#### SIGNIFICANT NEW REZONING APPLICATION

Address: 1300 - 1336 Granville Street Present Zone: DD
Applicant: Busby Perkins & Will Proposed Zone: CD-1

Application Date: July 9, 2007

Staff Contact: K. Hoese, A. Molaro, Y. McNeill, R. Whitlock

#### Proposal:

- Construct a 236 ft (23 storey) residential tower with a commercial podium (containing restaurant and pub uses) facing onto Granville Street and a residential lobby facing onto Rolston Crescent;
- restore and designate the Heritage "B" listed Yale Hotel building, containing a 260 seat pub on the ground floor and 44 Single Room Accommodation (SRA) units on the upper two floors;
- upgrade the Yale Hotel SRA units and transfer ownership to the City; and,
- demolish the Cecil Hotel building (not listed on the Vancouver Heritage Register), containing 237 liquor seats and 82 SRA units (50 qualify as designated SRA units).
- Total floor area of 175,150 sq. ft. is proposed on this 21,230 sq. ft site: 28,236 sq. ft. (FSR 1.33) in commercial use and 146,912 sq. ft. (FSR 6.92) in residential use, for a total FSR of 8.25. The maximum density in this zone is 5.0 FSR of which 3.0 FSR can be used for residential.
- LEED gold equivalent will be pursued.

## Applicable Plans, Policies and Guidelines:

- Downtown District Official Development Plan
- Downtown (except Downtown South) Design Guidelines
- View Protection Guidelines
- Downtown Transportation Plan (Redesign of Granville Bridge Loops)
- Bridgehead Guidelines
- Heritage Policies and Guidelines
- Single Room Accommodation By-law
- Granville Street Liquor License Policies
- Financing Growth (Community Amenity Contribution) Policy

### Issues and Questions:

- Density
- Form of development and urban design
- Loss of SRA units in the Cecil Hotel (to be addressed in upcoming SRA demolition report to Council)

## Community Amenity Contribution (CAC) Implications:

- In Downtown rezonings, CACs to mitigate rezoning impacts are "non-standard" and determined through a negotiated approach (rather than flat rate).
- It is anticipated that the proposed heritage restoration of the Yale Hotel building and transfer of the upgraded Yale Hotel SRA units to the City, would constitute the

full public benefit achievable on this site. Should further CACs be available, the applicant is open to City recommendations for the balance.

# Method of Public Notification:

- The pre-application process included an information meeting for SRA residents and a community open house. Additional meetings will be held if appropriate.
- A notification letter, dated November 22, 2007, was mailed to 1129 neighbouring property owners, and two on-site information signs were installed on November 27, 2007.