



CITY OF VANCOUVER

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: November 6, 2008
Contact: Michael Gordon
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VanRIMS No.: 08-2000-20
Meeting Date: November 25, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: False Creek North Official Development Plan - Minor Corrections

RECOMMENDATION

THAT the Director of Planning be instructed to make application to amend the False Creek North Official Development Plan By-law No. 6650 to make three minor corrections regarding the calculation of permitted floor space for Area 6B and the retail/service use optional designation for Area 5B, generally as presented in Appendix A, and that the application be referred to a Public Hearing and be approved;

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 recommends approval of the foregoing.

COUNCIL POLICY

In 1990, Council adopted the False Creek North Official Development Plan (FCN ODP) which established the development allowances, land uses and public benefit requirements for the area.

On January 31, 2008, Council modified the Northeast False Creek High Level Review (NEFC HLR) work plan to include the assessment of a proposal by the BC Pavilion Corporation (PavCo) to amend the False Creek North Official Development Plan, in parallel with the NEFC HLR, with the aim of getting to Public Hearing in October 2008.

On October 30, 2008, Council enacted amendments to the False Creek North Official Development Plan (FCN ODP) to permit residential and non-residential development on the BC Place Stadium site (Area 10).

PURPOSE

This report recommends the referral to a public hearing of amendments to correct three inadvertent errors that resulted from the October 30 amendments to the False Creek North Official Development Plan (FCN ODP), which brought forward policy changes for the BC Place Stadium site.

BACKGROUND

The October 30 amendments to the FCN ODP regarding the BC Place Stadium site included changes to the provisions respecting the exclusion of existing floor space from the calculation of permitted floor space on that site. Previously, the FCN ODP indicated that retail and office floor space existing as of April 10, 1990 was excluded from the calculation of permitted floor space. The FCN ODP provisions approved on October 30 clarified that the new floor space that Council approved for the site would not be reduced by the amount of existing retail and office floor space, as of a new date, October 30, 2008.

Inadvertently, the dates were also changed for the provisions respecting permitted retail and office floor space on the neighbouring Plaza of Nations site (Area 6B). It was not the intent the BC Place Stadium policy changes to also alter the provisions on Area 6B.

There was a second inadvertent error whereby the map illustrating permitted land uses (Figure 3) identified a "Retail/Service Use Optional" designation in Area 5B, on the west side of the Smith Street extension. It was not the intent the BC Place Stadium policy changes to alter the provisions for retail/service use in Area 5B.

DISCUSSION

The following is a list of recommended amendments to the FCN ODP to resolve the errors affecting neighbouring sites to BC Place Stadium:

- Amend Section 3.3.2, "Office", to change the date from October 30, 2008 to April 10, 1990 respecting the identification of "existing floor space" to clarify that floor space existing as of April 10, 1990 is to be excluded from the maximum amount of permitted office use in Area 6B;
- Amend Section 3.3.4, "Retail and Office", to change the date from October 30, 2008 to April 10, 1990 respecting the identification of "existing floor space" to clarify that floor space existing as of April 10, 1990 is to be excluded from the maximum amount of permitted retail and office use in Area 6B; and
- Amend Figure 3, "Land Use", to remove "Retail/Service Use Optional" indicated for the west side of the Smith Street extension, in Area 5B.

The respective property owners for Area 6B (Canadian Metropolitan Properties) and Area 5B (Concord Pacific) have been consulted and they have no issue with the proposed amendments.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The proposed amendments are minor and are necessary to restore the original FCN ODP provisions for Areas 5B and 6B back to those which existed prior to the recent BC Place (Area 10) FCN ODP amendments. The Director of Planning recommends that an application to correct the errors be made, be referred to a Public Hearing, and be approved.

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PROPOSED TEXT AMENDMENTS
FALSE CREEK NORTH OFFICIAL DEVELOPMENT BY-LAW NO. 6650

[All additions are shown in *bold italics*. Deletions are shown in ~~strikeout~~.]

- Amend the False Creek Official Development Plan generally as follows:

Section 3.3.2 Office...

"Offices uses existing as of ~~October 14, 2008~~ *April 10, 1990*, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted office use."

Section 3.3.4 Retail...

"Retail uses existing as of ~~October 14, 2008~~ *April 10, 1990*, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted retail use."

Figure 3 Land Use

Amend Figure 3 to delete the "Retail/Service Uses Optional" designation for the west side of the Smithe Street extension, between Expo Boulevard and Pacific Boulevard.