



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 7, 2010
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Meeting Date: April 20, 2010

TO: Vancouver City Council

FROM: Director of Planning in consultation with the General Manager of Engineering Services

SUBJECT: Amendments to the Southeast False Creek Official Development Plan Regarding Floor Area and to the Parking By-law

RECOMMENDATION

- A. THAT the Director of Planning be instructed to make application to amend the Southeast False Creek Official Development Plan to increase the maximum floor area to include additional density already approved through various CD-1 rezonings, generally as set out in Appendix A, and that the application be referred to Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the amending by-law generally as set out in Appendix A for consideration at the Public Hearing.

- B. THAT amendments to the Parking By-law to revise the parking standards for Southeast False Creek, generally as set out in Appendix B, be approved;

FURTHER THAT the Director of Legal Services be instructed to prepare a by-law to amend the Parking By-law, in accordance with Appendix B, and to bring forward the by-law for adoption.

GENERAL MANAGER'S COMMENTS

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

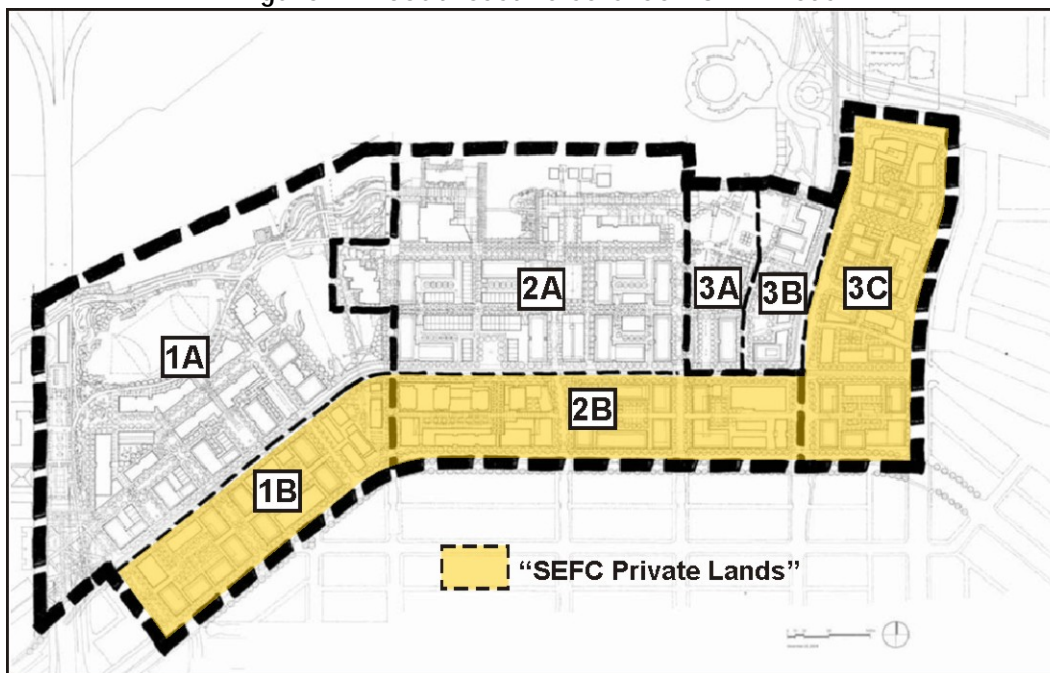
COUNCIL POLICY

- Southeast False Creek Official Development Plan By-law, approved July 19, 2005, amended up to and including September 8, 2009:
 - Sections 4.2 and 4.3.1 establish maximum floor area allowances, along with Figure 4 in Section 6.
- Parking By-law:
 - Section 4.5A was added November 14, 2006, to provide parking standards for Southeast False Creek.

SUMMARY AND PURPOSE

This report recommends an increase to the maximum floor area in the Southeast False Creek (SEFC) Official Development Plan (ODP), which covers the area shown in Figure 1 below. Staff recommend the amendments to ensure that the ODP includes additional floor area approved in four previous rezonings in the SEFC Private Lands. These rezonings allow density that exceeds the base floor space ratio (FSR) of 3.5 anticipated in the ODP for floor area maximums. As a result, unless the ODP density is adjusted commensurately, future rezonings in SEFC will not be able to achieve a 3.5 FSR. This report also recommends approval of revised parking standards for Southeast False Creek.

Figure 1 – Southeast False Creek ODP Areas



BACKGROUND

Section 4.2 of the ODP establishes a total floor area allowance for SEFC of 579 060 m² and Section 4.3.1 provides maximum floor area allowance for residential use. Figure 4 of Section 6 further establishes total floor area and maximum residential area for each of the seven areas (1A, 1B, 2A, 2B, 3A, 3B and 3C, as shown above).

Areas 1B, 2B and 3C comprise what are referred to as the “SEFC Private Lands” which distinguish them from the large waterfront areas in City or public agency ownership. Rezoning to CD-1 in the Private Lands are processed on a site-by-site basis following application by an owner/developer. The base density assumed for these sites in the ODP is 3.5 FSR and the ODP floor area allowances are based on that density.

DISCUSSION

To date, ten sites within the Private Lands have been approved for CD-1 zoning. Four of those sites were approved with densities higher than 3.5 FSR, as represented in Table 3, below.

Table 1 – Sites within SEFC Private Lands for which additional density was approved

CD-1 Site	ODP Area	Approved	Site Area	Floor Area	FSR	FSR >3.5	Area >3.5
2-88 W. 1st Ave., 2-26 E. 1st Ave. & 27-99 W. 2nd Ave. (Pinnacle) (heritage transfer in)	2B	Jul. 2006	9 556 m ²	34 143 m ²	3.57	0.07	697 m ²
140 W. 1st Avenue (Wall Corp.) (Playhouse Theatre)	2B	Sep. 2006	7 024 m ²	33 150 m ²	4.72	1.22	8 566 m ²
188 E. 1st Avenue (supportive housing)	3C	Jul. 2008	1 123 m ²	6 087 m ²	5.42	1.92	2 156 m ²
215 W. 2nd Avenue (supportive housing)	1B	Jan. 2009	1 687 m ²	8 099 m ²	4.80	1.30	2 193 m ²
Total additional floor area approved in Private Lands (Areas 1B, 2B and 3C)							13 612 m²

The ODP allows for developments to be eligible for additional density where heritage, cultural and affordable/supportive housing benefits are being realized. All four sites qualified for the additional density and each was approved at public hearing. All of the additional floor area is for residential use.

At the time of the hearings, staff omitted bringing forward consequential amendments to the SEFC ODP to add additional floor area to the ODP allowances. The density approved in the rezonings was well within the ODP allowances, so none of the CD-1 by-laws are out of compliance with the ODP.

The amendments proposed in Appendix A will rectify the omissions and bring the ODP up to date with the approved rezonings. The total floor area permitted and the residential floor area allowance each increase by 13 612 m². As well, the floor area allowances for areas 1B, 2B and 3C are amended.

Parking By-law Amendments

Parking in SEFC is regulated by the Parking By-law. In November 2006, Section 4.5A was added to provide specific regulations for required and permitted parking spaces in SEFC. These regulations formed part of the Green Building Strategy for SEFC. They featured low minimum requirements, introduced parking maximums and required spaces for required car-share vehicles.

In November 2009, Council approved new parking standards for the Central Area, which have yet lower minimum requirements than in SEFC. Since SEFC has similar sustainable transportation facilities as Central Area, staff recommend that the Central Area standards for

minimum parking be made available to SEFC developments. In order to promote the use of shared vehicles, staff is proposing that 2% of all non-residential parking spaces in all new developments be designated as "Shared Vehicle Only". Along with the proposed lower standards, staff recommend that the visitor parking requirements should also be lowered and the range between minimum required and maximum allowed parking spaces for units less than 50 m² be lowered to make the minimum and maximum parking standard range consistent with other unit sizes. Hence, the changes would be as follows:

- Change the maximum parking standard of "1 space for each dwelling unit that has less than 50 m² of gross floor area" to "0.5 spaces for each dwelling unit that has less than 50 m² of gross floor area".
- Change the current visitor parking requirements from "a minimum of 0.01 space for each dwelling unit and a maximum of 0.2 space for each dwelling unit" to "a minimum of 0.075 spaces for each dwelling unit and a maximum of 0.15 spaces for each dwelling unit".
- Up to 2% of the parking spaces for non-residential uses must be designated as Shared Vehicle parking spaces and these designated spaces may form part of the minimum non-residential parking supplied.

The proposed amendments to the Parking By-law are contained in Appendix B. Council should note that, unlike the ODP amendments, changes to the Parking By-law do not require referral to public hearing, therefore approval of Recommendation B is approval of the parking changes.

FINANCIAL IMPLICATIONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

The new parking standards proposed for SEFC are more environmentally sustainable than the existing ones because they require less parking be provided, which encourages greater use of car sharing, transit and other alternatives to private vehicles.

CONCLUSION

Staff recommend that amendments to the ODP floor area allowances, to correct omissions in the approval of four previous rezonings, be referred to public hearing together with the by-law provisions shown in Appendix A. The amendment will allow future developments to achieve the density levels that the ODP anticipates. Staff also recommend approval of the revised parking standards as presented in Appendix B.

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Southeast False Creek Official Development Plan (By-law No. 9073)
PROPOSED AMENDMENTS

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

[Deletions are struck-through. Additions are in *bold and italic.*]

- Amend Section 4.2 as follows:

Density

4.2 The basic floor area allowance for all uses developed after February 1, 2005, except cultural, recreational and institutional uses, is not to exceed ~~579 060~~ ***592 672*** m².

- Amend Sub-Section 4.3.1(a) as follows:

(a) the basic residential floor area allowance for all areas is not to exceed ~~556 138~~ ***569 750*** m²;

- Amend Sub-Section 4.3.1(e) as follows:

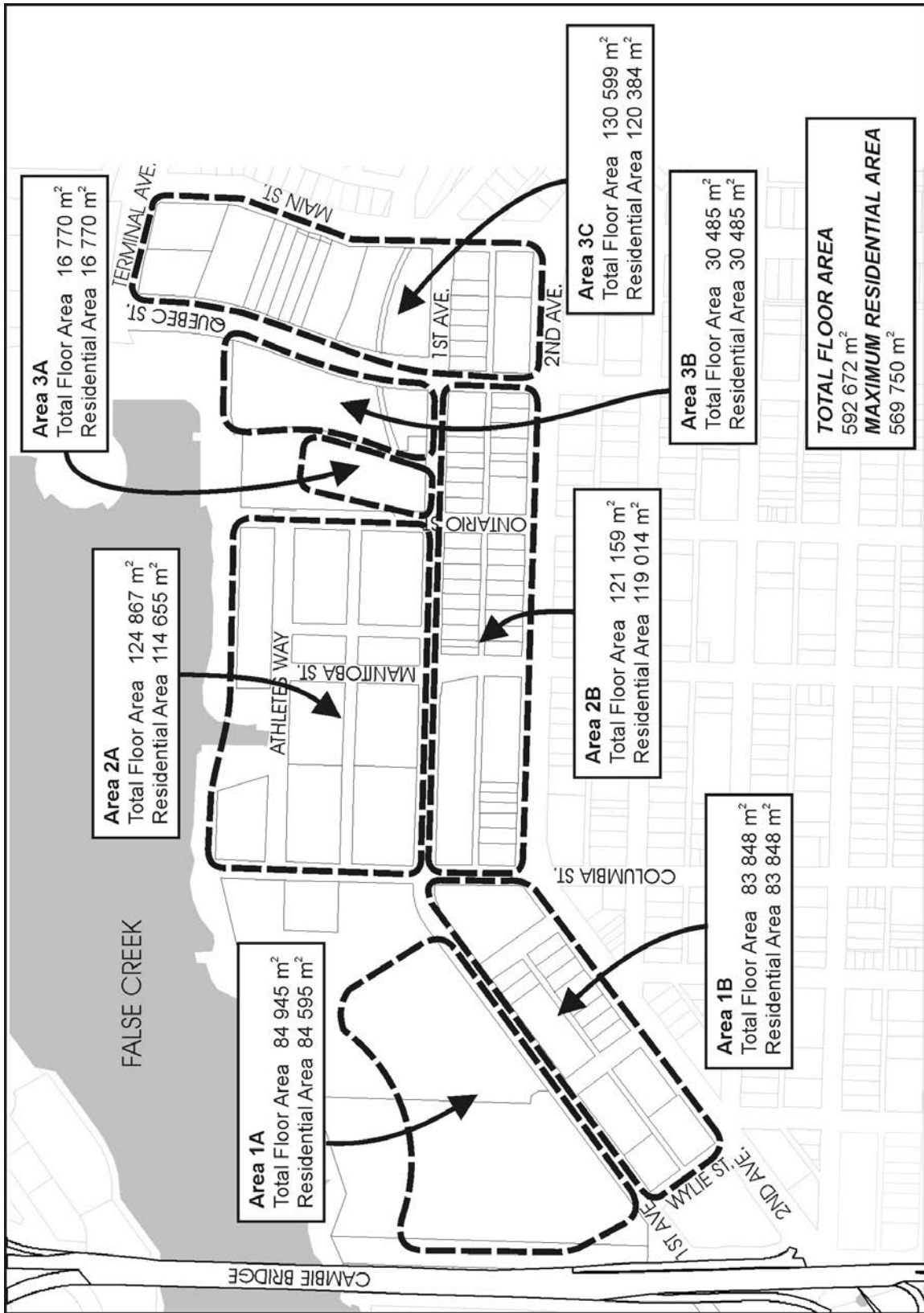
(e) in areas 1B and 2B, the basic residential floor area allowance is not to exceed ~~191 405~~ ***202 862*** m²;

- Amend Sub-Section 4.3.1(f) as follows:

(f) in area 3C, the basic residential floor area allowance is not to exceed ~~118 228~~ ***120 384*** m², subject to confirmation at the time of the applicable CD-1 re-zoning;

- Substitute Figure 4 in Section 6 with the following amended figure:

Figure 4: Total Floor Area and Residential Floor Area



Parking By-Law
PROPOSED AMENDMENTS
Southeast False Creek

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

- In the table under Section 4.5A, substitute rows 4.5A.1 and 4.5A.2 with the following:

	COLUMN 1 BUILDING CLASSIFICATION	COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES
4.5A.1	Multiple Dwelling	<p>A minimum of one space per 140 m² of gross floor area or one space per dwelling unit, whichever is lesser, and a maximum of :</p> <p>(a) 0.5 space for each dwelling unit that has less than 50 m² of gross floor area; and</p> <p>(b) for each dwelling unit that has 50 m² or more up to 189 m² of gross floor area, a maximum of 0.65 space plus one additional space for each 140 m² of gross floor area; and</p> <p>(c) for each dwelling unit that has more than 189 m² of gross floor area, a maximum of 2 spaces.</p> <p>Despite all preceding paragraphs in this Column 2, a minimum of 0.075 space for each dwelling unit and a maximum of 0.15 space for each dwelling unit for designated visitor parking unless the Director of Planning and General Manager of Engineering Services allow visitor parking off site, at a location and on terms and conditions satisfactory to them</p> <p>Visitor parking shall be part of minimum parking requirements and total of all parking spaces must not exceed maximum parking limit.</p> <p>For the purpose of calculating visitor parking spaces, the number of dwelling units is to include the number of live work units under section 4.5A.5 and social housing units under sections 4.5A.6, 4.5A.7, and 4.5A.8</p>
4.5A.2	All non-residential	<p>A minimum of one space per 145 m² of gross floor area, and a maximum of one space per 115 m².</p> <p>Despite all preceding paragraphs in this Column 2, up to 2% of the parking spaces for non-residential uses must be designated as Shared Vehicle parking spaces and these designated spaces may form part of the minimum non-residential parking supplied.</p>

- The above maximum parking standards for residential units less than 50 m² and for all non-residential uses shall be implemented one year following the enactment of this by-law.

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