

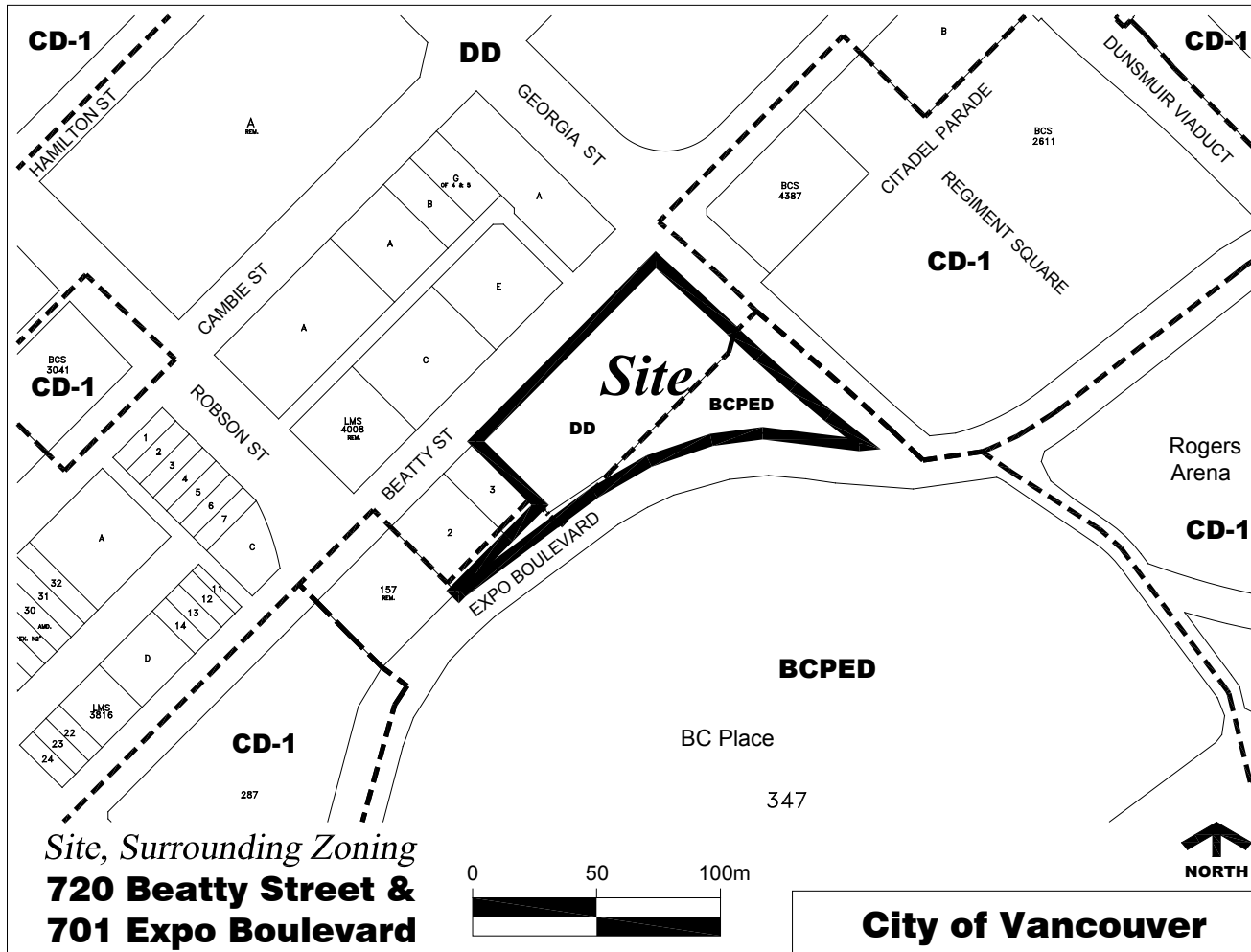
Issues Report – Proposed Rezoning

Central Steam Site

720 Beatty Street

Standing Committee of Council on City Finance and Services – July 8, 2015





Letter of Inquiry from Creative Energy proposes:

- 300,000-350,000 sq.ft. of office/commercial building and a 300,000-400,000 sq.ft. residential building (proposed to be secured market rental housing)
- A plaza with 25,000 sq.ft. of retail on Expo Blvd
- Overall non-residential density is proposed to meet or exceed the 7.0 FSR allowed under current zoning
- Retention and seismic upgrade of the existing Steam Plant (70,000 sq.ft.) as a backup to a new low-carbon plant offsite but linked to the distribution network
- A fuel switch to a low-carbon energy source as a long term public benefit to the city

- ***Downtown Official Development Plan (DODP)***. Permits up to 7.0 FSR of commercial use on the Central Steam Site in recognition of its location in the Central Business District.
- ***2009: Metro Core Jobs and Economy Study and Rezoning Policy for the Central Business District (CBD) and CBD Shoulder Rezoning Policy***, which sets out conditions under which rezoning applications including non-residential uses may be considered in the CBD.

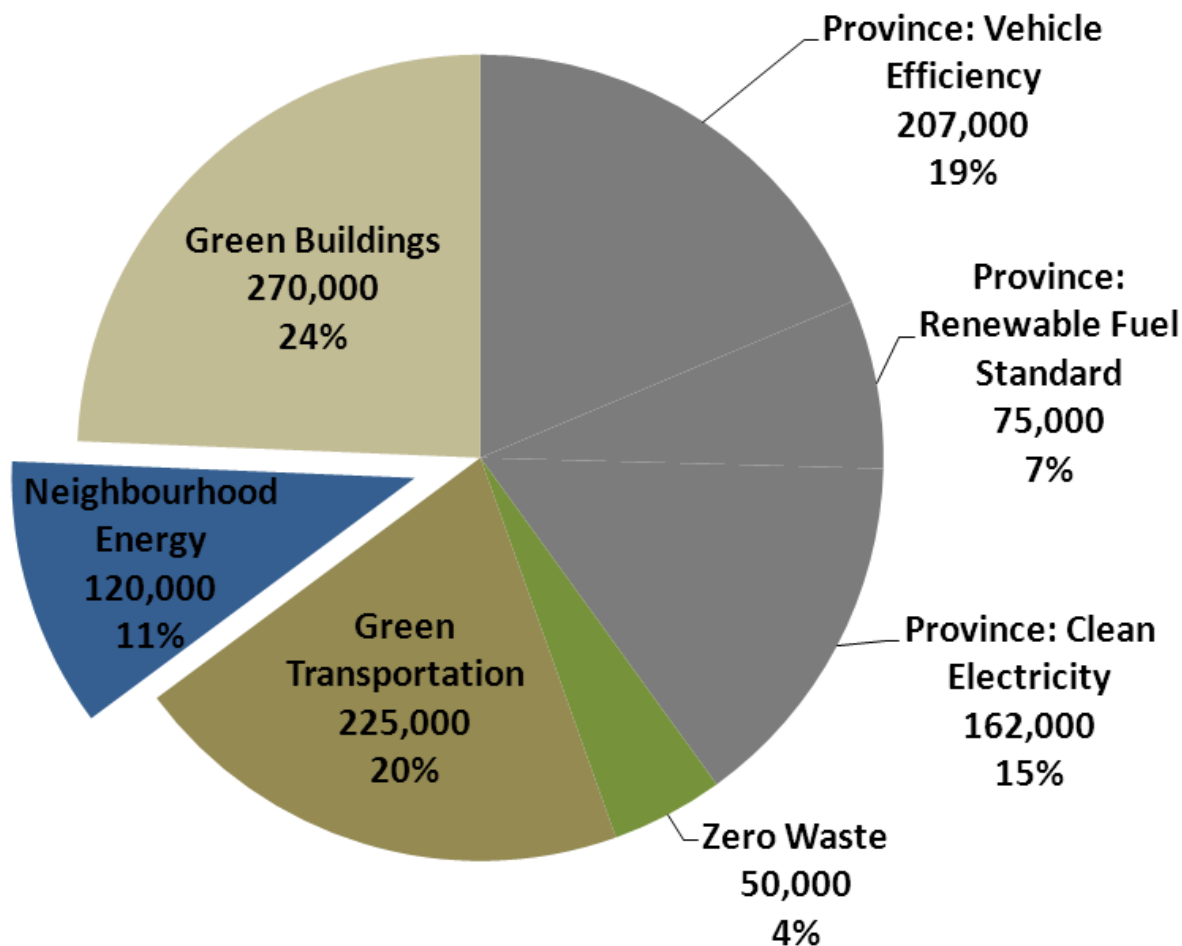
Central Steam site can be considered for rezoning (including residential) under Policy 5.2 of the *Rezoning Policy CBD and CBD Shoulder* (Appendix B):

- Site size is greater than 50,000 sq.ft.
- Early urban design analysis shows ability to accommodate more than 7FSR of non-residential density
- The Director of Planning recommends that the fuel switch to low-carbon energy would represent a substantial public benefit

- 2011: ***Greenest City Action Plan*** sets the target of 33% reduction in GHGs by 2020 from the 2007 levels, and sets the long-term goal to eliminate dependence on fossil fuels
- 2012: ***Vancouver Neighbourhood Energy Strategy*** and ***Energy Centre Guidelines*** prioritizes the deployment of sustainable energy systems for the downtown core and the conversion of the Central Steam plant to a low-carbon energy supply.
- March 25th, 2015: ***Council motion to support the use of 100% renewable energy in Vancouver*** with an expectation that this will be complete by 2050.
- April 28, 2015: ***By-Law to compel new developments to connect to a Neighbourhood Energy System in Northeast False Creek and Chinatown***. Creative Energy has committed to source its renewable energy supply from either a fuel switch at the Central Steam plant, or a stand-alone energy centre located in Northeast False Creek.



GCAP goal: 33% carbon reduction by 2020 (reduce 1,110,000 tons CO₂ / year)





Strategic Opportunity For A Substantial Public Benefit

Creative Energy Downtown Steam System:

- 210 buildings already connected
- Natural gas fired

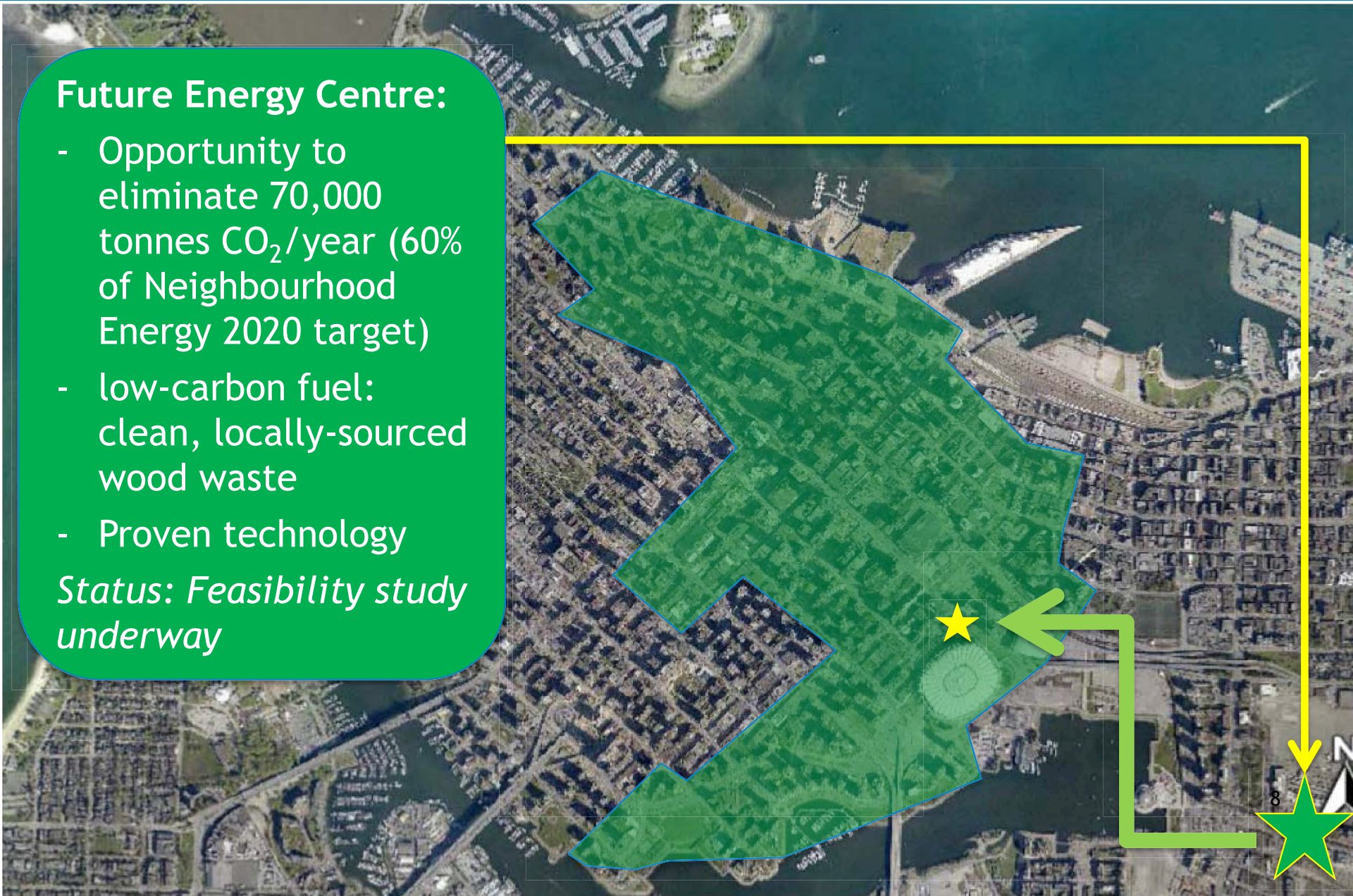
Steam
Plant (720
Beatty St)



Future Energy Centre:

- Opportunity to eliminate 70,000 tonnes CO₂/year (60% of Neighbourhood Energy 2020 target)
- low-carbon fuel: clean, locally-sourced wood waste
- Proven technology

Status: Feasibility study underway





Expansion Areas:

- Hot water extensions of steam system and stand-alone boilers
- low-carbon energy from converted steam system or distributed energy centres



That Council advise Creative Energy it is willing to consider a rezoning application for the Central Steam site if the following conditions are met:

- any proposed market residential uses will result in a substantial public benefit, primarily being the “fuel-switch”
- a minimum of 7.0 FSR of non-residential uses must be provided
- non-residential uses must be fully constructed concurrently with or prior to market residential uses
- any non-residential buildings must front onto key commercial arterials such as Georgia Street; must be easily accessible to rapid transit
- rezoning must meet all applicable City policies and guidelines (e.g. View Protection Guidelines and Noise By-Law)
- prior to referral of the rezoning application for the Central Steam Site to a Public Hearing, the applicant will have executed and delivered to the City all legal agreements with respect to the conversion of the Central Steam

Thank you! Questions?

