

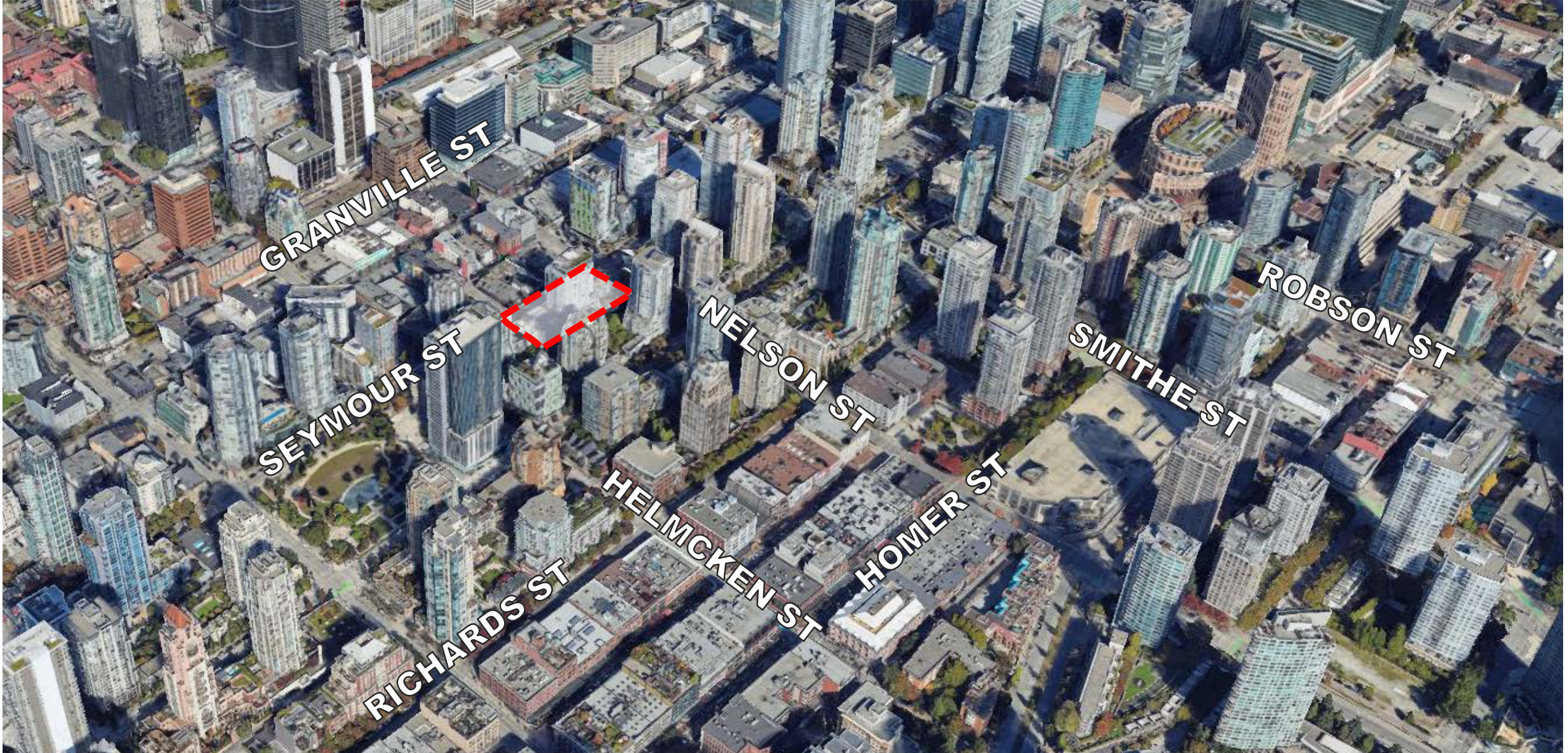
CD-1 Rezoning: 1002-1052 Seymour Street and 550 Nelson Street

Public Hearing

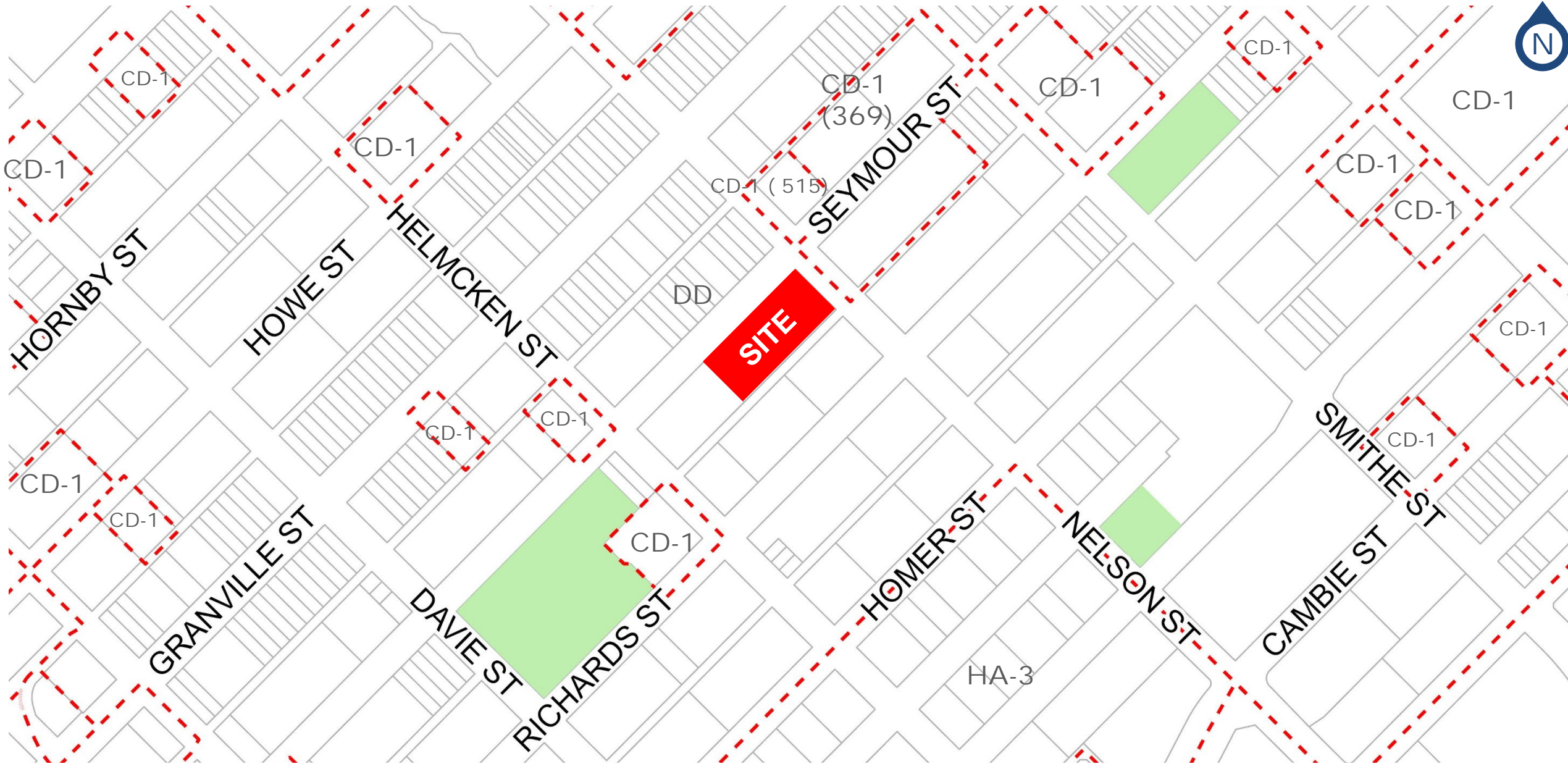
February 27, 2024



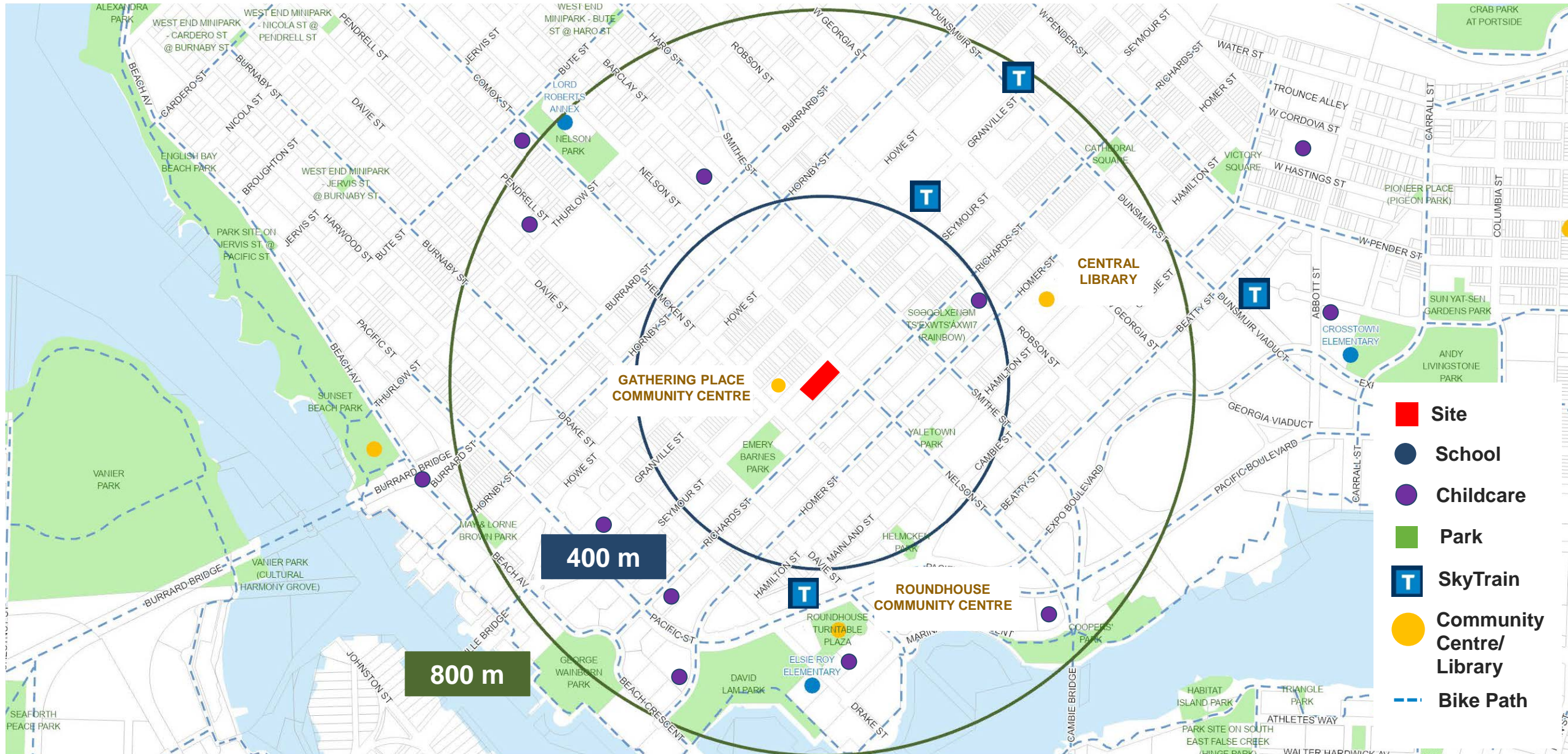
Site and Context



Surrounding Zoning



Local Amenities and Services



Rezoning Policy

Policy

Granville Street Interim Rezoning Policy

Approved by Council January 31, 2023

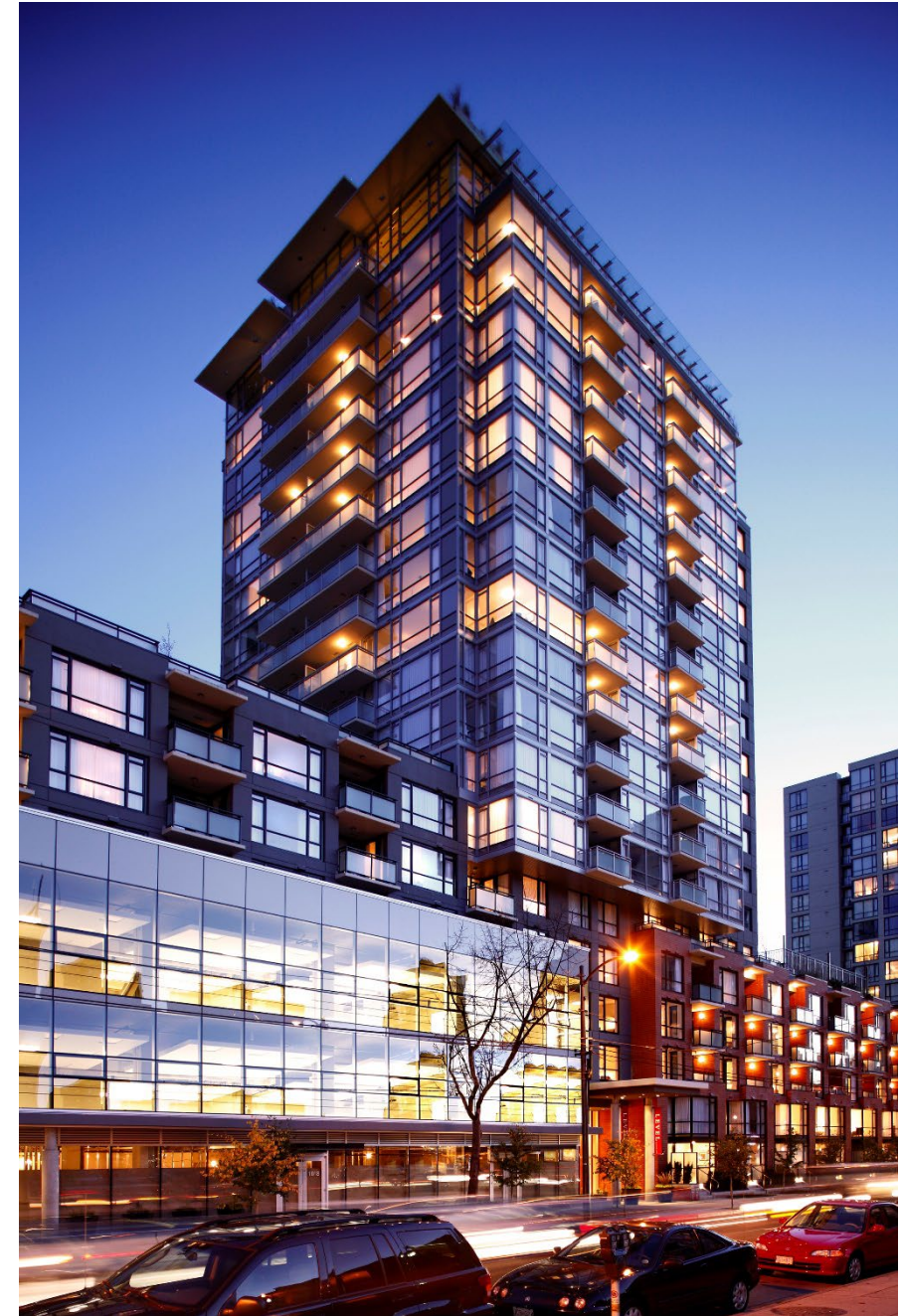


Granville Street Interim Rezoning Policy (2023)

- Policy seeks to add hotel capacity in and around the Granville Entertainment District.
- Allows for the consideration of rezoning applications where the proposal includes at least 75% of the total FSR as hotel use.

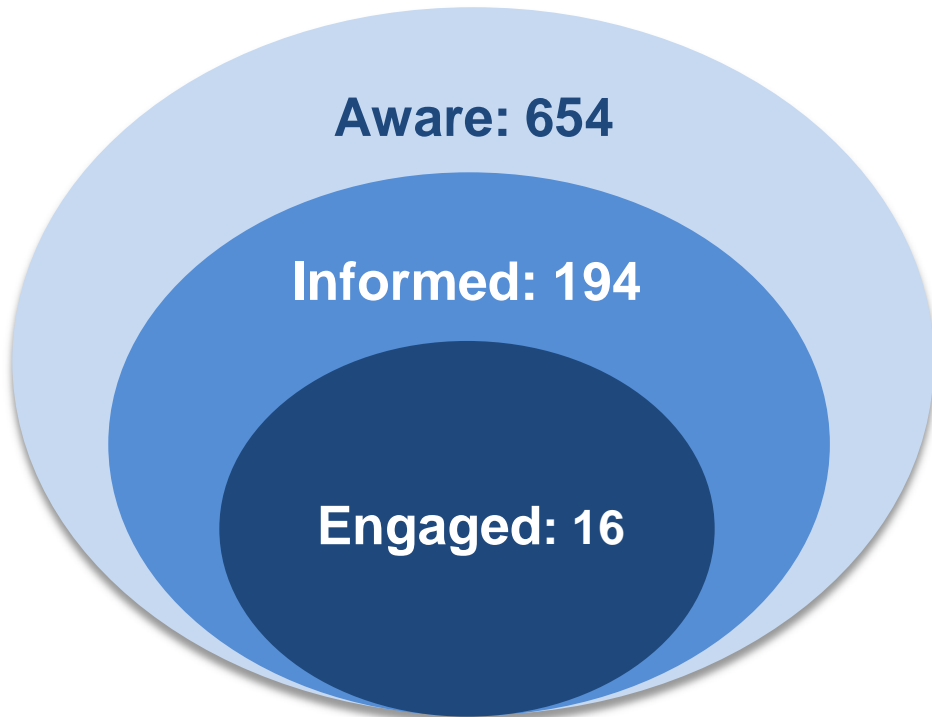
Proposal

- Application fully submitted January 21, 2022.
- No form of development changes are proposed.
- Change of use from residential/office/retail to hotel/office/retail.
- Results in an increase of FSR from 5.5 to 6.17.



Public Consultation

**Online Engagement
Shape Your City Vancouver
March 8, 2022 to October 4, 2023**



Comments of support

- Addresses the City's need for hotel spaces

Comments of concern

- Removes rental stock from the area
- Increased traffic

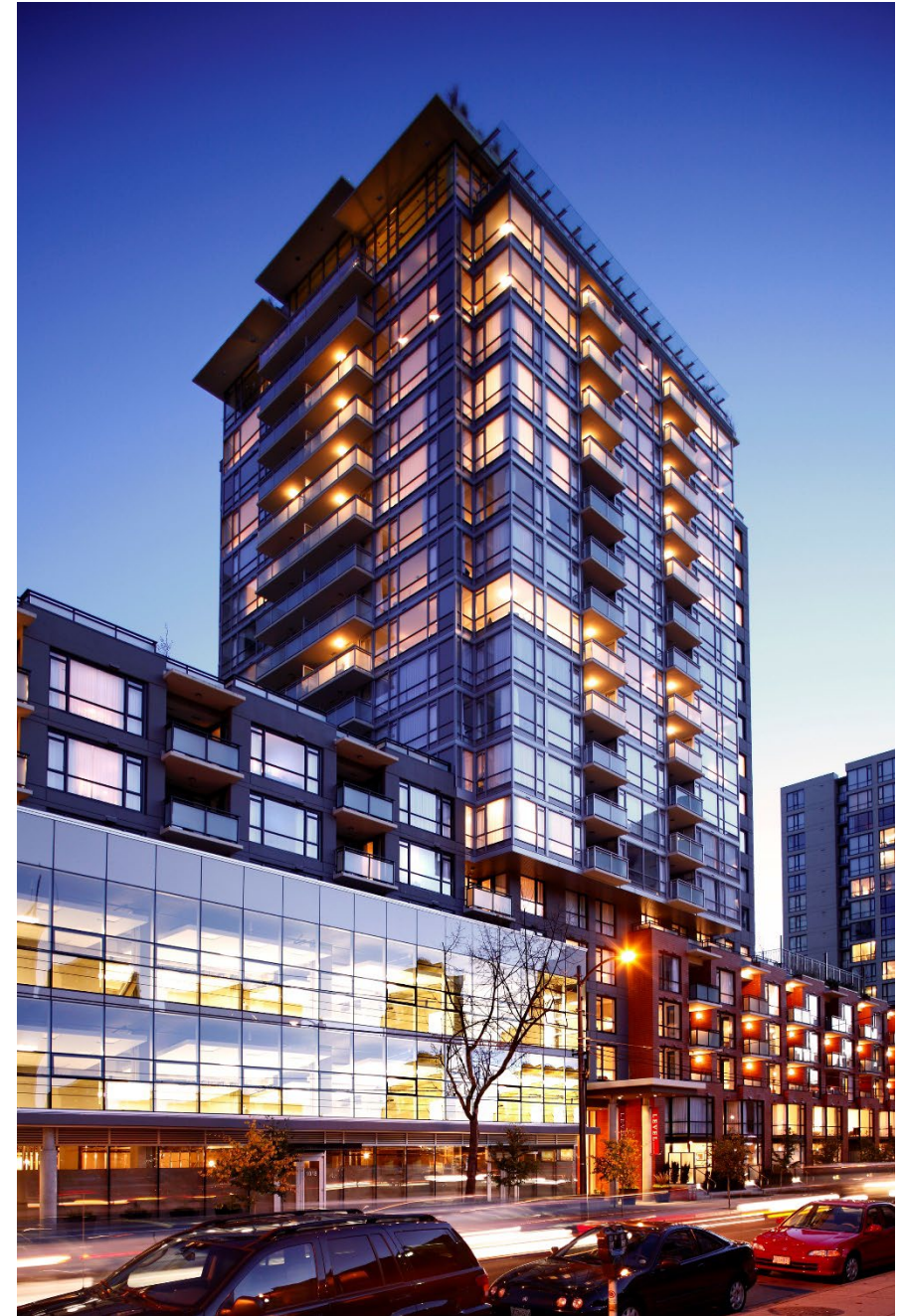
Comment forms	16
Other input	1
Total	17

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Negotiated	\$379,349
Development Cost Levies (DCLs)	\$629,974
Total Value	\$1,009,323

Conclusion

- Aligns with the *Granville Street Interim Rezoning Policy*.
- Staff support application subject to conditions in Appendix B.
- Council action required for the rezoning memo attached to the agenda package.



END OF PRESENTATION

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