



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 31, 2011  
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Meeting Date: June 14, 2011

TO: Vancouver City Council

FROM: Director of Planning in consultation with the Director of Legal Services

SUBJECT: Miscellaneous Text Amendments: CD-1 By-laws #454, #473 and #503

### ***RECOMMENDATION***

THAT the Director of Planning be instructed to make application to amend the following CD-1 (Comprehensive Development) District By-laws:

- (i) CD-1 #454 (By-law No. 9454) for Olympic Village;
- (ii) CD-1 #473 (By-law No. 9733) for East Fraser Lands Non-High Street;
- (iii) CD-1 #503 (By-law No. 10249) for 1304 Howe Street;

for miscellaneous text amendments generally as presented in Appendix A, and that the application be referred to a 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 number of miscellaneous text amendments to CD-1 #454 for Olympic Village, CD-1 #473 for East Fraser Lands Non-High Street, and CD-1 #503 for 1304 Howe Street. The amendments achieve the intent of earlier zoning approvals and correct inadvertent errors.

## ***DISCUSSION***

From time to time, Council has approved packages of miscellaneous text amendments intended to fix typographical or inadvertent errors, and to provide clarity for the public and staff in the interpretation of by-laws and guidelines. Proposed amendments that are substantive in nature are not included in these packages, but are reported separately. The last package of miscellaneous text amendments was approved by Council on December 14, 2010.

### **Proposed Amendments**

#### **CD-1 #454 (By-law No. 9454) for Olympic Village**

- To amend Section 3.2(h) to include “Beauty and Wellness Centre” and “Laundromat or Dry Cleaning Establishment” as permitted Service Uses. The range of non-residential uses provided in the Olympic Village CD-1 By-law was intended to allow the area to meet its role as a neighbourhood shopping area, as called for in the Southeast False Creek Official Development Plan. The two service uses proposed to be added are neighbourhood-servicing uses which are permitted in almost all commercial districts in the city under outright approval. It was an oversight that the uses were not initially included in the CD-1 By-law.

#### **CD-1 #473 (By-law No. 9733) for East Fraser Lands Non-High Street**

- To amend the Schedule A map to remove sites which initially formed part of CD-1 #473, but were subsequently rezoned to other CD-1s. The rezoning which created East Fraser Lands Area 2 North CD-1 (#498) and the East Fraser Lands Area 2 South CD-1 (# 499) on January 19, 2010, should have included a consequential amendment to the above CD-1 By-law to remove the rezoned sites from Schedule A of that by-law. The proposed amendment corrects that oversight.

#### **CD-1 #503 (By law No. 10249) for 1304 Howe Street**

- Exemptions from the provisions for building height were inadvertently not included in CD-1 #503. The form of development approved by Council for this CD-1 at the Public Hearing of July 8, 2008 anticipated that the development would utilize height exemptions. If the amendment is approved, the height of the building will remain unchanged from that initially proposed.
- Updates to parking standards in the Parking By-law (made after CD-1 #503 was approved by Council but before it was enacted) have made the exception to the Parking By-law’s parking standards, found in CD-1 #503, redundant and unnecessary. The amendment proposes removing the exception to parking standards from CD-1 #503. However, loading standards were not affected by the updates to the Parking By-law, and thus the exceptions to loading standards should remain in CD-1 #503.

## ***FINANCIAL IMPLICATIONS***

There are no financial implications.

*CONCLUSION*

This report proposes miscellaneous amendments to achieve the intent of earlier rezonings, and to correct inadvertent errors. To this end, it is recommended that the Director of Planning be instructed to make applications to amend CD-1 #454 (By-law No. 9454) for Olympic Village, CD-1 #473 (By-law No. 9733) for East Fraser Lands Non-High Street, and CD-1 #503 (By law No. 10249) for 1304 Howe Street, that these applications be referred to a Public Hearing and that, subject to the Public Hearing, the applications be approved.

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PROPOSED TEXT AMENDMENTS  
CD-1 BY-LAWS #454, #473 AND #503

[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.

**CD-1 #454 (By-law No. 9454) for Olympic Village**

**1. Section 3 – Uses**

In Section 3.2(h), add “Beauty and Wellness Centre” and “Laundromat or Dry Cleaning Establishment” as permitted Service Uses.

**CD-1 #473 (By-law No. 9733) for East Fraser Lands Non-High Street**

**2. Schedule A**

Amend the Schedule A to remove sites included in subsequent CD-1 rezonings. Sites now included in the East Fraser Lands Area 2 South CD-1 #498 (By-law No. 10194) and East Fraser Lands Area 2 South CD-1 #499 (By-law No. 10195) should be removed.

**CD-1 #503 (By-law No. 10249) for 1304 Howe Street**

**3. Section 5 – Building height**

Insert the following immediately prior to Section 5.2(a)(i):

5.2(a)(i) architectural appurtenances, provided no additional floor area is created;

5.2(a)(ii) mechanical appurtenances, such as elevator machine rooms;

**4. Section 6 – Parking, loading, and bicycle parking**

Amend Section 6(a) as follows:

6(a) ~~for multiple dwelling uses, there must be at least 0.1 parking space for each 10 m<sup>2</sup> of gross floor area of a dwelling unit except that there need be no more than 1.25 parking spaces for each dwelling unit;~~

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