



CITY OF VANCOUVER

P4

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: April 7, 2009
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Meeting Date: April 21, 2009

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Text Amendment - 651 Expo Boulevard

RECOMMENDATION

THAT the application by James Cheng, Architects, to amend CD-1 #415 (By-law No. 8587) for 651 Expo Boulevard (Lot 311, Block 49, D.L. 541, Plan BCP33383; PID: 027 300 285) to increase the maximum allowable number of dwelling units from 1,140 to 1,153, be referred to a Public Hearing together with:

- i) draft CD-1 amendments, generally in accordance with Appendix A;
- ii) a consequential amendment to the False Creek North Official Development Plan (FCN ODP) By-law No. 6650, generally in accordance with Appendix B; and
- iii) the recommendation of the Director of Planning to approve.

FURTHER THAT the Director of Legal Services be instructed to prepare the amendments to CD-1 By-law No. 8587 and FCN ODP By-law No. 6650, generally in accordance with Appendix A and Appendix B for consideration at Public Hearing.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

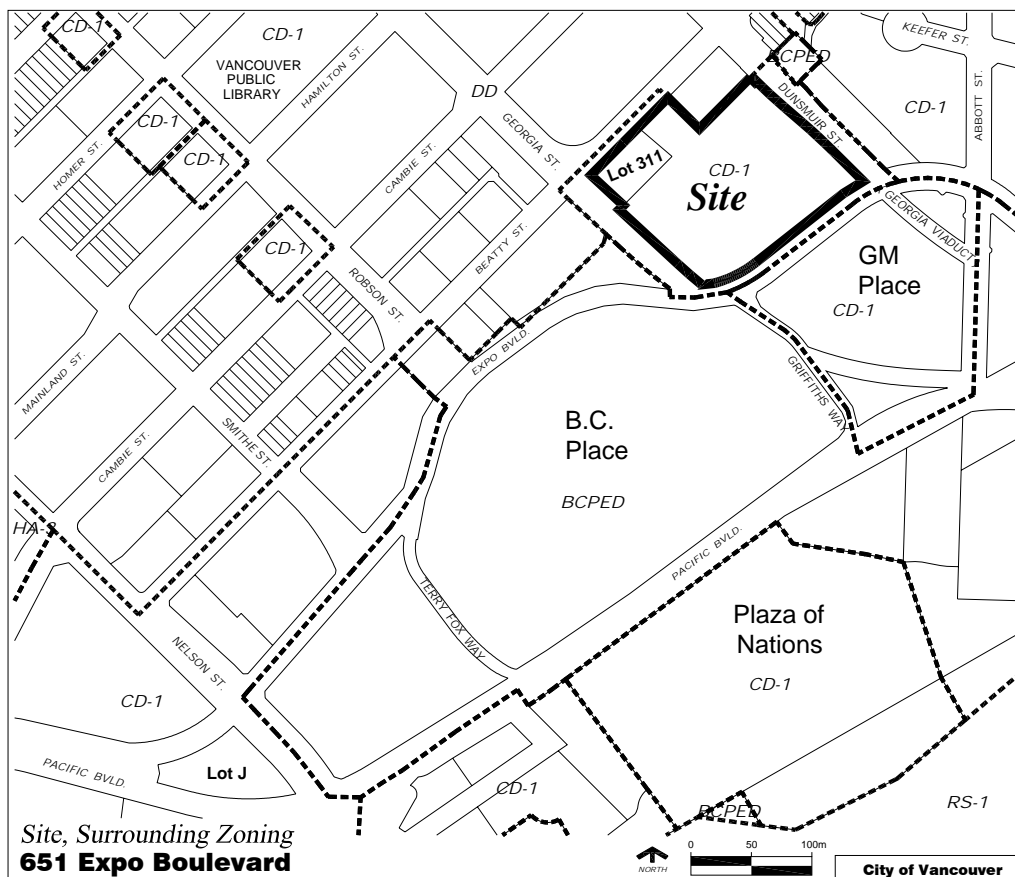
In 1990, Council adopted the False Creek North Official Development Plan (FCN ODP) which established the development allowances, land uses and public benefit requirements for the area.

The FCN ODP stipulates a maximum allowable number of dwelling units (9,830) of which a maximum of 1,140 dwelling units are permitted in Sub-Area 7B, which is governed by CD-1 #415.

PURPOSE AND SUMMARY

This report assesses an application to amend the CD-1 #415 for 651 Expo Boulevard and the False Creek North Official Development Plan to increase the maximum allowable number of dwelling units in Area 7B, to permit the developer of the project at 161 West Georgia Street (Concord Pacific Group Inc.) to reconfigure two large dwelling units on each floor of the proposed tower into three smaller dwelling units to address current market conditions by providing smaller, more affordable units.

Figure 1: Showing site of CD-1 #415 which is FCN ODP Area 7B. The applicant's project is on Lot 311 at 161 West Georgia Street.



BACKGROUND

Area 7B of the FCN ODP is located on the east edge of the downtown, between the Georgia and Dunsmuir Viaducts, as shown in Figure 1, above. With the exception of Lot 311, development of the 651 Expo Boulevard site has been completed and includes Costco Wholesale and the “Spectrum” residential towers. Of the maximum 1,140 dwelling units permitted in Area 7B, 899 are contained in the Spectrum project.

In March, 2008, Council approved an application by the Director of Planning to amend the CD-1 By-law and the FCN ODP, to remove a requirement that Lot 311 be developed with Affordable Housing. The site was converted to a Market Housing site and, in August 2008, the Director of Planning granted approval to a development application to develop Lot 311 with a 23-storey building containing a total of 233 dwelling units.

As a result of current market conditions, the developer has reconsidered their strategy for this project and wishes to provide additional, smaller units in the project, by reconfiguring two units into three units, on each of the tower floors. The net result is that 21 additional dwelling units would be created or 254 total in the building. With this change, the total number of units at the 651 Expo Boulevard site would increase to 1,153. The CD-1 By-law would have to change to reflect this new maximum. A consequential change to the FCN ODP would also occur to adjust the maximum units for Area 7B to 1,153 and the total number of units in FCN to 9,843.

DISCUSSION

Impact on Family Unit Requirement for Area 7B

Of the maximum allowable 1,140 dwelling units in Area 7B, 285 units must be for family housing, designed in accordance with Council’s “High Density Housing for Families with Children Guidelines”. In the Spectrum development, 426 units of family housing have already been provided. In the 161 West Georgia Street project, one of the family (two-bedroom) units on each floor of the tower, together with an adjoining one-bedroom unit will be reconfigured to become two smaller, one-bedroom units and a studio unit (i.e. two units into three). Although this reduces the family unit count for that project from 83 to 62 units, there would be no effect on the delivery of the required number of family units in Area 7B, as the required number has already been delivered.

Density and Form of Development:

There is no change to the density or to the approved form of development on the site, as the change is completely internal and deals only with the reconfiguration of floor space, not the creation of additional floor space.

Parking, Bicycle Parking and Loading:

The development application as approved, proposed 36 more parking spaces than were required by the Parking By-law. The additional number of parking spaces required for the additional 21 dwelling units (10) can easily be accommodated. Additional bicycle parking spaces will be required, but can also easily be accommodated. There is no effect on the loading requirements for the project.

CONCLUSION

Staff have reviewed the application to amend CD-1 #415 to increase the maximum number of dwelling units permitted from 1,140 to 1,153 to allow the unit composition at 161 West Georgia Street to be reconfigured and have concluded that the change will not have any detrimental effects. The Director of Planning recommends that the application be referred to a public hearing, together with draft CD-1 amendments, as generally outlined in Appendix A, and with a consequential amendment to the FCN ODP, as generally outlined in Appendix B, and that both be approved.

* * * * *

651 Expo Boulevard
Draft Amendments to CD-1 By-law No. 8587 (#415)

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

3 Uses and Conditions of Use

- (a) Dwelling Units in multiple dwellings not exceeding ~~1,140~~ 1,153 dwelling units, provided that at least ~~285~~ 288 dwelling units must be for family housing, and their design must be in accordance with Council's "High-Density Housing for Families with Children Guidelines";

Draft Amendments to False Creek North Official Development Plan
(Adopted by By-law No. 6650, April 10, 1990)

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

3.3 Land Use

3.3.1 Residential

Up to a maximum of ~~9,830~~ 9,843 dwelling units, having a total floor area up to a maximum of 918 248 m² are permitted.

Figure #4 - Residential Units

Area Neighbourhood		Affordable		Market				Total	
		Non-Family	Family	Non-Family		Family		Units	
7B Viaducts	Units %	0	0	855 75.0	865	285 25.0	288	1,140	1,153
Total								9,830	9,843

		Affordable		Market			
		Non-Family	Family	Non-Family		Family	
Sub-total	Units %	595 6.1	877 6.9	7,047 71.7	7,057	1,511 15.4	1,514
Total	Units %	1,272 12.9		8,558 87.1			
Grand total	Units %	9,830 100		9,843			