



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: June 5, 2018
Contact: Karen Hoese
Contact No.: 604.871.6403
RTS No.: 12600
VanRIMS No.: 08-2000-20
Meeting Date: June 19, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 605-695 Southeast Marine Drive

RECOMMENDATION

- A. THAT the application by Serracan Properties Ltd. on behalf of Fraser Marine Drive Holdings Inc., the registered owner, to amend the text of CD-1 (Comprehensive Development) District (99) By-law No. 4238 and No. 4860 for 605-695 Southeast Marine Drive [*Lot B of Lot L, Block 30, District Lot 313 Plan 12285; PID: 007-037-201; and Lot G of Lot E, Block 31, District Lot 313 Plan 9905; PID 007-037-171*] to add 'Liquor Store' as an allowable use to enable the temporary relocation of an existing liquor store, be referred to a Public Hearing, together with:
- (i) draft by-law amendments generally as presented in Appendix A; and
 - (ii) the recommendation of the General Manager of Planning, Urban Design and Sustainability 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 to amend Sections 2 and 2A in CD-1 (Comprehensive Development) District (99) By-law No. 4238 and No. 4860 for 605-695 Southeast Marine Drive to add 'Liquor Store' as a conditional use. Approval of this amendment would enable the temporary relocation of an existing liquor store currently located at 725 Southeast Marine Drive during redevelopment of that site. No change to floor area, density, or form of development of the existing building is proposed. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 District (99) By-law No. 4238 and No. 4860 (enacted April 5, 1966, last amended November 28, 2006)
- Sunset Community Vision (2002)
- Liquor Store Guidelines (2004, last amended May 2018)

Background/Context

The subject site is located on the northwest corner of Southeast Marine Drive and Fraser Street, in the Sunset neighbourhood (see Figure 1). The site is part of a commercial hub at the south end of Fraser Street, with a small area zoned C-1 (Commercial) to the north and a recently approved mixed-use development across Fraser Street, zoned CD-1 (679).

In April 1966, 695 Southeast Marine Drive was rezoned from C-1 to CD-1 listing only 'Hotel and Motel' as permitted uses. Five retail store units with a total maximum floor area of 520 sq. m (5,588 sq. ft.) were added to the list of uses in a subsequent resolution in December 1966. The three-storey building, with two floors of hotel/motel use and retail stores at grade, was intended to be an extension of the Blue Boy Hotel at 725–747 Southeast Marine Drive, on the east side of Fraser Street zoned CD-1 (21).

In May 1975, the adjacent property at 605 Southeast Marine Drive was rezoned from C-1 to CD-1 as a further extension of the Blue Boy Hotel, listing only 'Hotel and Motel' as permitted uses, with a maximum height of two storeys and two levels of parking below the building.

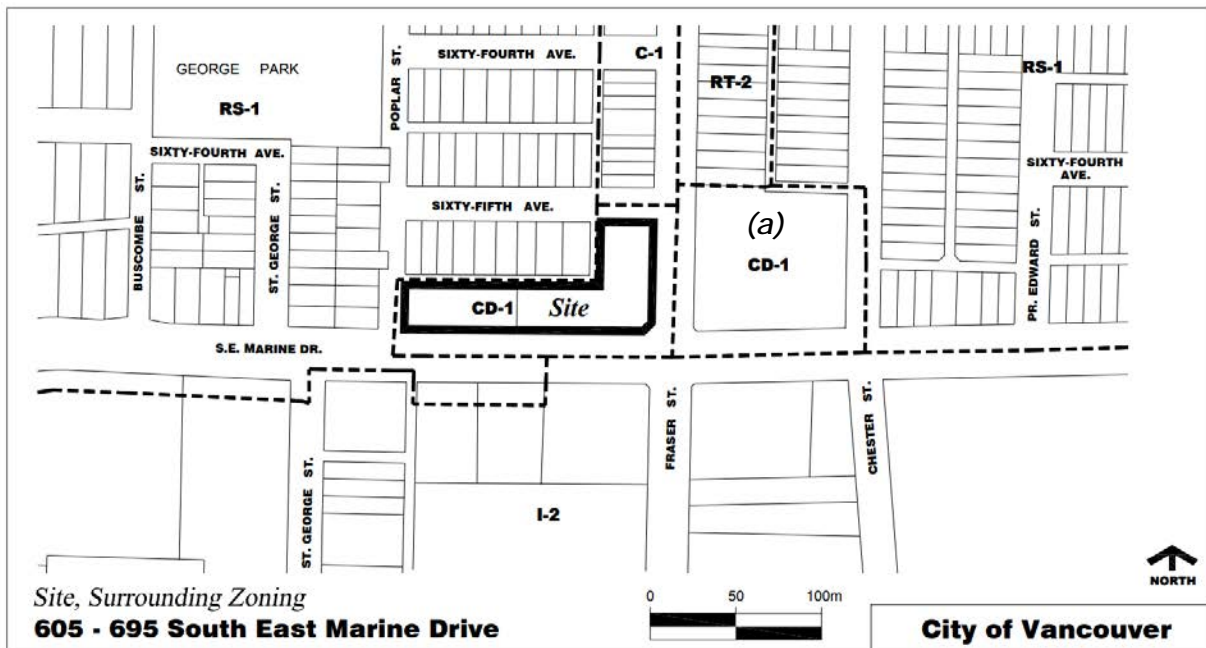
In June 1991, both properties (605 and 695 Southeast Marine Drive) underwent a further text amendment to include 'Multiple Dwelling' as a permitted use as the building had begun to be occupied as rental dwelling units.

In November 2006, the CD-1 by-law was amended again to expand the allowable commercial uses for the site, in response to enquiries from prospective tenants for the commercial units in the building. These expanded commercial uses were restricted to ground floor units on the

eastern half of the site, and not exceeding a floor area of 520 sq. m. Today, the site is a rental residential building operated by Peterson Group, with the ground-floor commercial units occupied by small retailers. Staff have received a letter from the Peterson Group in support of the current application.

In October 2016, Council approved a rezoning for 725-747 Southeast Marine Drive, directly across Fraser Street to the east of the subject site (labeled (a) in Figure 1). 725-747 Southeast Marine Drive currently contains the South Van Liquor Store, which is proposed to be replaced in the new mixed-use development. However, the liquor store will be temporarily displaced during the construction of the project. The proponent of the 725-747 Southeast Marine Drive development wishes to temporarily relocate the liquor store to a vacant commercial retail unit on the subject site.

Figure 1: Site and Surrounding Zoning



Strategic Analysis



The current application is to further amend CD-1 (99) to add ‘Liquor Store’ as a conditional use for the commercial units on the ground floor. Staff review of the application concludes that the use should be permitted on the eastern half of the site, closest to Fraser Street, which already allows a broader range of retail and service uses.

The Sunset Community Vision identifies the intersection of Southeast Marine Drive and Fraser Street as a commercial area, including the subject site. This proposal would allow for the existing liquor store located immediately across Fraser Street to continue serving the local area during construction of the new mixed-use development. The applicant intends to move the existing liquor store into a 100 sq. m (1,072 sq. ft.) commercial retail unit at 655 Southeast Marine Drive. Approving this amendment would be consistent with the intent for this intersection as a local-serving commercial area.

While approving this application would add 'Liquor Store' as a possible allowable use on the site, any proposed liquor store must still comply with the City's Liquor Store Guidelines, which set locational and spacing requirements for liquor retail stores. The Liquor Store Guidelines restrict liquor retail near community and family services, such as schools and community centres. The spacing requirements in the Liquor Store Guidelines would exclude liquor stores from operating at both 605-695 Southeast Marine Drive and 725-747 Southeast Marine Drive, as the sites are too close. The Liquor Store Guidelines thus ensure that no net additional liquor store can be added as a result of this amendment.

Public Input

A rezoning information sign was installed on the site on May 10, 2018. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). No public feedback was received in response to this 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 at the development permit stage, following enactment of the initial rezoning to a new CD-1 (Comprehensive Development) District. As this application proposes amendments to the permitted uses of an existing building, with no addition of floor area, there is no additional DCL payable.

Public Art Program — The *Public Art Policy for Rezoning Development* requires that rezonings involving a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. The site has a floor area of 1,449 sq. m (15,599 sq. ft.) and the application proposes no additional floor area. As such, no public art contribution is required.

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. CACs 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. As no changes are proposed to the approved height, density or form of development for this site, a CAC is not anticipated.

Implications/Related Issues/Risk

Financial

As noted in the public benefits section above, this application proposes a change in use, with no change to the height, density or form of development. As such, there are no Community Amenity Contributions, Development Cost Levies or public art contributions associated with this rezoning.

CONCLUSION

Staff have reviewed the application to amend the text of CD-1 (99) for 605-695 Southeast Marine Drive and support adding 'Liquor Store' as a conditional use to enable the temporary relocation of an existing liquor store during redevelopment. Approval of these amendments would not have any implications for the approved floor area, density or form of development. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing, together with the draft by-law provisions generally as set out in Appendix A, and that it be approved, subject to the Public Hearing.

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**605-695 SOUTHEAST MARINE DRIVE
DRAFT AMENDMENTS TO CD-1 (99) By-law No. 4238 and No. 4860**

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 2, Council strikes out subsection (c) and substitutes:
“(c) Retail Uses limited to Liquor Store, and Retail Store;”.
2. In section 2A, Council adds the words “liquor store,” after “repair shop – class B”.

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**605-695 SOUTHEAST MARINE DRIVE
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	605-695 Southeast Marine Drive
Legal Description	PID: 007-037-171, Lot G Block 31 Plan VAP9905 District Lot 313, Land District 36 of Lot E; and PID: 007-037-201, Lot B Block 30 Plan VAP12285, District Lot 313, Land District 36 of Lot L
Applicant	Serracan Properties Ltd.
Property Owner	Fraser Marine Drive Holdings Inc.

SITE STATISTICS

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	CD-1 (99)	Amended CD-1 (99)
SITE AREA	5,227 sq. m	No change
USES	Dwelling Uses, Office Uses, Services Uses, Retail Uses limited to Retail Store	Dwelling Uses, Office Uses, Services Uses, Retail Uses limited to <i>Liquor Store</i> and Retail Store
FLOOR AREA (including parking)	Level P1: 1,012 sq. m Level 1: 837.5 sq. m Level 2: 605.7 sq. m Total: 2,455.2 sq. m	No change
MAXIMUM FSR	1.40 for area "A" and 1.20 for area "B"	No change
MAXIMUM HEIGHT	7.32 m, or two storeys	No change

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