



## REFERRAL REPORT

Report Date: June 8, 2021  
Contact: Yardley McNeill  
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RTS No.: 14536  
VanRIMS No.: 08-2000-20  
Meeting Date: June 22, 2021

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Miscellaneous Amendments Concerning Various CD-1 By-laws

### **RECOMMENDATION**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to:

- (i) amend CD-1 (312) By-law No. 7200 for 510 Nicola Street and 1506-1590 Coal Harbour Quay to correct an inconsistency in the commercial land use provisions for the Coal Harbour waterfront, generally as presented in Appendix A;
- (ii) amend CD-1 (590) By-law No. 11110 for 4055 Cambie Street (formerly 4099 Cambie Street) to permit a wider range of commercial uses, creating consistency with more recently approved and comparable CD-1 by-laws, generally as presented in Appendix B; and
- (iii) amend CD-1 (745) By-law No. 12726 for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue to correct map labelling, generally as presented in Appendix C;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with the respective appendices, for consideration at Public Hearing.

## **REPORT SUMMARY**

This report recommends miscellaneous amendments to the CD-1 (312) By-law No. 7200 for 510 Nicola Street and 1506-1590 Coal Harbour Quay, the CD-1 (590) By-law No. 11110 for 4055 Cambie Street (formerly 4099 Cambie Street) and the CD-1 (745) By-law No. 12726 for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue. The amendments would correct inadvertent errors and omissions.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- CD-1 (312) By-law No. 7200 for five development sites in Coal Harbour (formerly 300 Cardero Street) including those comprising the commercial spaces addressed as 510 Nicola Street and 1506-1590 Coal Harbour Quay, enacted October 19, 1993 and amended up to March 13, 2018
- CD-1 (590) By-law No. 11110 for 4055 Cambie Street (formerly 4099 Cambie Street), enacted on October 28, 2014
- CD-1 (745) By-law No. 12726 for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue, enacted July 7, 2020

## **REPORT**

### ***Background/Context***

From time to time, Council considers minor staff-initiated amendments to provide greater clarity in zoning 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 miscellaneous amendments to three CD-1 by-laws, summarized below. The proposed by-law amendments are included in Appendices A, B, and C.

#### **1. CD-1 (312) By-law No. 7200 for 510 Nicola Street and 1506-1590 Coal Harbour Quay**

CD-1 (312) By-law was enacted on October 19, 1993. It provided mixed-use zoning in accordance with the Coal Harbour Official Development Plan for the development of the portion of that plan located between Broughton and Cardero Streets, which was built out between 1994 and 2003. The CD-1 By-law splits the site into five sub-areas, commercial uses for sub-areas 2 and 3, along the waterfront, are currently limited to retail and service uses.

Subsequent rezoning by-laws were enacted a few years later for adjacent sites, CD-1 (321) and CD-1 (365), and permit office uses in waterfront commercial units. Currently, there are a mix of uses, including three office tenancies.

To rectify the inconsistency, it is recommended that CD-1 (312) be amended to allow the same commercial use provisions as permitted in the neighbouring CD-1 districts. The proposed amendments to Tables 1 and 2 of the CD-1 (312) By-law provides clarity on the maximum floor area for retail, service and office uses, and would allow office uses in sub-areas 2 and 3. Sub-area 2 comprises the commercial units addressed as 1506-1590 Coal Harbour Quay. Sub-area 3 comprises the commercial units numbered 110 to 180 at 510 Nicola Street. Sub-area 5 is a park and therefore is not allocated uses. The amendment would create flexibility for land use approvals within existing commercial spaces while maintaining an active and diverse urban waterfront. There are no changes proposed to the height or overall density of any of the existing developments in the CD-1 (312) By-law.

## **2. CD-1 (590) By-law No. 11110 for 4055 Cambie Street (formerly 4099 Cambie Street)**

CD-1 (590) By-law No. 11110 for 4055 Cambie Street (formerly 4099 Cambie Street) was approved in principle at Public Hearing on April 15, 2014 and enacted on October 28, 2014. It permits an eight-storey mixed-use building, with commercial uses at grade and 65 strata residential units.

The approved by-law applies a range of limitations on uses of the ground floor commercial units. The proposed amendment would remove a number of these limitations to accommodate a wider range of business types and to support the viability of these commercial units. Any uses that are considered to be incompatible with the site would not be approved through the development permit or business licensing processes. The amendment would make CD-1 (590) By-law consistent with more recently approved rezonings, and does not affect the form of development approved in-principle by Council.

## **3. CD-1 (745) By-law No. 12726 for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue**

CD-1 (745) By-law for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue was approved in principle at Public Hearing on July 9, 2019 and enacted on July 7, 2020. It permits a six-storey mixed-use development with commercial uses at grade and 121 secured market rental housing units. The zoning for the site changed from RT-2 to CD-1, however the Schedule A map in the CD-1 (745) By-law is labelled "From RS-1 to CD-1". This amendment corrects the error, deleting the Schedule A labelled "From RS-1 to CD-1" and replacing it with a new Schedule A labelled "From RT-2 to CD-1" (see Appendix C). The map itself is unchanged.

### ***Financial Implications***

The amendments put forward above would correct inconsistencies and errors. None entail the expansion or addition of floor space. As such, they do not have an effect on the Development Cost Levies, Community Amenity Contributions, or public art contributions associated with the development of the sites.

**CONCLUSION**

This report proposes miscellaneous amendments that, if approved, would correct inadvertent errors and inconsistencies. It is recommended that the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the CD-1 (312) By-law No. 7200 for 510 Nicola Street and 1506-1590 Coal Harbour Quay, the CD-1 (590) By-law No. 11110 for 4055 Cambie Street (formerly 4099 Cambie Street) and the CD-1 (745) By-law No. 12726 for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue. It is recommended that this application be referred to Public Hearing and, subject to the Public Hearing, be approved.

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**PROPOSED AMENDMENT TO CD-1 (312) BY-LAW NO. 7200  
FOR 510 NICOLA STREET AND 1506-1590 COAL HARBOUR QUAY**

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 No. 7200.
2. In section 6.1, Council strikes out Table 1 and substitutes the following:

**“Table 1**

<b>Use</b>	<b>Maximum Floor Area</b>
Residential Uses	85 699 m <sup>2</sup>
Retail, Service and Office Uses combined	9 598 m <sup>2</sup>

”

3. In section 6.5, Council strikes out Table 2 and substitutes the following:

**“Table 2 – Maximum Floor Area (in square metres)**

<b>Use</b>	<b>Sub-area (from Diagram 1)</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Residential Uses	15 131	37 568	33 000	-	N/A
Retail, Service and Office Uses combined	2 820	1 998	1 570	1 800	

”

\* \* \* \* \*

**PROPOSED AMENDMENT TO  
CD-1 (590) BY-LAW NO. 11110 FOR  
4055 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 No. 11110.
2. In section 2.2, Council strikes out “within CD-1 (590)”.
3. In section 2.2(a), Council strikes out “, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives”.
4. In section 2.2(b), Council strikes out “By-law” and substitutes “section”.
5. In section 2.2(c), Council strikes out “, limited to Child Day Care Facility and Social Service Centre”.
6. Council:
  - (a) renumbers subsections 2.2(d) through (j) as subsections (e) through (k), respectively; and
  - (b) inserts a new subsection (d) as follows:

“(d) Live-Work Use;”.
7. In section 2.2(e), Council strikes out “, limited to Jewellery Manufacturing and Printing and Publishing”.
8. In section 2.2(g), Council strikes out “, limited to Farmers’ Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy”.
9. In section 2.2(h), Council strikes out “, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Repair Shop - Class A, Repair Shop Class - B, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel”.
10. In section 2.2(j), Council strikes out “, limited to Public Utility or Radiocommunication Station”.
11. In section 2.2(k), Council:
  - (a) strikes out “uses” and substitutes “Uses”; and
  - (b) strikes out “Section” and substitutes “section”.

\* \* \* \* \*

**PROPOSED AMENDMENT TO  
CD-1 (745) BY-LAW NO. 12726 FOR 686-688 EAST 22ND AVENUE,  
3811-3891 FRASER STREET AND 679 EAST 23RD AVENUE**

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

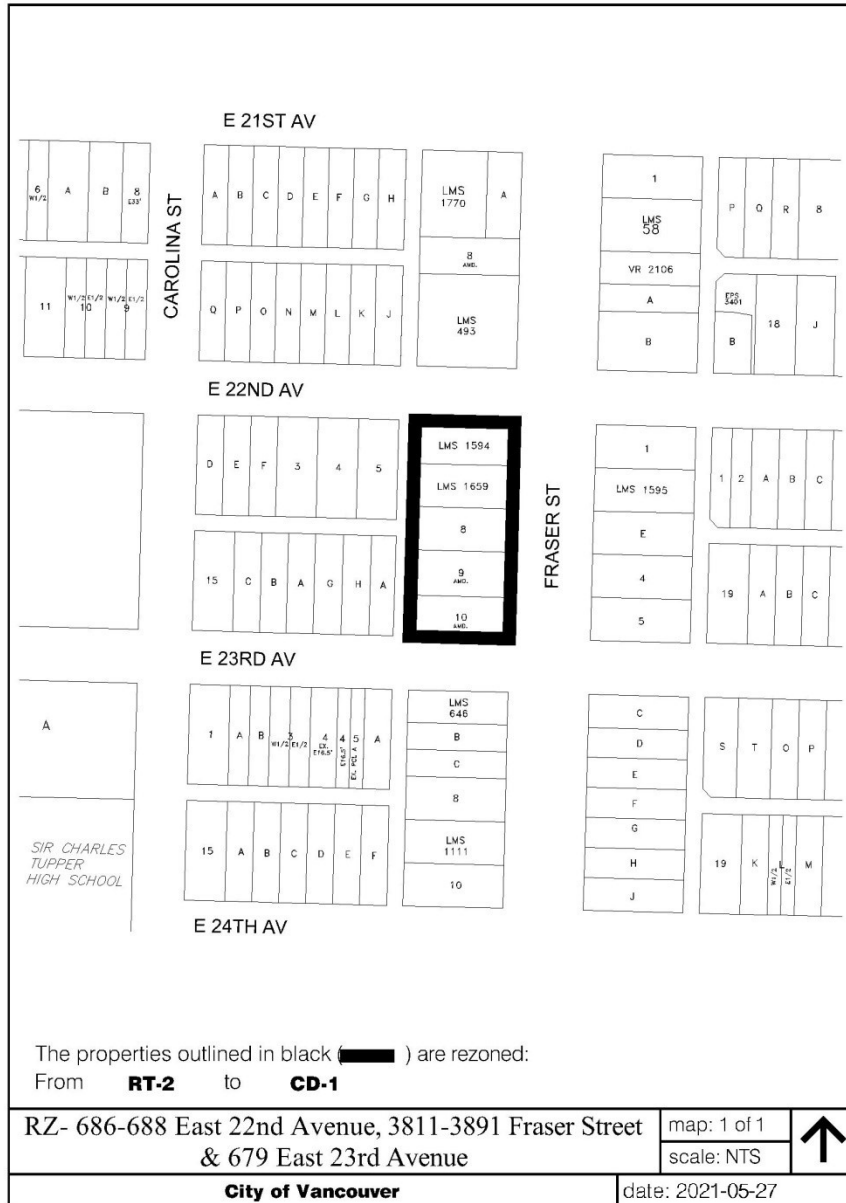
1. This By-law amends the indicated provisions of By-law No. 12726.
2. Council strikes out section 1 and substitutes the following:

**“Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan numbered Z- (\_\_\_) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.”.
3. Council strikes out Schedule A and substitutes the following:

“

Schedule A



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\* \* \* \* \*



**REDLINE VERSIONS OF DRAFT BY-LAWS**

1. 510 NICOLA STREET AND 1506-1590 COAL HARBOUR QUAY
2. 4055 CAMBIE STREET
3. 686-688 EAST 22ND AVENUE, 3811-3891 FRASER STREET AND 679 EAST 23RD AVENUE

THIS DOCUMENT IS BEING PROVIDED FOR INFORMATION ONLY AS A REFERENCE TOOL TO HIGHLIGHT THE PROPOSED AMENDMENTS. THE DRAFT AMENDING BY-LAWS ATTACHED TO THE COUNCIL REPORT RTS NO. 14536 ENTITLED MISCELLANEOUS AMENDMENTS TO VARIOUS CD-1 BY-LAWS REPRESENT THE AMENDMENTS BEING PROPOSED TO COUNCIL FOR APPROVAL. SHOULD THERE BE ANY DISCREPANCY BETWEEN THIS REDLINE VERSION AND THE DRAFT AMENDING BY-LAWS, THE DRAFT AMENDING BY-LAWS PREVAIL.

## CD-1 (312) BY-LAW NO. 7200 FOR 510 NICOLA STREET AND 1506-1590 COAL HARBOUR QUAY

- 6.1 The total floor area for the uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted by section 4 but not listed in Table 1 is not limited by this sub-section 6.1.

**Table 1**

Use	Maximum Floor Area
Residential Uses	85 699 m <sup>2</sup>
Retail, <del>and</del> Service <del>and</del> Office Uses	<del>6 678 m<sup>2</sup></del> 9 598 m <sup>2</sup>
<del>Office Uses</del>	<del>2 920 m<sup>2</sup></del>

- 6.5 The total floor area in each sub-area for the uses listed in Table 2 shall not exceed the applicable totals set opposite such uses, except that
- (a) in sub-area 1, the Development Permit Board or Director of Planning may permit any combination of office, retail and service uses, provided that the total floor space for office, retail and service uses does not exceed 2 820 m<sup>2</sup>, and any use permitted by section 4 but not listed in Table 2 is not limited by this sub-section 6.5.

Table 2 - Maximum Floor Area (in square metres)

Use	Sub-Area (from Diagram 1)				
	1	2	3	4	5
Residential Uses	15 131	37 568	33 000	---	N/A
Retail, and Service and Office Uses combined	<del>combined total of</del> 2 820	1 998	1 570	<del>4 700</del> 1 800	
Office Uses		--	--	400	

## CD-1 (590) BY-LAW NO. 11110 FOR 4055 CAMBIE STREET

2.2 Subject to Council approval of the form of development, 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 only uses permitted ~~within CD-1 (590)~~, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, ~~limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;~~
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this ~~By-law section~~ except that no portion of the first storey of a building to a depth of 10.7 m from the north wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
- (c) Institutional Uses, ~~limited to Child Day Care Facility and Social Service Centre;~~
- (d) Live-Work Use;
- (e) Manufacturing Uses, ~~limited to Jewellery Manufacturing and Printing and Publishing;~~
- (f) Office Uses;
- (g) Retail Uses, ~~limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;~~
- (h) Service Uses, ~~limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Repair Shop - Class A, Repair Shop Class B, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;~~
- (i) Transportation and Storage Uses, limited to Transit/Bus Station;
- (j) Utility and Communication Uses, ~~limited to Public Utility or Radiocommunication Station;~~ and
- (k) Accessory ~~u~~Uses customarily ancillary to the uses permitted in this ~~S~~section.

# CD-1 (745) BY-LAW NO. 12726 FOR 686-688 EAST 22ND AVENUE, 3811-3891 FRASER STREET AND 679 EAST 23RD AVENUE

Schedule A

