

CD-1 Rezoning: 1040-1080 Barclay Street

Public Hearing | [May 9, 2023](#)



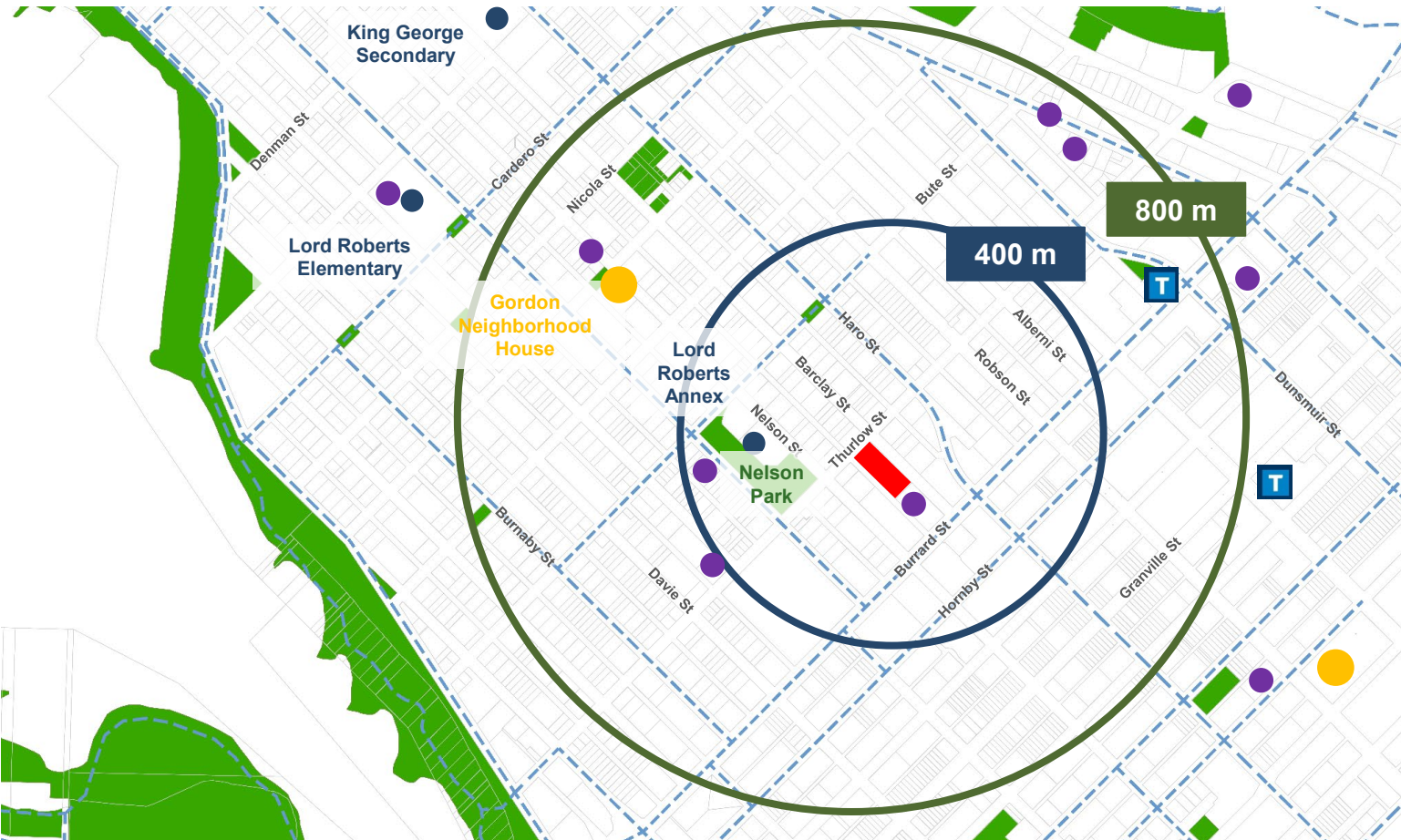
Site and Context



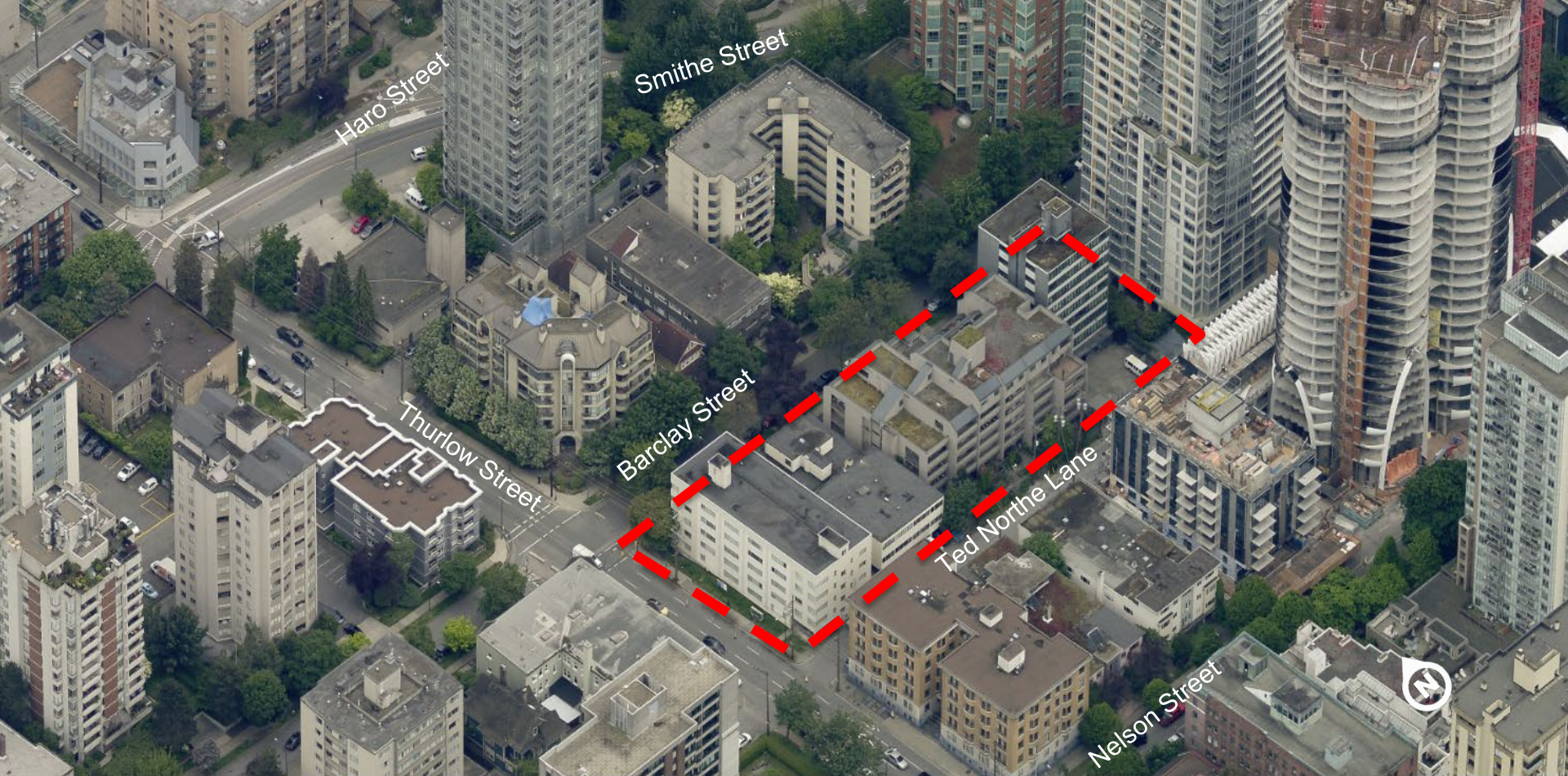
Local Amenities and Services



- Site
- - - Bike Path
- School
- Childcare
- Park
- SkyTrain
- Community Facility



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

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver
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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):



REPORT

Report Date: November 5, 2020
Contact: Theresa O'Donnell/
Susan Haid
Contact Nos.: 604-673-8434
604-761-6431
RTS No.: 14116
VanRIMS No.: 08-2000-20
Meeting Date: November 24, 2020
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan

RECOMMENDATION

- A. THAT, to advance the delivery of affordable housing and accelerate community and economic recovery objectives, Council endorse the criteria in Appendix A, to

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) Strata with social housing uses
- b) 25% social housing
- c) Floor plates and frontages



3. Below-Market Rental Option

	2013 Rezoning Policy	2020 Interim Alternative for 100% Rental*
Policy Scope	25% social housing	100% rental with 20% below-market rents
Areas in the West End	D and E	D and E
Affordability	Social housing at HILS rates	20% at MIRHPP <u>or</u> percentage less than CMHC averages
Form of Development	Floor plate sizes, per Bulletin	Up to 20% additional floor area with urban design considerations, per Bulletin

* Recently approved by Council as a permanent option under the West End Rezoning Policy



4. Higher Buildings Policy



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

Planning, Urban Design and Sustainability Department

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HIGHER BUILDINGS POLICY

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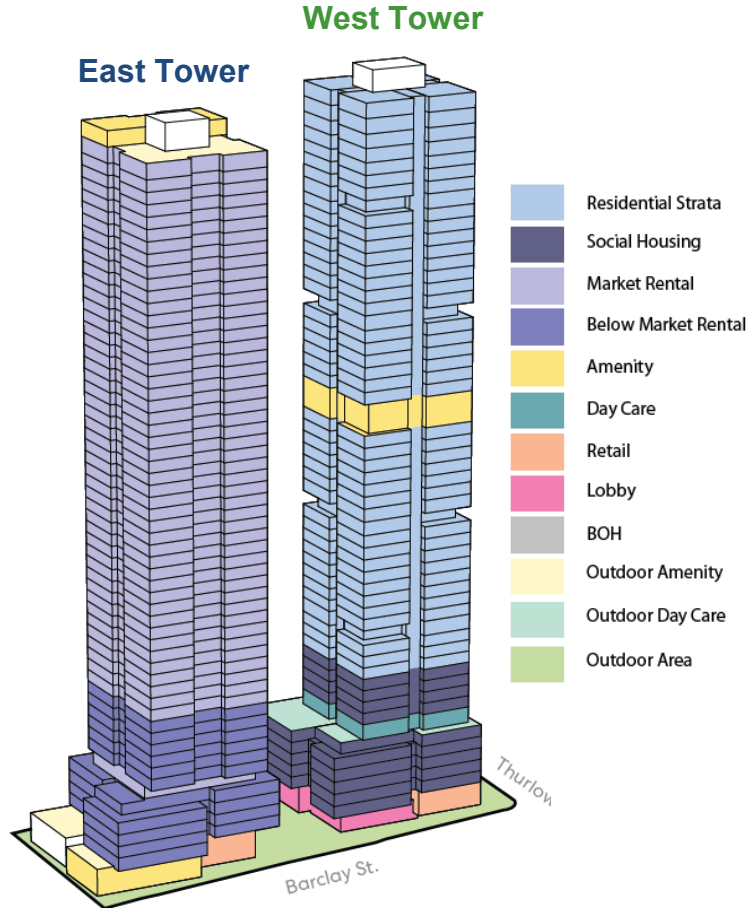
Amended [February 1, 2011](#), [November 20, 2013](#), [June 25, 2014](#), [February 13, 2018](#) and July 11, 2018

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

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



Proposal



West Tower

- 57-storey building
- 365 market strata-titled units
- 99 social housing units
- 37-space childcare facility
- Height: 167.6 m (550 ft.)
- FSR 20.7

East Tower

- 60-storey building
- 636 secured rental units of which 20% of the floor area is secured as below market rental
- Height: 167.6 m (550 ft.)
- FSR 25.0

Application submitted March 23, 2022

West Tower - City-owned Facilities

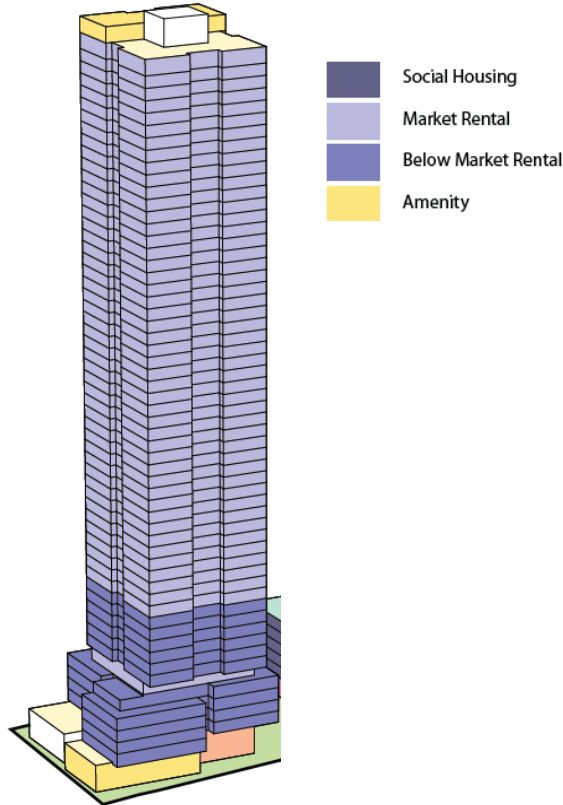


Social Housing: 23% of total floor area



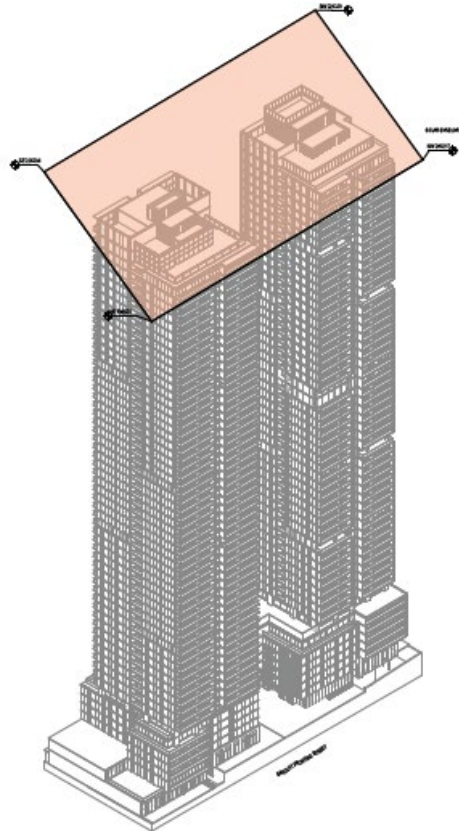
Childcare: 2% of total floor area

East Tower - Below-market Rental Housing (BMR)



- 636 secured rental units of which 20% of the floor area is secured at below market rental
 - 506 secured market rental units
 - 130 below market units
- Deeper affordability of these units to be delivered with:
 - 70% of the BMR units rented at 20% below the CMHC Average Market Rent, and
 - 30% of the BMR units rented at 50% below the CMHC Average Market Rent

Building Design - Height



All the mass of the proposal is contained below Robson St shadow solar envelope

- Buildings at this location may enter into the Queen Elizabeth view cone if they meet the criteria of the *Higher Building Policy*
- Projects expected to maintain sunlight access onto Nelson Park and Robson Village during key times
- Proposal meets shadowing requirements of the *West End Tower Bulletin* and the *Higher Building Policy*

Building Design – Public Realm



Mid-block connection



At-grade retail space

Public Consultation

Postcards Mailed May 13, 2022

Postcards distributed	8,718
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Questions	8
Comment forms	80
Other input	0
Total	88

City-hosted Virtual Open House May 16 to June 5, 2022



Support

- Supportive and below-market housing
- Ground-floor retail space
- Childcare

Concern

- Height, density, privacy
- Excessive parking space
- Unoriginal design

Public Benefits

Public Benefit	Amount
In-kind 37-space Childcare Facility	\$6,600,000
In-kind Social Housing (102,212 sq. ft.)	\$61,400,000
Development Cost Levies	\$17,343,848
Public Art	\$1,734,332
Total Value:	\$87,078,180

Conclusion

- Support height, density and use
- Aligns with *West End Plan, Rezoning Policy for the West End, Rental Housing Option, and Higher Buildings Policy*
- Advances the City's rental and social housing targets, along with a childcare facility



End of Presentation

- Do not post slides after this point (for reference only)