

Policy

Central Business District (CBD) and CBD Shoulder Rezoning Policy

Downtown Official Development Plan Areas A, B, C1 & F and Areas C3 & H

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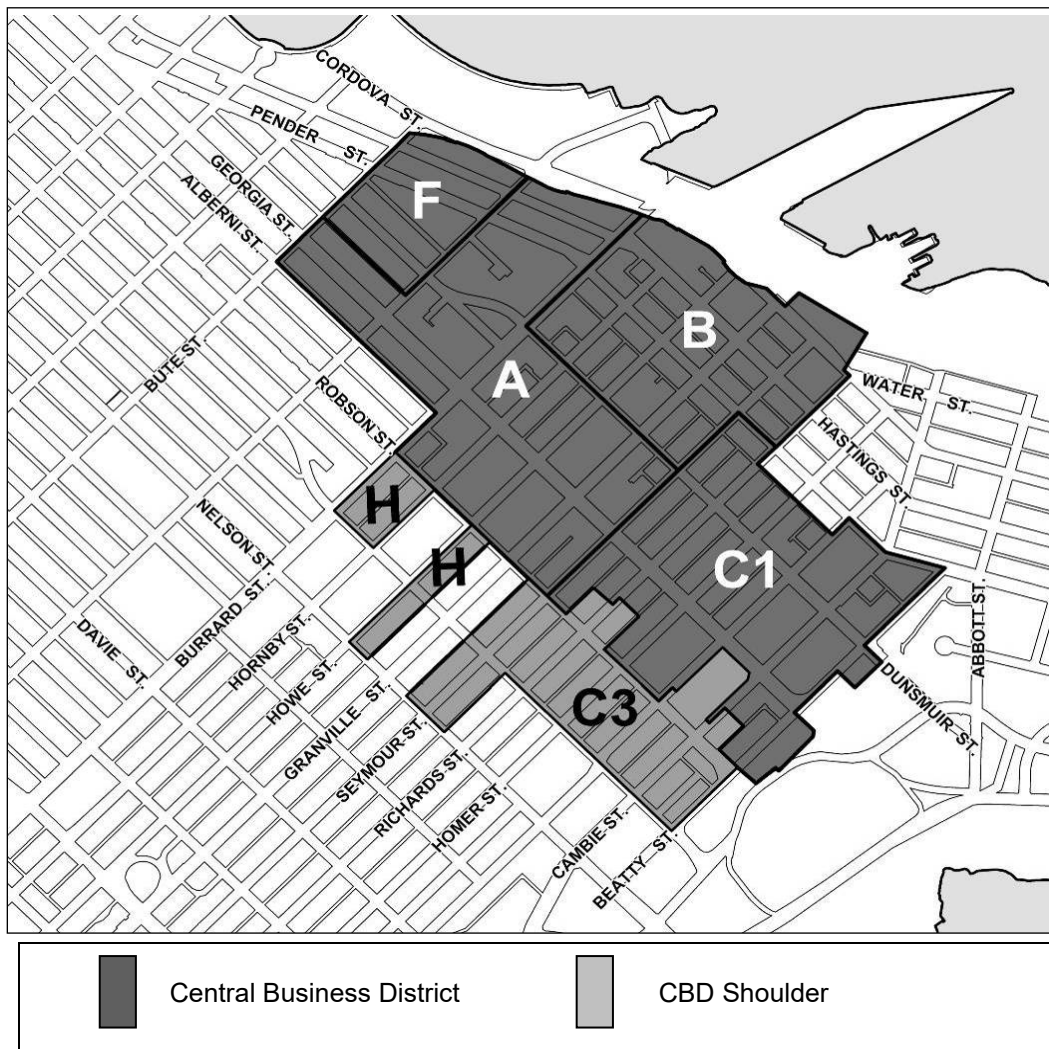
1 APPLICATION AND INTENT

The intent of this rezoning policy is to provide guidance for the commercial (non-residential) intensification of the CBD and CBD Shoulder. These areas are fundamental to meeting the long-term demand for job space.

This policy requires that new development is non-residential use and also stipulates the conditions by which market residential uses may be permitted, in very limited instances, to achieve public objectives.

Proposals under this policy will adhere to policies and guidelines related to the Downtown Official Development Plan (DODP) and other relevant Council-approved policies, while providing additional opportunities to strengthen the commercial character of the area.

This rezoning policy applies across the CBD and CBD Shoulder, which is comprised of DODP areas A, B, C1, C3, F and H, as outlined in the map below:



2 DEFINITIONS

For the purposes of this document:

- (a) “Heritage property” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.
- (b) “SRA” means single residential accommodation as designated in the Single Residential Accommodation By-Law No. 8733.
- (c) “Site” or “Development Site” means a contiguous, developable piece of land.
- (d) “Non-residential” means any land use permitted in the Downtown ODP except residential and parking.
- (e) “CBD” means Central Business District and is illustrated as areas A, B, C1 and F in the map above.
- (f) “CBD Shoulder” is illustrated as areas C3 and H in the map above.

3 INTERIM REZONING POLICY

3.1 Interim Policy for Large, Multi-use Development Sites

3.1.1 Until May 1, 2028, section 3.1.2 replaces section 4.3.2 of this policy with regards to rezoning proposals for large, multi-use development sites in the CBD. A full and complete rezoning application that is compliant with this policy must be submitted and accepted by staff on or before this date.

3.1.2 Rezonings that include market residential along with substantial non-residential use on large sites may be considered in the CBD, subject to ODP amendments as required, under the following conditions:

- (a) All private rezoning applications are subject to the Community Amenity Contributions Policy for Rezonings for the provision of public benefits such as affordable housing and childcare and others, with a preference for public benefits that are delivered in-kind (on site).
- (b) Proposals including market residential must conform to liveability requirements in section 7 as well as the following requirements.

Table 1: Interim Rezoning Site Requirements

DODP Area	Site Area	Non-Residential Floor Area
Area A	site area must be 1,672 m ² (18,000 sq. ft.) or larger with a minimum frontage of 45.7 m (150 ft.); or a corner site that achieves acceptable urban design performance	9.00 FSR
Area B		
Area C1		7.00 FSR
Area F	no minimum site size	9.00 FSR

- (c) Despite the minimum non-residential floor area specified in 3.1.2(b), no net loss of existing non-residential floor area will be considered.
- (d) The site is contiguous and does not span roads or lanes. Site assembly may occur across an existing lane where Council authority has been granted to close, stop up and convey the lane based on Engineering’s review and recommendation of suitable alternatives.
- (e) The minimum amount of non-residential space prescribed in 3.1.2(b) is achieved before consideration of any market residential from density bonusing or heritage transfer.

- (f) For very large sites, generally assumed to be greater than 6,503 m² (70,000 sq. ft.) or greater, the Director of Planning has the discretion to reduce the minimum required non-residential density provided that no net loss of non-residential space is proposed.
- (g) The non-residential space(s) must be positioned in the ideal office / commercial location on the site, including consideration of providing frontage on key commercial arterials such as Georgia Street and access to rapid transit stations.
- (h) The non-residential uses of the development must be fully developed concurrently or prior to the residential uses.
- (i) The city-wide Heritage Policies shall be applied when considering a proposal which includes a heritage property.
- (j) The Single Room Accommodation (SRA) By-law shall be applied when considering a proposal which includes a building that is listed in Schedule A of the SRA By-law.

4 REZONING POLICIES

4.1 Rezoning for Non-Residential Development

Rezonings for non-residential development may be considered throughout the CBD and CBD Shoulder.

4.2 Rezoning for Development with Market Residential in the CBD Shoulder (areas C3 and H)

Rezonings that include market residential development may be considered in the CBD shoulder provided that a minimum of 2.00 FSR non-residential density is achieved.

4.3 Rezoning for Development with Market Residential in the CBD (areas A, B, C1, and F)

Rezonings for development that includes market residential should not be considered throughout the CBD, other than as described in sections 4.3.1 and 4.3.2.

4.3.1 Heritage Property or SRA on the site of the Proposed Rezoning

Rezoning proposals that include heritage properties or SRAs present a situation where a significant public interest may be lost if an economically feasible package cannot be created in a timely way. That is, the heritage properties may be lost, or the objective of maintaining or replacing low income single units can not be met.

- (a) Where a proposal includes protection (through heritage designation and/or a heritage revitalization agreement) and rehabilitation of a heritage properties; retention and upgrading of SRA; or replacement of SRA, market residential may be considered.

- (b) Ideally, the objective would be to achieve:
 - (i) As a non-residential minimum, a floor space ratio equal to the maximum applicable from the DODP; and
 - (ii) As a market residential maximum, the amount needed (above the non-residential return) to cover the heritage or SRA cost.
- (c) However, noting that the market may not support some types or amounts of non-residential in a timely manner, or the returns may not be sufficient to compensate for the heritage of SRA, less non-residential and more residential than the ideal may be considered.
- (d) In all cases, the overall amount of density on the site would be governed by the proposed built form being judged acceptable in urban design terms.
- (e) It is usually advantageous for the site to be larger than that occupied by the heritage or SRA building itself. However, the larger the site, the more the exercise of flexibility in 4.3.1(c) could result in use of non-residential capacity (“job space”) for residential. Therefore, where it is determined that the entire land assembly should not be considered for 4.3.1(c), or in the case of very large assemblies, a portion of the site should be governed by section 4.1.

4.3.2 Large, Multi-use Development Sites

Rezoning applications that include market residential along with substantial non-residential use on large sites may be considered in the CBD, subject to ODP amendments as required, under the following conditions:

- (a) All private rezoning applications are subject to the Community Amenity Contributions Policy for Rezoning applications for the provision of public benefits such as affordable housing and childcare and others, with a preference for public benefits that are delivered in-kind (on site).
- (b) The site is large enough to accommodate the anticipated non-residential density in a stand-alone building separate from residential uses. Sites capable of achieving this condition are generally assumed to be greater than 4,645 m² (50,000 sq. ft.) in area.
- (c) The site is contiguous and does not span roads or lanes. Site assembly may occur across an existing lane where Council authority has been granted to close, stop up and convey the lane based on Engineering’s review and recommendation of suitable alternatives.
- (d) An amount of non-residential space equal to the maximum applicable from the DODP is achieved before consideration of any market residential from density bonusing or heritage transfer.
- (e) The non-residential building(s) must be positioned in the ideal office/commercial location on the site, including consideration of providing frontage on key commercial arterials such as Georgia Street and access to rapid transit stations.

- (f) The non-residential uses of the development must be fully developed concurrently or prior to the residential uses.

5 TRANSFERS OF HERITAGE DENSITIES

All heritage density transferred into and within the CBD must be as non-residential uses, with the exception of large, multi-use development sites as defined in sections 3.1.2 and 4.3.2.

Heritage density transferred into the CBD Shoulder may be non-residential or residential use provided that a minimum of 2.00 FSR non-residential density is achieved.

6 LIVE/WORK

In the case of proposals for General Office Live/Work or other types of live/work, all the space – whether for live or work functions – will be subject to the limitations placed on market residential uses by this Rezoning Policy and the DODP.

7 LIVEABILITY IMPACTS

7.1 Noise Impacts

Various areas within the CBD are close to downtown entertainment districts or other locations that may have off-site noise impacts (e.g. outdoor restaurants/lounges, bars, etc.). Therefore, rezonings that permit residential in the CBD should include measures to mitigate anticipated noise levels. Consideration should be given to notify initial and future residents of these noise impacts (e.g. covenants on title and other measures).

7.2 Tower Separation

7.2.1 Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks as follows:

- (a) Residential-Residential: 24.4 m (80 ft.).
- (b) Residential-Hotel: 18.3 m (60 ft.).
- (c) Residential-Commercial (except hotel): 18.3 m (60 ft.).

7.2.2 Residential portion of towers proposed under this policy in the CBD must be situated such that the required separation under 7.2.1(c) is provided within the subject site, allowing for maximization of commercial density on surrounding sites.