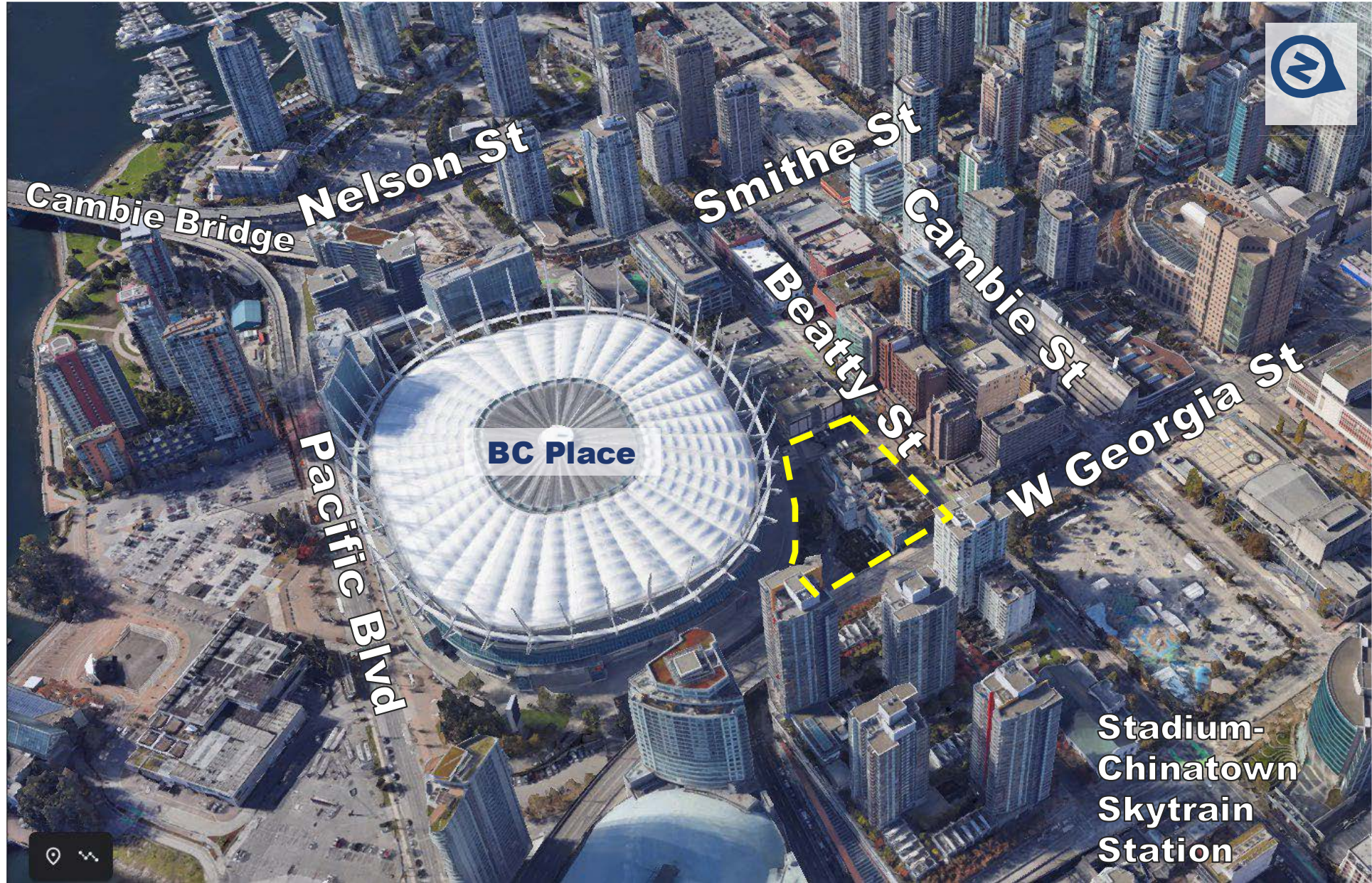




CD-1(818) Text Amendment: 120-150 W Georgia Street, 720-750 Beatty Street and 701 Expo Boulevard
Public Hearing – September 28, 2023

Existing Site and Context



Policy Context

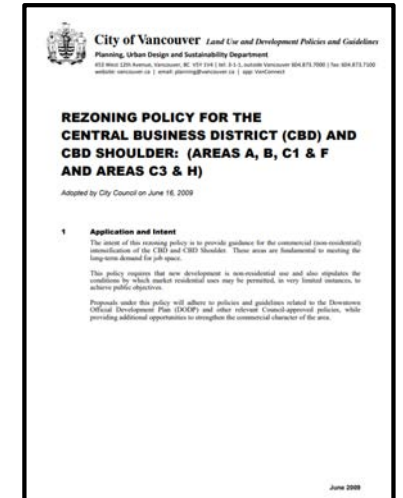
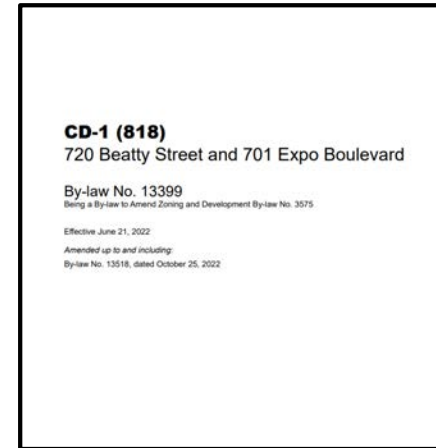
Rezoning Policy for the CBD and CBD Shoulder (2009)

- Allow for consideration of rezoning to allow for additional height and density for non-residential uses in the downtown area.

Metro Core Jobs and Economy Land Use Plan (2007)

- Policy directions to increase opportunities for new commercial and cultural uses.

CD-1(818) 720 Beatty Street and 701 Expo Boulevard (2022)



Proposal

Two amendments to CD-1 (818):

1. Add “Bulk Data Storage” as a permitted use and
2. Increase the permitted floor area below base surface:
 1. Sub-area A from 58,793 sq. m to 59,233 sq. m
 2. Sub-area B from 2,809 sq. m to 3,961 sq. m.

Additional floor area is proposed to be located below Beatty Street grade.

No form of development changes are proposed.



Public Consultation

Postcards Mailed
May 15, 2023

Online Engagement
Shape Your City Vancouver
April 5 to June 13, 2023

Postcards distributed	3,638
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Questions	0
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Comment forms	6
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Other input	0
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Total	6
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Aware: 344

Informed: 99

Engaged: 6

Comments of support

- Sustainable Energy
- Public Amenity

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Fixed Rate	\$295,425
Development Cost Levies (DCLs)	\$10 per Building Permit
Public Art	\$33,929
Total Value	\$329,374

Conclusion

- Staff support amendments
- No impact on approved form of development



END OF PRESENTATION