



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

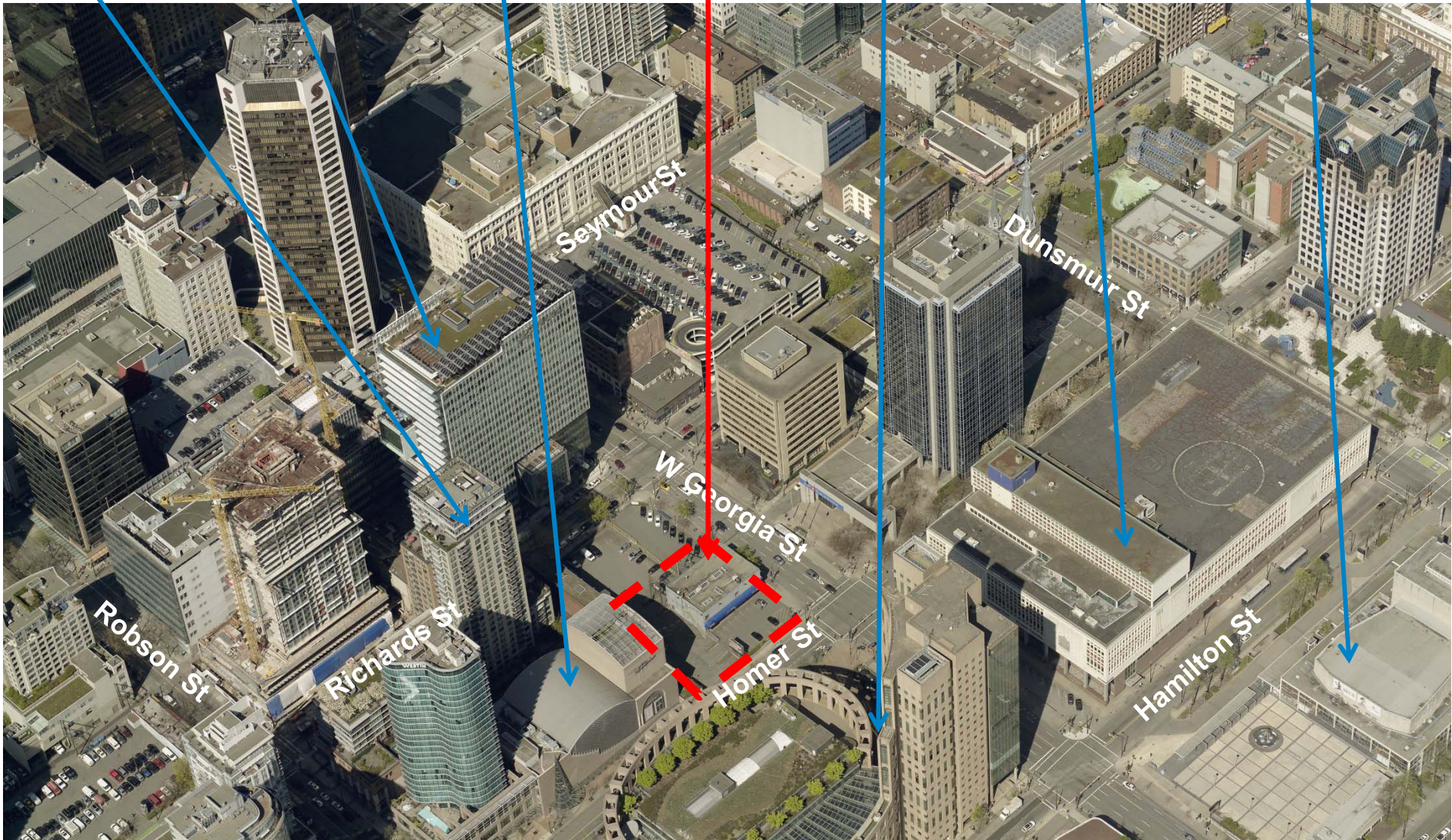
**Public Hearing
February 20, 2018**



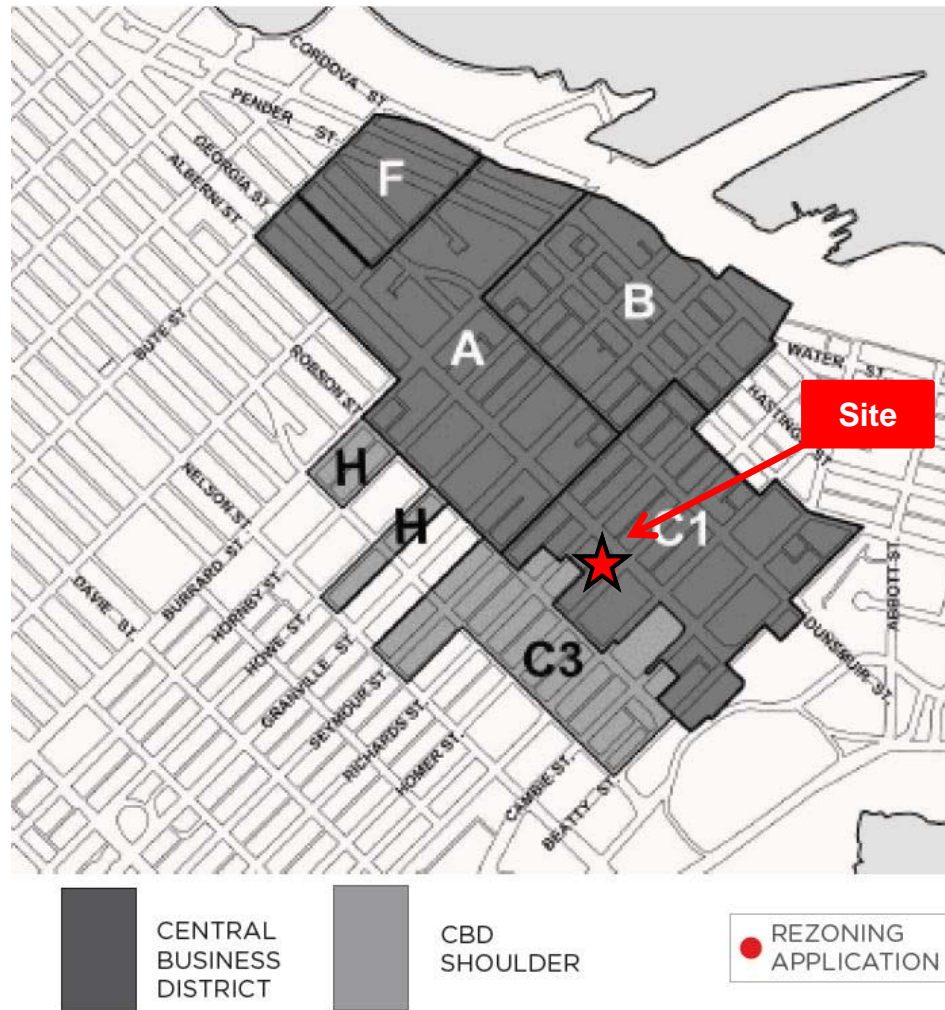
Site Context



- Hermitage
- Telus Gardens
- Centre for the Performing Arts
- Site
- Library Square
- Post Office
- Queen Elizabeth Theatre



Policy Context – Rezoning Policy for Central Business District (CBD) and CBD Shoulder



- Provides guidance for commercial (non-residential) intensification in the CBD and CBD shoulder

Proposed Building



View looking south

- 24 storeys
301 feet
- 375,135 sq. ft.
total
- 6,000 sq. ft.
retail-service
- 17.87 FSR

Ground Floor & Public Realm



Homer Street Frontage



Application Open House

(City Hosted)

September 18, 2017

- 56 people attended
- 14 comment sheets
- 2 other correspondence

- Support for additional office space in the area
- Integrates well with surrounding neighbourhood and laneway
- Innovative building design and natural design elements such as green walls and other plantings

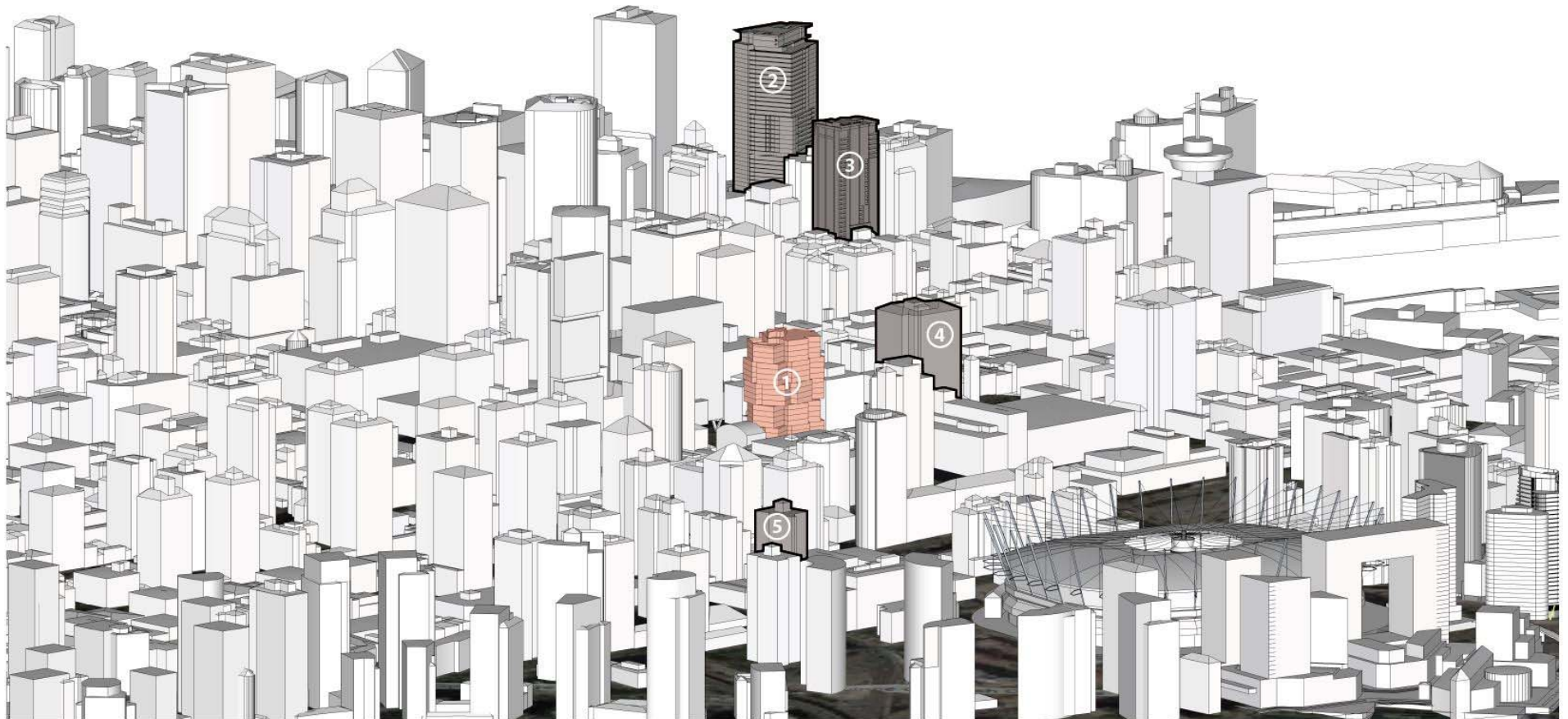
Green Walls



View Cone



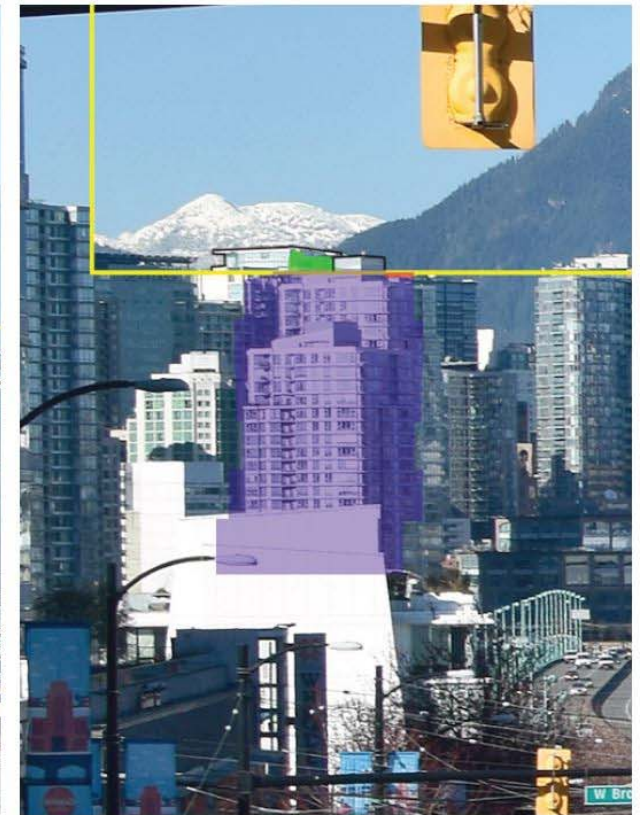
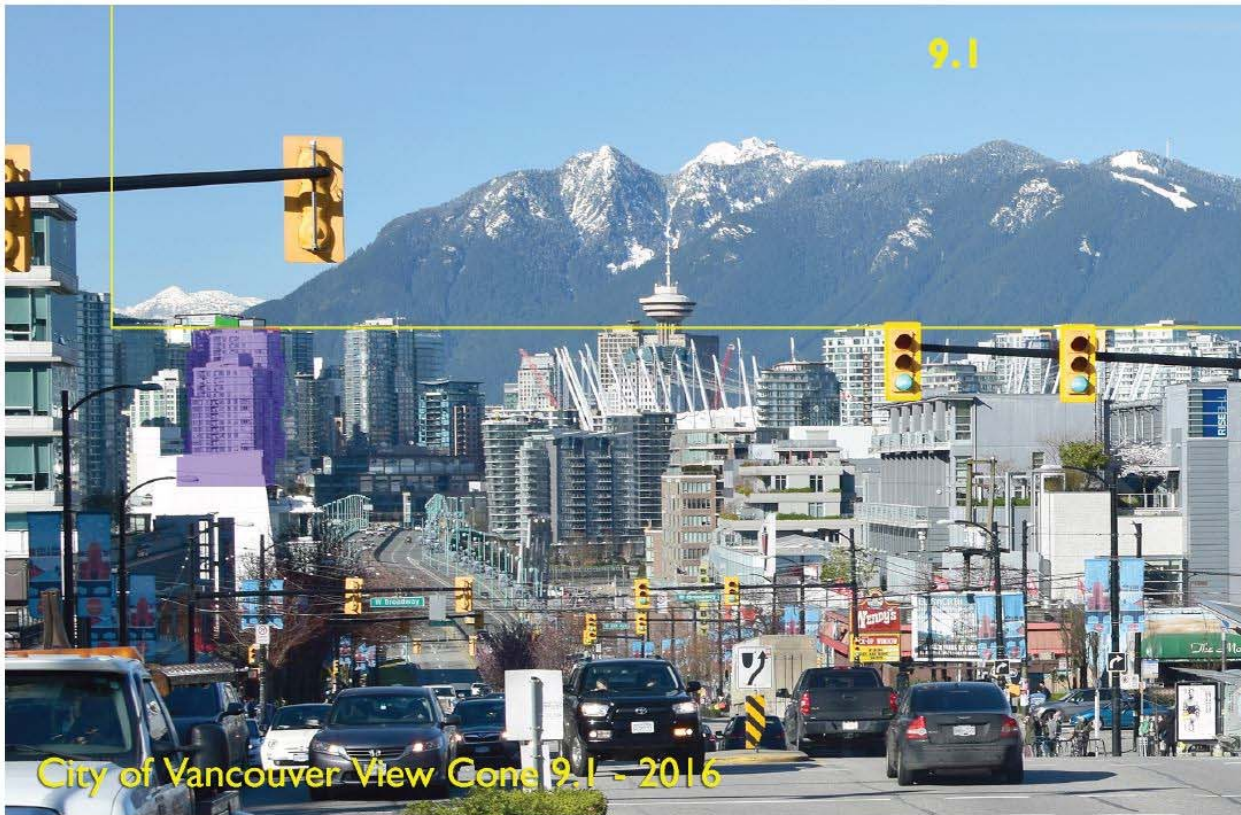
Context Views



1: 400 West Georgia Street (Project Site) 2: Fairmont Pacific Rim Hotel 3: 838 West Hastings Street 4: 401 West Georgia Street 5: 928 Beatty Street

View Cone

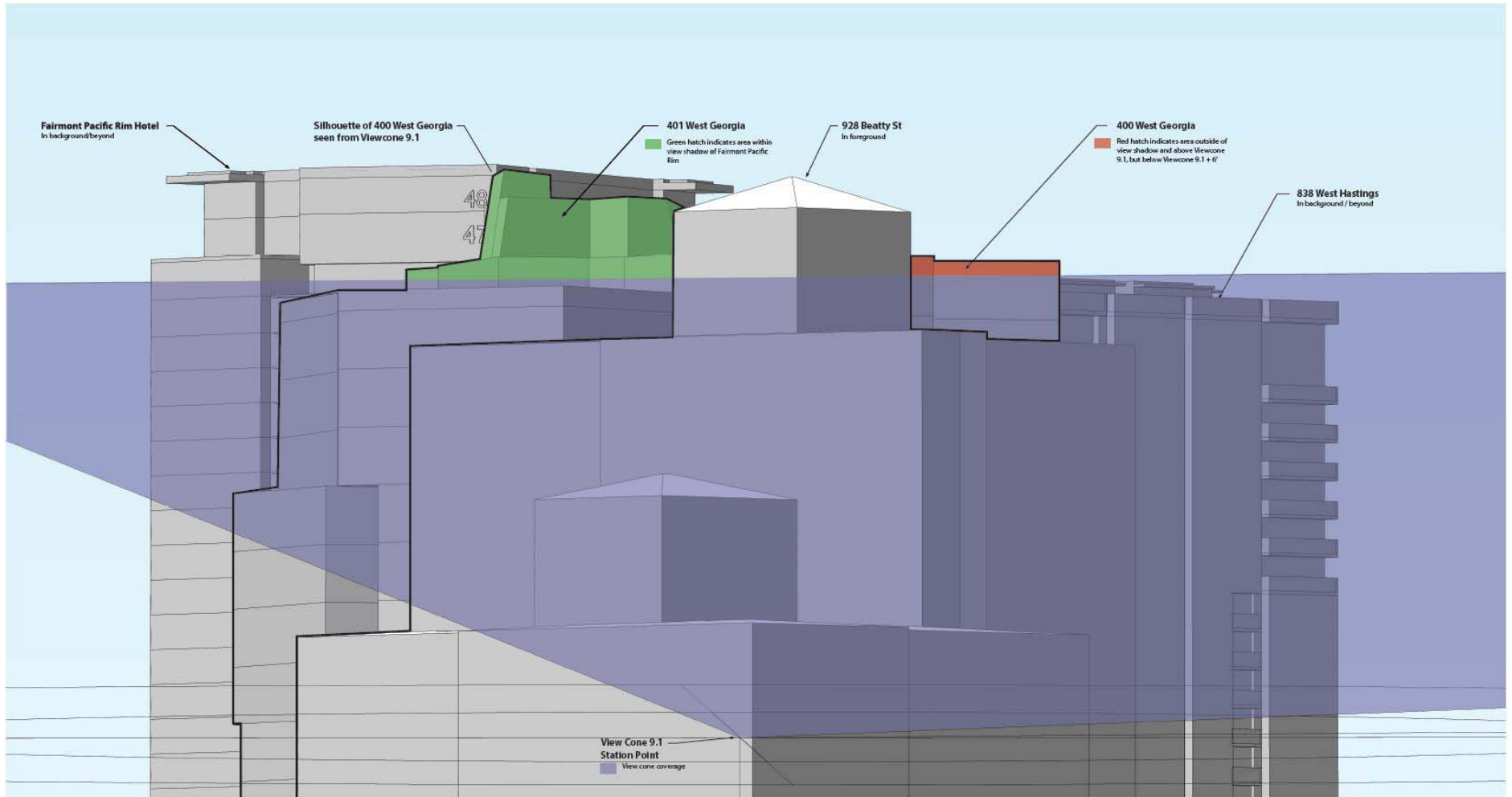
View Cone 9.1



View Cone 9.1 coverage

View Cone

View Cone 9.1+6'





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

**Public Hearing
January 16, 2018**

