



# P1

POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: May 4, 2012  
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Meeting Date: June 12, 2012

TO: Vancouver City Council

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

SUBJECT: Miscellaneous Text Amendments: CD-1 By-laws #363, #448, #521, #525, and #529

**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 #363 (By-law No. 7679) for 1055 Canada Place (Vancouver Convention Centre West);
- (ii) CD-1 #448 (By-law No. 9193) for 3158 Celtic Avenue;
- (iii) CD-1 #521 (By-law No. 10413) for 7299 Granville Street (Shannon Mews);
- (iv) CD-1 #525 (By-law No. 10433) for 555 Robson Street, 775 Richards Street, and 520 West Georgia Street (Telus Block); and
- (v) CD-1 #529 (By-law No. 10472) for 2667-2703 Kingsway;

for miscellaneous text amendments, 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-laws, generally in accordance with Appendix A, for consideration at the Public Hearing.

**REPORT SUMMARY**

This report recommends a number of miscellaneous text amendments to CD-1 #363 for 1055 Canada Place (Vancouver Convention Centre West); to CD-1 #448 for 3158 Celtic Avenue; to CD-1 #521 for 7299 Granville Street (Shannon Mews); to CD-1 #525 for 555 Robson Street, 775 Richards Street, and 520 West Georgia Street (Telus Block); and to CD-1 #529 for 2667-2703 Kingsway. The amendments achieve the intent of earlier zoning approvals and correct inadvertent errors.

## ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

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

### ***REPORT***

#### ***Background/Context***

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. 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 enacted by Council on March 27, 2012.

#### ***Strategic Analysis***

##### **Proposed amendments**

##### **CD-1 #363 (By-law No. 7679) for 1055 Canada Place (Vancouver Convention Centre West)**

- To update Table 1 - Maximum Floor Area, in section 6.1 regarding Floor Area and Density. "Cultural and Recreational Uses" have been permitted in this CD-1 since its adoption in 1996. At the time, an arts complex was envisioned for the site, although the by-law did not limit the 10 000 m<sup>2</sup> of permitted Cultural and Recreational Uses to that one function. In 2002, Table 1 was revised to allocate 20 000 m<sup>2</sup> to "Cultural/Recreational (Arts Complex)" use. While the broad category of Cultural and Recreational Uses remains in the use section of the by-law, the Floor Area and Density section leaves it ambiguous as to whether the 20 000 m<sup>2</sup> is allocated solely to an arts complex or to the broader category of uses. The amendment would remove reference to "Arts Complex" to make it clear that the 20 000 m<sup>2</sup> of floor area can apply to other Cultural and Recreational Uses, such as a fitness centre. While an arts complex has not been developed on this CD-1 site, the amendment would not preclude development of such a facility as a Cultural and Recreational Use.
- Also, in Table 1 an obsolete sixth row is deleted. This row allocates floor space to uses that would be provided in conjunction with an art complex. The allocation was amended to zero m<sup>2</sup> in 2004; however, for clarity the row should have been deleted at that time.

##### **CD-1 #448 (By-law No. 9193) for 3158 Celtic Avenue**

- To amend section 14, giving the Director of Planning the ability to relax subsections 14.3 and 14.4 regarding driveway setbacks. This CD-1 site contains several lots, including 3158 Celtic Avenue. The lot of 3158 Celtic Avenue has a skewed shape (a parallelogram), making it difficult to adhere to the required setbacks. The proposed amendment would give the Director of Planning the ability to consider and approve alternate driveway setbacks for lots within this CD-1.

**CD-1 #521 (By-law No. 10413) for 7299 Granville Street (Shannon Mews)**

- To renumber sections 9 and onwards. During the initial drafting of this by-law, a “section 8” was deleted, but the subsequent sections were inadvertently not renumbered. The proposed amendment would correct the section numbering.
- To amend section 3.2(b) regarding approved uses. The intent of this by-law was to allow a mixture of uses (residential and the option for limited commercial, as approved by Council on July 28, 2011). The commercial uses were included in the by-law; however, the dwelling uses listed were not expanded to include dwelling units in conjunction with commercial uses. The proposed amendment would add the necessary wording that would permit a mixed-use building, as intended by the Council approval.

**CD-1 #525 (By-law No. 10433) for 555 Robson Street, 775 Richards Street, and 520 West Georgia Street (Telus Block)**

- To amend section 6.2 where an incorrect term (“floor space area”) was used. Instead, “floor area” should have been used. The proposed amendment would correct this use of language.

**CD-1 #529 (By-law No. 10472) for 2667-2703 Kingsway**

- To amend section 3.2. In section 3.2, 3.2(a) and 3.2(b) the term “floor area” was incorrectly used in three instances. Instead, the term “floor space ratio” should have been used. The proposed amendment would correct this use of language.

***Financial Implications***

Approval of the report recommendations will have no financial implications with respect to the City’s operating expenditures, fees or staffing.

***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 #363 (By-law No. 7679) for 1055 Canada Place (Vancouver Convention Centre West); CD-1 #448 (By-law No. 9193) for 3158 Celtic Avenue; CD-1 #521 (By-law No. 10413) for 7299 Granville Street (Shannon Mews); CD-1 #525 (By-law No. 10433) for 555 Robson Street, 775 Richards Street, and 520 West Georgia Street (Telus Block); and CD-1 #529 (By-law No. 10472) for 2667-2703 Kingsway; 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 #363, #448, #521, #525, & #529

[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 #363 (By-law No. 7679) for 1055 Canada Place (Vancouver Convention Centre West)

- Section 6 – Floor Area and Density

From section 6.1, strike out Table 1, and substitute:

**Table 1**  
**Maximum Floor Area (in square metres)**

| Use   | Sub-Areas (from Diagram 1)   |  |     |     |        |
|---|--|--|-----|-----|--------|
|   | 1  | 2  | 3   | 4   | Total  |
| Office  | 20 312   | 1 069 but only at an elevation of 14 000 mm from sea level and only in the north east corner of the building | N/A | N/A | 21 381 |
| General Office Live-Work on development Parcel 2B   | 21 500   | N/A  | N/A | N/A | 21 500 |
| Hotel, Office, General Office Live-Work, Retail and Service Uses on Development Parcel 2A | 75 832 except that General Office Live-Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875 | N/A  | N/A | N/A | 75 832 |
| Retail and Service, excluding Hotel   | 3 665  | N/A  | 600 | N/A | 4 265  |
| Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel  | N/A  | 8 831  | N/A | N/A | 8 831  |

|  |         |        |        |     |         |
|--|---------|--------|--------|-----|---------|
| Convention and Exhibition Centre                                     | N/A     | 54 997 | N/A    | N/A | 54 997  |
| Exhibition Hall in conjunction with Convention and Exhibition Centre | N/A     | 23 225 | N/A    | N/A | 23 225  |
| Cultural and Recreational Uses                                       | N/A     | 10 000 | 10 000 | N/A | 20 000  |
| <b>Total</b>   | 121 309 | 98 122 | 10 600 | 0   | 230 031 |

CD-1 #448 (By-law No. 9193) for 3158 Celtic Avenue

- Section 14 – Driveways

After section 14.4, insert the following:

*14.5 The Director of Planning may relax section 14.3 and section 14.4 if:*

- (a) the relaxation would assist in addressing issues arising from site peculiarities such as shape, topography or other conditions;*
- (b) the Director of Planning first considers the effects on neighbouring properties; and*
- (c) the Director of Planning first considers the intent of this By-law and all applicable policies and guidelines adopted by Council.*

CD-1 #521 (By-law No. 10413) for 7299 Granville Street (Shannon Mews)

1. Renumbering of sections

Renumber sections 9, 10, 11, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 12, 12.1, 12.2, 13, 14 and 15 as 8, 9, 10, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 11, 11.1, 11.2, 12, 13 and 14, respectively.

2. Section 3 – Uses

Amend section 3.2(b) as follows:

Dwelling Uses, limited to One-Family Dwelling, Multiple Conversion Dwelling existing on June 18, 1956, ~~and Multiple Dwelling,~~ *and Dwelling Unit in conjunction with any of the uses listed in this section 3.2;*

CD-1 #525 (By-law No. 10433) for 555 Robson Street, 775 Richards Street, and 520 West Georgia Street (Telus Block)

- Section 6 – Floor area and density

Amend section 6.2 as follows:

Computation of floor ~~area~~ *space* area must include all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building.

CD-1 #529 (By-law No. 10472) for 2667-2703 Kingsway

- Section 3 – Density

Amend section 3.2 as follows:

3.2 The floor ~~area~~ *space ratio* for all uses combined must not exceed 3.8, except that :

- (a) floor ~~area~~ *space ratio* must be a maximum of 3.45 for dwelling uses in conjunction with other uses, in storeys located above the front street level storey, and
- (b) floor ~~area~~ *space ratio* must be a minimum of 0.35 for non-residential uses, in the front street level storey or below.

\* \* \* \* \*