



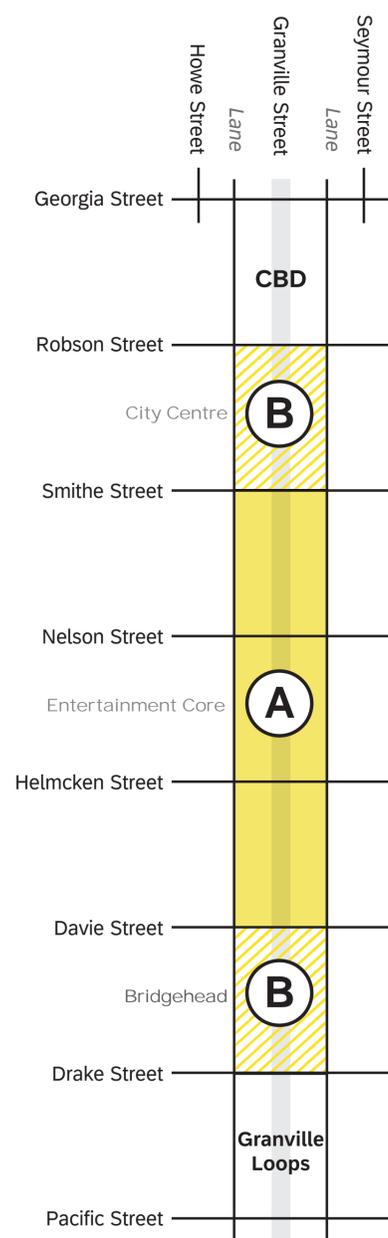
Key Move 3 Land Use & Development

Increase development opportunity and land use diversity to encourage new investment and boost activity.

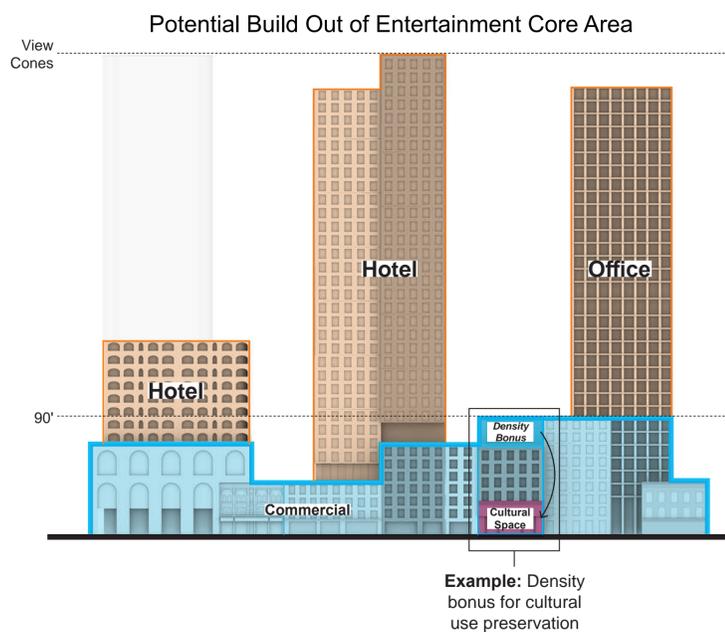
Directions

- **Secure and enhance entertainment and cultural space**, while maintaining historic character
- **Focus entertainment activity and exclude residential uses in the Entertainment Core**, between Smithe and Davie Streets
- **New Hotel and Job Space:** Consider additional height and density to support new hotel and job space
- **Transition Areas:** Permit limited residential uses in Transition Areas at the 800 and 1200 blocks of Granville Street to help foster near-term revitalization. This approach will also help secure new cultural space, restore heritage, and replace Single Room Occupancy (SRO) units with affordable housing where required.

Land Use Policy Areas



(A) Entertainment Core

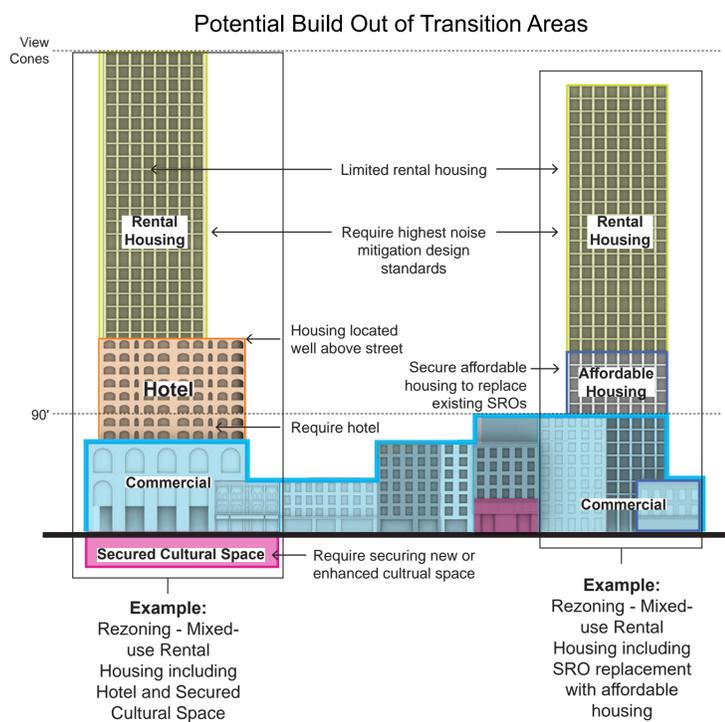


Key Objectives

- ➔ **Support a diversity of new arts and culture space** (e.g. live music and performance venues, galleries, comedy, etc.) through rezoning and density bonusing.
- ➔ **Increase Hotel Supply** by increasing allowable hotel floor space, including tourist amenities and services.
- ➔ **No new housing in Entertainment Core area** (existing residential properties may remain).
- ➔ **Elevate Dining** by encouraging new restaurants, and rooftop and streetside patios.

	Zoning	Rezoning
Building Height	Up to 90 feet	Up to view cone (~up to 400 ft.)
Uses	Hotel, office, retail/service, culture	Hotel, office, retail/service, culture
Requirements and Other	Density bonus for heritage and cultural use preservation Allow for existing residential uses/properties to remain	Commercial linkage fee (to support secured cultural space and other amenity)

(B) Transition Areas



Key Objectives

- ➔ **Promote Catalyst Projects** by permitting mixed-use residential developments at key locations, enhancing the potential for immediate revitalization.
- ➔ **Secure new and enhanced cultural space** through rezoning.
- ➔ **Support creation of new affordable housing to replace existing SROs** and enable on-site replacement as part of larger mixed-use developments, where required.
- ➔ **Expand Hotel and Job Space** by requiring minimum floor space, as part of rezonings.

	Zoning	Rezoning
Building Height	Up to 90 feet	Up to view cone (~up to 400 ft.)
Uses	Hotel, office, retail/service, culture	Secured market rental housing, hotel, office, retail/service, culture
Requirements and Other	Density bonus for heritage and cultural use preservation	New or improved secured cultural spaces Replacement of SRO housing units (where required) Minimum amount of hotel space/rooms. Restore existing heritage

*These diagrams are for illustrative purposes and are not directly representative of any specific location and may differ from actual build out.