



REFERRAL REPORT

Report Date: May 20 2025
Contact: Leifka Vissers
Contact No.: 604-829-9610
RTS No.: 17985
VanRIMS No.: 08-2000-20
Meeting Date: June 3, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions

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

- A. THAT Council approves the application to:
- (i) amend CD-1 (625) By-law No. 11485 for 408-488 West King Edward Avenue, to add Child Day Care Facility to the list of permitted Institutional uses, generally as presented in Appendix A;
 - (ii) amend CD-1 (561) By-law No. 10872 for 955 East Hastings Street, to simplify limitations on Office Uses, generally as presented in Appendix B;
 - (iii) amend CD-1 (497) By-law No. 10174 for 2665 Renfrew Street, to simplify the parking, loading and bicycle requirements as presented in Appendix C; and
 - (iv) amend CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street, to remove the limitation to General Office use and permit all Office Uses, generally as presented in Appendix D.

- B. THAT Council approves the application to amend Housing Agreement Condition for 1425 and 1451 East 12th Avenue, generally as presented in Appendix E.
- C. THAT if after Public Hearing, Council approves the Housing Agreement amendment described in Appendix E, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions 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 recommends miscellaneous amendments to CD-1 (625) By-law No. 11485, CD-1 (561) By-law No. 10872, CD-1 (497) By-law No. 10174, CD-1 (772) By-law No. 12962 and the amendment to the Housing Agreement condition for 1425 and 1451 East 12th Avenue. The by-law amendments would allow alignment with current policy, and to correct inadvertent errors and omissions. With respect to the amendment to the Housing Agreement condition for 1425 and 1451 East 12th Avenue, this would amend the requirement for seniors or special needs only social housing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (625) By-law No. 11485 for 408-488 West King Edward Avenue, enacted on April 5, 2016.
- CD-1 (561) By-law No. 10872 for 955 East Hastings Street, enacted on March 11, 2014 and amended up to and including September 19, 2017.
- CD-1 (497) By-law No. 10174 for 2665 Renfrew Street, enacted November 16, 2010.
- CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street, enacted April 27, 2021.
- CD-1 (778) By-law No. 13009, enacted June 9, 2021 and Housing Agreement By-law No. 12941 for 1425 and 1451 East 12th Avenue, enacted March 30, 2021.

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, as they are reported separately.

Strategic Analysis

This report presents miscellaneous amendments to four CD-1 by-laws and one amendment to a Housing Agreement condition, as summarized below. The proposed amendments are included in Appendices A through E.

1. CD-1 (625) By-law No.11485 for 408-488 West King Edward Avenue

CD-1 (625) By-law was approved in principle at Public Hearing on February 24, 2015 and enacted on April 5, 2016. The by-law permits a six-storey seniors residential care and community care facility.

The approved by-law includes limitations on permitted uses. This amendment would accommodate a wider range of institutional uses to permit a child daycare facility. 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 (625) By-law more consistent with recently approved rezonings and does not affect the form of development approved by Council.

2. CD-1 (561) By-law No.10872 for 955 East Hastings Street

CD-1 (561) By-law was approved in principle at Public Hearing on October 18, 2012 and enacted on March 11, 2014. The by-law permits a twelve-storey, mixed-use development including industrial and commercial uses at the ground level with residential uses above.

The approved by-law includes limitations on the office use. This amendment would provide greater flexibility for the colocation of office space. Any uses that are considered to be incompatible with the site would not be approved through the development permit or business licensing processes.

3. CD-1 (497) By-law No. 10174 for 2665 Renfrew Street

CD-1 (497) By-law was approved in principle at Public Hearing on July 6, 2010 and enacted on November 16, 2010. by-law permits a phased development including a vocational school, and three office buildings ranging in height from 27.4m (90 ft.) to 34.2m (112 ft.).

The approved by-law includes specific parking and loading requirements for each type of use on site. This amendment would provide greater flexibility by aligning the parking requirements with the Parking By-law.

4. CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street

CD-1 (772) By-law was approved in principle at Public Hearing on December 10, 2019 and enacted on April 27, 2021. The by-law permits a four-storey mixed-use building with commercial and light-industrial use at ground level and residential units above.

This amendment would remove limitations on types of office uses to accommodate a wider range of business types and to support the viability of the 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 (772) By-law more consistent with recently approved rezonings and does not affect the form of development approved by Council.

5. Amendment to Housing Agreement Condition for 1425 and 1451 East 12th Avenue

The rezoning of the site was approved in principle at Public Hearing on July 21, 2020, By-law No. 12941 (the “Housing Agreement By-law”) approving the Housing Agreement was enacted on March 30, 2021 and CD-1 (778) By-law was enacted on June 9, 2021. A Housing Agreement (the “Housing Agreement”), pursuant to the Housing Agreement By-law, was subsequently registered at the Land Title Office on May 27, 2021 under registration numbers CA9042160-CA9042162. The Housing Agreement secured the residential buildings with a total of 157 dwelling units as social housing units for rental only by seniors or persons with special needs. The two buildings comprising the development were issued occupancy permits in August 2024 and October 2024 respectively.

This amendment to the original housing agreement condition, as described in Appendix E, removes the limitation to rent to seniors or persons with special needs for 100 of the 157 social housing units. The remaining 57 housing units that are required to be rented to households below the Housing Income Limits (HILs), will continue to be rented to seniors or persons with special needs. This proposed amendment will allow the non-profit owner and operator to have greater flexibility in leasing the low end of market units to households of all ages and address viability concerns for this social housing project. The non-profit is currently facing challenges with being able to rent such low end of market units with the current seniors and persons with special needs rental restriction. There are no proposed changes to the affordability requirements of the development. The Housing Agreement amendment, to reflect this change, will follow in a separate bylaw.

Financial Implications

Proposed Amendments No. 1 to 4 put forward above would correct inconsistencies and errors with minimal impact on floor area. As such, they do not have an effect on Community Amenity Contributions or Public Art. Any applicable Development Cost Levies would be collected as part of the development/building permit process.

With respect to proposed amendment No. 5, the property at 1425 and 1451 East 12th Avenue previously received a permissive tax exemption applicable to certain legacy senior housing properties. The property's continued eligibility for the permissive exemption will be assessed using the council endorsed parameters for determining whether tax exemption should continue or be removed ([RTS 16282](#)) .

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 (625), CD-1 (561), CD-1 (497), CD-1 (772) By-laws and the Housing Agreement condition for 1425 and 1451 East 12th Avenue.

It is recommended that this application be referred to Public Hearing and, subject to the Public Hearing, be approved.

* * * * *

PROPOSED AMENDMENT TO CD-1 (625) BY-LAW NO. 11485
408-488 West King Edward 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. 11485.
2. Council strikes out section 4.2 (b) and substitutes the following:

“(b) Institutional Uses, limited to Community Care Facility – Class B, Adult Day Care Centre, and Child Day Care Facility; and”

* * * * *

PROPOSED AMENDMENT TO CD-1 (561) BY-LAW NO. 10872
955 East Hastings

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. 10872.

2. Council strikes out section 4.3 and substitutes the following:

“4.3 Despite the provisions of section 3.2, retail uses, and service uses limited to Barber Shop or Beauty Salon, Neighbourhood Public House and Restaurant, are only permitted on the first storey of a building, except that, at the front portion of the first storey, such uses must be limited to no more than 50% of the full width of the front portion of the first storey, to a depth of 10. 7m measured from the front wall of the building.”

3. Council strikes out section 5.2 (a) and substitutes the following:

“(a) the maximum floor area for office uses must not exceed 1,976 m²; and”

* * * * *

PROPOSED AMENDMENT TO CD-1 (497) BY-LAW NO. 10174
2665 Renfrew 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. 10174.
2. Council strikes out section 7 and substitutes the following:

“7 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed-use reductions in, the Parking By-law, of off-street parking, loading, and bicycle spaces.”

* * * * *

PROPOSED AMENDMENT TO CD-1 (772) BY-LAW NO. 12962
1102-1138 East GeorgiaStreet

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. 12962.
2. Council strikes out section 3 (e) and substitutes the following:
 “(e) Office Uses;”

* * * * *

**PROPOSED AMENDMENT TO THE HOUSING AGREEMENT CONDITION 1421 AND 1451
EAST 12th AVENUE**

The Housing Agreement Condition (#10) on Page 13 of Appendix B of the Referral Report for 1421 and 1451 East 12th Avenue, dated June 9, 2020, shall be amended by deleting Sections 10(e) and (f) in their entirety and replacing them with the following:

- “(e) Not less than 36 percent of the social housing units will be:
- (i) occupied by households with income below the then current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and rented at rates that qualify for rent supplements under BC Housing’s Shelter Aid for Elderly Residents (SAFER) rent subsidy program or the equivalent program available to seniors through the Province of British Columbia, as determined and approved by the General Manager of Planning, Urban Design and Sustainability; and
 - (ii) requiring such units to be rented to seniors, meaning at least one member of the household is aged 55 or older, or to be rented to persons with special needs, meaning at least one member of the household is a person with special needs.
- (f) Intentionally deleted.”

* * * * *