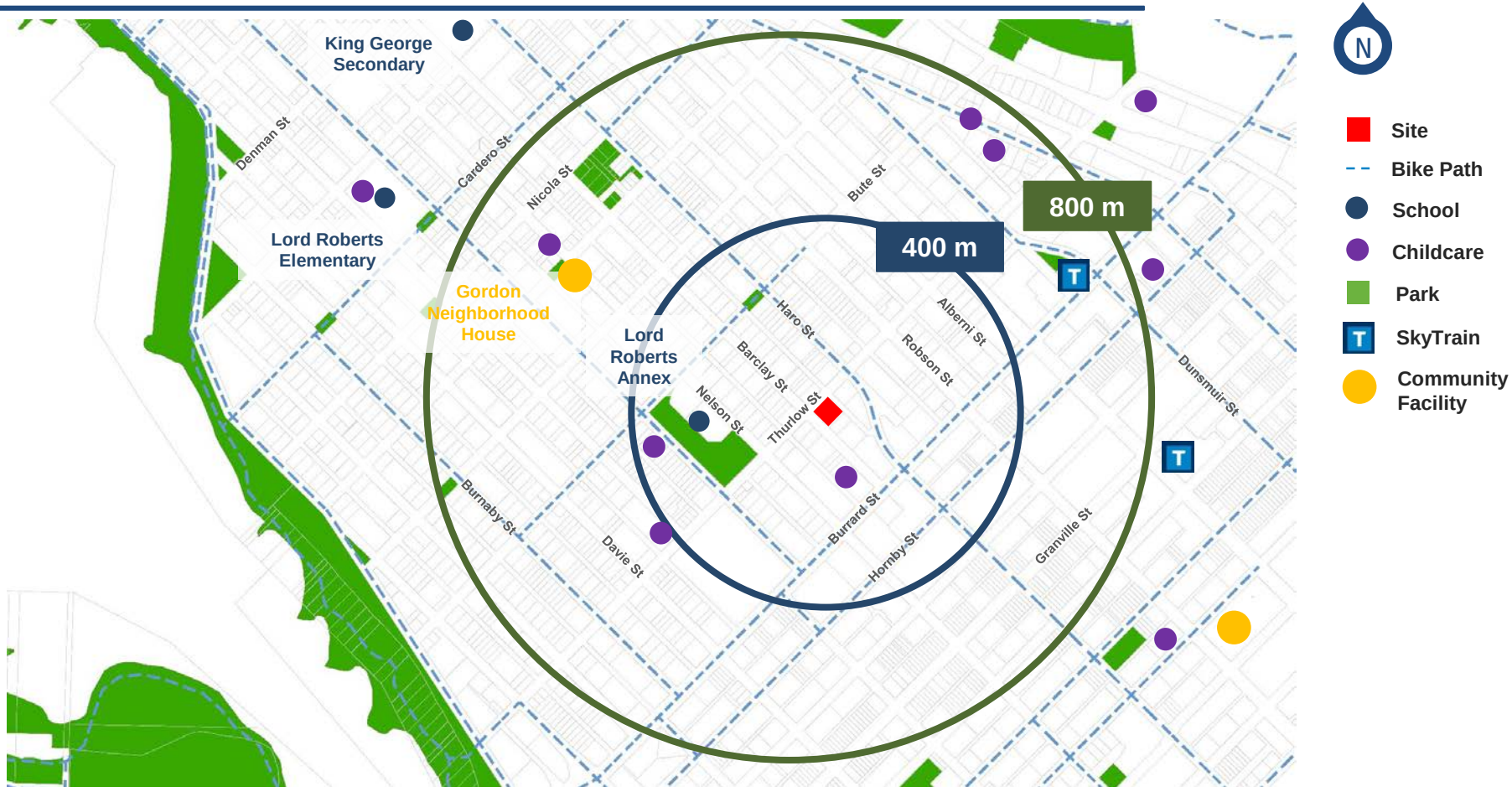
CD-1 Rezoning:
1063-1075 Barclay Street

Public Hearing | January 17, 2023

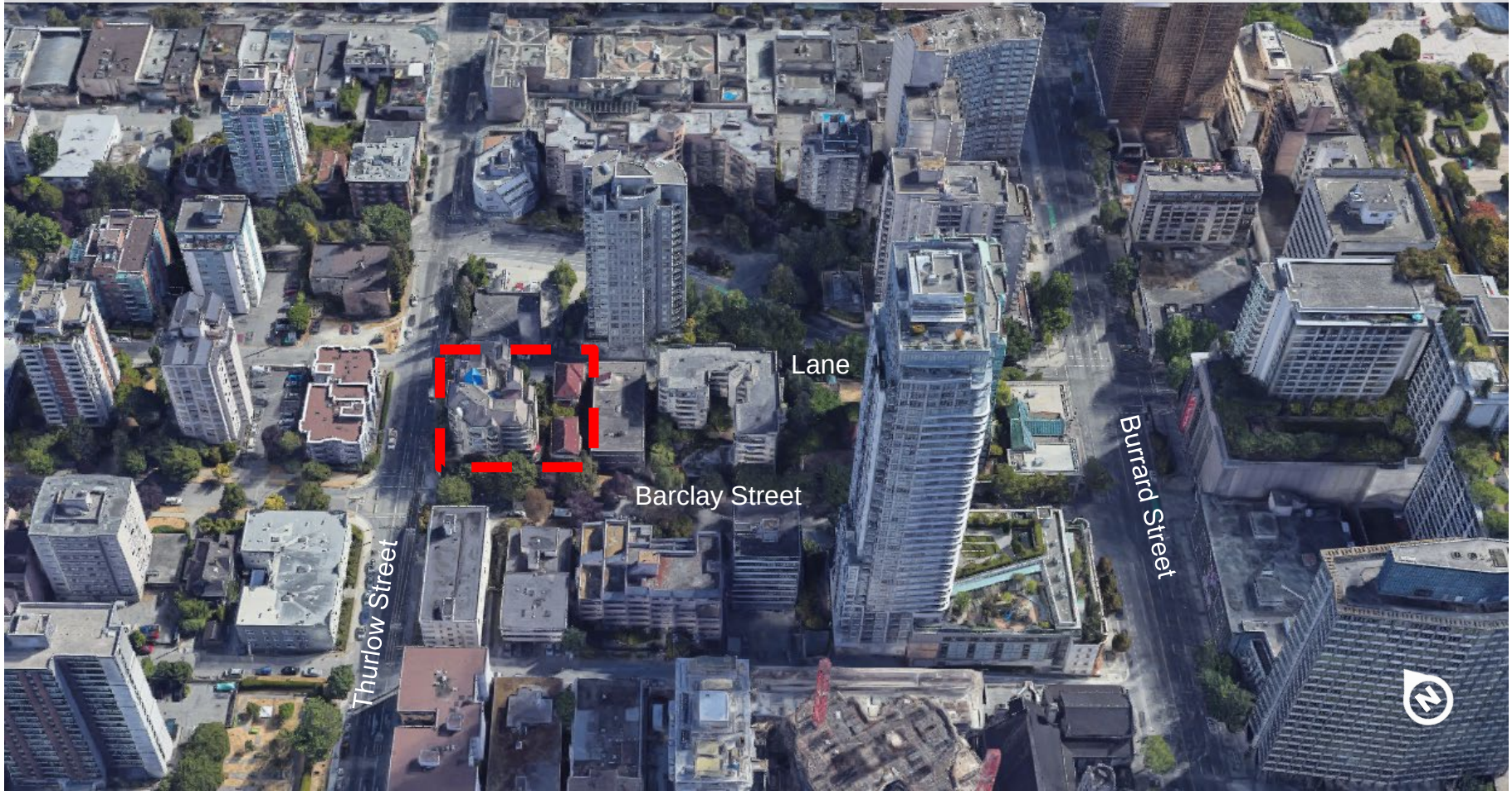
CITY OF VANCOUVER

Site and Context

Local Amenities and Services



Existing Buildings and Context



Policy Framework

Policy

Rezoning Policy for the West End

Adopted by City Council on November 20, 2013
Amended October 25, 2015 and November 15, 2017

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 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

HIGHER BUILDINGS POLICY

Adopted by City Council on May 6, 1997
Amended February 1, 2011, November 20, 2013, June 25, 2014, February 13, 2018 and July 11, 2018

(Applies to applications received on or after November 1, 2018)

1 Application and Intent

These guidelines are to be used in conjunction with all applicable plans and policies for buildings seeking approval through rezoning or development permit, for significant additional height above current zoning and policy, or for those entering into the Queen Elizabeth Park or other Council approved view corridors. The intent of these guidelines is to mark the prominence of the Central Business District in our downtown skyline, while also providing opportunities for strategically placed height at the prominent "gateways" to mark the entry into downtown: the Burrard Bridge, the Granville Bridge, and the Georgia Gateways in Northeast False Creek and at West Georgia and Pender streets.

2 Requirements

The following should be considered when reviewing proposals for Higher Buildings (i.e. those which significantly exceed current height limits and/or enter into the Queen Elizabeth Park View Corridor):

1. West End Community Plan

a) Change over 30 years
b) Villages, Neighbourhoods and Corridors
c) Height limits

2. Rezoning Policy for the West End

Policy

Rezoning Policy for the West End

Adopted by City Council on November 20, 2013
Amended October 25, 2015 and November 15, 2017

a) Use
b) 25% social housing
c) Floor plates and frontages

3. Higher Buildings Policy

City of Vancouver *Land Use and Development Policies and Guidelines*

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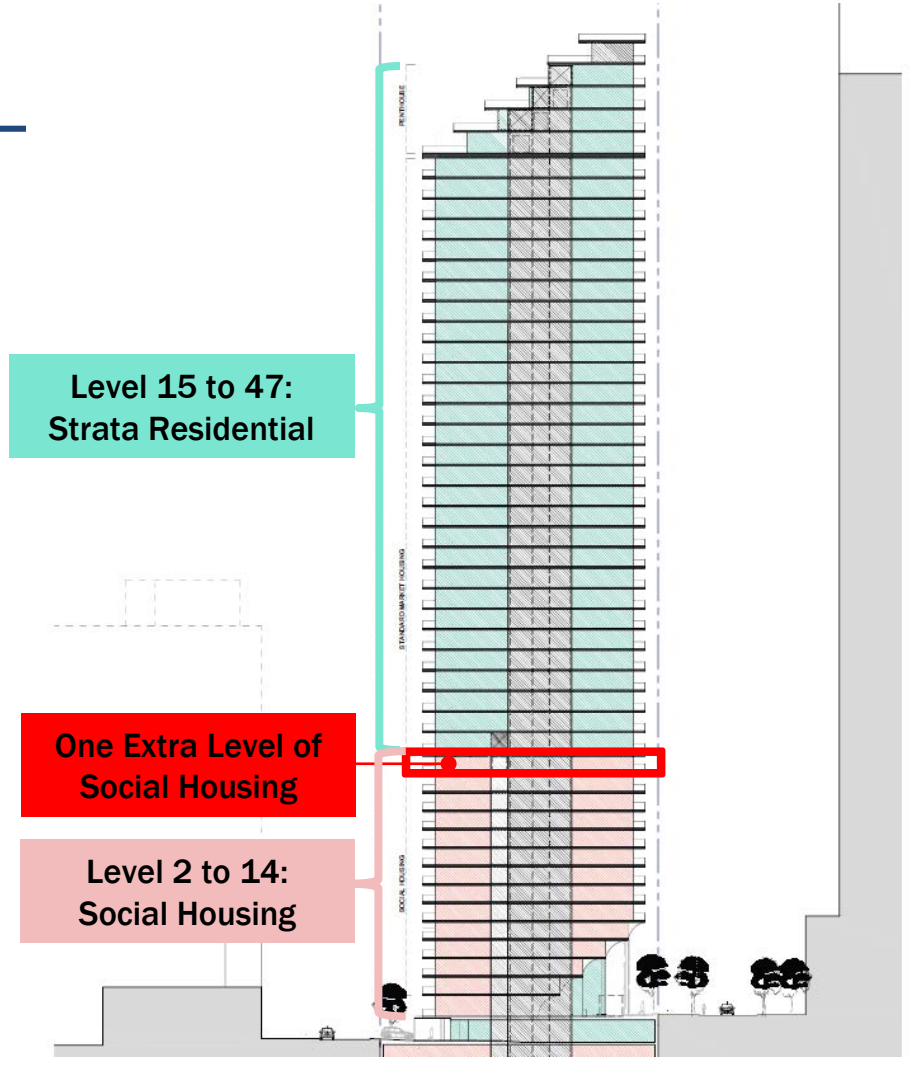
a) Architectural creativity
b) Community benefits
c) Sustainability goals
d) Sunlight onto streets, parks, open spaces

Proposal

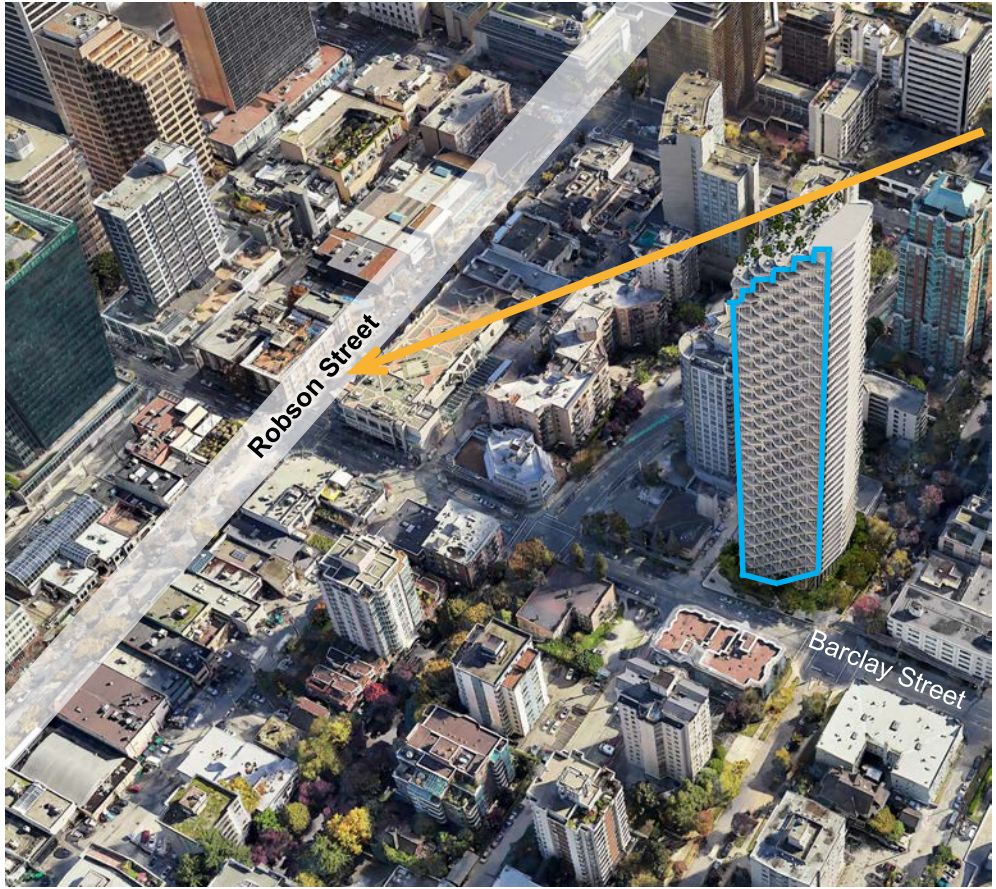
+ 47-storey residential building with
  - 27% social housing (87 units)
  - 73% strata housing (285 units)
+ Floor area of 329,875 sq. ft.
+ Height of 456.7 ft.
+ Floor space ratio of 19.1
+ 10 levels of underground parking

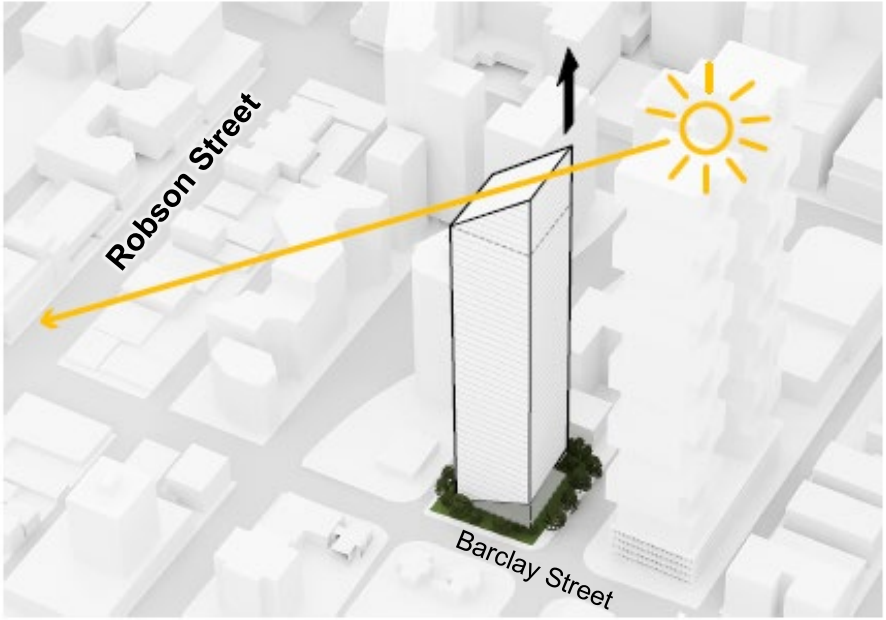
August 2022 Addendum

- Received June 2020
- Negotiated community amenity contribution (CAC)
- Addendum on August 2022
- Replaced one level of strata housing with social housing



Height and Sunlight Access



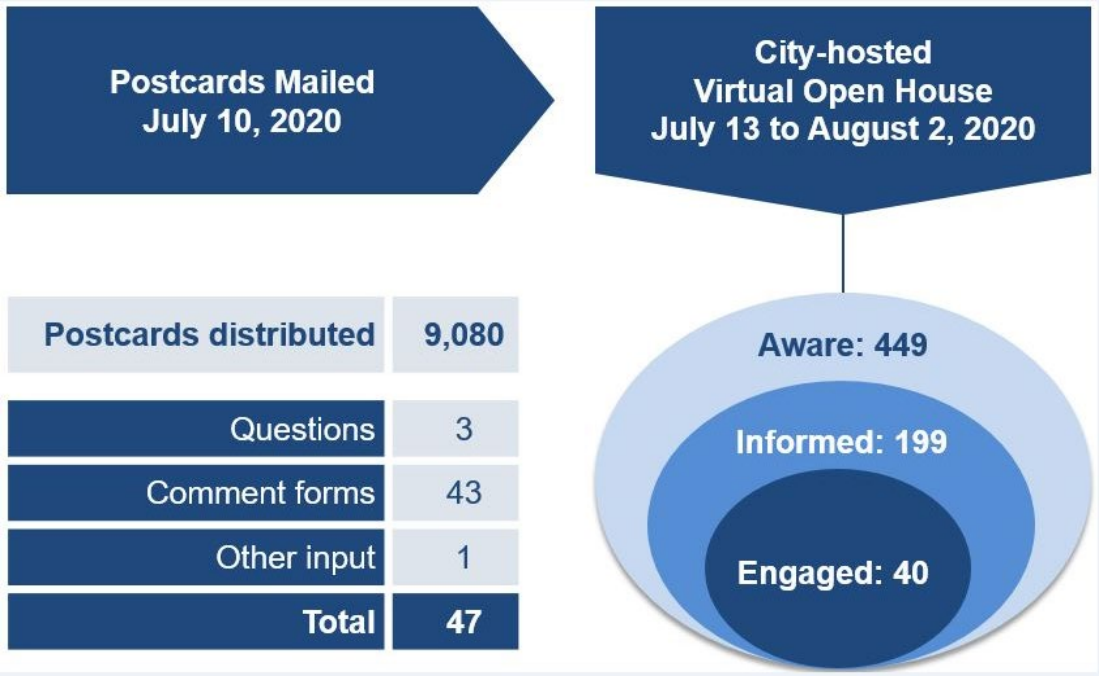


Enters QE View Cone yet maintains sunlight onto Robson Street

Building Design and Open Space

Green Spaces

Public Consultation



Support

- Affordable housing
- Building design
- Height and density

Concern

- Insufficient social housing
- Height, density, shadows
- Parking and traffic

Public Benefits

Public Benefit	Amount
Community Amenity Contribution – 87 units of social housing	$59,400,000
Development Cost Levies	$7,687,006
Public Art	$476,826
Total Value:	**$67,563,832**

Conclusion

- Support height, density and use and adds social housing
- Aligns with West End Plan, Rezoning Policy for the West End, and Higher Buildings Policy