



REFERRAL REPORT

Report Date: June 21, 2022
Contact: Yardley McNeill
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RTS No.: 15245
VanRIMS No.: 08-2000-20
Meeting Date: July 5, 2022

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

RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the zoning by-law amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

THAT Council approves the application to:

- (i) amend CD-1 (818) By-law No. 13399 for 720 Beatty Street and 701 Expo Boulevard to correct the maximum overall discretionary building height in sub-area A, generally as presented in Appendix A;
- (ii) amend CD-1 (563) By-law No. 10874 for 1396 Richards Street (1388 Richards Street) to permit a wider range of commercial uses, generally as presented in Appendix B.

REPORT SUMMARY

This report recommends miscellaneous amendments to CD-1 (818) and CD-1 (563). The amendments would correct inadvertent errors and omissions.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (818) By-law No. 13399 for 720 Beatty Street and 701 Expo Boulevard, enacted on June 21, 2022
- CD-1 (563) By-law No. 10874 for 1396 Richards Street (1388 Richards Street), enacted on March 11, 2014 and amended up to and including June 19, 2018)

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 two CD-1 by-laws summarized below. The proposed by-law amendments are included in Appendices A and B.

1. CD-1 (818) Bylaw No. 13399 for 720 Beatty Street and 701 Expo Boulevard

CD-1 (818) By-law was approved in principle at Public Hearing on October 6, 2020 and enacted on June 21, 2022. The by-law permits a 17-storey commercial office building and five-storey entertainment pavilion with a total floor area of 61,602 sq. m (663,078 sq. ft.). The development is currently at the development permit stage.

As anticipated in the original by-law, Section 7.2 permits the Director of Planning or the Development Permit Board discretion to allow for limited incursions of functional building elements, such as mechanical equipment, into Council-approved protected public views 'E' (Cambie Bridge) and '9' (Cambie Street). This amendment is intended to correct the maximum overall discretionary building height in sub-area A from 66.98 m (220 ft.) to 70.1 m (230 ft.) to accurately reflect the form of development proposed at the time of the original rezoning application and approved in principle by Council.

2. CD-1 (563) By-law No. 10874 for 1396 Richards Street (1388 Richards Street)

CD-1 (563) By-law was approved in principle at Public Hearing on June 18, 2013 and enacted March 11, 2014. The by-law permits the development of a 42-storey, mixed-use development that includes 269 residential units of which 129 are secured rental units and a childcare facility. The development is built and occupied.

The approved by-law applies limitations on permitted uses for the ground floor commercial units. This 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. This amendment would make CD-1 (563) By-law more

consistent with more recently approved rezonings, and does not affect the form of development approved by Council.

Financial Implications

The amendments put forward above would correct inconsistencies and errors and do not affect proposed 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 CD-1 (818) and CD-1 (563).

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 (818) BY-LAW NO. 13399
FOR 720 BEATTY STREET AND 701 EXPO BOULEVARD**

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. 13399.
2. Council strikes out section 7.2 and substitutes the following:

“7.2 Despite Section 7.1 and Section 10.18 of the Zoning and Development By-law, the Director of Planning or Development Permit Board, having reviewed all applicable policies and guidelines, may permit any of the following to extend into Council-approved protected public view ‘E’ (Cambie Bridge) and ‘9’ (Cambie Street) in sub-area A up to a maximum overall building height of 70.1 m measured from base surface:

- (a) elevator overruns;
- (b) stair enclosures;
- (c) mechanical screening;
- (d) vegetation and vertical landscape screening;
- (e) guardrails, and;
- (f) roof assemblies.”.

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**PROPOSED AMENDMENT TO CD-1 (563) BY-LAW NO. 10874 FOR
1396 RICHARDS STREET (1388 RICHARDS 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. 10874
2. Council strikes out section 2.2 and substitutes the following:
 - “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 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses;
 - (c) Institutional Uses, limited to Child Day Care Facility;
 - (d) Retail Uses;
 - (e) Service Uses;
 - (f) Accessory Uses customarily ancillary to the uses permitted in this section.”

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TRACKED CHANGES VERSIONS OF DRAFT BY-LAWS

1. 720 BEATTY STREET AND 701 EXPO BOULEVARD
2. 1396 RICHARDS STREET (1388 RICHARDS STREET)

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. 15245 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 BLACKLINE VERSION AND THE DRAFT AMENDING BY-LAWS, THE DRAFT AMENDING BY-LAWS PREVAIL.

CD-1 (818) BY-LAW NO. 13399 FOR 720 BEATTY STREET AND 701 EXPO BOULEVARD

7.2 Despite Section 7.1 and Section 10.18 of the Zoning and Development By-law, the Director of Planning or Development Permit Board, **having reviewed all applicable policies and guidelines**, may permit any of the following to extend into Council-approved protected public view 'E' (Cambie Bridge) and '9' (Cambie Street) ~~approve a protrusion into the Cambie Street and Cambie Bridge view corridors in sub-area A up to a maximum overall building height of 66.98 m~~ **70.1 m** from the base surface ~~to the top of the roof slab of the uppermost habitable floor for the following subject to all applicable City policies and guidelines:~~

- (a) elevator overruns;
- (b) stair enclosures;
- (c) mechanical screening;
- (d) vegetation and vertical landscape screening;
- (e) guardrails; and
- (g) roof assemblies.

CD-1 (563) BY-LAW NO. 10874 FOR 1396 RICHARDS STREET (1388 RICHARDS 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 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 Artist Studio;~~
- (b) Dwelling Uses;
- (c) Institutional Uses, limited to Child Day Care Facility;
- (d) Retail Uses, ~~limited to Adult Retail Store, Grocery or Drug Store, Public Bike Share, and Retail Store; [12142; 18-06-19];~~

- (e) Service Uses, ~~limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop Class — B, Restaurant — Class 1; and~~
- (f) Accessory ~~U~~ses customarily ancillary to the uses permitted in this ~~S~~ection-2.2.

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