

Policy and Directions – Application for Rezoning at 800-876 Granville Street

Council Meeting

July 19, 2022



Seeking Council's Direction

Council adopted policies and by-laws applicable to this property:

- *Single Room Occupancy Revitalization Action Plan*
- *Single Room Accommodation By-law*
- *Vancouver Heritage Program*
- *Downtown Official Development Plan*
- *Granville Street (Downtown South) Guidelines*

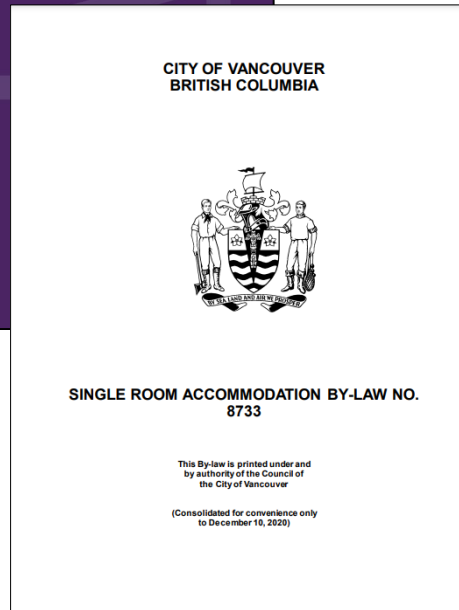
Staff completed a preliminary review:

- Applicant's proposal, as submitted, does not comply with the five applicable policies and by-laws

Seeking Council's direction:

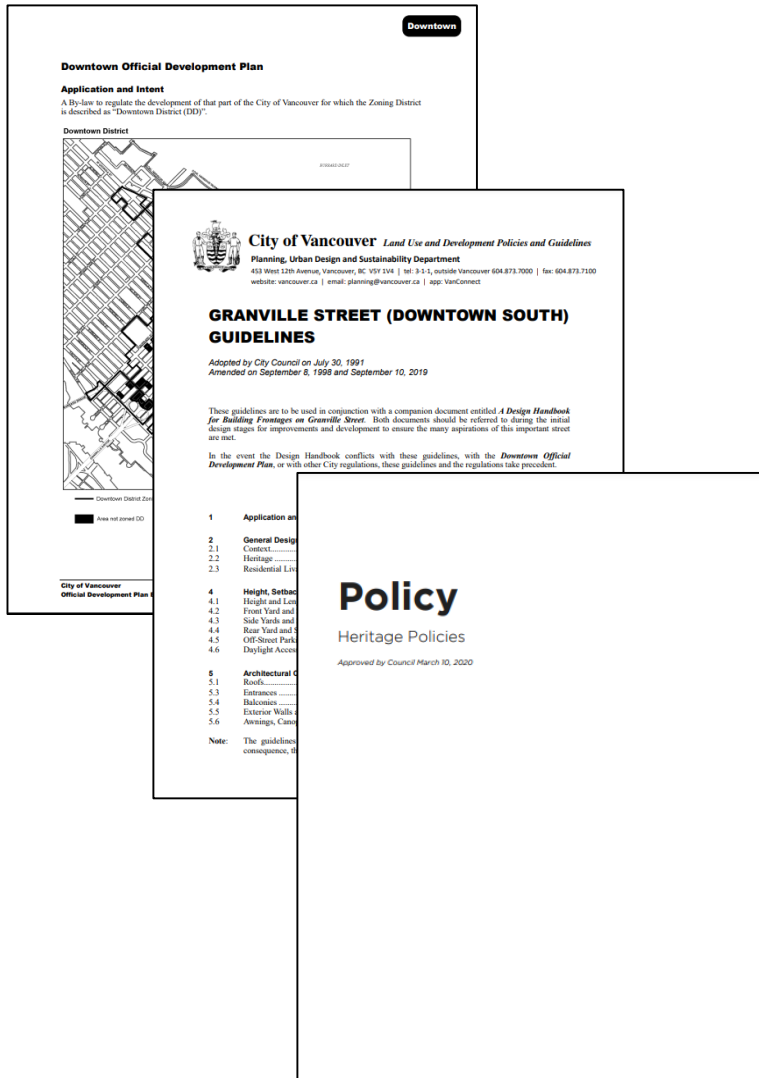
- Prior to completing the staff review and presenting the Referral Report for Council consideration

Policy and Regulatory Context



- ***Housing Vancouver Strategy and Single Room Occupancy Revitalization Action Plan***
 - 30-year goal for approximately 7,200 SRA designated rooms in the city to be replaced with self-contained social housing units for low income tenants
- ***Single Room Accommodation By-law***
 - The SRA By-law prevents the loss of low-income housing and the displacement of tenants in Vancouver's Downtown core
 - The By-law prevents tenant displacement and the loss of this housing stock by regulating its alteration, conversion, and demolition

Policy and Regulatory Context



- ***Downtown Official Development Plan***

- Located in Area K1 - up to 3.5 FSR and a maximum building height of 90 ft.

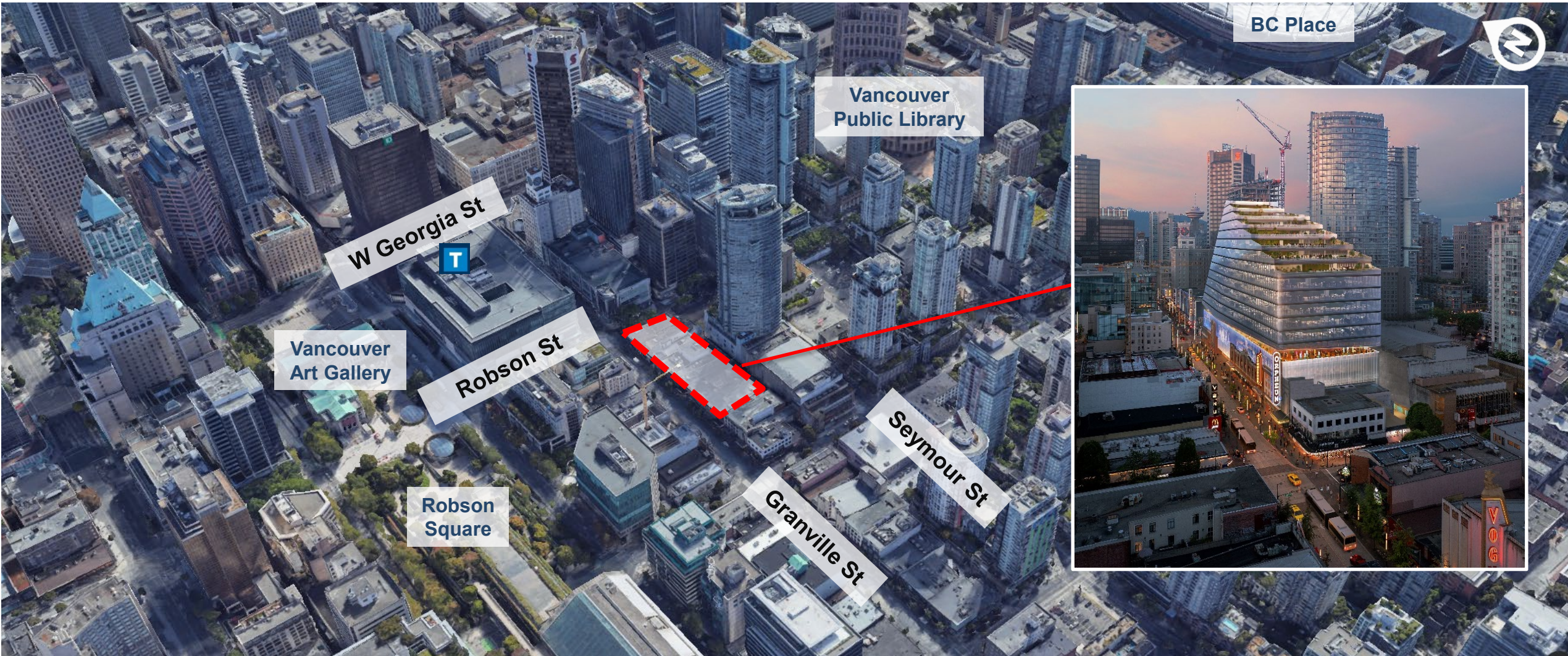
- ***Granville Street (Downtown South) Guidelines:***

- Create a distinct urban character for Granville St as an entertainment district and as a pedestrian-oriented shopping area for Downtown South

- ***Heritage Policies:***

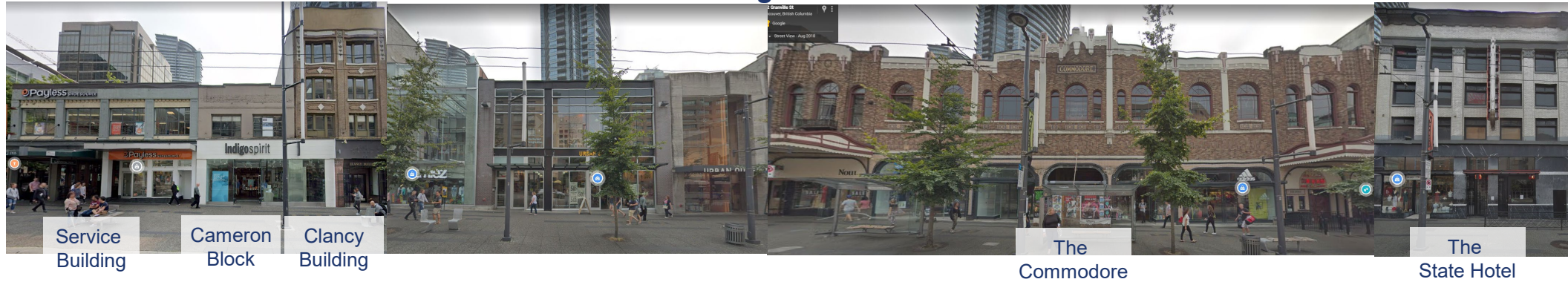
- Heritage property on a rezoning site must be preserved, seismically upgraded, and a high level of retention and conservation should be proposed
- Façade-only retention is generally not considered an appropriate heritage conservation procedure

Existing Site and Context



Site Context - Heritage

Current Street View along 800 block of Granville Street



Service Building

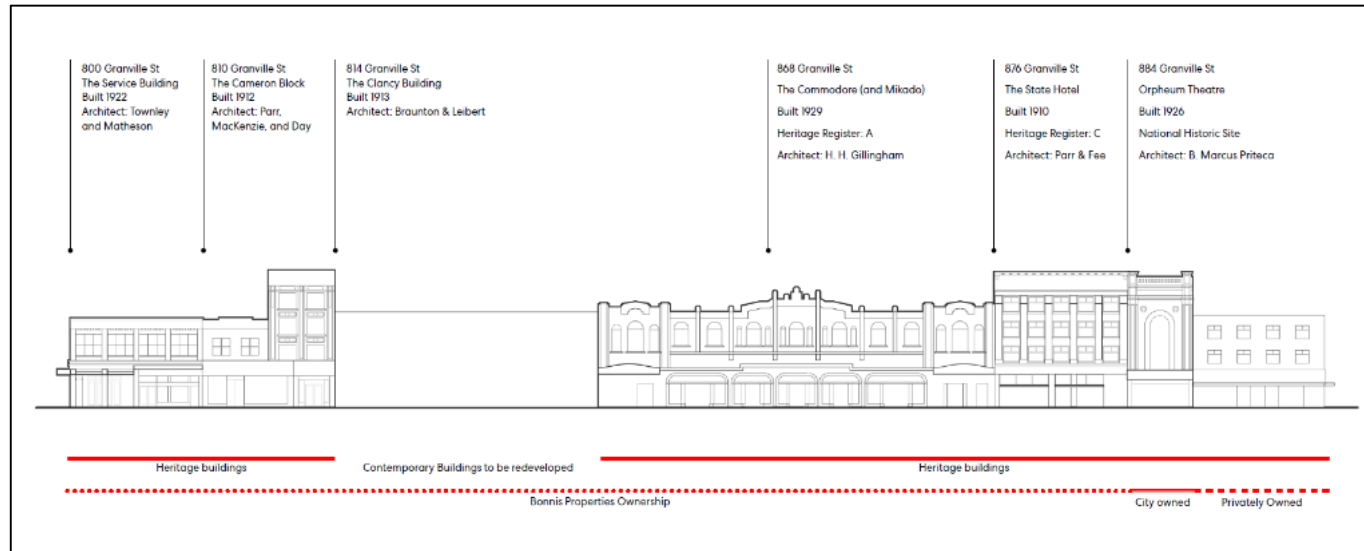
Cameron Block

Clancy Building

The Commodore

The State Hotel

Existing Heritage Buildings along 800 block of Granville Street

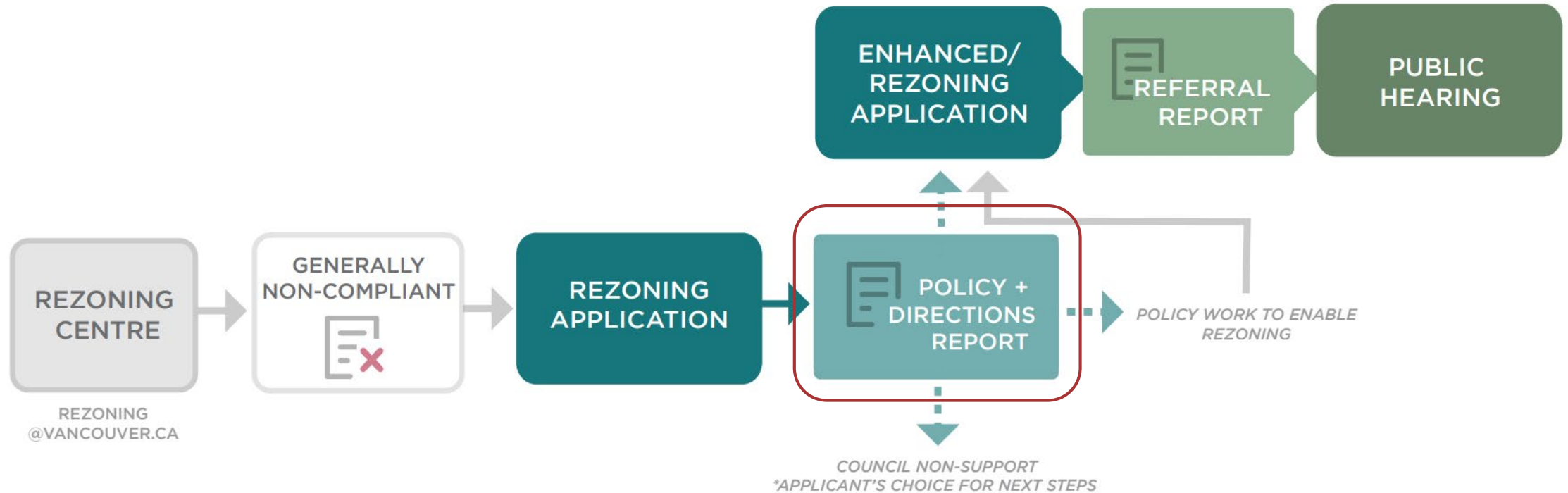


Rezoning Application

- 16-storey mixed-use commercial building (office, retail and cultural space)
- Height of 79.2 m (260 ft.)
- Density of 12.58 FSR
- Commercial at grade and four levels of underground parking
- Retention of Commodore Ballroom by bridging the structure
- No replacement strategy for SRA units or payment in lieu



Non-Compliant Rezoning Application Process



State Hotel SRO / SRA By-law

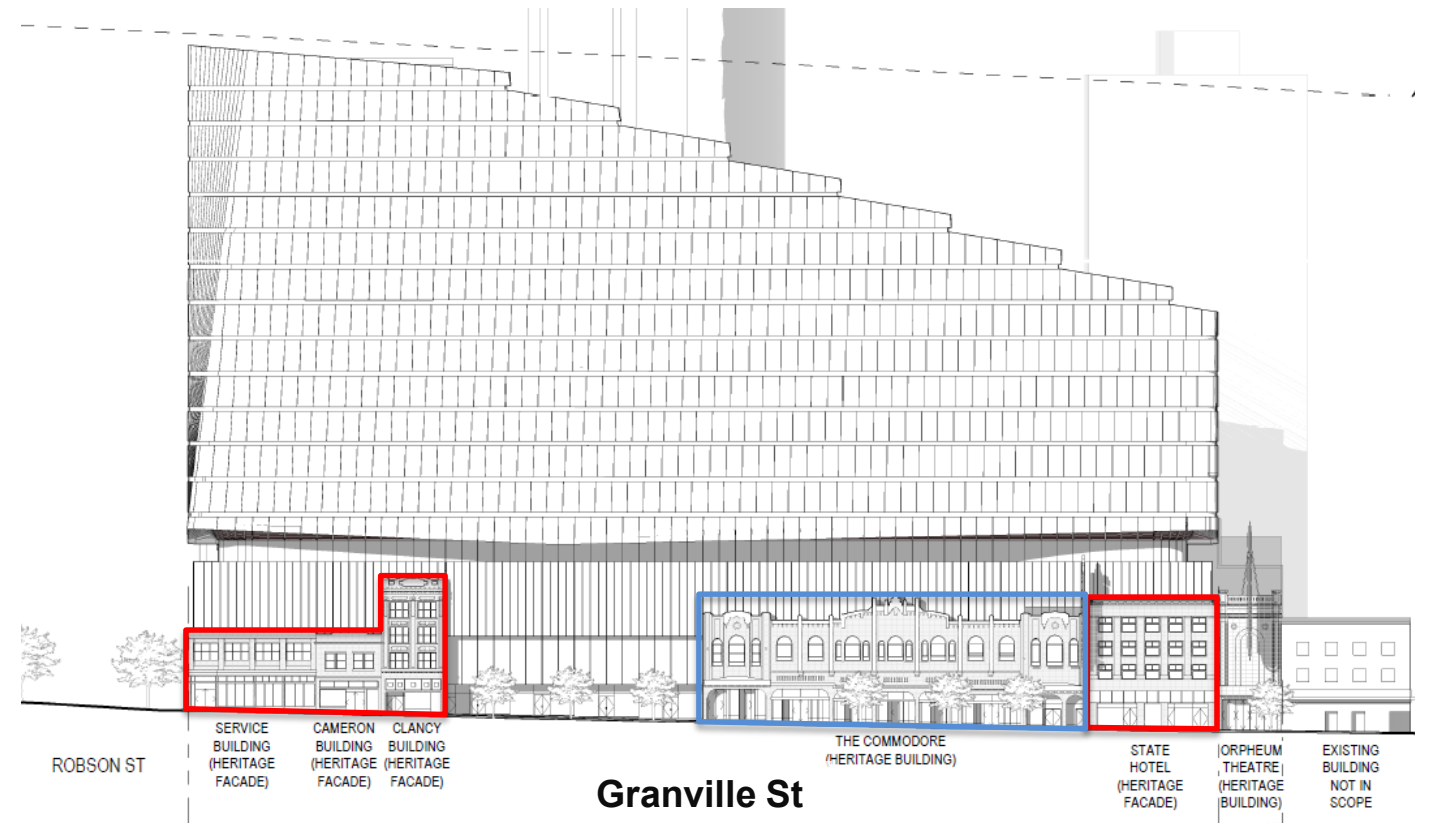
The State Hotel (876 Granville Street)

- Single Room Occupancy Hotel (SRO) designated under the *Single Room Accommodation (SRA) By-law*
- ~73 SRA designated rooms
- Hotel rooms vacant and non-operational
- SRA By-law directs replacement of all SROs with self-contained social housing on a one-for-one basis or cash-in-lieu
- Application does not include a SRA replacement strategy, therefore an amendment to exempt this site from the SRA By-law would be required



Heritage Impacts and Implications

- Conservation plan limited to only facades for all buildings but the Commodore Ballroom. **Not a supportable conservation practice.**
- Scale, massing, placement and form of proposal is not compliant with the *Vancouver Heritage Program*
- Proposed building is not compatible, distinguishable and subordinate to the heritage building



Rezoning Application – Policy Non-conforming Issues

Rezoning Policy

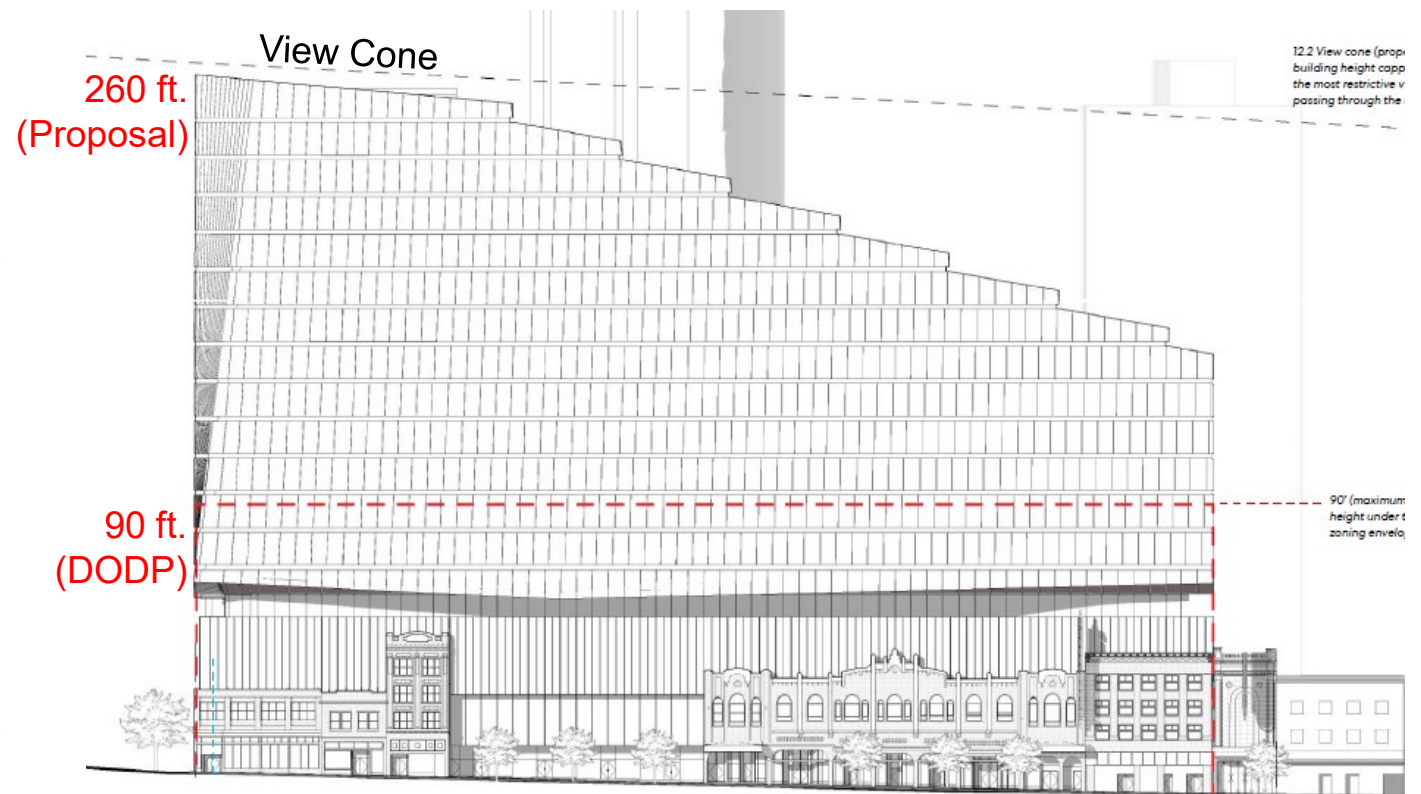
- No rezoning enabling policy for the Entertainment District along Granville Street

Existing Zoning (DODP)

- Maximum 3.5 FSR
- Maximum height up to 90 ft.
- Commercial, retail and cultural uses
- DP process

Proposal

- Maximum 12.58 FSR
- Maximum height up to 260 ft.
- Commercial, retail and cultural uses



Conclusion

Policies and by-laws applicable to this property:

- *Single Room Occupancy Revitalization Action Plan*
- *Single Room Accommodation By-law*
- *Downtown Official Development Plan*
- *Granville Street (Downtown South) Guidelines*
- *Vancouver Heritage Program*

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
- Direct staff to consider the application as proposed noting it will require amendments to the Downtown ODP and SRA By-law; 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



END OF PRESENTATION

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