



POLICY REPORT

Report Date: April 9, 2019
Contact: Karen Hoese
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VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 8180-8188 Champlain Crescent

RECOMMENDATION

- A. THAT the application by Johnny W. W. Leung Architects, on behalf of Sam Ching Taoist Society, to amend the text of CD-1 (Comprehensive Development) District (117) By-law No. 4986 for Champlain Heights with respect to 8180-8188 Champlain Crescent [*PID 005-705-401, Strata Lot 63, District Lots 331 and 335 Leasehold Strata Plan VR. 736, together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on form 1*], to create a sub-area in which limited additional Cultural and Recreational, Office, Retail, and Service uses would be permitted, be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law provisions, 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 resolution 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 by-law 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 Section 2 in CD-1 (Comprehensive Development) District (117) By-law No. 4986 with respect to 8180-8188 Champlain Crescent (Champlain Heights), which is located within CD-1 (117), to add certain commercial uses. No changes to the floor area and density provisions of the by-law, or to the form of development of the existing building on the site are 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 (117) By-law No. 4986, (enacted July 13, 1976, last amended November 2, 1993)

REPORT

Background/Context

Champlain Heights is a large low-density residential neighbourhood in the Killarney area of Vancouver. It is west of Boundary Road and north of Southeast Marine Drive. On the eastern side of the neighbourhood is Everett Crowley Park, Champlain Heights Park, Captain Cook Park, and Sparwood Park. Community facilities in this neighbourhood include Champlain Heights Annex (primary school), Champlain Heights Community Centre, Captain James Cook Elementary School, and Champlain Heights Elementary School. The neighbourhood has a series of trails connecting residential areas to these parks and facilities.

CD-1 (117) By-law for the site was created in 1976. The by-law regulated the development of the 1,850 dwelling units that now occupy the site. Non-residential uses are limited to park and playgrounds, personal care and private hospital, and local convenience store. Current residential tenure in the neighbourhood is a mix of strata, rental, and cooperative housing.

Strategic Analysis

The current application is to amend CD-1 (117) By-law No. 4986 to expand the permitted uses at 8180-8188 Champlain Crescent to better suit the needs of the neighbourhood. As the only existing commercial building in the CD-1 (117) District, 8180-8188 Champlain Crescent is occupied by a one-storey building with two vacant commercial retail units. Commercial uses currently permitted in the by-law are restricted to “local convenience store”. The applicant wishes to establish office use in the existing building on the site to serve the needs of the Sam Ching Taoist Society.

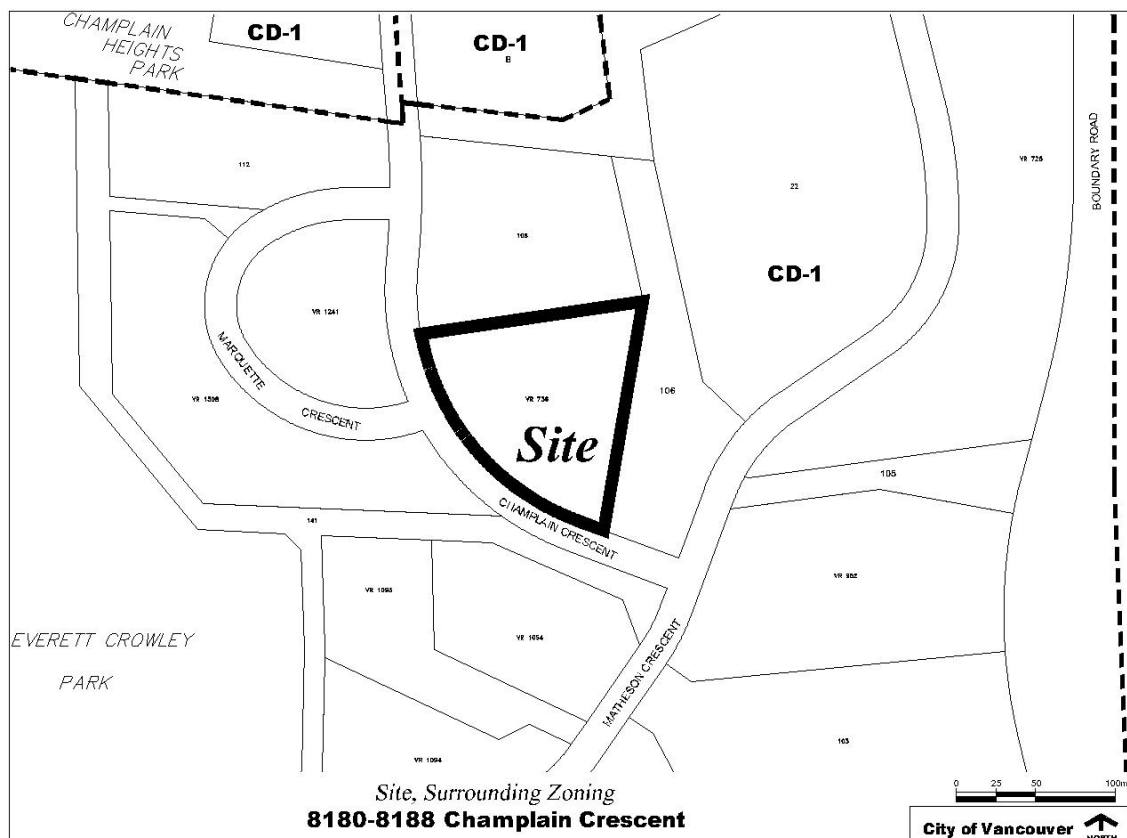
Staff propose creating a sub-area for 8180-8188 Champlain Crescent and adding the following set of uses which would typically be found in a district schedule serving a local shopping area. These uses would be better able to serve the neighbourhood in the future.

- Cultural and Recreational Uses limited to Arts and Culture Indoor Event, Fitness Centre, Library, and Museum or Archives
- Office Uses limited to Financial Institution, General Office, and Health Care Office
- Retail Uses limited to Grocery or Drug Store, and Retail Store
- Service Uses limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment and Restaurant – Class 1

The intention is that these new uses would attract tenants to the existing commercial spaces. The new uses would only be permitted in this sub-area and they would be limited in floor area to 743.2 sq. m (8,000 sq. ft.), which is the current limit in the by-law for “Local convenience stores”.

The existing “Local convenience store” use will be removed as it is an outdated use. Under the existing CD-1 by-law, “Local convenience store use” was not limited to any location within the CD-1 district. The former local convenience store use would fit under the proposed retail store use, and would now be limited to the new sub-area.

Figure 1: 8180-8188 Champlain Crescent contained within CD-1 (117) District

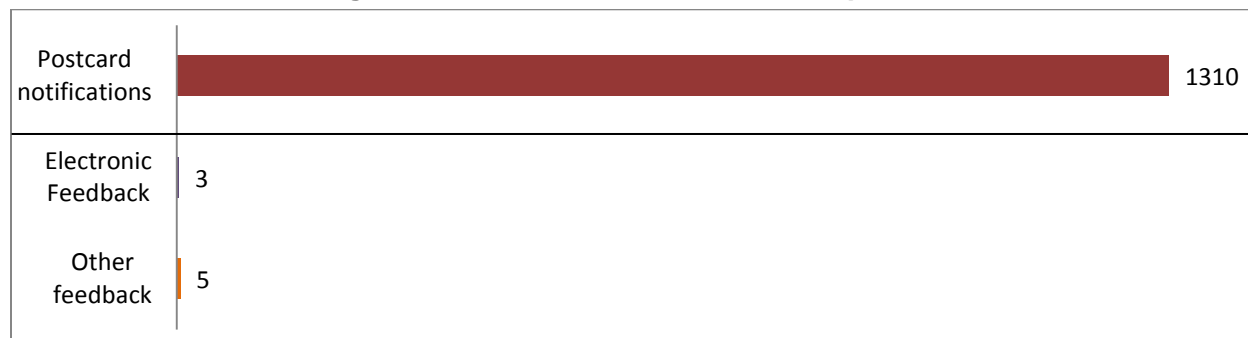


The draft by-law provisions are contained in Appendix A.

Public Input

Public Notification – Information about the application, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage www.vancouver.ca/rezapps. Approximately 1,310 notifications were distributed within the neighbouring area on or about March 20, 2019.

Figure 6 – Public Notification and Responses



Public Response and Comments – Staff received a total of seven responses in the form of electronic comment sheets and phone calls. Four comments related to the concern of introducing unwanted uses into the neighbourhood, specifically the possibility of a cannabis store. “Cannabis Store” is a distinct use defined in the Zoning and Development By-law under the Retail category and has not been included in draft by-law amendments. The remaining comments were for more information about applications and the process.

Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. As the proposed amendments relate to the use of floor space in an existing building with no increase in floor area, there would be no 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. As the application proposes no additional floor area, 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 this application proposes no change to the approved height, density or form of development for this site, no additional CAC contribution is anticipated.

Financial Implications

As noted in the public benefits section above, there are no Community Amenity Contributions, Development Cost Levies or public art contributions associated with the proposed CD-1 text amendment.

CONCLUSION

Staff have reviewed the application to amend the text of CD-1 (117) for Champlain Heights and support creating a sub-area and adding Cultural and Recreational, Office, Retail, and Service uses in that sub-area to enable new uses in an existing commercial building at 8180-8188 Champlain Crescent. Approval of these amendments would not have any implications for the approved floor area, density or form of development in the CD-1 (117) District. 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.

* * * * *

2B Subject to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the Director of Planning will issue development permits for the following additional uses within sub-area 1, except that the combined floor area for these additional uses shall not exceed 743.2 m²:

Arts and Culture Indoor Event

Fitness Centre

Library

Museum or Archives

Financial Institution

General Office

Health Care Office

Grocery or Drug Store

Retail Store

Barber Shop or Beauty Salon

Beauty and Wellness Centre

Catering Establishment

Restaurant – Class 1

Accessory uses customarily ancillary to the uses listed in this section 2B ”.

3. Council strikes out section 3 and substitutes the following:

“**3** The maximum number of dwelling units permitted is 1,850.”

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**(8180-8188 Champlain Crescent) Champlain Heights
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	8180-8188 Champlain Crescent
Legal Description	PID 005-705-401, Strata Lot 63, District Lots 331 and 335 Leasehold Strata Plan VR. 736, together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on form 1
Applicant/Architect	Johnny W. W. Leung Architects
Property Owner	Sam Ching Taoist Society

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (117)	amended CD-1 (117)
Uses	One-family dwelling Two-family duplex dwelling Two-family demi-detached dwelling Townhouses Apartments (including those for senior citizens) Park and playgrounds Personal care and private hospital (excluding surgical facilities) Local convenience stores Customarily ancillary uses	No change, except to delete Local convenience store as a permitted use in the CD-1 and add the following permitted uses in Sub-area 1 : <ul style="list-style-type: none"> • Arts and Culture Indoor Event • Fitness Centre • Library • Museum or Archives • Financial Institution • General Office • Health Care Office • Grocery or Drug Store • Retail Store • Barber Shop or Beauty Salon • Beauty and Wellness Centre • Catering Establishment • Restaurant – Class 1 • Accessory Uses customarily ancillary to the uses
Max. Density	1,850 dwelling units and local convenience store not to exceed 743.2 sq. m (8,000 sq. ft.)	No change to maximum number of dwelling units. Additional permitted used in Sub-area 1 limited to combined floor area of 743.2 m ² (8,000 sq. ft.).
Floor Area	233.5 sq. m (2,513 sq. ft.) at 8180-8155 Champlain Crescent for Local Convenience Store Use	No change
Parking, Loading and Bicycle Spaces	As per Parking By-law.	No change

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