

# Policy and Directions – Application for Rezoning at 1075 West Georgia Street

Council Meeting

July 5, 2022



# Seeking Council's Direction

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## Rezoning Application reviewed against the following polices:

- *Downtown Official Development Plan (last amended 2020)*
- *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)*
- *Heritage Policies (2020)*
- *Metro Core Jobs and Economy Land Use Plan (2007)*

## Staff completed a preliminary review:

- Significantly non-compliant

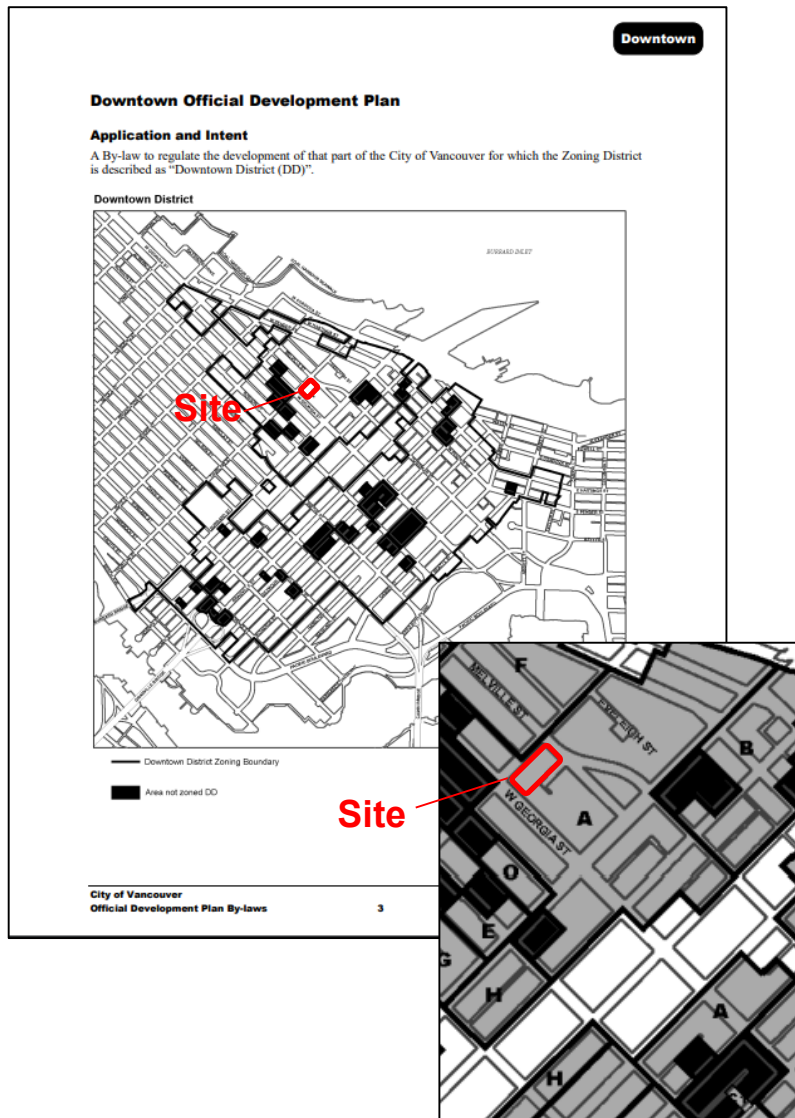
## Seeking Council's direction:

- Prior to completing the review, being brought to Council for review as per Rezoning Policy
- Returning with a referral report

# Policy Context

## *Downtown Official Development Plan (DODP)*

- Site is located in Area A of the DODP and is currently zoned DD (Downtown District):
  - **Permits office and commercial uses, including hotel**
  - FSR of up to 11.00 permitted.
  - Height of up to 137.2 m (450 ft.) can be considered, subject to view cone restrictions.
  - Residential uses are not permitted to protect viability of limited job space.



# Policy Context



**City of Vancouver** Land Use and Development Policies and Guidelines  
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## REZONING POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND CBD SHOULDER: (AREAS A, B, C1 & F AND AREAS C3 & H)

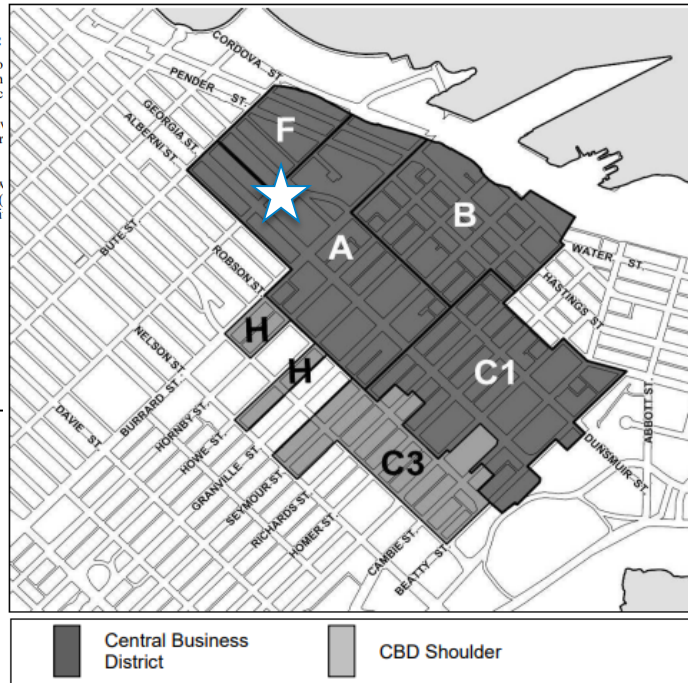
Adopted by City Council on June 16, 2009

### 1 Application and Intent

The intent of this rezoning policy is to intensify the CBD and CBD Shoulder in response to long-term demand for job space.

This policy requires that rezoning applications be supported by conditions by which market residential use can be achieved while achieving public objectives.

Proposals under this policy will be considered in the Official Development Plan (ODP) providing additional opportunities for public input.



## Central Business District (CBD) and CBD Shoulder

- Allows rezoning for sites in the CBD for non-residential development
- Rezoning applications with market residential use should only be considered:

*5.1 Where a proposal includes protection, through heritage designation and/or a heritage revitalization agreement and rehabilitation of a heritage building at risk.*

*5.2 Area above 50,000 sq. ft. and includes a substantial public benefit.*

# Policy Context

## Policy

Heritage Policies

*Approved by Council March 10, 2020*



## *Vancouver Heritage Program (VHP)*

- Provide guidance on the conditions in which a rezoning on a site containing a heritage resource may be considered.
- The heritage property on a rezoning site must be:
  - Preserved;
  - High level of retention and conservation proposed; and,
  - Must be seismically upgraded.
- Legal protection of the heritage resource is required.

# Existing Site and Context



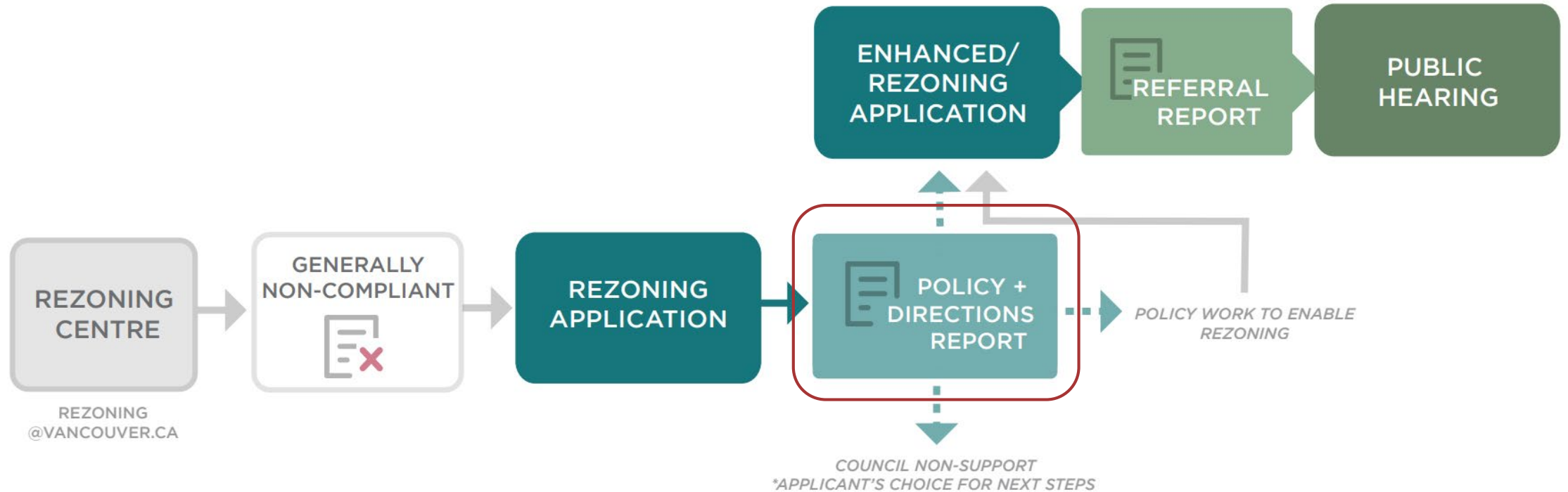
# Rezoning Application

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- 47-storey mixed-use building tower, where the current parkade structure is located
- Commercial-retail uses at grade
- Office space on Level 2
- 484 secured rental residential units
- 20% of the residential floor space is proposed as “workforce housing”
- Height of 155.5 m (510 ft.)
- 16.18 FSR
- **VHR listed office tower would remain as is**, with no designation, seismic or structural upgrades proposed

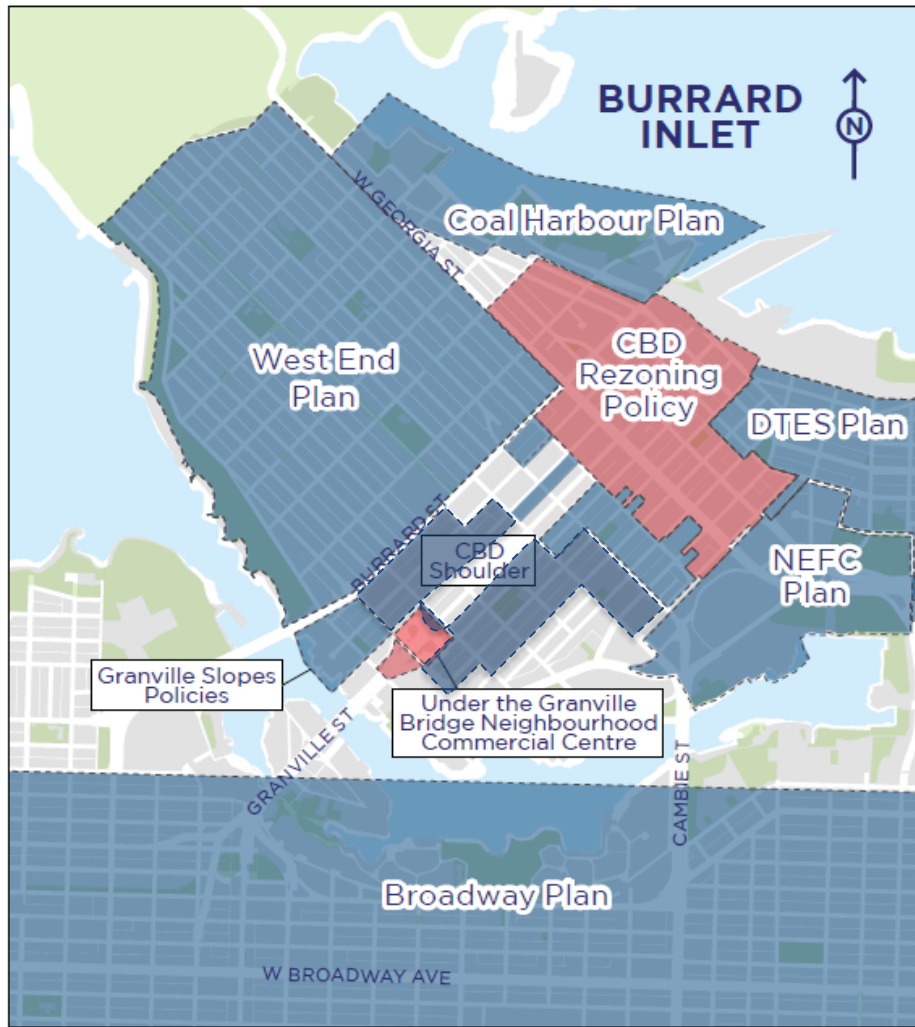


# Non-Compliant Rezoning Application Process





# Implications of Residential Uses in the CBD



- The Metro Core Jobs and Economy Land Use Plan and ELER have identified a city-wide shortage of employment space.
- Any project that introduces residential uses in the CBD would spur speculation and risk **destabilizing land values in the area** and make commercial development less viable.
- Within existing City policies, **there is capacity to grow rental housing outside the CBD.**

# Additional Policy Implications

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## Heritage Preservation of MacMillan Bloedel Building

- *Policy 5.1* – Residential uses may be considered in the CBD if a proposal includes protection, through heritage designation and/or a heritage revitalization agreement and rehabilitation of a heritage building at risk.
- As the MacMillan Bloedel building is in good condition and not currently at risk, this policy does not apply.
- *Heritage Policies* – Proposal retains the heritage building but does not offer designation, seismic upgrading or identify need for structural upgrades.
- As the site includes a heritage resource within 50 ft. of the proposed tower, this policy applies.

## Additional Policy Implications - No substantial public benefit

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- *Policy 5.2* – Rezoning may be considered on sites larger than 50,000 sq. ft. in the CBD where a proposal achieves a substantial public benefit while still providing significant job space.
- Non-residential space equal to the maximum applicable from the DODP must be achieved before consideration of any market residential.
- As proposed, the rezoning application includes 20% of residential floor area as “workforce housing” targeted to household income of \$56,000-\$120,000 annual income.
- Existing below market rental housing program target households with an annual income between \$30,000 and \$80,000.
- Compared with existing below market policies, the proposed “workforce housing” proposes higher targeted rents at project opening, no limit on household incomes for eligibility, no cap on rent escalation at turnover, and no studio units.
- Workforce housing does not qualify as a substantial public benefit.

# Conclusion

## Rezoning Application submitted under the following polices:

- *Downtown Official Development Plan (1975)*
- *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)*
- *Heritage Policies (2020)*
- *Metro Core Jobs and Economy Land Use Plan (2007)*

## Staff completed a preliminary review

- The proposed application significantly deviates from these regulations and policies



# Conclusion

## Council options for direction:

- Confirm staff recommendation to uphold the existing policy and regulatory framework; or
- Advise the applicant to withdraw this rezoning application and submit a new application that addresses the criteria for a substantial public benefit; or
- Advise the applicant to withdraw this rezoning application and consider a submission through the Policy Enquiry Process (PEP) to evaluate an alternative proposal that addresses the PEP criteria

