



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 12, 2016
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VanRIMS No.: 08-2000-20
Meeting Date: July 26, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: Miscellaneous Text Amendments

RECOMMENDATION

THAT the Acting General Manager of Planning and Development Services be instructed to make application to:

- (i) amend CD-1 (628) By-law No. 11504 for 4162 and 4188 Cambie Street for miscellaneous text amendments, generally as presented in Appendix A;
- (ii) amend CD-1 (575) By-law No. 11017 for 2290 Main Street for miscellaneous text amendments, generally as presented in Appendix B;
- (iii) amend CD-1 (521) By-law No. 10413 for 7299 Granville Street (Shannon Mews) (formerly known as 7101-7201 Granville Street) for miscellaneous text amendments, generally as presented in Appendix C;
- (iv) amend CD-1 (478) By-law No. 9850 for 188 East 1st Avenue (1721 Main Street) for miscellaneous text amendments, generally as presented in Appendix D;

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 appendices A through D for consideration at public hearing.

REPORT SUMMARY

This report recommends miscellaneous text amendments to the CD-1 (628) By-law for 4162 and 4188 Cambie Street, CD-1 (575) By-law for 2290 Main Street, CD-1 (521) By-law for 7299 Granville Street (Shannon Mews) (formerly known as 7101-7201 Granville Street) and CD-1 (478) By-law for 188 East 1st Avenue (1721 Main Street). The amendment would achieve the intent of the initial rezoning approvals, and correct inadvertent errors.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (628) By-law No. 11504 for 4162-4188 Cambie Street, enacted April 19, 2016.
- CD-1 (575) By-law No. 11017 for 2290 Main Street, enacted July 22, 2014.
- CD-1 (521) By-law No. 10413 for 7299 Granville Street (formerly 7101-7201 Granville Street) (Shannon Mews), enacted January 17, 2012 and amended July 10, 2012.
- CD-1 (478) By-law No. 9850 for 188 East 1st Avenue (1721 Main Street), enacted May 19, 2009.

REPORT

Background/Context

From time to time, Council considers miscellaneous text amendments to provide greater clarity in by-laws, to correct typographical or inadvertent errors, and to provide clear direction 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.

Strategic Analysis

This report presents four minor amendments to existing by-laws. Detailed information on each change is included in the Appendices.

1. CD-1 (628) By-law No. 11504 for 4162 - 4188 Cambie Street

In the course of reviewing the development permit application for the six-storey residential building fronting Cambie Street, it was identified that the maximum height under Section 5, Building Height, referenced the height from the ground-floor level, 19.5 m, instead of the vertical distance from the base surface, 21.4 m. This has implications for the proposed building to achieve the six storeys identified in the Cambie Corridor Plan. It was intended that the building would have a maximum height of 21.4 m. Staff therefore recommend that the CD-1 By-law be amended to include the correct height. This will allow for the intended height of the building to be achieved.

2. CD-1 (575) By-law No. 11017 for 2290 Main Street

To amend Section 2.2 under Uses, to add "Fitness Centre - Class 1" under (a) Cultural and Recreational Uses, "General Office" and "Health Care Office" under (d) Office Uses, and "Neighbourhood Public House" under (f) Service Uses. These uses were inadvertently omitted from the by-law considered at public hearing on October 24 and 29, 2013.

The site is within the Mount Pleasant Community Plan area, which supports a mix of uses – residential, commercial and office space – in this location. The proposed uses are typically listed in the use schedules of commercial districts, including the C-3A District adjacent to this CD-1 site, and they could be found in mixed-use developments similar to that permitted by the CD-1 By-law. The inclusion of these uses is consistent with recent approvals in the Lower Main sub-area of Mount Pleasant, most notably that approved for 1837-1847 Main Street, 180 East 2nd Avenue and 157-184 East 3rd Avenue. Staff therefore recommend that the CD-1 By-law be amended to include the additional uses. This will contribute to the vibrancy of Mount Pleasant and encourage a mix of uses along Main Street.

3. CD-1 (521) By-law No. 10413 for 7299 Granville Street (Shannon Mews) (formerly known as 7101-7201 Granville Street)

To amend Section 3.2 under Uses to insert "(c) Office Uses, limited to Health Care Office" below sub-section (b) and to re-number the remaining sub-sections. This use was inadvertently omitted from the by-law considered at public hearing on July 26, 2011. The inclusion of Health Care Office will complement the current uses in CD-1 (521) and contribute to the mixed-use character within 50 m of the intersection of Granville and West 57th Avenue. Staff therefore recommend that the CD-1 By-law be amended to include the additional use. The added use will contribute to the business opportunities and services for the surrounding neighbourhood.

4. CD-1 (478) By-law No. 9850 for 188 East 1st Avenue (1721 Main Street)

To amend Section 3.2 under Uses to insert "(c) Office Uses" below sub-section (b) and to re-number the remaining sub-sections. The uses were inadvertently omitted from the by-law considered at public hearing on July 8 and 10, 2008. The inclusion of Office Uses is supported by the Southeast False Creek Official Development Plan, which encourages office use on grade. The inclusion of the uses is consistent with recent approvals along this section of Main Street, most notably that approved for 1695 Main Street, 1061 Main Street (1618 Quebec Street) (formerly 1553-1577 Main Street and 1650 Quebec Street). Staff therefore recommend that the CD-1 By-law be amended to include the additional uses. The added uses will contribute to the business opportunities, services for the surrounding neighbourhood and meet the vision and objectives of the Southeast False Creek Official Development Plan.

Financial

There are no financial implications.

CONCLUSION

This report proposes miscellaneous text amendments that, if approved, will achieve the intent of the initial rezonings and correct inadvertent errors. To this end, it is recommended that the Acting General Manager of Planning and Development Services be instructed to make application to amend CD-1 (628) By-law for 4162 - 4188 Cambie Street, CD-1 (575) By-law for 2290 Main Street, CD-1 (521) By-law for 7299 Granville Street (Shannon Mews) (formerly known as 7101-7201 Granville Street) and CD-1 (478) By-law No. 9850 for 188 East 1st Avenue (1721 Main Street) and that these applications be referred to a public hearing, and that, subject to the public hearing, the application be approved.

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PROPOSED AMENDMENT TO
CD-1 (628) BY-LAW NO. 11504
4162 - 4188 Cambie Street

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 11504.
2. In Section 5, Building height, Council deletes "19.5 m" and substitute "21.4 m".

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PROPOSED AMENDMENT TO
CD-1 (575) BY-LAW NO. 11017
2290 Main Street

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

Added text in *Italics*.

1. This By-law amends the indicated provisions of By-law 11017.
2. In Section 2 Uses, Council:
 - (a) strikes out sub-section (a) and substitutes "(a) Cultural and Recreational Uses, limited to Artist Studio - Class A and Fitness Centre - Class 1;";
 - (b) strikes out sub-section (d) and substitutes "(d) Office Uses, limited to Financial Institutions, *General Office and Health Care Office*"; and
 - (c) strikes out sub-section (f) and substitutes:
"(f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, *Neighbourhood Public House*, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade; and"

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PROPOSED AMENDMENT TO
CD-1 (521) BY-LAW NO. 10413
7299 Granville (Shannon Mews) (formerly known as 7101-7201 Granville Street)

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

Added text in *Italics*.

1. This By-law inserts the indicated provisions of By-law 10413.
2. In section 3.2, Council:
 - (a) adds in alphabetical order after sub-section (b) adds:
“(c) *Office Uses, limited to Health Care Office;*” and
 - (b) re-names sub-sections (c) through (e) as (d) through (f) respectively.
3. Council strikes out section 4.3 and substitute:
“Despite Section 3.2, *office*, retail and service uses are only permitted within 50 m of the intersection of Granville Street and West 57th Avenue.”

PROPOSED AMENDMENT TO
CD-1 (478) BY-LAW NO. 9850
188 East 1st Avenue (1721 Main Street)

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

Added text in *Italics*.

1. This By-law inserts the indicated provisions of By-law 9850.
2. In section 3.2, Council:
 - (a) adds in alphabetical order after sub-section (c) the following:
“(d) Office Uses;”; and
 - (b) re-names sub-sections (d) through (h) as (e) through (i) respectively.

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