

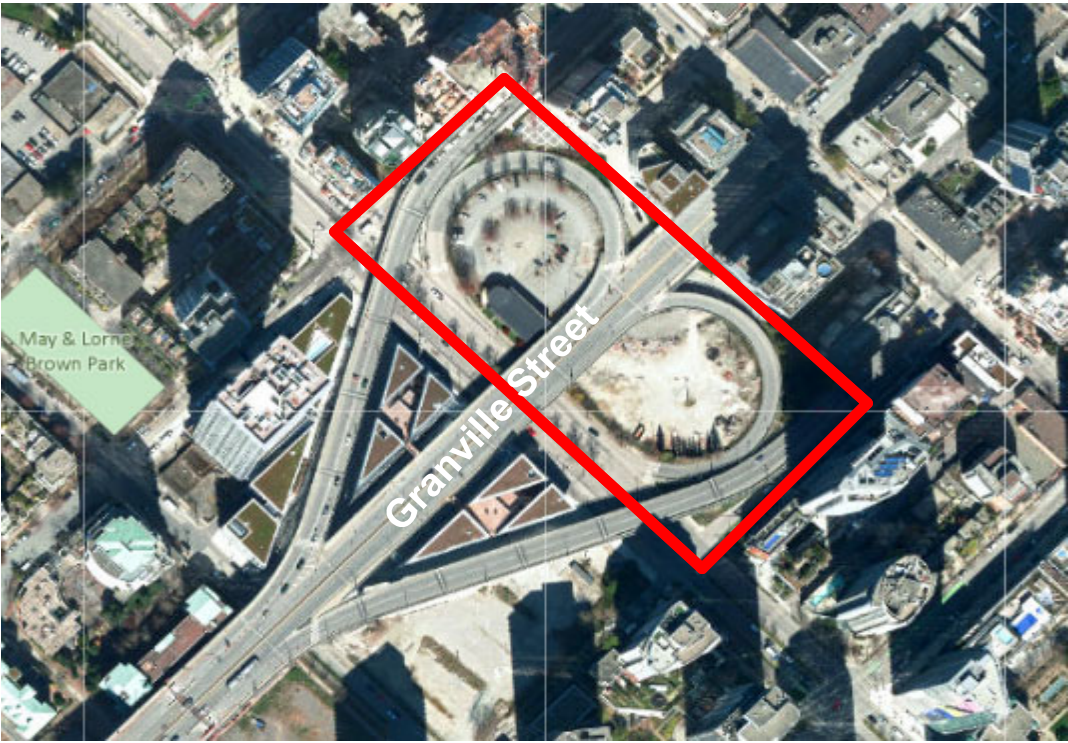
CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street
Public Hearing – July 12, 2022

Site and Context

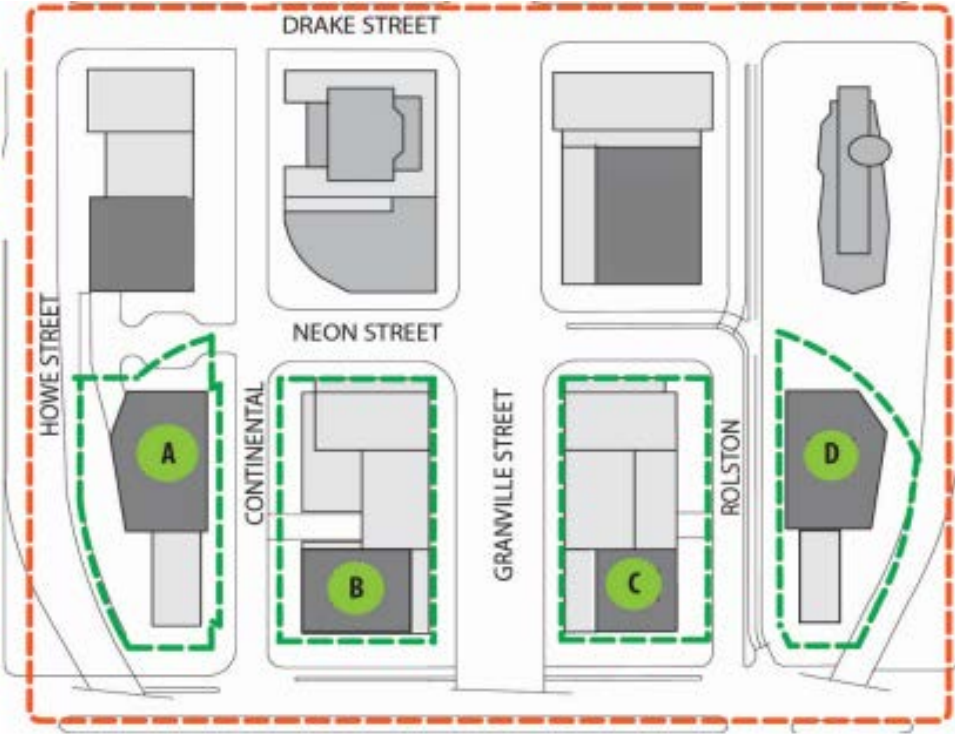


Road Network Reconfiguration

Current Configuration:



Proposed Reconfiguration:



Amenities and Services




- Site
- - - Bike Path
- School
- Childcare
- Park
- SkyTrain
- Theatre/Performance
- Museum/Gallery
- Studio/Rehearsal
- Community Centre

Old Continental Hotel – Currently Vacant



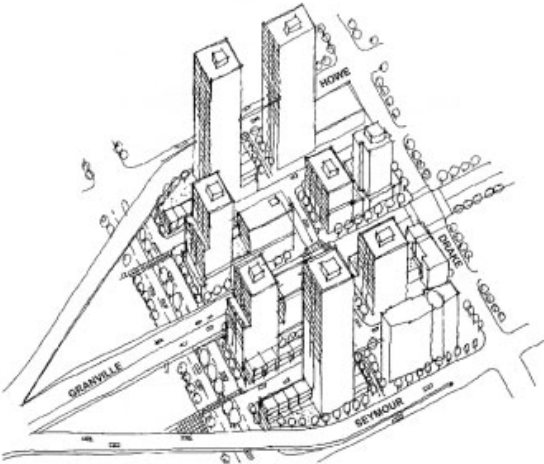
- Previously contained 106 single room occupancy (SRO) units
- Relocated to New Continental Hotel on Kingsway

Enabling Policies

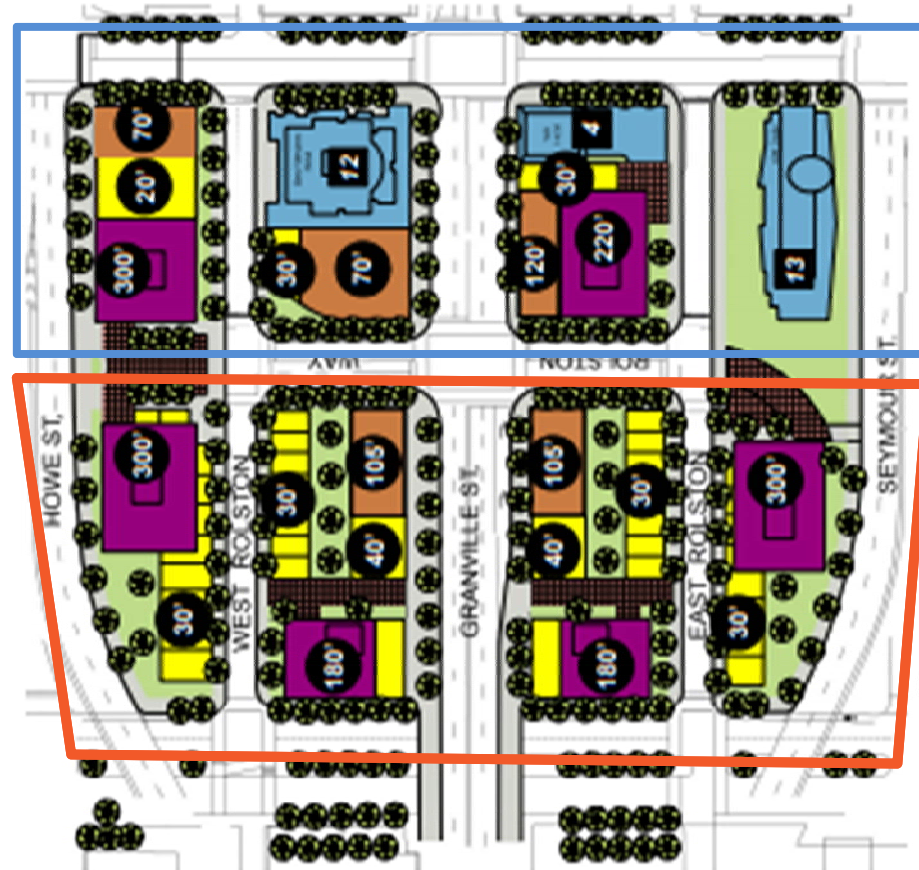


City of Vancouver *Land Use and Development Policies and Guidelines*
 Planning, Urban Design and Sustainability Department
 453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000
 website: vancouver.ca | app: VanConnect

Granville Loops Policy Plan
 Adopted by City Council in October 2010
 Amended July 17, 2018



July 2018

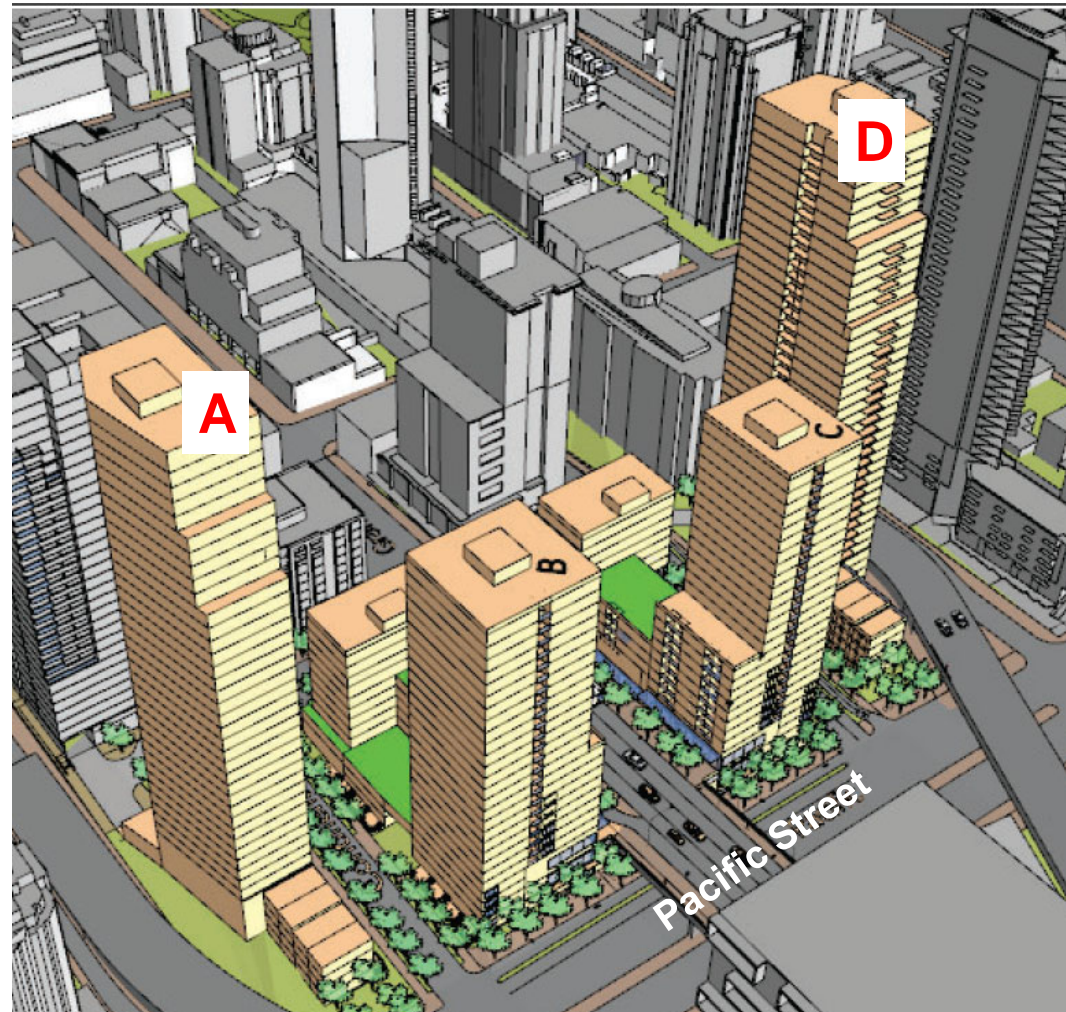
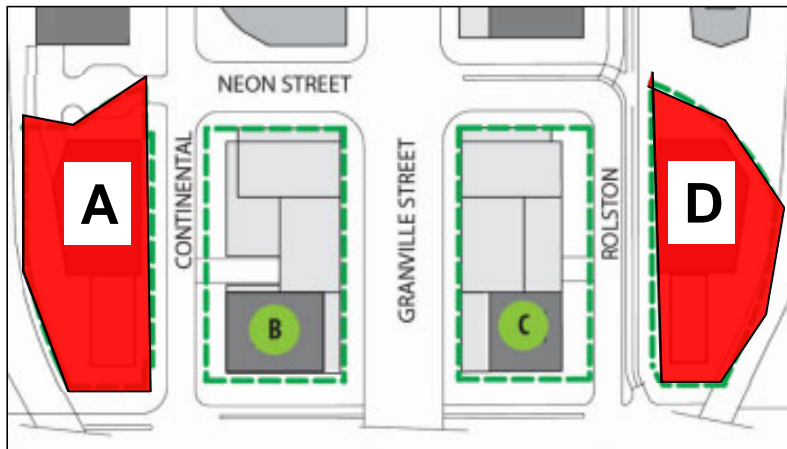


North Loops

South Loops
(subject site)

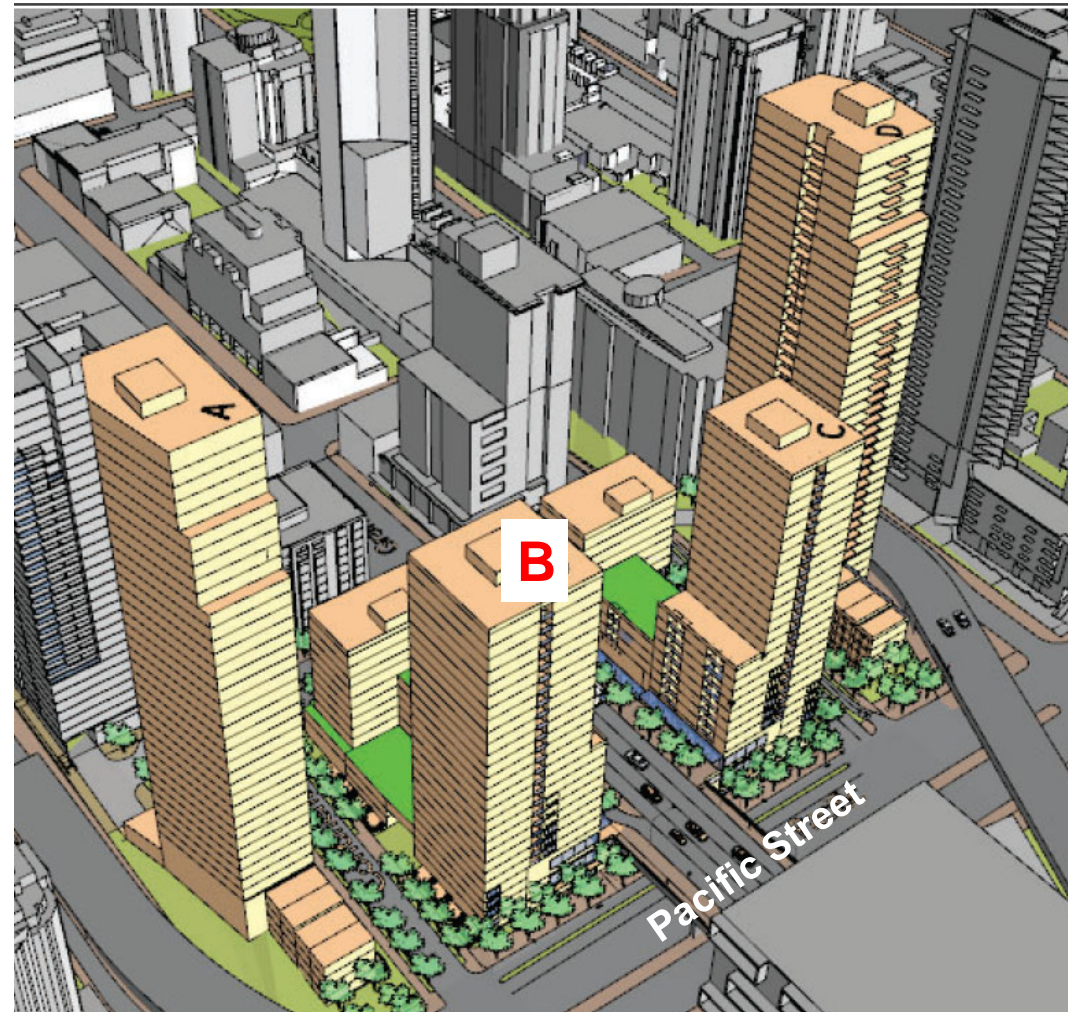
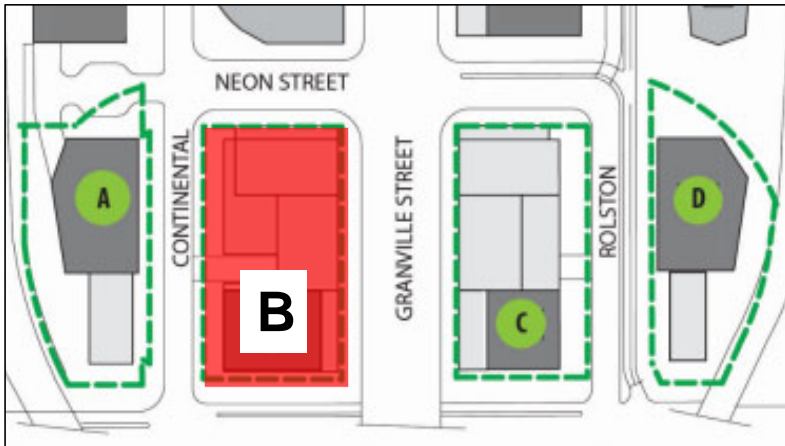
Proposal – Sub-Areas A and D

- Two 40-storey towers
- Height of 395.3 ft.
- Strata-titled residential



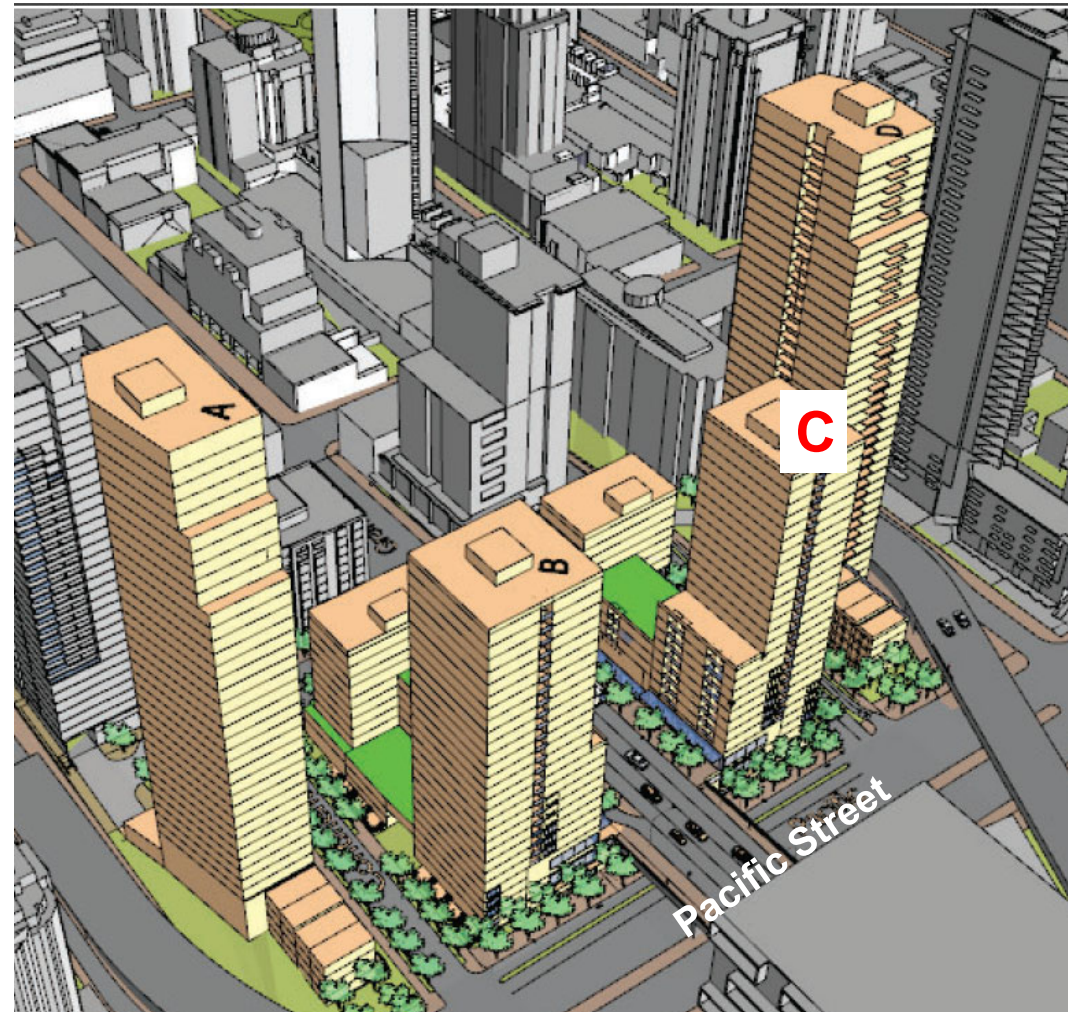
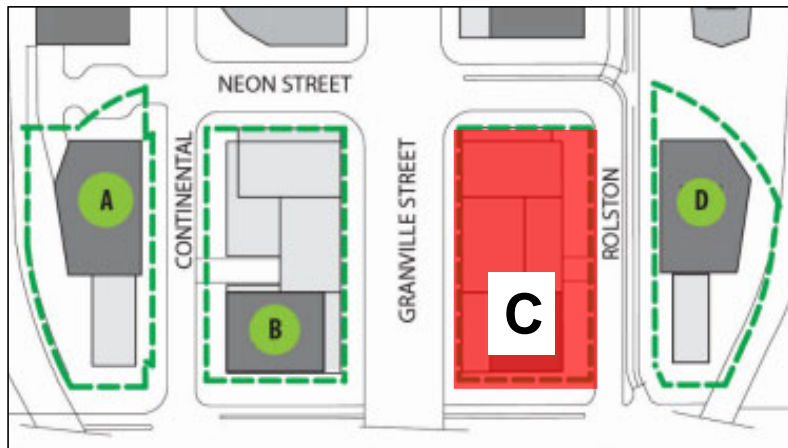
Proposal – Sub-Area B

- One 27-storey and one 12-storey tower
- Height of 105 ft. and 275 ft.
- Mix of strata-titled and secured market rental residential
- Commercial retail space at grade



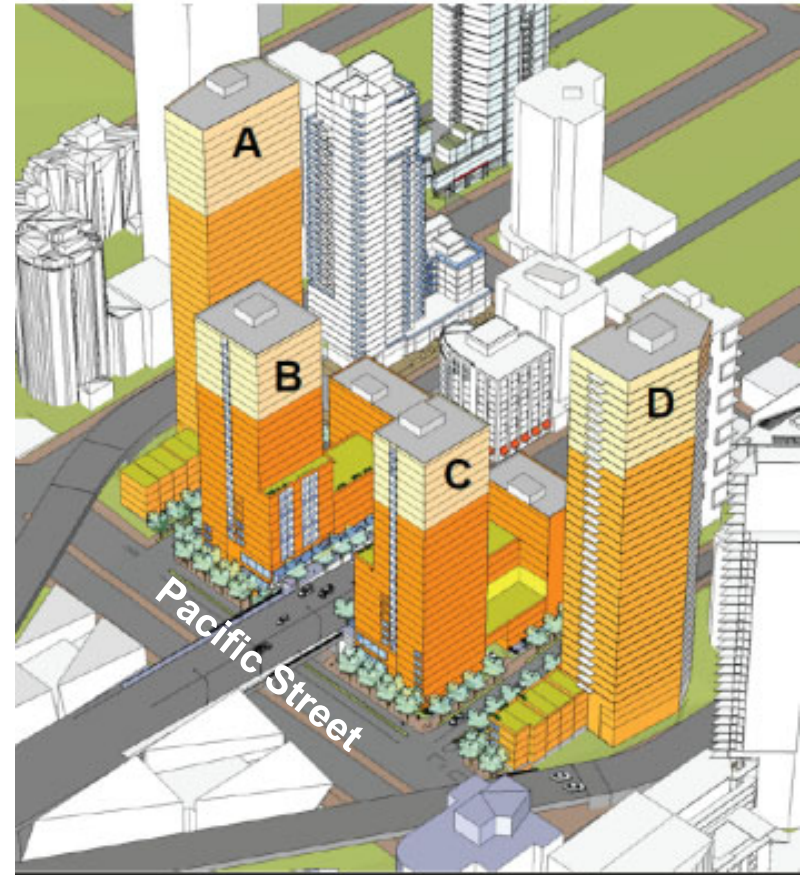
Proposal – Sub-Area C

- One 12-storey and one 27-storey tower
- Height of 105 ft. and 275 ft.
- Retained under City ownership
- Social housing, commercial at grade
- 37-space childcare



Proposal Compared to Plan

Sub-Area	Granville Loops Plan	Rezoning Application
Sub Area A	181,000 sq. ft. and 300 ft. height	263,318 sq. ft. and 395.2 ft. height
Sub Area B	160,000 sq. ft. and 205 ft. height	221,554 sq. ft. and 275 ft. height
Sub Area C	160,000 sq. ft. and 205 ft. height	188,164 sq. ft. and 275 ft. height
Sub Area D	181,000 sq. ft. and 300 ft. height	262,812 sq. ft. and 395.2 ft. height
Total FSR	7.60 FSR	11.49 FSR



Proposal

	Loops Plan	Rezoning Application	Change
Residential Floor Area	656,329 sq. ft.	899,242 sq. ft.	+242,913 sq. ft.
Strata-Titled	606,329 sq. ft.	606,329 sq. ft.	No Change
Market Rental	Not Required	126,524 sq. ft.	+126,524 sq. ft.
Social	50,000 sq. ft.	166,389 sq. ft.	+116,389 sq. ft.
Childcare	Considered	37-space childcare	+37 Space Childcare

Public Consultation

**Postcards Mailed
May 27, 2021**

Postcards distributed	15,056
Questions	9
Comment forms	134
Other input	0
Total	143

**City-hosted
Virtual Open House
May 31 to June 20, 2021**



Comments of support

- Rental Housing
- Social Housing
- Public Space
- Building Height

Comments of concern

- Mass and Density
- Building Height
- Neighbourhood Context
- Noise/Construction

Draft Granville Loops Design Guidelines



- Future development permit with architectural expression, materiality, landscape
- Improvements to public realm for street activation with outdoor public plaza

Housing Affordability

	Below Market Rents in Sub-Area C		Market Rent in Newer Building – Downtown		Ownership		
	Monthly HILs maximum 2021	Maximum Household Income Levels 2021	Average Market Rent ¹	Average Household Income Served	Median-Priced Unit (Downtown)	Average Household Income Served	Down-Payment at 20%
studio	\$1,375	\$55,000	\$1,827	\$73,280	\$2,743	\$109,720	\$102,305
1-bed	\$1,688	\$67,500	\$2,206	\$79,000	\$3,471	\$138,840	\$131,760
2-bed	\$1,950	\$78,000	\$3,252	\$112,160	\$5,242	\$209,680	\$199,800
3-bed	\$2,088	\$83,500	\$4,329	\$133,960	\$9,414	\$376,560	\$370,000

1. Data from the October 2021 CMHC Rental Market Survey for buildings completed in the year 2012 or later in Downtown Vancouver

Public Benefits

Community Amenity Contribution (CAC)

- **7.4 Million** towards Childcare

Development Cost Levies (DCLs)

- **\$18.7 Million** (\$2.3 Million exemption for social housing)

Public Art Contribution

- **\$1.5 million**

Social Housing

- **\$30 Million** towards replacement social housing

Infrastructure

- **\$32 Million** Loops infrastructure removal and works on adjacent streets

Conclusion

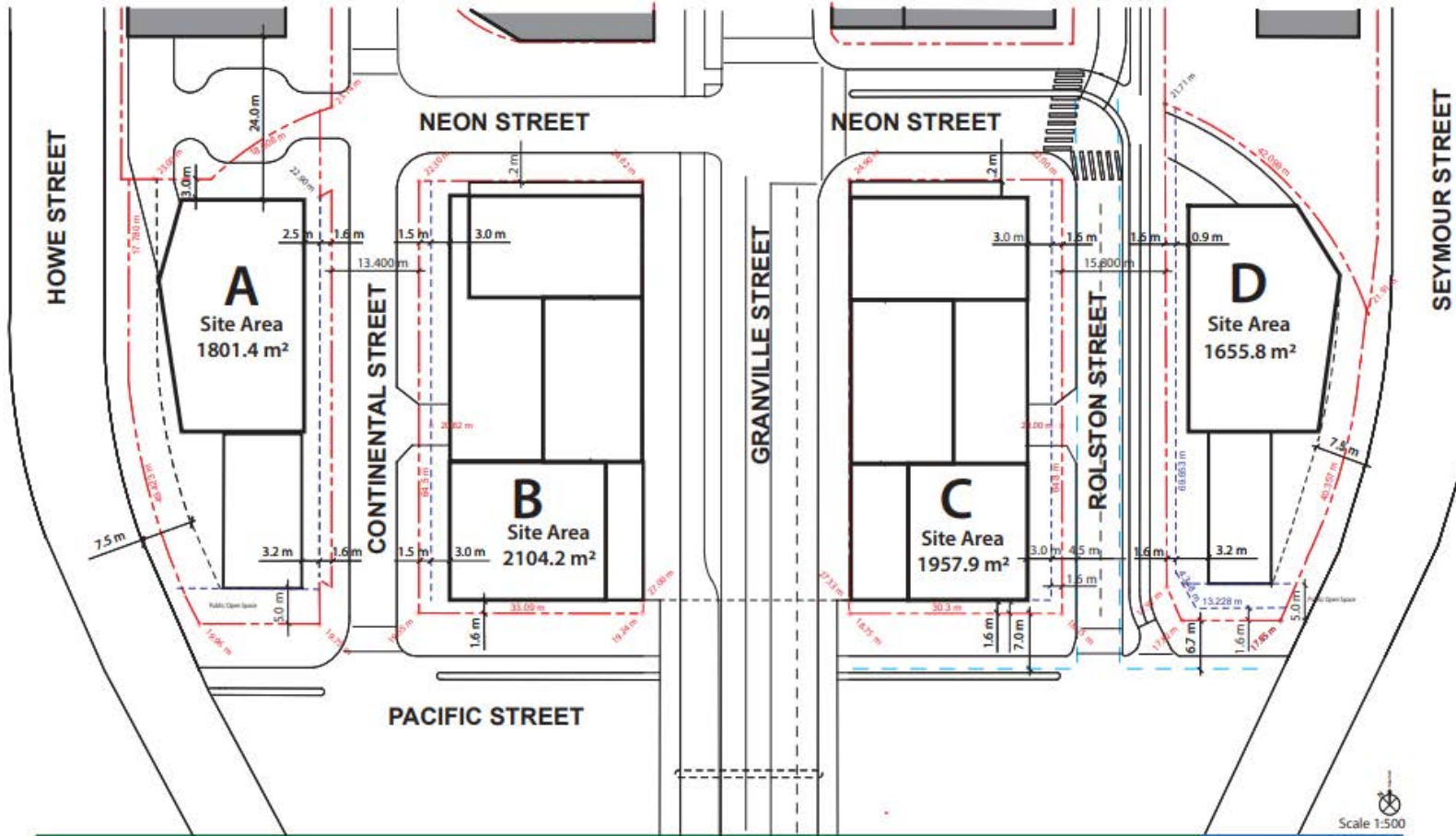
Pacific Street

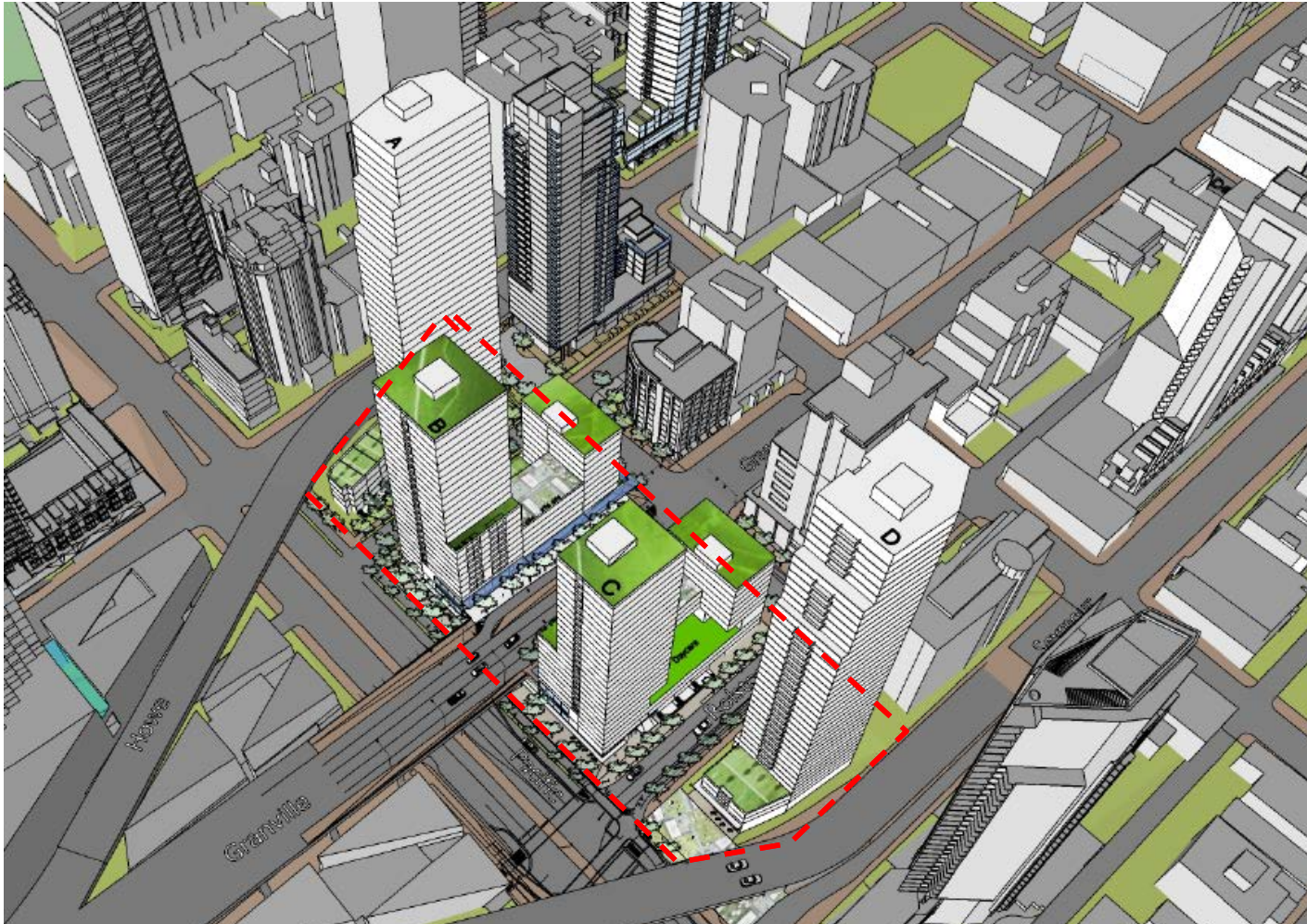
Granville Street

- Uses meet Granville Loops Policy Plan
- Social housing and 37-space childcare
- Staff support subject to Appendix B

END OF PRESENTATION

Infrastructure





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Housing Tenure

Housing Tenure	Floor Area and Estimated Number of Units	
Market Rental	126,524 sq. ft. (estimated 165-195 units)	Sub Area B
Low End of Market	122,380 sq. ft. (estimated 65-110 units)	Sub Area C
Below-Market	52,450 sq. ft. (estimated 80 units)	Sub Area C
Strata	606,329 sq. ft.	Sub Areas A, B, and D

