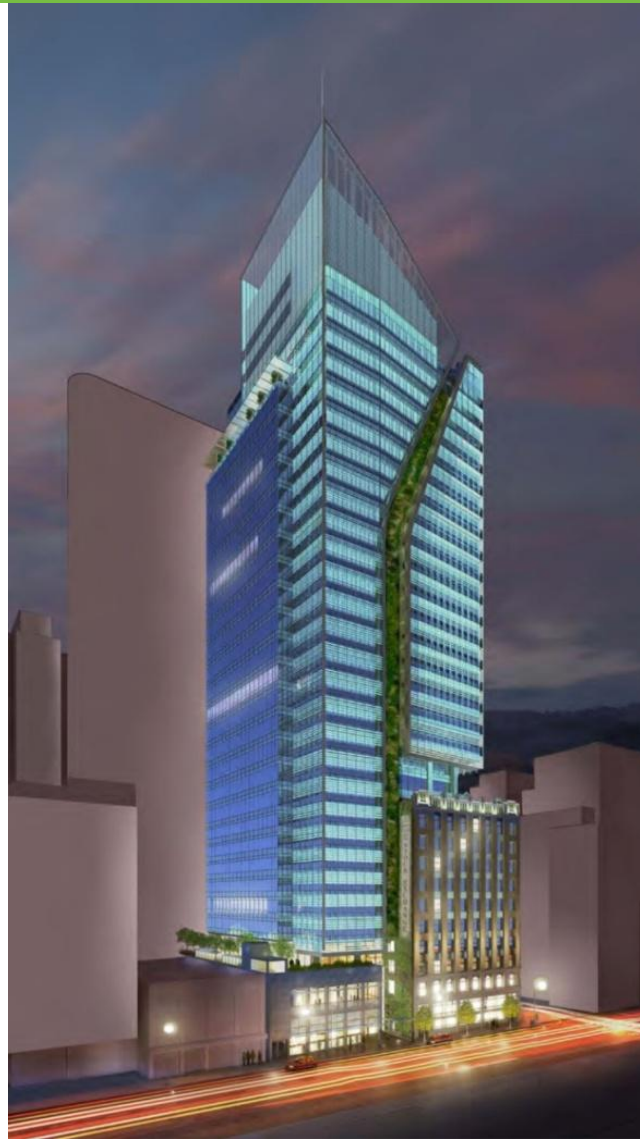


Rezoning Application

475 Howe Street & 819 West Pender Street

Public Hearing
October 30, 2012



✓ Jobs

✓ Heritage

✓ Sustainability

Rezoning Application Proposal



- Uses: Office, Retail, Service
- Height: 30-storeys/424 ft.
- Density: 21.5 FSR
- 402,000 sq. ft. commercial floor area
 - 317,000 sq. ft. new
 - 85,000 sq. ft. heritage building

Site Context



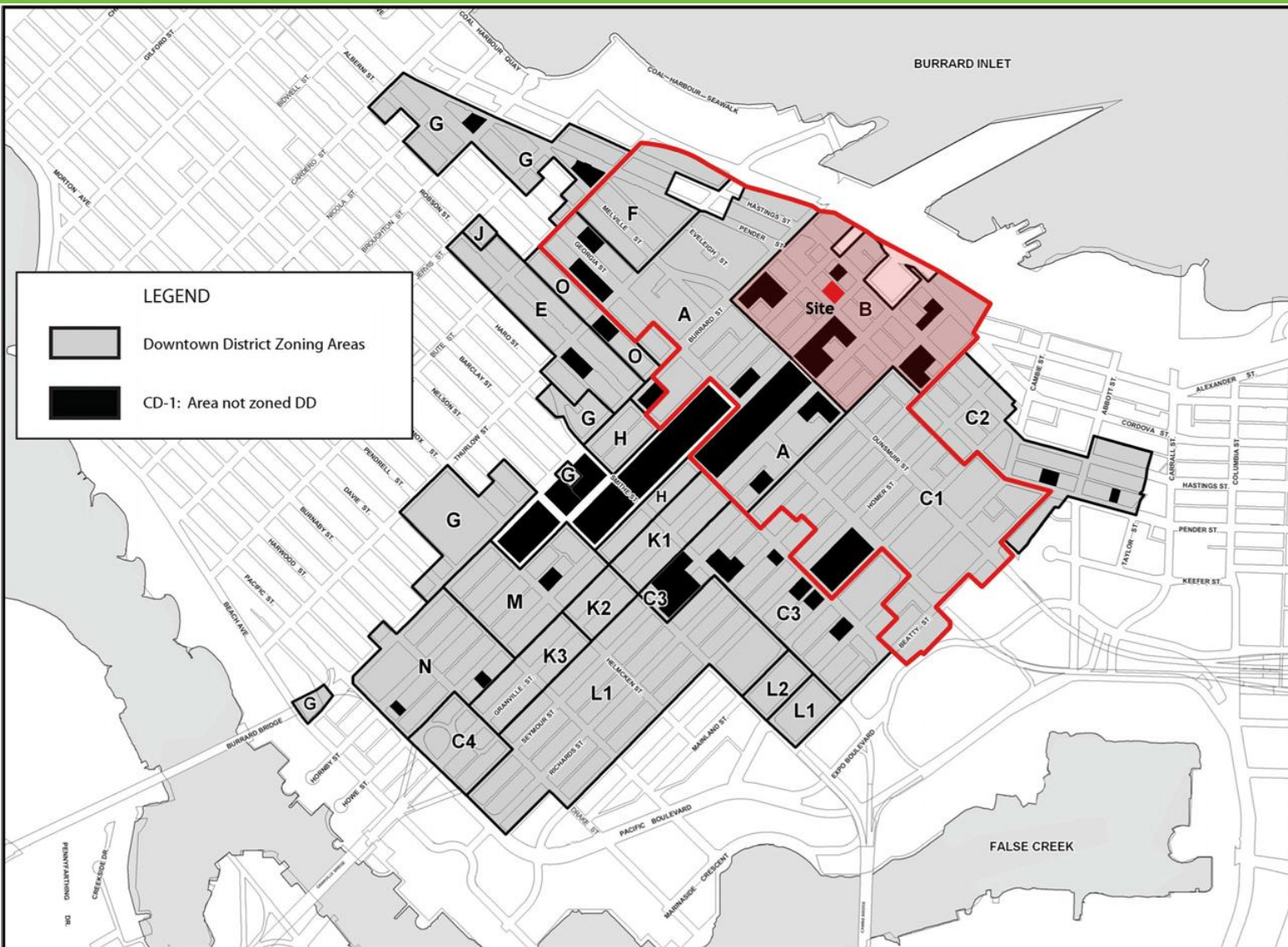
Policy Context

City policy objectives:

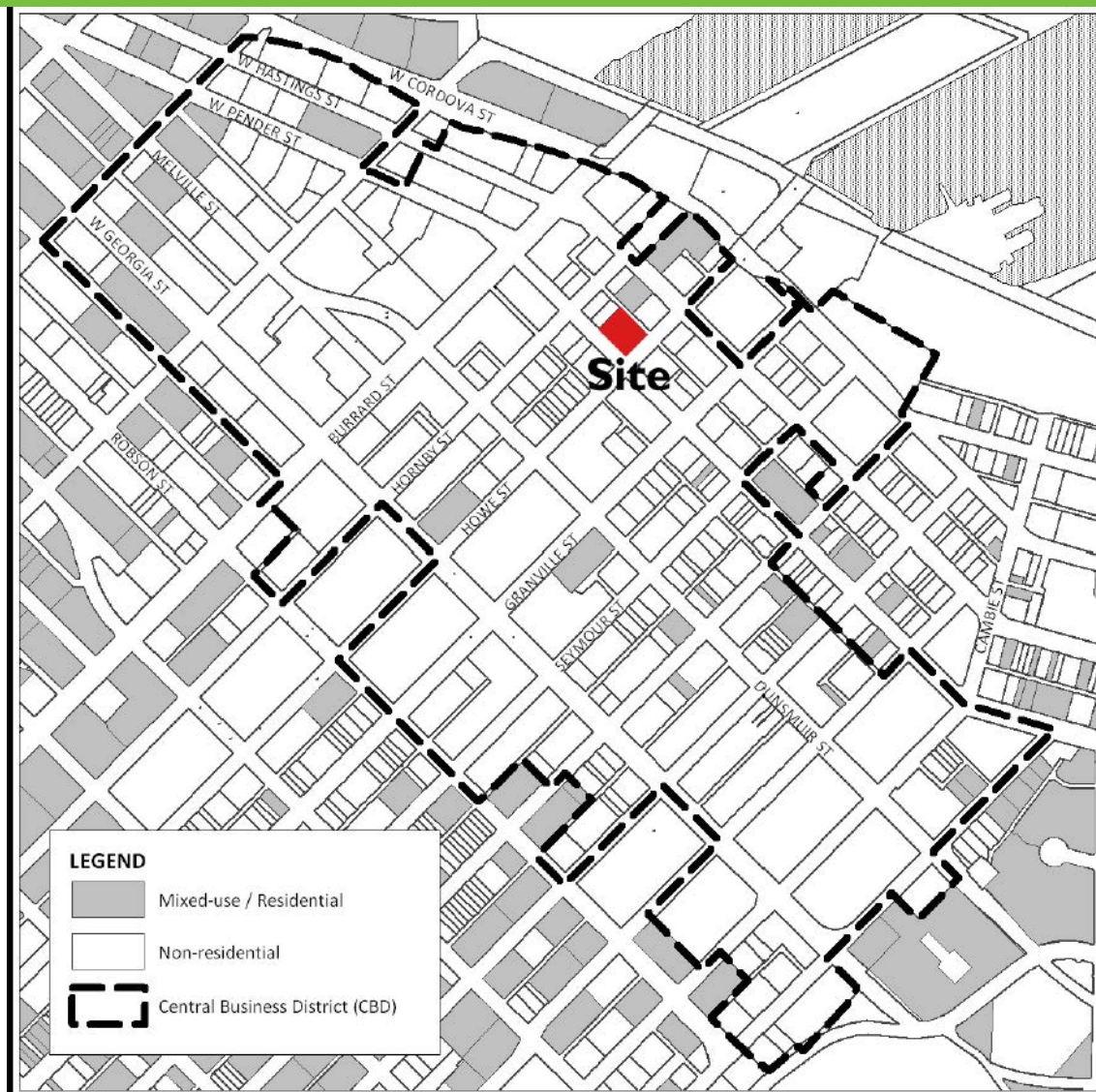
- Jobs
- Heritage
- Sustainability



Policy: Job Space in the CBD



Policy: Job Space in the CBD



Policy: Heritage

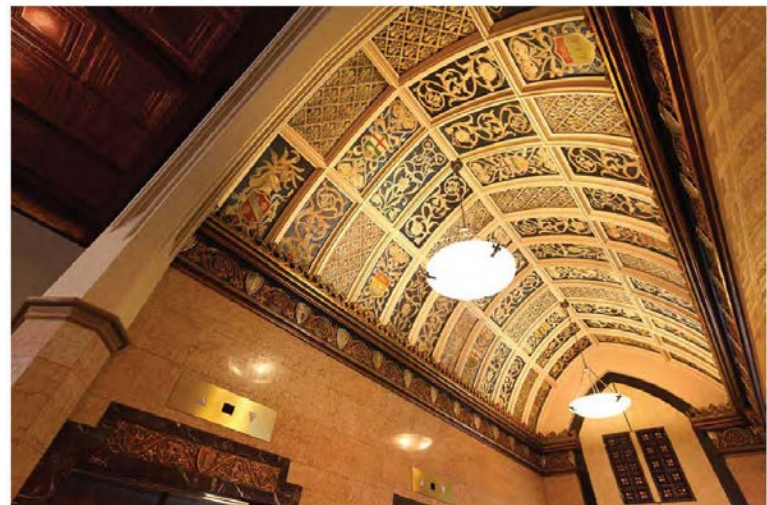
- Former Stock Exchange Building (1928-1929)
- “A” listed on Vancouver Heritage Register
- Proposal includes:
 - Rehabilitation including seismic upgrading
 - Restoration
 - Re-creation of the original trading floor
 - Designation as a protected heritage property



Old Stock Exchange, 1960's



Original trading floor to be recreated



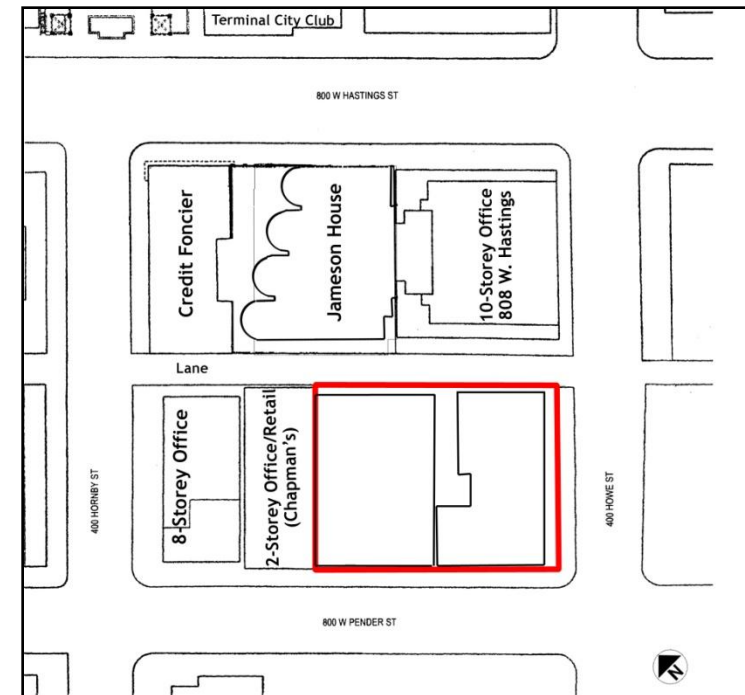
Original elevator lobby interior to be protected

Policy: Sustainability

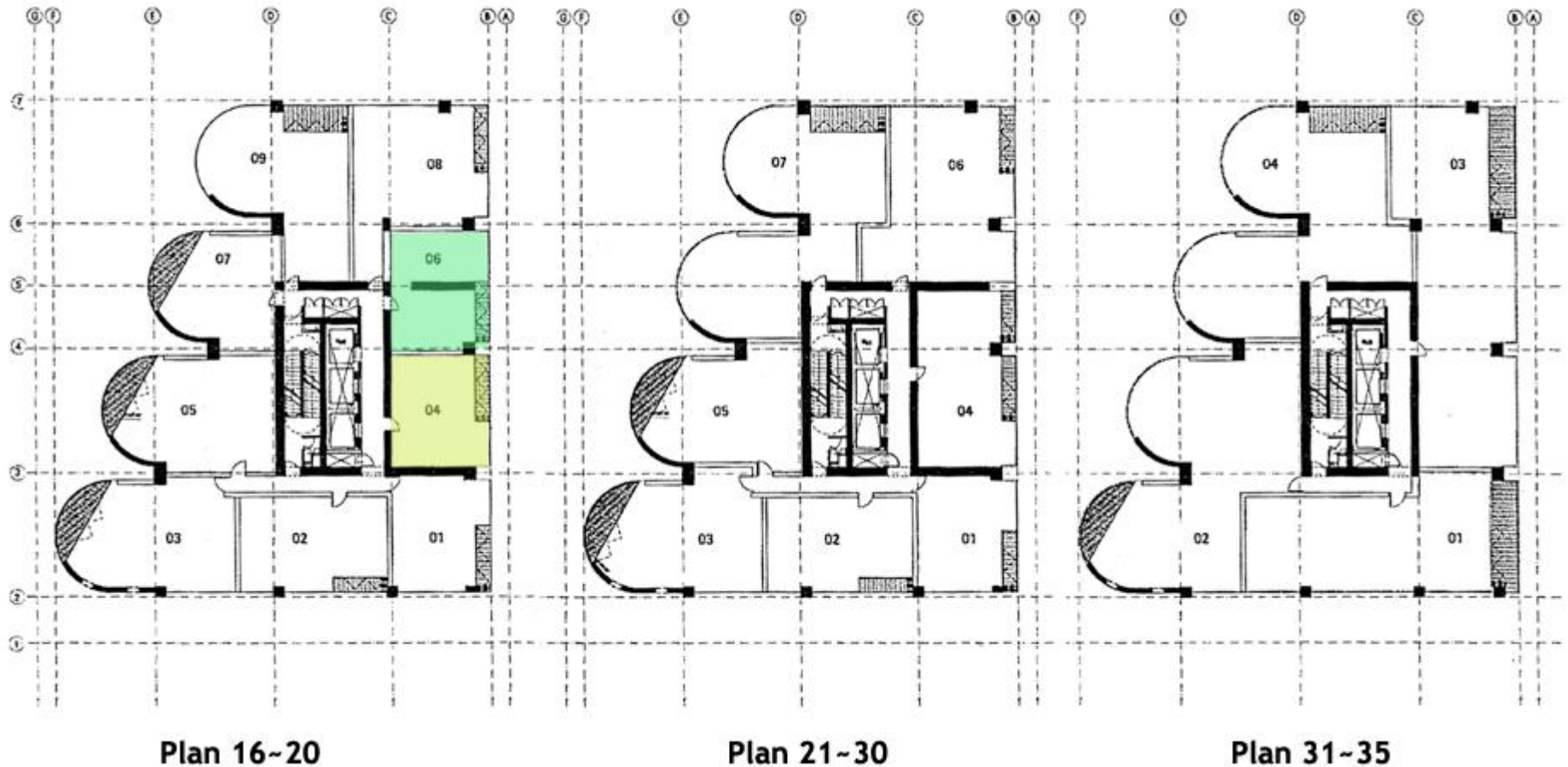
Required Under Rezoning	Proposed in Application
LEED® Gold	LEED® Platinum
63-79 LEED® Points	80+ LEED® Points
6 LEED® Energy Performance Points	28 LEED® Energy Performance Points
	40 to 50% energy consumption reduction from 2010 levels, meeting or exceeding the Energy Use Intensity “higher building target” of 115 kwh/m ²



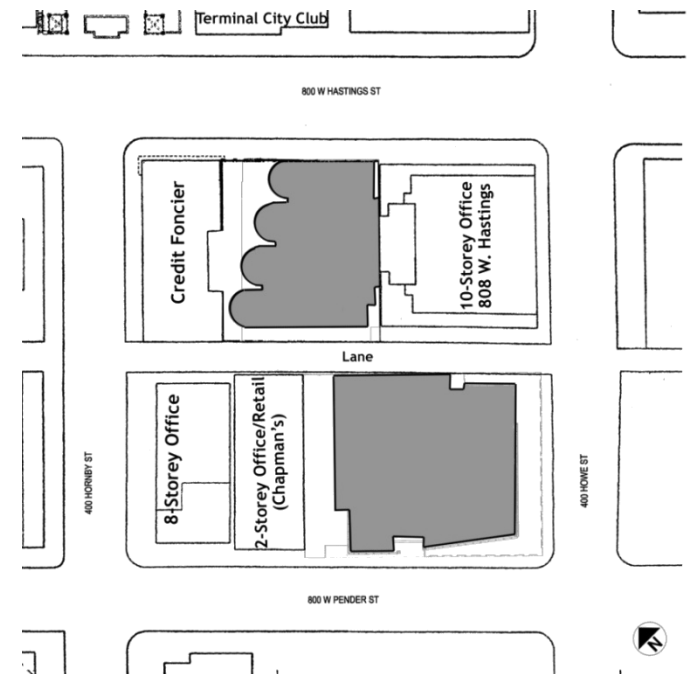
Local Context



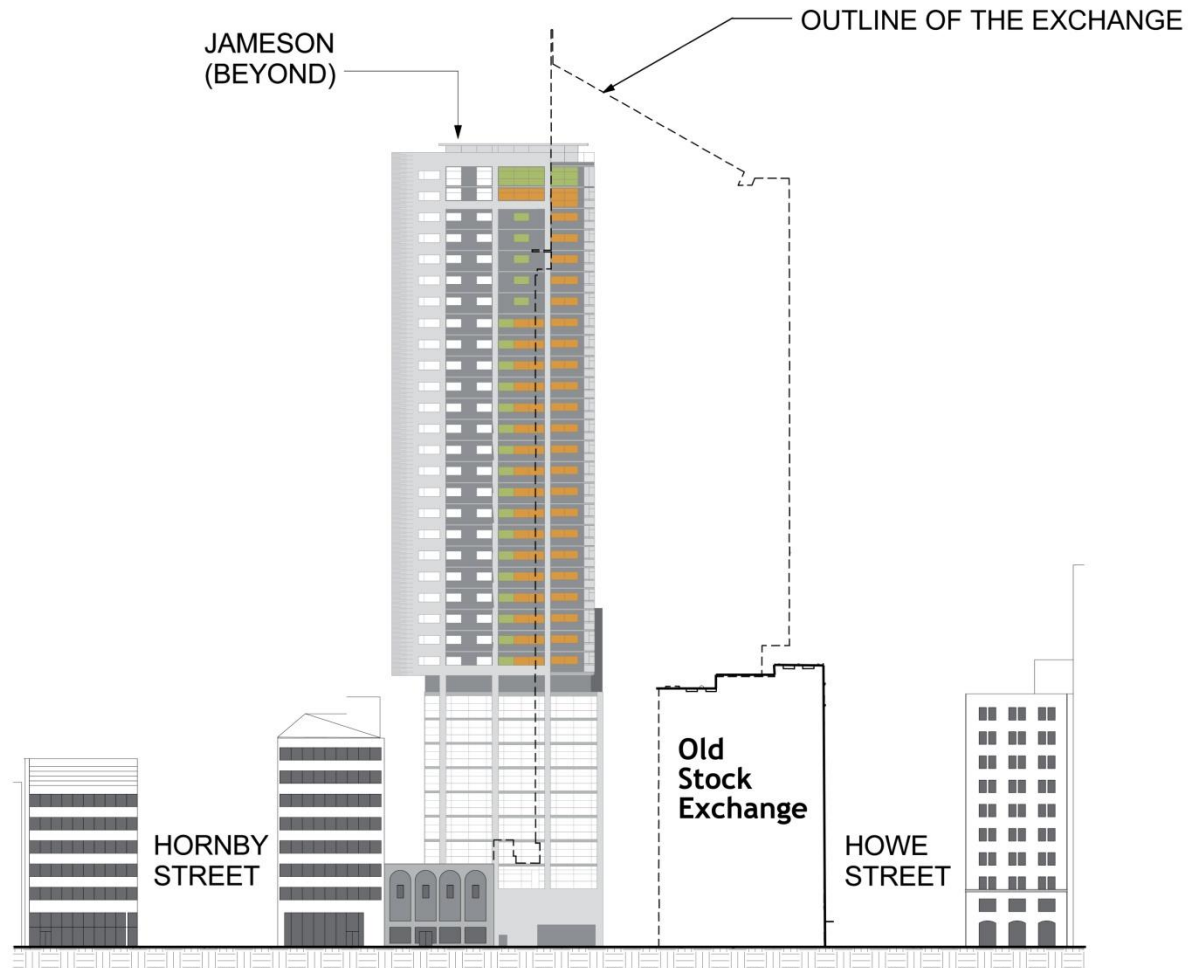
Jameson House - Rezoning Approval Plans



Local Context

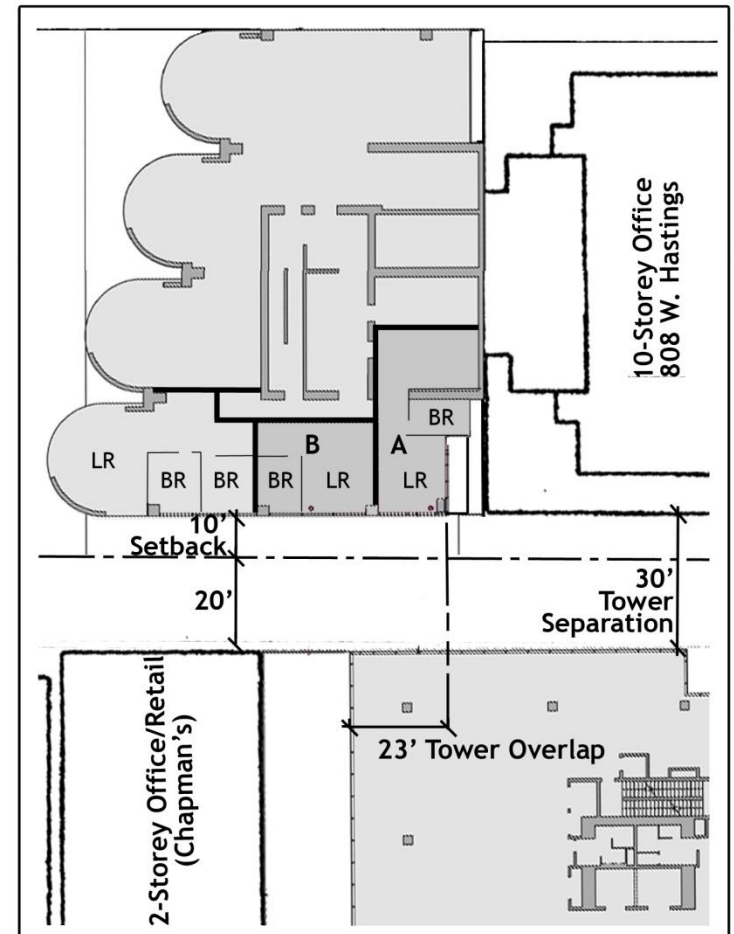
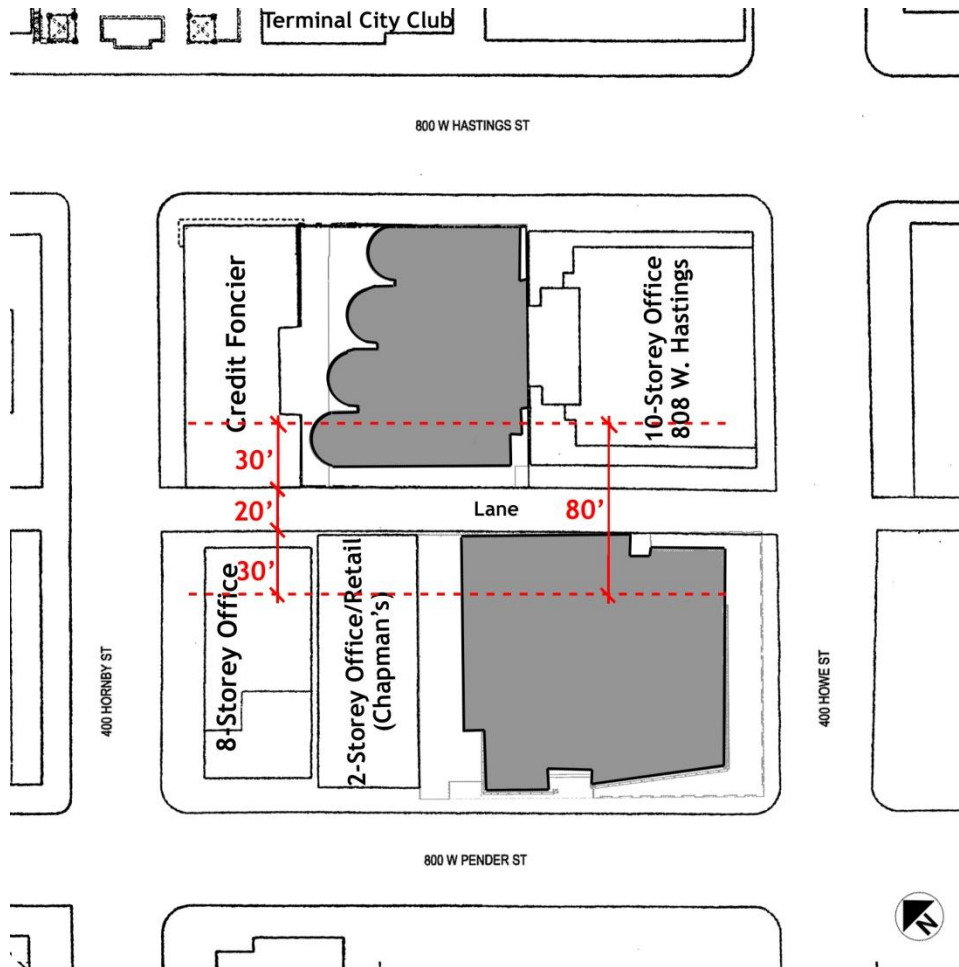


Rezoning Proposal

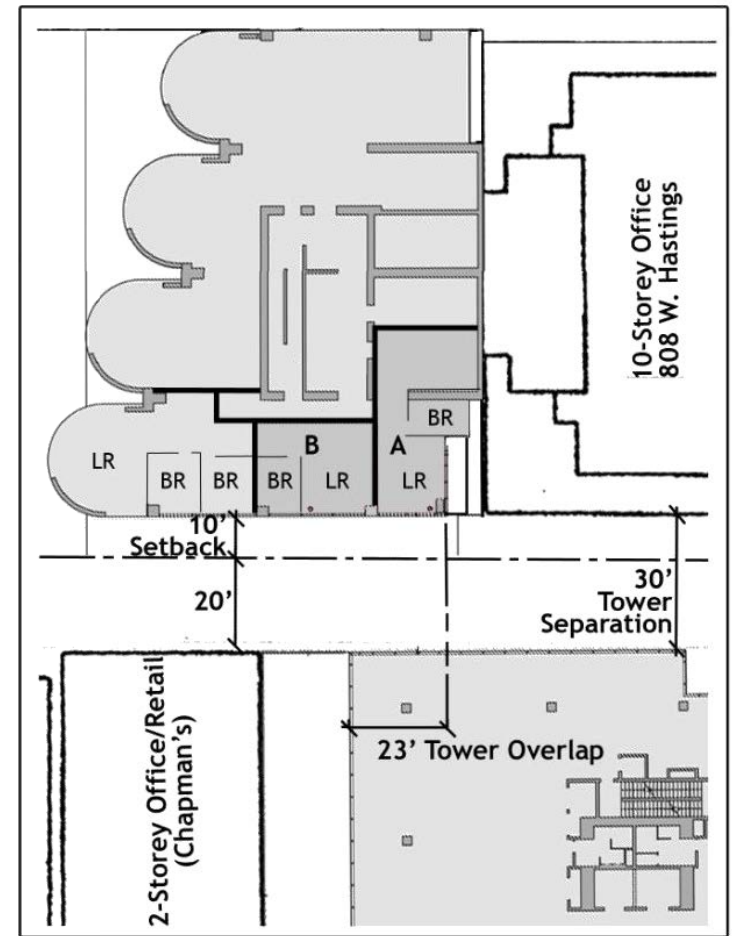
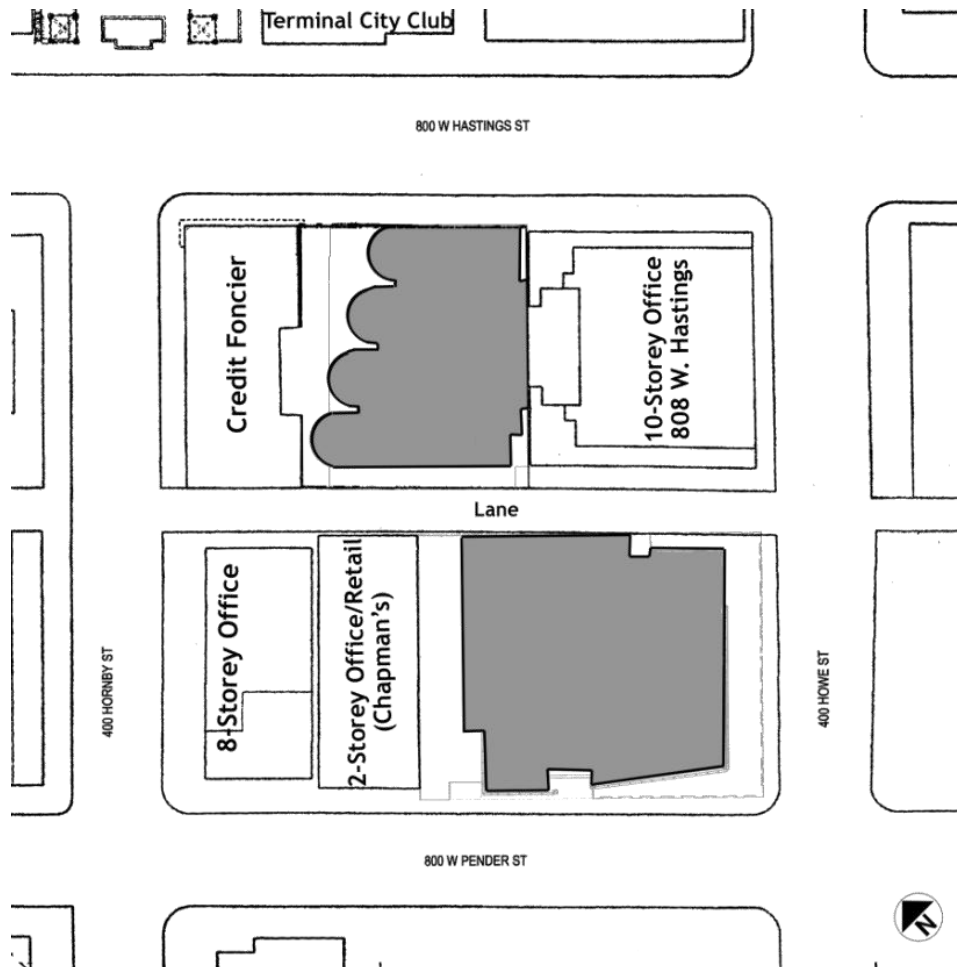


South Elevation along W. Pender Street

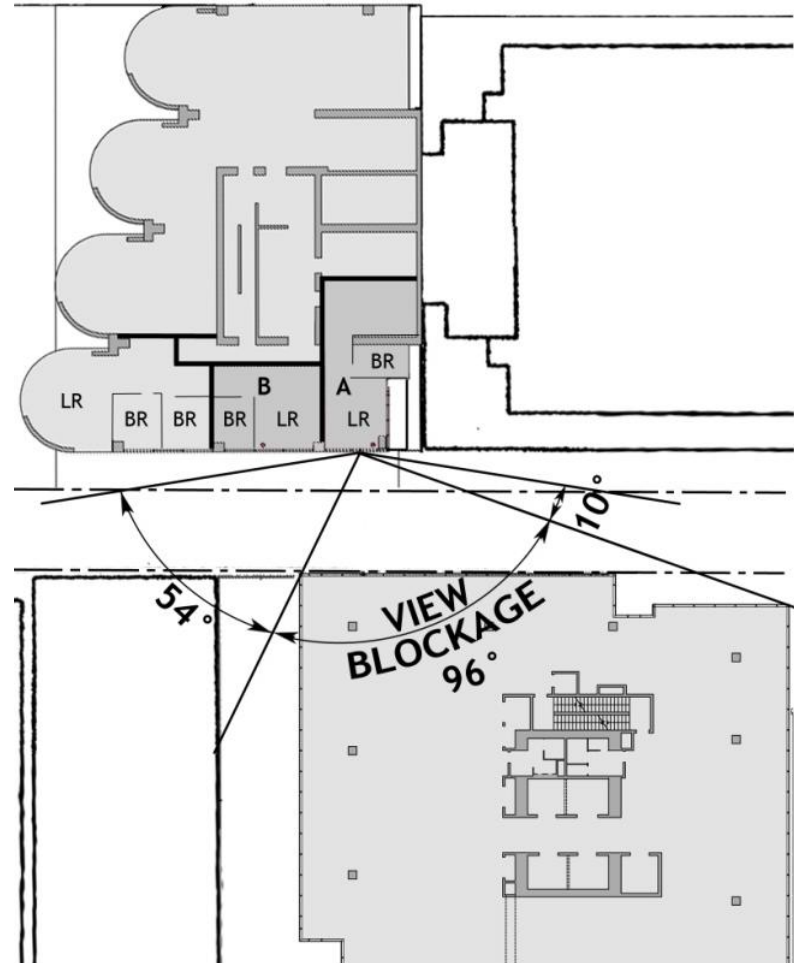
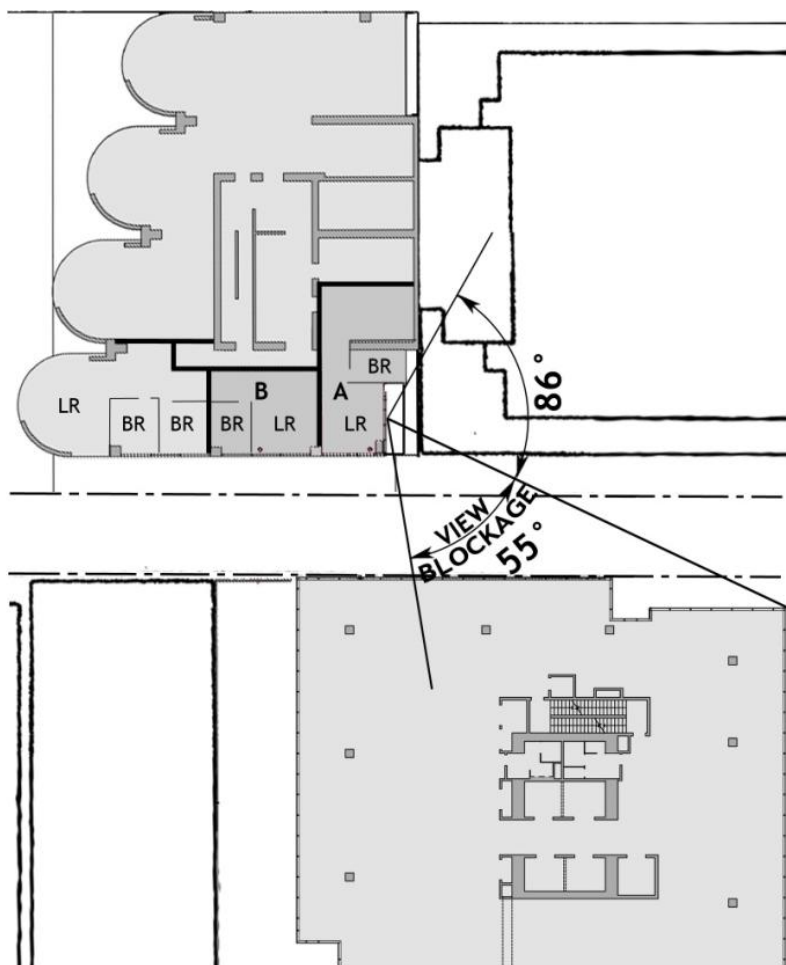
Tower Proximity



Rezoning Application - Building Siting and Proximity to the Jameson House

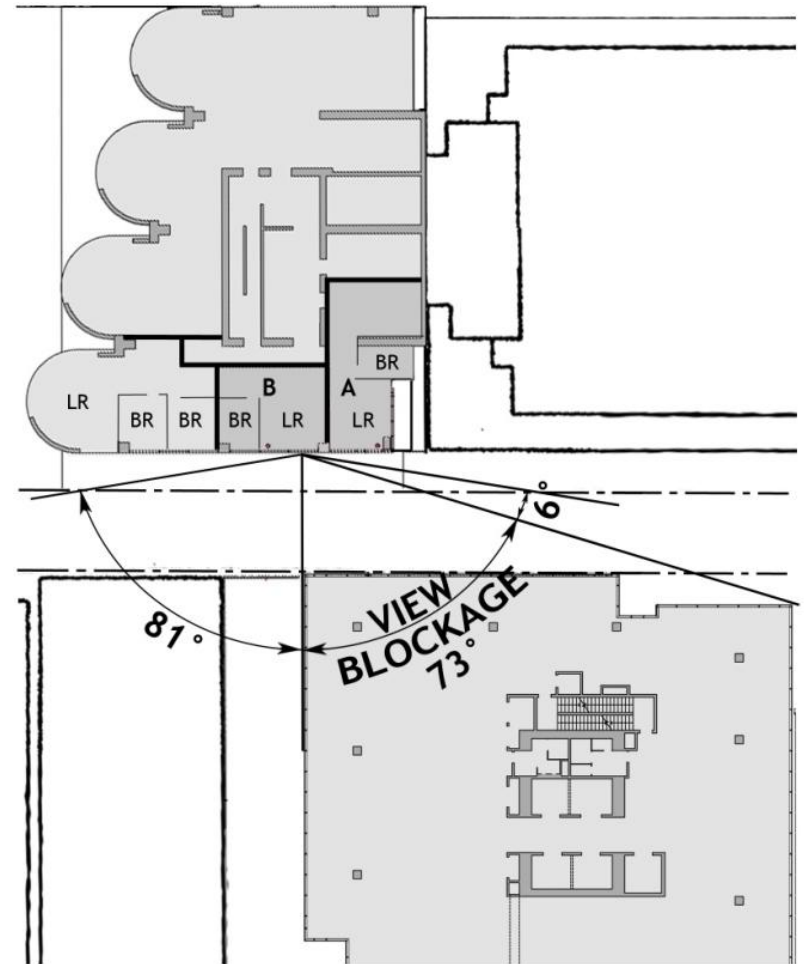


Unit A - Rezoning Application



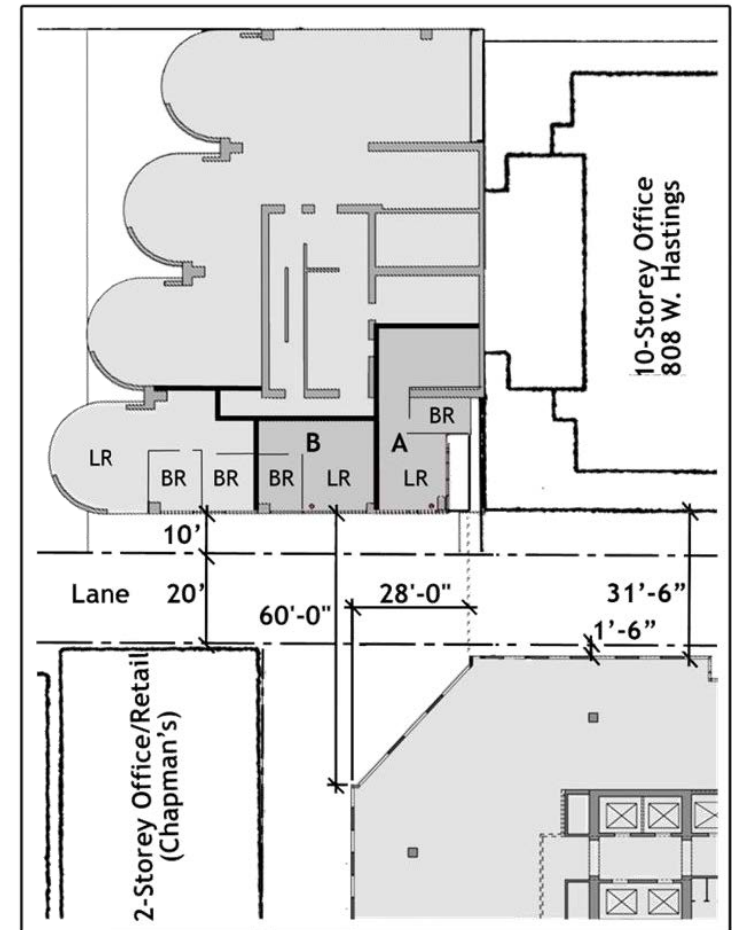
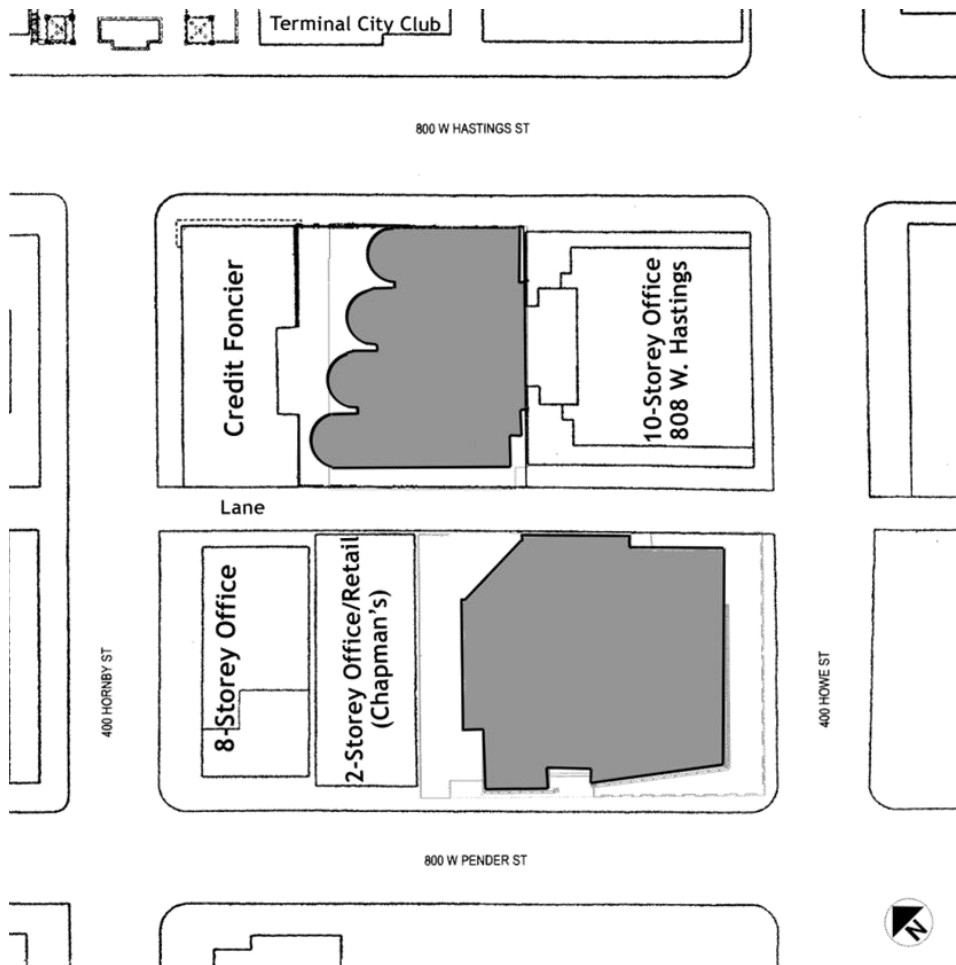
From Unit A - Levels 14 to 37 (24 units)

Unit B - Rezoning Application

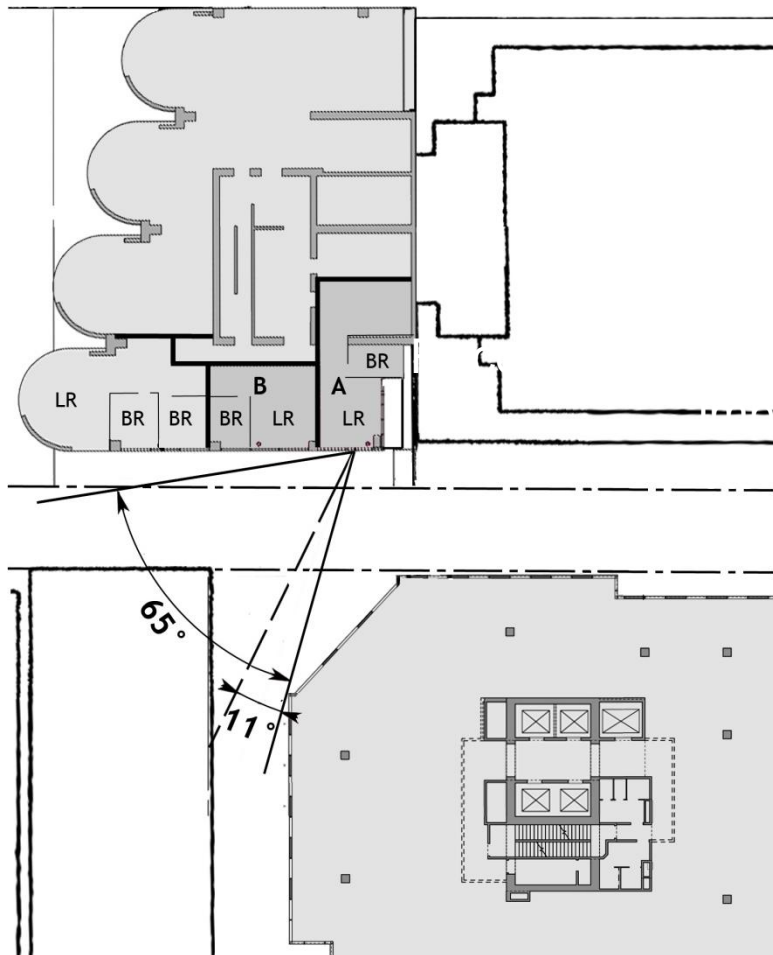


from Unit B - Levels 14 to 31 (18 units)

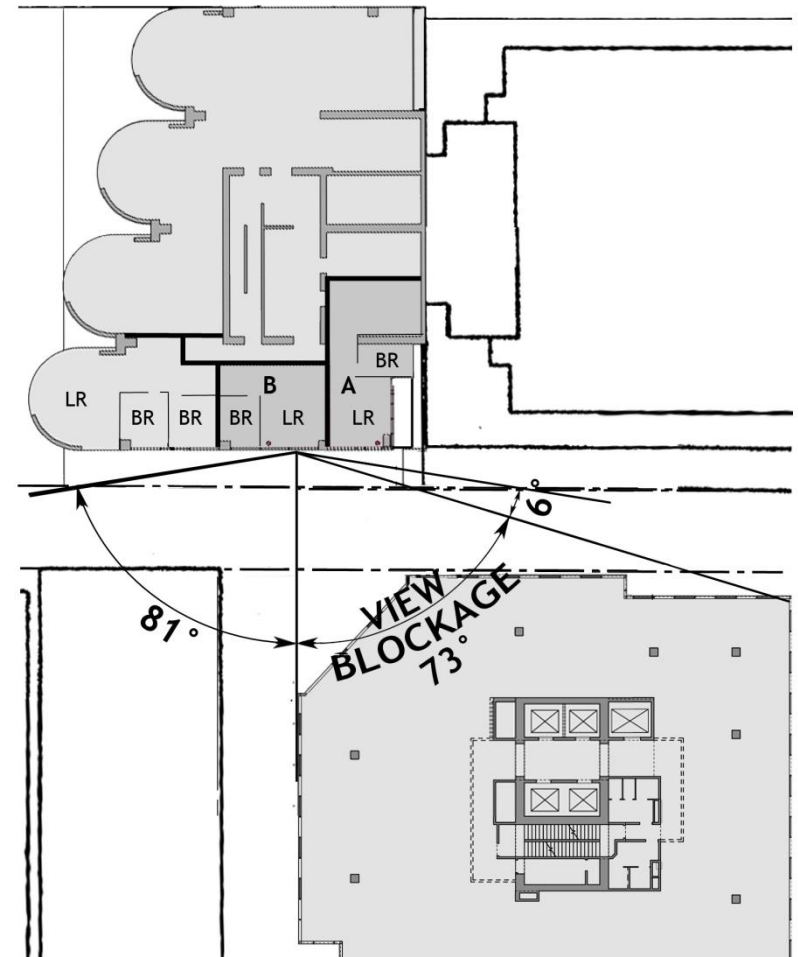
Recommended design development to address proximity and view impacts



Recommended design development to address proximity and view impacts



Unit A - Levels 14 to 37 (24 units)
View aperture increased by 11 degrees



Unit B - Levels 14 to 31 (18 units)
View aperture unchanged tower separation increased

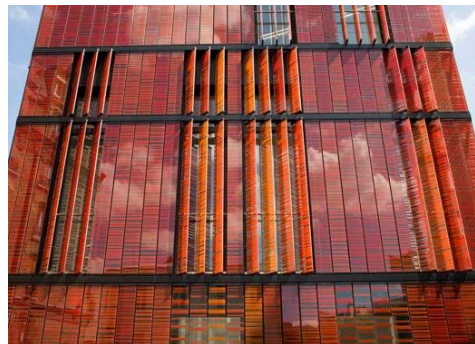
Examples of integrated privacy screens



Streamsong Resort and Conference Centre



Example of Airfoil Blades

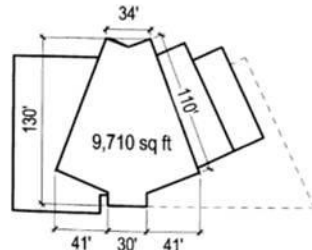


Novancia Business School

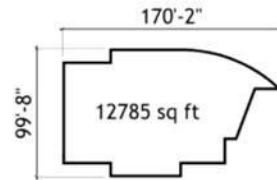


Bliss@Kovan

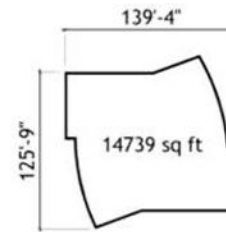
Downtown Office Floor-plates



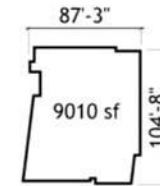
1067 W Cordova Street



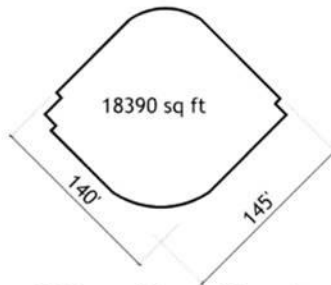
401 Burrard Street



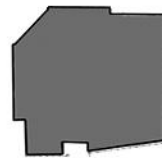
250 Howe Street



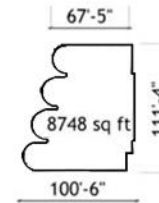
699 Howe Street



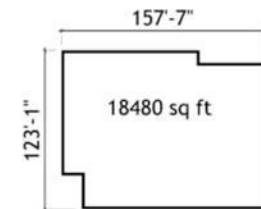
550 Burrard Street (Phase 1)



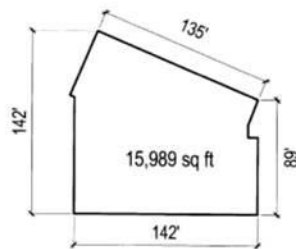
475 Howe - The Exchange
Recommendation +/- 12000 sq ft



830 W Hastings Street



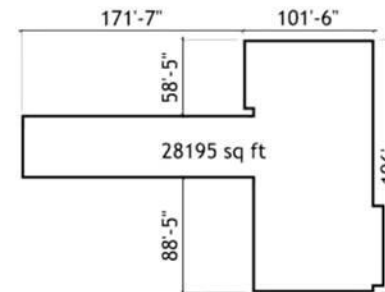
745 Thurlow Street



1011 W Cordova Street



800 Griffiths Way



520 W Georgia Street



1021 W Hastings Street

Tower Relationship with Existing Stock Exchange Building

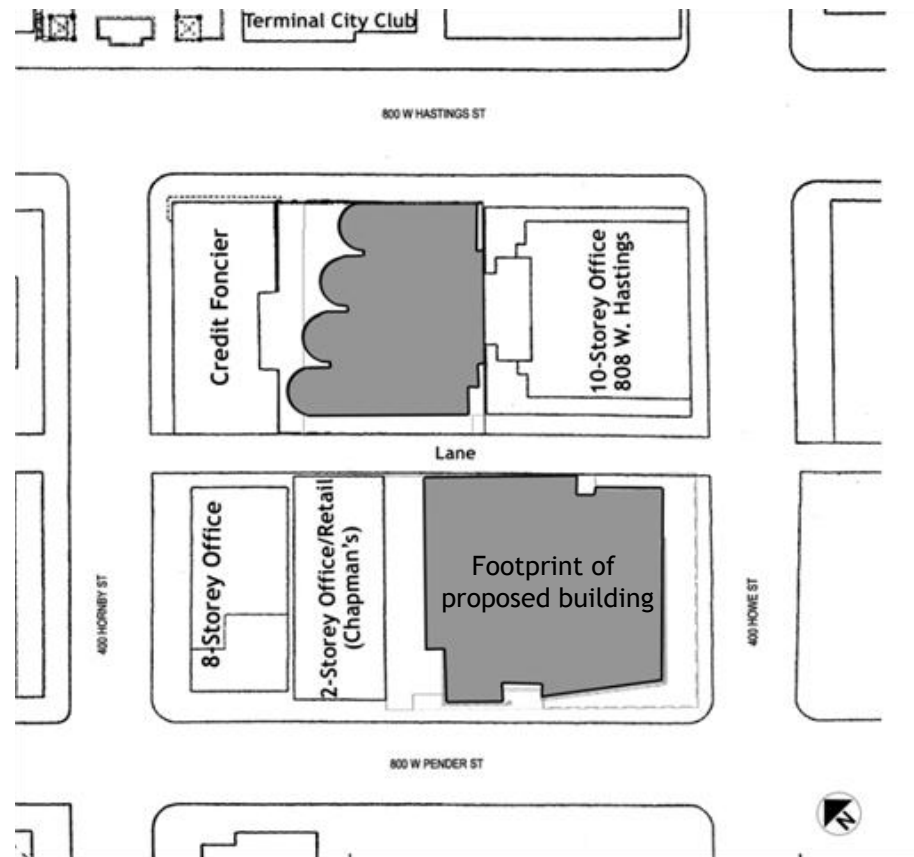


Building Height, View Cones and High Building Policy



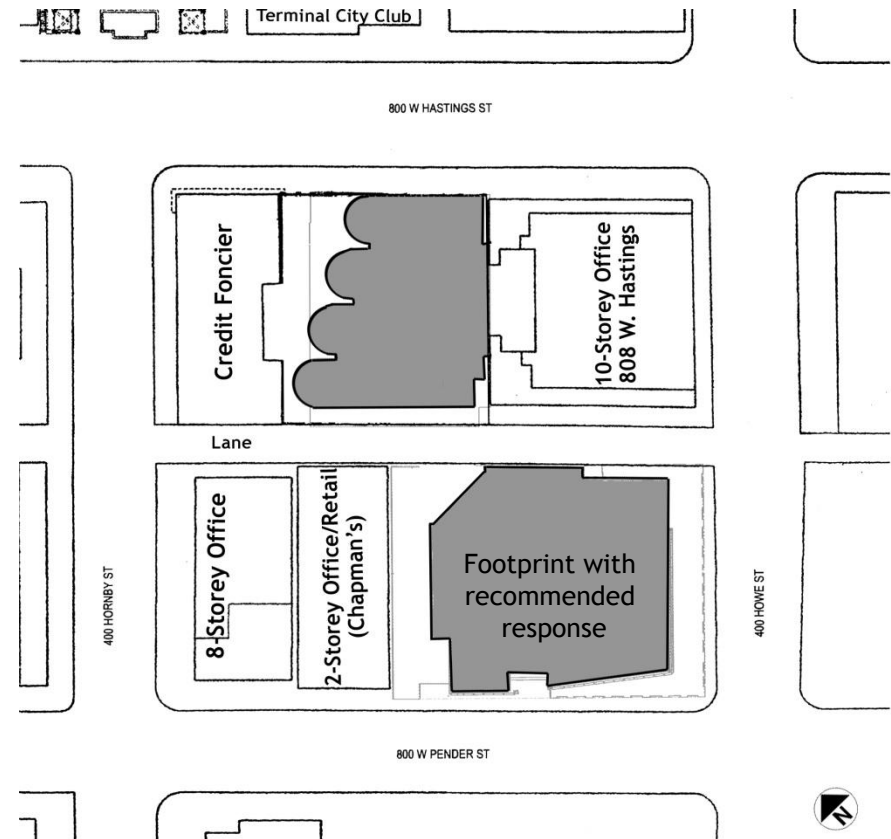
Public Consultation – Key Concerns

- Size of office building floorplate and height
- Proximity to Jameson House building
- Resulting livability impacts
 - lack of privacy
 - diminished natural light
 - loss of views
 - increased light pollution
 - loss in property values
- Lane Congestion



Public Consultation – Staff Response

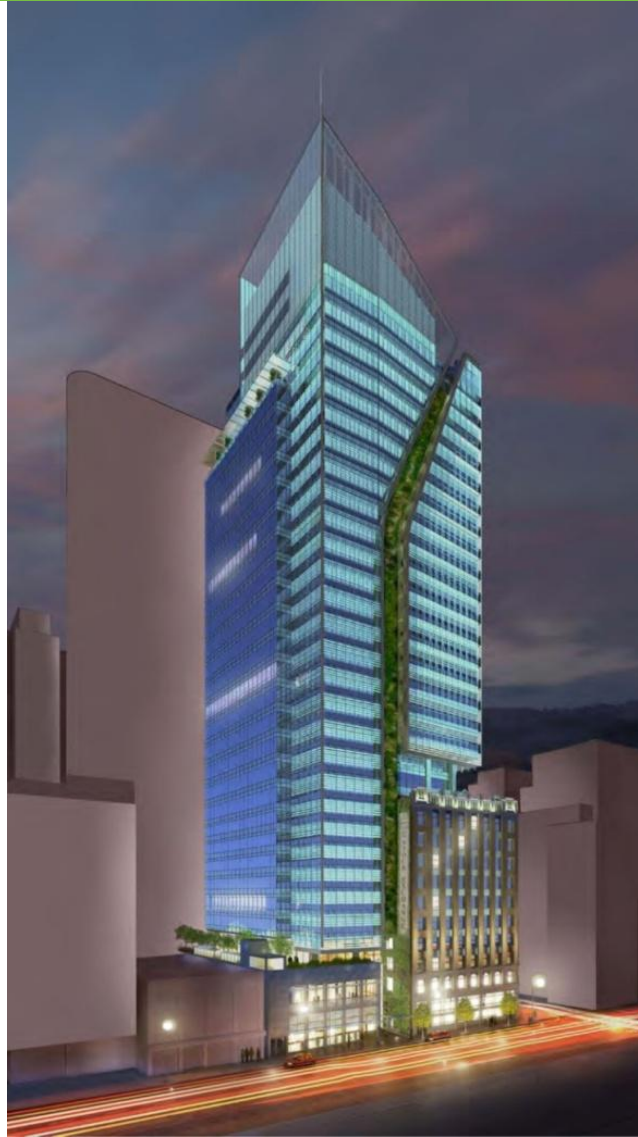
- Reduction in the proximity where the buildings overlap
- Incorporation of privacy measures that reduce direct sightlines
- Provision of a lighting strategy to minimize office lighting impacts



Rezoning Application

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