



POLICY REPORT

Report Date: May 28, 2019
Contact: Karen Hoese
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VanRIMS No.: 08-2000-20
Meeting Date: June 11, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 1462 Granville Street

RECOMMENDATION

- A. THAT the application by Howe Street Ventures Ltd. (Westbank Projects Corp.), to amend the text of CD-1 (Comprehensive Development) District (579) By-law No. 11010 for 1462 Granville Street [*PID 029-349-389; Lot C, Block 123, District Lot 541, Group 1, New Westminster District Plan EPP40230*], to add "Manufacturing - Brewing or Distilling" as an allowable use limited to 650 sq. m, 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 CD-1 (Comprehensive Development) District (579) By-law No. 11010 for 1462 Granville Street to add “Manufacturing - Brewing or Distilling” as a permitted use, limited to 650 sq. m in the ground floor of the six-storey commercial building currently under construction on the site. No change to the height, density, or form of development of the existing CD-1 (579) 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 (579) By-law No. 11010, (enacted July 22, 2014, last amended February 7, 2017)
- Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines (2007)

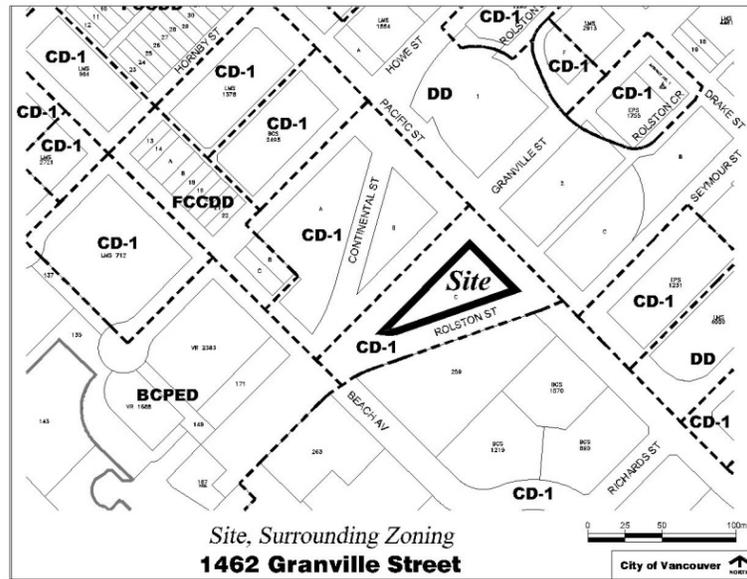
Background/Context

The subject site is the triangular parcel located between the Granville Bridge and the Seymour Street off-ramp. It is bounded by Granville Street to the west, Pacific Street to the north and Rolston Street to the east (see Figure 1). The site is zoned CD-1 (579), enacted in 2014, which permits a six-storey commercial building which is being constructed as part of the Vancouver House development. A similar site in the triangular parcel to the west is also approved for a six-storey commercial building under CD-1 (580). Both of these triangular parcels are critical components of the Under the Granville Bridge Neighbourhood Commercial Centre.

Strategic Analysis

The current application is to amend CD-1 (579) to add Brewing and Distilling as permitted Manufacturing uses to allow for these uses in the commercial units on the ground floor. The proposed craft distillery would be accommodated in one of the commercial retail units (CRUs) under construction at 1462 Granville Street.

While classified as a manufacturing use under the Zoning and Development By-law, the scale and nature of the proposed distillery is considered compatible with the neighbourhood commercial character called for under the Granville Bridge. The operation would produce small batches of spirits and focus around a tasting room. Under liquor licensing rules, the tasting room would operate at fewer hours than other licensed establishments, such as closing at 11 pm on weekend nights.

Figure 1 – Site and Surrounding Zoning

The distillery use would function similarly to the other uses that will occupy the CRUs in the Vancouver House commercial frontages, such as restaurants and cafes. It is expected that there would be minimal increases to pedestrian, vehicle and delivery traffic, relative to other businesses operating in the ground-level spaces located under the Granville Bridge. A similar craft distillery business already operates nearby within the neighbourhood, and there are others in Yaletown and on Granville Island.

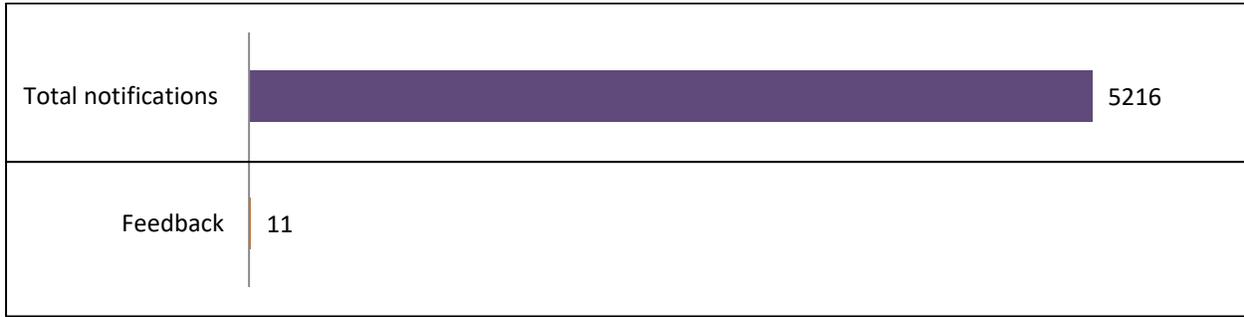
The unit proposed for distillery use is 320 sq. m (3,440 sq. ft.) in floor area. Staff recommend that a limit be placed on Brewing and Distillery use set at 650 m² (6,997 sq. ft.). This will ensure the use remains small-scale, but it would allow for some expansion into the adjacent CRU (see floor plan in Appendix B). Should the business need to grow beyond this limit, it would be obliged to expand to another location, likely in an industrial area elsewhere in the city.

As the proposed distillery would occupy space previously approved for commercial use, there would be no increase to the overall floor area of the building or changes to its massing.

Public Input

Public Notification – Approximately 5,215 notifications were distributed to surrounding property owners, as well as to non-owner occupants on or about March 29, 2019. In addition, application information and an online comment form were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps).

Figure 2 – Public Notification and Responses



Public Response and Comments – Staff received feedback from a total of 11 individuals in the form of electronic comments sheets, emails and phone calls. A number of respondents were supportive of the proposed location and felt that the distillery would provide a positive contribution to the neighbourhood. Other individuals expressed concerns with the potential for increased pedestrian and vehicle traffic, added noise, garbage, and smells and the compatibility of manufacturing with residential uses. As noted above, because of the small scale of the distillery operation and its similarity with the restaurant uses that will also locate in the area, increased impacts due to traffic, noise, garbage and smells are not anticipated. The space is being equipped to provide venting to the roof level to accommodate restaurant use, which would likewise adequately serve distillery use. The CRU proposed for the use is immediately adjacent to the building’s loading area.

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 onsite 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 (579) for 1462 Granville Street and support adding “Manufacturing - Brewing or Distilling” as a permitted use to allow for a small-scale craft distillery to occupy up to 650 sq. m of floor space on the ground level of the existing building. 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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**1462 Granville Street
PROPOSED BY-LAW PROVISIONS
to amend CD-1 (579) By-law No. 11010**

Note: A By-law to amend CD-1 (579) By-law No. 11010 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 11010.
2. In section 2.2, Council:
 - (a) adds a new subsection (c) as follows:

“(c) Manufacturing Uses, limited to Brewing or Distilling;”;
 - (b) renumbers the remaining subsections as (d) through (g).
3. In section 3, Council strikes out “Only retail and service uses are permitted on floors located at street level” and substitutes “Only retail, service, and manufacturing uses are permitted on floors located at street level”.
4. In section 4, Council:
 - (a) adds a new subsection 4.2 as follows:

“4.2 The floor area for Manufacturing Uses must not exceed 650 m².”;
 - (b) renumbers the remaining subsections as 4.3 through 4.6; and
 - (c) in renumbered subsection 4.6, strikes out “section 4.3 or 4.4” and substitutes “sections 4.4 or 4.5”.

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1462 Granville Street
GROUND FLOOR PLAN SHOWING PROPOSED DISTILLERY LOCATION



1462 Granville Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1462 Granville Street
Legal Description	PID 029-349-389, Lot C, Block 123, District Lot 541, Group 1, New Westminster District Plan EPP40230
Applicant/Architect	Howe Street Ventures Ltd. (Westbank Projects Corp.)
Property Owner	Howe Street Ventures Ltd. (Westbank Projects Corp.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (579)	amended CD-1 (579)
Uses	Cultural and Recreational Uses, Institutional Uses, Office Uses, Retail Uses, Service Uses, Accessory Use customarily ancillary to any use permitted in this section	Add Brewing or Distilling under Manufacturing Uses (to ground floor only)
Floor Area	5,264.7 sq. m overall maximum	No change to overall maximum, but Brewing and Distilling limited to 650 sq. m
Maximum Height	27.31 m	No change
Parking, Loading and Bicycle Spaces	As per Parking By-law	No change

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