



Downtown Official Development Plan (DODP)
Amendments: Area K3
Public Hearing – April 1, 2021

Presentation Outline

1. Recommendations
2. Motivation for Amendments:
Quick Start Action
3. Context: DODP and Granville Street
4. Area K3: Current Zoning and Guidelines
5. Proposed Updates: K3 Zoning and Guidelines



Recommendations

Subject of Public Hearing

- A. Amend the DODP to increase the allowable density for developments where 100% of the residential floor space is for social housing or secured rental housing to 5.00 FSR in Area K3

- B. Amend the Granville Street (Downtown South) Guidelines to add consideration of low operational or embodied emissions including the use of mass timber

Recently Approved Recommendations (02.2021)

Approved at Referral (not for discussion):

THAT, as part of efforts to advance and implement the Vancouver Plan, Council direct staff to report back to Council in 2021 with a draft scope of work and budget for a future planning program for Granville Street Downtown to build a vision for the future of the area, and review and update relevant regulation and policy.

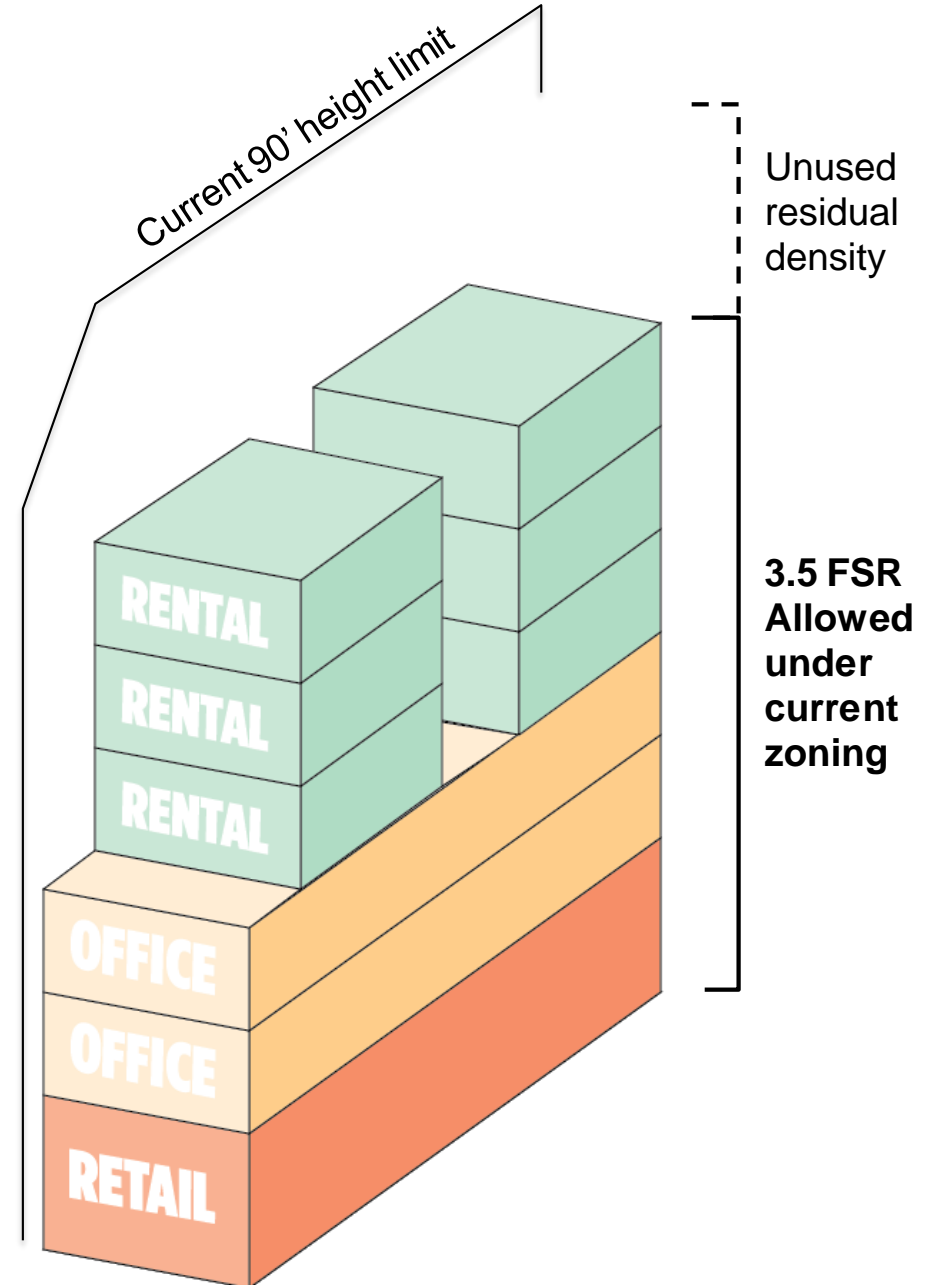
FURTHER THAT staff consider any quick start actions or initiatives including development proposals that would support economic stimulus and cultural revitalization for the area.

Motivation for Amendments to DODP – Area K3

Quick Start Action in advance of Granville Street Planning focused on:

- K3 transition area that does not detract from entertainment uses
- Improves feasibility of mixed-use rental projects
- Maximizes density within existing building envelope
- Encourages innovative sustainable design and construction (mass timber)
- Unlocks un- and underdeveloped sites
- Does not negatively impact heritage or the character of the street
- Supports Granville Street planning - generating positive activity on Granville

CURRENT ZONING:
Mixed-use
3.5 FSR
(example)

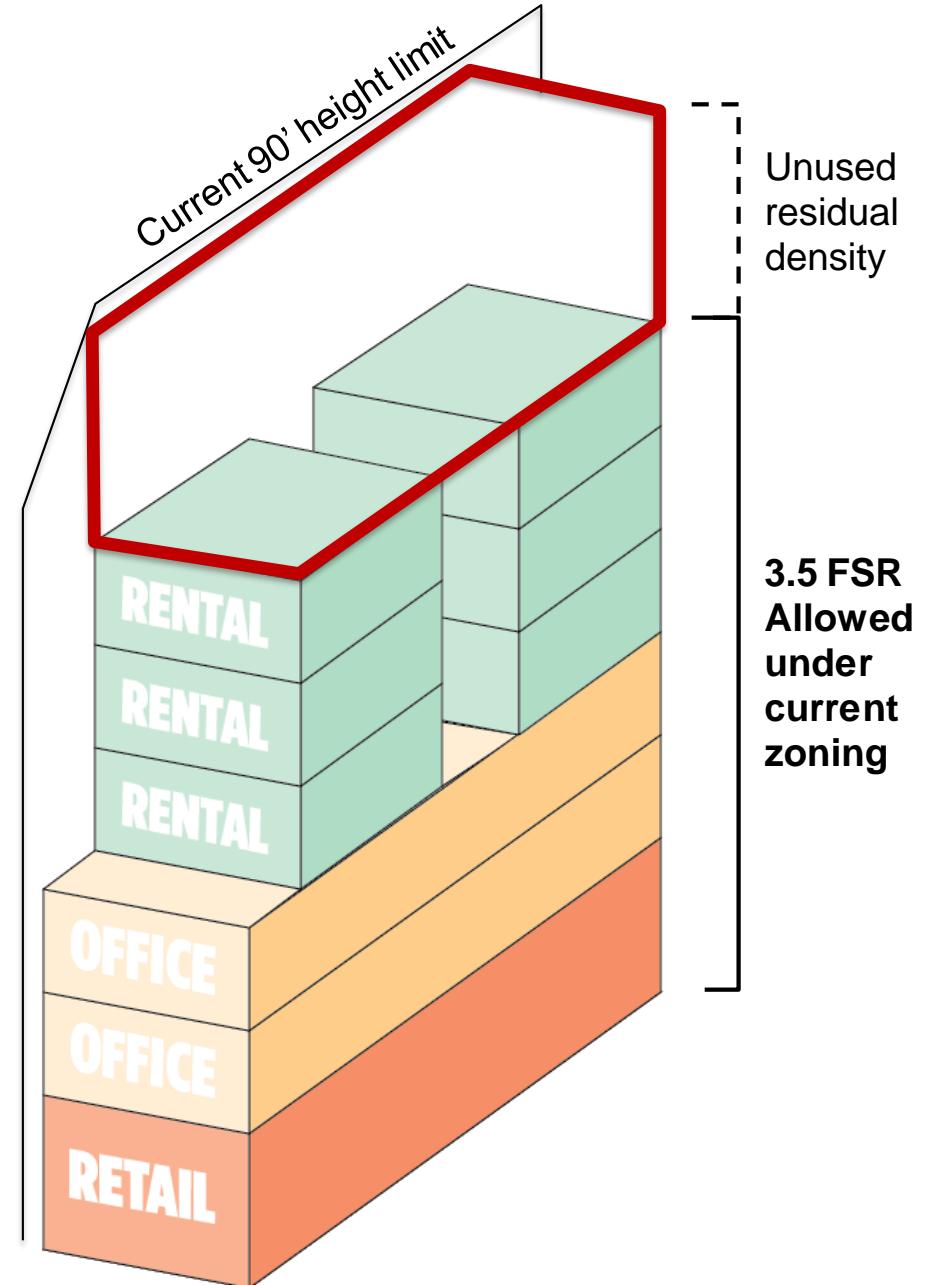


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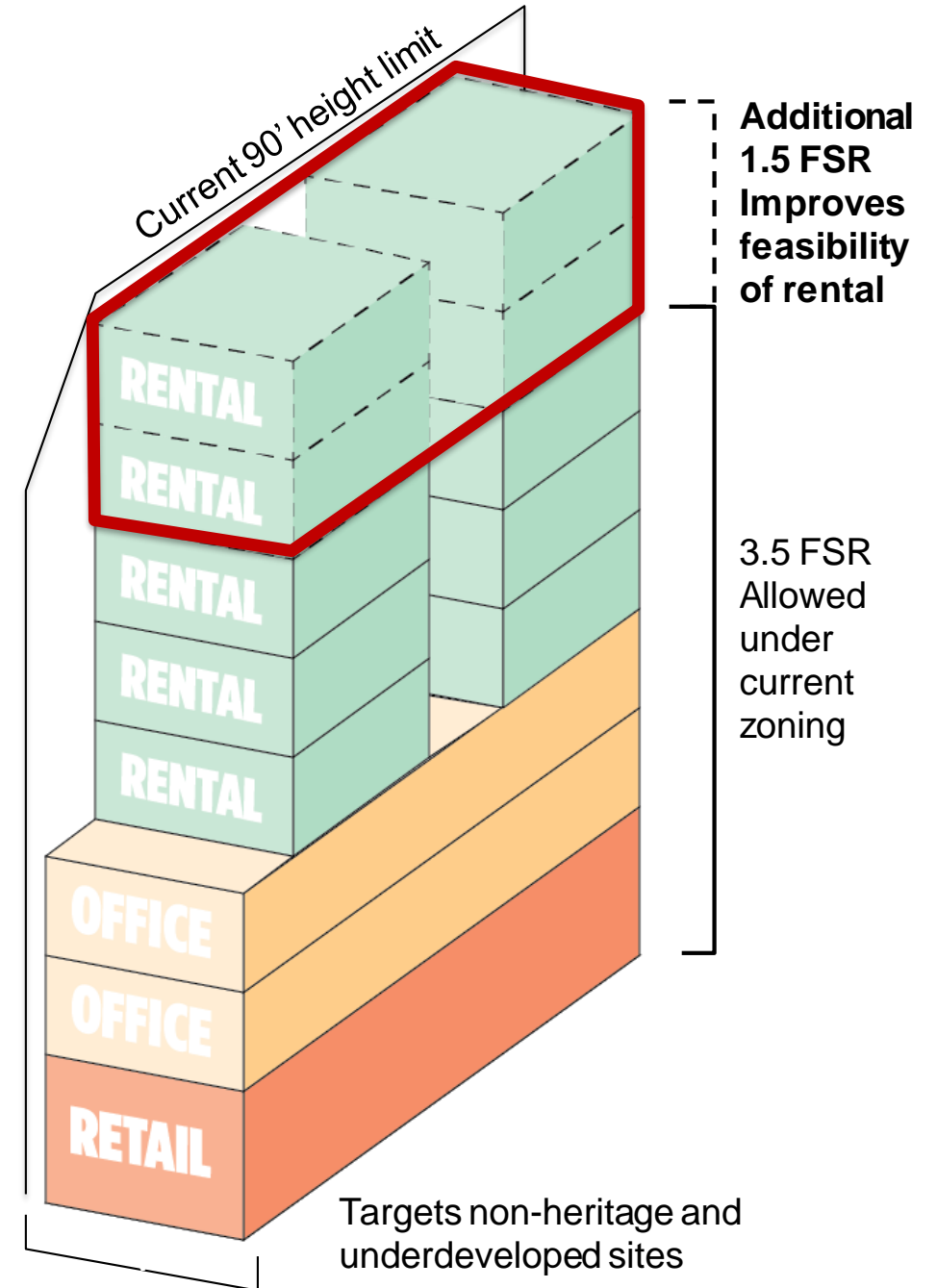


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PROPOSED ZONING:
Potential
Mixed-use
5.0 FSR



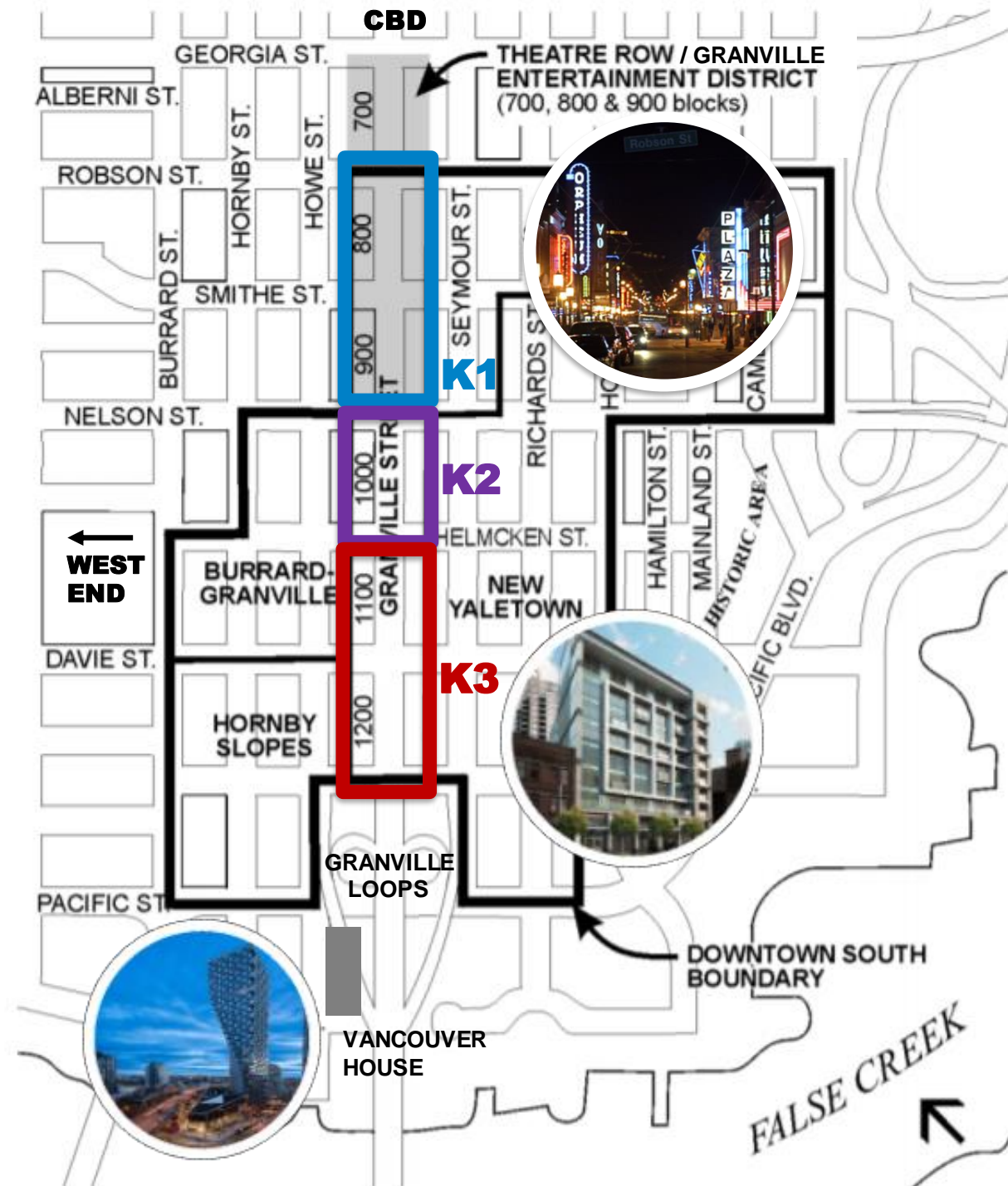
Downtown Official Development Plan (DODP)

- Variety of sub-areas
- Each area has specific guidance for heights, densities and uses
- Goals:
 - Promote downtown as the regional employment centre
 - Entertainment, cultural and retail hubs
 - Distinct, livable and walkable neighbourhoods



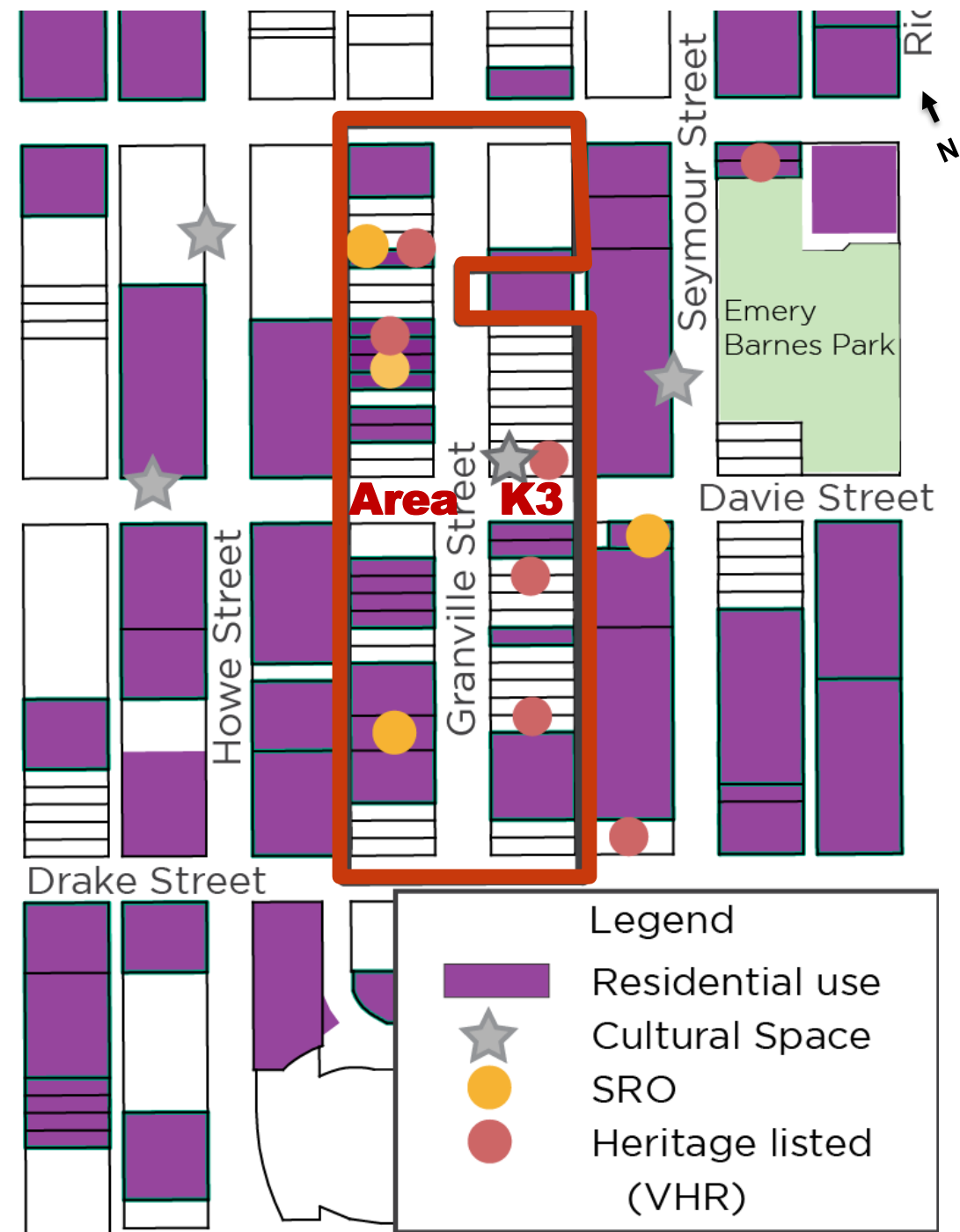
K-Areas: Granville Street

- Iconic commercial high street and Granville Entertainment District (GED)
- Pedestrian and transit priority
- Unique concentration of heritage buildings
- Downzoned in 1991 to preserve heritage, maintain “human scale” and concentrate entertainment, live music and nightclub venues in the GED
- **Area K1:** Granville Entertainment District (*no residential*)
- **Area K2:** Transition (residential allowed)
- **Area K3:** Transition area from GED to high density residential areas in the Downtown South (*residential allowed*)



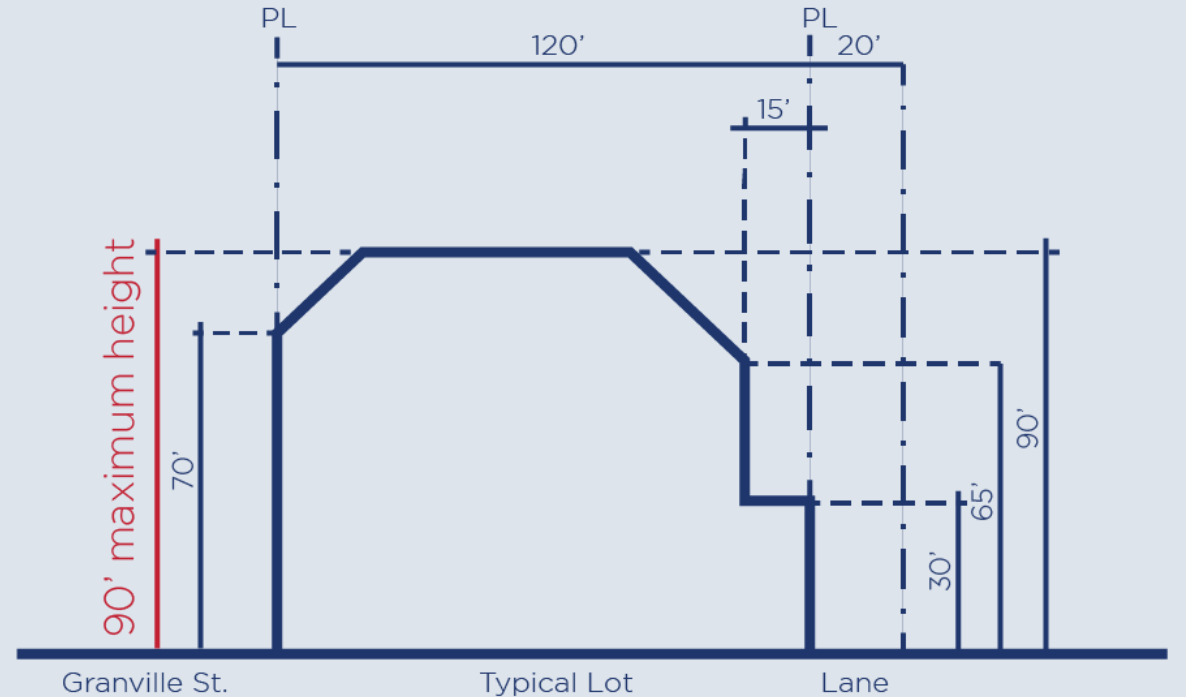
Area K3: Neighbourhood Context

- Significant amount of residential uses in K3 and in adjacent areas
- Including three SRO housing sites
- Well-served by amenities, transit and parks
- No overlap with GED
- Several heritage-listed buildings



Current: Area K3 Zoning

- Density: 3.5 FSR
- Height: 90'
- Permitted Uses:
 - Residential permitted, including strata, rental and social housing
 - Hotel, office and service uses permitted
 - Ground floor retail is required
- No area-specific rezoning policy



Granville Street (Downtown South) Building Envelope

Current: Granville Street (Downtown South) Guidelines

- Used alongside the DODP to promote creation of entertainment district and pedestrian-oriented shopping area for Downtown South
- Promote neighbourhood serving retail in Area K3
- Compatibility with surrounding neighbourhoods and ensuring livability for residential projects
- *Does not* reflect current policy for sustainable construction and design



Proposed: Area K3 DODP Amendments

RECOMMENDATIONS

- Increase in density of up to 5.00 FSR in Area K3 for mixed use developments where 100% of the residential density is social housing or secured rental housing
- No change to height or ground floor retail requirement
- Excludes:
 - Building constructed before 1930
 - Sites with a frontages over 23 m (75 feet)



Undeveloped Site in K3 Granville

1142 Granville – Mixed Use Rental Building in K3

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- Excludes:
 - Building constructed before 1930
 - Sites with a frontages over 23 m (75 feet)



155 Water Street – New development within Gastown heritage area

Granville Street Guidelines – Sustainability Updates

RECOMMENDATIONS

- New buildings should demonstrate a high degree of sustainability, through use of mass timber or other materials that result in low embodied emissions, or commitment to near zero emissions in operation
- Consideration given to varying the form of development advice in guidelines to accommodate sustainable design features



Proposed Amendments: Implications

Housing

- No displacement of residential, including SRA designated buildings
- Uptake primarily on vacant or underutilized lots

Commercial and Hotels

- Not anticipated to displace or reduce commercial space, including retail, service or hotels
- Provision of retail and service uses required at grade



Proposed Amendments: Implications

Character & Heritage

- No significant impacts to character in terms of heritage, density, height, or commercial continuity

Environmental

- Mass timber can reduce embodied carbon pollution by 25-45%, saving hundreds of tonnes of emissions per building

Financial

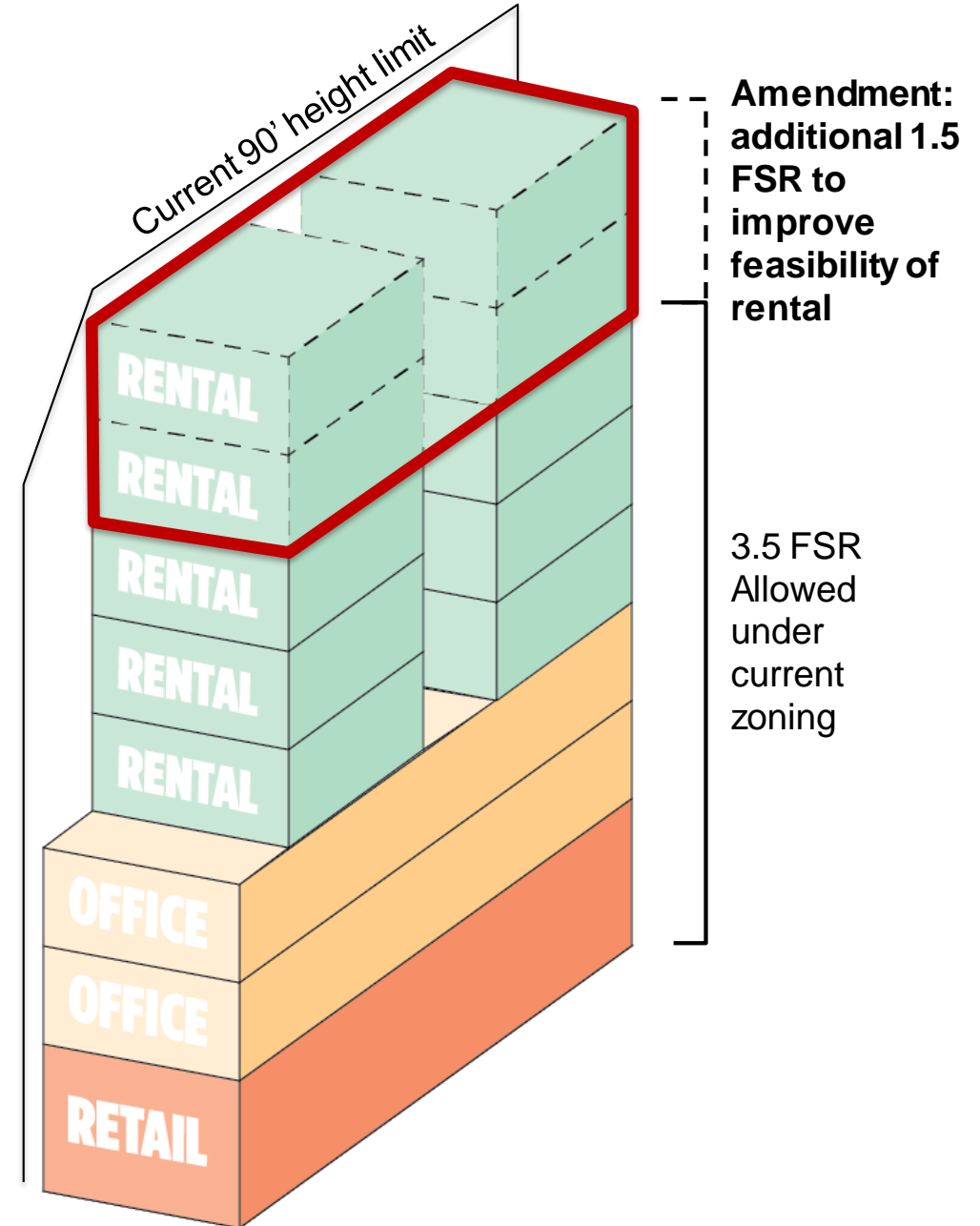
- There is no anticipated land lift for any of the eligible properties based on the proposed amendments



Conclusion:

Amendments to DODP – Area K3

- Quick Start Action in advance of Granville Street Planning
- Next Steps: Granville Street Planning process coming forward
 - Staff to report back with scope and budget
 - Holistic review of options and opportunities
 - Explore policy updates, including height and density, in Areas K1, 2 and 3, as well as heritage sites



Questions

Recommendations

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