



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: June 5, 2014
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VanRIMS No.: 08-2000-20
Meeting Date: July 22, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Text Amendment - 1890 Skeena Street (Akali Singh Sikh Temple)

RECOMMENDATION

- A. THAT the application, by KC Mooney Architect on behalf of Akali Singh Sikh Society, to amend CD-1 (Comprehensive Development) District (125) By-law No. 5060 for 1890 Skeena Street [*PID 007-672-021, Lot 2, Blocks 106 and 108, Section 28, Town of Hastings Suburban Lands, Plan 16809*], to increase the permitted floor space ratio (FSR) for from 0.30 to 0.36 to allow for a one-storey 864 m² (9,301 sq. ft.) building to house a range of temple programs customarily ancillary to a religious institution, be referred to a public hearing, together with:
- (i) plans received October 24, 2013;
 - (ii) draft CD-1 By-law amendments, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B.

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 evaluates an application to amend CD-1 (Comprehensive Development) District (125) By-law No. 5060 for 1890 Skeena Street to increase the permitted floor space ratio (FSR) for Lot 2, 1890 Skeena Street, from 0.30 to 0.36, to permit the development of a one-storey 864 m² (9,301 sq. ft.) building to house a range of temple programs customarily ancillary to a religious institution. Staff support the application, subject to rezoning conditions outlined in Appendix B.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies and decisions for this site include:

- CD-1 (125) By-law No. 5060, enacted March 15, 1977
- Hastings-Sunrise Community Vision (2004)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014).

REPORT

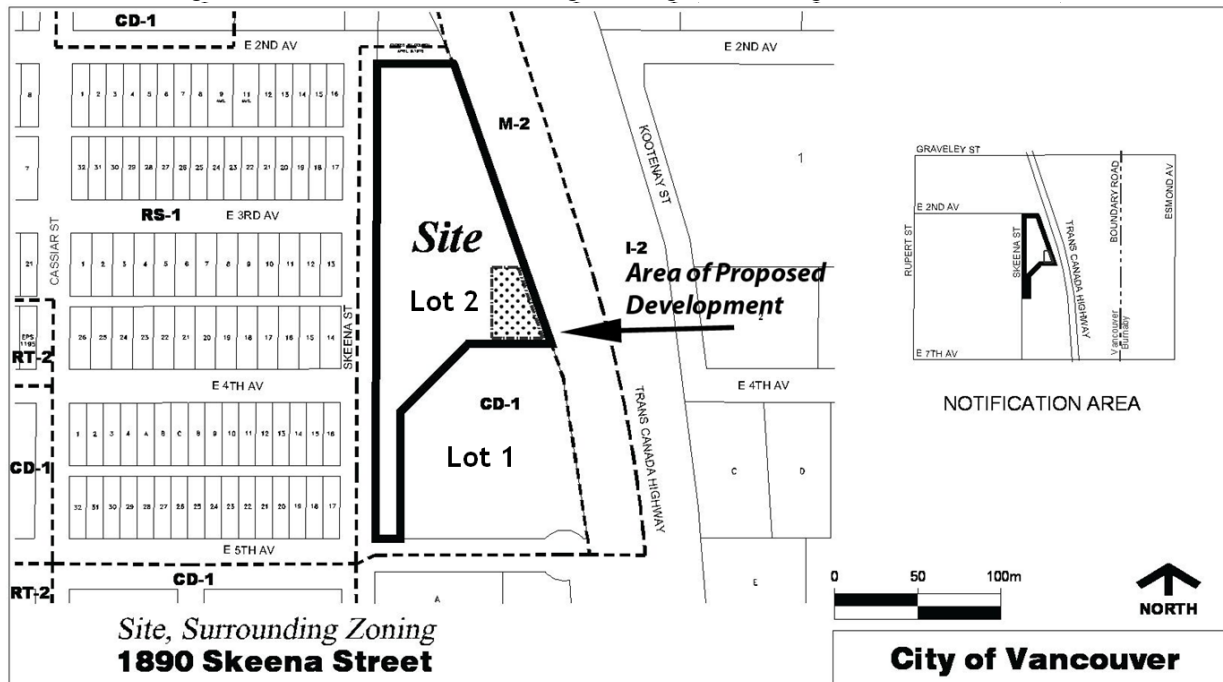
1. Site and Context

The subject site is located on the east side of Skeena Street between 2nd Avenue and 5th Avenue (see Figure 1). It was rezoned from M-2 (Industrial) District to CD-1 (125) in 1977. The CD-1 site is comprised of two legal parcels:

- Lot 1 - 3555 East 5th Avenue, currently developed with a mini-storage warehouse, and
- Lot 2 - 1890 Skeena Street (the subject site), currently developed with a two-storey building containing church uses (Akali Singh Sikh Temple) and two dwelling units associated with the temple.

The properties to the west of the site, across Skeena Street, are developed with detached houses. Thunderbird Park borders the site to the north and the Trans-Canada Highway is immediately east of the site. Sites in the adjacent blocks to the south and east are developed with light industrial uses.

Figure 1: Site and surrounding zoning (including notification area)



2. Policy Context

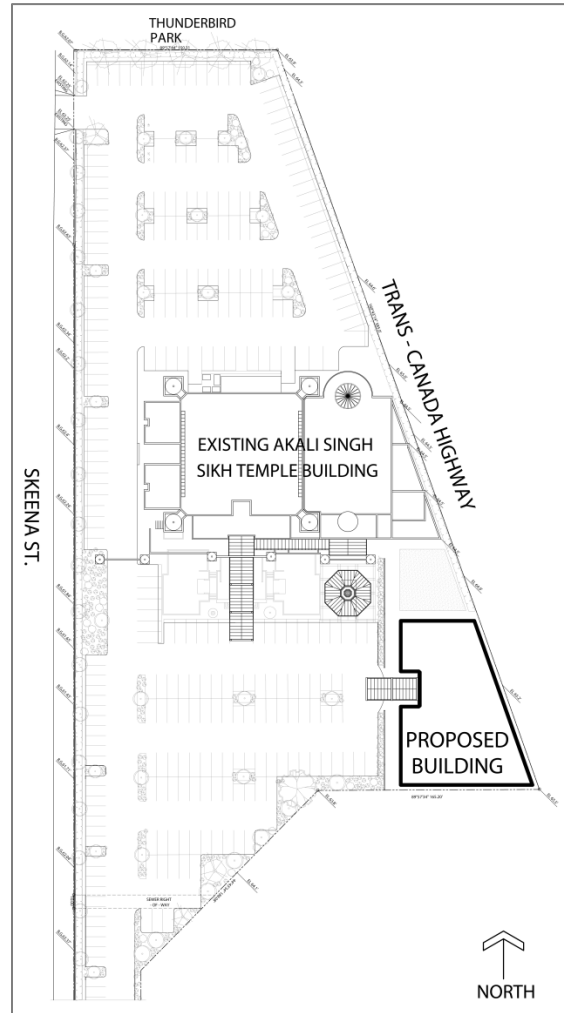
On March 24, 2004, Council approved the Hastings-Sunrise Community Vision (the “Vision”). The “Rezoning Policy” section of the Vision provides direction on the types of projects that may be considered for site-specific rezoning. Under Vision direction 14.1, rezoning applications may be considered for amendments to existing CD-1 sites in the Hastings-Sunrise area.

Strategic Analysis

1. Proposal

This application proposes to amend the text of CD-1 (125) for 1890 Skeena Street (Lot 2), to increase the permitted floor space ratio (FSR) from 0.30 to 0.36. If approved, this would allow for the development of a one-storey 864 m² (9,301 sq. ft.) building to house a range of temple programs customarily ancillary to a religious institution. The proposed building would be located at the southeast corner of the site (see Figure 2), south of the existing temple building.

Figure 2 - Site Plan



2. Land Use and Density

Through this rezoning application, the Akali Singh Sikh Society (the “Society”) seeks a text amendment to the existing CD-1 By-law for the site, to increase the maximum FSR from 0.30 to 0.36. If approved, this would allow for the development of a new building on the site, to provide a permanent space for the programs and activities currently held in temporary meeting spaces within the existing Akali Singh Sikh Temple building. These programs and activities are all considered ancillary to the Church use and are permitted under the existing CD-1 By-law for the site. No change in land use is proposed.

3. Form of Development (refer to drawings in Appendix C)

This application proposes to add a one-storey 864 m² (9,301 sq. ft.) stand-alone building to the site, with a maximum height of 13.0 m (43 ft.). The proposed building would use the same finishes and similar architectural details to the existing temple, which has a floor area of

approximately 4,578.9 m² (49,287 sq. ft.) and a height of 28.6 m (94 ft.). The proposed building would be located at the southeast corner of the site, adjacent to the Trans-Canada Highway, and would be screened from view by the existing vegetation around the perimeter of the site and by the neighbouring mini-storage warehouse. As the proposed building would primarily be visible only within the temple site, staff did not present the application to the Urban Design Panel for a review of the public realm impacts.

Staff conclude that the proposed form of development is supportable, subject to the form of development conditions noted in Appendix B, which will further improve building and site design through the development permit process.

4. Transportation and Parking

Vehicle parking is provided within a surface parking lot accessed primarily by an entrance from 5th Avenue, at the southwest corner of the site, with a secondary vehicle access point from Skeena Street at the northeast corner of the site. Pedestrian access is provided through a mid-block gate on Skeena Street at 3rd Avenue. The proposed building would occupy part of the existing surface parking lot, reducing the total number of parking spaces from 348 to approximately 320. This reduced total would still exceed the minimum 250 off-street spaces required by CD-1 (125) By-law for the subject site.

Staff recommend that the development meet the standards set out in the Parking By-law for parking, loading and bicycle spaces. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B, including the provision of a traffic management and parking plan.

Public Input

Information about the application was provided on the City of Vancouver Rezoning Centre webpage and on a sign installed on the site March 5, 2014. A total of 392 notifications were distributed within the neighbouring area on or about November 13, 2013. One comment was received, relating to the location of the proposed building and its impact on future development opportunities for the adjoining mini-storage site to the south. Neither the existing CD-1 (125) By-law nor the I-2 (Industrial) District Schedule requires a minimum side yard. Staff support the 1 m (3 ft.) setback proposed from the new building to the adjoining mini-storage site.

Public Benefits

Required Public Benefits

Development Cost Levies – Development Cost Levies (DCLs) are a growth-related charge on new development and are not applied to places of worship that are tax exempt. As this application is for a building to house uses ancillary to the existing temple, which is tax exempt, there are no DCLs payable.

Community Amenity Contributions – In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. The policy (Community Amenity

Contributions Through Rezoning) provides an exemption for places of worship that are tax exempt. As this application is for a building to house uses ancillary to the existing temple, which is tax exempt, there is no CAC associated with this CD-1 text amendment.

Implications/Related Issues/Risk (if applicable)

Financial Implications

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

CONCLUSION

Staff conclude that the application to amend the text of CD-1 (125) By-law No. 5060 for 1890 Skeena Street, to increase the maximum FSR from 0.30 to 0.36, is supportable. The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law amendment, generally as set out in Appendix A. Further it is recommended that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix C, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

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DRAFT CD-1 BY-LAW PROVISIONS

1890 Skeena Street (Akali Singh Sikh Temple)
PROPOSED AMENDMENTS TO CD-1 (125) BY-LAW NO.5060

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. 5060.
2. In Section 3, strike “0.30” and replace it with “0.36”.

* * * * *

1890 Skeena Street (Akali Singh Sikh Temple)
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by KC Mooney Architect, on behalf of Akali Singh Sikh Society, and stamped “Received City Planning Department, October 25, 2013”, provided that the General Manger of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Provision of a 3.0 m (10 ft.) setback from the east property line, adjacent to the Trans-Canada Highway right-of-way.

Engineering

- 2. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:
 - (i) Provision of a traffic and parking management plan that addresses any negative impacts on the neighbourhood.
 - (ii) Clarify existing approved parking and landscape plan and identify any proposed changes to the plans.

Note to Applicant: the 2 plans are not consistent.
 - (iii) Provision of current disability parking requirements for the site, and provision of a disability space(s) in close proximity to the new building.
 - (iv) Provision of 18 class B bicycle spaces with appropriate weather protection, located to the satisfaction of the General Manager of Engineering Services

Sustainability

3. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point, and one storm water point, or an equivalent achievement in an alternative rating system that meets the objectives of the Green Buildings Policy for Rezoning.

Note to applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of Cultural Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - a. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
2. Provision of all new utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be

located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all underground services.

Soils

3. If applicable:
 - a. Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - b. As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - c. If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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FORM OF DEVELOPMENT



Figure 1: Existing Temple Building (left) and Proposed Building (right)

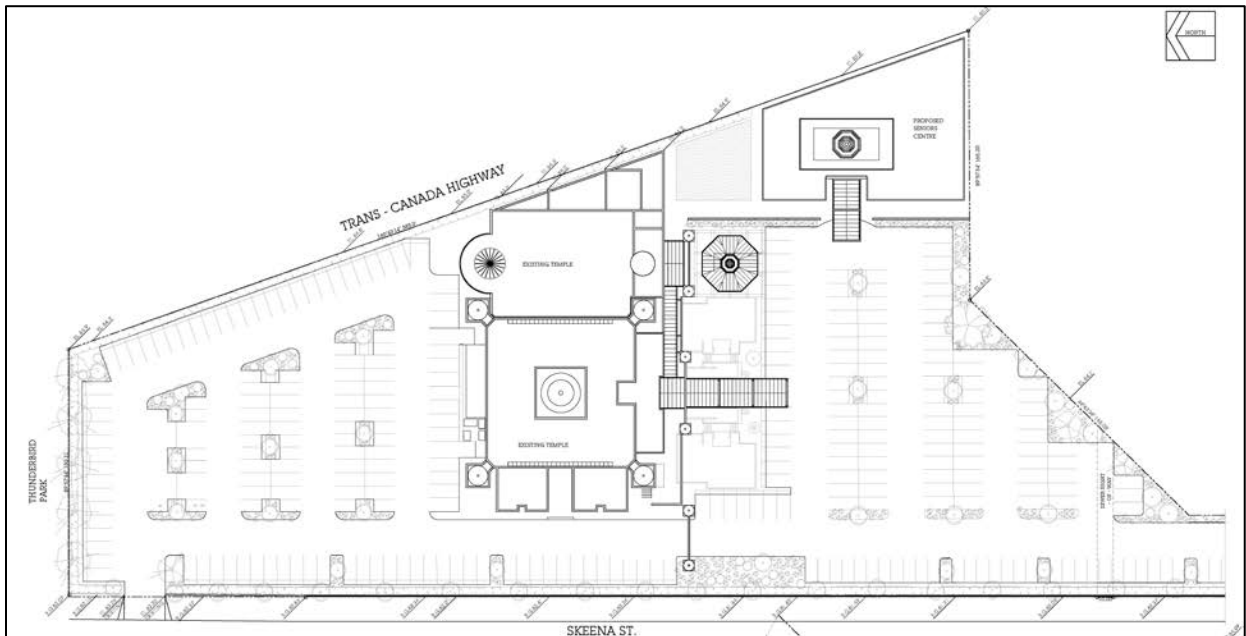


Figure 2: Site Plan

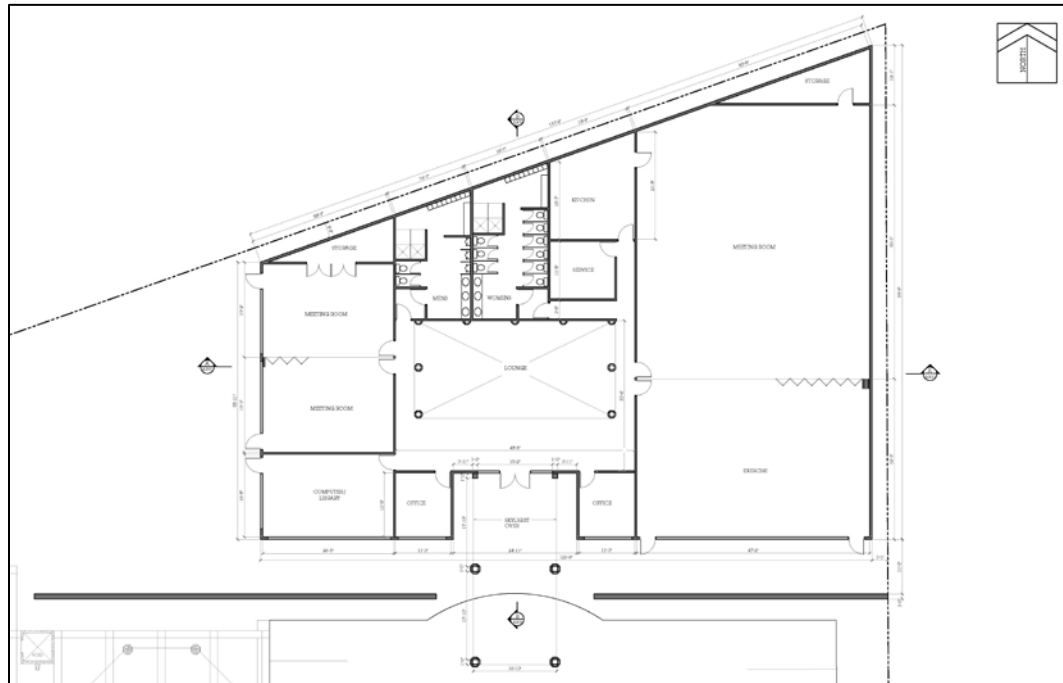


Figure 3: Floor Plan

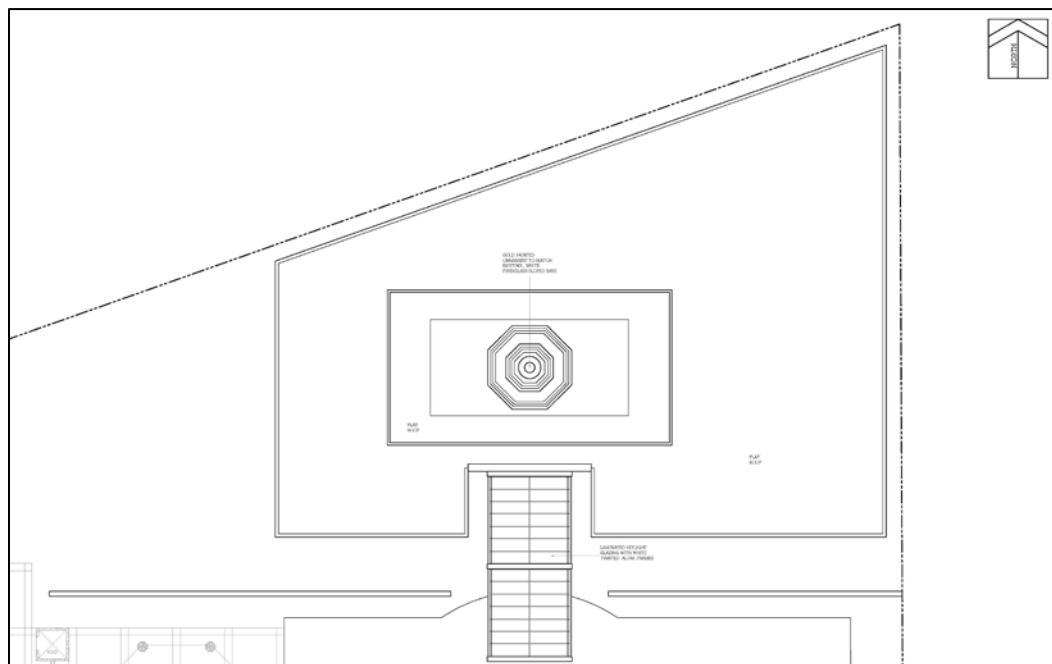
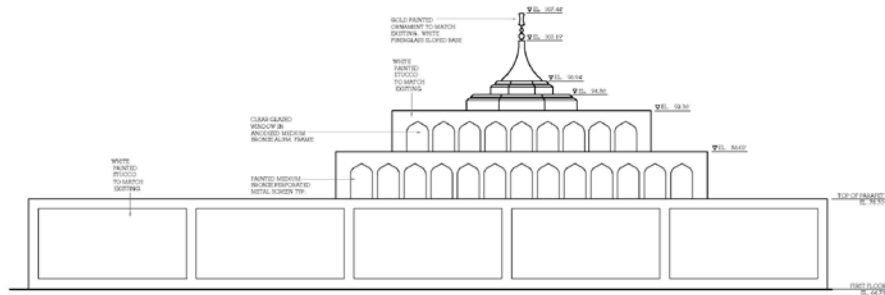
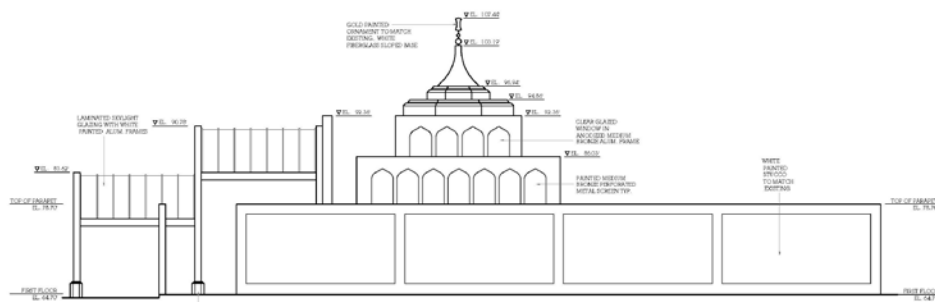


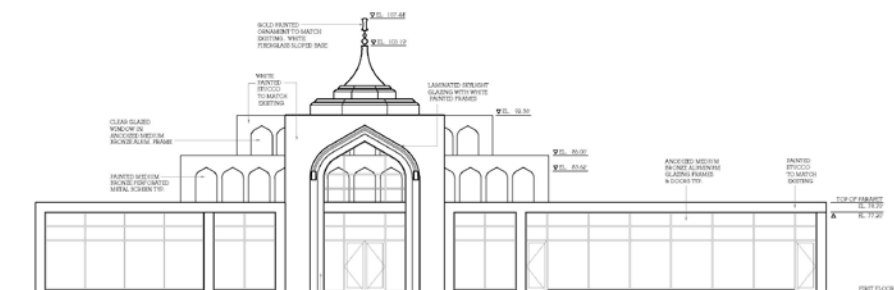
Figure 4: Roof Plan



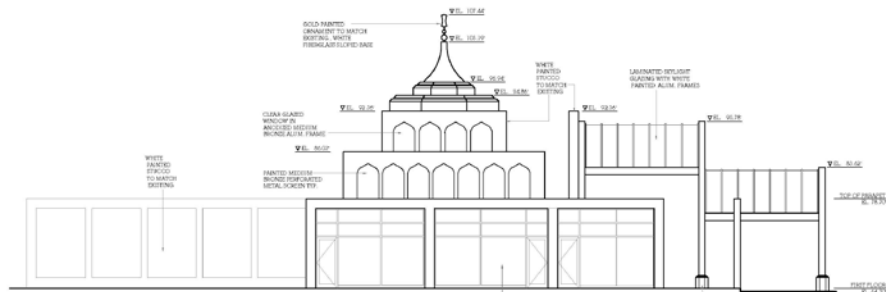
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Figure 5: Elevations

1890 Skeena Street (Akali Singh Sikh Temple)
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	1890 Skeena Street
Legal Descriptions	PID 007-672-021, Lot 2, Blocks 106 and 108, Section 28, Town of Hastings Suburban Lands, Plan 16809
Developer	Akali Singh Sikh Society
Architect	KC Mooney Architect
Property Owners	Akali Singh Sikh Society

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	CD-1	-
SITE AREA (LOT 2)	15,386.15 m ² (165,615 sq. ft.)	-
USES (LOT 2)	Institutions of a religious, philanthropic, or charitable character; Dwelling units (not to exceed 2 and to be church related); Day care centre; and customarily ancillary facilities (including off-street parking and loading).	-
FLOOR AREA (LOT 2)	4,615.8 m ² (49,685 sq. ft.)	5,539 m ² (59,621 sq. ft.)
FLOOR SPACE RATIO (FSR) (LOT 2)	0.30 FSR	0.36 FSR
PARKING, LOADING AND BICYCLE SPACES (LOT 2)	As per Parking By-law except that a minimum of 250 off-street spaces are to be provided	-