



REPORT

Report Date: February 25, 2020
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Meeting Date: March 10, 2020
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TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability in consultation with the General Manager of Engineering Services

SUBJECT: 1672 West 1st Avenue: Amendment to Parking By-law

RECOMMENDATION

THAT Council approve an amendment to Schedule C of the Parking By-law for CD-1 (673) at 1672 West 1st Avenue to reduce the required number of vehicle parking spaces from 12 to 11 and to increase to the number of Class A bicycle spaces from 20 to 22;

FURTHER THAT, if Council approves the amendment, the Director of Legal Services be instructed to bring forward the necessary amending by-law generally in accordance with Appendix A.

REPORT SUMMARY

This report recommends an amendment to Schedule C of the Parking By-law for 1672 West 1st Avenue, CD-1 (673), to decrease the required minimum vehicle parking spaces from 12 to 11 and to increase the required minimum from 20 to 22 Class A bicycle spaces.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Parking By-law No. 6059, Schedule C
- CD-1 (673) By-law No. 11895 for 1672 West 1st Avenue (enacted September 19, 2017)

REPORT

Background/Context

Certain CD-1 districts have additional provisions to the Parking By-law which are contained in Schedule C of the Parking By-law. Any changes to CD-1 parking requirements listed in Schedule C require approval at a Council Meeting.

The CD-1 rezoning for 1672 West 1st Avenue was approved at public hearing on September 20, 2016. The CD-1 zoning permits the construction of an expanded second floor and mezzanine to the rear of the existing building on the site and it allows changing the land use from wholesale to general office. The rezoning permits an increase in floor area by 285 sq. m (3,067.1 sq. ft.) for a total on site of 1,032.1 sq. m (11,109.2 sq. ft.), which is an increase in the floor space ratio (FSR) from 1.36 to 1.87.

At the time of the CD-1 rezoning, the parking requirement was set out in Schedule C of the Parking By-law at 12 vehicle parking spaces and 20 Class A bicycle spaces.

Strategic Analysis

The expansion and renovations approved at rezoning are now subject to a Development Permit application (DP-2019-00677). Due to the site's grading constraints, building location, layout, and utility servicing, it has become challenging to achieve the 12 vehicle parking spaces. The reduction of the one parking space would allow the applicant to provide bicycle end-of-trip facilities. In addition, the adjustment to the layout allows for a functional design of the waste/recycling room to better service the building. Staff have re-evaluated the parking and determined that a reduction by one vehicle parking space is supportable, particularly if two additional Class A bicycle parking spaces are provided.

Consequently, staff propose to amend the Parking By-law to increase the provision for 1672 West 1st Avenue from a minimum of 12 to 11 vehicle parking spaces and to increase the minimum requirement for Class A bicycle spaces from 20 to 22, as outlined in Appendix A. As a public hearing is not required to change the Parking By-law, this amendment can be approved at a Council Meeting.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

This report addresses an amendment to Schedule C of Parking By-law for 1672 West 1st Avenue, CD-1 (673), to reduce the required number of parking spaces by one and to increase the required bicycle spaces by two. The General Manager of Planning, Urban Design and Sustainability and the General Manager of Engineering Services both recommend approval.

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**AMENDMENT TO SCHEDULE C OF PARKING BY-LAW 6059
REGARDING 1672 WEST 1ST AVENUE, CD-1 (673)**

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 the Parking By-law no. 6059.
2. In Schedule C (CD-1 Districts Parking Requirements), Council substitutes the provision for 1672 West 1st Avenue with the following:

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1672 West 1st Avenue	11895	(673)	Parking, loading and bicycle spaces are to be provided in accordance with by-law requirements, except that there must be: (a) a minimum of 11 parking spaces; (b) a minimum of 1 Class A loading space; and (c) a minimum of 22 Class A bicycle spaces.
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