

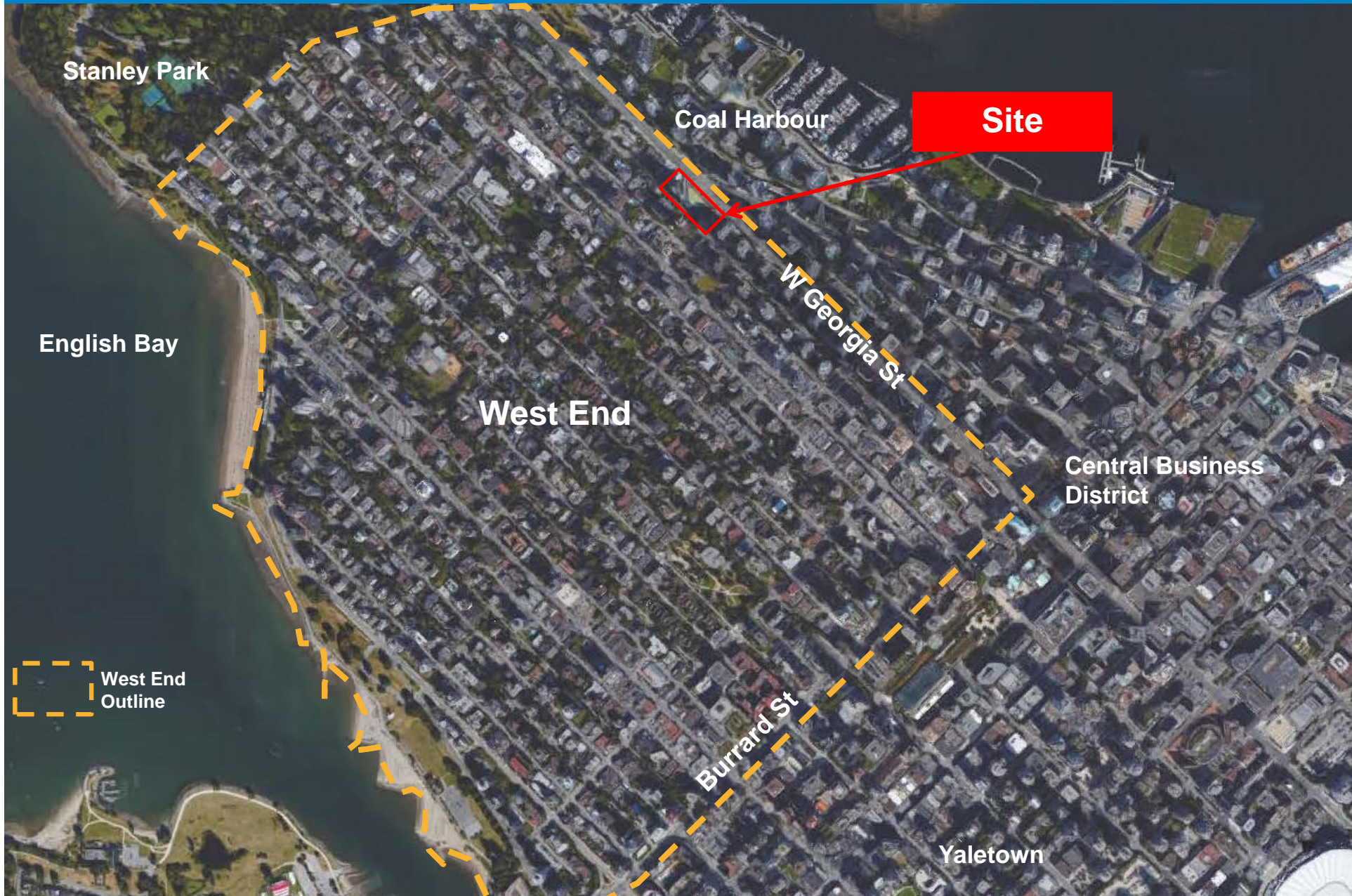


**CD-1 Rezoning:
1500 West Georgia Street**

**Public Hearing
January 16, 2018**



Site Context:



Site Context



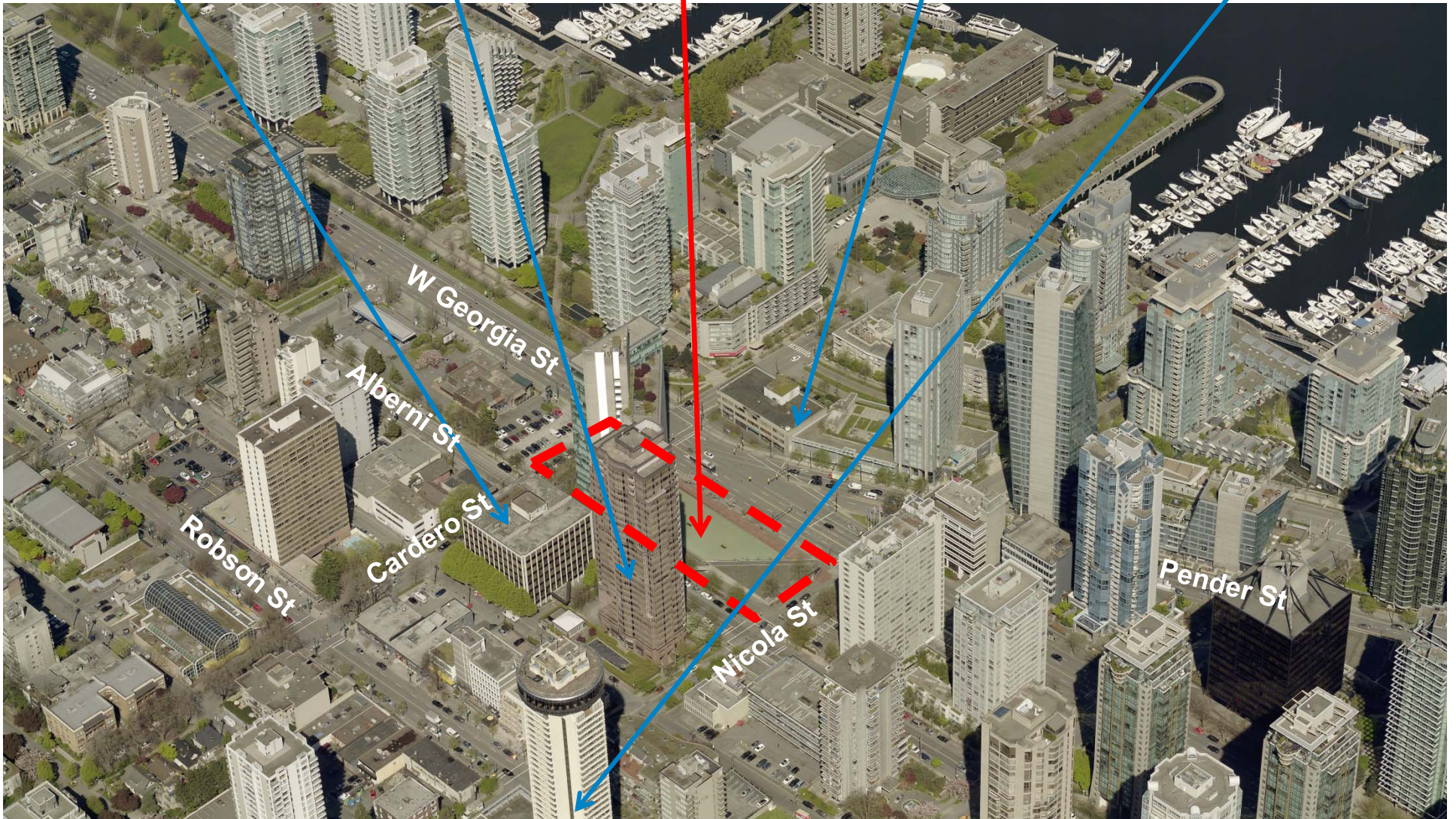
1550 Alberni Street

1500 Alberni Street

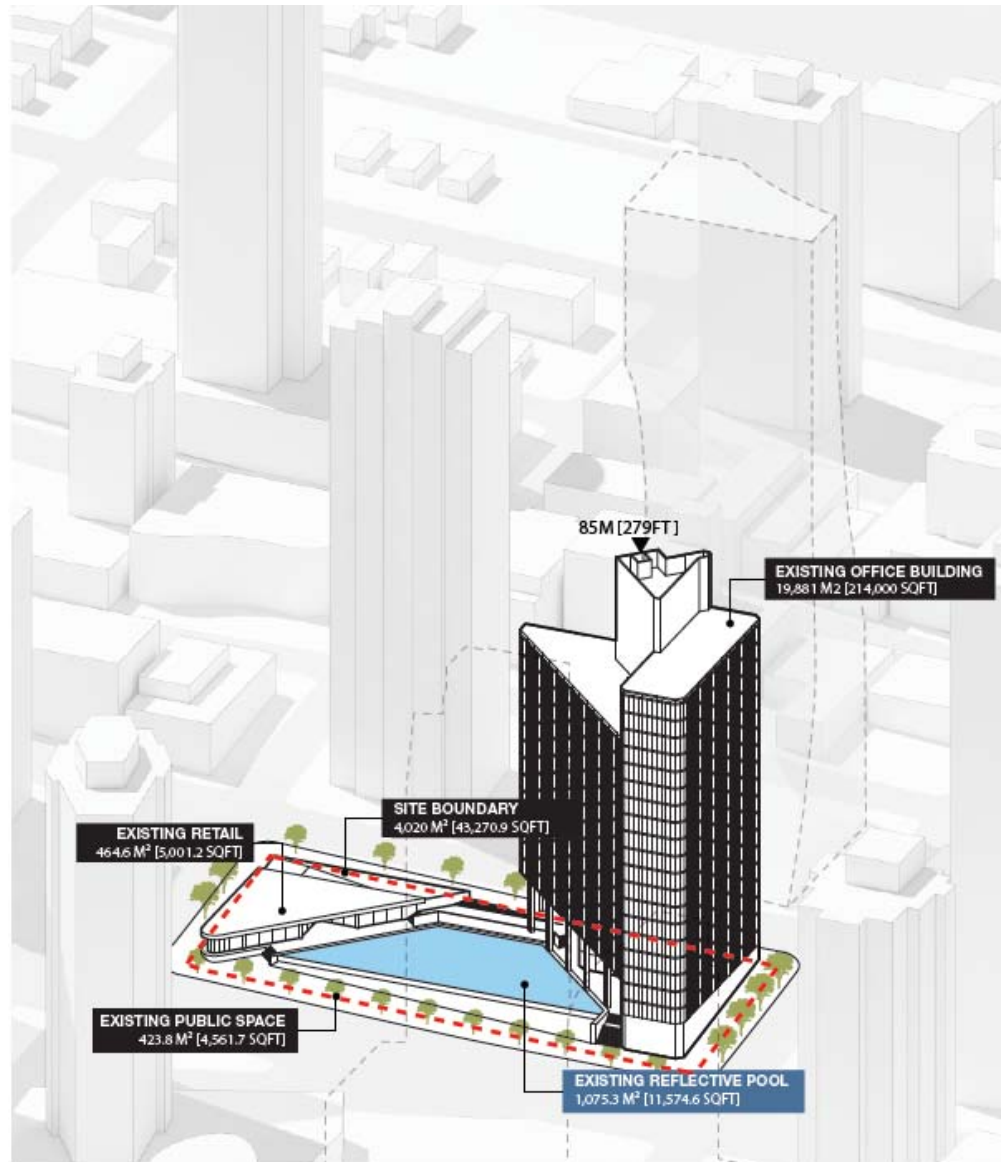
Site

1575 W Georgia Street

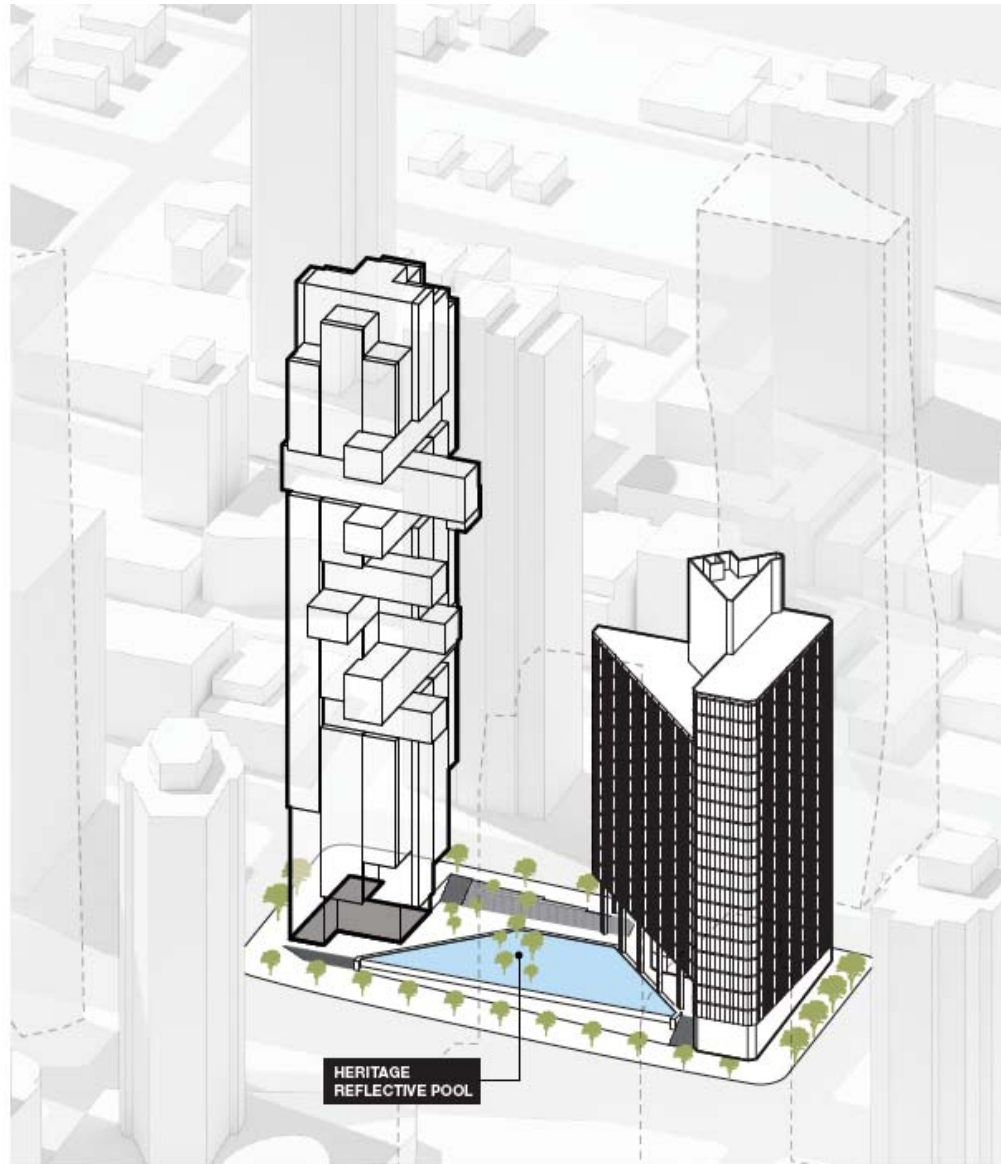
1448 Robson Street
("Empire Landmark Hotel")



Proposal



Proposal

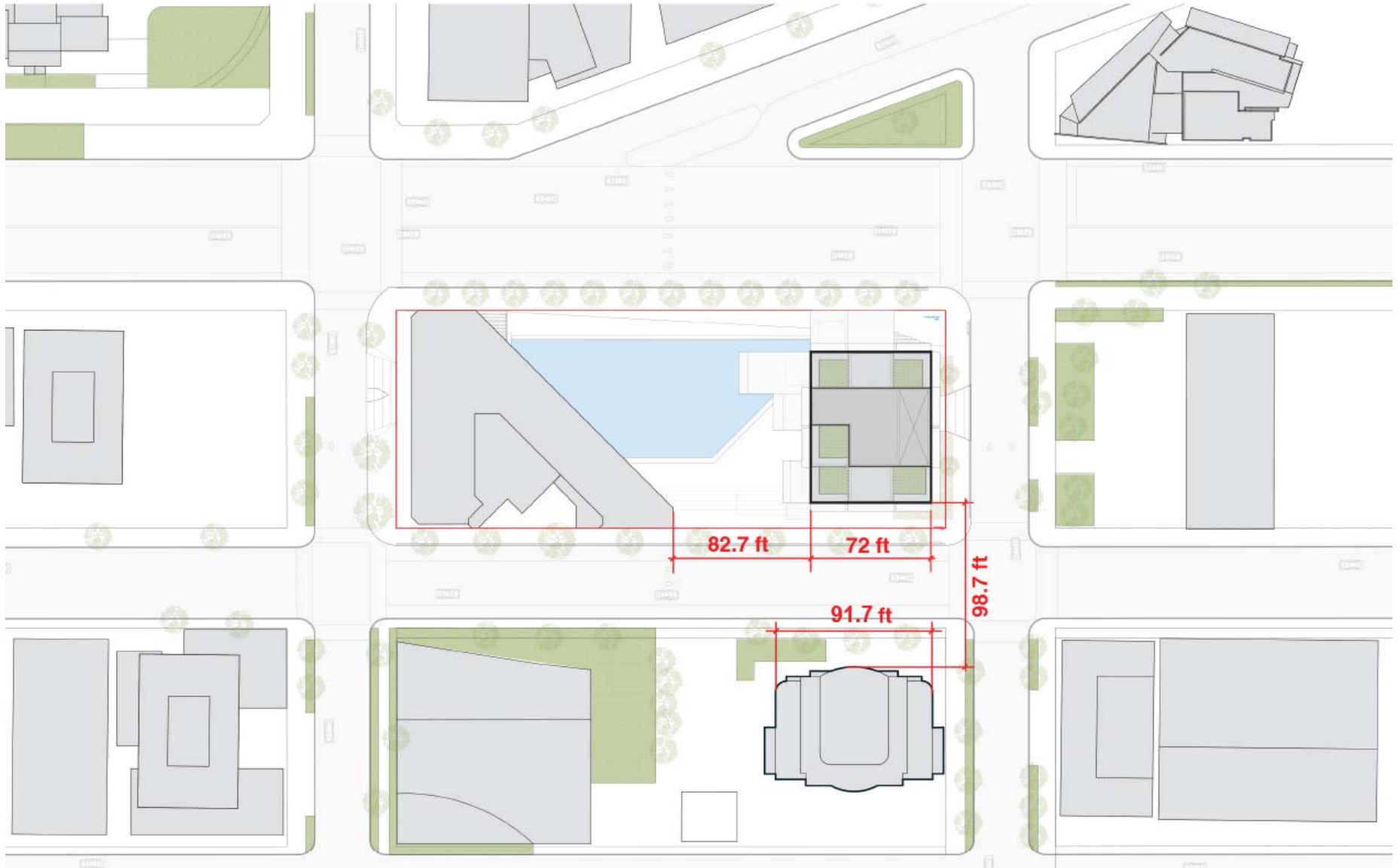


Policy Context - West End Community Plan

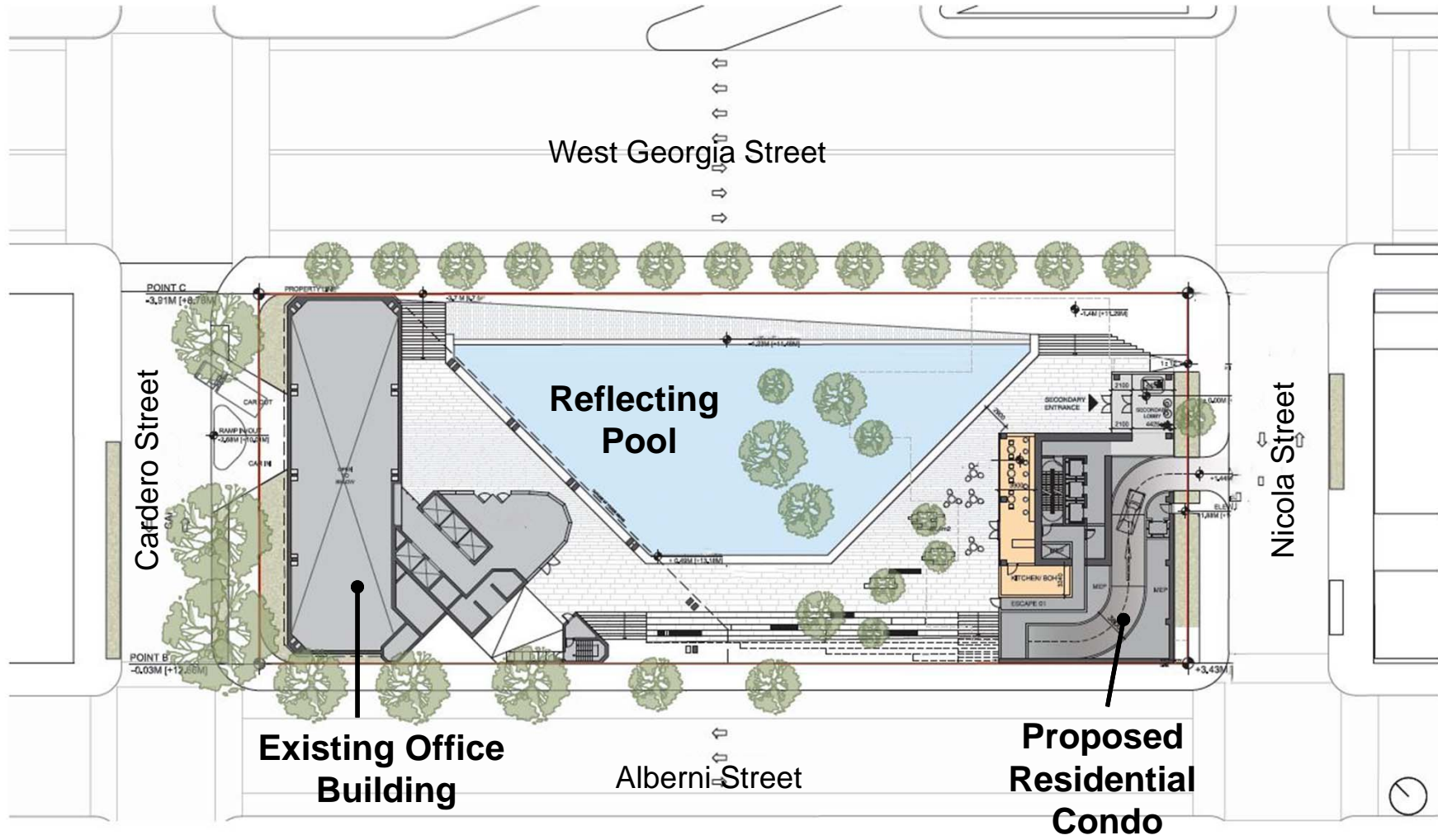


- Up to 500 feet maximum height
- Density, based on the supportable form of development, can be considered to help achieve public benefits

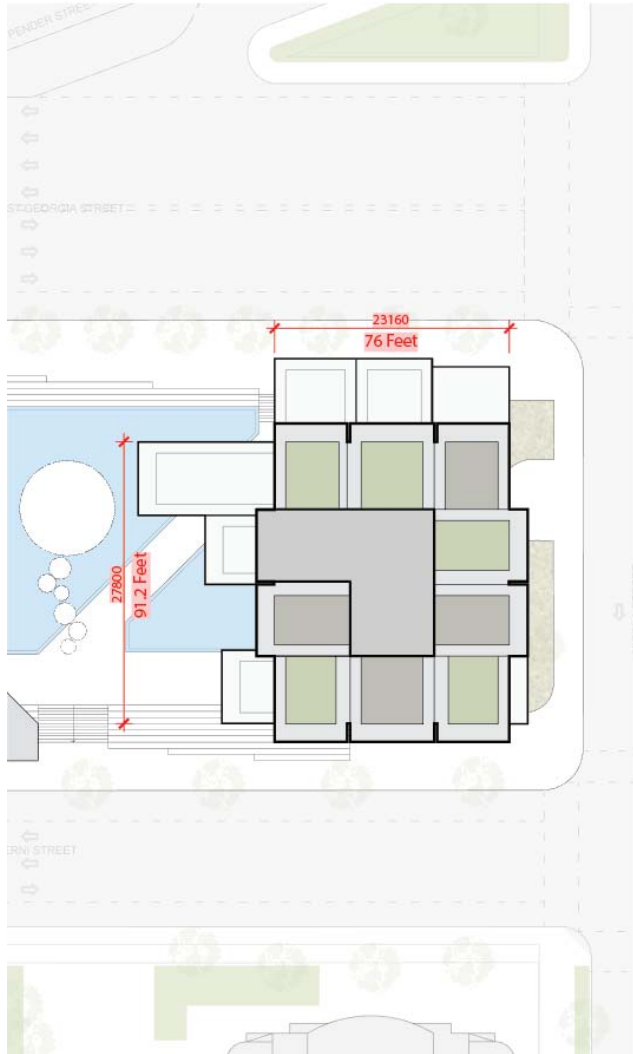
Form of Development



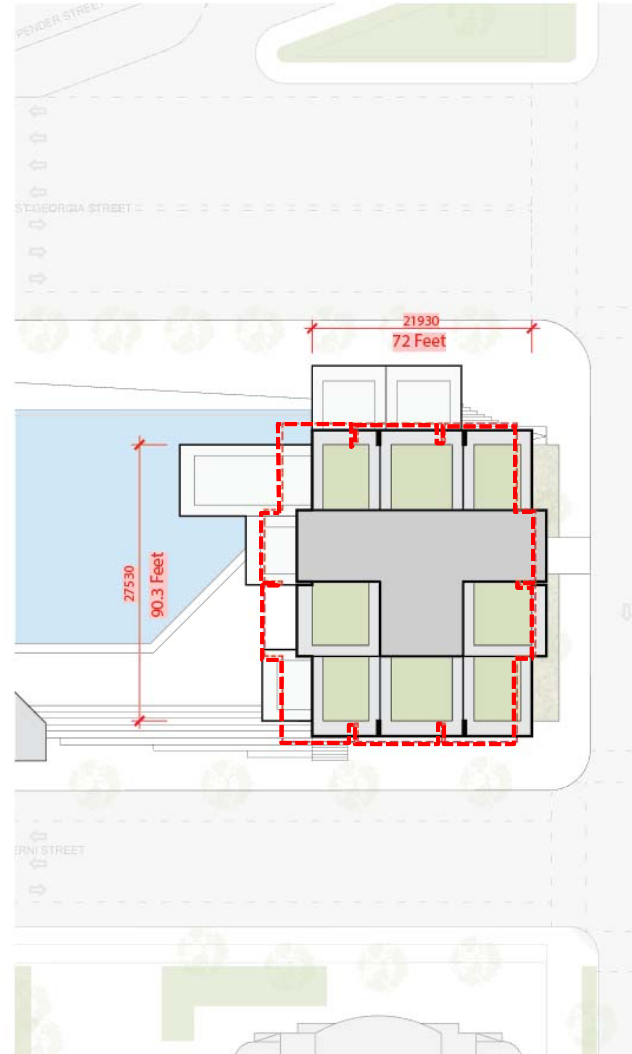
Form of Development



Floor Plate Sizing Reduction



Previous



Current

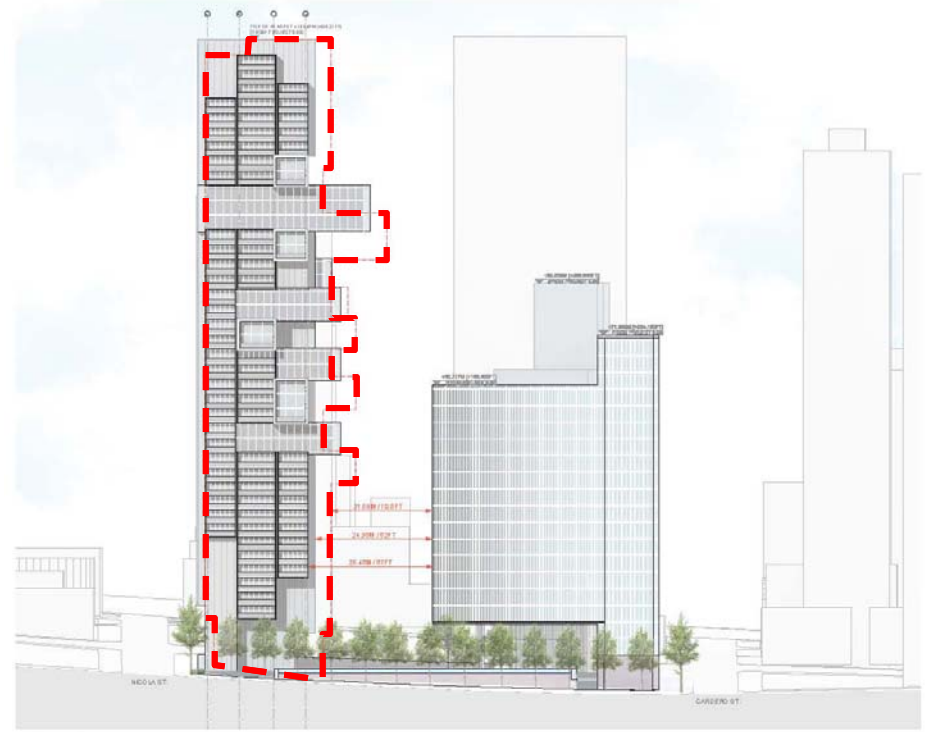


Previous proposal outline

Building Mass Cantilever Reduction



Previous

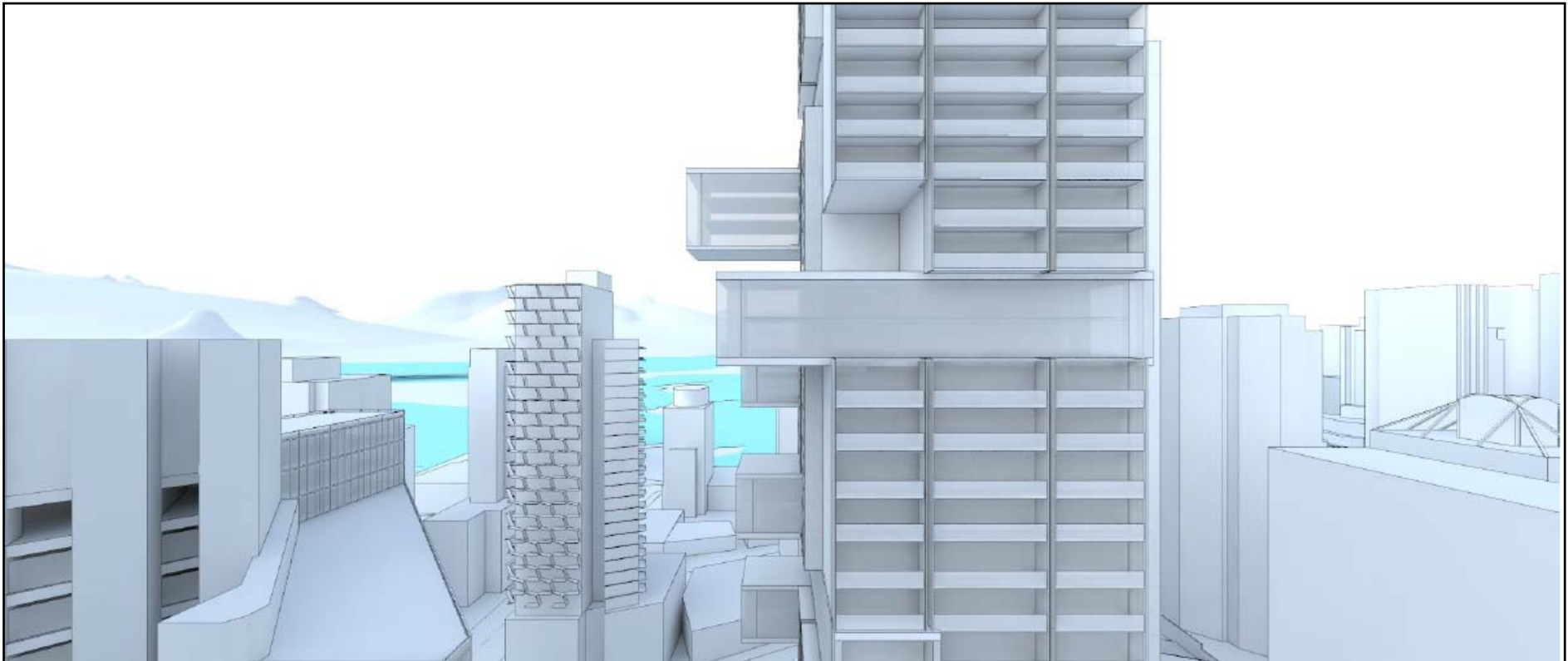


Current



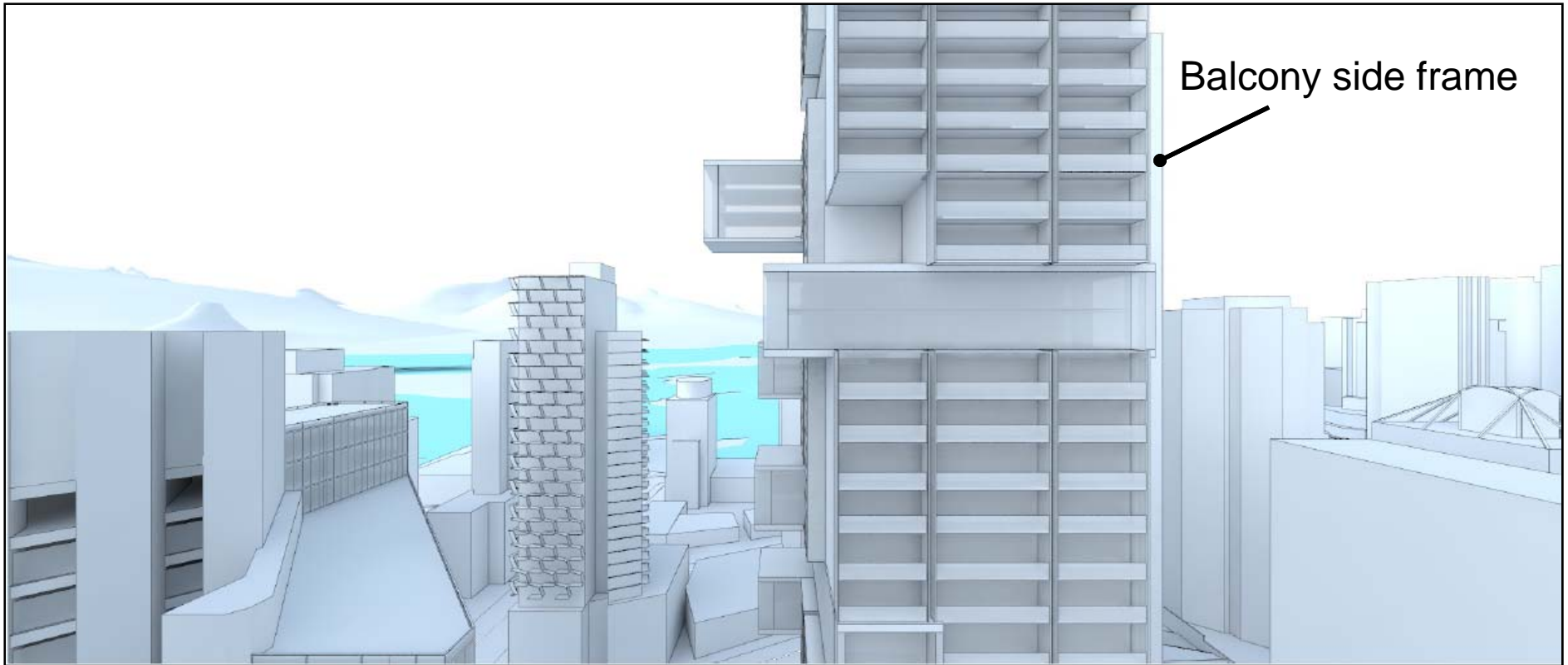
Previous
proposal
outline

Building Mass Cantilever Reduction



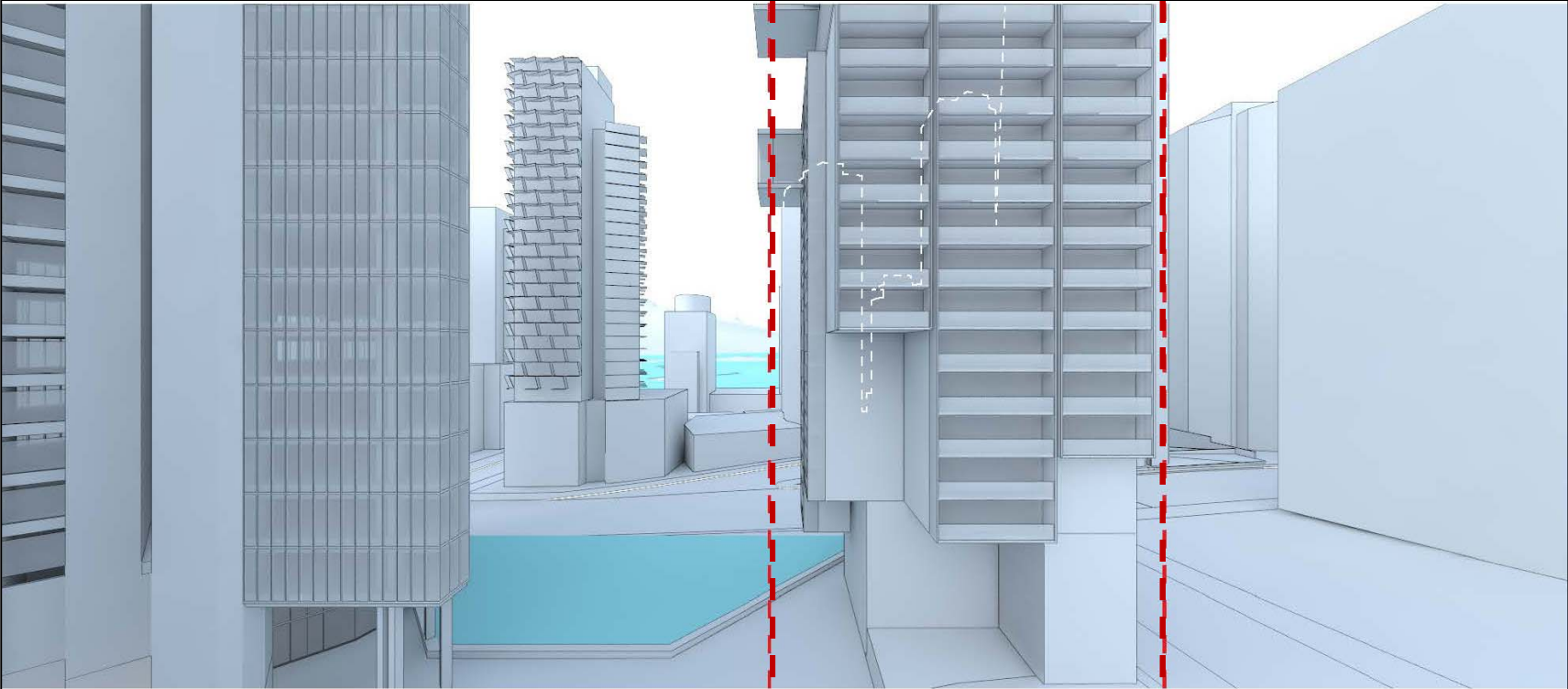
Previous

Building Mass Cantilever Reduction



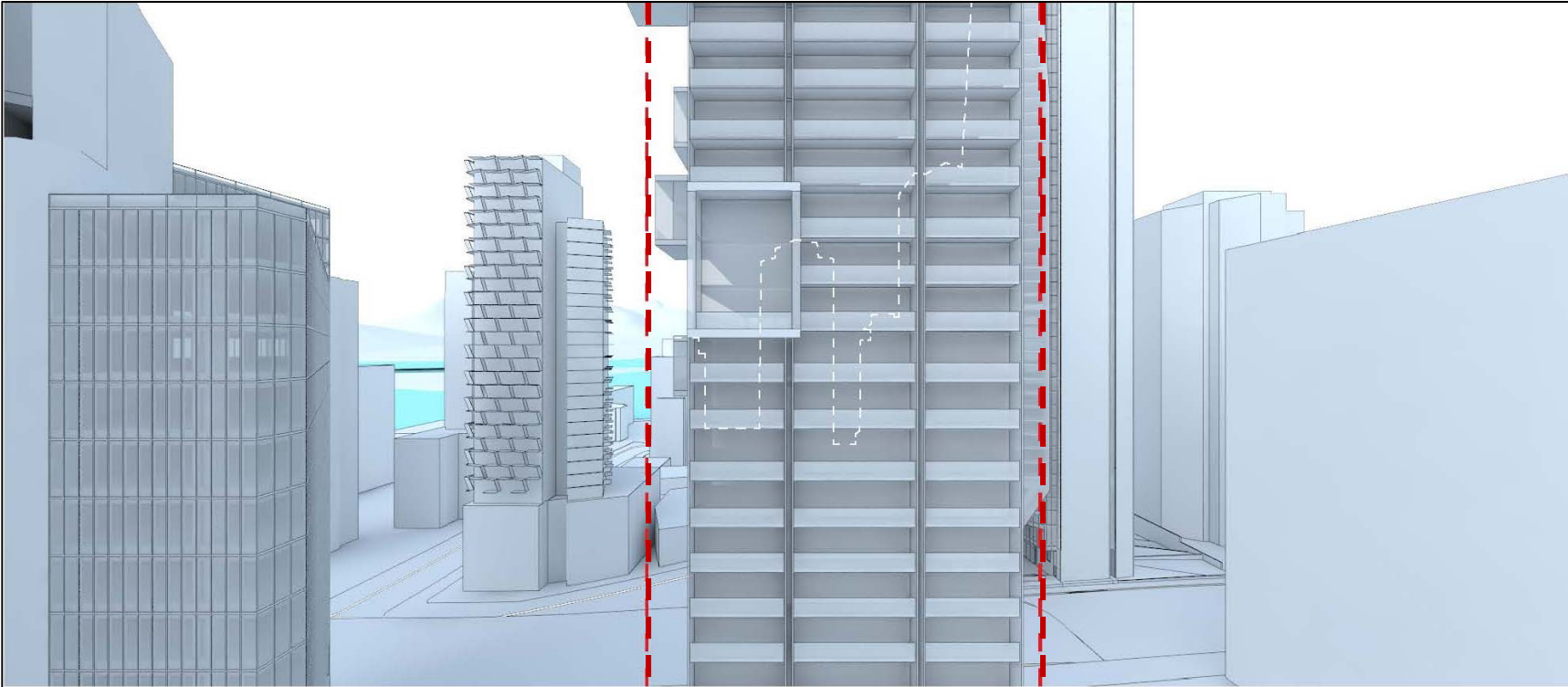
Current

View Comparison – Floor 5



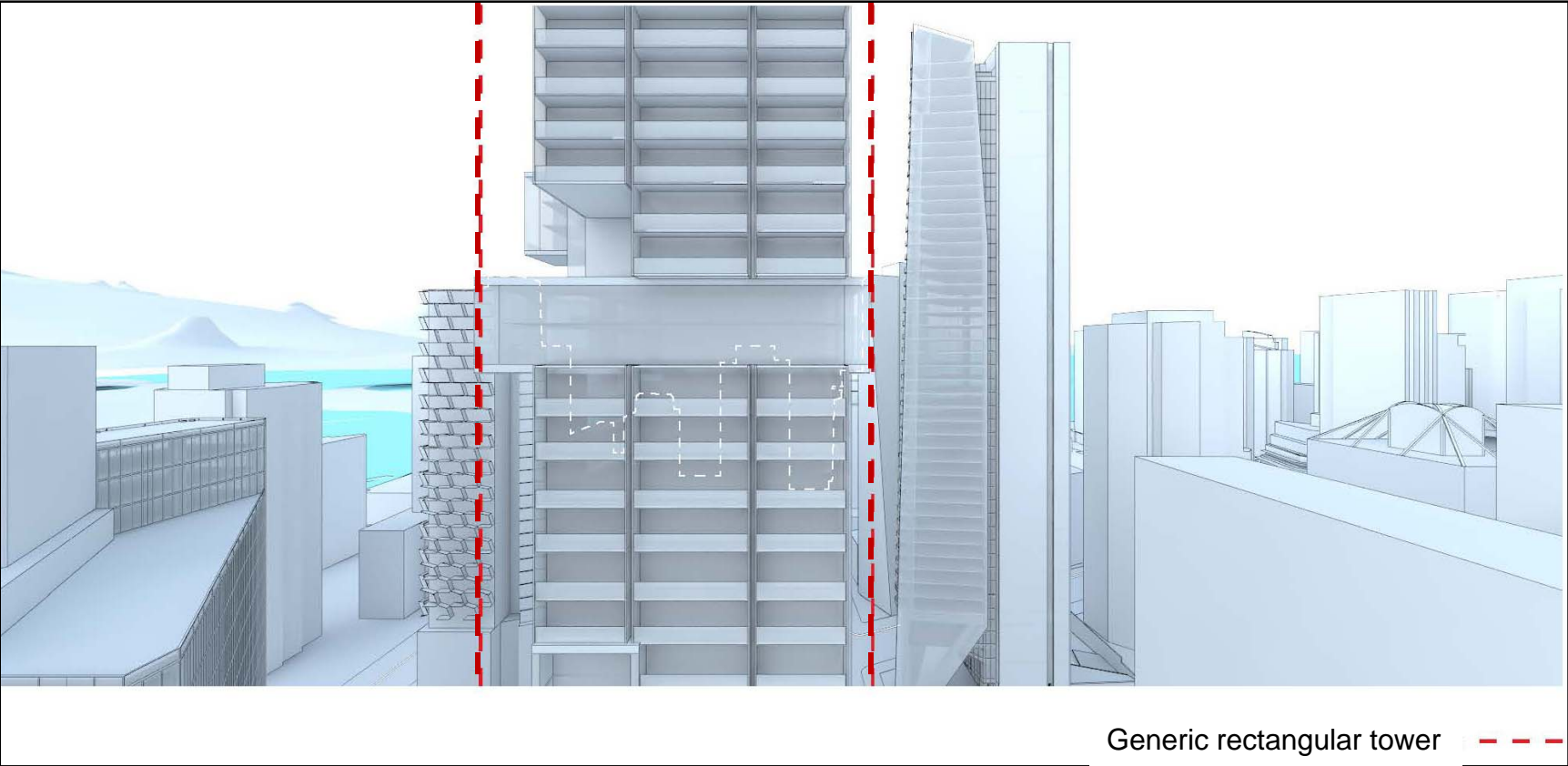
Generic rectangular tower | - - -

View Comparison – Floor 13



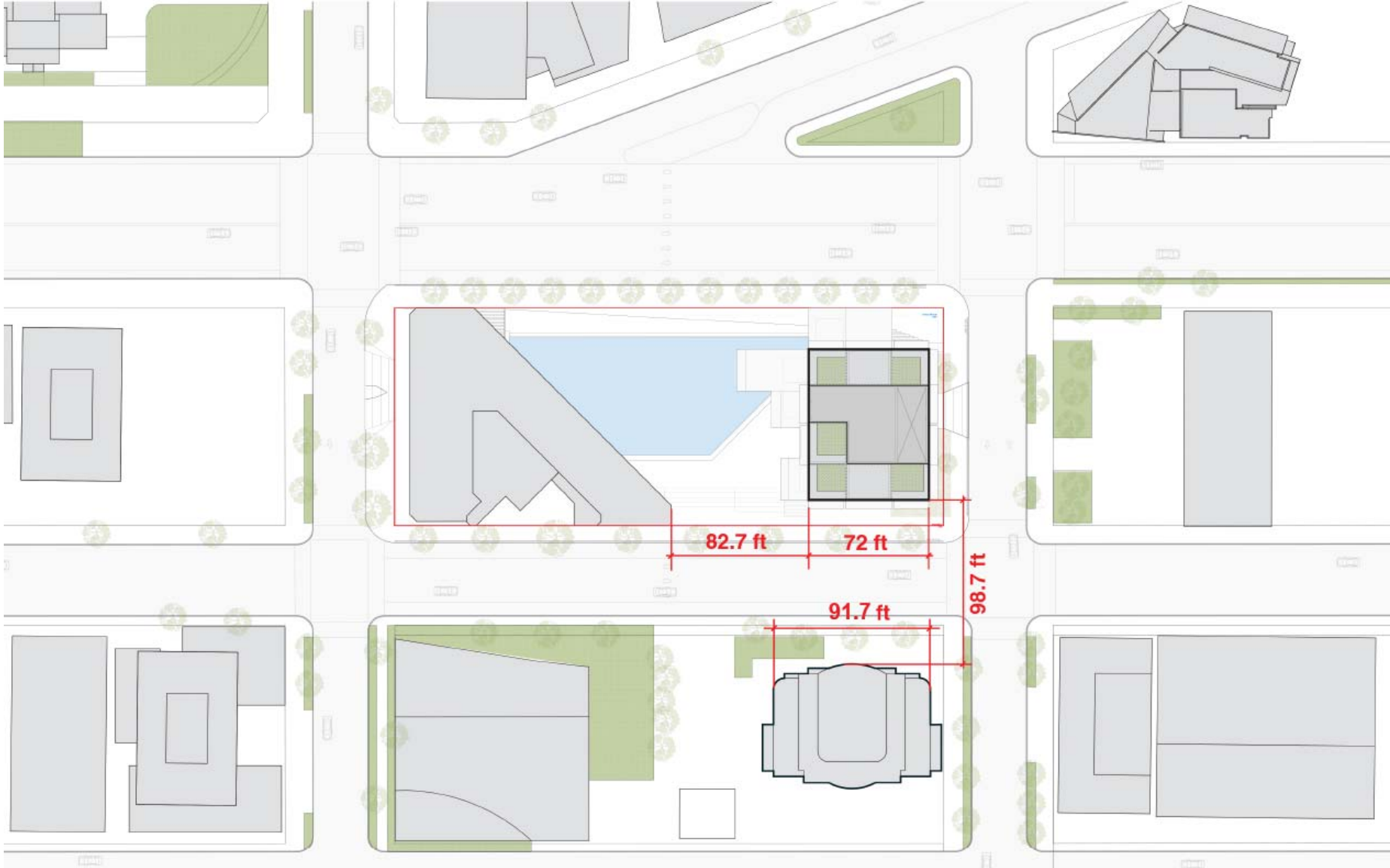
Generic rectangular tower - - -

View Comparison – Floor 23



Generic rectangular tower - - -

Tower Floor Plate





**CD-1 Rezoning:
1500 West Georgia Street**

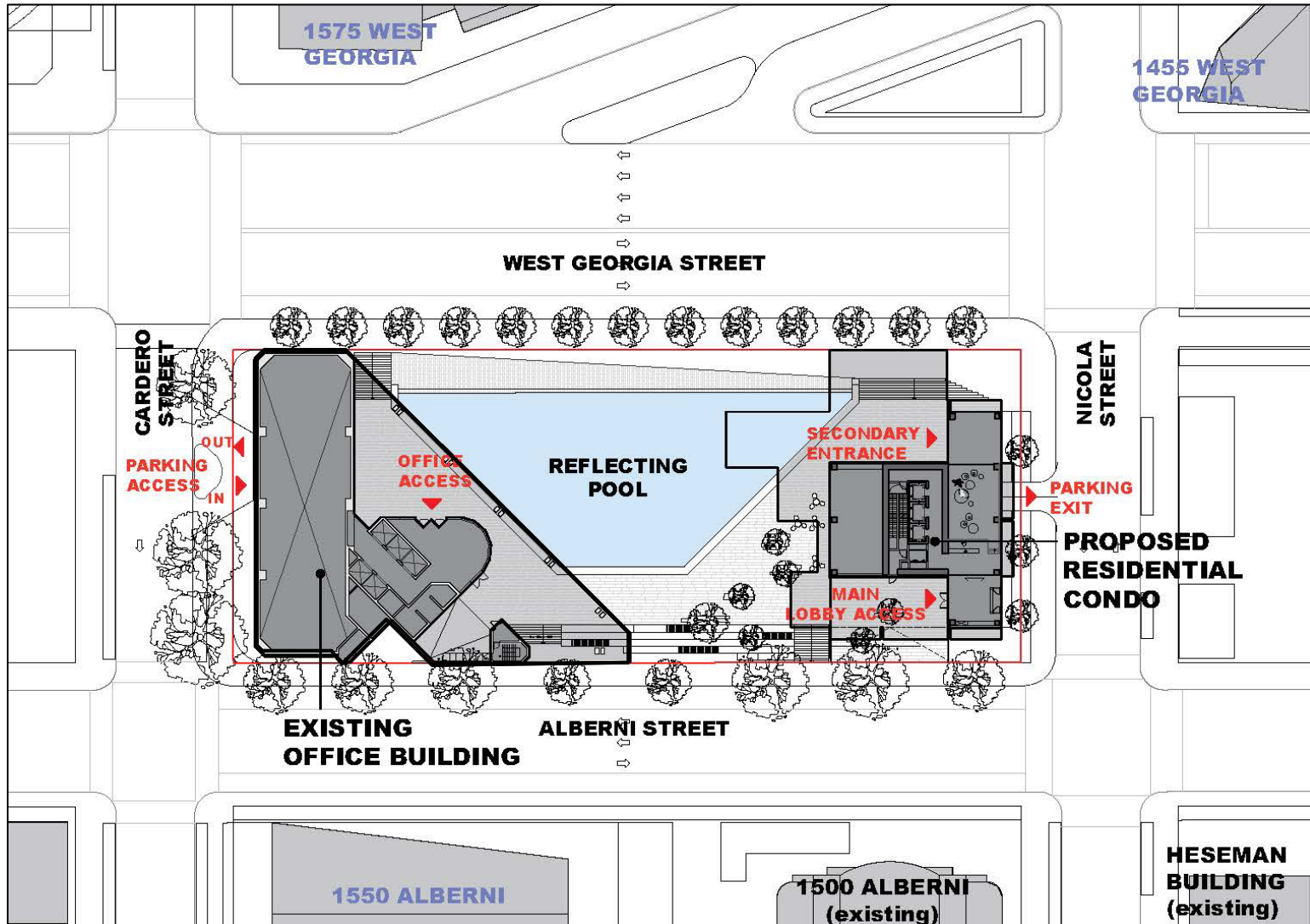
**Public Hearing
January 16, 2018**



Extra slides

Proposal

Proposal - Site Plan



Proposal - Heritage



Crown Life Place along West Georgia Street c. 1981



Reflecting Pool



Exterior View of Lobby

Proposed Tower



Street View from West



Aerial View from East

Public Consultation

Pre-Application Open House

(Applicant Hosted)

February 4, 2016

- 204 people attended
- 81 comment sheets

Application Open House

(City Hosted)

September 29, 2016

- 247 people attended
- 37 comment sheets
- 38 other correspondence

Comments of Support

- Innovative building design.
- Water feature and public realm treatment.
- Potential for higher building.



Form of Development

- Building massing and height.
- Impact on immediately adjacent buildings.
- Increased traffic congestion.

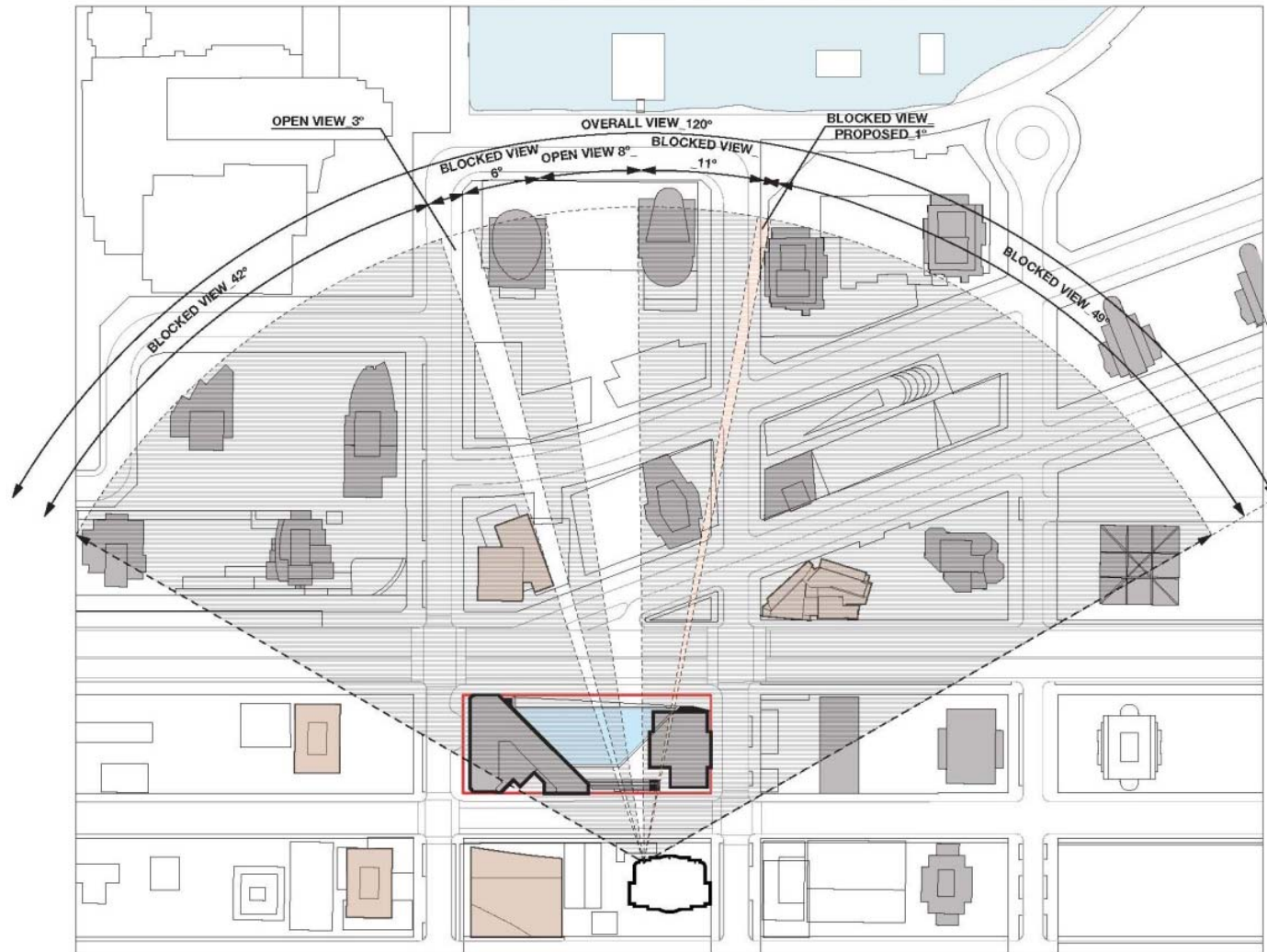
General

- Housing mix and affordability.
- Impact of additional density on the neighbourhood.



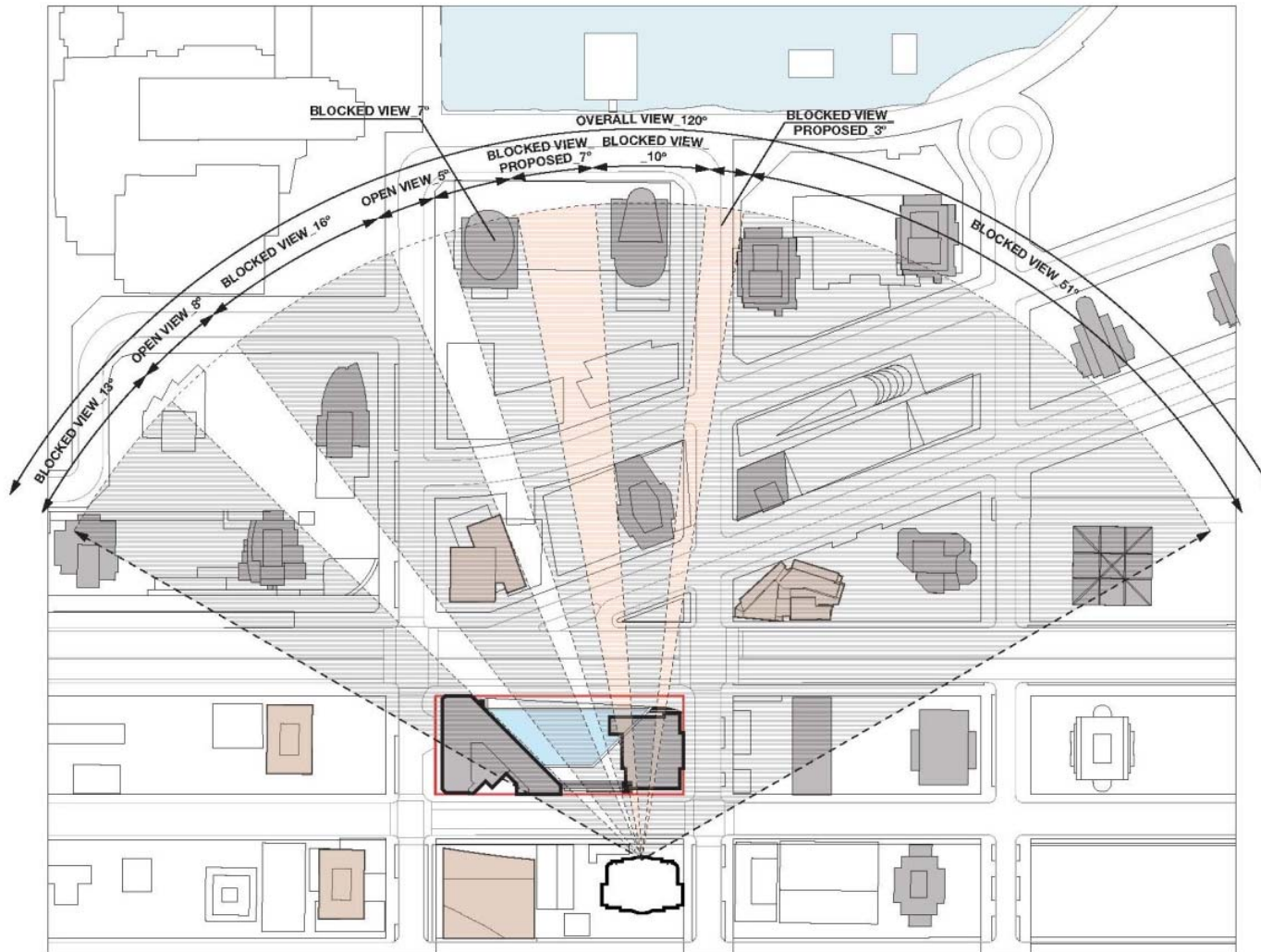
Form of Development

View Analysis - Floor 5



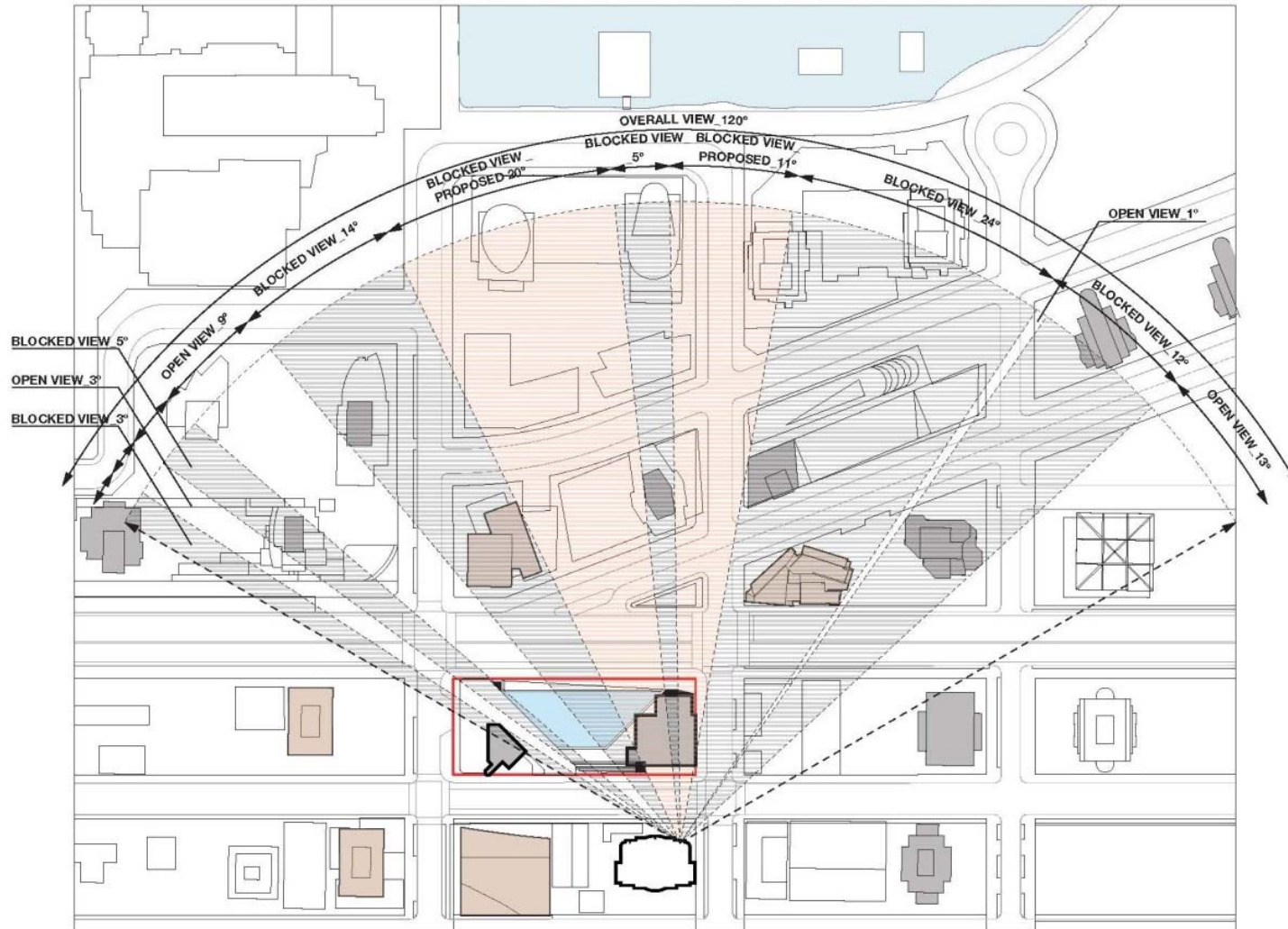
*Proposed Buildings in Dark Orange

View Analysis - Floor 13



*Proposed Buildings in Dark Orange

View Analysis - Floor 23

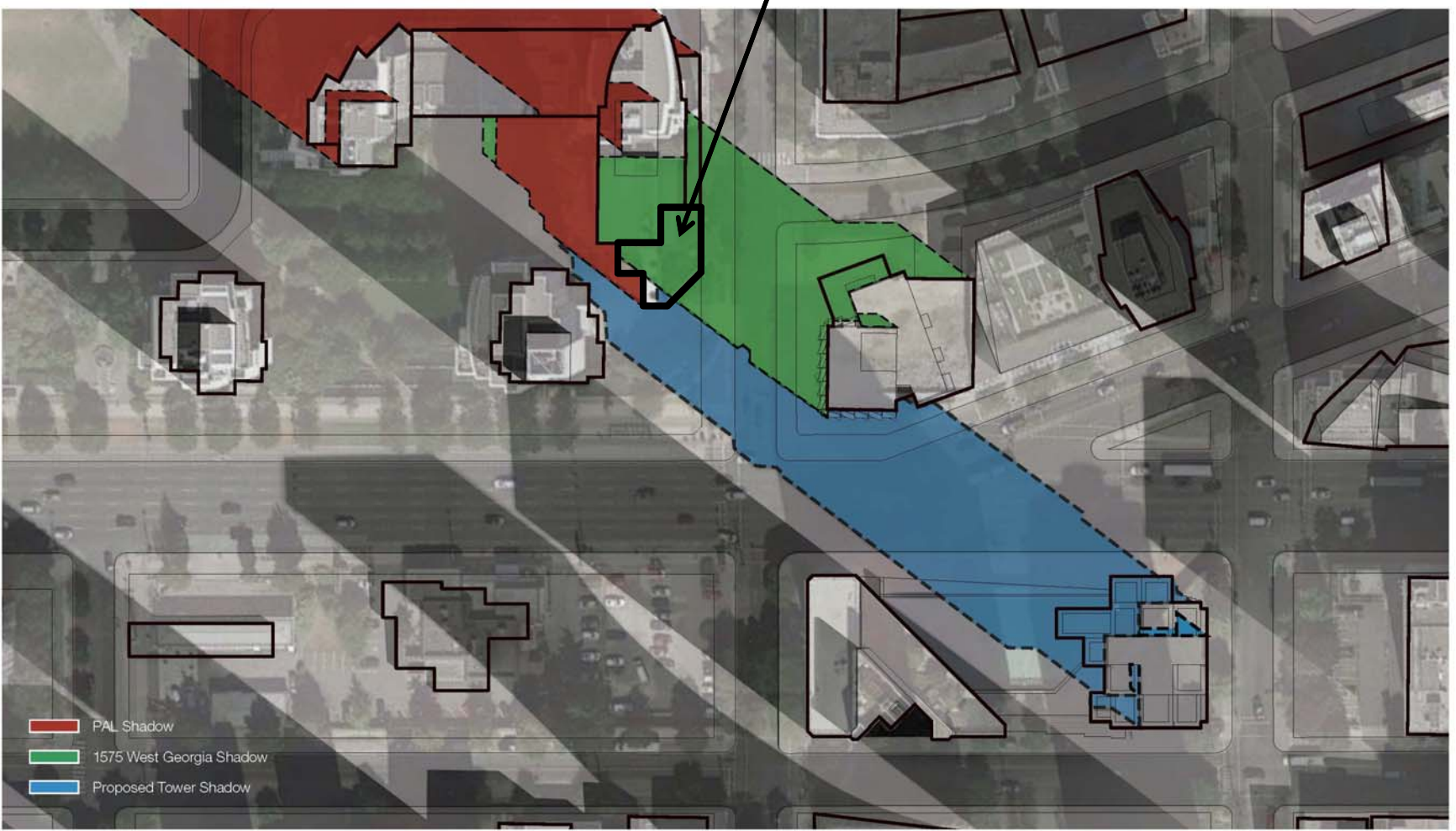


*Proposed Buildings in Dark Orange

Shadow Analysis

P.A.L Roof Deck

AUTUMN EQUINOX - 23 SEPTEMBER 12.40 pm



Transportation and Parking

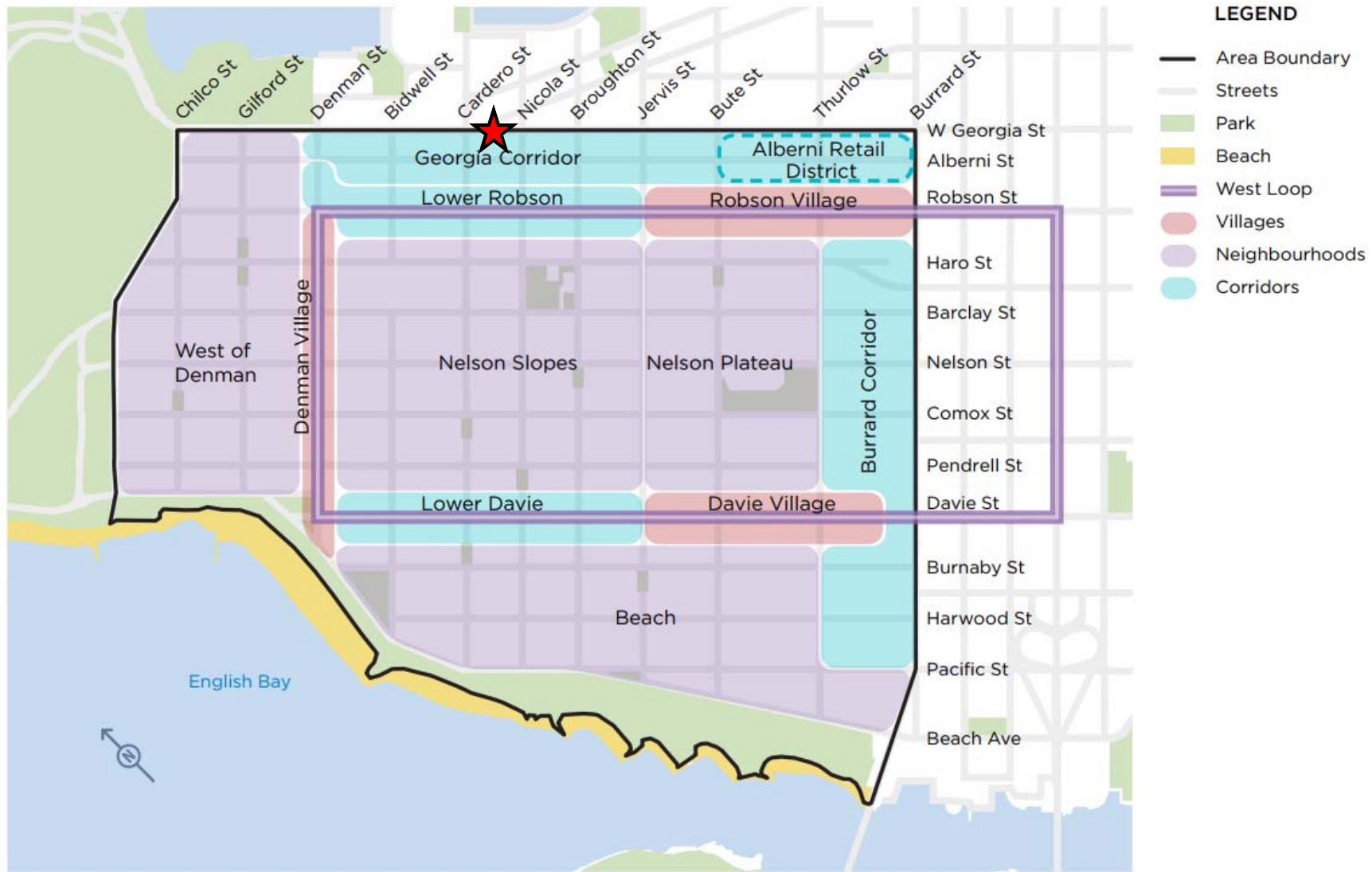


Georgia Gateway West Complete Street Project



Image Source: Georgia Gateway West November 18 Open House

Housing Affordability and Neighbourhood Impact



Public Benefits

West End Public Benefit Strategy: \$56.9 M

PBS CAC Allocation	Amount
Community and Civic Facilities	\$13.6 M
Parks and Open Spaces	\$8.7 M
Childcare	\$10.6 M
Transportation	\$9.9 M
Affordable Housing	\$8.5 M
Heritage	\$7.7 M
Total	\$56.9 M

West End PBS – Near-term Priority Projects



Near-Term Project	Amount
Bute Street Greenway	\$2.3 M
Comox-Helmcken Greenway Extension	\$0.8 M
Georgia Gateway West Complete Streets Project	\$6.8 M
Robson-Alberni Laneway Activation	\$0.1 M
Commercial Street Sidewalk Extensions/Parklets	\$0.5 M

