



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: December 3, 2013  
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Meeting Date: December 17, 2013

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Text Amendment: Riverside East

**RECOMMENDATION**

THAT the General Manager of Planning and Development Services be instructed to make application to amend CD-1 (247) By-law No. 6533 for Riverside East to add a provision to exclude floor area in residential storage, to delete the minimum parking requirement and to increase the building height in sub-area 2 from 10.0 m (32.8 feet) to 11.54 m (37.9 feet), 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.

**REPORT SUMMARY**

This report recommends text amendments to the CD-1 (Comprehensive Development) By-law for Riverside East which is located between Southeast Marine Drive and the Fraser River, west of Kerr Street, as shown in Figure 1. The amendments would add provisions to the CD-1 By-law to:

- 1) exclude floor area for residential storage, which is consistent with current practice for all multi-family districts;
- 2) to delete from the CD-1 By-law its minimum parking requirement, thereby allowing the minimum parking requirements to be determined by the Parking By-law; and
- 3) to increase the building height on riverfront sites (sub-area 2) from 10.0 m (32.8 feet) to 11.54 m (37.9 feet) to allow new developments to conform to the current Fraser River flood-proofing requirements. If approved, these changes will result in a CD-1 By-law that reflects up-to-date provisions for residential storage, parking and flood-proofing.

**COUNCIL AUTHORITY/PREVIOUS DECISIONS**

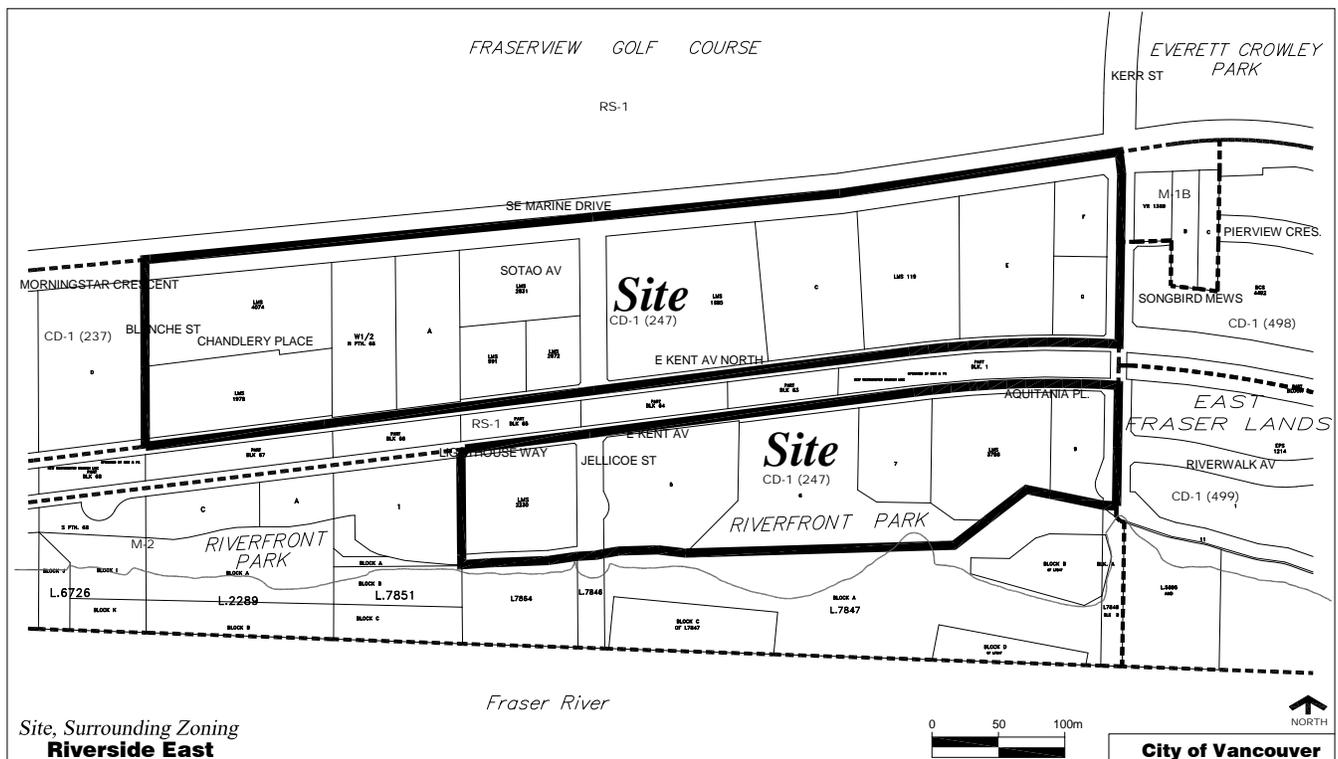
- CD-1 (247) By-law No. 6533 for Riverside East, enacted July 25, 1989 and amended up to April 5, 2011.

**REPORT**

**Background/Context**

The CD-1 By-law for Riverside East covers a large area along the Fraser River, south of Southeast Marine Drive, comprising the 2700-3000 blocks of East Kent Avenue North and the 2800-3000 blocks of East Kent Avenue South (see Figure 1). A comprehensive master plan for the Riverside East community was developed in the 1980s and the area was rezoned to CD-1 in 1989 to allow for redevelopment with primarily multi-family housing. Of 16 development parcels in the CD-1 District, one parcel is developed as public open space (Riverfront Park) and 11 have been developed for residential purposes in accordance with the zoning. Four vacant parcels remain to be developed, two of which are now proposed to be developed with residential use in accordance with the CD-1 By-law. The proposed amendments to the by-law would allow development applications for these sites to be considered under up-to-date provisions for residential storage, parking and flood-proofing.

**Figure 1: Boundaries of CD-1 (247) Riverside East and surrounding context**



## ***Strategic Analysis***

### **Residential Storage**

The CD-1 By-law, which was enacted in 1989, lacks a standard provision to exclude residential storage from the floor area calculation. An exclusion for residential storage was introduced in the 1990s and since that time it has been incorporated into all multi-family (RM) districts and it also commonly appears in CD-1 by-laws that permit multiple dwelling use. The purpose of this exclusion is to encourage the provision of bulk and in-suite storage in residential developments. The standard provision allows for in-suite storage rooms, up to a maximum size of 3.7 m<sup>2</sup> (39.8 sq. ft.) per unit, and for unlimited bulk storage below grade to be excluded from the floor area computation.

As noted, this now standard exclusion is lacking from the CD-1 By-law. Staff are, therefore, recommending an update to the by-law to add this provision. If approved, this exclusion will be available to future developments in Riverside East making it consistent with all other current multi-family developments in the city.

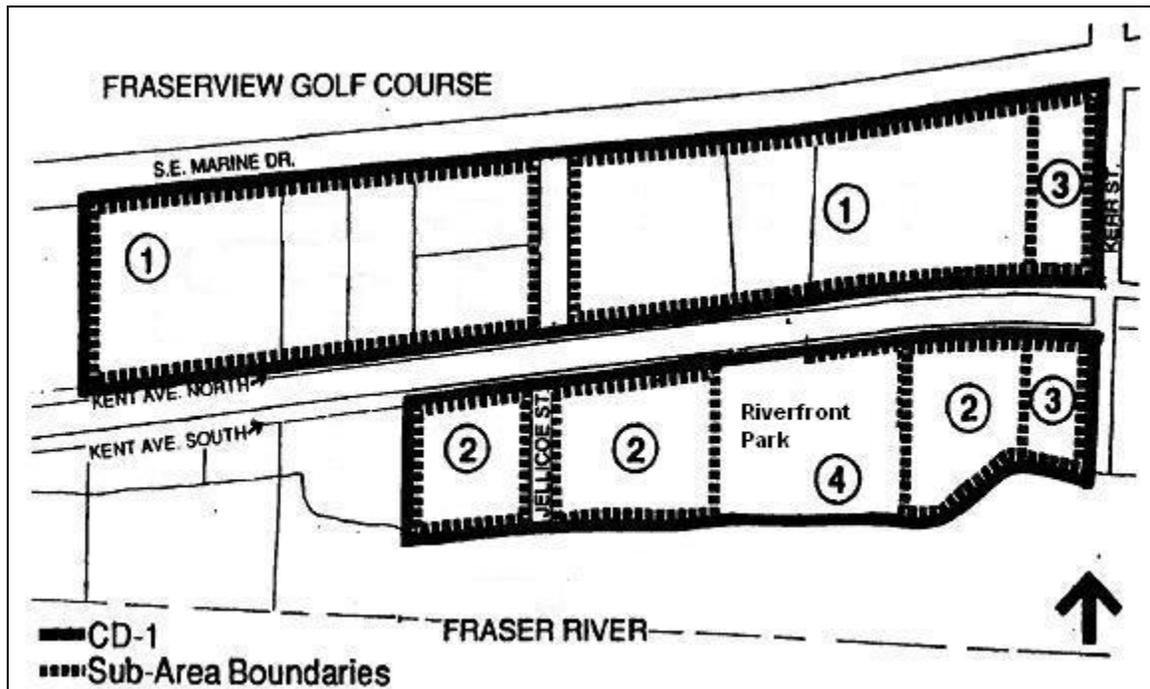
### **Parking**

Staff are also recommending deleting the minimum parking requirement specified in Section 5.4.2 of the CD-1 By-law because it is now outdated. Section 5.4.2 states that parking is to be in accordance with the Parking By-law, except that it requires a minimum of 1.75 parking spaces per dwelling unit. The prescribed per-unit minimum parking requirement in the by-law reflects parking standards that were in effect in 1989 when the CD-1 By-law was created. Under today's Parking By-law, current practice is to assess parking by a combination of unit size and floor area, which allows less parking for smaller units and requires more parking for large units. If the parking section is deleted from the CD-1 By-law as proposed, minimum parking requirements for development in Riverside East would be assessed under Section 4 of the Parking By-law. For multiple dwelling uses, Section 4 currently requires 0.5 spaces for units less than 50 m<sup>2</sup> (538 sq. ft.) in size, 0.65 spaces for units up to 189 m<sup>2</sup> (2,034 sq. ft.) plus one additional space for each 140 m<sup>2</sup> (1,507 sq. ft.) of overall floor area, and two spaces for units over 189 m<sup>2</sup> (2,034 sq. ft.). This progressive approach to parking requirements would ensure that developments in Riverside East achieve parking standards that are consistent with what is required elsewhere in the city.

### **Building Height**

This proposed amendment to the CD-1 By-law entails increasing the maximum building height in sub-area 2 of the CD-1 By-law from 10.0 m (32.8 feet) to 11.54 m (37.9 feet). Sub-area 2, shown in Figure 2 below, comprises residential sites along the Fraser River. Recently, flood-proofing standards for development in areas along the Fraser River have increased and an updated flood construction level (FCL) has been established. The height increase proposed for the CD-1 By-law would allow new development in sub-area 2 to be built in accordance with the FCL, in a form consistent with the intent of the by-law. Under today's FCL requirements, the base of the three-storey building envelope will have to be set approximately 1.54 m (5.1 feet) higher than it would have been if built according to the standards in place at the time of enactment of the CD-1 By-law. Staff support increasing the height by 1.54 m as it allows for achievement of the three-storey building form as always contemplated for the sub-area 2 sites, while adhering to today's flood-proofing standards.

Figure 2: Sub-areas in CD-1 (247) Riverside East



The above amendments to the CD-1 By-law for Riverside East would allow developments on the remaining two residential sites in Riverside East to exclude floor area for residential storage and to be assessed for parking requirements based on current Parking By-law standards, and for the riverfront site to adhere to current flood-proofing standards.

### *Financial Implications*

There are no financial implications.

### *CONCLUSION*

This report proposes text amendments to the CD-1 By-law for Riverside East which would update provisions for residential storage, parking and building height. The updates would allow the remaining undeveloped parcels to accommodate the building forms that have always been envisioned. If enacted, the recommended by-law amendments would also enable new construction to satisfy current flood-proofing standards. To this end, it is recommended that the General Manager of Planning and Development Services be instructed to make application to amend the CD-1 By-law for Riverside East, that the application be referred to a Public Hearing, and that, subject to the Public Hearing, the application be approved.

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PROPOSED TEXT AMENDMENT TO  
CD-1 (247) BY-LAW NO. 6533  
for Riverside East

**Note:** A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 6533.
2. In Subsection 5.2.4, at the end, add:  
  
“
  - All residential storage space above or below base surface, except that if residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit there will be no exclusion for any of the residential storage space above base surface.”
3. Strike out Subsection 5.4.2, and re-number subsections 5.4.3 and 5.4.4 as 5.4.2 and 5.4.3 respectively.
4. In Subsection 5.5.1(a), strike out “10.0 m (32.8 ft.)” and substitute “11.54 m (37.9 ft.)”.

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