

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

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**DOWNTOWN DISTRICT INTERIM POLICIES
FOR NEW RESIDENTIAL IN AREAS C AND F;
AND FOR CONVERSION OF EXISTING
OFFICE SPACE TO RESIDENTIAL USE**

*Adopted by City Council on May 20, 2004
Amended July 30, 2004, April 12, 2005*

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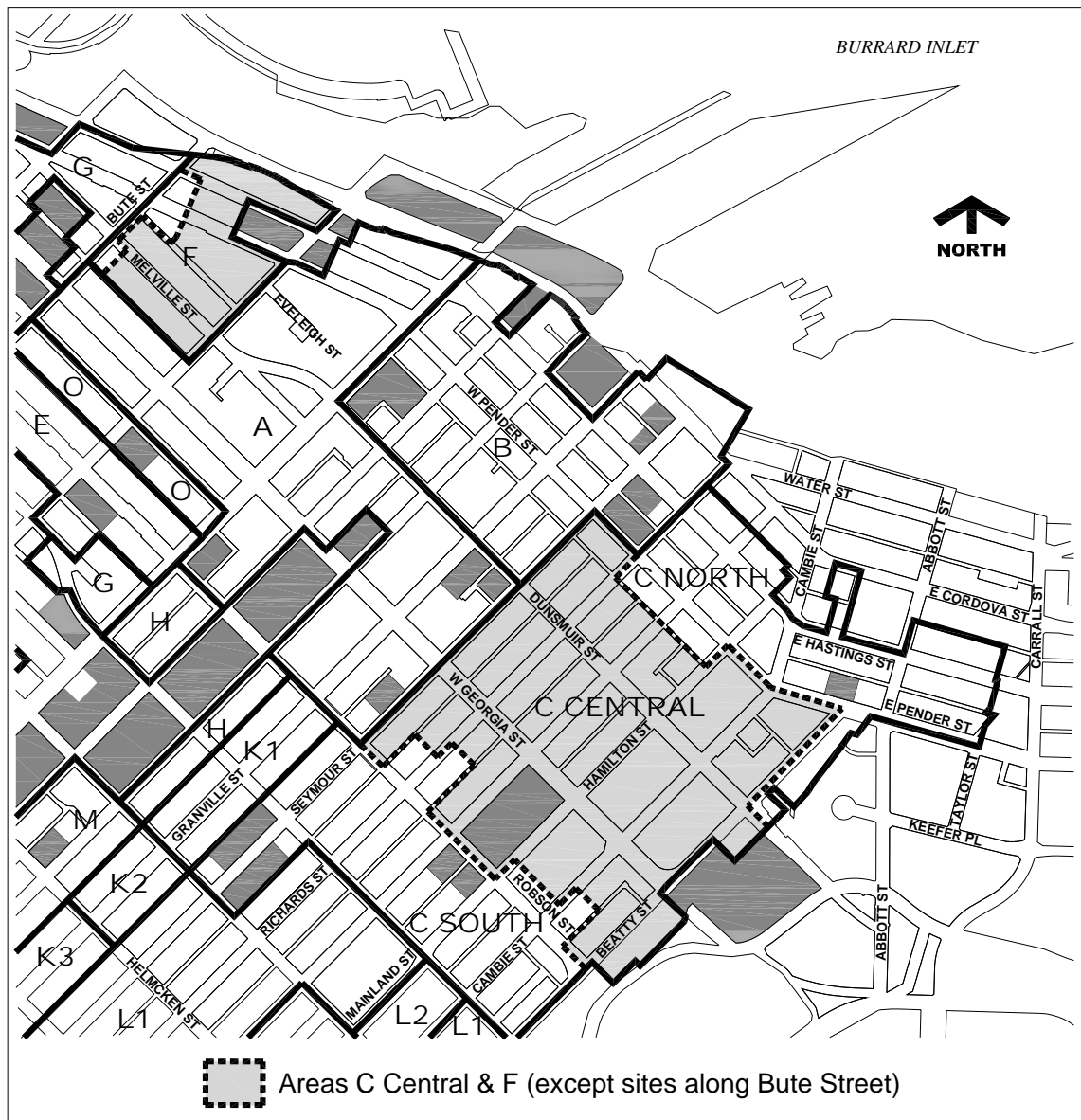
1.0 Application and Intent

The Interim Policies in this document are intended to inform the interpretation of the DD ODP. Most of the Policies address development applications and rezoning inquiries for new residential development in areas C and F of the DD ODP. (Note that the portion of area C at the north end of Granville Bridge is not covered by these policies.)

As an interim measure, they will limit residential development in the areas identified in the Central Area Plan (1991) as CBD or future CBD extension, but where the current regulations still allow consideration of residential. This step is being taken pending a planning study to determine the long term land use future in these areas.

The Interim Policies also address the conversion of existing office space to residential throughout the DD.

Map of Areas referred to in Interim Policies



2.0 Definitions

For the purposes of this document:

- (a) “Commercial” means office commercial, retail commercial, other commercial, and hotel.
- (b) “Heritage building” means a building listed on the Vancouver Heritage Register.
- (c) “SRA” means single residential accommodation as designated in the Single Residential Accommodation By-Law No. 8733.

3.0 New Residential Development

3.1 Area C North “Victory Square”

Development applications and rezoning applications will be considered based on Victory Square Policy (March 1990), until such time as revised policies, zoning and guidelines for Victory Square may be enacted by City Council (anticipated to be mid to late 2004).

3.2 Area C Central “CBD Extension”

3.2.1 Development Applications

- (a) New market residential should not be considered.
- (b) Renovation of existing residential should be considered up to the existing residential FSR.
- (c) Renovation or replacement of existing SRA, plus additional market residential (to compensate for renovation) should be considered, with the combined SRA and residential not exceeding the 3 FSR residential maximum allowable under the zoning.

3.2.2 Rezoning

Rezoning for residential beyond what is described above for Development Applications should be considered only for:

- (a) Bonuses to retain on-site heritage buildings.
- (b) Bonuses to retain and/or replace on-site SRA units.

The 2 FSR commercial normally provided should continue to be required.

3.3 Area C South “Downtown South North”

(This includes development sites abutting the north side of Robson Street. See map for boundaries.)

3.3.1 Development Applications

- (a) As per current policy: up to 3 FSR residential should be considered, provided the remaining 2 FSR commercial is included in the project.

3.3.2 Rezoning

As per current policy, rezoning for residential beyond 3 FSR should be considered only for:

- (a) Transfers in of heritage density.
- (b) Bonuses for retention of on-site heritage.
- (c) Bonuses to retain/replace SRAs, affordable housing, or social/cultural amenities.

The 2 FSR commercial normally provided should continue to be required.

3.4 Area F “CBD”

3.4.1 Development Applications

- (a) Except for sites fronting on Bute Street, as per 3.2.1, above. (See map for boundaries)
- (b) For sites fronting on Bute Street, as per current policy: up to 3 FSR residential should be considered, provided the remaining 4 FSR commercial is provided.

3.4.2 Rezoning

- (a) Except for sites fronting on Bute Street, as per 3.2.2 above, except with the 4 FSR commercial normally provided continuing to be required.
- (b) For sites fronting on Bute Street, as per 3.3.2 above, except with the 4 FSR commercial normally provided continuing to be required.

4.0 Conversion of Existing Office Space to Residential Use

While the long term land use study referred to above is underway, conversion of significant existing office buildings in the DD to residential use is a concern. Development and rezoning applications to convert buildings with 50,000 sq. ft. or more of existing office space will be assessed based on:

- (a) The amount of office space being converted, and the general pace of office space conversion.
- (b) Whether the building is on the Vancouver Heritage Register (or is a post 1940 building worthy of inclusion on the VHR), and heritage designation will result.
- (c) The quality of the development proposal in terms of liveability and design.

The Director of Planning may refer development applications to City Council for advice.

5.0 Live/Work

In the case of proposals for General Office Live/Work or other types of live/work, all the space – whether designated for live or work functions – will be subject to the limits for residential use outlined in Sections 3.0 and 4.0 above.