CD-1 Rezoning: 848 Seymour Street

Public Hearing

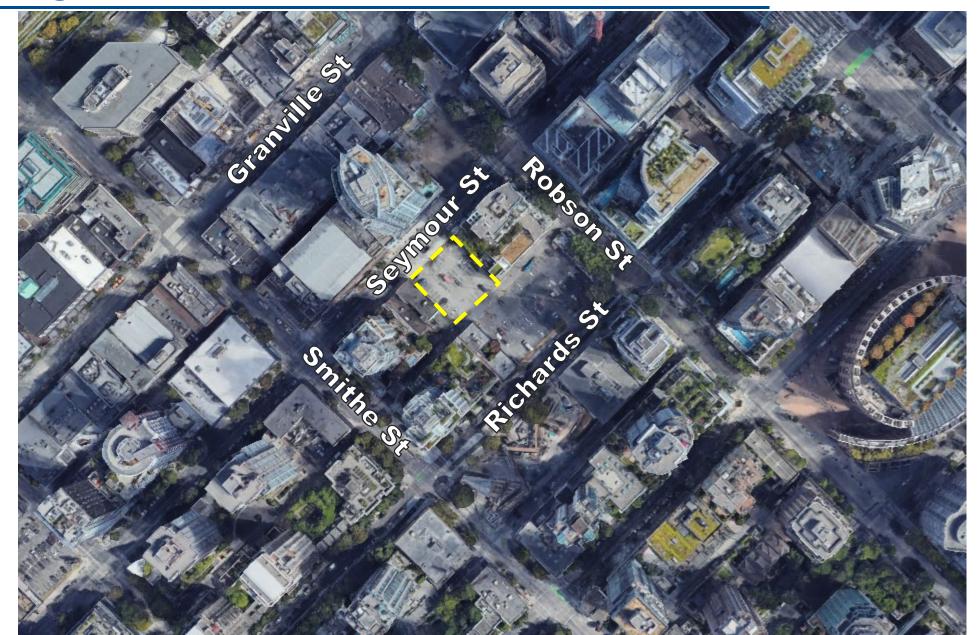
December 14, 2023



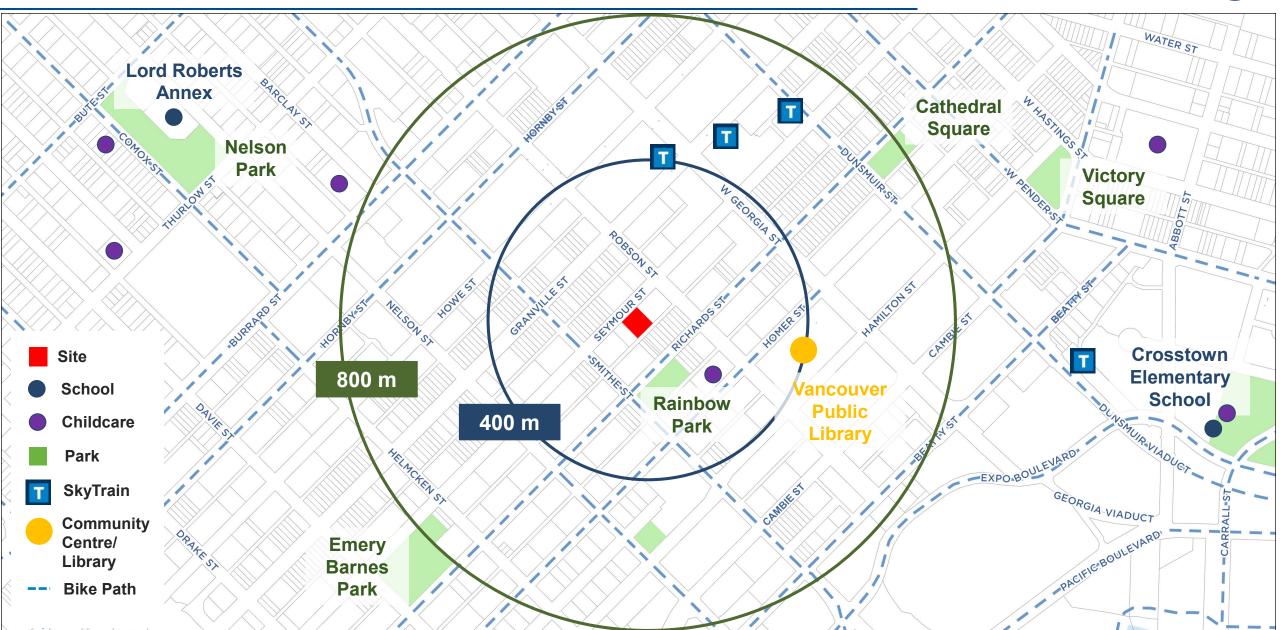


Existing Site and Context





Local Amenities and Services



City of Vancouver Land Use and Development Policies and Guidelines
Planning, Urban Design and Sustainability Department
Sty Wast 12th Avenue, Vancouver, BC VSY 144 [ul: 3-1, outside Vancouver 604.873.7000] fac: 604.873.700
Webble: vancouver.a [amail: planning@vancouver.a [app: VanConnect
REZONING POLICY FOR THE
CENTRAL BUSINESS DISTRICT (CBD) AND
CBD SHOULDER: (AREAS A, B, C1 & F
AND AREAS C3 & H)
Adopted by City Council on June 16, 2009

1 Application and Intent

The intent of this rezoning policy is to provide guidance for the commercial (non-residential) intensification of the CBD and CBD Shoulder. These areas are fundamental to meeting the long-term demand for job space.

This policy requires that new development is non-residential use and also stipulates the conditions by which market residential uses may be permitted, in very limited instances, to achieve public objectives.

Proposals under this policy will adhere to policies and guidelines related to the Downtown Official Development Plan (DODP) and other relevant Council-approved policies, while providing additional apportunities to strengthen the commercial character of the area.

Rezoning Policy for the CBD and CBD Shoulder

• Consider additional height and density for nonresidential uses in the downtown area

Metro Core Jobs and Economy Land Use Plan and Employment Lands and Economy Review (ELER)

 Increase opportunities for new hotels, office, restaurants, retail, cultural venues and other business support services

June 2009

- Application submitted June 24, 2022
- 30-storey hotel building
- 393 hotel rooms
- 22,137 sq. m (238,280 sq. ft.) floor area (17.67 FSR)
- Height of 97.7 m (321 ft.)



Public Consultation

Postcards Mailed November 10, 2022

Postcards distributed 10,138

Questions	3
Comment forms	55
Other input	1
Total	59

City-hosted Virtual Open House November 14 to December 4, 2022

Aware: 228

Informed: 83

Engaged: 18

Contribution	Amount
Community Amenity Contribution (CAC) – Fixed Rate	\$2,545,686
Development Cost Levies (DCLs)	\$6,821,959
Public Art	\$471,794
Total Value	\$9,839,622

- Meets intent of the Rezoning Policy for the CBD and CBD Shoulder and the Metro Core Jobs and Economy Land Use Plan
- Additional 393 hotel rooms
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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