

Metropolitan Core Jobs & Economy Land Use Plan

Highlights

- The purpose of the Metro Core Study is to ensure that there is enough development capacity to accommodate future job growth and economic activity in the Metro Core.
- So far, the study has determined that we face a potential shortfall in job space capacity in the future. This shortfall is addressed through proposed policies and zoning changes.
- This newsletter provides a summary of the policies and zoning changes proposed to meet the anticipated job space demands for the Downtown until 2031.

Study Overview: Enough Land for Jobs?

The Metro Core Jobs and Economy Land Use Plan is a major planning initiative launched by Council in 2005 to develop a long-term land use policy plan to accommodate the future economy and jobs in the Metropolitan Core of Vancouver. The Metro Core extends from 16th Ave north to Burrard Inlet, between Clark Drive on the east and Burrard Street on the west. The study is now at the final stages of completion. More details can be found on the project's website at www.vancouver.ca/corejobs.

Metropolitan Core Jobs & Economy Land Use Plan

Step 1: Understanding Yesterday & Today

Step 2: Projecting the Future

Step 3: Issues & Directions

Step 4: Policies for Tomorrow

This Newsletter reports on Step 4, Part 1 and introduces Part 2. Newsletters 1, 2, and 3 for Steps 1, 2, and 3 are available on our website at www.vancouver.ca/corejobsresearch.

Step 1: Understanding Yesterday & Today

Step 1, completed in Spring 2006, looked at the Metro Core economy today and at the trends over the past 30 years. Two key highlights are:

- The Metro Core plays a key economic role in a growing region with over 220,000 jobs.
- The number of jobs in the Metro Core has been growing; jobs are diverse across economic

sectors and changing to reflect broader economic trends.

Detailed information on Step 1 findings can be found at www.vancouver.ca/corejobsresearch.

Step 2: Projecting the Future

Step 2, completed in Winter 2007, looked into the future. Key findings are:

- Projections show continued and diverse job growth in the Metro Core.
- Current zoning in the Core can accommodate much of this job growth. However, in the longer term, demand for job space could exceed what current zoning could supply, particularly in the Downtown.
- There are a number of ways to change zoning to ensure there is enough supply in the future.
- Residential zoning is sufficient to accommodate population growth.

Detailed information on Step 2 findings can be found at www.vancouver.ca/corejobsstep2report.

Step 3: Issues and Directions

Step 3, completed in Summer 2007, outlined the general and area-specific policy directions needed to increase the capacity for job space. The following provides a summary of overall policy directions from Council-approved Step 3, *Issues and Directions Report (2007)*:

- Ensure adequate job space for future job growth, while meeting other City objectives for heritage, cultural amenities and affordable housing.
- Ensure a diversity of job space.
- Focus job growth on public transit corridors.
- Explore parking strategies that support sustainable transportation modes.
- Expand the CBD to include the CBD Extension areas and ensure the priority in the area is job space.
- Evaluate the conversion of significant, existing office space to residential.

Detailed information on Step 3 report can be found at www.vancouver.ca/corejobsstep3report

Step 4: Policies for Tomorrow

Step 4 is divided into two separate parts. Part 1 focuses on the Downtown area while Part 2 will focus on the remaining areas of the Metro Core (South of False Creek and the Eastern Core).

Part 1: Downtown

The recommendations resulting from Part 1 are summarized below:

Proposed changes to the Downtown Official Development Plan (DODP) & Yaletown Historic Area (HA-3 District Schedule)

- Increase the permitted commercial density in the Central Business District (DODP areas A, B, C1 & F) and Yaletown (HA-3 District Schedule).
- Limit new residential from being developed in the CBD.
- Require minimum commercial density in all new developments within the CBD Shoulder (DODP areas C3 & H) and Yaletown (HA-3 District Schedule).

Proposed Downtown Rezoning Policy

The intent of this policy is to provide guidance for the commercial intensification of the CBD (DODP areas A, B, C1 & F) and CBD Shoulder (DODP areas C3 & H). The proposed policy will help to significantly increase the potential for commercial capacity in these areas by allowing buildings to be rezoned with adequate height and density to reach up to the existing view cone height limits. Sites that are not restricted by the view cones may go higher, subject to the

Council-approved *General Policy for Higher Buildings*.

The Rezoning Policy will also limit market residential within the CBD (DODP areas A, B, C1, & F) to ensure additional density achieved through rezoning is developed for non-residential uses. New residential will only be considered in limited circumstances for the retention of heritage buildings, or the retention or replacement of single room accommodations (SRAs).

Proposed Office Conversion Policy

The policy is intended to be used to monitor applications for conversion of significant, existing office space to residential use in areas of the Downtown where zoning provides the option for both residential and commercial uses. The policy will affect proposed office conversions for existing office buildings larger than 50,000 sq. ft. in DODP areas C2, C3, G & H, and larger than 30,000 sq. ft. in Gastown and Yaletown (Areas HA-2 and HA-3).

A copy of the Council Report can be found at <http://vancouver.ca/ctyclerk/cclerk/documents/p1.pdf>. On October 28th, 2008, City Council referred the Report to a Public Hearing, which is expected to take place early in 2009.

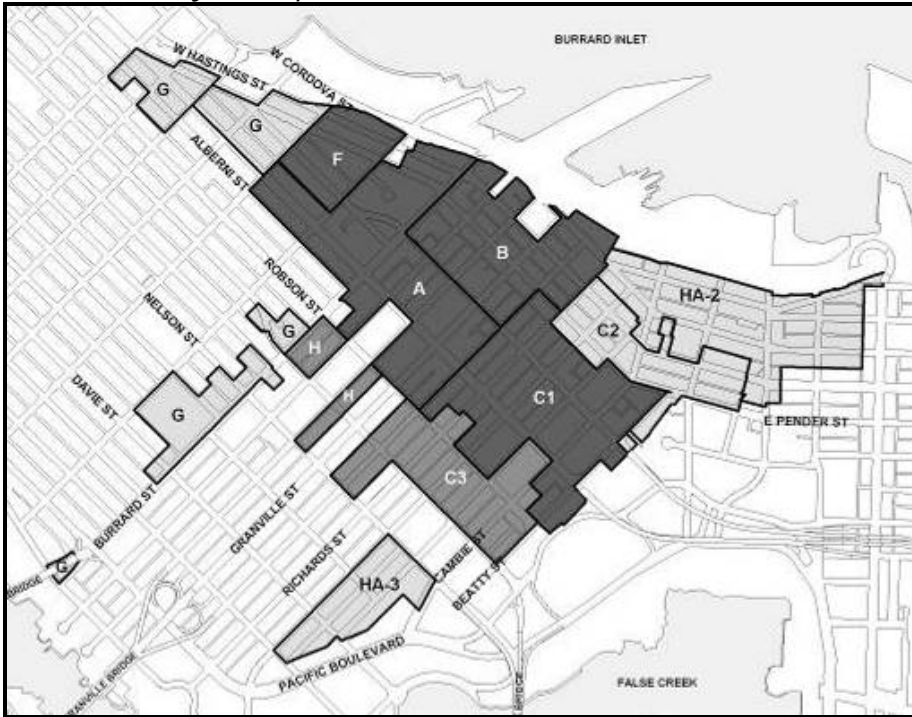
Part 2: South of False Creek & Eastern Core

In the summer of 2007, City Council approved the *Issues and Directions Report* which provides a set of general policy directions for the Metro Core area. Part 2 will explore the policy directions for the South of False Creek and Eastern Core areas in further detail and refine them into a set of specific policies and/or zoning changes. Planning for this area will begin following the conclusion of the Downtown (Part 1) portion of the study.




Coming Up...

The City of Vancouver is hosting a set of Information Sessions to discuss the proposed changes resulting from the Metro Core Study. Staff will be discussing the proposed policies and zoning changes for the Downtown at a drop-in information session on Tuesday, November 25 from 4 to 8 pm at the Downtown Public Library and for Yaletown on Thursday, December 4 from 4 to 8 pm at the Scotiabank Dance Centre.

Areas Affected by the Proposed Policies



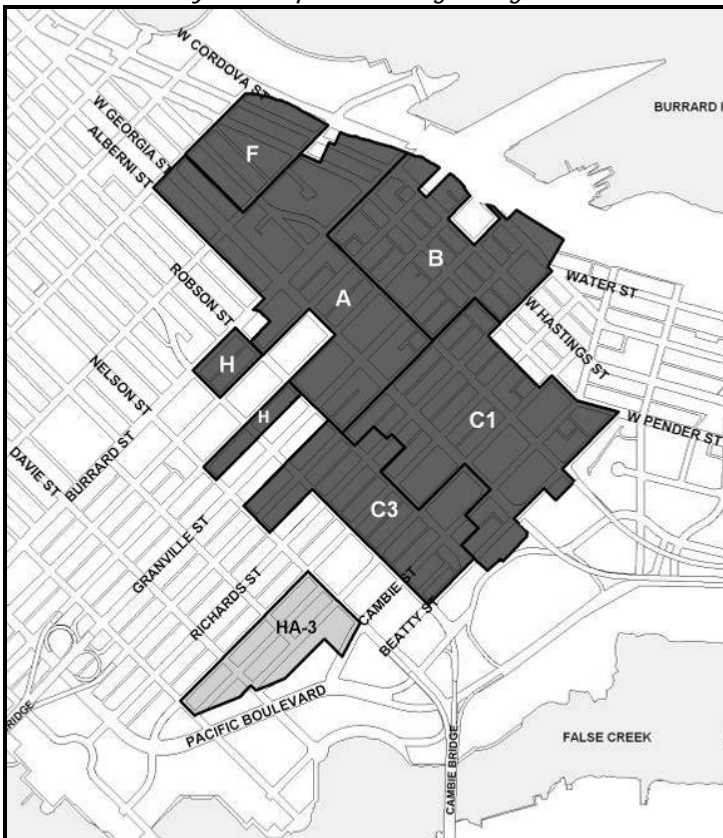
LEGEND

-  DODP: Rezoning Policy
-  DODP: Rezoning Policy & Office Conversion Policy
-  Office Conversion Policy



DODP Rezoning Policy: will apply to DODP areas A, B, C1, C3, F & H

Office Conversion Policy: will apply to DODP areas C2, C3, G & H as well as Gastown (HA-2) and Yaletown (HA-3)

Areas Affected by the Proposed Zoning Changes



LEGEND

-  **DODP Zoning Changes**
 - Increase non-residential density in areas A, B, C1 & F by 2 FSR
 - Area A - from 9 to 11 FSR
 - Area B - from 7 to 9 FSR
 - Area C1 - from 5 to 7 FSR
 - Area F - from 7 to 9 FSR
 - Maintain restriction on residential use in areas A & B
 - Remove residential use from areas C1 & F
 - Require a minimum non-residential density of 2 FSR in areas C3 & H
-  **Yaletown (HA-3 District Schedule) Zoning Changes**
 - Allow non-residential uses to be developed to the current maximum permitted density (5 FSR)
 - Require a minimum non-residential density of 1.5 FSR