



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: March 16, 2015  
Contact: Kent Munro  
Contact No.: 604.873.7135  
RTS No.: 10788  
VanRIMS No.: 08-2000-20  
Meeting Date: March 24, 2015

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services in consultation with the General Manager of Community Services

SUBJECT: CD-1 Text Amendment: 2610 Victoria Drive (Immigrant Services Society of British Columbia)

**RECOMMENDATION**

- A. THAT the General Manager of Planning and Development Services be instructed to make application to amend CD-1 (568) By-law No. 10933 for 2610 Victoria Drive [*PID: 009-403-531; Lot A Block A of Block 163 District Lot 264A Plan 10421*] to add as a permitted use "Financial Institution, limited to Automated Banking Machine" and to limit this use to a maximum floor area of 10 m<sup>2</sup> (107 sq. ft.), 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.

- B. THAT, if the application is referred to a public hearing, the General Manager of Planning and Development Services make application to amend Schedule E of the Sign By-law to establish regulations for CD-1 (568) in accordance with Schedule "B" to the Sign By-law [assigning Schedule "B" (C-2)], generally as set out in Appendix B, and that the Sign By-law amendment application be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix B, for consideration at the public hearing.

- C. THAT the amendment to Schedule C of the Parking By-law, for CD-1 (568), to add a provision that parking requirements for Social Service Centre use be as per the Broadway Station Precinct standard, as as set out in Appendix C, be approved.

**REPORT SUMMARY**

This report recommends amendments to the CD-1 By-law for 2610 Victoria Drive (Immigrant Services Society of British Columbia), as well as to the Sign By-law and the Parking By-law. If approved, the CD-1 text amendment would allow the provision of an Automated Banking Machine (ATM) near the entry to the Social Service Centre building currently under construction on this site. A consequential amendment to the Sign By-law is also proposed to enable the provision of signage for the Financial Institution use. A further amendment is proposed to the Parking By-law to establish parking requirements for the Social Service Centre as per the Broadway Station Precinct standard of the Parking By-law. The proposed amendments would not result in an increase of floor area and no changes are proposed to the existing form of development. Staff recommend approval of the amendments, subject to the public hearing.

**COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- CD-1 (568) By-law No. 10933, enacted May 14, 2014

**Figure 1: Site and Surrounding Zoning**

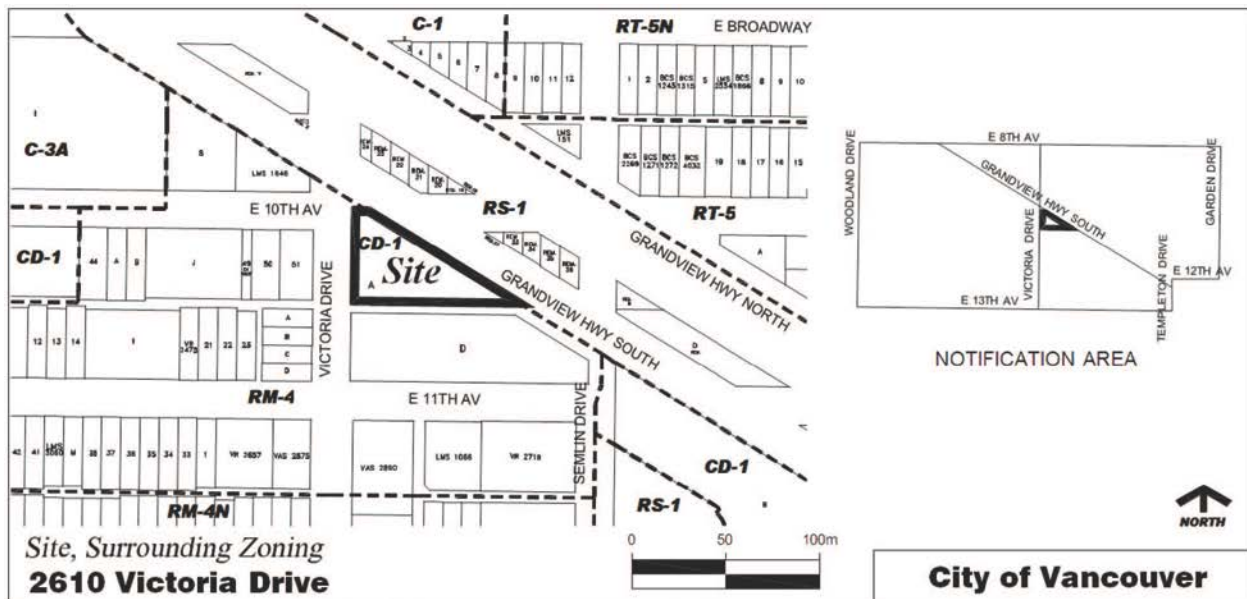
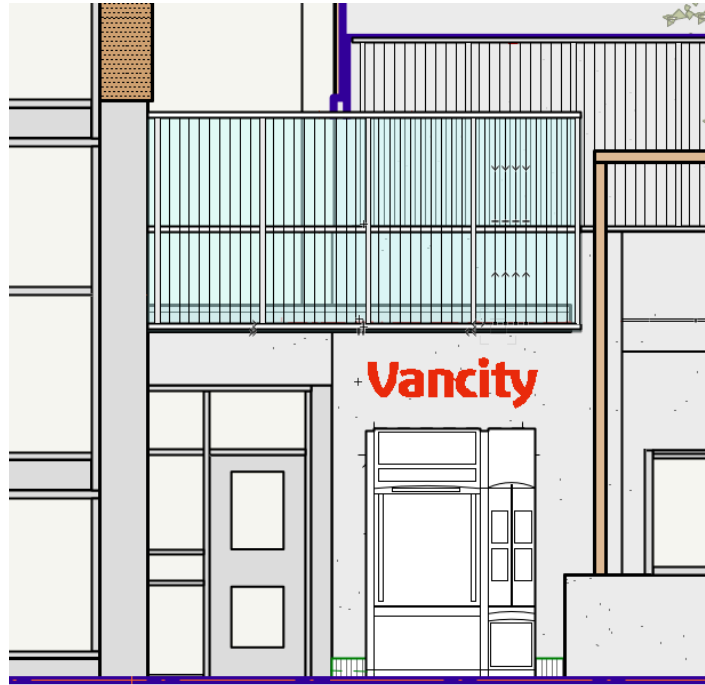


Figure 2: Detail of Victoria Drive frontage showing proposed ATM and signage



## REPORT

### *Background/Context*

A CD-1 By-law for 2610 Victoria Drive (site illustrated in Figure 1) was approved in principle after a public hearing on November 12, 2012 and was enacted on May 13, 2014. The by-law allows construction on this 2,253.6 m<sup>2</sup> (24,257.5 sq. ft.) triangular site of a building called the New Welcome House, which will comprise a supportive housing project with an onsite combined service centre for recently arrived immigrants and refugees. The property is owned by the City of Vancouver and is under lease to the Immigrant Services Society of British Columbia for a term of 60 years. Presently under construction on the site is a six-storey Social Service Centre with supportive housing.

### *Strategic Analysis*

This report seeks a text amendment to the existing CD-1 By-law (568) for 2610 Victoria Drive, to allow for Financial Institution, limited to Automated Banking Machine, as a permitted use. Amendments to the Sign and Parking by-laws are proposed to enable the provision of signage for the Social Service Centre and Financial Institution uses and to establish parking requirements for the Social Service Centre as per the Broadway Station Precinct standard of the Parking By-law.

Immigrant Services Society of BC is the largest immigrant-serving agency in Western Canada and has been in operation since 1972. The society currently provides a variety of settlement and integration services each year to over 30,000 Lower Mainland immigrants and refugees.

The Social Service Centre, or “New Welcome House”, at 2610 Victoria Drive will offer a range of programming including refugee trauma support, settlement support, government outreach, a law clinic, food bank, primary health care clinic, community kitchen, teaching facility, youth drop-in and child-minding, as well as 28 non-market dwelling units, which provide short-term and supportive housing for government-assisted refugees.

Should this text amendment be approved, it would allow for an ATM on site to serve the centre’s clients, residents of the supportive housing units and members of the surrounding community. The use of a bank machine was not contemplated at time of the initial rezoning as Immigrant Services Society did not need an ATM at their current downtown site on Drake Street. However, in working with Vancity, who provide the individual and group financial skills training to Immigrant Service Society clients, it became apparent that banking today is done largely through use of these machines, and that provision of an ATM at the new Victoria Drive site would allow immigrants to learn and practice automatic banking skills enabling them to better understand Canadian banking practices and become independent citizens.

The proposed CD-1 text amendment, as set out in Appendix A, would limit the maximum floor area for Financial Institution to 10 m<sup>2</sup> (107 sq. ft.). This space allows for a small service room and vestibule near the building’s lobby where the ATM would be located. The proposed amendments would not result in an increase to the building’s overall floor area and no changes are proposed to the existing form of development. The Financial Institution use would also only be permitted in conjunction with Social Service Centre use, such that the ATM would not be permitted to remain should the Social Service Centre use cease on this site.

When the site was rezoned from RM-4 (Multiple Dwelling) to CD-1, the CD-1 was not added to Schedule E of the Sign By-law. This report recommends an amendment to the Sign By-law, as set out in Appendix B, to establish regulations for CD-1 (568). This amendment, if approved, would enable the provision of signage for the Social Service Centre and Financial Institution uses at 2610 Victoria Drive. The proposed ATM and its signage are illustrated in Figure 2.

Following approval of the CD-1 zoning for the site at the November 12, 2012 public hearing, new parking, loading and bicycle space standards for the Broadway Station Precinct were introduced to the Parking By-law. Staff recommend that these new standards apply to this site as it is located within the Broadway Station Precinct. Consequently a further amendment to Schedule C of the Parking By-law is proposed. With this amendment, parking, loading and bicycle space requirements at 2610 Victoria Drive would be consistent with requirements in the surrounding blocks, except that the residential use provided on the site for short-term and supportive housing for new immigrants will continue to have no parking requirement.

The proposed amendments to the CD-1 By-law, as well as the Sign and Parking by-law amendments, are set out in Appendix A and Appendix B respectively.

### ***PUBLIC BENEFITS***

**Development Cost Levies (DCLs)** – DCLs collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. As this amendment proposes to add a use within an existing building with no addition of floor area, there is no DCL payable.

**Community Amenity Contribution (CAC)** - Within 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. CAC offers take into consideration community needs, area deficiencies and the impact of the proposed development on City services and typically include either the provision of onsite amenities or a cash contribution towards other public benefits identified in the approved Public Benefit Strategy. No CAC is anticipated in amending the scope of uses permitted in conjunction with the Social Service Centre on this site.

*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 amendment.

**CONCLUSION**

This report proposes text amendments to the CD-1, Sign and Parking by-laws for 2610 Victoria Drive (Immigrant Services Society of British Columbia). If approved and enacted, the CD-1 text amendment would allow the provision of an onsite ATM as part of the New Welcome House facility. Amendments to the Sign and Parking by-laws are proposed to enable the provision of signage for the Social Service Centre and Financial Institution uses, and to establish parking requirements for the Social Service Centre as per the Broadway Station Precinct standard of the Parking By-law. The proposed amendments would not result in an increase of floor area and no changes are proposed to the existing form of development. It is recommended that the General Manager of Planning and Development Services be instructed to make application to amend the CD-1 and Sign by-laws for 2610 Victoria Drive, that the application be referred to a public hearing, and that, subject to the public hearing, the application be approved.

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2610 Victoria Drive

PROPOSED AMENDMENTS TO CD-1 (568) BY-LAW NO.10933

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. In Section 3, Uses, after Subsection 3.2(a), add:  
“(b) Financial Institution, limited to Automated Banking Machine, in conjunction with Social Service Centre;”
2. Renumber Subsections 3.2(b) and 3.2(c) as 3.2(c) and 3.2(d) respectively.
3. After Section 3, Uses, add:  
“Conditions of Use  
4. Financial Institution is limited to a maximum floor area of 10 m<sup>2</sup>.”
4. Renumber Sections 4 to 10 as Sections 5 to 11 respectively.

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2610 Victoria Drive  
DRAFT CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"2610 Victoria Drive CD-1 (568) 10933 B (C-2)"

PARKING BY-LAW NO. 6059

Amend Schedule C (CD-1 District Parking Requirements) as follows:

(Note: Deleted provisions in ~~struck-out text~~ and new inserted provisions are in **bold text**)

2610 Victoria Drive	10933	(568)	<p><del>Parking, loading and bicycle spaces in accordance with by-law requirements on May 13, 2014, except that there will be no residential parking spaces provided.</del></p> <p><b>Parking, loading and bicycle spaces as per Broadway Station Precinct Standard of May 13, 2014, except that there will be no residential parking spaces provided.</b></p>
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2610 Victoria Drive  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2610 Victoria Drive
Legal Description	PID: 009-403-531; Lot A Block A of Block 163 District Lot 264A Plan 10421
Applicant	General Manager of Planning and Development Services
Property Owner	City of Vancouver
Lessee	The Immigrant Services Society of British Columbia

SITE STATISTICS

SITE AREA	24,258 sq. ft. (2 253.6 m <sup>2</sup> )
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1	CD-1 (amended)
Uses	Social Service Centre Associated Dwelling Use	Social Service Centre Associated Dwelling Use Associated Financial Institution Use, limited to Automated Banking Machine, with a maximum floor area of 10 m <sup>2</sup> (107 sq. ft.)
Max. Floor Space Ratio (FSR)	2.5 FSR	-
Floor Area	5 454 m <sup>2</sup> (58,706 sq. ft.)	-
Maximum Height	20.4 m (67 ft.) - 6 storeys	-
Parking, Loading and Bicycle Spaces	As per Parking By-law, except that there will be no residential parking spaces provided.	As per Broadway Station Precinct Standard of the Parking By-law, except that there will be no residential parking spaces provided.

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