



Issues Report – Proposed Rezoning Sinclair Centre – 757 West Hastings Street

Standing Committee of Council on City Finance and Services – May 13, 2015



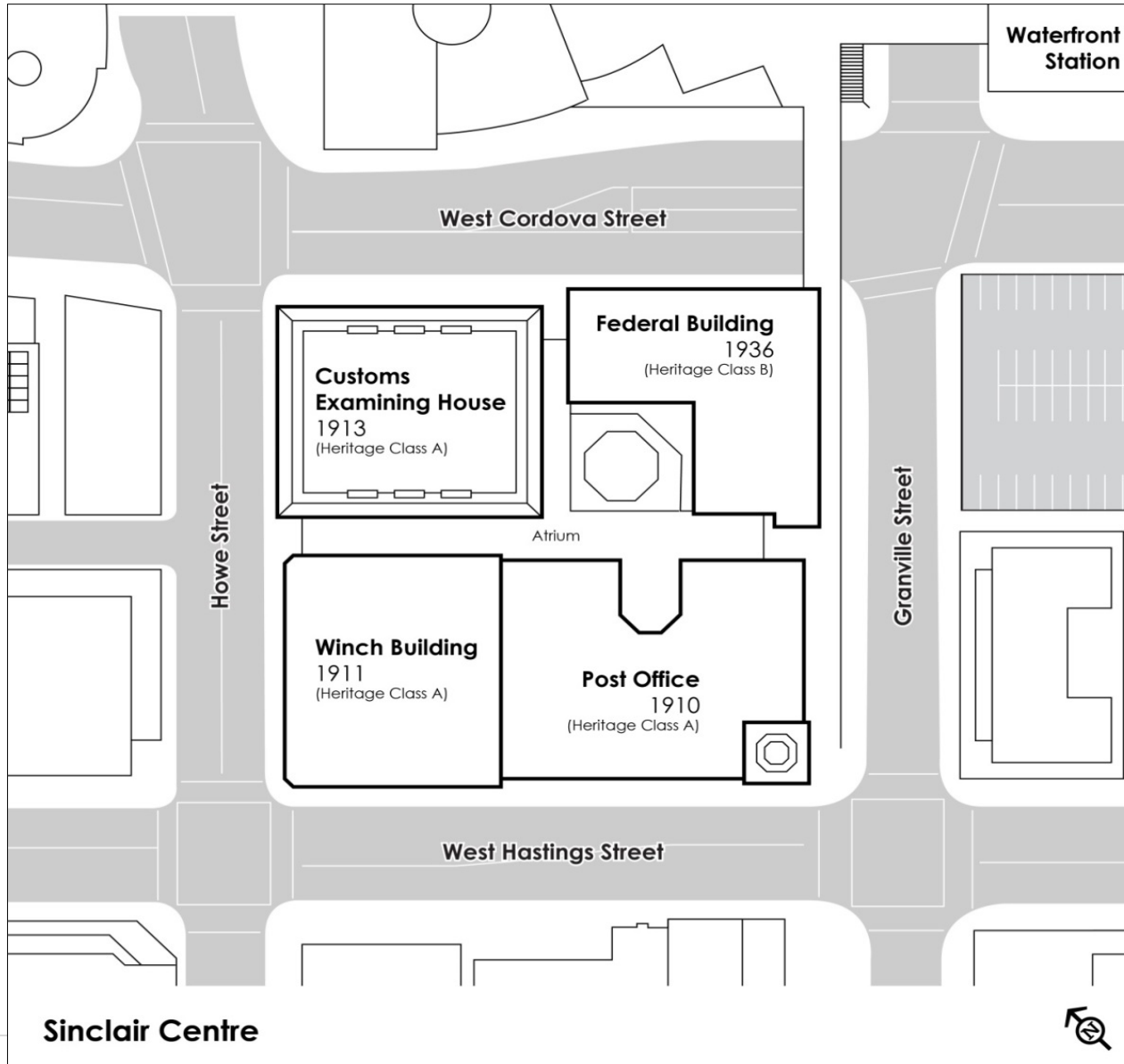


Sinclair Centre

Location of Sinclair Centre



Sinclair Centre incorporates four heritage buildings in one complex



Sinclair Centre

1. The achievable commercial density on the site be carefully balanced with achieving heritage retention objectives, with an emphasis on maintaining the existing buildings intact to the greatest extent possible.
2. All buildings in the future development that are listed on the Vancouver Heritage Register on the site be seismically up-graded and designated.
3. The height of the development not to exceed the height of the protected public view corridors crossing the site.
4. Additional public benefits can be considered for the site.
5. The development should respond to the City's 'Greenest City' priorities.
6. Public consultation with the public and stakeholders will be undertaken, prior to submitting the rezoning application.

Council Policies

In 1989, Council rezoned the Sinclair Centre to CD-1 in order to restrict development on the site to the existing form of development, and permit on-site land uses.

Since then, the following policies have been approved:

1. *Central Area Plan* policies call for focusing employment areas and office developments adjacent to transit.
2. *Rezoning Policy for the Central Business District and the CBD Shoulder*
3. *Central Waterfront Hub Framework*
4. *Rezoning Policy for Sustainable Large Developments*
5. *Heritage Action Plan and Vancouver Heritage Register*

Staff have received a rezoning inquiry from Public Works Canada that proposes:

1. The provision of up to approximately 100,000 m² or 1.1 million ft² of office space and the complex is envisaged as a hub of federal government services (currently there is approximately 40,000 m² or 390,000 ft² of floor space in Sinclair Centre).
2. A proposed FSR up to 17.0 – 20.0 FSR.
3. LEED Gold for new construction and LEED Silver or Gold for renovations of existing buildings.
4. The development will adhere to the City's urban design considerations, including the View Corridors which limit maximum height to no more than 106.7 m (350 ft.) or approximately 29 commercial storeys.

Thank You!

