

# INTRODUCTION

## Background

This application is in support of a proposal to rezone the site at 349 W Georgia St, the former Main Post Office building. The proposed CD-1 zoning would allow both an increase in density from 7 to 12.9 FSR and a mix of uses, including parking (above and below grade retail), office, rental residential, and condominium residential.

The site is strategically located at what is currently a gateway location to the downtown core in the Crosstown neighbourhood. This redevelopment will provide an essential link and catalyst between the established residential neighbourhoods of Yaletown and the transitioning Gastown / Chinatown area.

The neighbouring context of the site is comprised of a mix of uses. Major institutional and educational buildings dominate to the south and east, the Vancouver Public Library and Queen Elizabeth Theatre among these. Immediately to the north and west are major office developments.

Linkages to transit are excellent with close proximity to SkyTrain via stadium station and bus transit surrounding the site. Discussion on the future of the viaduct access routes on Dunsmuir and Georgia is ongoing.

The site, approximately 130,092sf (12,086m<sup>2</sup>) in area, is currently zoned DD area C1 with a density of 7 FSR and a height limit of 150ft (45.7m) (Development Permit Board may increase the basic maximum height to 450.1ft [137.2m]). View corridors restrict height to approximately 222ft (67.7) with exceptions at the corners.

The site is currently occupied by the former Main Post Office building, a significant landmark. Retention of almost all of the structure is proposed. Additional area and new uses are superimposed within height and view limits to create a mix of uses that contribute to and repair the neighbourhood's urban fabric, in alignment with applicable policy.

## The Proposal

The proposal to rezone 349 W Georgia St from Downtown District to CD-1 zoning, is required to accommodate:

- A change in use to a mix of uses. Residential use is added to the uses allowed under the current zoning.
- A change in height from the permitted height of 150ft (45.7m) to approximately 222ft (67.7m).
- A change in density from a permitted density of 7 FSR to the proposed density of 12.9 FSR.

The proposal includes the following components in a comprehensive mixed-use form of development:

- office
- retail
- restaurant
- childcare
- rental residential
- condominium residential
- parking + loading

A number of significant public benefits are envisaged as part of this proposal:

- The largest heritage revitalization in Vancouver history.
- Goal of achieving project carbon neutrality
- LEED Gold ND for the project
- LEED Platinum office building.
- On-site public open space fronting Georgia

St, providing animation and pedestrian seating opportunities.

- Improvements to all four street façades to create attractive, inviting and animated streetscape.
- On-site childcare.
- A positive market impact on housing affordability through on-site rental housing.
- A provision of a significant amount of high quality job space close to transit.

The proposed development will meet or exceed all applicable City Policies and Guidelines including the Downtown District Official Development Plan, the Downtown Design Guidelines, the Downtown District Character Area Description for Georgia St, the Central Business District Policies for Residential Zoning, Metro Core Jobs and Economy Land Use Plan, Rental 100 Policy, Rezoning Policy for CBD and CBD shoulder, Central Area Pedestrian Weather Protection, View Protection Guidelines, Heritage Policies, the Community Amenity Contribution Policy, Public Art Policy and Sustainable Large Sites Policy.



# Project Vision

It's a rare confluence of opportunity when an under-appreciated part of downtown Vancouver meets an underloved structure – and both of them, as it turns out, have huge potential. The former Main Post Office building at 349 W Georgia St, originally constructed in 1958, is a building whose time has come, gone, and come back again, just as the momentum of downtown is flowing eastward. Vancouver has an opportunity to re-imagine and redefine this part of our city once again, and the Post Office will be key for this evolution.

The former Main Post Office building – covering an entire city block – is one of the largest and potentially influential spaces available for redevelopment in downtown Vancouver. As the former Main Post Office once did in the past, development at this site has the opportunity to set the tone for the future – not only for this city block, but for surrounding neighbourhoods, and for the city as a whole.

This massive mid-century building, whose utility has been shrinking for decades, now has the outsized responsibility to tie the traditional downtown core with dynamic changes in Gastown, Crosstown and beyond. This building has the opportunity to reassume its original identity as a centerpiece and gathering place for many downtown communities and neighbourhoods in a state of dynamic transformation and growth. Our proposal will invigorate and re-energize downtown Vancouver with a combination of condos, rental apartments, office space, restaurants, shops and – most importantly – the people that will bring this part of downtown Vancouver to life once again.

## Development Considerations

Our vision is for the adaptive re-use of the existing heritage structure. The mixed-use development concept responds to market demands, and will support the substantial investment in heritage retention.

## Neighbourhood Context Considerations

Linking the central business and cultural districts of downtown Vancouver, our approach will make today's quiet, cool streetscape there a vibrant place to live, work and play – with public space, retail and services that not only benefit the building's residents and tenants but the existing surrounding neighbourhoods.

## Design + Architectural Considerations

The project needs functional, efficient and flexible design to adapt to a changing market – but also needs to be imaginative, innovative and exciting. Recognized heritage aspects will be retained as feasible and beneficial to the design.

## Sustainability Considerations

The project will be a sustainability leader in the downtown core. The entire development will be designed to achieve LEED Gold certification with the LEED for Neighbourhood Development (LEED ND) rating system, integrating passive house principles, water use reduction and energy efficiency measures, zero waste planning, and more.

## Mixed-Use Considerations

Our proposal includes a mix of uses that will include office, retail, rental residential and condo residential, reflecting the diverse needs of our city and its residents.