



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: April 29, 2014  
Contact: Kent Munro  
Contact No.: 604.873.7135  
RTS No.: 10557  
VanRIMS No.: 08-2000-20  
Meeting Date: May 13, 2014

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Text Amendment: 8125-8277 Ontario Street (and 26 Southwest Marine Drive)

**RECOMMENDATION**

A. THAT the application by Kasian Architecture, Interior Design and Planning Ltd., on behalf of Veritas Investments Ltd., to amend CD-1 (Comprehensive Development) District (475) By-law No. 9763 for 8125-8277 Ontario Street (26 Southwest Marine Drive) [*PID: 009-902-791, Lot A, North Part of Block 11, District Lot 322, Group 1 New Westminster District Plan 8878 Except: Reference Plan 6793 and BCP38621*] to add Insurance Office, Health Care Office, Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Laundromat or Dry Cleaning Establishment as permitted uses, be referred to a public hearing, together with:

- i. draft CD-1 by-law amendments, generally as presented in Appendix A; and
- ii. the recommendation of the General Manager of Planning and Development Services to approve the application;

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 public hearing.

B. THAT Recommendation A be adopted on the following conditions:

- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- ii. THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred

in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- iii. THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

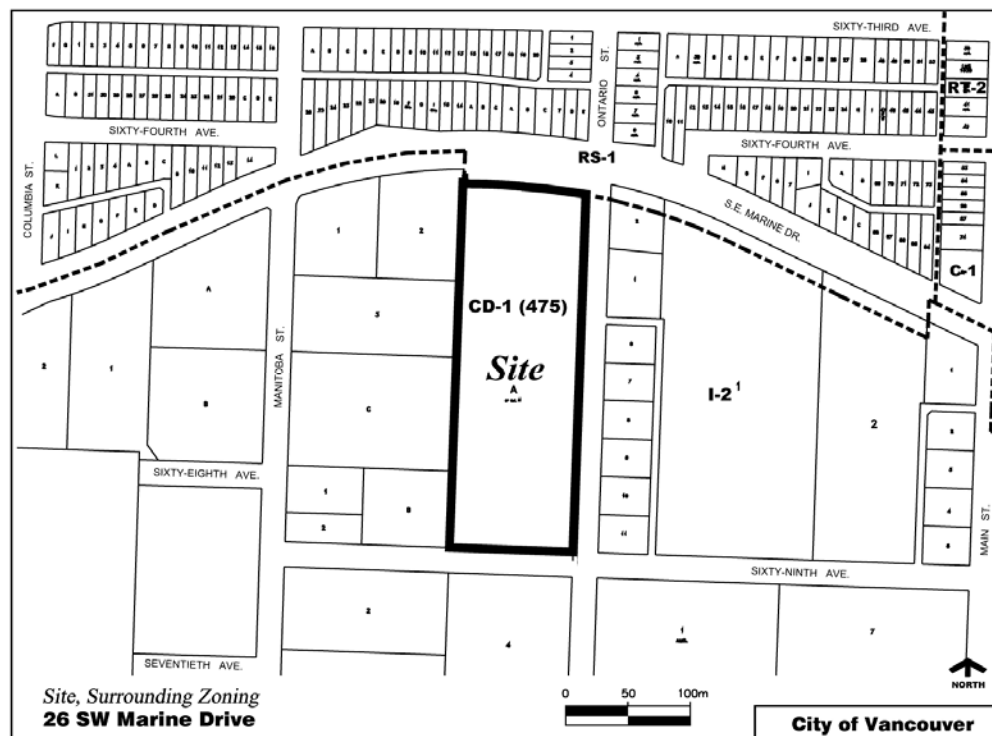
### REPORT SUMMARY

This report assesses an application by Kasian Architecture, Interior Design and Planning Ltd. to amend CD-1 (Comprehensive Development) District (475) By-law No. 9763 for 26 Southwest Marine Drive to add Insurance Office, Health Care Office, Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Laundromat or Dry Cleaning Establishment as permitted uses in an existing building. If this text amendment is approved, it is likely to result in completion of the leasing at this commercial development which would achieve the intended urban design goal of activating the commercial frontage on Ontario Street. The amendment would not result in any changes to the existing form of development. Staff support the addition of these Service and Office uses and recommend approval of the application, subject to the public hearing.

### COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (475) By-law No. 9763, enacted November 25, 2008.
- Large Format Area (LFA) Rezoning Policies and Guidelines: Marine Drive Industrial Area, adopted May 10, 2001 and amended up to July 17, 2006.

Figure 1: Site and Surrounding Zoning



## **REPORT**

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

The subject site is located on the southwest corner of Southwest Marine Drive and Ontario Street (see Figure 1). It was rezoned to CD-1 in 2007 to enable a two-storey commercial development which incorporates the heritage-designated façade of the former Chrysler Building. The 2007 rezoning application was considered under the *Large Format Area (LFA) Rezoning Policies and Guidelines: Marine Drive Industrial Area* given that the development proposed auto-oriented uses which generally require large sites, serve a wide retail catchment area and are not generally found in neighbourhood centre locations.

The five large-format commercial retail units (CRUs) on site are all currently occupied. The tenants and approximate unit sizes are: Canadian Tire (116,800 sq. ft.), Best Buy (30,300 sq. ft.), Mark's Work Wearhouse (12,800 sq. ft.), Sport Chek (26,000 sq. ft.) and Marshalls (28,200 sq. ft.).

In addition to the large-format retail uses, the development provides approximately 5,800 sq. ft. of space within small CRUs facing Ontario Street, which is a designated bikeway. These small CRUs were initially approved for restaurant use. Two of the units have been leased to Quiznos and Starbucks, while the remainder of the floor area remains vacant. These small units were introduced to provide more active uses along the Ontario Street bikeway, and to screen the structured parking on site.

The applicant has been unable to lease the vacant space along Ontario Street to businesses that conform to the existing CD-1 By-law. Through this text amendment application, the applicant seeks to expand the scope of permissible Office and Service uses for these spaces.

### ***Strategic Analysis***

The applicant seeks a text amendment to the existing CD-1 By-law for the site, to allow for additional Office and Service uses, including Insurance Office, Health Care Office, Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Laundromat or Dry Cleaning Establishment.

The existing by-law includes limitations on floor area used for Office and Retail uses. Specifically, the bylaw sets out a minimum gross floor area of 10,000 sq. ft. for retail stores and, therefore, retail uses cannot be accommodated in the CRUs that face Ontario Street. Although there is a policy preference for these types of local-serving uses to be located in neighbourhood centres, in this case the amount of floor area in question is minimal. Staff believe that should this text amendment be approved, it is likely to result in completion of the leasing at this commercial development which would achieve the intended urban design goal of activating the frontage on Ontario Street.

The proposed amendment to the CD-1 By-law is set out in Appendix A.

### *Public Input*

A site sign was installed on February 22, 2014, and information about the application was provided on the City of Vancouver Rezoning Centre webpage. No responses or comments were received regarding the application.

### *PUBLIC BENEFITS*

**Development Cost Levies (DCLs)** – Development Cost Levies (DCLs) are a growth-related charge on new development and were paid on the development following the 2007 CD-1 rezoning. As this application is for a change of use within an existing building with no addition of floor area, there is no DCL payable.

**Community Amenity Contribution (CAC)** – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. During the initial rezoning of this site to CD-1 in 2007, it was determined that no CAC was anticipated for the change of use from industrial to commercial and none was offered. A CAC would likewise not be anticipated in amending the scope of the Office and Service uses as now proposed through this application.

### *Implications/Related Issues/Risk (if applicable)*

#### *Financial*

As noted in the Public Benefits Section above, there are no Community Amenity Contributions or Development Cost Levies associated with this rezoning.

### *CONCLUSION*

Staff conclude that the application to amend the text of the CD-1 By-law for 8125-8277 Ontario Street (26 Southwest Marine Drive) to allow Insurance Office, Health Care Office, Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Laundromat or Dry Cleaning Establishment as permitted uses, is supportable. The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with the draft by-law provisions generally as set out in Appendix A and, subject to the public hearing, that it be approved.

\* \* \* \* \*

8125-8277 Ontario Street (26 Southwest Marine Drive)  
PROPOSED AMENDMENTS TO CD-1 (475) BY-LAW NO.9763

Note: An amending 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. 9763.
2. In Section 2 Uses, strike subsection 2.2(d) and replace it with:  
  
“(d) Office Uses, limited to General Office and Health Care Office.”
3. In Section 2 Uses, subsection 2.2(f), in the appropriate alphabetical order, add “Barber Shop or Beauty Salon”, “Beauty and Wellness Centre”, and “Laundromat or Dry Cleaning Establishment”.

\* \* \* \* \*

8125-8277 Ontario Street (26 Southwest Marine Drive)  
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

**Applicant and Property Information**

Address	8125-8277 Ontario Street (26 Southwest Marine Drive)
Legal Description	PID: 009-902-791; Lot A, North Part of Block 11, District Lot 322, Group 1 New Westminster District Plan 8878 Except: Reference Plan 6793 and BCP38621
Applicant/Architect	Kasian Architecture, Interior Design and Planning Ltd.
Property Owner / Developer	Canadian Tire Real Estate Limited

**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed
ZONING	CD-1	CD-1 (Amended)
USES	Cultural and Recreational, Dwelling, Manufacturing, Office, Retail, Service, Transportation and Storage, Utility and Communication, Wholesale	same, except with restrictions removed on General Office use, and with the addition of Health Care Office, Barber Shop or Beauty Salon, Beauty and Wellness Centre, and Laundromat or Dry Cleaning Establishment uses
MAX. FLOOR SPACE RATIO		No change
PARKING SPACES		No change

\* \* \* \* \*