

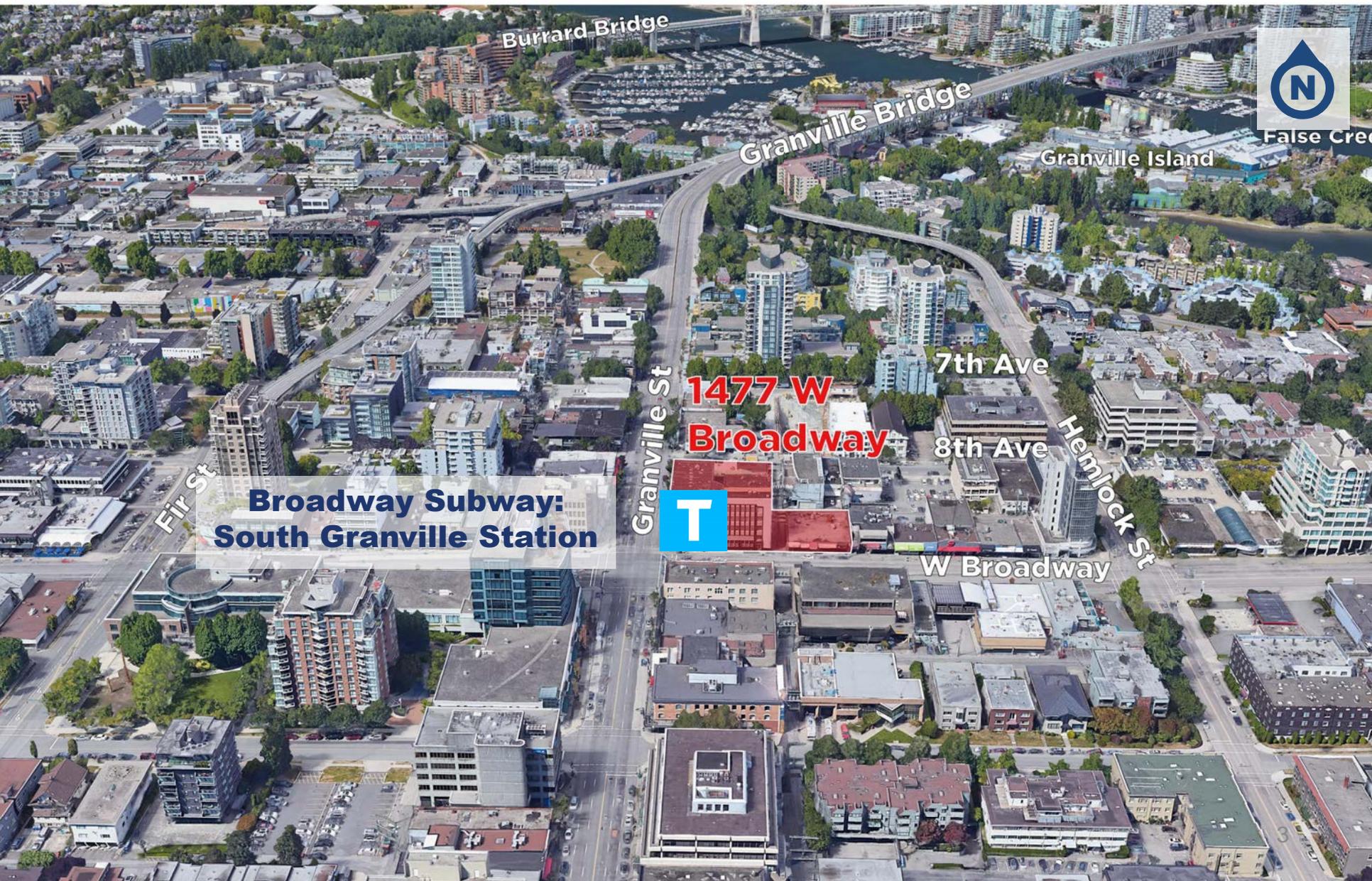
Issues Report: Consideration of Rezoning Proposal at 1477 West Broadway (South Granville Station)

Standing Committee on City Finance & Services – July 21, 2021

Recommendation (Simplified)

THAT Council instructs the General Manager of PDS to consider a rezoning application at 1477 West Broadway, which proposes a mixed-use office, retail and rental housing building at a height and density above what is permitted in the C-3A District Schedule and Guidelines, as an exception to the *Broadway Plan Interim Rezoning Policy*.

Existing Site and Context



**Broadway Subway:
South Granville Station**

**1477 W
Broadway**



7th Ave

8th Ave

W Broadway

Burrard Bridge

Granville Bridge

Granville Island

Fir St

Granville St

Hemlock St



False Cre

Background

A retail/office building including full integration of the South Granville Broadway Subway Station entrance, approved as a Development Permit (DP) Application under the existing C-3A zoning, is currently under construction by PCI at 1477 West Broadway.



Image from DP Application (under construction) showing South Granville Station.

Background

Staff recently received a rezoning enquiry from PCI proposing increased height and density for a mixed-use retail, office and rental housing development at 1477 West Broadway.

In 2018 PCI submitted an earlier rezoning enquiry anticipating Council approval of the Broadway Plan in late 2020 enabling additional height and density for the site.

Due to challenges and delays with COVID-19 the anticipated timing for Council's consideration of the draft Broadway Plan is Q1 2022.

Background

PCI worked closely with the Broadway Subway Project Office led by the Province to incorporate a well-integrated South Granville Station in the development.

Significant delay in construction between the current DP and the proposed rezoning application (if submitted after approval of the Broadway Plan in early 2022) could cause access and circulation challenges for the new station opening in 2025.



Site and Surrounding Zoning



Policy Context

Currently zoned C-3A, which permits a choice of residential, office, retail and service uses (active commercial at grade) up to 6 storeys and 3.3 FSR.

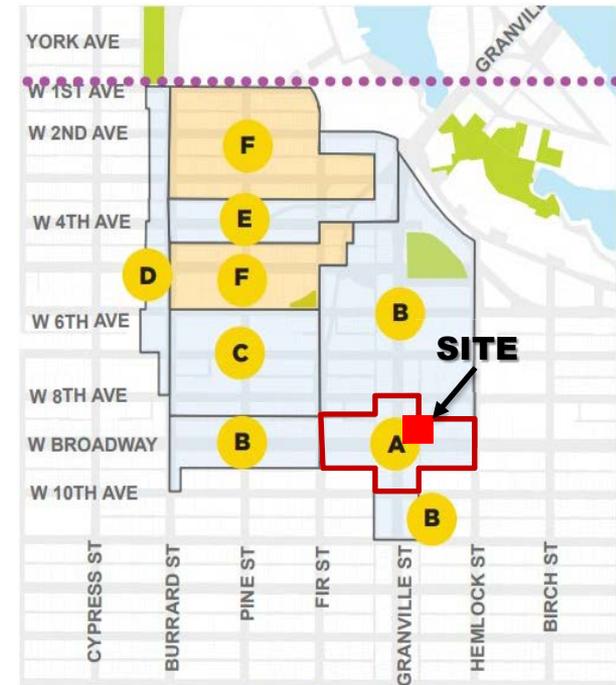
Within the Broadway Plan study area, and currently subject to an interim moratorium on rezoning applications (*Broadway Plan Interim Rezoning Policy*).

Broadway Plan Emerging Directions, shared with community in February/March 2021, proposed specific policy directions applicable to this site within Area “A” of the Granville/Burrard Slopes sub-area.

Policy Context

Broadway Plan Emerging Directions (Area “A”):

- Consider increased height and density for station area mixed-use affordable housing (e.g. secured rental or social housing) or commercial development (e.g. office or hotel).
- Require a minimum job space component (e.g. office above retail) for mixed-use development.
- Support integration of South Granville Station in new development with active commercial uses and public space improvements.
- Foster Broadway as a Great Street with wider sidewalks, street trees, continuous active ground floor commercial frontages, and places for gathering.



Legend

- Broadway Plan Study area
- Park
- Character area
 - Centre
 - Industrial/Employment Area
- Policy area
- Policy area boundary

Exceptional Circumstances

Given the circumstances, staff recommend consideration of a rezoning application for 1477 West Broadway as an exception to the *Broadway Plan Interim Rezoning Policy*.

Proposal generally aligns with the Emerging Directions, and would deliver additional office space and retail (including grocery store), and rental housing with moderate income units, fully integrated with South Granville Station.

Commencing a rezoning process earlier than adoption of the Broadway Plan could facilitate construction by at least six months, helping minimize impacts to the station when the Subway opens.

Next Steps and Rezoning Process

If Council approves the recommendation of this report, staff will work with the applicant through the rezoning application process to ensure the height and density are compatible with the Broadway Plan policy directions for the Broadway and Granville station area.

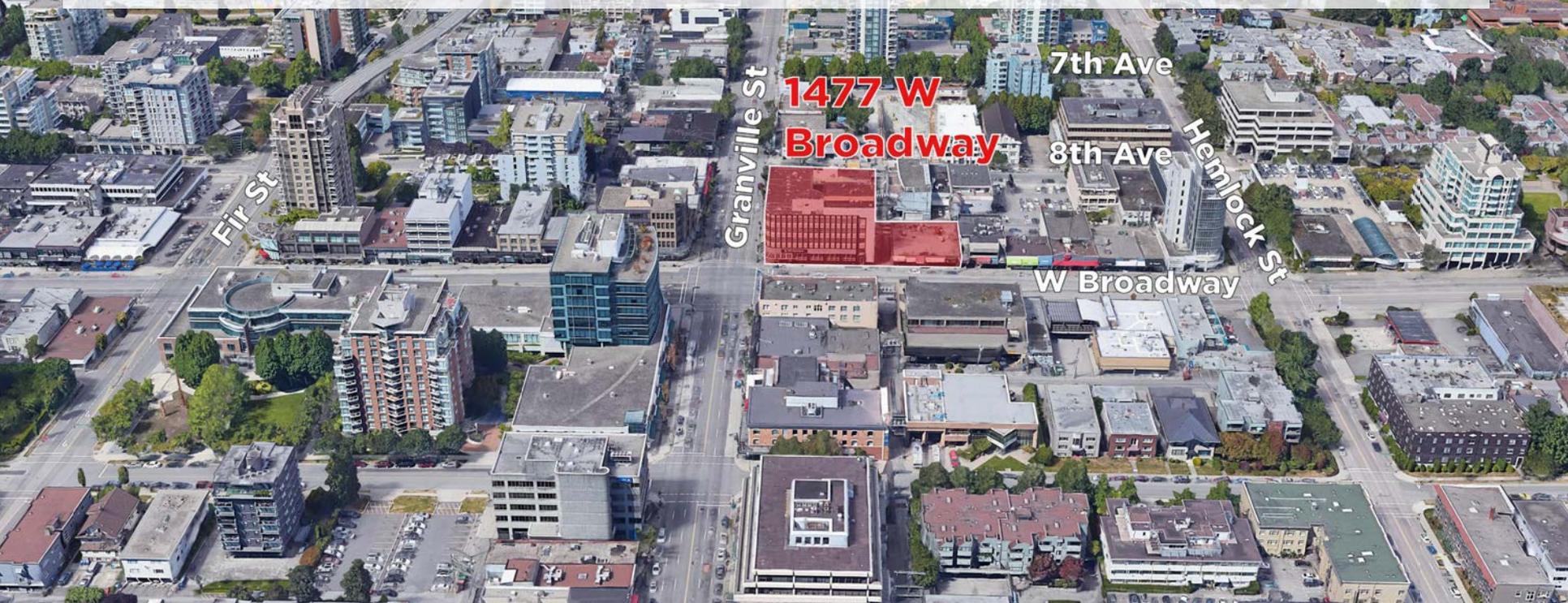
The rezoning application would have a public engagement process, including:

- Mailed notifications
- Meeting with local stakeholder groups *
- At least one staff-led open house *
- Public feedback forms *
- Dedicated webpage on the City website
- Other meetings, as deemed necessary by City staff *
- A formal public hearing as required for all rezoning applications. *

* May be held virtually (depending on COVID-19 restrictions)

Conclusion

Staff recommend consideration of a rezoning application at 1477 West Broadway for a mixed-use retail, office and rental housing development as an exception to the *Broadway Plan Interim Rezoning Policy*.



Thank You

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