

Location



Proposal

## Rezoning Application: 1048-1080 Barclay Street

The City of Vancouver has received an application to rezone 1040-1080 Barclay Street. The proposal is for two residential towers connected by a podium bridge with:

- 481 market strata units;
- 162 social housing units;
- a total floor space ratio (FSR) of 15.42 and a floor area of 62,004 sq. m. (667,404 sq. ft.);
- eight levels of underground parking with 626 vehicle parking stalls and 810 Class A bicycle parking spaces;
- building heights of 139.60 m (458 ft.) (East Tower) and 136.72 m (449 ft.) (West Tower);
- Commercial Retail Unit space located along Thurlow Street; and
- a 548 sq. m. (5,894 sq. ft) City owned childcare facility.

### Applicant contact:

Adrian Lai, Bosa Properties  
604-299-1363

### Rezoning Planner:

Jonathan Jackson, City of Vancouver  
jonathan.jackson@vancouver.ca



# Event Guidelines



## Creating a welcoming environment

Success today means **hearing from everyone** in a safe manner.

- Show respect. **Every participant brings information, points of view and ideas to contribute.**
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability which is responsible for its conduct.



# Why We Are Here



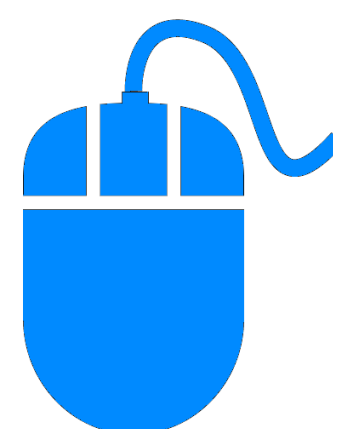
## We want to hear from you

We are here to listen to community feedback about this proposal. Your input informs staff's recommendations to Council as part of the review process for this rezoning.

1. Review the material on display.
2. Ask questions to City staff or the applicant.
3. Share your feedback.



Fill out a written comment sheet



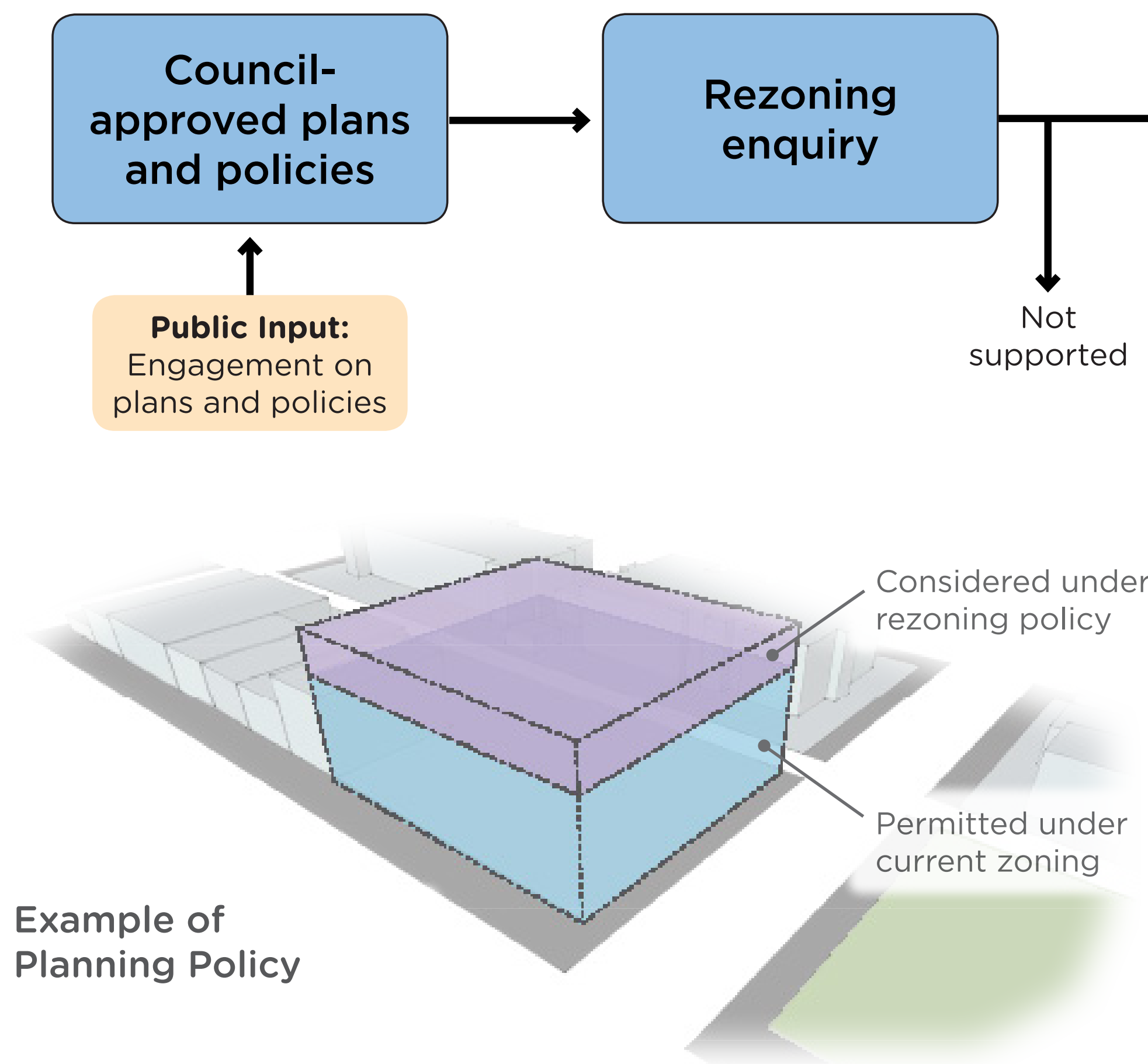
Submit online feedback at [vancouver.ca/rezapps](https://vancouver.ca/rezapps)



# The Rezoning Process

## Planning comes first

The City consults with the public to develop community plans and policies that define what can be considered through rezoning.



Example of Planning Policy

## Policy and public input guide the review

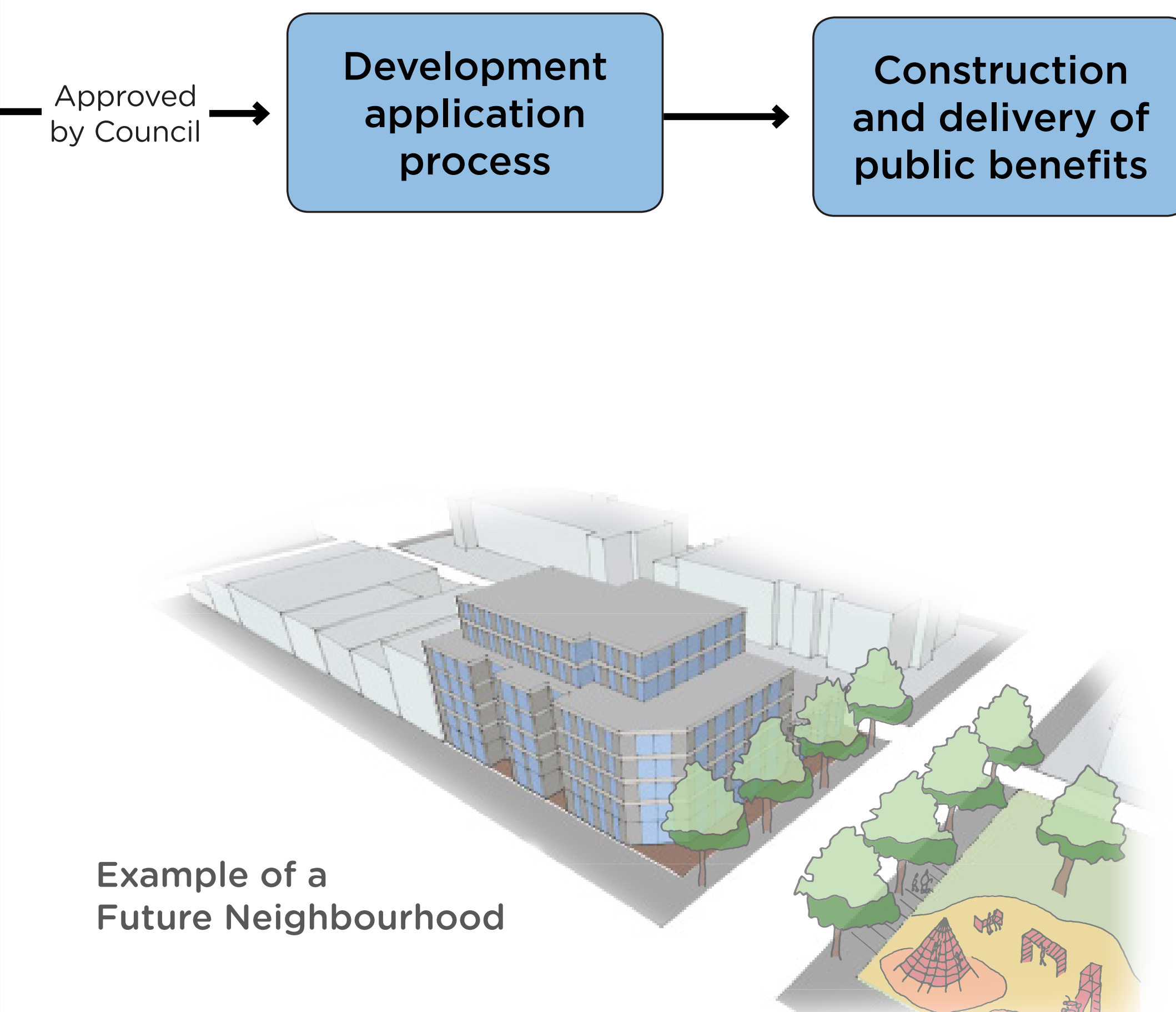
Staff from various departments review each rezoning application to see if it meets the policies and goals previously set by Council. Feedback from the public is an important part of this review.



Example of a Development Proposal

## Implementation

After Council approves a rezoning application, the proposal becomes a development application. This process finalizes the project design, as well as the delivery of public benefits.



Example of a Future Neighbourhood

### What guides development?

Community plans and policies are developed by City staff with public input, and are adopted by Council. They lay out the long-term vision of the community and direct future growth and associated amenities.

**These plans and policies outline where rezoning applications can be considered and what may be allowed on a site.**

### What is a rezoning application?

Zoning regulates what can be developed, including the use (e.g. office) and physical form (e.g. height). A rezoning application is required when a proposal does not conform with the existing zoning.

An application must conform to the rezoning policy for an area and other applicable City policies. **A rezoning does not mean there are no restrictions on what can be built.**

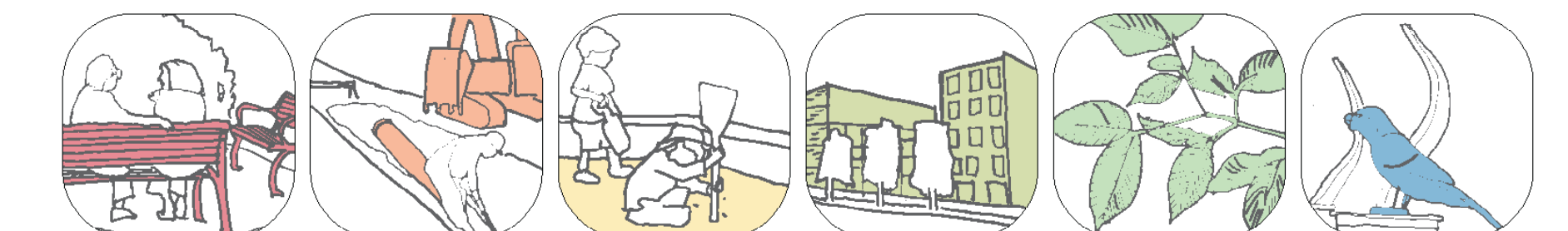
### How is my feedback used?

Staff read every comment we receive. Feedback from the public and advisory groups informs the review of the application. **Applicants may be required to re-submit their proposal based on the feedback.**

Staff make a recommendation to Council. Council makes the final decision on whether to approve, modify, or refuse a rezoning application.

### What are the benefits to the community?

Development, including rezoning, can support community benefits, including **parks, community facilities, social housing, street upgrades and more.**





# West End Community Plan



## What is the West End Community Plan?

- Provides a framework to guide change, development, and public benefits
- Accounts for growth over 30 years, including an estimated 7,000-10,000 new residents and 7,000-10,000 new jobs
- Approved by Council in 2013

## What does the plan address?

- Land use and built form
- Housing and local economy
- Transportation and public spaces
- Heritage, arts, and culture
- Environmental sustainability
- Community facilities

## How was the community involved in creating the plan?

We talked to a broad range of community members during the planning process:



Youth & Seniors Outreach



LGBTQ Nightlife Events



Open Houses & Workshops



Community Events/Markets



Action While Planning



Walking Tours

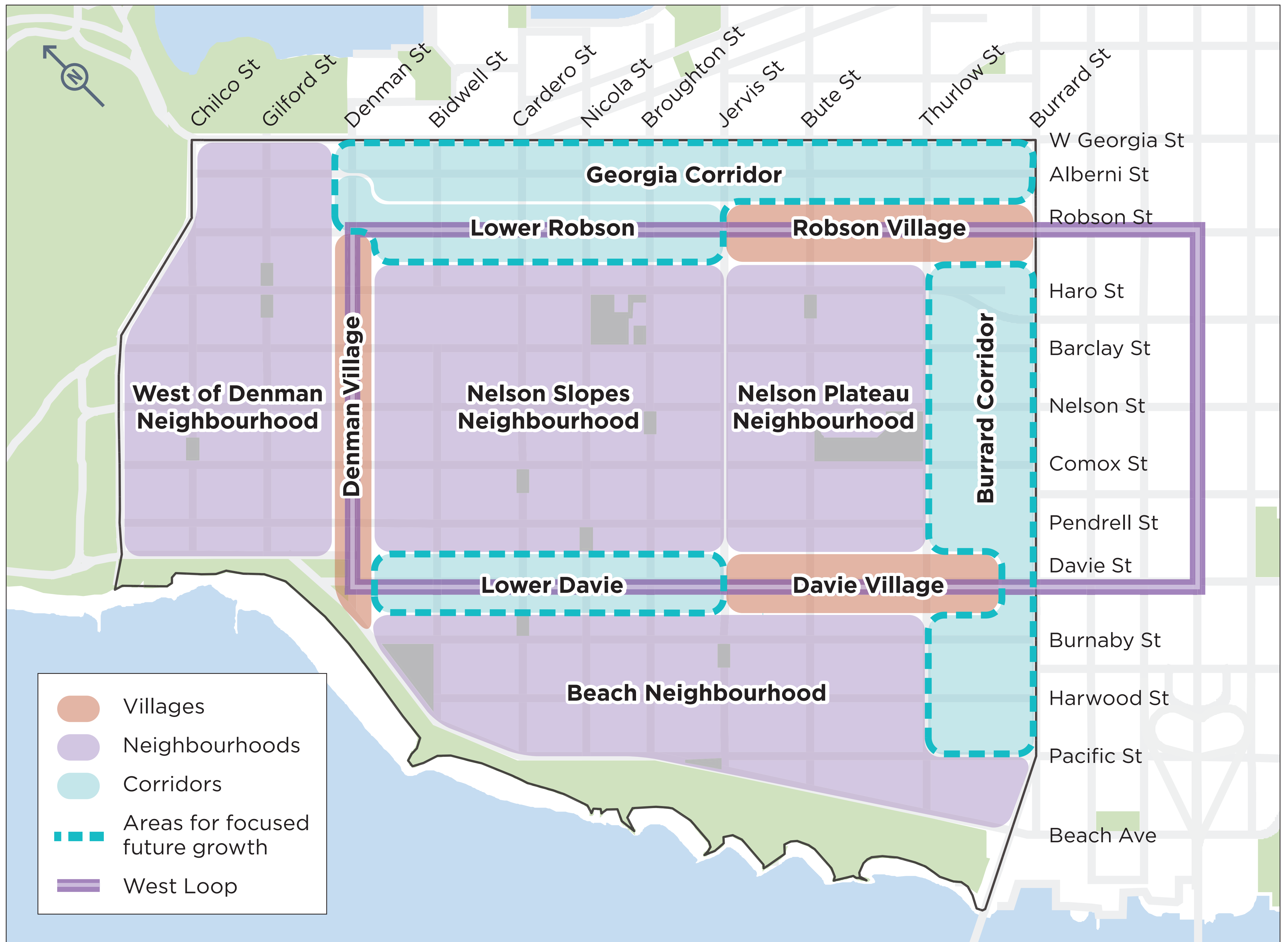


## Getting the Word Out

389 Twitter followers, 776 mailing list recipients, 3 postcard mailouts, newspaper ads, radio interviews, webpages, posters, and more!



# Three Character Areas: A Plan for Focused Growth



## How is the West End changing?

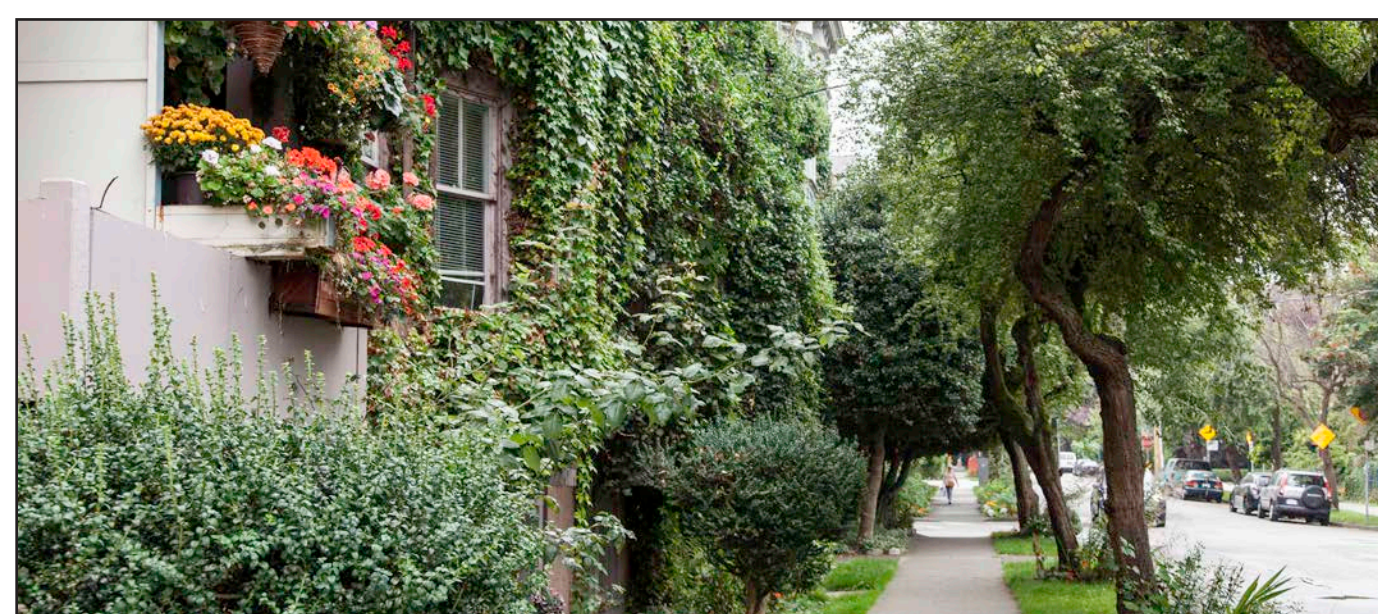
Three character areas provide a framework that guides where and how change happens:



### Villages

Lively commercial hubs for locals and visitors

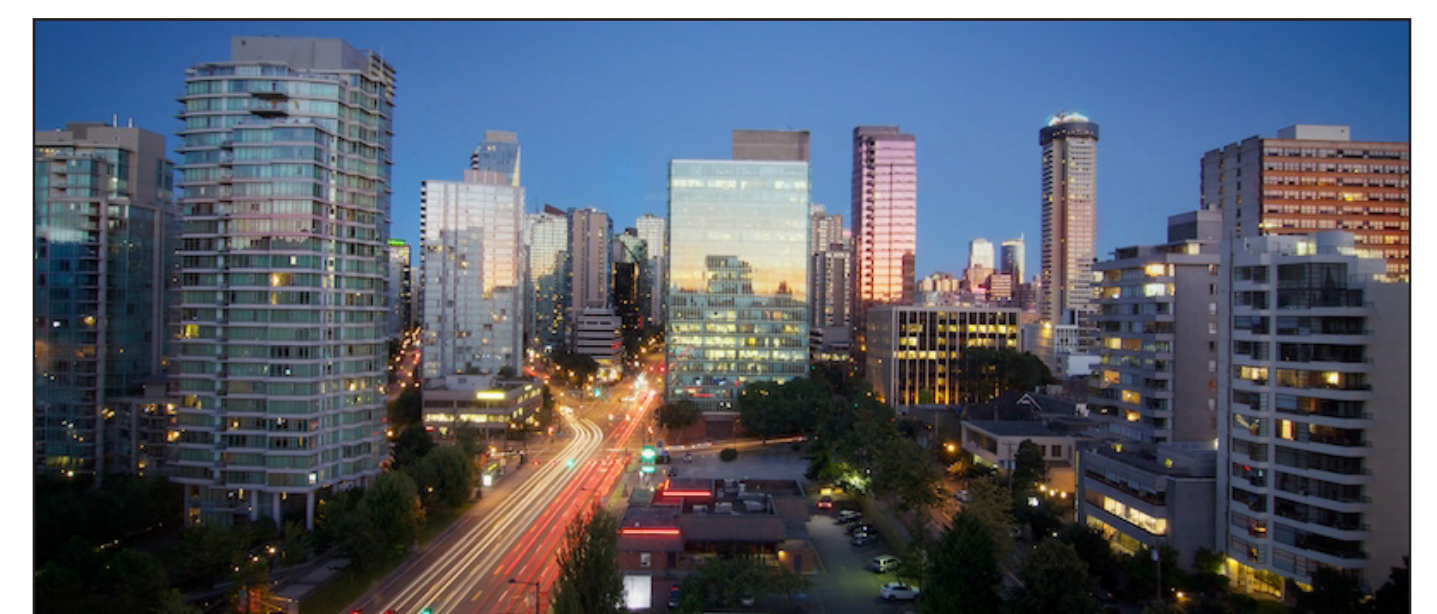
- Three distinct Villages help knit the community together
- Primarily low-rise buildings
- Opportunities for locals and visitors to shop, work, and play
- Vibrant public spaces that are active day and night



### Neighbourhoods

Residential areas with a distinct character

- Incremental, modest change
- Limited development to help renew building stock
- Potential for ground-oriented, rental infill housing in laneways
- Green and leafy character



### Corridors

Areas for focused future growth

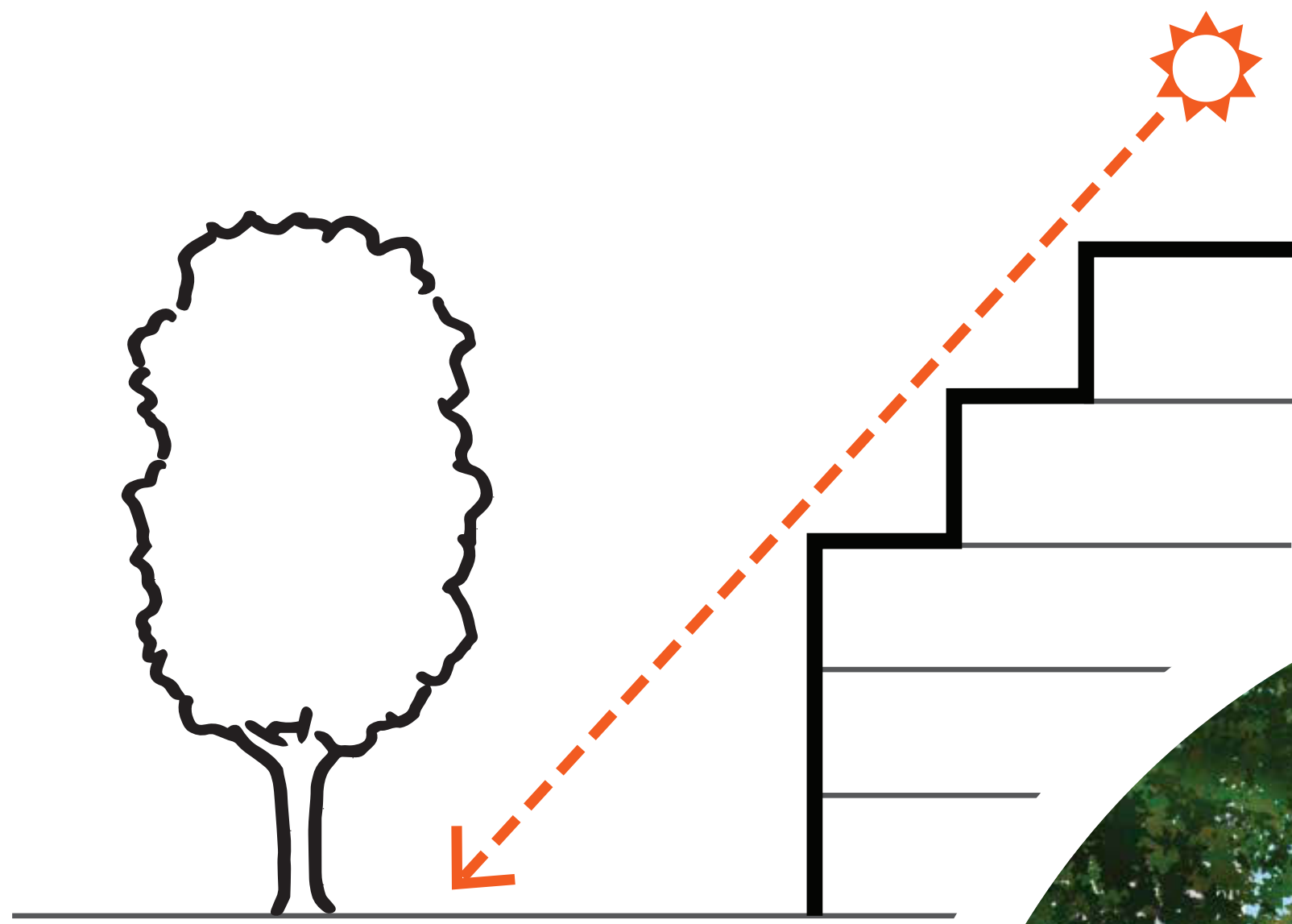
- Opportunities for additional homes and job space
- Denser development near transit, services, and amenities
- Development contributes public benefits to meet the needs of the community



# Considerations for Building Design

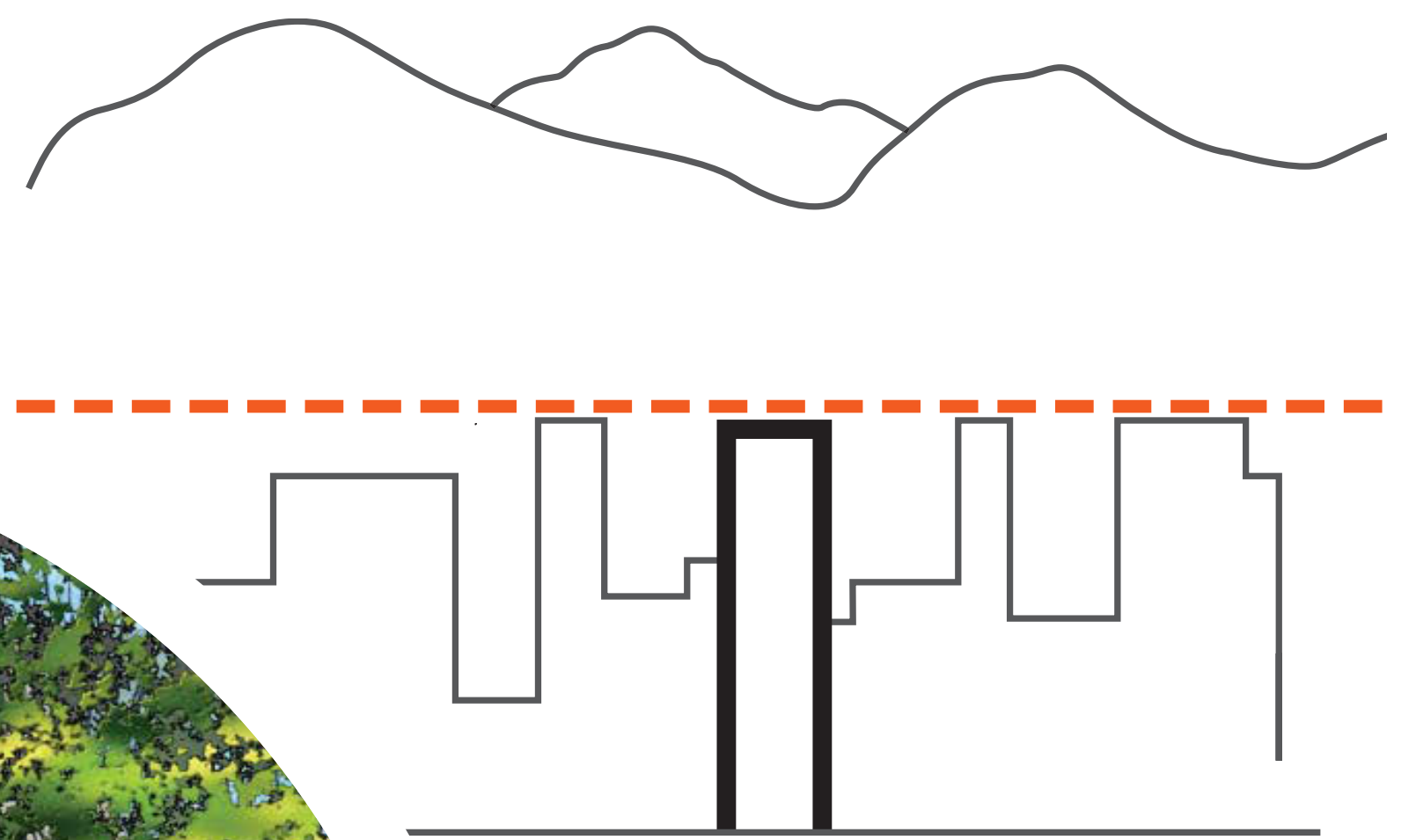
## Ensuring Sunlight on Key Public Spaces

- Ensure that public open spaces, parks, and Village areas receive adequate sunlight
- Avoid shadowing during times of day when people are typically more active



## Maintaining Protected Public Views

- Maintain iconic public views of the mountains and city, as well as important street end views
- Support Council-approved view corridors (protected public views) with height limits
- Separate higher buildings from the more local-scale Village areas

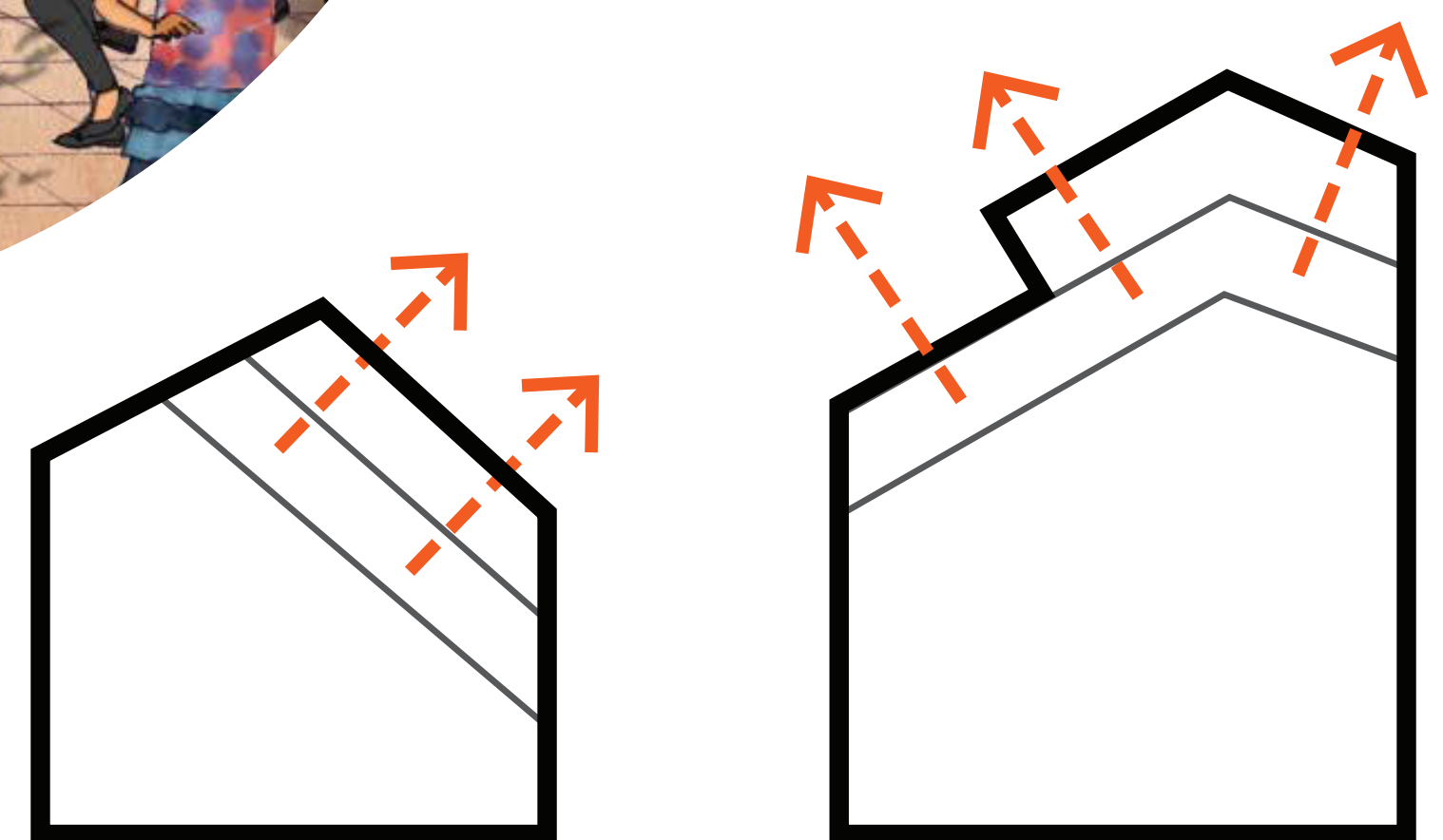


## Enhancing the Pedestrian Experience

- Support a vibrant street life with active uses
- Ensure landscaping of new developments enhances the green and leafy character of residential areas
- Support a high quality of building and public space design

## Accounting for Private Residential Views

- Where possible, mitigate the impact of new buildings on the views of private residences
- Shape the form of new buildings to respond to private views (can help achieve a distinct architectural identity)





# Public Benefits Strategy: Funding Community Needs

## What is a public benefit strategy?

- A plan that identifies community needs and guides investment for benefits such as community facilities, parks, public spaces, housing, and transportation
- Ensures community needs are met as the West End grows over the next 30 years

## How does new development contribute?

- Rezoning applications in the Burrard and Georgia Corridors contribute funding for off-site benefits or contribute on-site social housing (Burrard)
- Developments in Lower Davie and Lower Robson contribute social or rental housing

## How are public benefits distributed?

A total of \$585 - \$630M in public benefits is anticipated in the plan:

Housing	Community Facilities	Transportation	Utilities	Firehall	Parks
\$335 - 350M	\$144 - 159M	\$40M	\$30M	\$25M	\$17M



**Achieved to Date:**

Jim Deva Plaza, 96 units of social housing, and 586 units of secured market rental housing.



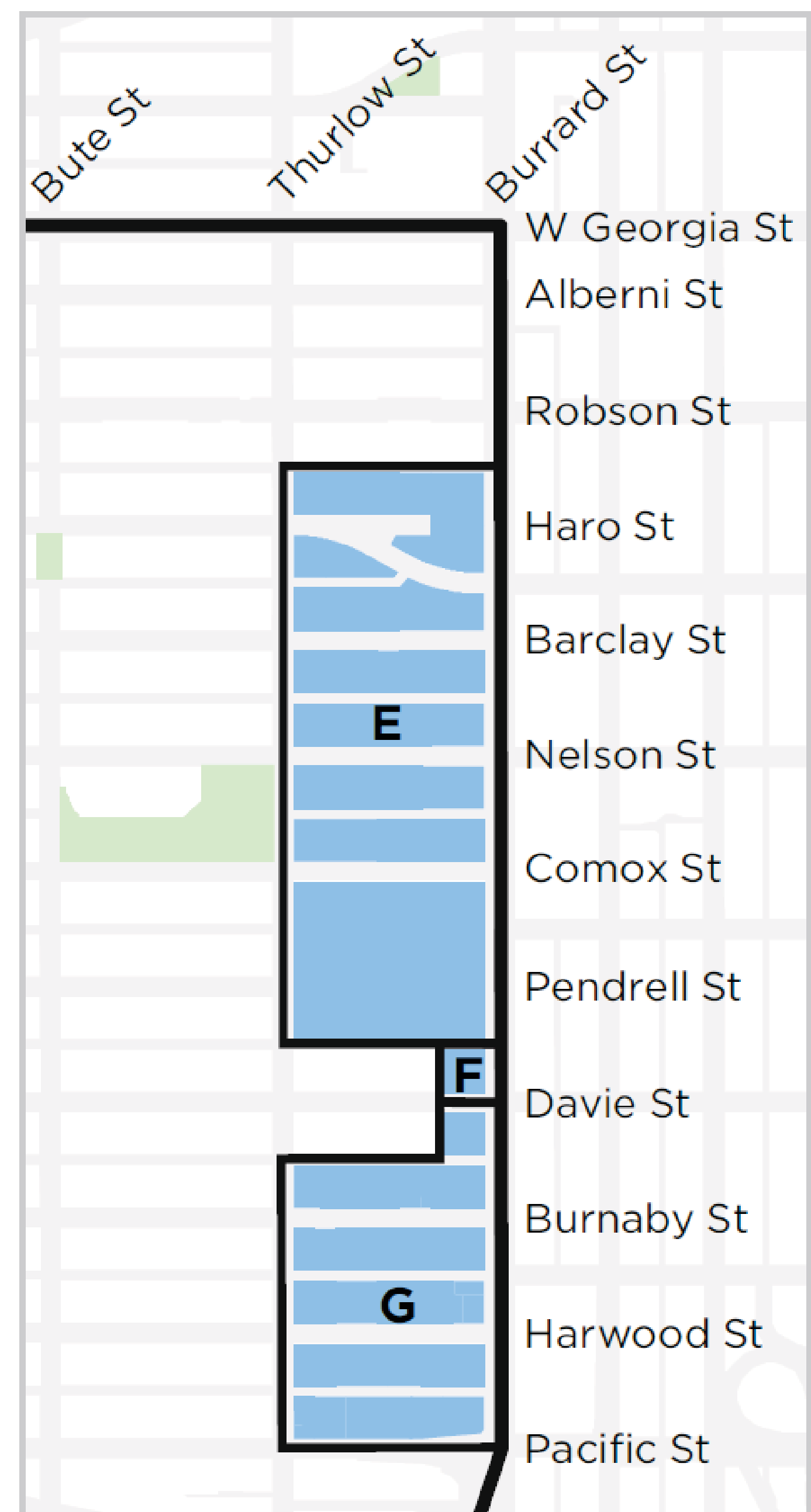
# Burrard Corridor

## Vision

The Georgia and Burrard Corridors will accommodate additional job space and housing, close to transit, local services and amenities, which help meet the needs of the community.

## Policies

- Sculpt buildings to maximize sunlight on sidewalks.
- Along West Georgia and Burrard streets, set back residential lobby areas from the street to maximize commercial or public uses along the street frontages.
- Building heights should not exceed public view corridor limits (except Queen Elizabeth View Corridor under the General Policy for Higher Buildings).
- Ensure new development maintains public street end views to the mountains, English Bay, and Stanley Park.



### Area E:

Rezoning considered to support the Public Benefits Strategy for sites within the Downtown ODP, or to provide social housing for sites within the current RM-5A and RM-5B zones:

**Height:**  
up to 550 ft.

**Density\*:**  
Established through rezoning

**Min. Frontage:**  
130 ft.\*\*

### Area F:

Rezoning considered to support the Public Benefits Strategy for sites within the Downtown ODP, or to provide social housing for sites within the current RM-5A and RM-5B zones:

**Height:**  
up to 375 ft.

**Density\*:**  
Established through rezoning

**Min. Frontage:**  
130 ft.\*\*

### Area G:

Rezoning considered to support the Public Benefits Strategy for sites within the Downtown ODP, or to provide social housing for sites within the current RM-5A and RM-5B zones:

**Height:**  
up to 300 ft.

**Density:**  
Established through rezoning

**Min. Frontage:**  
130 ft.\*\*

**Tower Floor Plate:**  
Should not exceed 5,500 ft.<sup>2</sup>

\* Areas E, F and G: Density, height, and floor area will be evaluated based on urban design performance. Public Benefits will be evaluated based on Council-approved policy, including the West End Plan Public Benefits Strategy

\*\* In some cases, for corner sites, the minimum frontage can be reduced to 99 ft.



## Rezoning Policy For Sustainable Large Developments

This policy requires plans and studies to achieve a higher level of sustainability in the areas of District Energy, Site Design, Transportation, Rainwater and Solid Waste Management and Housing.

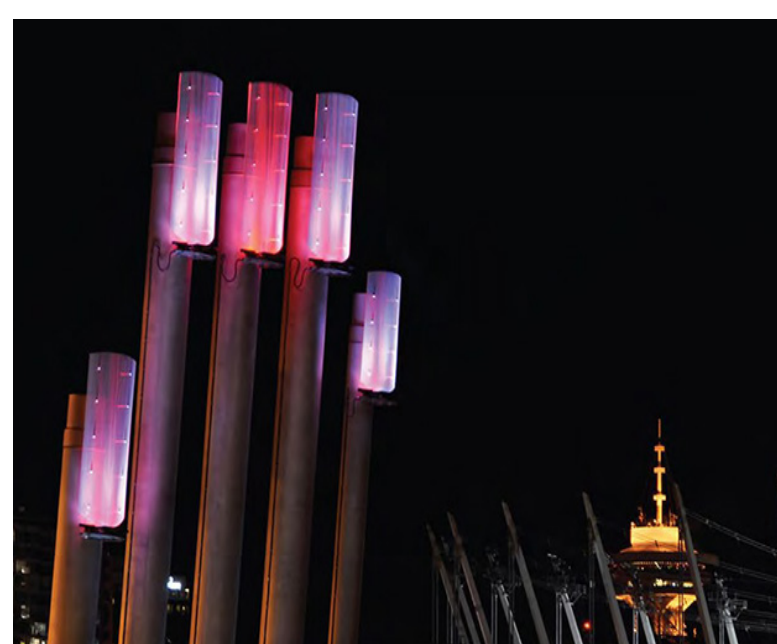


### What are the goals of the Policy?

Updated in 2013, this rezoning policy establishes policies to achieve higher sustainability standards as an essential component in the rezoning of large development sites.

### What are Large Developments?

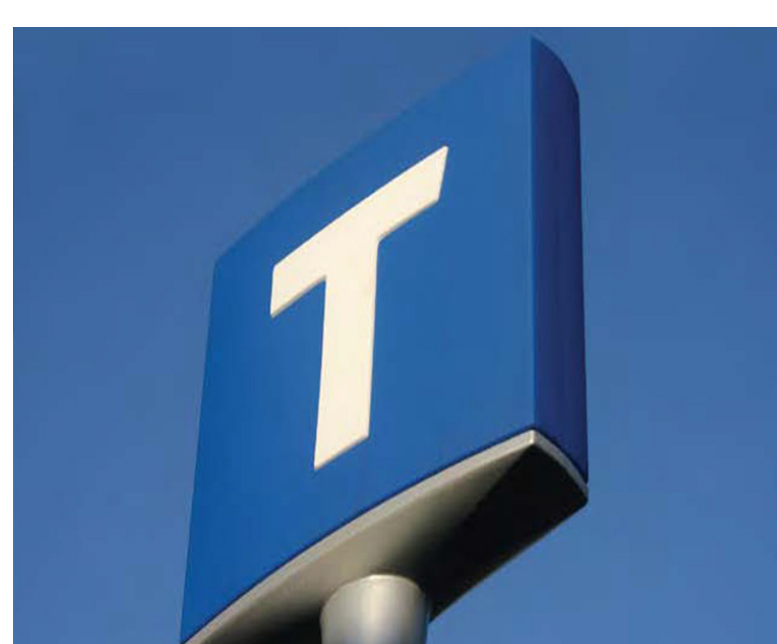
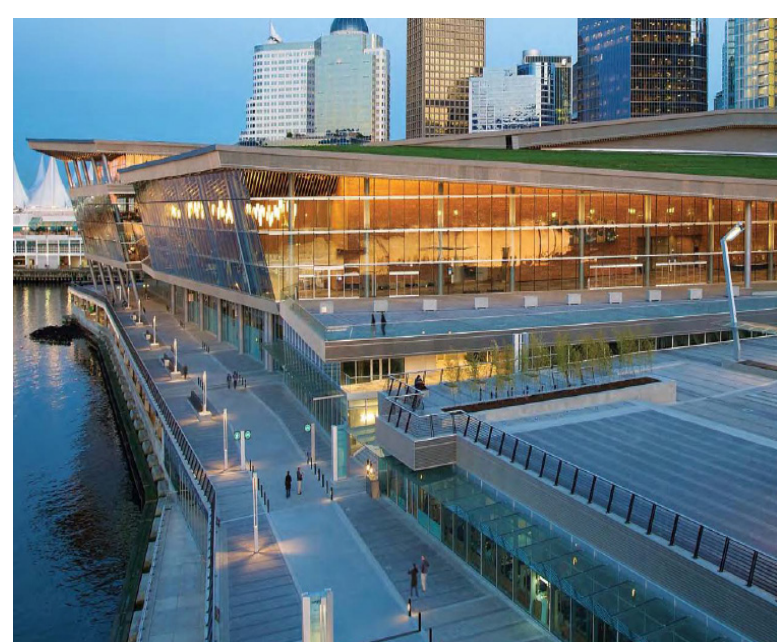
Large Developments are considered to be rezoning applications that involve a land parcel or parcels having a site size of 8,000 m<sup>2</sup> (1.98 acres) or more, or contain 45,000 m<sup>2</sup> (484,375 sq. ft.) or more of new development floor area.



### What are the Policy requirements?

The policy requires submission of defined plans and studies to address the following objectives:

1. Sustainable Site Design
2. Access to Nature
3. Sustainable Food Systems
4. Green Mobility
5. Rainwater Management
6. Zero Waste Planning
7. Affordable Housing
8. Low Carbon Energy Supply





## General Policy for Higher Buildings

Since 1997 this policy has allowed for the consideration of buildings exceeding downtown's zoning height limits of 91.4 m to 137.2 m (300 to 450 ft.), or for those entering the Queen Elizabeth View Corridor.

### What are the goals of the Policy?

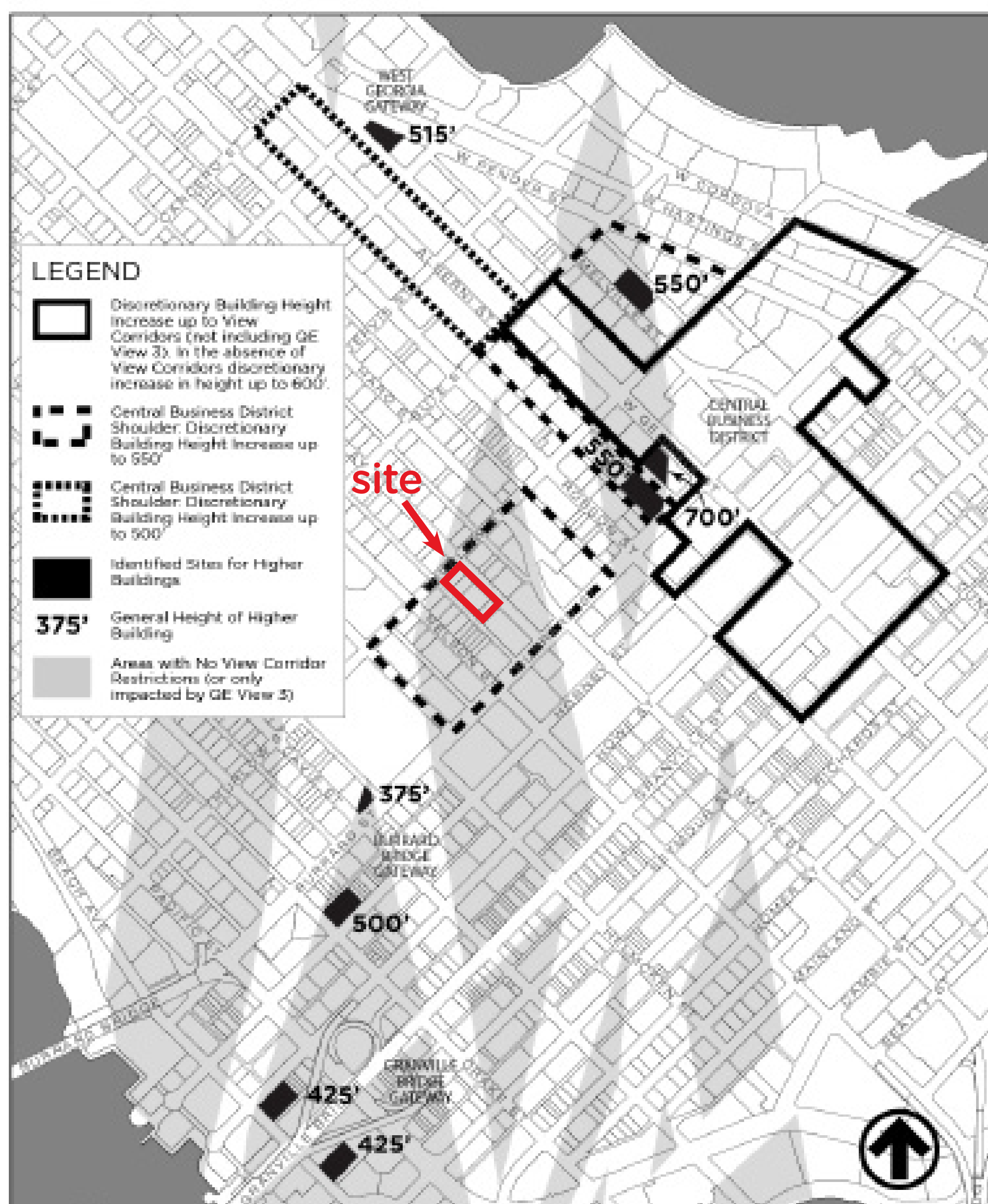
The intent is to add landmark buildings to the downtown skyline and to shape the skyline so that the highest point is in the Central Business District. Buildings considered under the policy must be on the widest streets (i.e. West Georgia and Burrard Streets) and/or in the Central Business District. Unique sites creating gateways to the downtown or landmark locations can also be considered.

### What are the Policy requirements?

Higher Buildings must achieve architectural excellence and demonstrate leadership and advances in sustainable design and energy consumption.

In addition, all Higher Buildings should provide a lasting and meaningful public legacy to Vancouver and should achieve community benefits, including provision of on-site open space that represents a significant contribution to the downtown network of green and plaza space.

Areas and sites where Higher Buildings are permitted.





# Share Your Thoughts



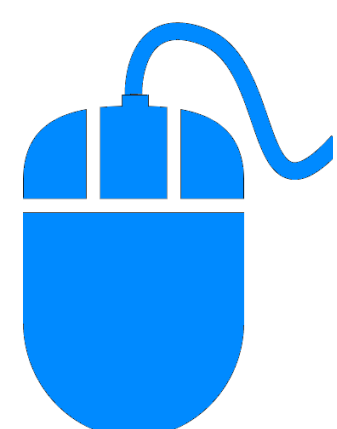
## What do you think?

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.



Fill out a written comment sheet



Submit online feedback at [vancouver.ca/rezapps](http://vancouver.ca/rezapps)

Thank you for coming!