



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 4, 2011
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Meeting Date: January 18, 2011

TO: Vancouver City Council

FROM: Director of Planning in consultation with the Managing Director of Social Infrastructure

SUBJECT: CD-1 Text Amendment: 475 Alexander Street

RECOMMENDATION

THAT, to enable a proposed child day care facility to proceed, the Director of Planning be instructed to make application to amend CD-1 #337 (By-law No. 7434) for 475 Alexander Street to add Child Day Care Facility as a permitted use and that the application be referred to a Public Hearing, together with:

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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

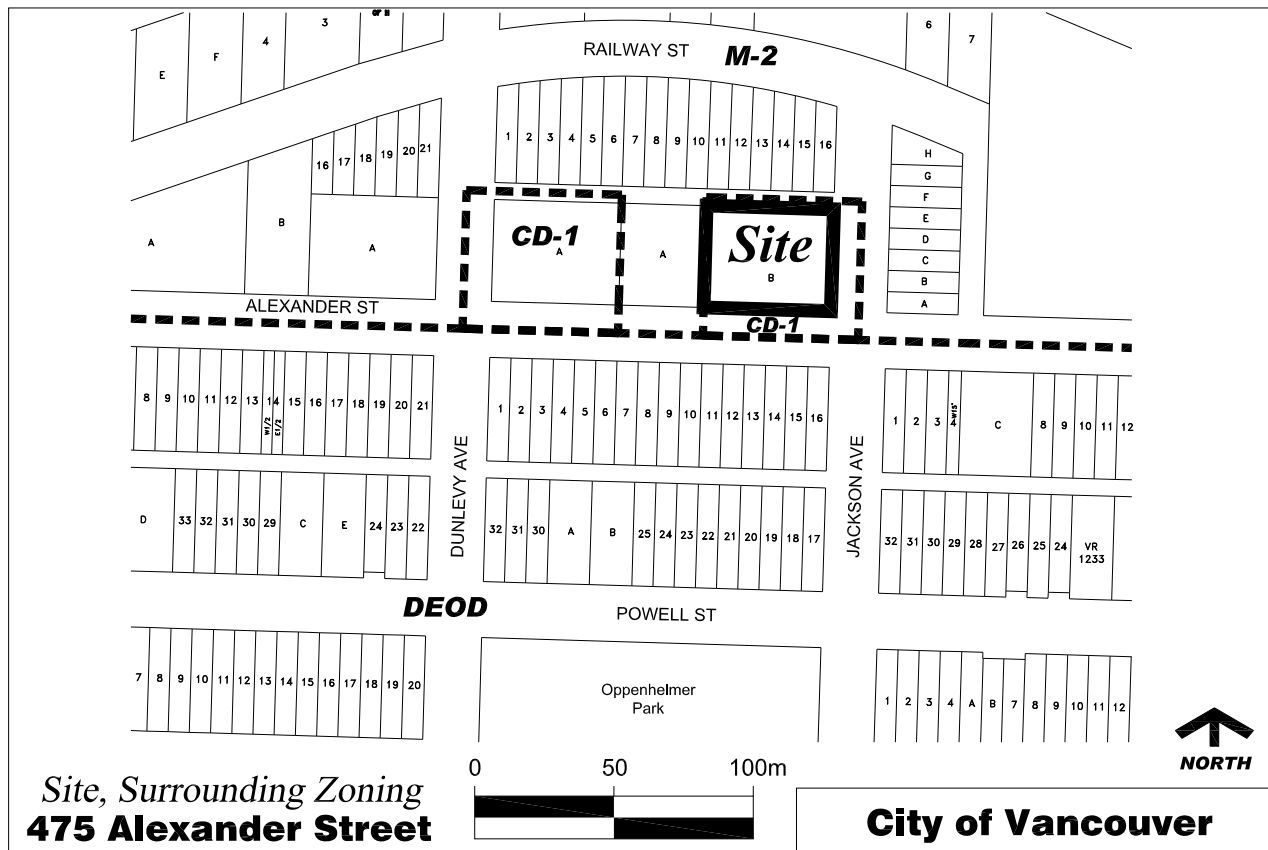
- On April 7, 2009 Council directed staff to reinstate the Joint Council on Childcare and to renew its goals, and previously adopted Terms of Reference, along with an objective of a further 5% increase, at a minimum, in childcare spaces in the following three years.

- Childcare Protocol, adopted March 2004; and
- Moving Forward Childcare: A Cornerstone of Child Development Services, adopted April 2002.

PURPOSE AND SUMMARY

This report recommends that an application be made by the Director of Planning to amend the CD-1 By-law for 475 Alexander Street to add Child Day Care Facility as a permitted use. The amendment would enable development application number DE414198 to proceed, allowing for a change of use from a school to a child day care facility, in the heritage building at this address. The report further recommends that the draft by-law amendments proposed in Appendix A be referred to a public hearing and, subject to the hearing, be approved.

MAP



BACKGROUND

The site, on the northwest corner of Jackson Avenue and Alexander Street, was rezoned from M-2 to CD-1 in June 1995. The form of development approved in conjunction with the rezoning resulted in a new four-storey community hall being built on the easterly half of the

site, abutting Jackson Avenue, and the retention and heritage designation of the 'B' listed building, the "Japanese Hall", on the westerly half of the site. The Japanese Hall has been an integral part of the Downtown Eastside community since 1906, with the heritage hall, in its current form, dating from 1927-28. The hall originally accommodated Japanese language classes and other courses of instruction for children aged six and up. The Japanese Hall continues to be a focal point in the Japanese community through the provision of cultural and linguistic programming for all ages.

DISCUSSION

Surrounding Zoning – The area north of Alexander Street is primarily zoned M-2 Industrial and the area south is in the Downtown Eastside Oppenheimer District Official Development Plan (DEOD ODP). A number of properties in both districts have been developed as senior's assisted living and social housing. Although the M-2 zoning allows heavy industrial uses, the DEOD ODP provides that new development in the area be limited to light industrial uses that are compatible with residential. Uses of that type would also be compatible with a child day care facility.

Policy Context – This proposal addresses city-wide objectives to create child day care spaces throughout the city. The addition of a day care facility in this area will contribute to the educational, cultural, health and social needs of the local community. Day care spaces will be available to local families (including low-income families) and will also invite out-of-district families into the area.

Use – The proposal is to add Child Day Care Facility to the permitted uses for this CD-1 zoned site.

Form of Development – There are no changes proposed to the form of development. Renovations necessary for the operation of the day care facility are being reviewed through the development permit process.

Density – The maximum permitted density for the site will be unchanged.

Sustainability – The building's heritage designation and the scope of the project do not trigger the rigorous sustainability review typically required under the Green Buildings Policy for Rezoning. However, the renovations being reviewed through the development permit application process propose an improved outdoor play area with landscaping and permeable hardscape surfaces and increased daylighting of interior activity spaces. Attention will also be paid to materials used in interior fittings to ensure good air quality, as is the case in the construction of all day care facilities.

Public Input – The limited nature of the proposed changes to the zoning regulations for the site will not necessitate a public notification other than there will be a newspaper advertisement of the Public Hearing, stipulated by the Charter. The development permit application resulted in signage being installed on the site and a standard neighbourhood notification of the proposed development of the day care facility is expected in early 2011.

Public Benefits – The City's Financing Growth Policy anticipates community amenity contributions (CAC) from rezoning applicants to mitigate the impacts of rezoning. Such offers

are generally made feasible by the increase in land value which results from rezoning approval of additional height and/or floor area. In this instance, there is no additional floor area being requested and a CAC is not anticipated.

Payment of a Development Cost Levy is not applicable to this project, as there is no increase in total floor area.

The provision of a new child day care facility is a public benefit.

FINANCIAL IMPLICATIONS

There are no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

Staff recommend that Council endorse the application to amend the CD-1 By-law for 475 Alexander Street, to add Child Day Care Facility as a permitted use, and that the application be referred to public hearing and, subject to that hearing, be approved, so that a much needed child day care facility in the DEOD can be developed and operated in the Japanese Hall.

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475 Alexander Street
Proposed Amendments to CD-1 #337 (By-law No. 7434)

(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.

Amend Section 2 as follows:

Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1 (337) and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) ***Child Day Care Facility;***
- (b) Hall;
- (c) School - Arts or Self Improvement; and
- (d) Accessory Uses customarily ancillary to the above uses.

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