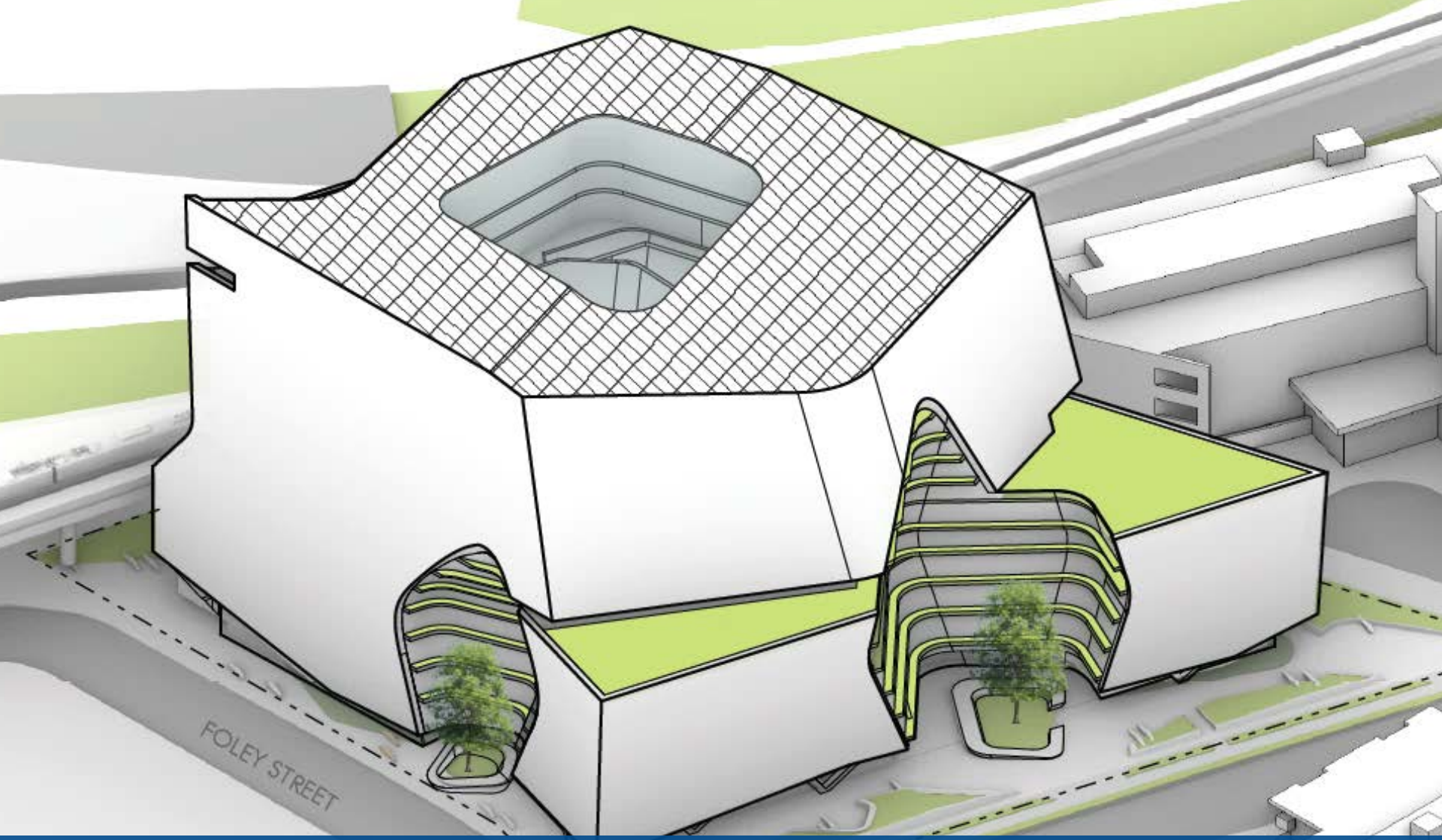


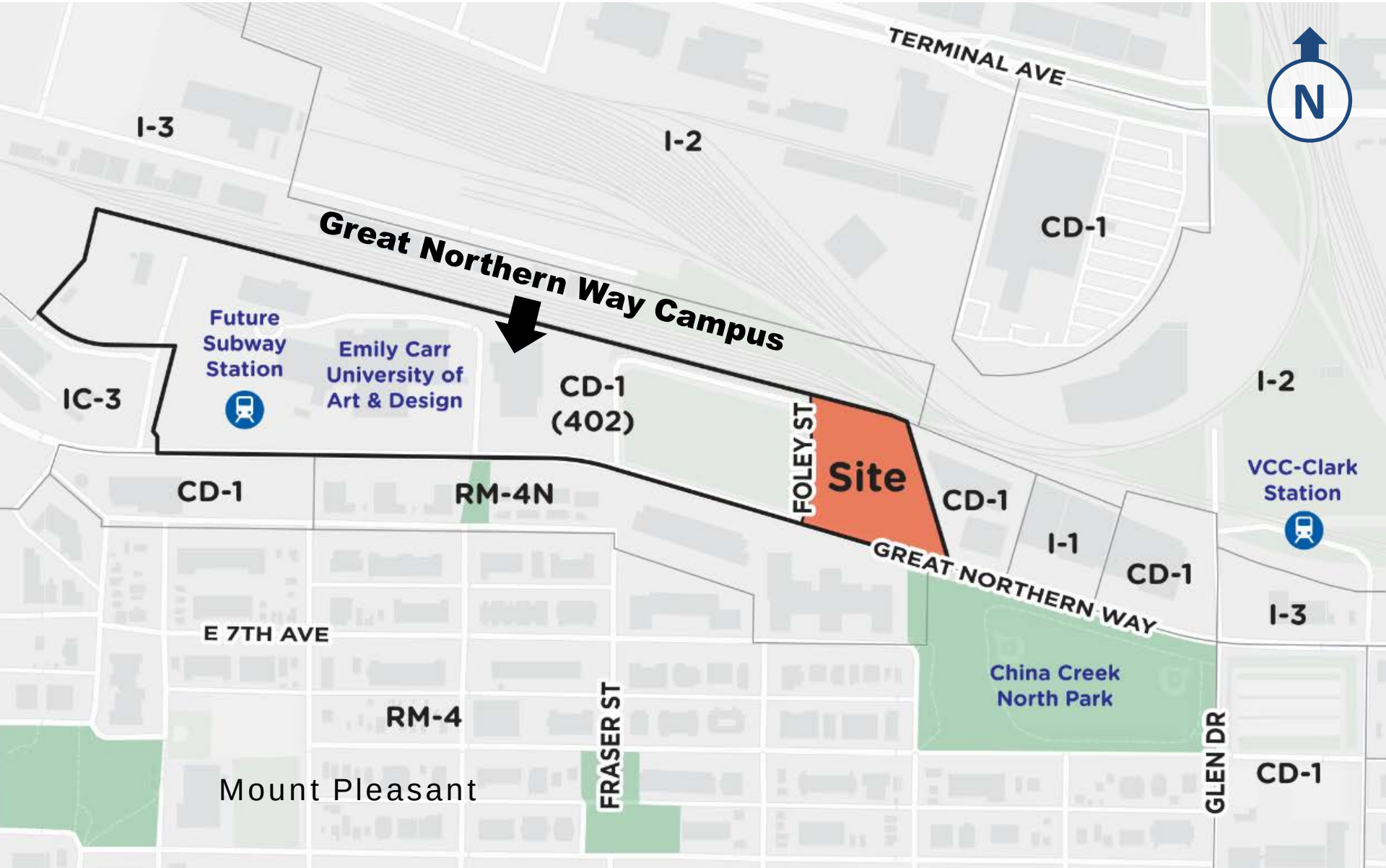
CITY OF VANCOUVER

CD-1 Text Amendment

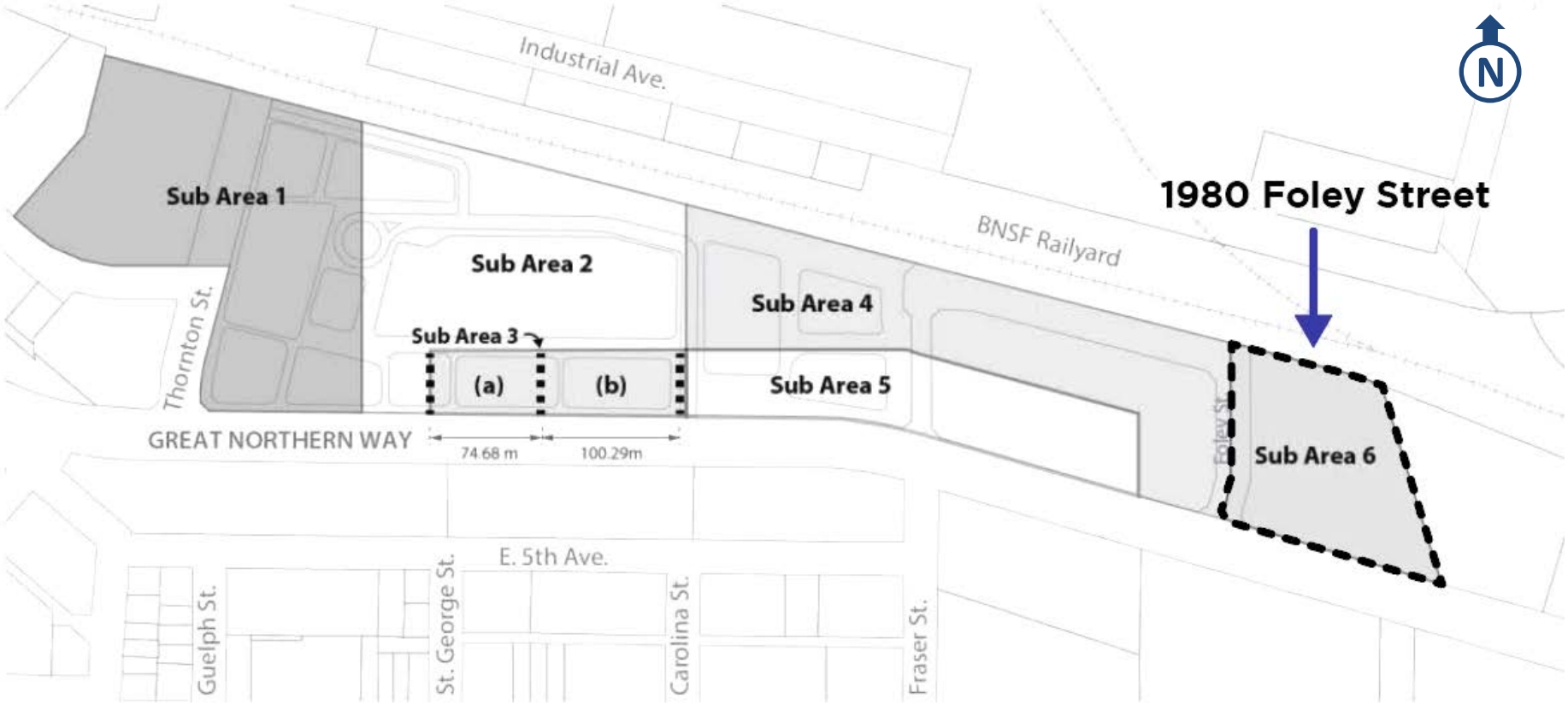
1980 Foley Street

Public Hearing – January 23, 2020

Zoning District Schedule



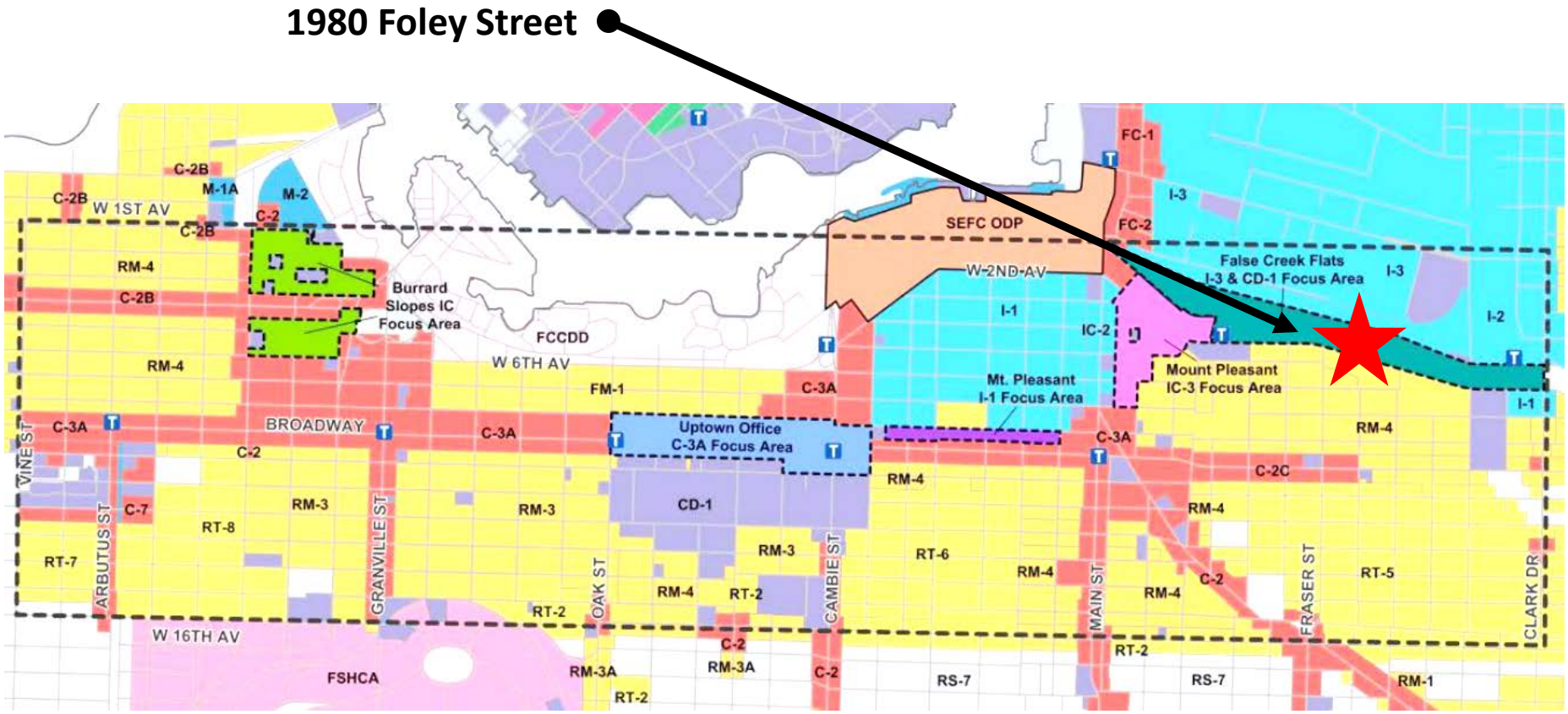
CD-1 (402) – Comprehensive Development



Rezoned CD-1 (402) in 1999 to predominantly have future education, high-tech, and industrial uses.

Site Constraints

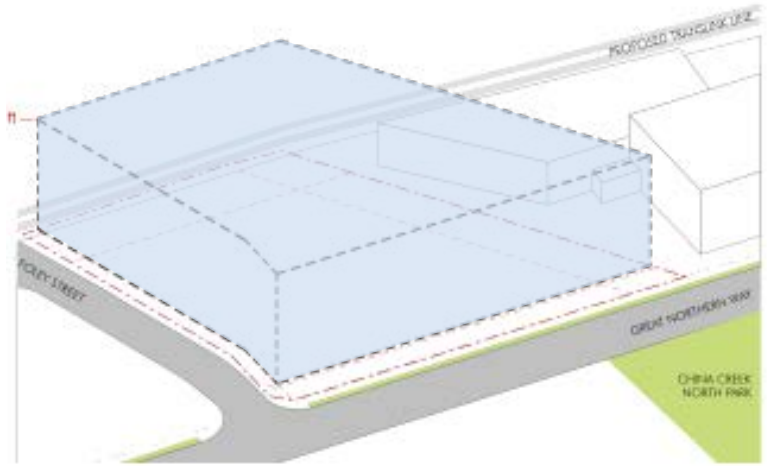
Broadway Plan & April 2019 Issues Report



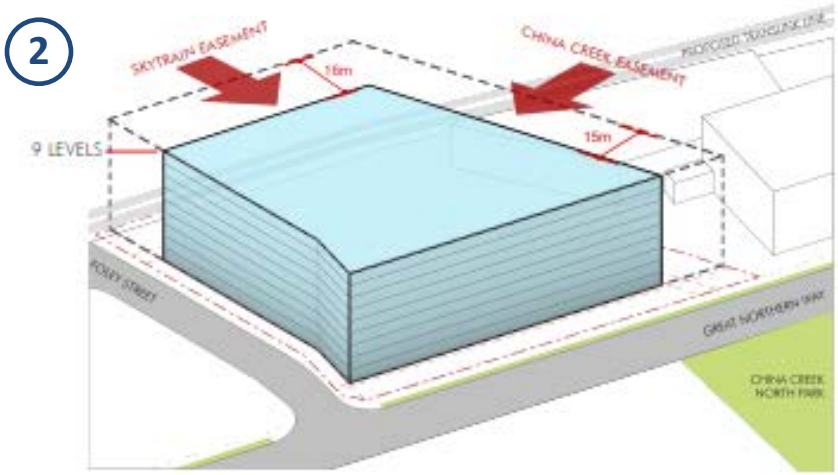
Broadway Plan Study Area (Vine Street to Clark Street)

Form of Development - Massing

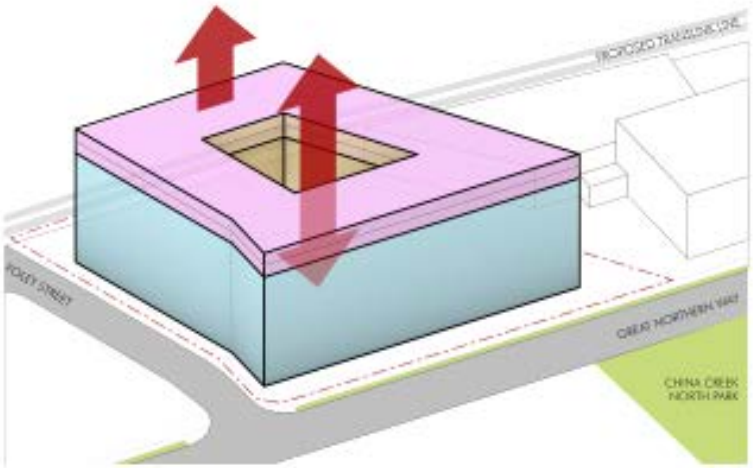
1



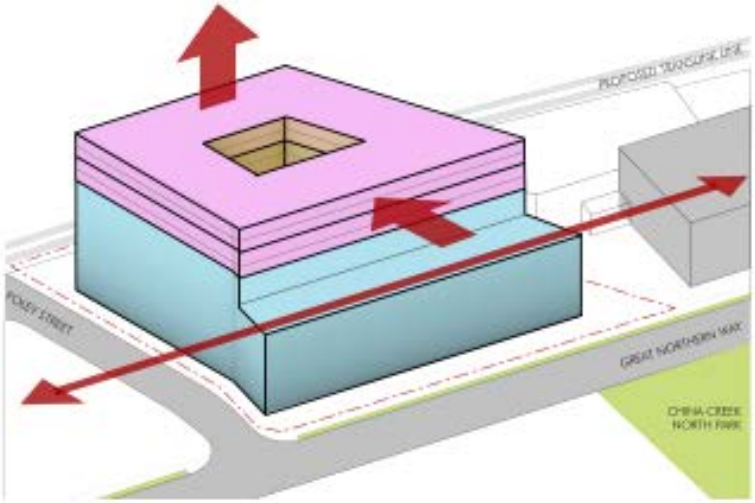
2



3

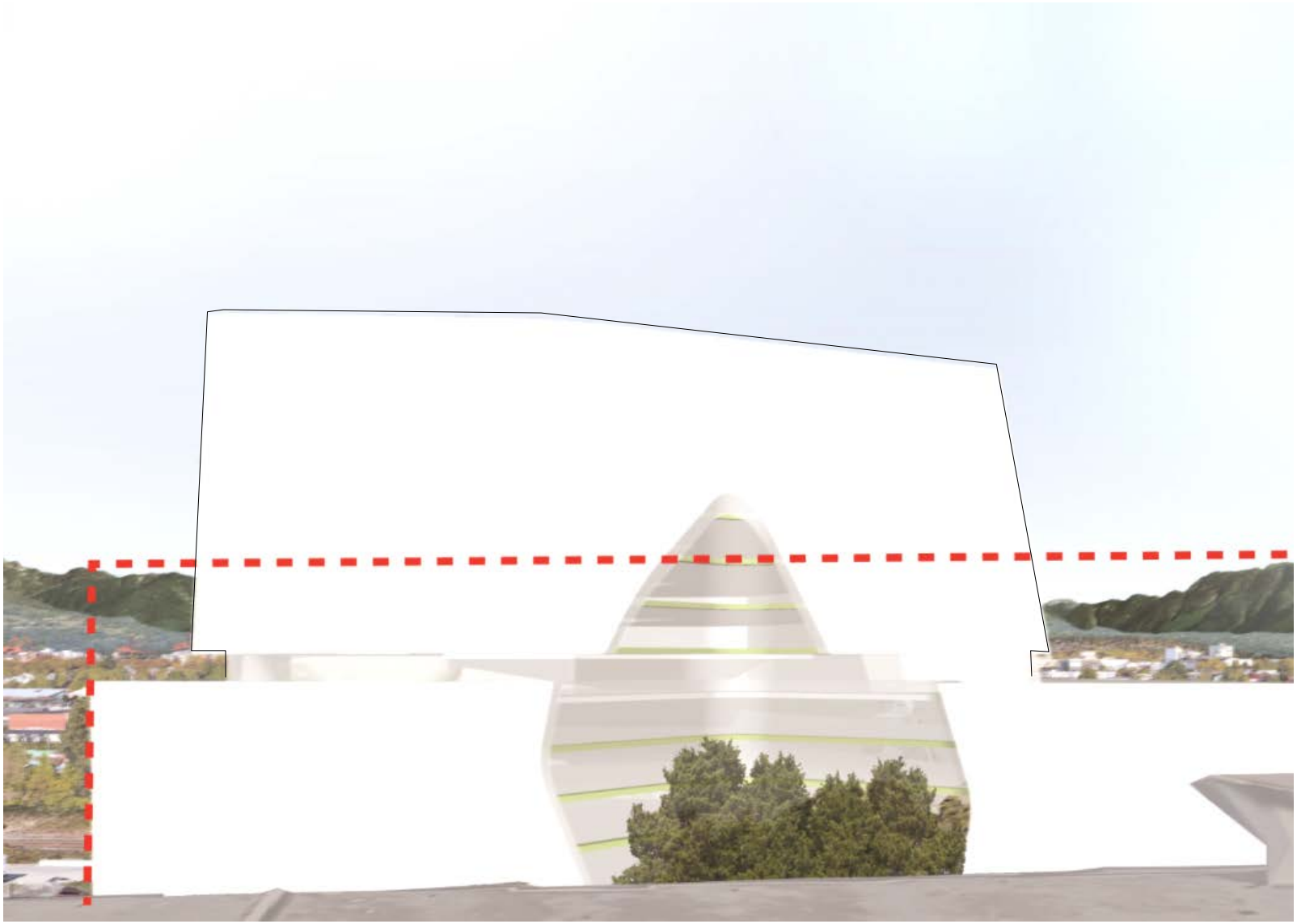


4



Form of Development – view looking west

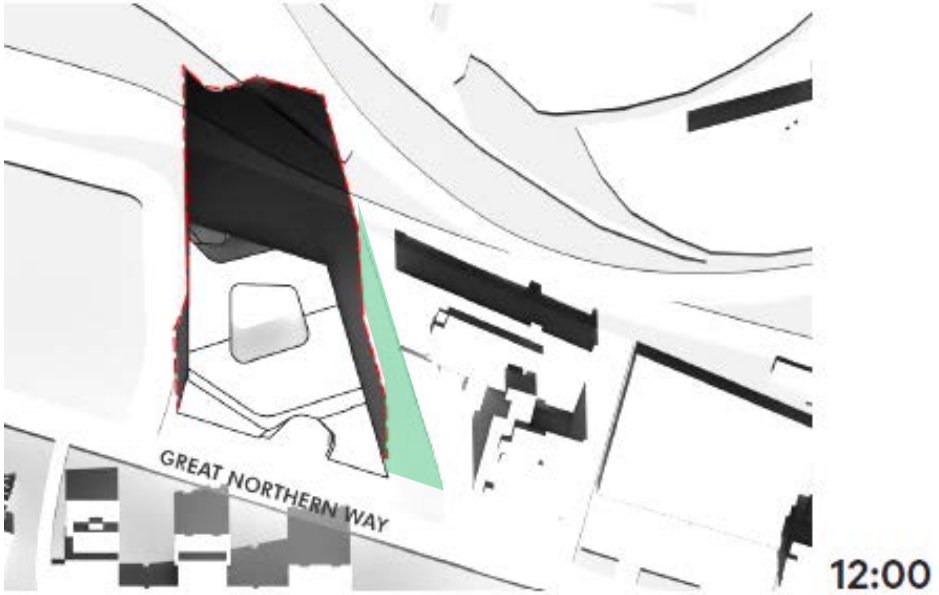
Form of Development – View North



Form of Development – Shadowing

Existing Allowable Building Envelope

Proposal



Childcare

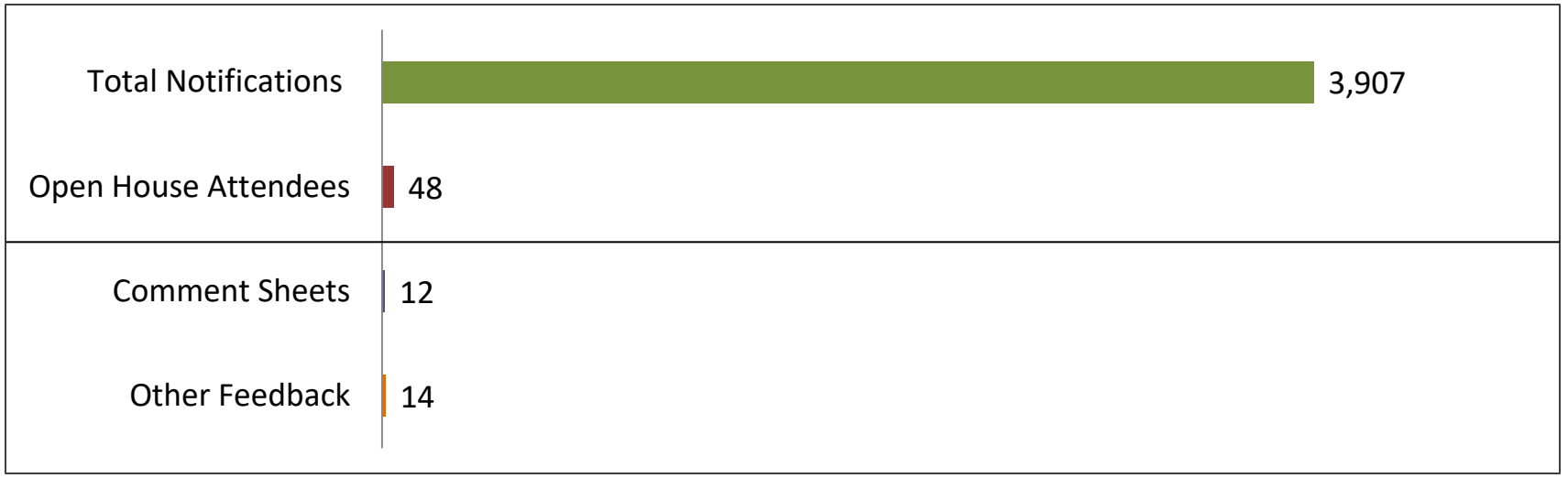
- Permitted within CD-1 (402) By-law
- Incentive: excludable from floor area calculation
- April 23, 2019 issues report to Council to consider this rezoning application: members of Council inquired about the inclusion of childcare
- Staff worked with the applicant to explore childcare on the site, however the applicant chose not to include childcare

Public Consultation

Pre-Application Open House
June 24, 2019
30 attendees

City-Hosted Open House
September 12, 2019
48 attendees

City-Led Public Consultation Results



Public Consultation – What We Heard

Support:

- Quality architectural design
- Fits well in neighbourhood
- Supportive of office space

Concerns:

- Inappropriate height, massing, or density
- Loss of recreational green space
- Traffic congestion and noise pollution

Urban Design Panel – Response

Support with Recommendations:

- **Amend the east interface to increase the porosity of the ground-plane adjacent to China Creek.**

Public Benefits

	Public Benefit
Community Amenity Contributions (CACs)	N/A Due To No Additional Density
Development Cost Levies	$10,699,263
Public Art	$1,026,368
Total Value of Public Benefits	**$11,725,631**

Conclusion

STAFF RECOMMENDATION:

In conclusion, staff support this application subject to the conditions in appendix B.