

9. OFFICE DEVELOPMENT

ISSUES

- There is a surplus supply of land for office in the city. Expanding the office land supply would disperse office development from downtown areas, slowing down their development.
- Permitting offices on lands suitable for residences reduces opportunities to redress the imbalance between housing and employment in the city.
- Growth in office space will increase demands on roads and transit leading into the city.
- Some areas of the basin are unsuitable for residential use but are suited to commercial, cultural and institutional uses.
- Offices in the False Creek basin would add physical and economic diversity.
- The location and topography of the basin presents a possibility to locate an inner-city Teleport which includes office development.

FACTS

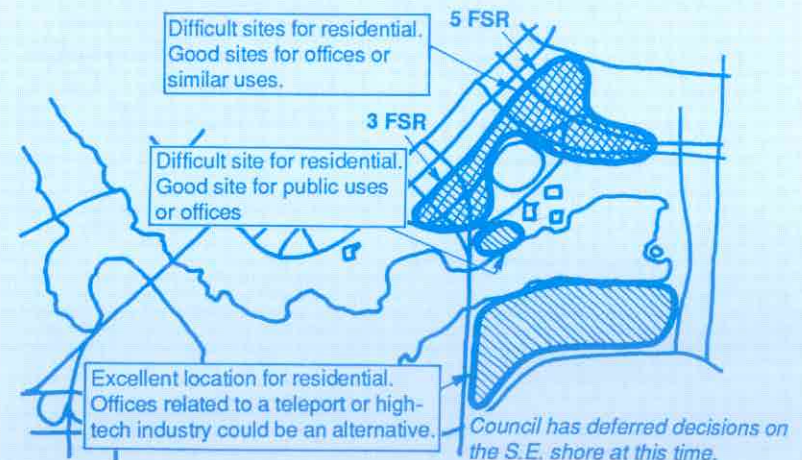
- As of December, 1987, there were 20.4 million sq.ft. of office space in downtown Vancouver.
- Office development potential for the core under current zoning is 70 million sq.ft.
- Growth in office space has averaged 800,000 sq. ft. per year over the past 5 years.
- If Downtown redevelops to its current zoning limit, there could be in excess of 250,000 downtown office workers. Currently, there are about 100,000.
- The north and south shores of the basin are equally suited to a teleport facility from a technological viewpoint.
- If land in the False Creek basin is not available for completion of a Teleport by Fall of 1989, Telesat Canada advises they will seek a smaller facility in an outlying municipality.

PAST POLICY

- 1972-74 - permit offices if compatible with the residential environment.
- 1981-82 - permit when residential not reasonable (3 million sq. ft. based on key sites developing at adjacent densities).
- 1983 (Staff Response to B.C. Place) - permit 4.6 million sq. ft. based on overall negotiations (B.C. Place position 5.8 million sq.ft.).
- North Park - permit 750,000 sq.ft. based on key sites.

POLICY - PRINCIPLES

- To improve the balance of residents to jobs and to avoid dispersing or slowing down the development of existing office areas, choose residential development over office wherever reasonable.
- Allow office development on sites not environmentally suited to residential, to extend existing land-use patterns and to add diversity.
- Where office development is appropriate, allow densities that are the same as the adjacent office areas.



POLICY - SPECIFIC TARGETS

- Assuming 65% of the development potential of the land area designated "good sites for offices" on the map above is used for offices at the prevailing adjacent densities of 3 and 5 FSR, in the order of 3 million sq.ft. of office development could occur. Other uses would include retail, cultural, entertainment, educational and some residential. Sixty-five percent office is consistent with that projected in the North Park plan.