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POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 6, 2010
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Meeting Date: April 20, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment: 711 West Broadway

RECOMMENDATION

A. THAT the application, by Salikan Architecture Inc. to amend CD-1 #358 (By-law No. 7648) to permit Health Care Office use and to add other uses that are consistent with the surrounding C-3A District Schedule be referred to a Public Hearing, together with:

- (i) draft CD-1 By-law amendments, generally as presented in Appendix A; and
- (ii) the recommendation of the Director of Planning to approve the text amendment.

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.

B. THAT Recommendation A be adopted on the following conditions:

- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law amending the CD-1 by-law, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS the foregoing.

COUNCIL POLICY

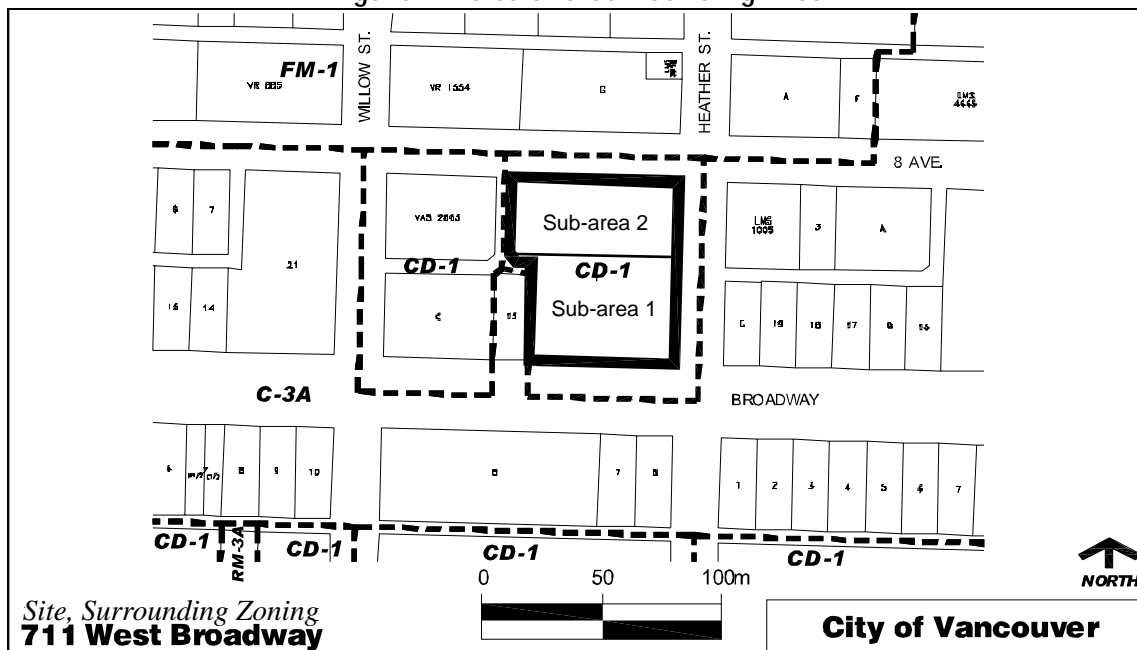
Relevant Council Policies for this site include:

- CD-1 #358 (By-law No. 7648) for 711 West Broadway and 700 West 8th Avenue, adopted November 5, 1996, and last amended December 15, 2009;

SUMMARY AND PURPOSE

This report assesses an application to amend the CD-1 By-law for 711 West Broadway and 700 West 8th Avenue, to add uses consistent with the surrounding C-3A (Commercial) District as permitted uses in Sub-area 1. This amendment would allow the Grace Fertility and Reproductive Health Centre, to operate at this location. This particular land use is not permitted in the current CD-1 zoning, although it is permitted in the surrounding C-3A District. Staff have reviewed the application and the Director of Planning recommends that subject to public hearing ,the text amendment to the CD-1 By-law be approved.

Figure 1 - Site and Surrounding Area



DISCUSSION

Background – The existing 17-storey Holiday Inn tower at 711 West Broadway was approved in 1972 and the site was rezoned from C-3A to CD-1 in 1996 to bring the existing hotel into conformity. Subsequent amendments to the CD-1 have added residential use north of the hotel tower at 700 West 8th Avenue (yet to be constructed). The current application concerns non-residential uses within the existing hotel building or within Sub-area 1 of the CD-1 By-law. No changes to the residential component in Sub-area 2 are proposed.

In the initial rezoning to CD-1, the uses that were present in the hotel complex at the time were assigned to the CD-1 By-law. Current uses in Sub-area 1, are limited to Bingo Hall, Casino, Swimming Pool, Theatre, General Office, Retail Store, Barber Shop or Beauty Shop, Hotel and Restaurant. Sub-area 2 is limited to Dwelling use only.

Proposed Amendment – With limited uses allowed in the current CD-1 zoning, the owner has been challenged to find suitable tenants for the below-grade floor area vacated a few years ago by the Great Canadian Casino. The application proposes to add to the CD-1 By-law a broader range of uses that are consistent with the surrounding C-3A District Schedule. This amendment would allow more flexibility in leasing space within the hotel complex. In particular, it would allow the Grace Fertility and Reproductive Health Centre to occupy 553.2 m² (5,955 sq. ft.) of the hotel's existing below-grade floor area at 2477 Heather Street (where the casino used to be).

With regard to parking, there is a new flat-rate parking standard for non-residential uses in the C-3A District which would apply to this site, so changes from one non-residential use to another should not trigger an increased parking requirement.

Staff support adding the proposed non-residential uses, as it would make the land use potential for the hotel complex consistent with the adjacent C-3A District.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Staff support the proposed amendment to the CD-1 By-law, to add uses consistent with the adjacent C-3A District. 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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711 West Broadway
DRAFT AMENDMENTS TO CD-1 #358 (BY-LAW NO. 7648)

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

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

- Repeal and substitute Section 2 Uses as follows:

2 Uses

- (a) Cultural and Recreational Uses, limited to Bingo Hall, Bowling Alley, Casino - Class-1 , Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Rink, Swimming Pool, and Theatre;
- (b) Dwelling Uses, limited to Dwelling Units;
- (c) Institutional, limited to School - University or College;
- (d) Office Uses, limited to Financial Institution, General Office, and Health Care Office;
- (e) Parking Uses, limited to Parking Garage;
- (f) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store except for Small-scale Pharmacy, and Retail Store;
- (g) Service Uses, limited to Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant, School - Business, School - Vocational or Trade, and Sign Painting Shop; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.

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