



CITY OF VANCOUVER

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: October 13, 2009
Contact: Nicky Hood
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VanRIMS No.: 08-2000-20
Meeting Date: November 3, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment: 1055 Canada Place

RECOMMENDATION

THAT the application by Vancouver Convention Centre Expansion Project (VCCEP), a Division of BC Pavilion Corporation, to amend Comprehensive Development District (CD-1) By-law No. 7679 (reference No. 363, 201 Burrard Street) for 1055 Canada Place (Parcel 1 of the Public Harbour Burrard Inlet Plan, BCP 30843), be referred to a Public Hearing, together with:

- (i) plans received August 25, 2009 and represented in Appendix B;
- (ii) draft CD-1 By-law amendments, generally as contained in Appendix A; and
- (iii) the recommendation of the Director of Planning to approve the application; and

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 Public Hearing.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

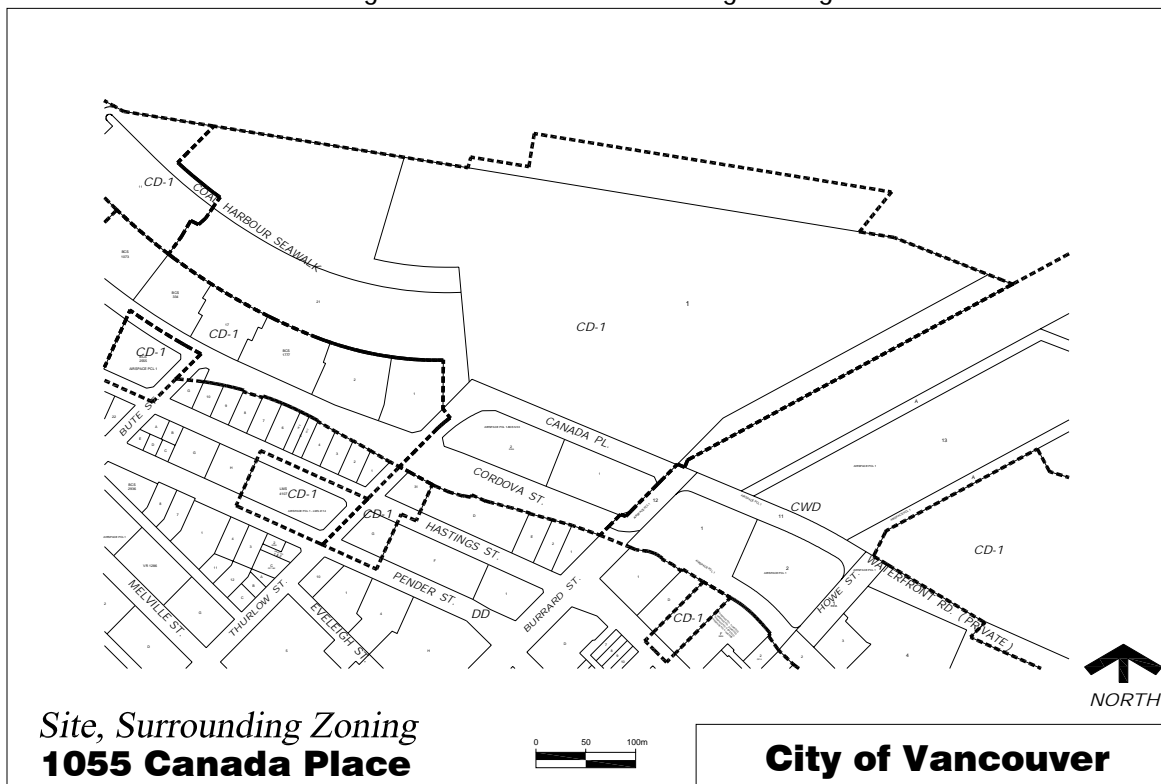
- Coal Harbour Policy Statement, approved by City Council on February 6, 1990 and as amended on March 29, 1990.

- Coal Harbour Official Development Plan, adopted by Council on November 6, 1990.
- Burrard Landing (201 Burrard) CD-1 Guidelines, adopted by Council on November 26, 1996 and amended on December 4, 2001.
- Vancouver Convention and Exhibition Centre (“Convention Centre”) CD-1 Guidelines, adopted by Council on November 5, 2002.
- CD-1 By-law No. 7679 (363) for 201 Burrard Street, enacted November 26, 1996, amended up to and including By-law No. 9842, dated April 21, 2009.

SUMMARY & PURPOSE

This report describes an application to amend the CD-1 (363) By-law for 1055 Canada Place (201 Burrard Street), to allow office space in Sub-Area 2 and to reallocate 1 069m² of approved floor space from retail use to office use in Sub-Area 2. Staff support the proposed amendment and recommend that the application be referred to a public hearing and approved.

Figure 1: Site and Surrounding Zoning



DISCUSSION

Background - In May 2007, a Development Permit (DE408490) was issued to VCCEP to construct a “convention centre, with exhibition hall, associated retail, and parking and loading”. The expansion has since been completed and opened to the public in April 2009.

Although a retail component was not originally envisioned for the Convention Centre, the CD-1 By-law was amended during the design development stage to add retail uses to attract

people to the waterfront and to animate the public realm. In particular, a desire was expressed to draw pedestrians to the seawall extension from Coal Harbour to its eastern terminus at the Convention Centre.

The retail areas in the Convention Centre are located primarily on the perimeter of the building, at the seawall level (Elevation 9 500 mm). Additional retail floor space is located one level above the seawall in the northeast corner of the building (Elevation 14 000 mm), and it is this floor space which is the subject of this report. (See Appendix B)

Proposed Amendment: The rezoning proposal is to add office as a permitted use in Sub-Area 2 and to transfer 1 069 m² of floor space from retail use to office use in Sub-Area 2.

Concurrent with the rezoning application, staff are reviewing a Development Permit application DE413156.

Land Use: The proposed use, 'Office', was approved when the original by-law was enacted in November 1996. The creation of additional office space was restricted in November 2002 at the time the 'Convention and Exhibition Centre use' was added. The restriction on office use was made to lessen the potential detrimental impacts of the Convention Centre - a large, bulky building with exclusively inward-oriented activities. Instead, the by-law amendments in November 2002 added uses to Sub-Area2 that would animate the public realm around the perimeter of the Convention Centre, with primary emphasis on retail, restaurant, or service uses adjacent the seawall. Allowing office use at a level that is neither directly accessible to the seawall nor visually connected is consistent with existing policies requiring an animated edge to the Convention Centre.

Density: The overall floor space ratio (FSR) and density will not change as this is simply a reallocation of existing floor space from one use to another.

Transportation and Parking: The change to office use will not result in any significant change in traffic patterns or volumes and does not require a change in the parking supply for the site under the Parking By-law.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application to revise the CD-1 By-law for the Convention Centre to allow some office use in Sub-Area 2, provided it does not interface with the public realm, and conclude that it is consistent with the area policies. The Director of Planning recommends that the application be referred to a public hearing, together with the draft by-law amendment contained in Appendix A, and that it be approved.

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DRAFT AMENDMENTS TO BY-LAW No. 7679 CD-1 (363)

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

4 Uses and Conditions of Use

In Section 4.1 (f)

Office Uses, ~~unless sub-area 2 contains a convention and exhibition centre,~~

6 Floor Area and Density

In Section 6.1, replace "Table 1 - Maximum Floor Area (in square metres)" with the following Table:

Table 1
Maximum Floor Area (in square metres)

Use	Sub-Areas (from Diagram 1)				
	1	2	3	4	Total
Office	20 312	1 069 but only at an elevation of 14 000 mm from sea level and only in the north east corner of the building	N/A	N/A	21 381
General Office Live-Work on development Parcel 2B	21 500	N/A	N/A	N/A	21 500
Hotel, Office, General Office Live-Work, Retail and Service Uses on Development Parcel 2A	75 832 except that General Office Live-Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875	N/A	N/A	N/A	75 832
Retail and Service, excluding Hotel	3 665	N/A	600	N/A	4 265
Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel	N/A	8 831	N/A	N/A	8 831
Retail and Service in conjunction with Cultural/Recreational (Arts Complex), excluding Hotel	N/A	N/A	N/A	N/A	0
Convention and Exhibition Centre	N/A	54 997	N/A	N/A	54 997
Exhibition Hall in conjunction with Convention and Exhibition Centre	N/A	23 225	N/A	N/A	23 225
Cultural/Recreational (Arts Complex)	N/A	10 000	10 000	N/A	20 000
Total	121 309	98 122	10 600	0	230 031

Delete Section 6.5, including both "Table 2 - Chart A and Table 2 - Chart B"

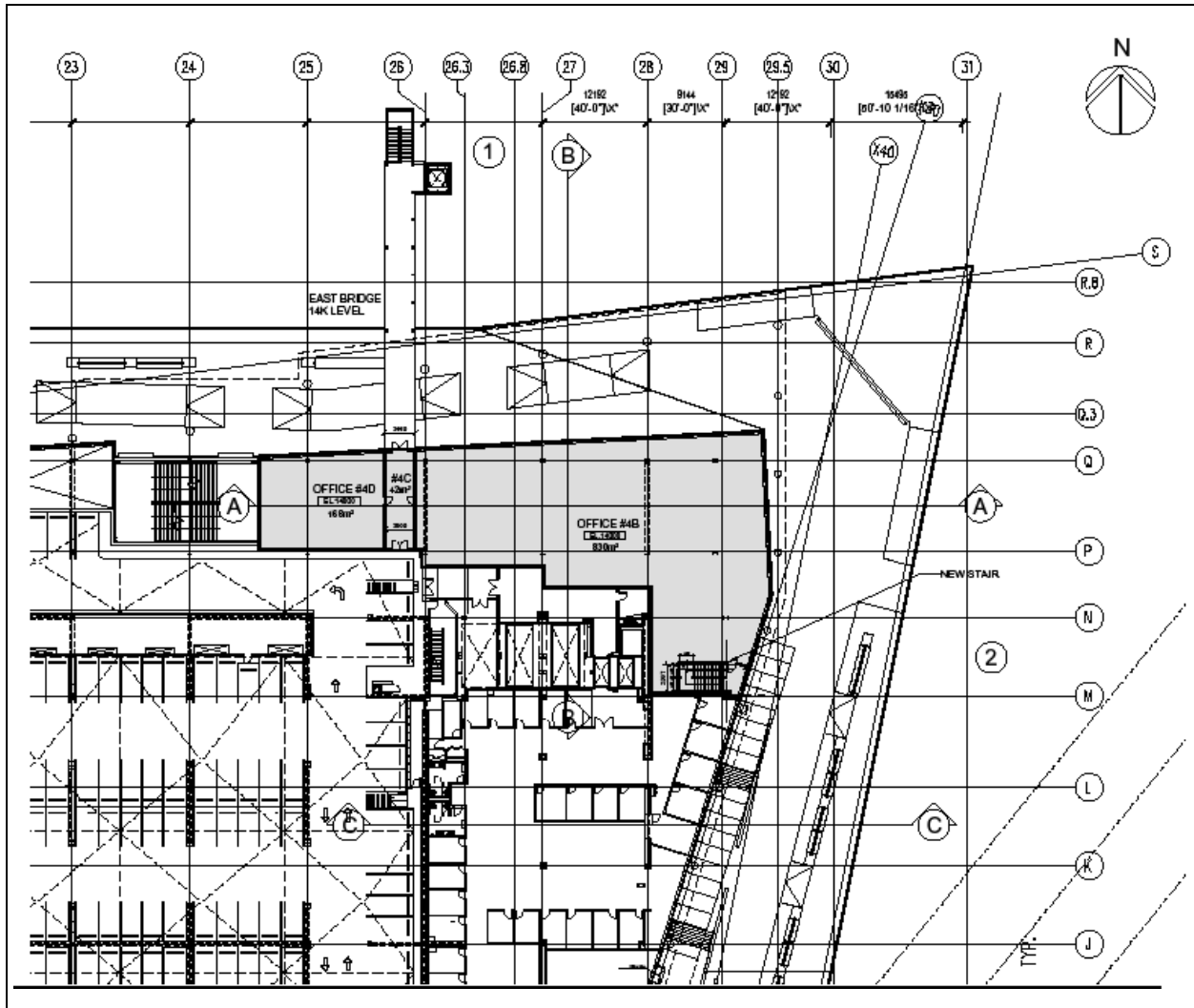
In Section 6.6, replace "Despite Sections 6.1 and 6.5," with "Despite Section 6.1," as follows:

~~Despite Sections 6.1 and 6.5~~ *Despite Section 6.1*, the Development Permit Board may permit on development Parcel 2B the substitution of up to 10 percent of floor area in combined residential and general office premises (live/work) for Office floor area, or the substitution of up to 10 percent of floor area Office use for combined residential and general office premises (live/work) floor area.

Renumber Sections 6.6, 6.7 and 6.8 as Sections 6.5, 6.6 and 6.7, respectively.

* * * * *

1055 Canada Place - Elevation 14 000
Proposed Office Space



ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: The 114 400 m² (1,231,432 sq. ft.) site [Sub Area 2 of CD-1 (363)] is located on the north side of Canada Place between Bute and Burrard Streets and is zoned CD-1. The Vancouver Convention and Exhibition Centre opened in April 2009. The retail units on the perimeter of the building are being leased for occupancy in the spring of 2010.

Properties to the west are developed with primarily residential buildings and Harbour Green Park. Canada Place is located immediately to the east and a variety of mixed use (commercial/office and hotel/office) buildings are adjacent to the site, to the south.

Public Input

No public input was sought for this minor amendment.

Comments of the General Manager of Engineering Services – The General Manager of Engineering Services has no objection to the proposed rezoning.

Building Review and Fire Department Comments: Staff have reviewed the architectural drawings prepared by DA/MCM + LMN and received on August 25, 2009. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

Comments of the Applicant: The applicant has been provided with a copy of this report and concurs with the contents.

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APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Address	1055 Canada Place
Legal Description	Parcel 1 of the Public Harbour Burrard Inlet Plan, BCP 30843
Applicant	VCCEP (Vancouver Convention Centre Expansion Project Ltd.)
Architect	Musson Cattell Mackey Partnership
Property Owner	BC Pavilion Corporation

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	CD-1 (Sub-Area 2)	CD-1 (Sub-Area 2) (amended)
SITE AREA (Sub Area 2)	114 400 m ² (1,231,432 sq. ft.)	same
USES	Marina, Office, Convention and Exhibition Centre, Institutional Uses, Marine Terminal or Berth, Parking Uses, Retail Uses and Service Uses	same
MAXIMUM FLOOR AREA ¹	Retail/Service uses 9 900 m ² Office uses 0 m ²	Retail/Service uses 8 831 m ² Office uses 1 069 m ²
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	same