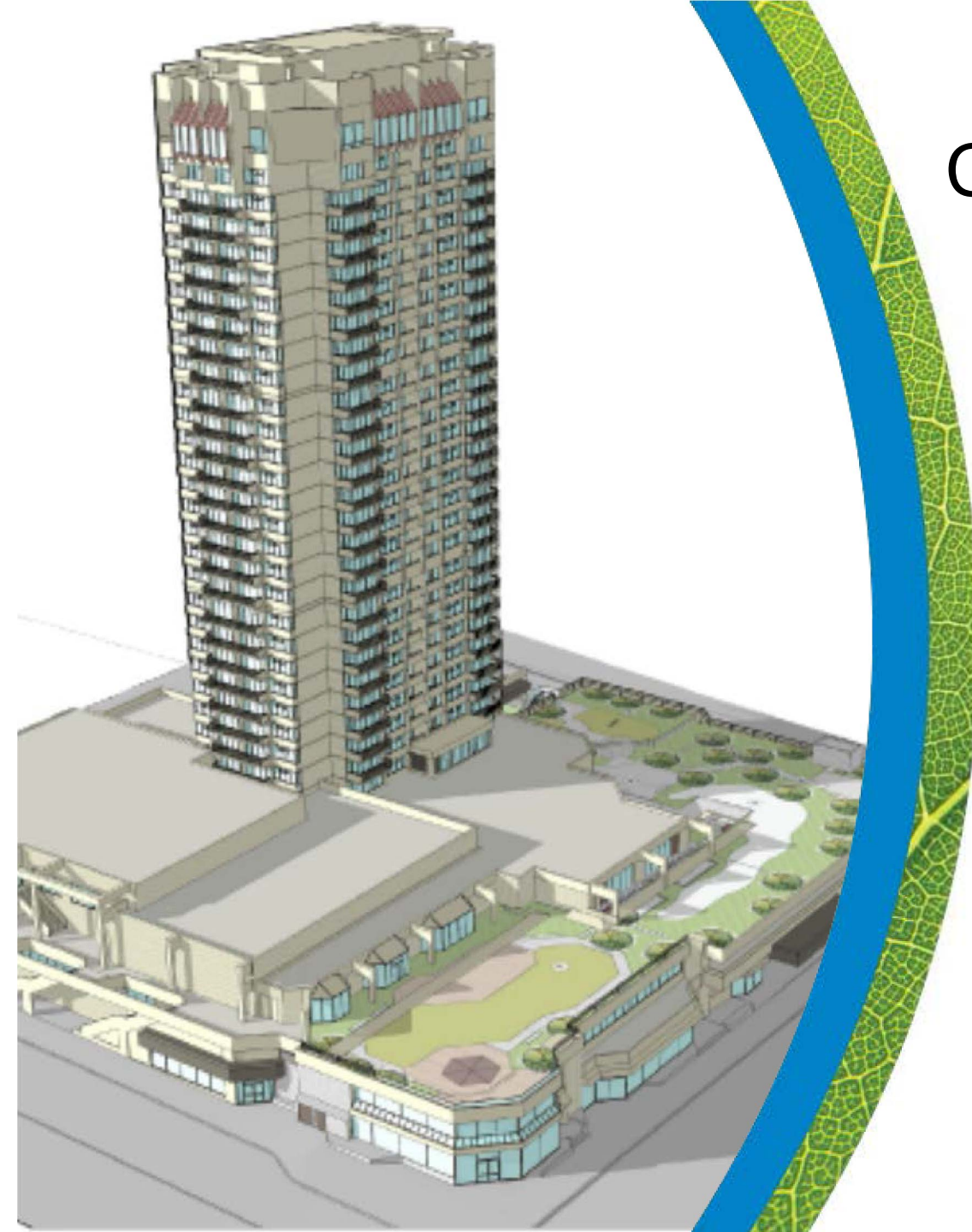
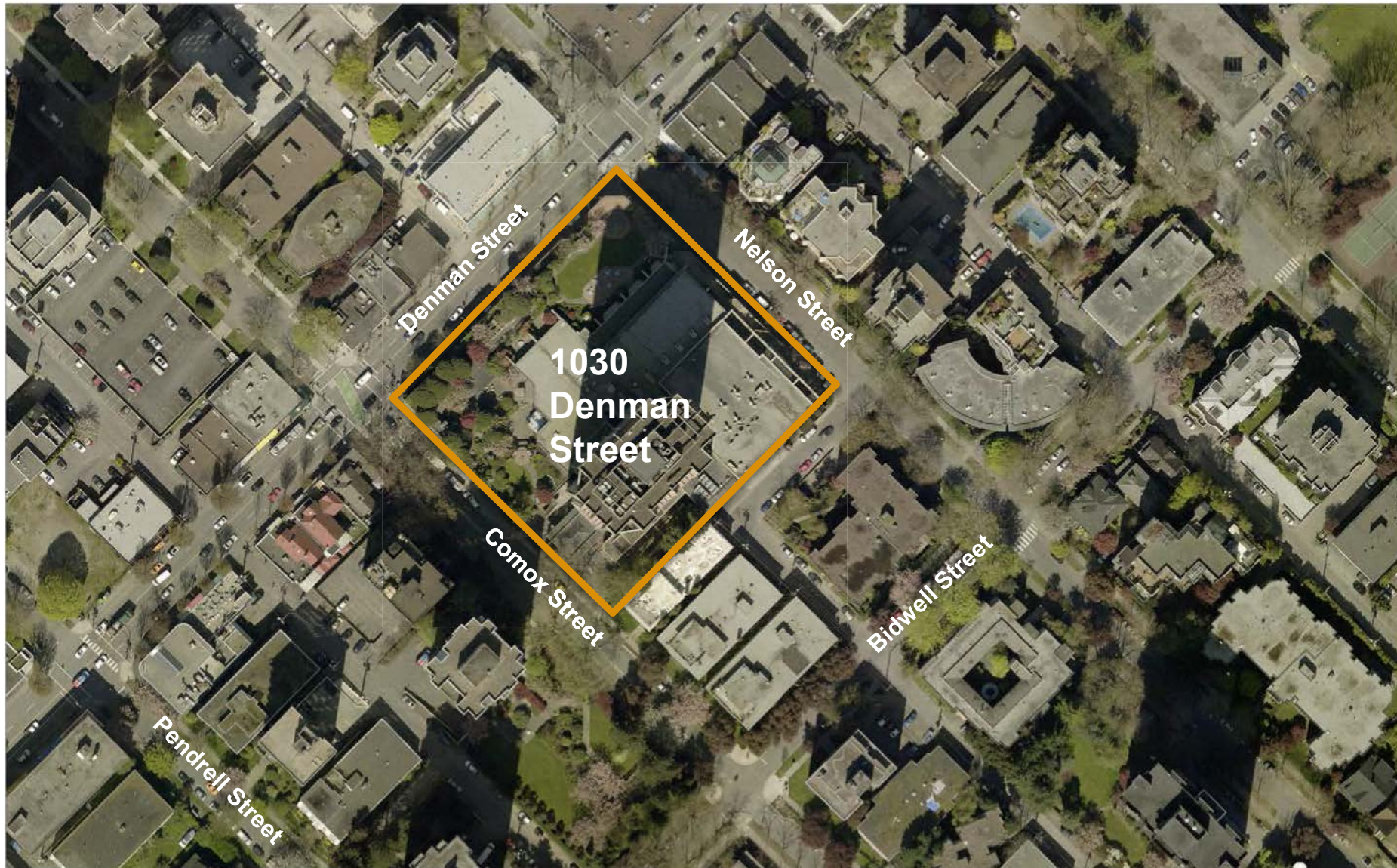


CD-1 Text Amendment 1030 Denman Street

Public Hearing
December 13, 2016



Site Context



2013: West End Community Plan

2013: Rezoning Policy for the West End



City of Vancouver *Land Use and Development Policies and Guidelines*
Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7060
planning@vancouver.ca

REZONING POLICY FOR THE WEST END

*Adopted by City Council on November 20, 2013
Amended October 25, 2015*

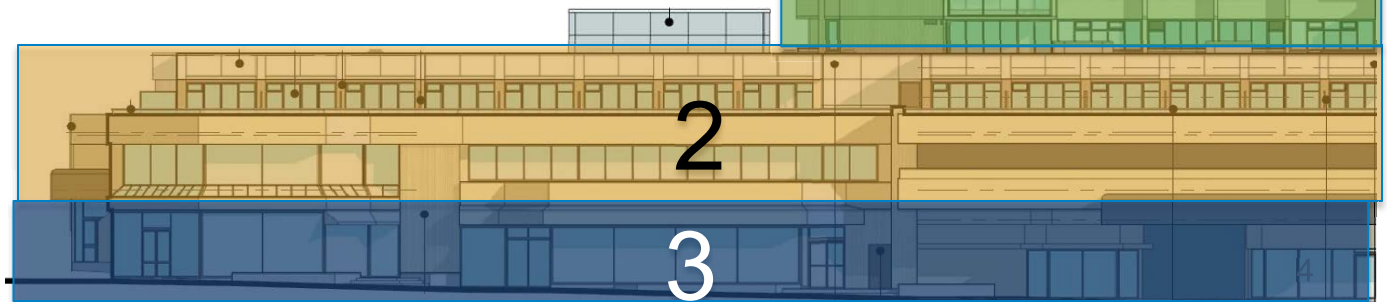
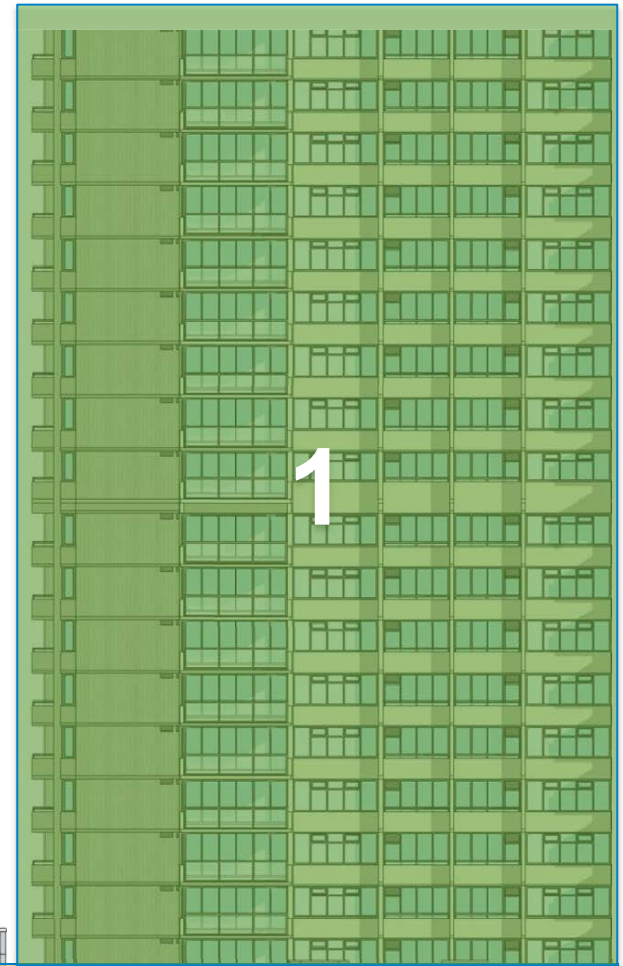
1 Application and Intent

The intent of this rezoning policy is to provide guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and provision of public amenities.

The rezoning policy requires that new development be focused in specific areas identified for [areas shown on the West End Community Plan and its amendments](#).

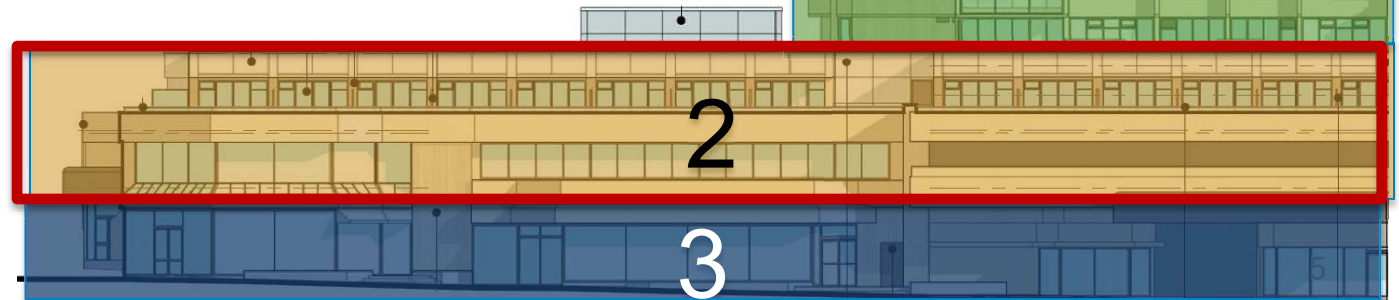
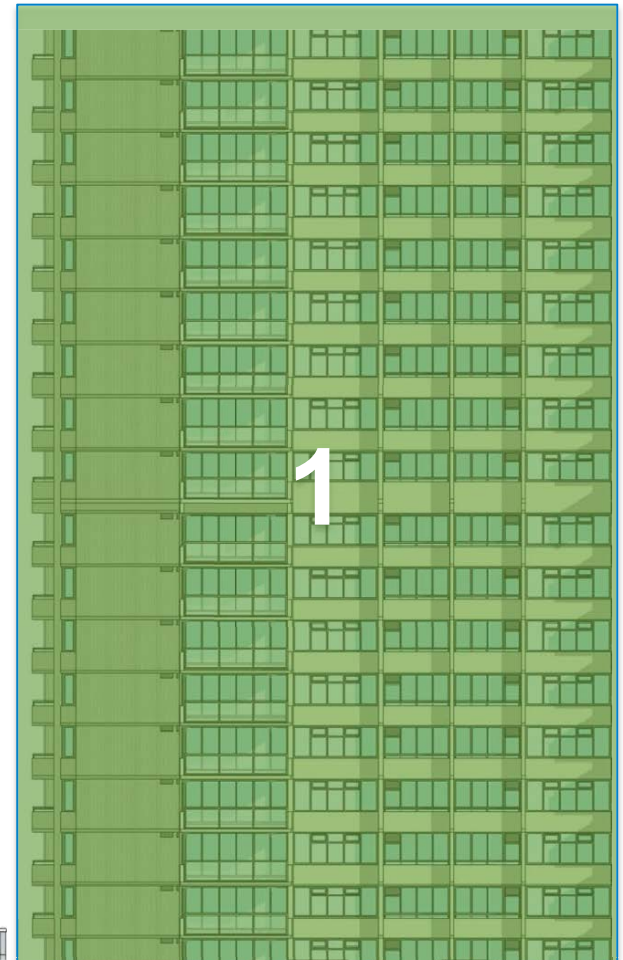
Proposal

	<u>Existing:</u>	<u>2012 Rezoning (Approved)</u>	<u>Text Amendment (Proposed):</u>
1	269 Coast Hotel rooms (Until 2017)	→ 316 Secure Market Rental Units	316 Secure Market Rental Units
2	Hotel Lobby, Retail Office, Conference Centre	→ Office	→ 68-room boutique hotel
3	Retail	→ Retail (No change)	Retail (No change)



Proposal

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Rezoning Application

June 21, 2016

Community Open House

July 26, 2016

Support for:

- Employment
- Hotel

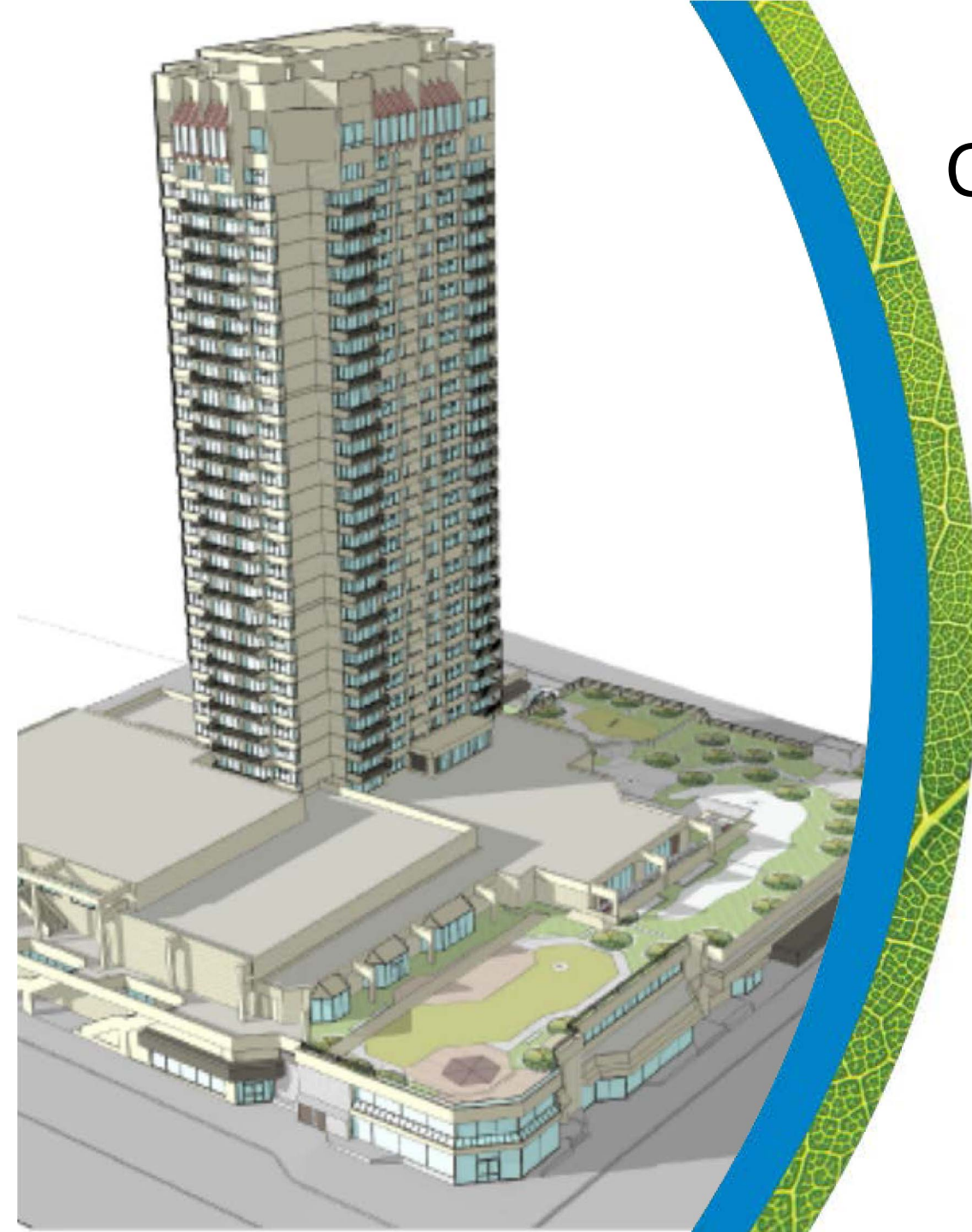
Concerns:

- Loss of locally-serving businesses (gym, conference centre, Comox Bar).



CD-1 Text Amendment 1030 Denman Street

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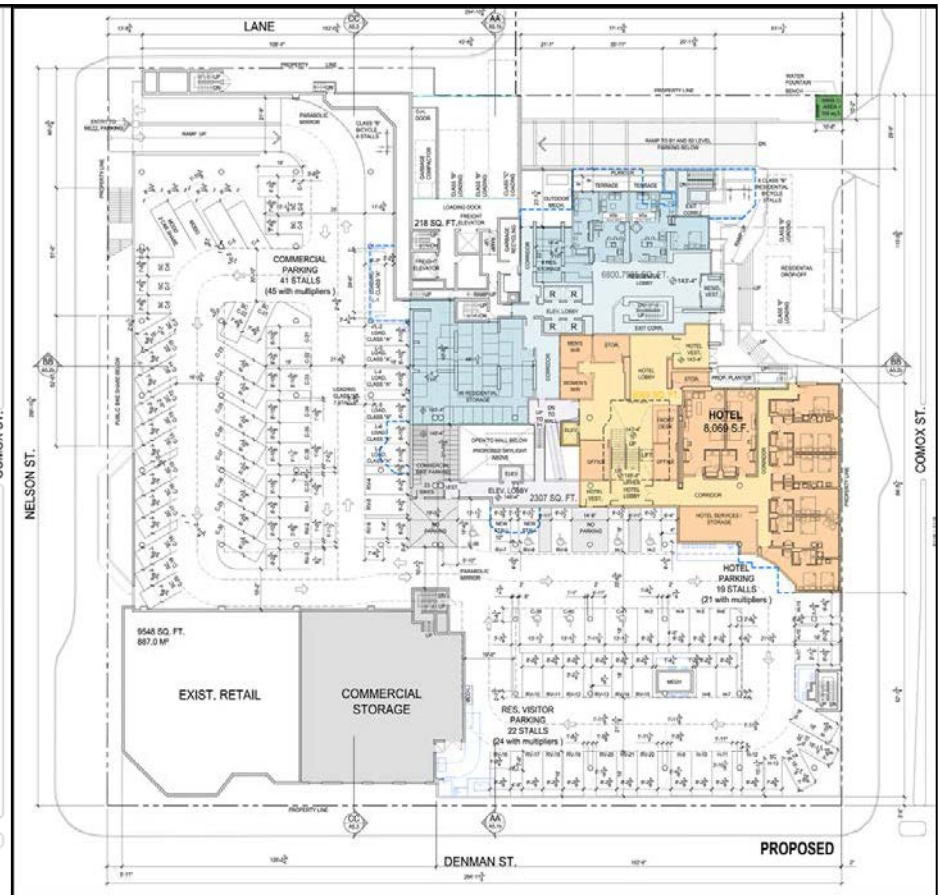
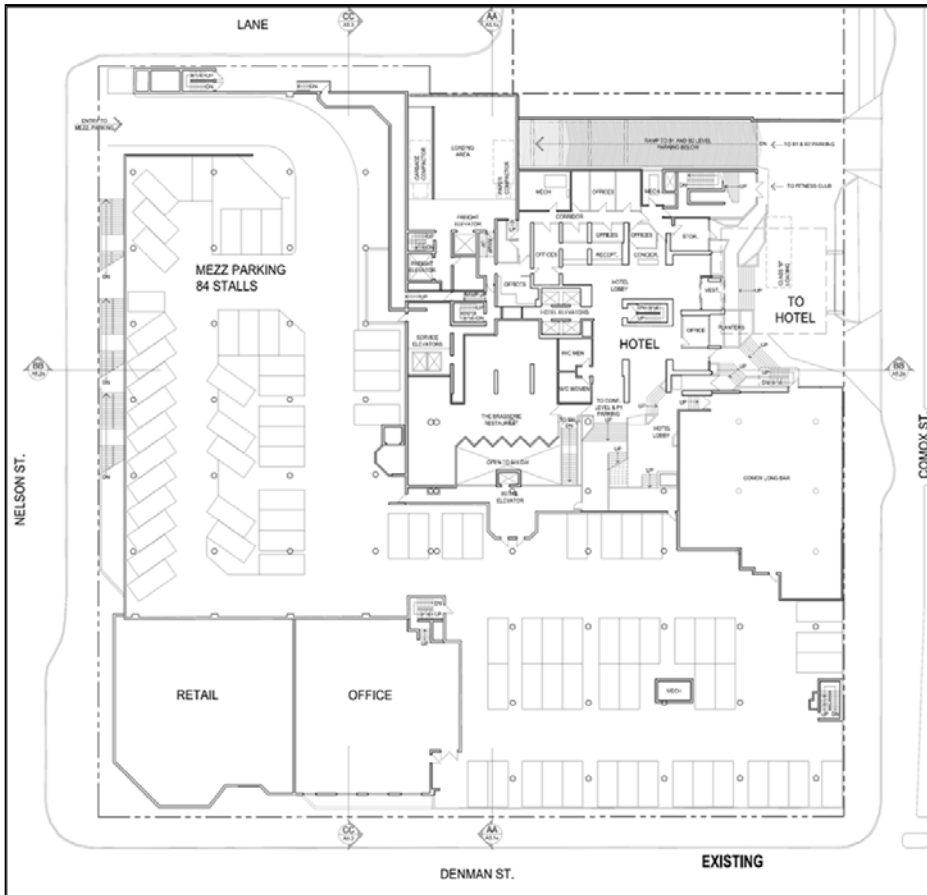


Appendix

Second Floor

Existing

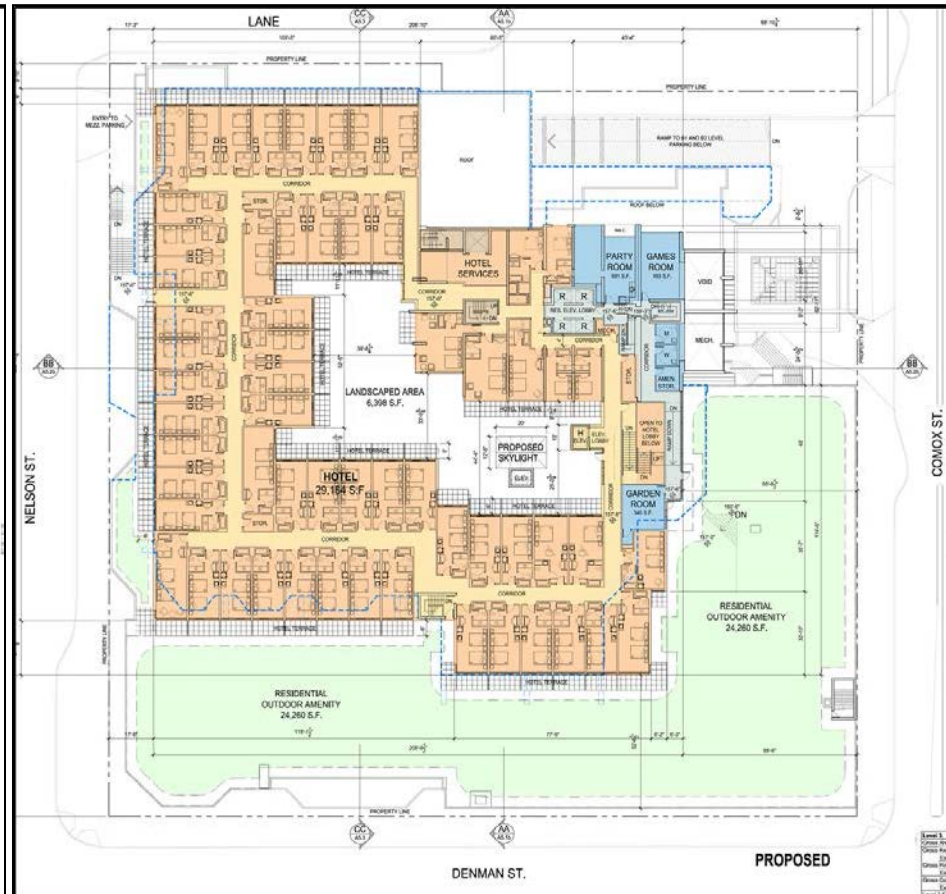
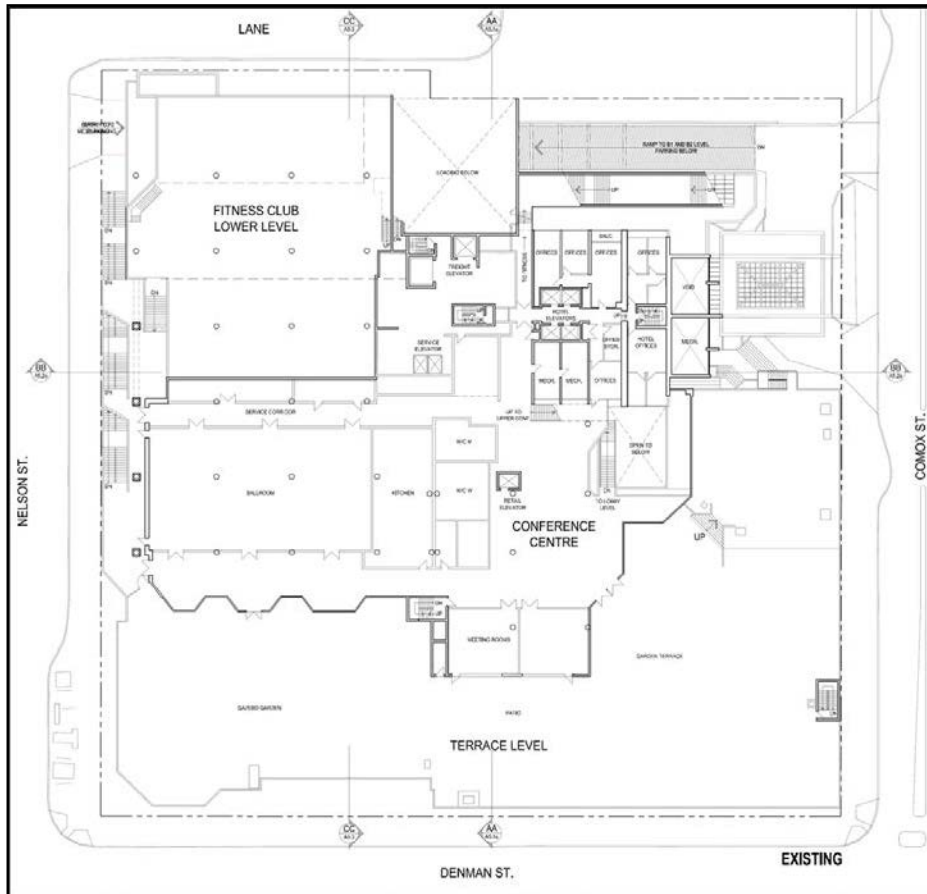
Proposed



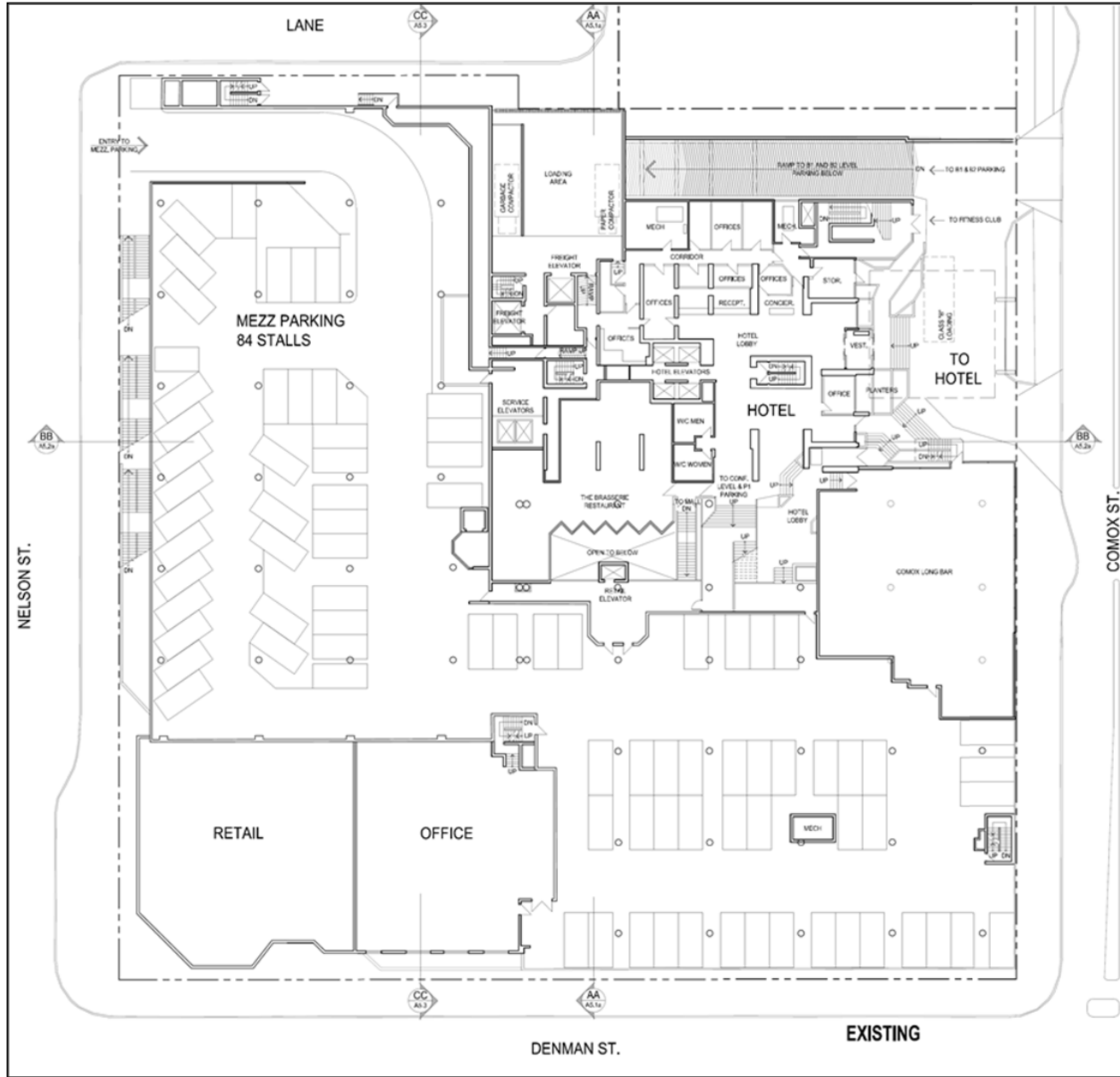
Third Floor

Existing

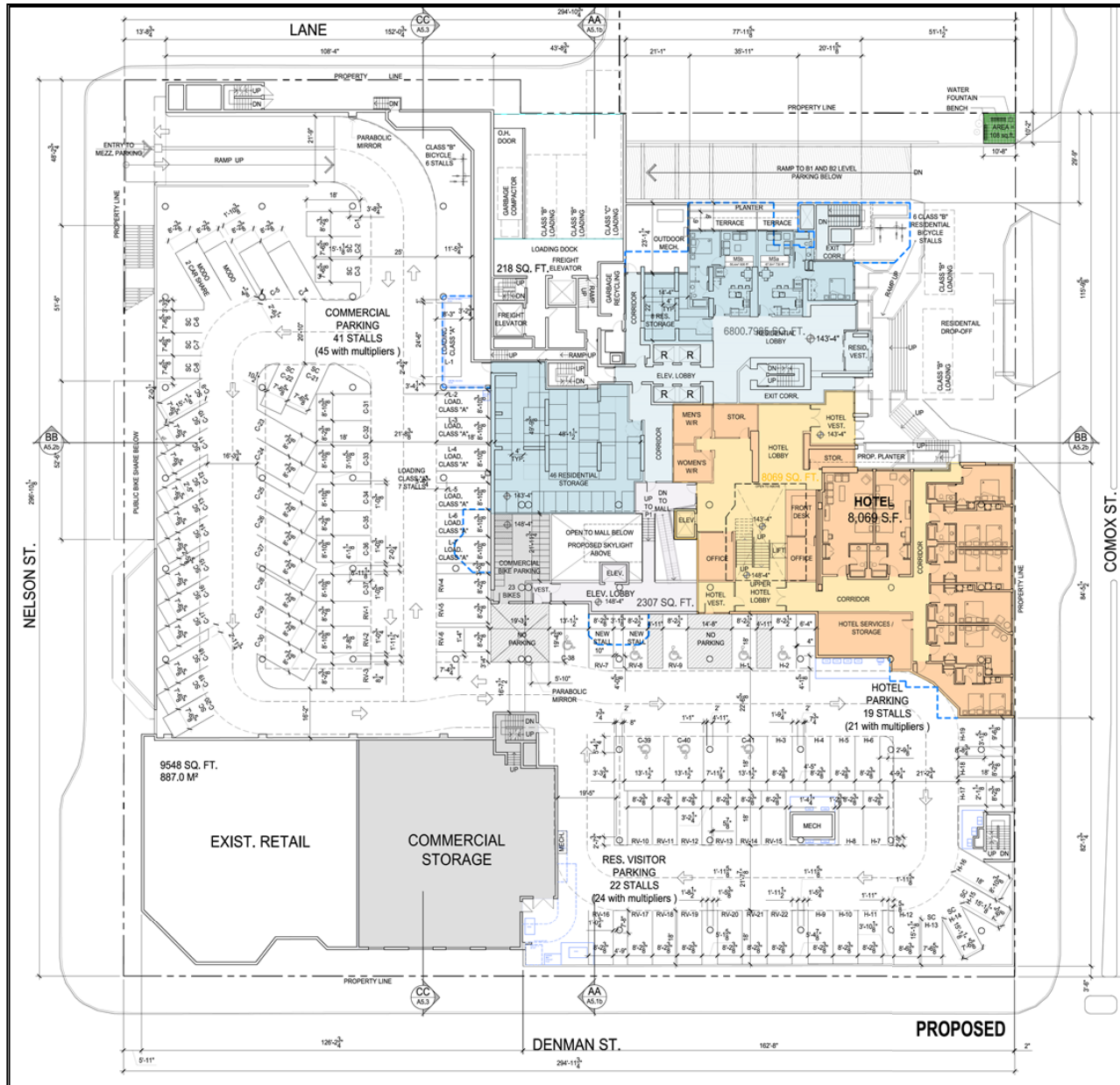
Proposed



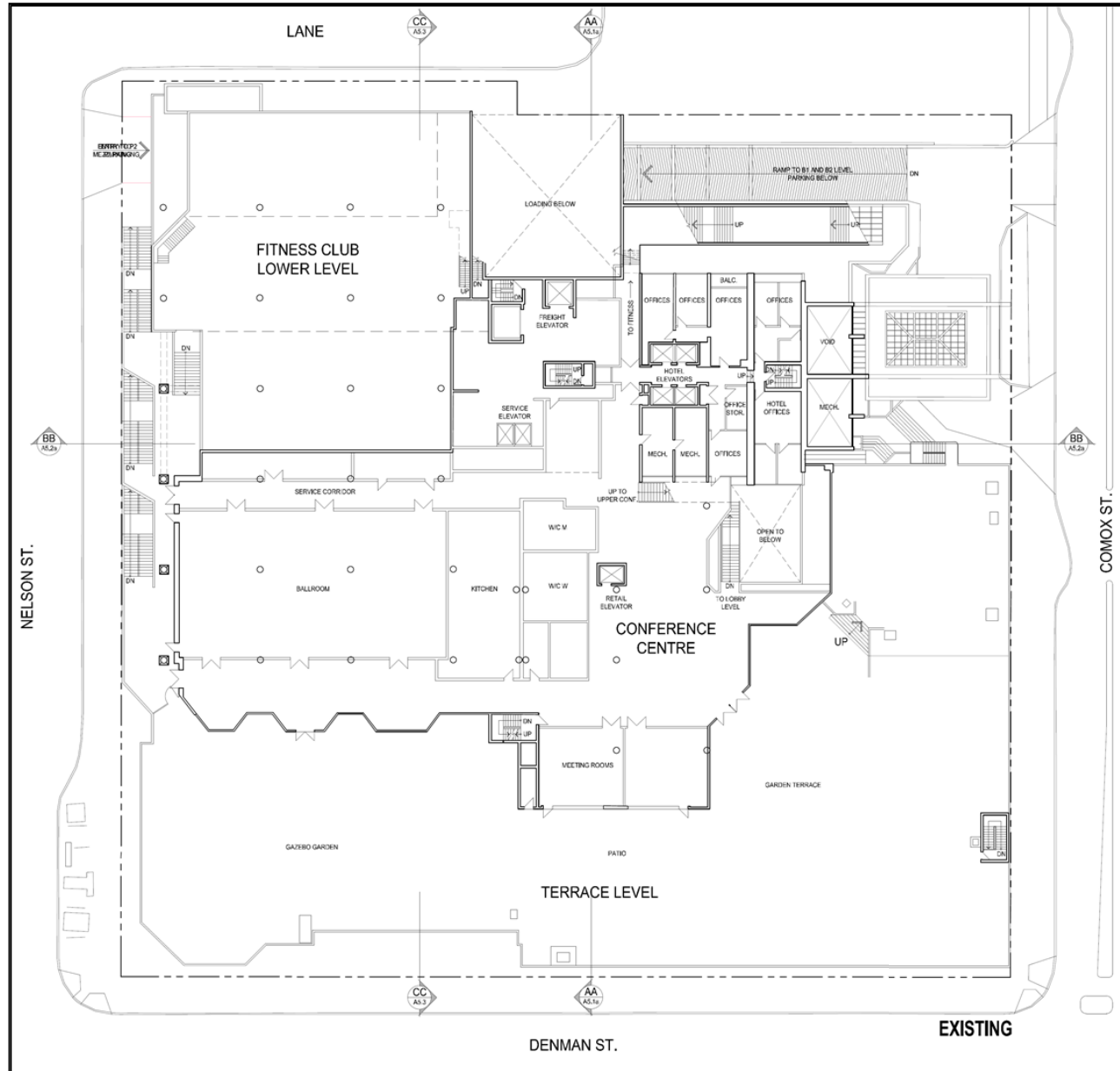
Second Floor - Existing



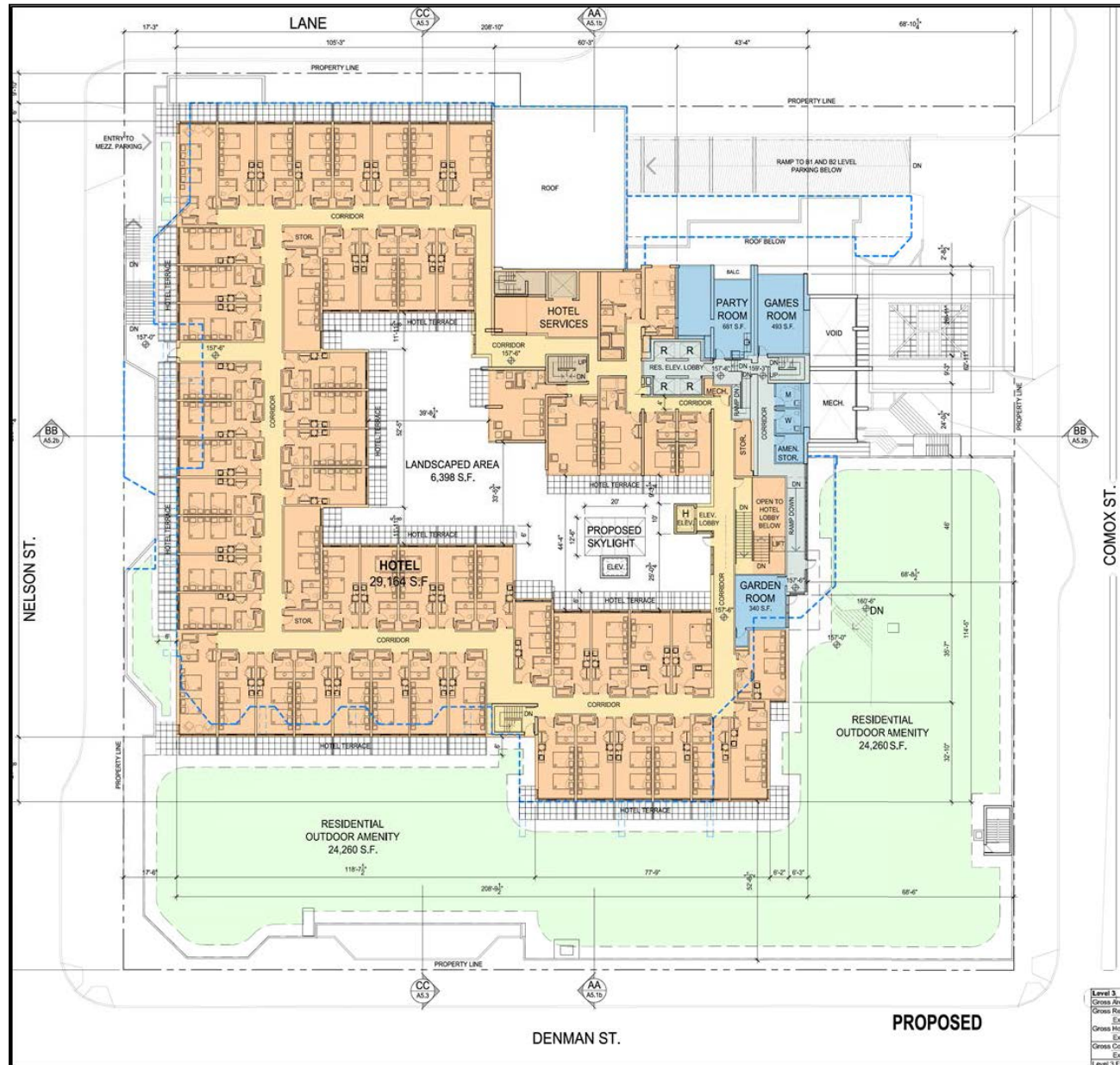
Second Floor - Proposed

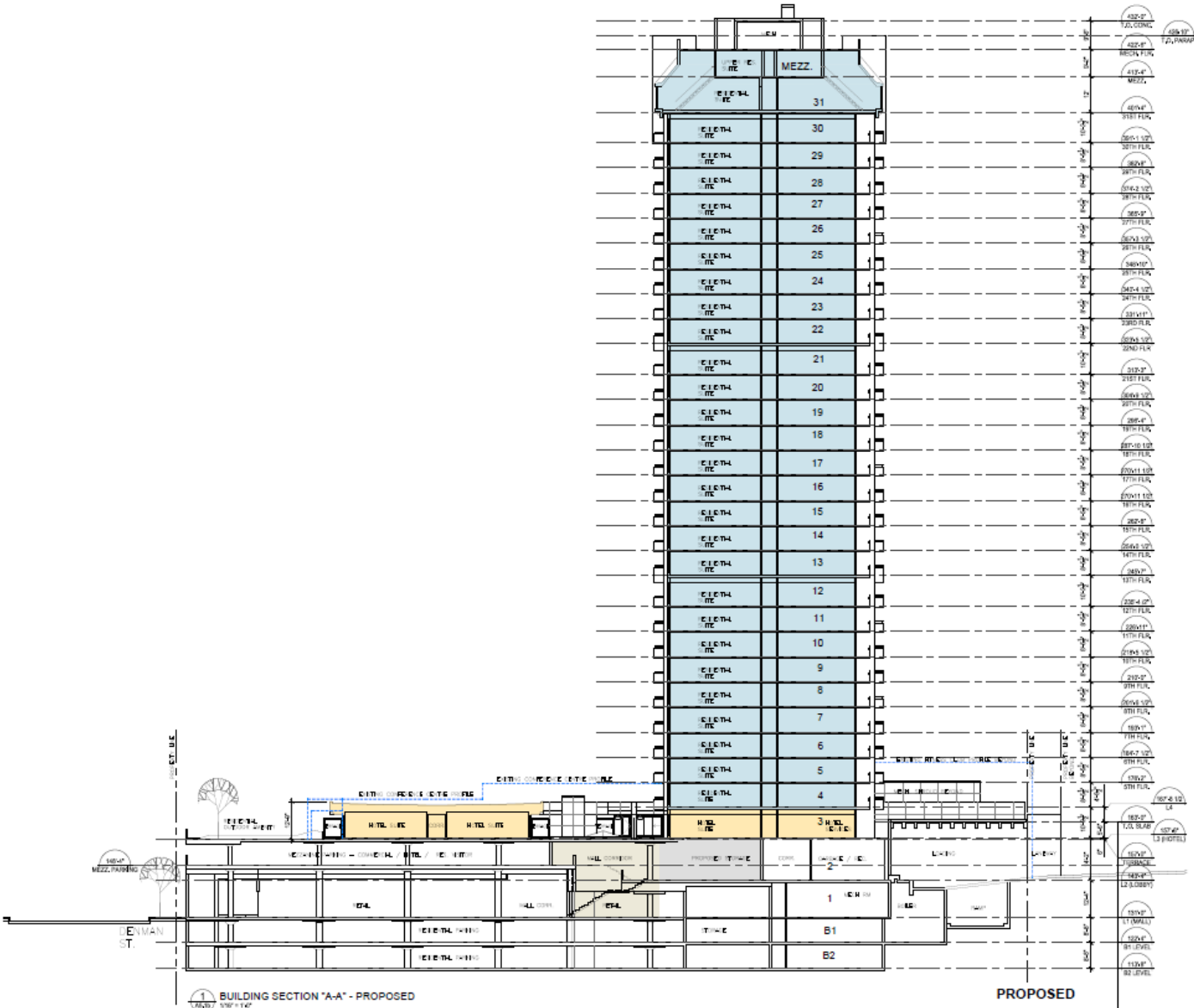


Third Floor – Existing



Third Floor – Proposed







1
A6.3
NA
LOOKING NORTH FROM COMOX ST - EXISTING



2
A6.3
NA
LOOKING NORTH FROM COMOX ST - PROPOSED



3
A6.3
NA
LOOKING NORTH FROM COMOX ST - EXISTING



4
A6.3
NA
LOOKING NORTH FROM COMOX ST - PROPOSED



1
NA
LOOKING NORTH FROM COMOX ST - EXISTING



2
NA
LOOKING NORTH FROM COMOX ST - PROPOSED



3
NA
LOOKING SOUTH FROM DENMAN ST AND NELSON ST - EXISTING



4
NA
LOOKING SOUTH FROM DENMAN ST AND NELSON ST - PROPOSED



1
M27 NA
LOOKING SOUTH FROM DENMAN ST AND NELSON ST - EXISTING



2
M27 NA
LOOKING SOUTH FROM DENMAN ST AND NELSON ST - PROPOSED



3
M27 NA
LOOKING WEST FROM NELSON ST - EXISTING



4
M27 NA
LOOKING WEST FROM NELSON ST - PROPOSED