

Rezoning Rationale

The building, as presented, currently meets all requirements listed in the I3 zoning schedule (FSR, height, setbacks), except for the restricted use. This proposal requests that General Office be unrestricted in terms of uses. Additionally, it is requested that the Director of Planning or the Development Permit Board relax the limitation to 30.5 m instead of 18.3 m.

This proposal is an ideal use for this site due to its proximity to nearby rapid transit stations and infrastructure. In addition, this will allow future businesses and retail storefronts to expand due to ease of access. These programs will also be supplemented with superior end-of-trip cycling facilities. The large format floor plates are in short supply in Vancouver.

According to the *False Creek Flats Rezoning Policy: Additional General Office Use In “High Technology” Districts*, General Office use may be permitted up to the maximum overall density permitted in the existing zoning district. In this proposal, the density requested is 3.0 FSR. Modest increases are permitted in the District Guidelines. However, we are not seeking any additional density outside of the guidelines, only a change in restrictions.

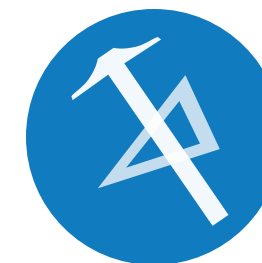
The proposed rezoning builds upon the vision of the City.

Parameters	Current	Proposed
Zone	I-3	CD-1
FSR	3.0	3.0
Height	18.3 m (30.5 m permitted by Director of Planning or the Development Permit Board)	30.5 m
Land Use	Cultural and Recreational, Manufacturing, Office, Service, Utility, and Communication	General Office with Commercial Retail at Grade (*Unrestricted General Office use)

Rationale



Alignment with City Vision



Innovative architecture



Promote bicycle usage

* It should be noted that in section 4.7.4 of the I-3 District Schedule, The Development Permit Board, or the Director of Planning, may choose to relax the provisions required in section 4.7.1 up to a floor space ratio of 3.0 for Office Uses listed in section 2.2.0. Section 4.7.1 states that, “the floor area in Office Uses listed in section 3.2.0 shall not exceed 33 percent of the total gross floor area of all principal and accessory uses combined.” Office uses in section 2.2.0 are stated as General Office, but limited to Digital Entertainment and Information Communication Technology. Office uses in section 3.2.0 are stated as General office, but not including the offices of accountants, lawyers, and notary publics, nor the offices of real estate, advertising, insurance, travel, and ticket agencies.