-	571 m <sup>2</sup>	5 003 m <sup>2</sup>	-	5 574 m <sup>2</sup>

Use	Sub-areas				Maximum Total Floor Area
	1	2	3A + 3B combined	3B only	
<ul style="list-style-type: none"> <li>Retail;</li> <li>Service, but not including Hotel and Laboratory</li> </ul>	-	1 619 m <sup>2</sup>	14 174 m <sup>2</sup>	-	15 793 m <sup>2</sup>
<ul style="list-style-type: none"> <li>Live-Work Uses</li> </ul>	-	-	-	16 722 m <sup>2</sup>	16 722 m <sup>2</sup>
<ul style="list-style-type: none"> <li>Hotel</li> </ul>	-	-	-	9 290 m <sup>2</sup>	9 290 m <sup>2</sup>

- Amend Diagram 2 in Section 6, Height, to reflect the new street layout and CD-1 boundary, and to re-establish the dimension for the eastern edge of the 45.7 m height zone at 98.0 m, as shown below.



- Amend Schedule A to reflect the adjusted CD-1 boundary.
- Substitute, throughout the by-law, references to "555 Great Northern Way" with "Great Northern Way Campus".



PROPOSED AMENDMENTS  
TO  
ZONING AND DEVELOPMENT BY-LAW No. 3575

- Amend Schedule D, Zoning District Map, to include the new Lot O within the IC-3 District.
- Amend the IC-3 District Schedule, Section 4.17, External Design, by adding the following sentence after 4.17.1 and then re-numbering sections 4.17.2 and 4.17.3.
  - “4.17.2 If the Director of Planning or the Development Permit Board is satisfied that the enforcement of section 4.17.1 will result in unnecessary hardship, and that the form of development will otherwise achieve building continuity, the Director of Planning or the Development Permit Board may relax all or some of the requirements of section 4.17.1.”

PROPOSED AMENDMENTS  
TO  
GREAT NORTHERN TECHNOLOGY PARK (555 GREAT NORTHERN WAY)  
CD-1 GUIDELINES

- Amend Figures 1 and 2 to reflect the amended CD-1 boundary, and the new street alignment and parcelization.
- Substitute, throughout the document, references to “Great Northern Technology Park” with “Great Northern Way Campus”.
- Delete, throughout the document, all references to “555 Great Northern Way”.
- Substitute, throughout the document, references to “high-tech park” or “industrial park” with “campus”.