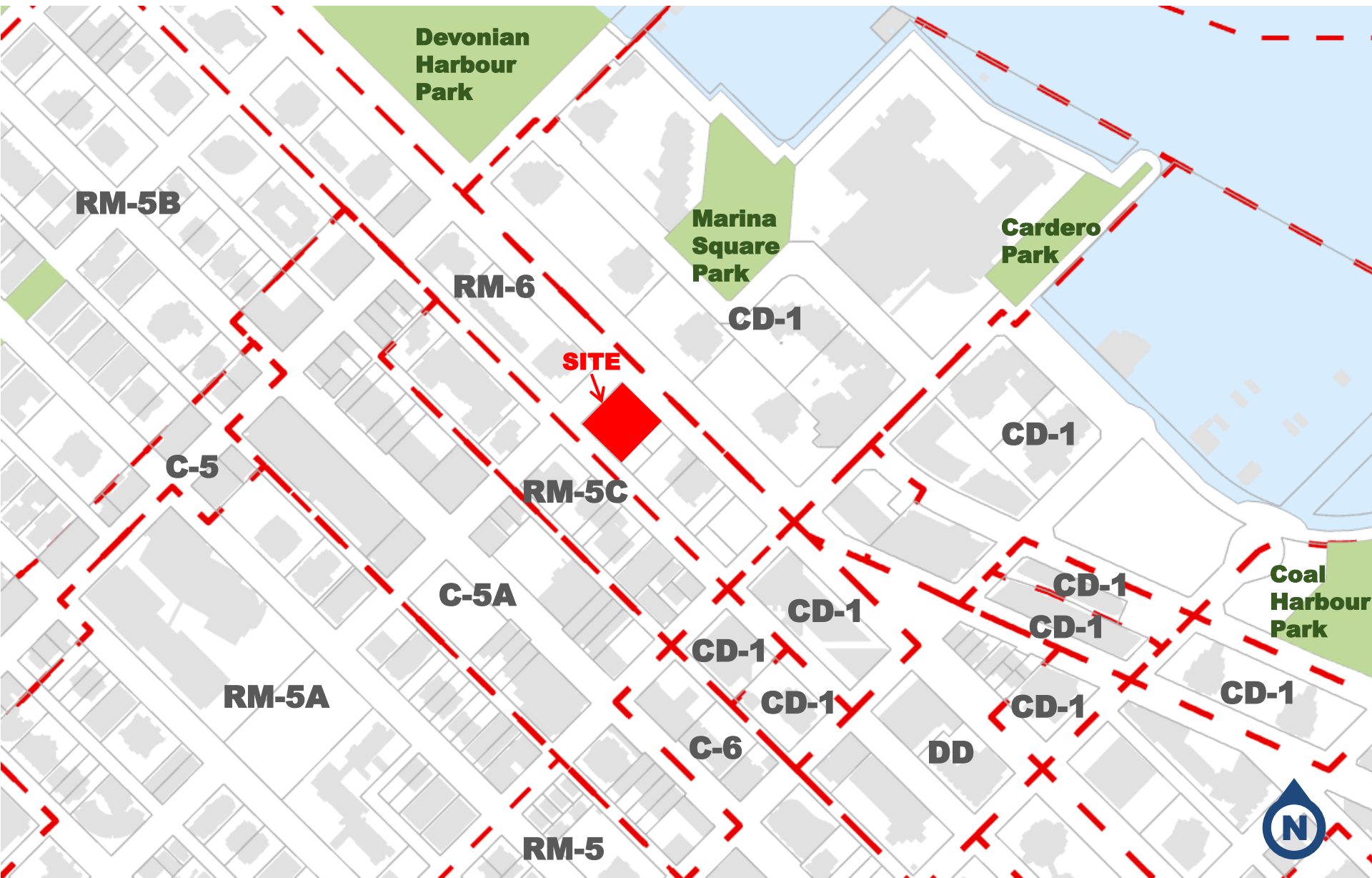




CD-1 Rezoning: 1616-1698 West Georgia Street

Public Hearing – April 13, 2021

# Site & Surrounding Zoning



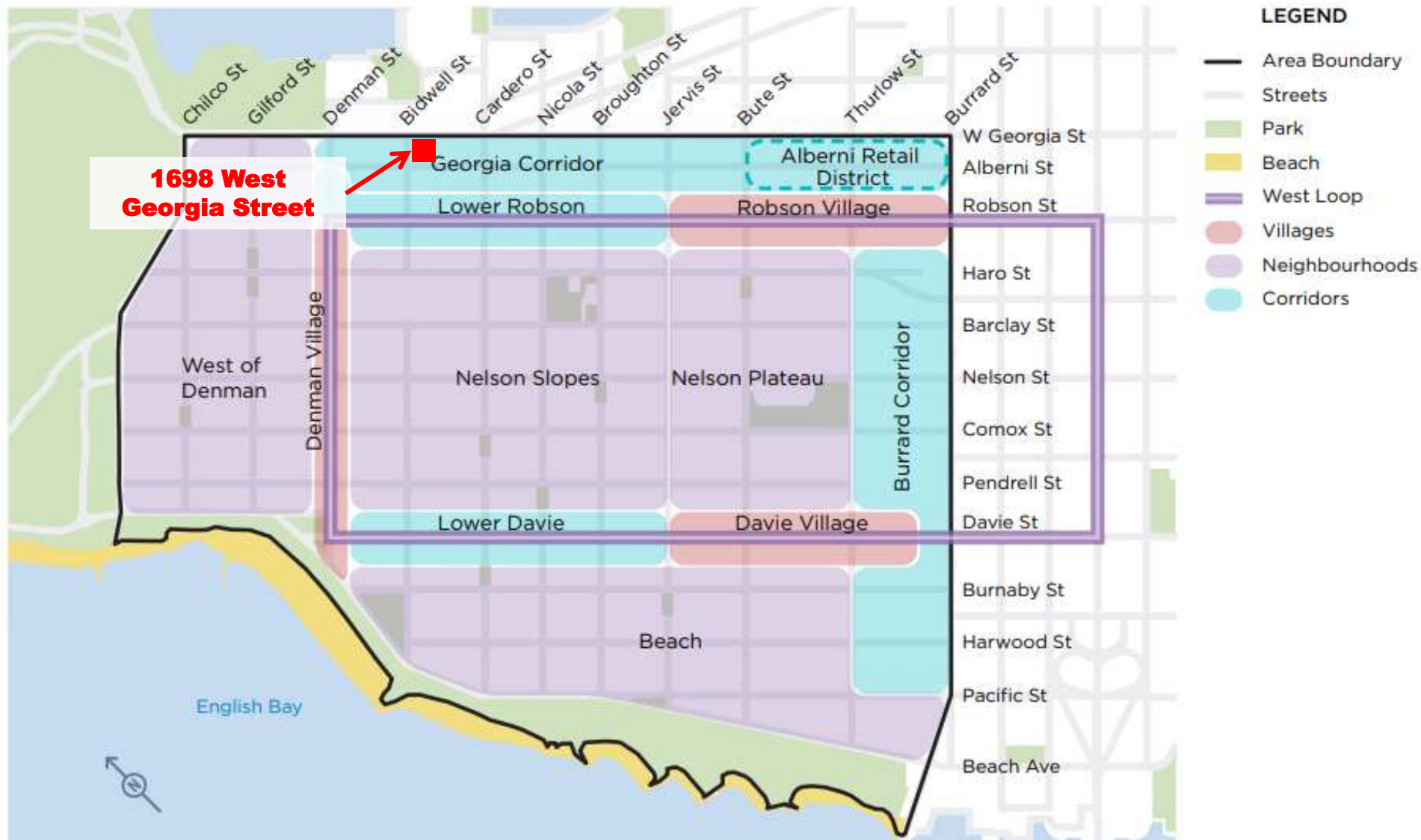


# Site and Surrounding Context





# Enabling Policy – Rezoning Policy for the West End



# Enabling Policy – Rezoning Policy for the West End











Georgia Corridor: Areas 'A', 'B', 'C', and 'D'



# Public Benefits Strategy

## PUBLIC BENEFITS ACHIEVED SINCE 2013

Category	Anticipated Public Benefits by 2043 (+) <sup>b</sup>	Completed (•) since 2013 or In Progress (○)	% <sup>c</sup>
 Housing <sup>a</sup>	<ul style="list-style-type: none"> <li>+ Approx. 1,600 additional social housing units</li> <li>+ Approx. 1,900 additional secured market rental units</li> <li>+ Secure social and market rental housing in Corridors</li> <li>+ Secure market rental housing in Neighbourhoods</li> </ul>	<ul style="list-style-type: none"> <li>• 72 social housing units</li> <li>• 577 secured market rental units</li> <li>○ 236 <i>social housing units</i></li> <li>○ 950 <i>secured market rental units</i></li> </ul>	50%
 Childcare	<ul style="list-style-type: none"> <li>+ Approx. 245 spaces for children 0-4</li> <li>+ Approx. 121 spaces for children 5-12</li> </ul>	<ul style="list-style-type: none"> <li>• 10 spaces for children 5-12 (Lord Roberts)</li> <li>○ 7-14 <i>childcare spaces (1-2 family childcare units)</i></li> </ul>	5%
 Transportation/ Public Realm	<ul style="list-style-type: none"> <li>+ Upgrade/expand walking and cycling networks</li> <li>+ Enhance waiting areas at transit stops</li> <li>+ Improve public realm along commercial streets</li> <li>+ Improve public realm in Neighbourhoods</li> </ul>	<ul style="list-style-type: none"> <li>• Jim Deva Plaza</li> <li>• Aquatic Centre Ferry Dock</li> <li>• New traffic signal installation at Burrard / Burnaby and Thurlow / Barclay</li> <li>• Temporary patios (interim)</li> <li>• Bute/Robson, Bute/Davie and Bute/Alberni interim plazas</li> <li>• Temporary Robson/Alberni public space improvements</li> <li>○ <i>Haro and Bute infrastructure upgrades and pedestrian/cycling improvements</i></li> <li>○ <i>Georgia Gateway West complete street (design)</i></li> <li>○ <i>Robson/Alberni public space improvements (design)</i></li> </ul>	10%
 Culture	<ul style="list-style-type: none"> <li>+ Preserve and stabilize cultural assets</li> <li>+ Retain/create multi-use neighbourhood creative spaces</li> <li>+ Public art</li> </ul>	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	0%
 Civic/Community	<ul style="list-style-type: none"> <li>+ Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre)</li> <li>+ Joe Fortes Library renewal</li> <li>+ Optimize fire hall services in the community through renewal and/or relocation of existing fire halls</li> </ul>	<ul style="list-style-type: none"> <li>○ <i>West End Community Hub Master Plan (master planning and pre-engagement for a new community services hub including the community centre, ice rink, and library)</i></li> </ul>	0%
 Heritage	<ul style="list-style-type: none"> <li>+ 10% allocation from cash community amenity contributions in West End</li> </ul>	<ul style="list-style-type: none"> <li>○ <i>10% allocation from cash community amenity contributions in West End</i></li> </ul>	N/A
 Social Facilities	<ul style="list-style-type: none"> <li>+ Gordon Neighbourhood House renewal and expansion</li> <li>+ QMUNITY renewal and expansion</li> <li>+ Explore opportunities for a dedicated seniors' facility</li> <li>+ Explore opportunities for community-based non-profit hub</li> </ul>	<ul style="list-style-type: none"> <li>• Gordon Neighbourhood House interim upgrades</li> <li>○ <i>QMUNITY (design – rezoning application)</i></li> </ul>	10%
 Parks	<ul style="list-style-type: none"> <li>+ Rebuild the seawall</li> <li>+ English Bay Beach Park and Sunset Beach Park upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• Seawall renewal phase one</li> <li>○ <i>Gilford St closure</i></li> <li>○ <i>West End Waterfront Master Plan (master planning)</i></li> </ul>	10%

# Public Benefits Strategy

Civic Facilities	<ul style="list-style-type: none"><li>• West End Community Centre Complex</li><li>• Library</li><li>• Vancouver Aquatic Centre</li><li>• Firehalls</li></ul>
Parks and Open Space	<ul style="list-style-type: none"><li>• Robson-Alberni</li><li>• Davie Village</li></ul>
Childcare	<ul style="list-style-type: none"><li>• 69-space facility for 0-4yrs</li><li>• New/Expanded childcare in elementary schools</li></ul>
Transportation	<ul style="list-style-type: none"><li>• Georgia Gateway Project</li><li>• Bute St. Greenway</li></ul>
Housing	<ul style="list-style-type: none"><li>• Affordable Housing Reserve</li></ul>
Heritage	<ul style="list-style-type: none"><li>• Heritage Conservation Reserve</li></ul>





Application: December, 2019

127 strata housing units

- 25 one-bedroom
- 71 two-bedroom
- 31 three-bedroom
- 213 vehicle parking spaces, 342 bicycle parking spaces
- Height of 99.3 m (326 ft.)
- 9.39 FSR
- Restart Vancouver  
“Recovery Phase”:  
~ 450 new construction jobs





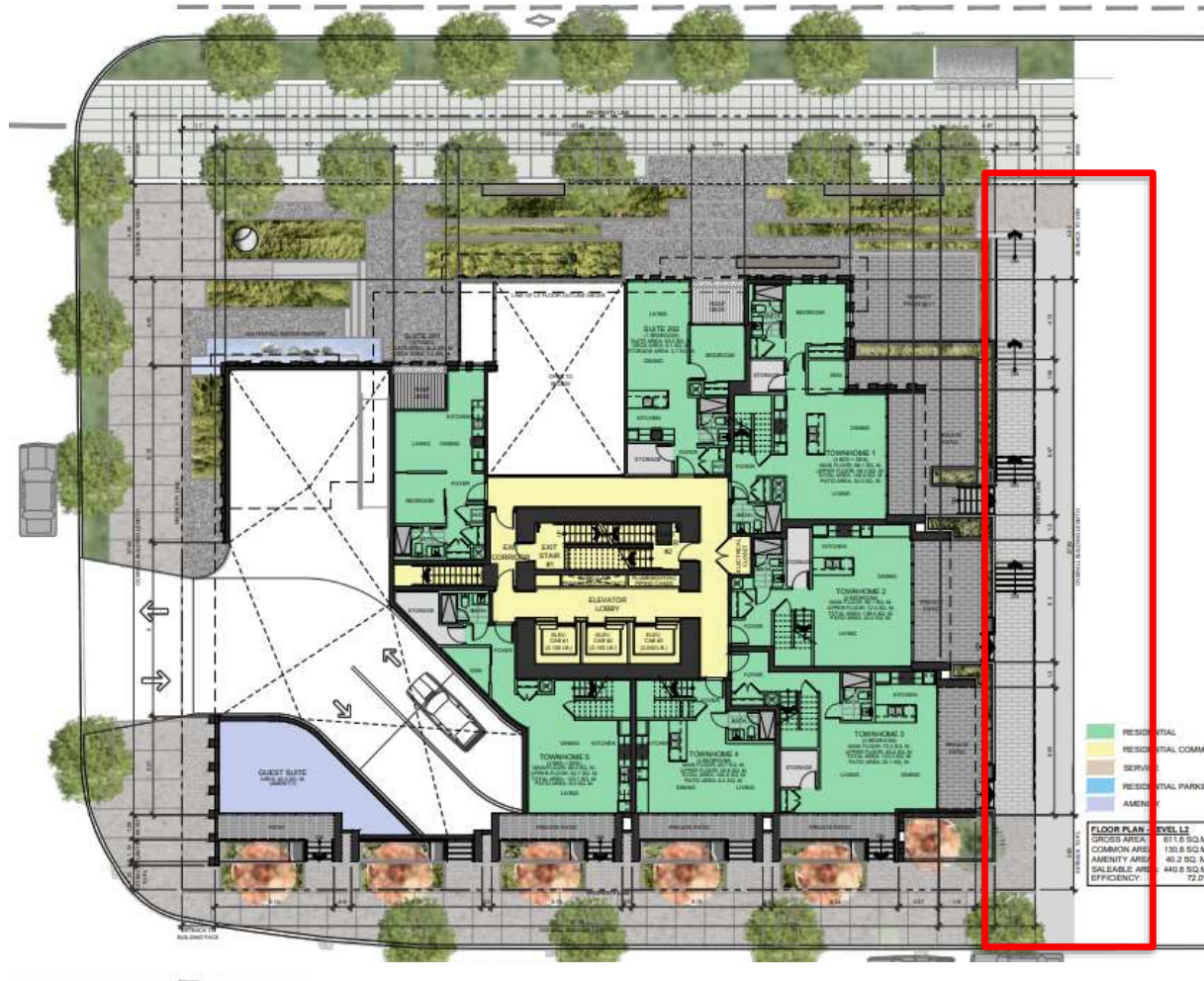
# Urban Design

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# Urban Design

West Georgia Street



FLOOR PLAN	LEVEL 1
GROSS AREA	611.6 SQ.M
COMMON AREA	130.8 SQ.M
AMENITY AREA	48.2 SQ.M
SALEABLE AREA	440.8 SQ.M
EFFICIENCY	72.0%

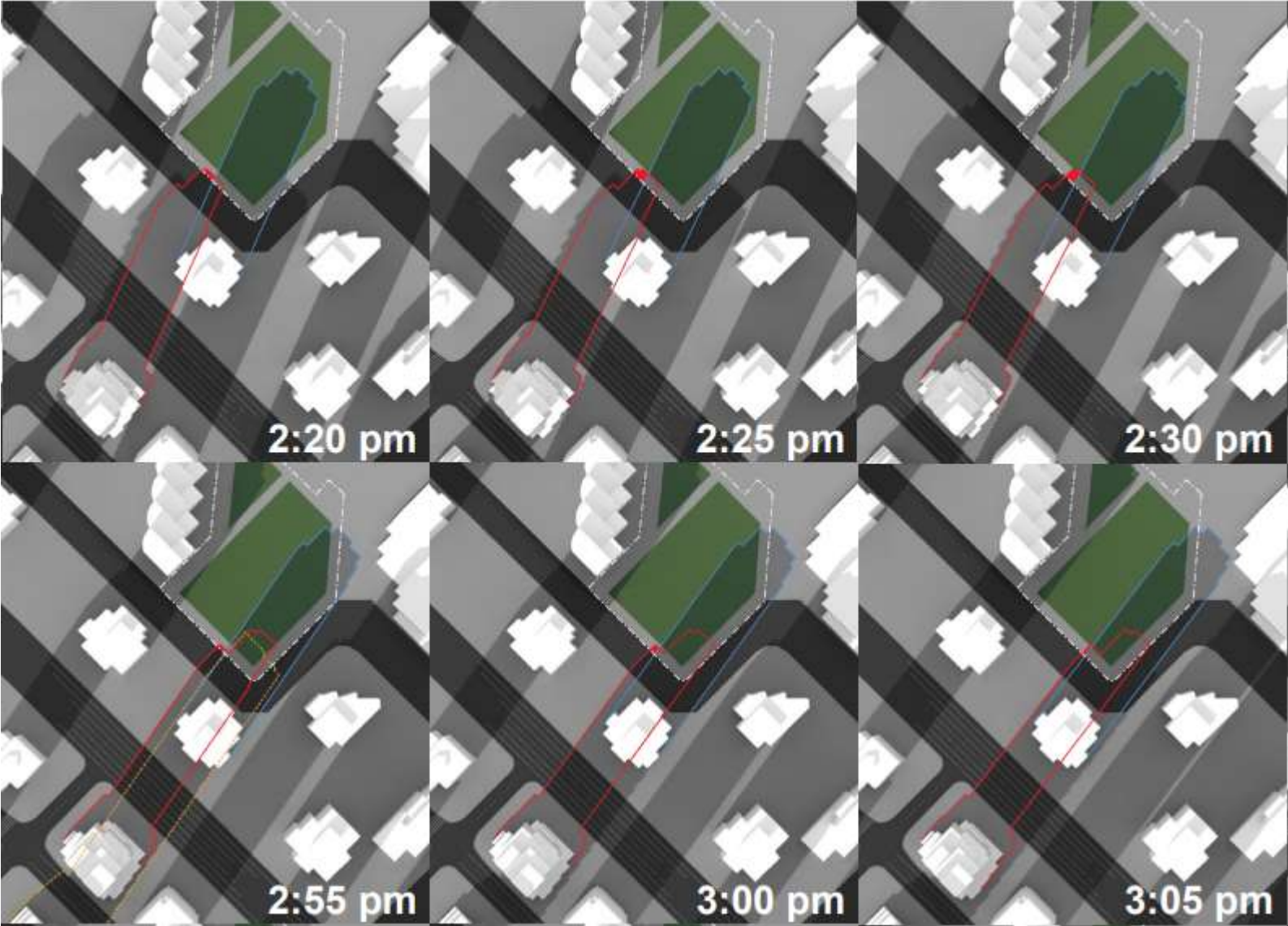
Alberni Street



# Marina Square Park



# Marina Square Park



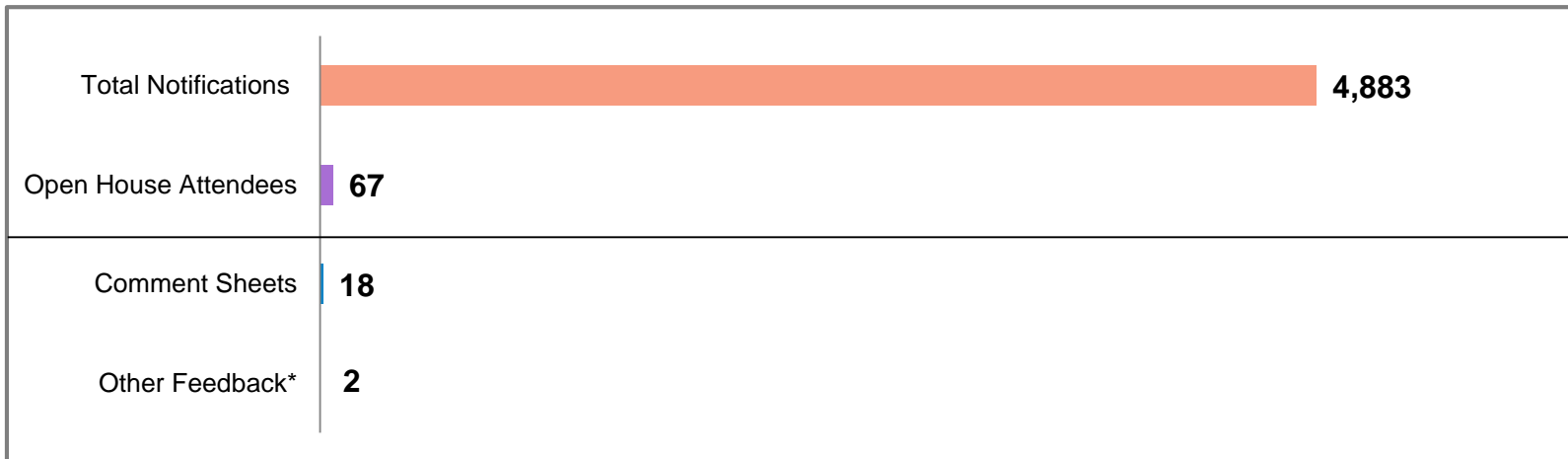


# Public Consultation



**Pre-application  
Open House  
July 18, 2018  
46 attendees**

**City-hosted  
Open House  
April 9, 2019**



## Support:

- **Building Design**
- **Residential Housing**
- **Community Amenity Contributions**

## Concerns

- **Allocation of CAC's**
- **Affordability**
- **Lack of commercial space at grade**

# Public Benefits



Development Contribution	Value
City-wide DCL	\$ 3,205,440
City-wide Utilities DCL	\$1 ,780,892
Public Art	\$ 352,253
Cash Community Amenity Contribution	\$ 26,100,000
<b>Total:</b>	<b>\$ 31,438,585</b>



# Community Amenity Contribution



	City CAC Policy & Procedures	CAC Offer for 1616-1698 West Georgia Street
Deferment of cash CACs	payments above \$20M can be deferred	60% due prior to rezoning enactment (\$15.66 million).  40% would be paid at the earlier of two years following the enactment or prior to first Building Permit (\$10.44 Million)
Interest rate on deferred amount	Prime + 3%	Prime + 2%
Form of Security for Deferred CAC	Minimum 50% Letter of Credit  Up to 50% Surety Bond	100% Surety bond.

# Restart Smart Vancouver



RECOVERY



RESTART



REBUILD

## #RestartSmartVancouver

### Construction jobs:

450 on-site and off-site construction jobs



# Conclusion

- Meets the Rezoning Policy for the West End
- Staff support application subject to conditions in Appendix B





**END OF PRESENTATION**

**Backup Slides Only**

