



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 31, 2011  
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Meeting Date: February 15, 2011

TO: Vancouver City Council  
  
FROM: Director of Planning  
  
SUBJECT: CD-1 Text Amendment: Riverside East (8683 Kerr Street)

### *RECOMMENDATION*

THAT, the Director of Planning be instructed to make application to amend Comprehensive Development (CD-1) #247 (By-law No. 6533) for Riverside East, to permit Community Centre and Neighbourhood House use, generally as presented in Appendix A, and that the application be referred to a Public Hearing;

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 the Public Hearing.

### *GENERAL MANAGER'S COMMENTS*

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

### *COUNCIL POLICY*

There is no applicable Council Policy.

### ***PURPOSE AND SUMMARY***

This report recommends a text amendment to CD-1 #247 (By-law No. 6533) for Riverside East. The amendment will accommodate Community Centre or Neighbourhood House uses in the riverfront parcel on the west side of Kerr Street (8683 Kerr Street). This will enable the provision of a temporary indoor community meeting space to serve residents until a community centre is built in a later phase of development of the East Fraser Lands.

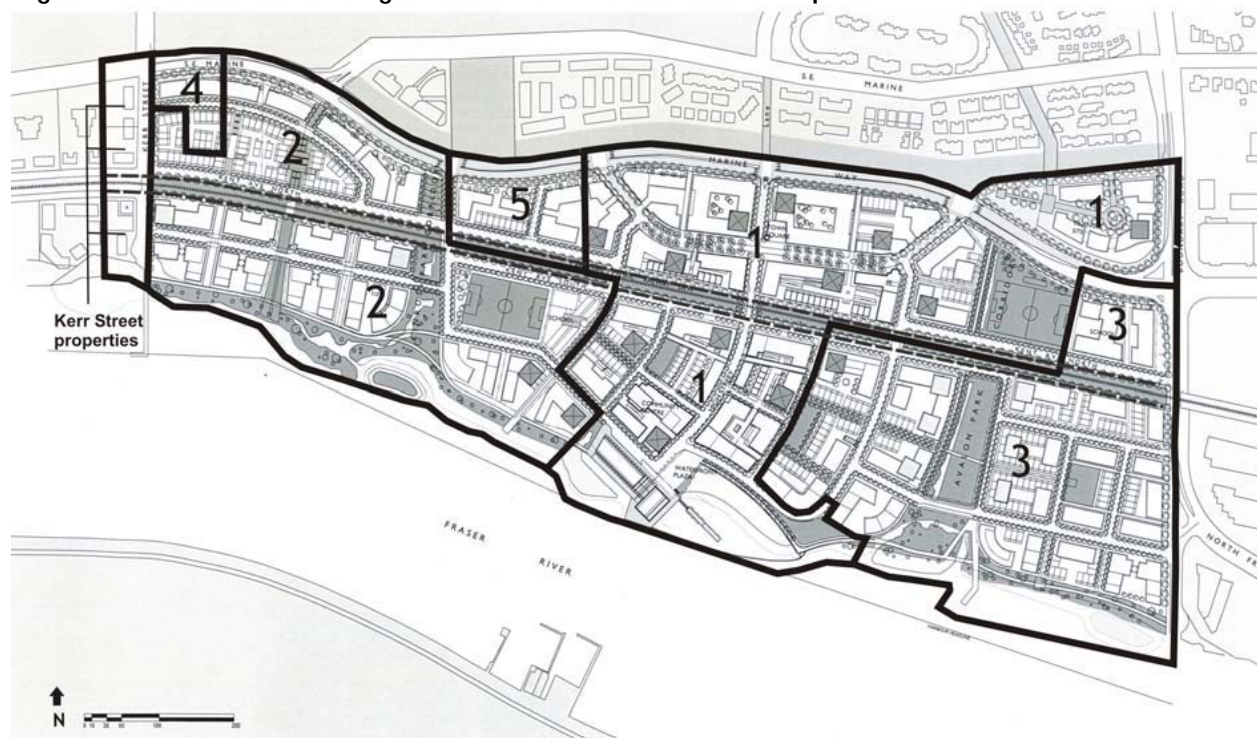
### ***DISCUSSION***

CD-1 #247 (By-law No. 6533) applies to the lands west of Kerr Street and south of Marine Drive. Included in these lands are vacant properties fronting on the west side of Kerr Street, known as the “Kerr Street Properties”. The rezoning of the Kerr Street Properties went to Public Hearing concurrently with the rezonings of Area 2 of East Fraser Lands. Both the Area 2 rezonings and the Kerr Street Properties rezonings were approved at a Public Hearing on January 21, 2010, however the CD-1 By-law that is to apply to the Kerr Street Properties has not been enacted and is not expected to be enacted until some time in the future.

The Official Development Plan for East Fraser Lands (EFL) envisions a complete and sustainable community consisting of three neighbourhoods. The central neighbourhood, referred to as Area 1, is a higher density, mixed-use neighbourhood that includes a future community centre. While the intent was to proceed with Area 1 first, economic conditions necessitated proceeding instead with the more modestly scaled western neighbourhood, Area 2.

When Council approved the rezoning of Area 2, it was recognized that altering the phasing meant that there would be a delay in delivering the community centre (located in Area 1), and that it would be desirable to have a community gathering place to serve the growing community in the interim. Accordingly, as a condition of enactment of the Area 2 rezonings, the applicant is required to provide a temporary indoor community space of a size, tenure, location and timing of delivery acceptable to the City. The intent of the temporary indoor community meeting space is for it to be made available for use by community users through Park Lane Homes and that the space be provided within the Park Lane Homes ‘Experience Centre’, or other location approved by the City.

Figure 1: EFL ODP Rezoning Sub-areas and Kerr Street Properties



Park Lane Homes is proceeding with the 'Experience Centre' at 8683 Kerr Street, the southernmost property within the Kerr Street Properties, and has proposed that the temporary indoor community meeting space be accommodated in the Experience Centre. The amendment proposed in this report is required as the existing zoning for this site, CD-1 #247 (By-law No. 6533) for Riverside East, does not currently allow this use.

### *FINANCIAL IMPLICATIONS*

There are no financial implications.

### *CONCLUSION*

This report proposes an amendment to permit Park Lane Home's Experience Centre to be used for a temporary indoor community meeting space in addition to the other proposed uses. To this end, it is recommended that the Director of Planning be instructed to make application to amend CD-1 #247 (By-law No. 6533) for Riverside East and that this application be referred to a Public Hearing and, subject to the hearing, be approved.

\* \* \* \* \*

**RIVERSIDE EAST  
DRAFT AMENDMENTS TO CD-1 BY-LAW #247 (BY-LAW NO. 6533)**

[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.

**Section 4 Uses**

Insert "Community Centre or Neighbourhood House" uses into sections 4.1 and 4.3 as follows:

4.1 This by-law applies to the areas shown outlined by heavy black lines on Schedule "A" to this By-law and on Schedule "A" to By-law No. 7190, and the only uses permitted within the said areas, subject to section 4.3 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- townhouse, including stacked townhouses;
- apartments;
- apartment tower;
- retail stores or businesses, offices, restaurants (but not including drive-in restaurants) and service commercial uses;
- school and child daycare centre;
- ***community centre or neighbourhood house***;
- marine berth, but excluding marine terminal;
- booming ground;
- park or playground;
- accessory uses and buildings customarily ancillary to the foregoing.

4.3 Within each sub-area referred to in section 4.2, the uses permitted shall be as illustrated in Table 1 below:

**Table 1**

Permitted Uses	Sub-Area			
	1	2	3	4
Townhouse	X	X		
Stacked Townhouse	X	X		
Apartment	X	X		
Apartment Tower	X			
Retail/Commercial			X	
Park				X
School				X
<b><i>Community Centre or Neighbourhood House</i></b>			<b><i>X</i></b>	
Marine Berth				X
Booming Ground				X
Accessory building	X	X	X	X