

PUBLIC HEARING — Reconvened February 20, 2013

CD-1 Rezoning Application
1600 Beach Avenue &
1651 Harwood Street



Beach Towers – Notification to Renters

It's your neighbourhood
have your say

Join us for an open house on a proposed rezoning for 1600 Beach Avenue and 1651 Harwood Street

Tuesday, May 31, 2011
 5 to 8 pm (presentation at 6:30 pm)
 Coast Plaza Hotel
 1763 Comox Street (at Denman Street)




CITY OF VANCOUVER | **125**

The City has received an application to rezone 1600 Beach Avenue and 1651 Harwood Street from RM-5A (Residential) District to CD-1 (Comprehensive Development) District.

The existing properties include four towers with over 600 rental apartments, which would be retained. The application would add 139 units of rental housing, approximately 109,000 square feet of floor area, through the following:

- a five-storey building on Beach Avenue;
- an eight-storey building at Harwood and Cardero Street
- nine three-storey townhouses on Harwood Street; and
- a one-storey amenity building at Beach and Cardero.



Can't make it to the open house?

Share your thoughts on this proposal:

- post a comment at vancouver.ca/rezapps
- e-mail karen.hoese@vancouver.ca
- fax 604.873.7060
- write to us at City Hall, 453 West 12th Avenue, Vancouver, BC V5Y 1V4

Your feedback will be presented to City Council who will make a decision on this rezoning after a Public Hearing. You will receive a notice when a Public Hearing date is set.

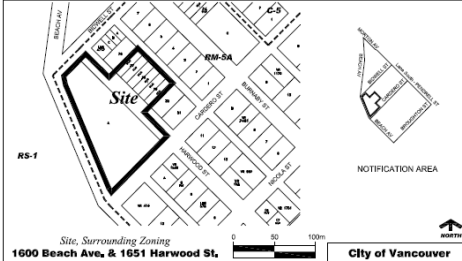
FOR MORE INFORMATION:
 604.871.6403, karen.hoese@vancouver.ca
 or vancouver.ca/rezapps

NOTICE OF REVISED REZONING APPLICATION AND COMMUNITY OPEN HOUSE for 1600 Beach Avenue and 1651 Harwood Street

October 24, 2012

IBI/HB Architects has submitted a revised application to rezone this site from RM-5A (Multiple Residential) District to Comprehensive Development (CD-1) District, to add a total of 133 dwelling units to these sites. The application proposes:

1. Along Beach Ave: add a 4-storey residential building.
2. At Harwood and Cardero St: add a 9-storey residential building.
3. At Beach Ave and Cardero St: add a partially submerged one-storey amenity building.
4. Infill the base of the existing towers to expand the lobbies, add a new rental office, and create additional amenity space.
5. On the Harwood St site: add 3-storey residential additions on either side of the existing Columbus House building and a 2-storey townhouse building along the lane.



Community Open House

Date: Wednesday, November 14, 2012
Time: 5:30 - 8:30 pm
Place: Coast Plaza Hotel
 1763 Comox Street (at Denman Street)

For more information or to submit comments:
 Website: vancouver.ca/rezapps
 Contact: Karen Hoese, Rezoning Planner
 e-mail: karen.hoese@vancouver.ca
 tel: 604.871.6403
 fax: 604.873.7060

City of Vancouver
 Planning - Rezoning Centre
 453 West 12 Avenue
 Vancouver, BC V5Y 1V4

Application & Open House Notification Postcards

Rack Card



Beach Towers: Short Term Incentives for Rental Housing (STIR)

- No DCL waiver
- Only STIR incentive is additional density.
- Public benefits:
 - DCLs of \$1,200,000
 - Public Art contribution of \$181,000
 - Community Amenity Contribution of \$243,000
 - 133 secured market rental housing units

Beach Towers – Market Rental in the West End

- Total market rental units in West End: **19,984**
- Beach Towers, existing units: **601**
- Beach Towers as percentage of all West End market rental units: **3%**

Beach Towers: On-site Parking

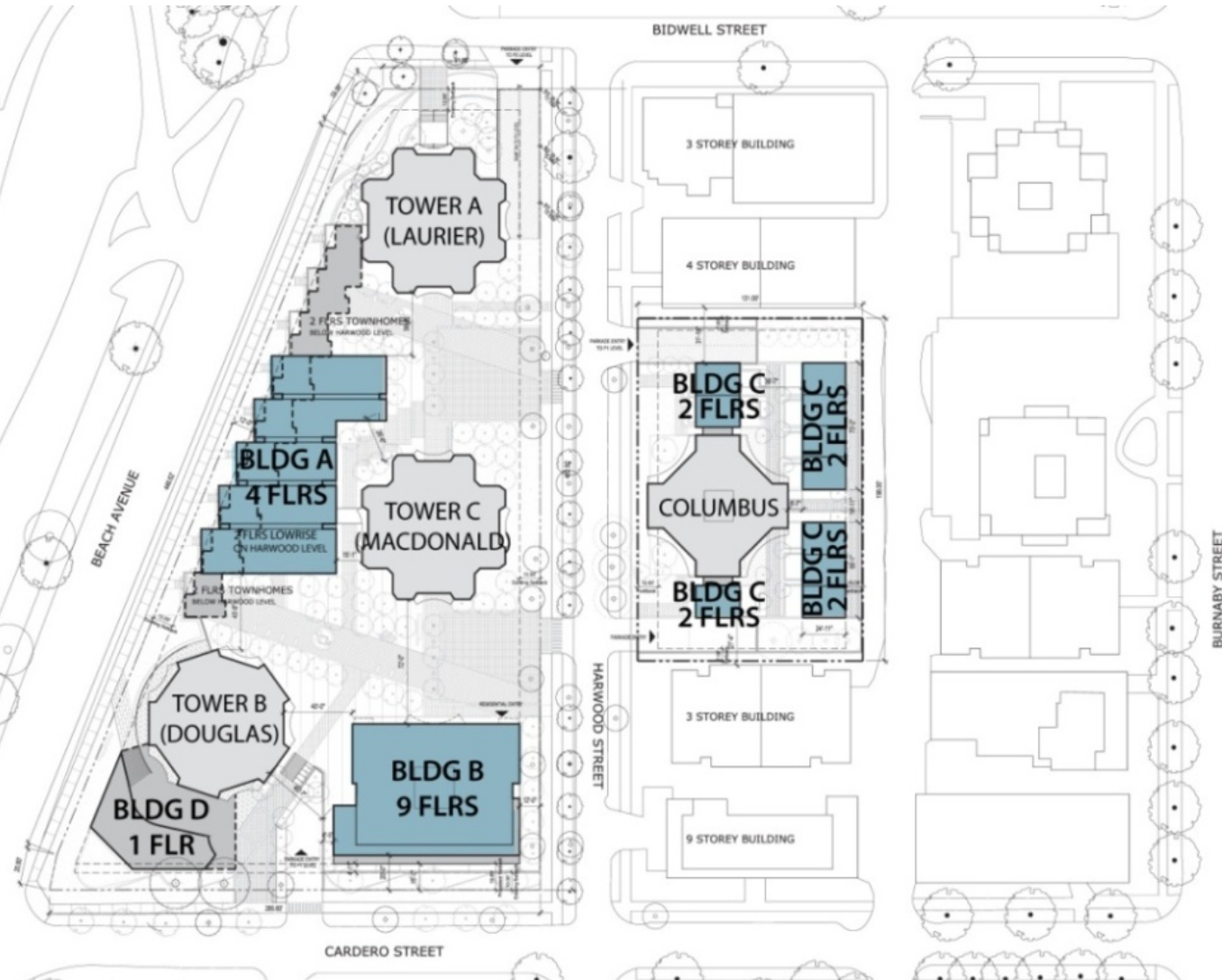
Existing parking spaces	458
Required parking spaces (Parking By-law)	329
Proposed parking spaces	416

Resulting in:

- 43 less parking spaces than existing
- 87 more parking spaces than required

Beach Towers

ENGLISH BAY



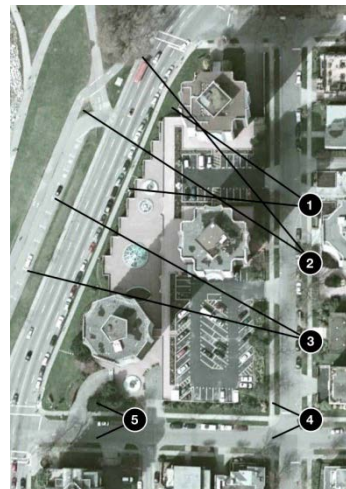


VIEW #4 - Street End View from Cardero & Harwood Intersection (Looking West towards English Bay)



Before

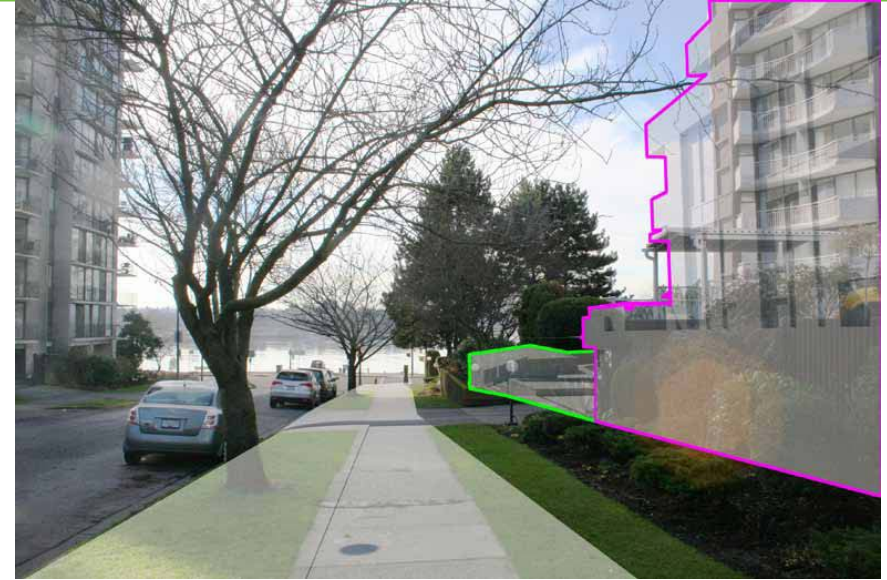
After



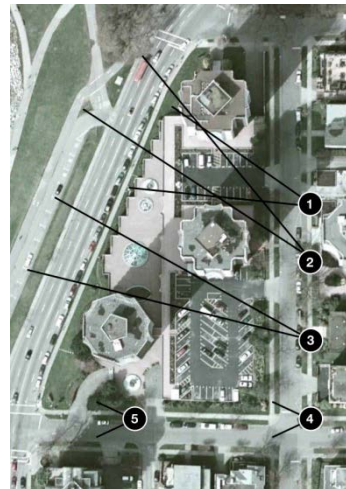
VIEW #5 - Street End View - midblock along Cardero



Before



After



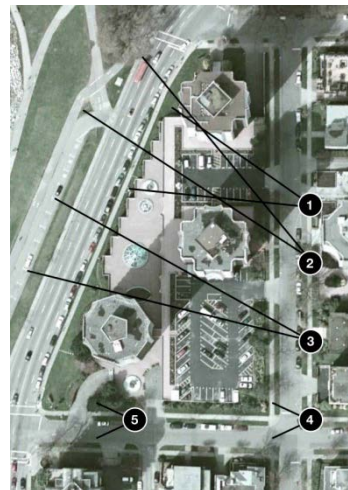
VIEW #1 - View through Site - Mid Block Harwood (Looking West towards English Bay)



Before



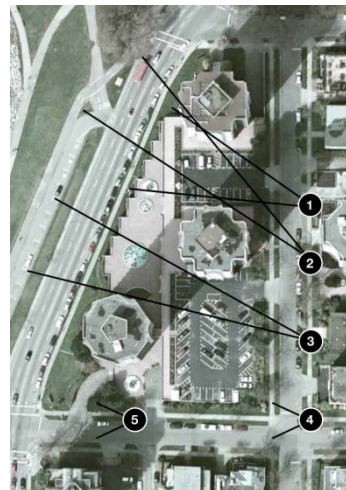
After



VIEW #2 - View through Site - Midblock on Harwood (Looking West towards English Bay)



Before



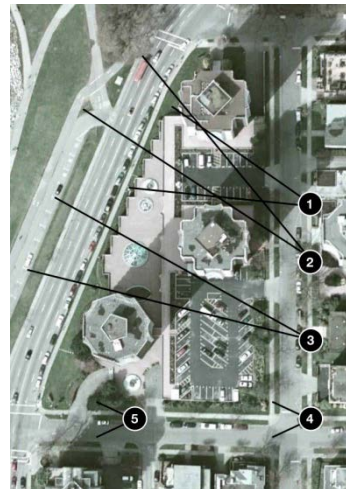
After

VIEW #3 - View through Site - Midblock on Harwood (Looking West towards English Bay)



Before

After



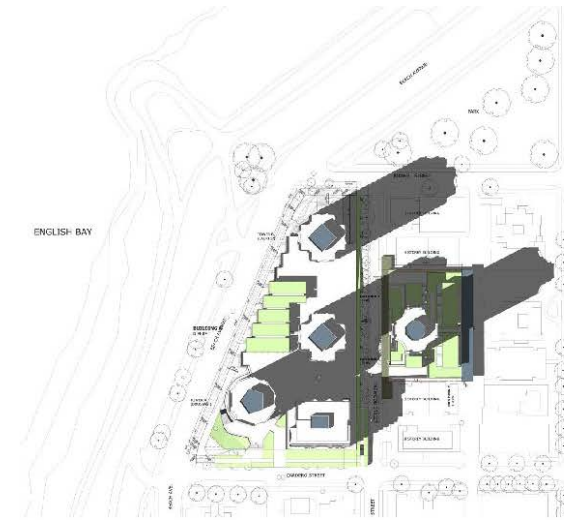
Shadow Study



SPRING EQUINOX 10 AM



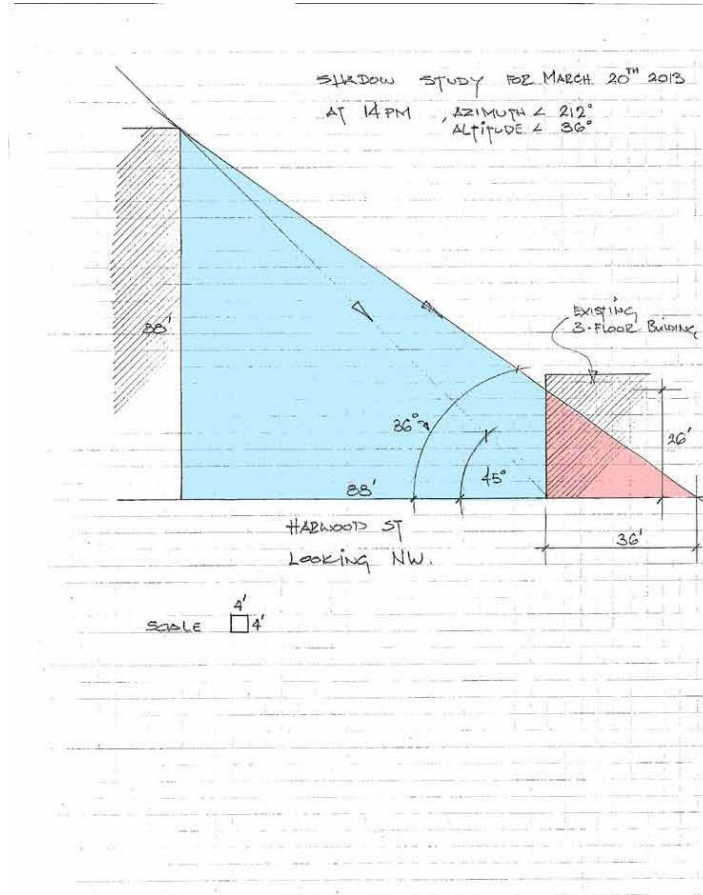
SPRING EQUINOX 12 PM



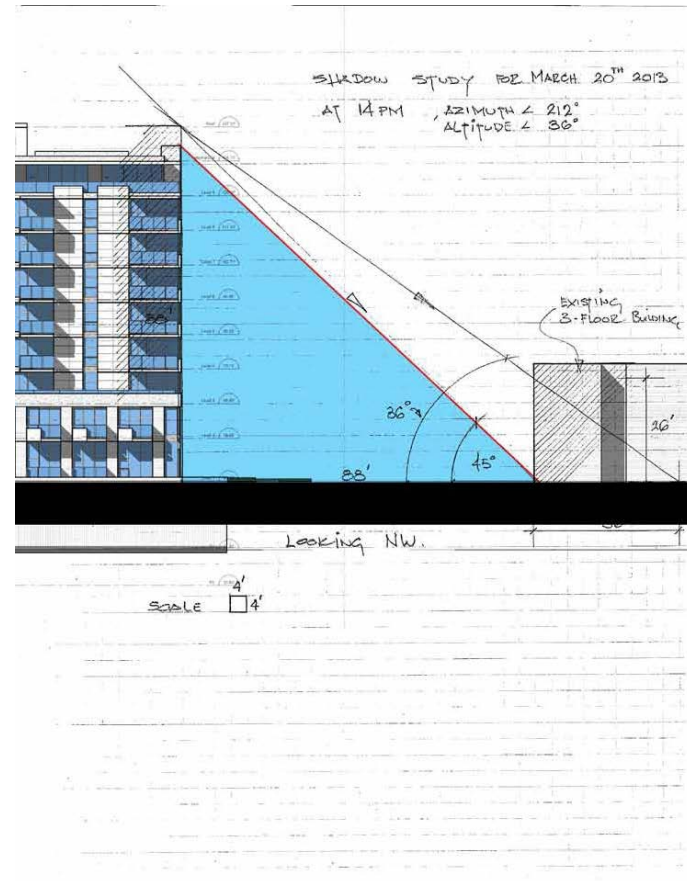
SPRING EQUINOX 14 PM

Shadow Analysis comparison

Study from Citizen - 2:00 pm Spring Equinox

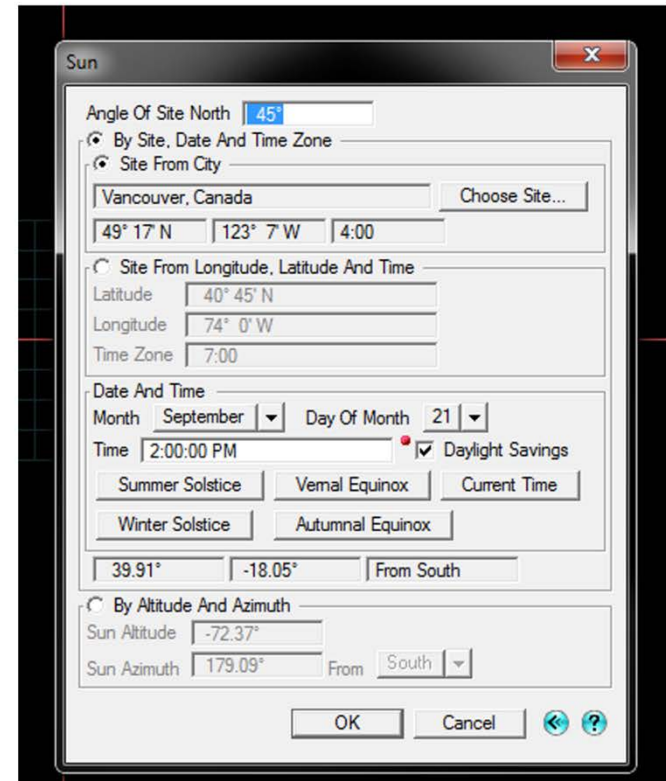
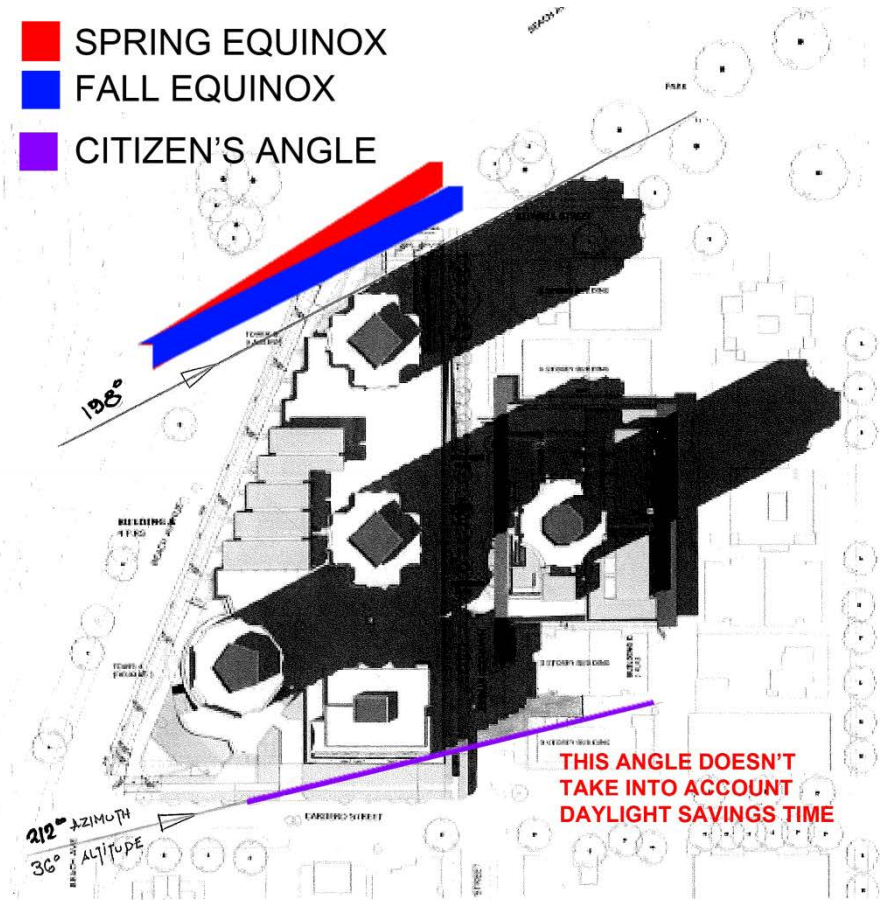


True Shadow – 2 pm Spring Equinox



Shadow Analysis Comparison

- SPRING EQUINOX
- FALL EQUINOX
- CITIZEN'S ANGLE



Beach Towers

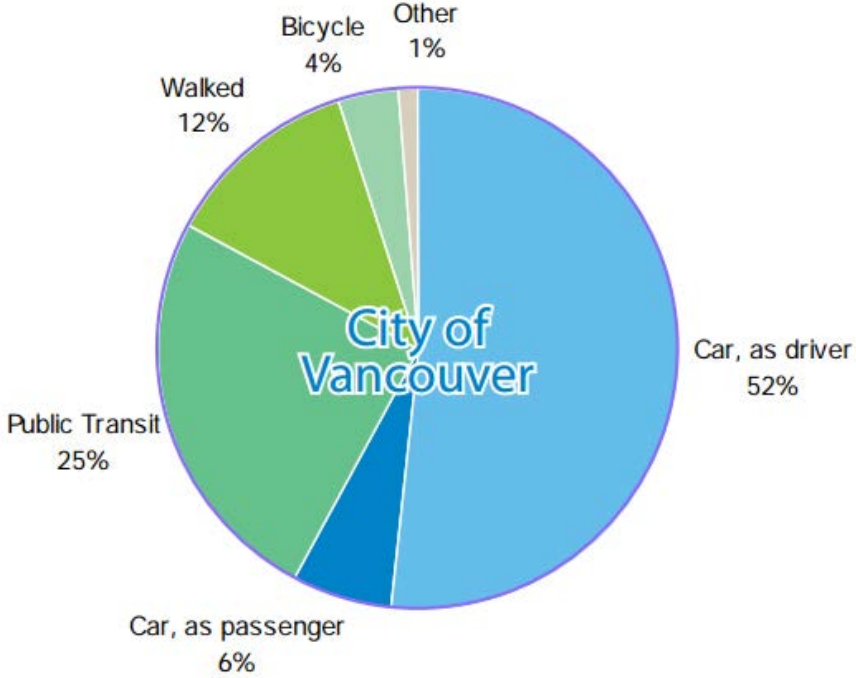
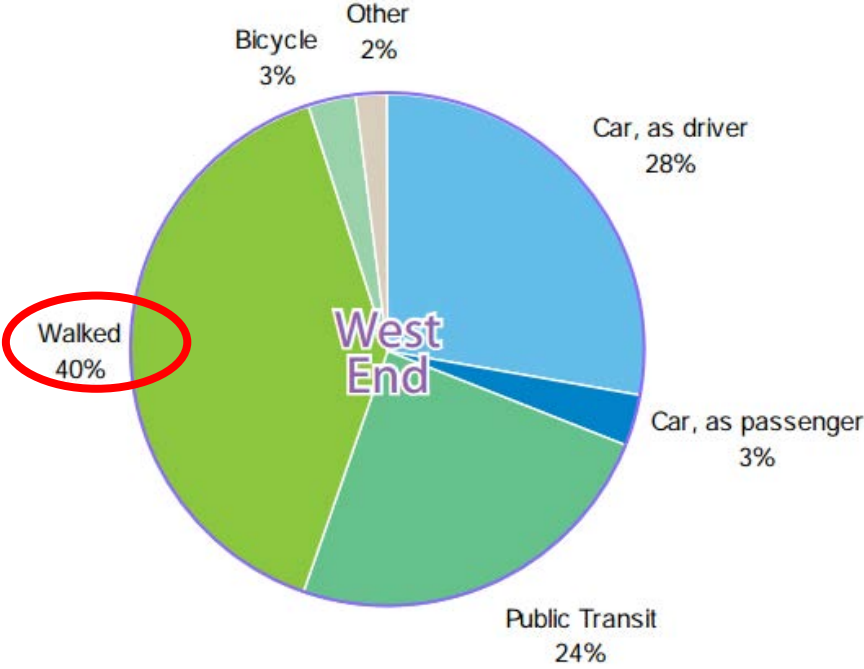




On-Street Parking

- On-street spaces total (excluding meters)
 - approximately 3,500
- On-street RPP spaces:
 - Approximately 2,700

Journey to Work Mode Share

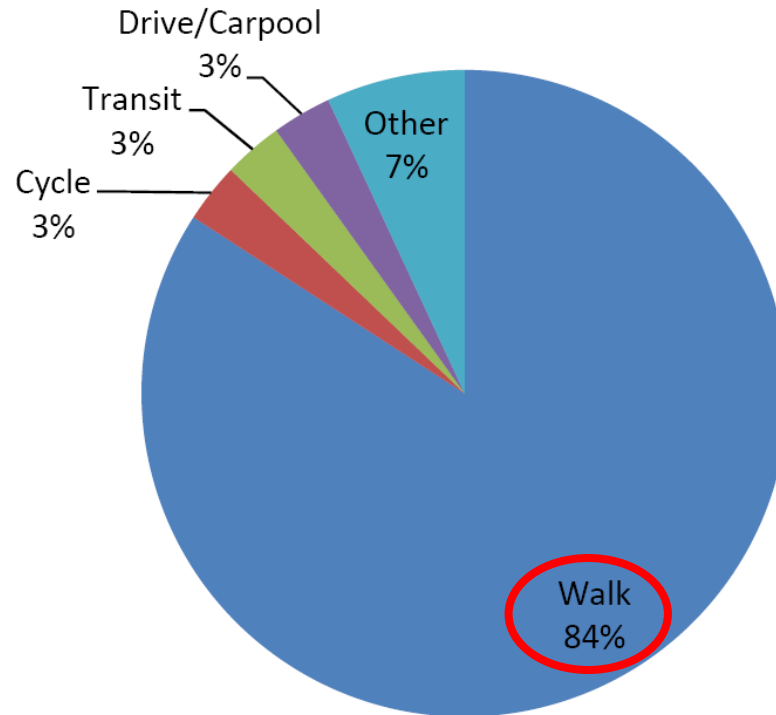


Source: Statistics Canada 2006 census data



Getting Around Locally

How do you *usually* get around the West End?



Walking, Cycling & Transit Routes



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