



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

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## 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*

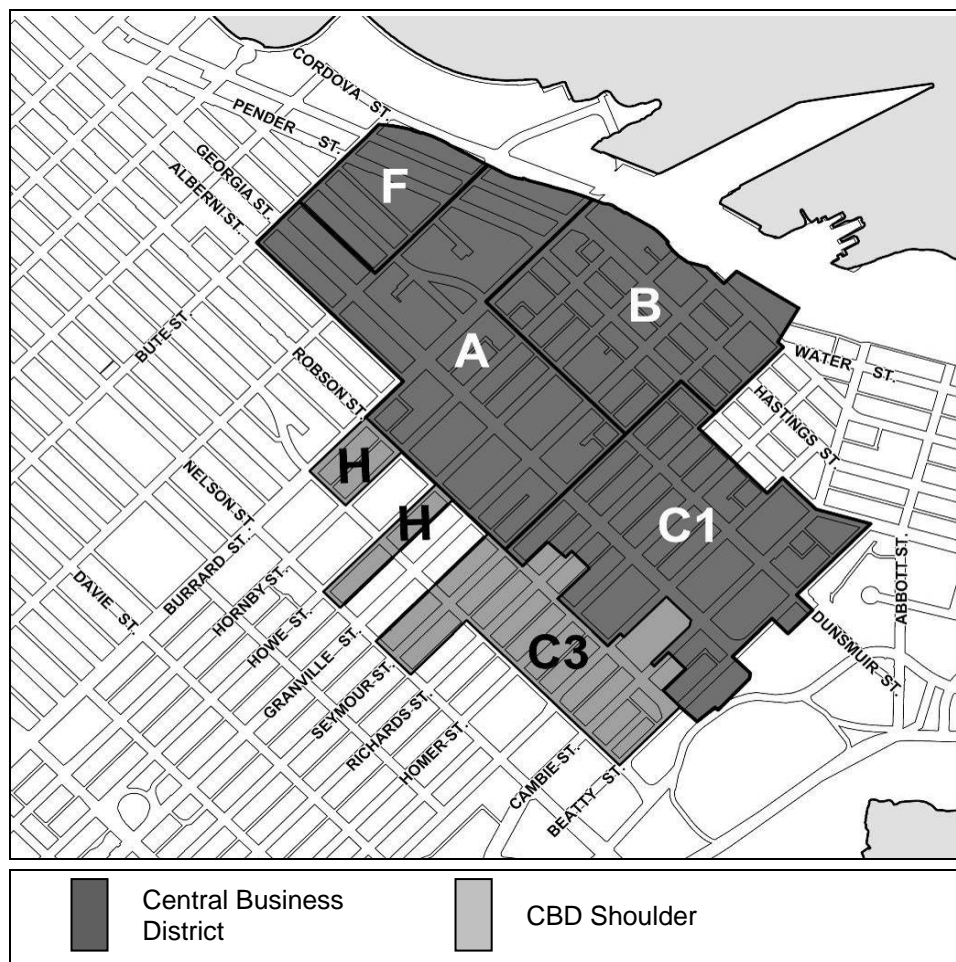
### 1 Application and Intent

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 opportunities to strengthen the commercial character of the area.

This rezoning policy applies across the CBD and CBD Shoulder, which is comprised of DODP areas A, B, C1, C3, F and H, as outlined in the map below:



## 2 Definitions

For the purposes of this document:

- (a) “Heritage building” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.
- (b) “SRA” means single residential accommodation as designated in the Single Residential Accommodation By-Law No. 8733.
- (c) “Site” or “Development Site” means a contiguous, developable piece of land.
- (d) “Non-residential” means any land use permitted in the Downtown ODP except residential and parking.
- (e) “CBD” means Central Business District and is illustrated as areas A, B, C1 and F in the map above.
- (f) “CBD Shoulder” is illustrated as areas C3 and H in the map above.

## 3 Rezoning for Non-Residential Development

Rezoning for non-residential development may be considered throughout the CBD and CBD Shoulder.

## 4 Rezoning for Development With Market Residential in the CBD Shoulder (areas C3 and H)

Rezoning that include market residential development may be considered in the CBD shoulder provided that a minimum of 2 FSR non-residential density is achieved.

5 Rezoning for Development with Market Residential in the CBD (areas A, B, C1, and F)

Rezonings for development that includes market residential should not be considered throughout the CBD, other than as described in sections 5.1 & 5.2.

**5.1 Heritage Building or SRA on the site of the Proposed Rezoning**

Rezoning proposals that include heritage buildings or SRA's present a situation where a significant public interest may be lost if an economically feasible package cannot be created in a timely way. That is, the heritage building may be lost, or the objective of maintaining or replacing low income single units can not be met.

- (a) Where a proposal includes protection (through heritage designation and/or a heritage revitalization agreement) and rehabilitation of a heritage building; retention and upgrading of SRA; or replacement of SRA, market residential may be considered.
- (b) Ideally, the objective would be to achieve:
  - (i) As a non-residential minimum, a floor space ratio equal to the maximum applicable from the DODP; and
  - (ii) As a market residential maximum, the amount needed (above the non-residential return) to cover the heritage or SRA cost.
- (c) However, noting that the market may not support some types or amounts of non-residential in a timely manner, or the returns may not be sufficient to compensate for the heritage of SRA, less non-residential and more residential than the ideal may be considered.
- (d) In all cases, the overall amount of density on the site would be governed by the proposed built form being judged acceptable in urban design terms.
- (e) It is usually advantageous for the site to be larger than that occupied by the heritage or SRA building itself. However, the larger the site, the more the exercise of flexibility in (c) above could result in use of non-residential capacity ("job space") for residential. Therefore, where it is determined that the entire land assembly should not be considered for (c), or in the case of very large assemblies, a portion of the site should be governed by Section 3.0 above.

**5.2 Large, Multi-use Development Sites**

Rezonings that include market residential along with substantial non-residential use on large sites may be considered in the CBD, under the following conditions:

- (a) The Director of Planning, with advice from Council prior to the submission of a rezoning application to the City, determines that it may be in the public interest to allow rezoning including market residential to achieve substantial public benefit while still providing significant job space.
- (b) The site is large enough to accommodate the anticipated non-residential density in a stand-alone building separate from residential uses. Sites capable of achieving this condition are generally assumed to be greater than 50,000 sq.ft. in area.
- (c) The site is contiguous and does not span roads or lanes. Site assembly may occur across an existing lane where Council authority has been granted to close, stop up and convey the lane based on Engineering's review and recommendation of suitable alternatives.
- (d) An amount of non-residential space equal to the maximum applicable from the DODP is achieved before consideration of any market residential from density bonusing or heritage transfer.
- (e) The non-residential building(s) must be positioned in the ideal office/commercial location on the site, including consideration of providing frontage on key commercial arterials such as Georgia Street and access to rapid transit stations.
- (f) The non-residential uses of the development must be fully developed concurrently or prior to the residential uses.

## 6 Transfers of Heritage Density

All heritage density transferred into and within the CBD must be as non-residential uses, with the exception of large, multi-use development sites as defined in section 5.2.

Heritage density transferred into the CBD Shoulder may be non-residential or residential use provided that a minimum of 2 FSR non-residential density is achieved.

## 7 Live/Work

In the case of proposals for General Office Live/Work or other types of live/work, all the space – whether for live or work functions – will be subject to the limitations placed on market residential uses by this Rezoning Policy and the DDODP.

## 8 Livability Impacts

Various areas within the CBD are close to downtown entertainment districts or other locations that may have off-site noise impacts (e.g. outdoor restaurants/lounges, bars, etc.). Therefore, rezonings that permit residential in the CBD should include measures to mitigate anticipated noise levels. Consideration should be given to notify initial and future residents of these noise impacts (e.g. covenants on title and other measures).