

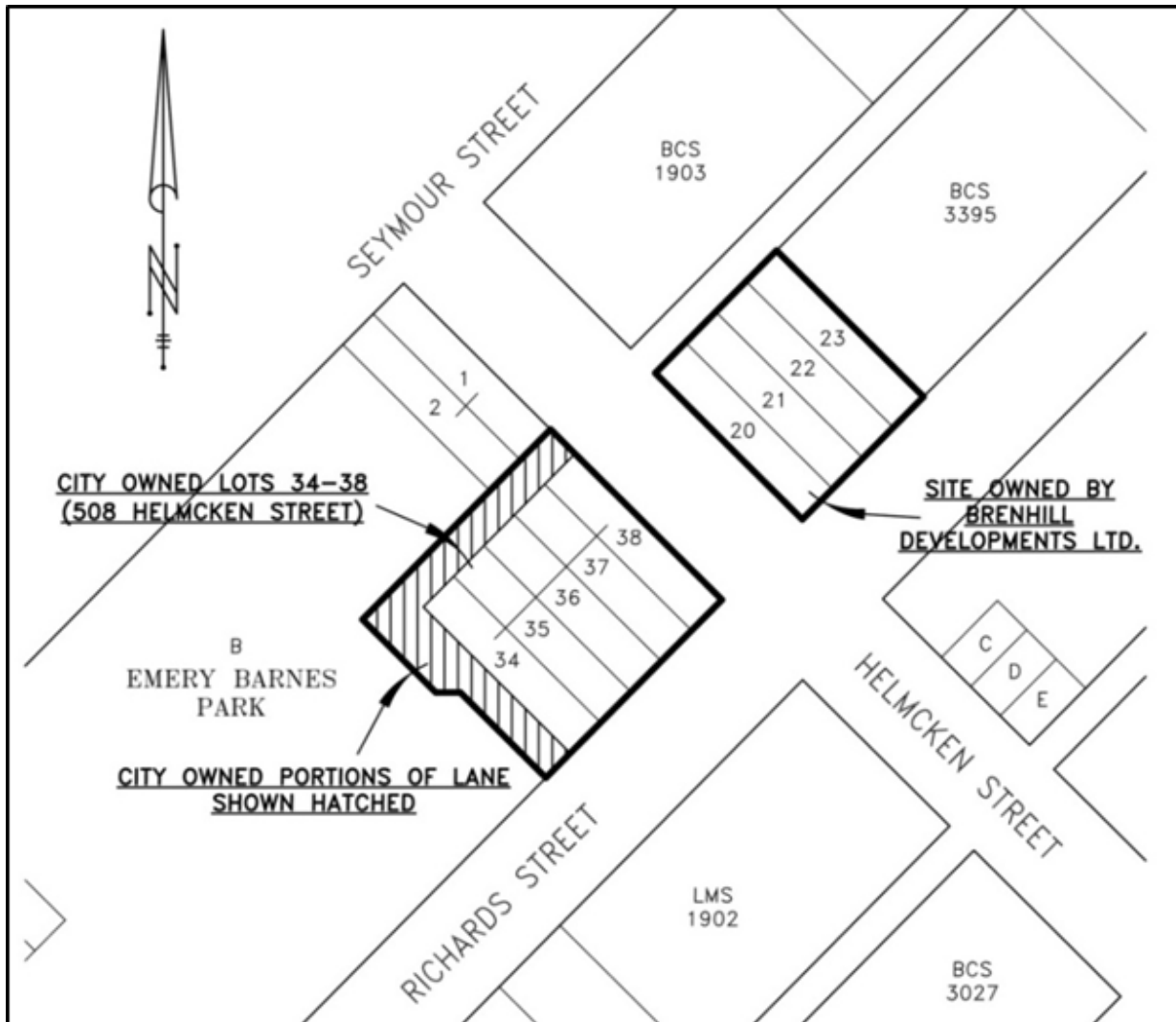
**CD-1 Rezoning Application
508 Helmcken Street
Public Hearing
July 16, 2013**



Site Context



Proposed Land Exchange



Proposal

289,775 sq. ft. of residential strata (338 units)

63,512 sq. ft. of market rental housing (110 units)

37-space private pre-school / kindergarten

1,192 sq. ft. of retail



Public Benefits

City of Vancouver Housing and Homelessness Strategy (2011) Targets (as of May 6 2013)

| | TARGETS ¹ | | CURRENT PROJECTS | GAP |
|---------------------------------------|----------------------|-----------------------|--|-------------|
| | Long- Term (2021) | Short- Term (2014) | Proposed, In Progress or Completed | 2014 Target |
| Supportive Housing Units | 2,900 | 2,150 | 1,844 | 306 |
| All Other Non-Market Housing Units | 5,000 | 1,500 | 1,377 | 123 |
| Total Non-Market Housing Units | 7,900 | 3,650 | 3,221 | 429 |

Proposed Public Benefit



1099 Richards Street

- 87 Replacement Social Housing Units
- 75 New Social Housing Units
- Transferred to the City in “turn-key” condition

In-kind CAC: \$24.0 M
Cash CAC: \$ 1.0 M
Land Sale (approx): \$ 5.6 M
Total Value: \$30.6 M

508 Helmcken Street

City of Vancouver Rental Housing Targets & Progress Against Targets (as of May 6, 2013)

| | TARGETS ¹ | | CURRENT PROJECTS | | | | | Above or below 2014 Target (if all constructed) |
|-------------------------------------|----------------------|------------------|------------------|--------------------|----------|--------------------------|-------|--|
| | Long Term (2021) | Near Term (2014) | Completed | Under Construction | Approved | In Progress ² | Total | |
| Secured Market Rental Housing Units | 5,000 | 1,500 | 182 | 885 | 972 | 1,264 | 3,303 | 1,803 Above 2014 Target |

1. Targets are established in the 2011 City of Vancouver Housing and Homeless Strategy.

2. "In Progress" units are defined as those proposed in rezoning and development applications. This unit count is subject to change, as not all proposed units proceed to approval and development.

Neighbourhood Feedback

Key concerns:

1. Form of Development
2. Social Housing
3. Traffic / Parking



Urban Design Analysis: Site Context



Downtown South Towers



Brava Towers - 1155-1199
Seymour Street (244 and
301 ft. high) 8.01 FSR



Donovan - 1055 Richards
Street (166 ft. high) 5.00
FSR



Domus - 1055 Homer
Street (241 ft. high)
5.50 FSR



Robinson Tower - 488
Helmcken Street (147 ft.
high to parapet) 5.13 FSR

Existing zoning examples

Downtown South Towers



The Pinnacle - 939 Homer Street (303 ft. high) 5.95 FSR



The Mark - 1372 Seymour Street (393 ft. high) 7.82 FSR - approved rezoning



1300-1320 Richards Street (400 ft. high) 11.9 FSR - approved rezoning

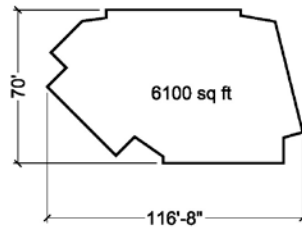


508 Helmcken Street (320 ft. high) 17.10 FSR - rezoning proposal

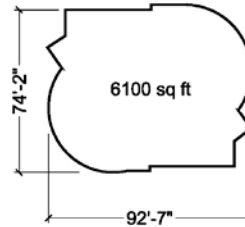
Proposal in its immediate context



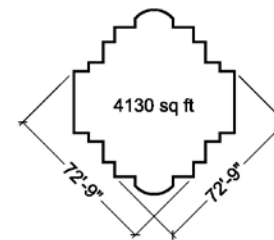
New Yaletown Towers - Floor Plate Comparison



The Mark (rezoned)
1372 Seymour Street



The 501
501 Pacific Street



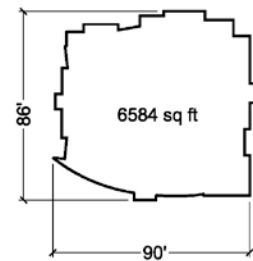
Grace Tower
1280 Richards Street



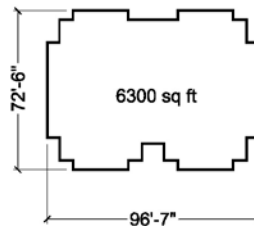
Elan
1255 Seymour Street



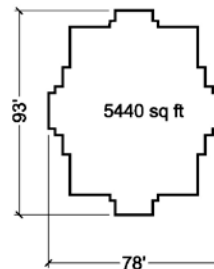
Brava Towers B
1199 Seymour Street



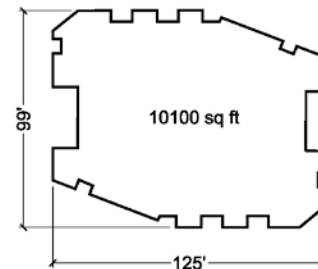
Brava Towers A
1155 Seymour Street



The Donovan
1055 Richards Street

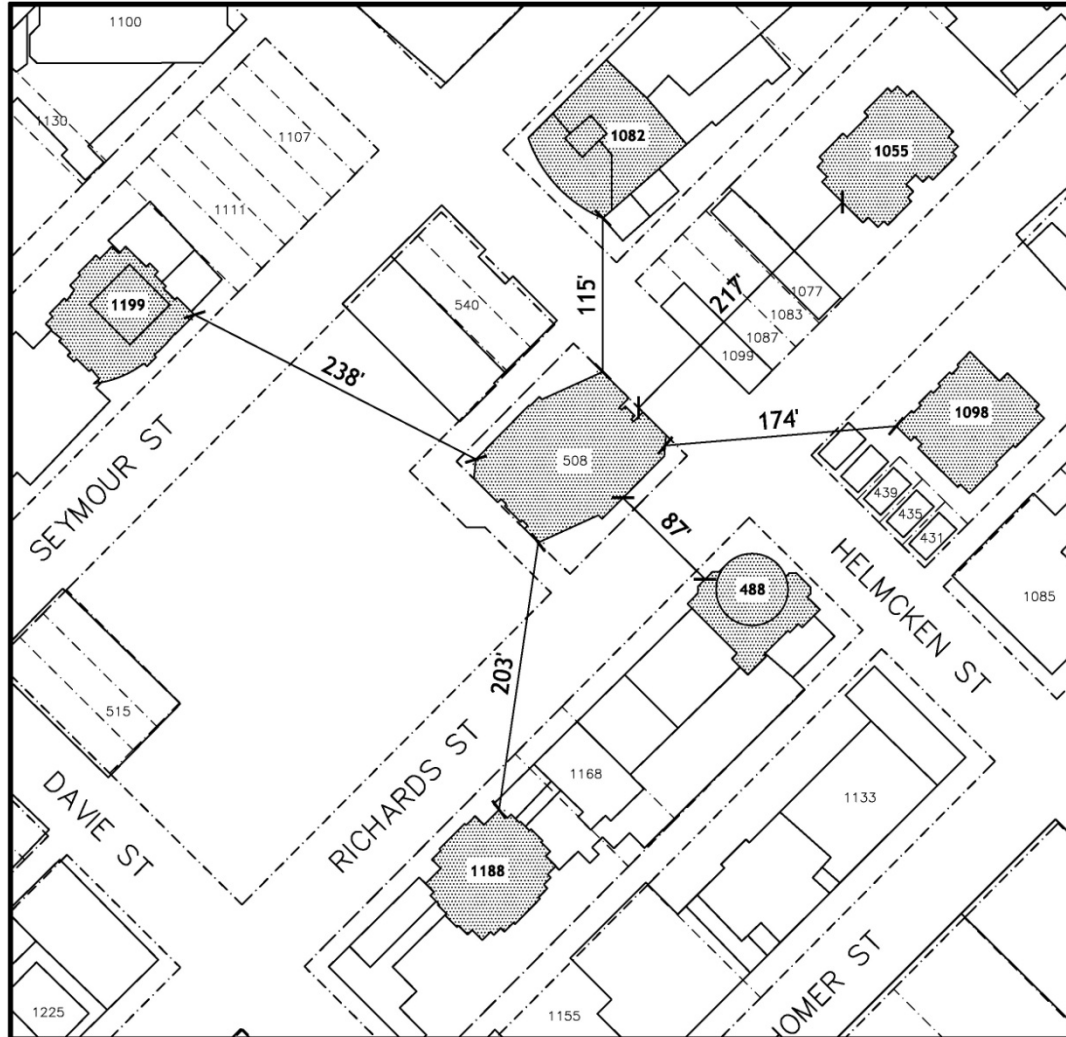


Mondrian2
1969 Richards Street



508 Helmcken
(level 28 to 34)

Tower Separation



Revised: June 26, 2013



View Impact: Robinson - 488 Helmcken Street



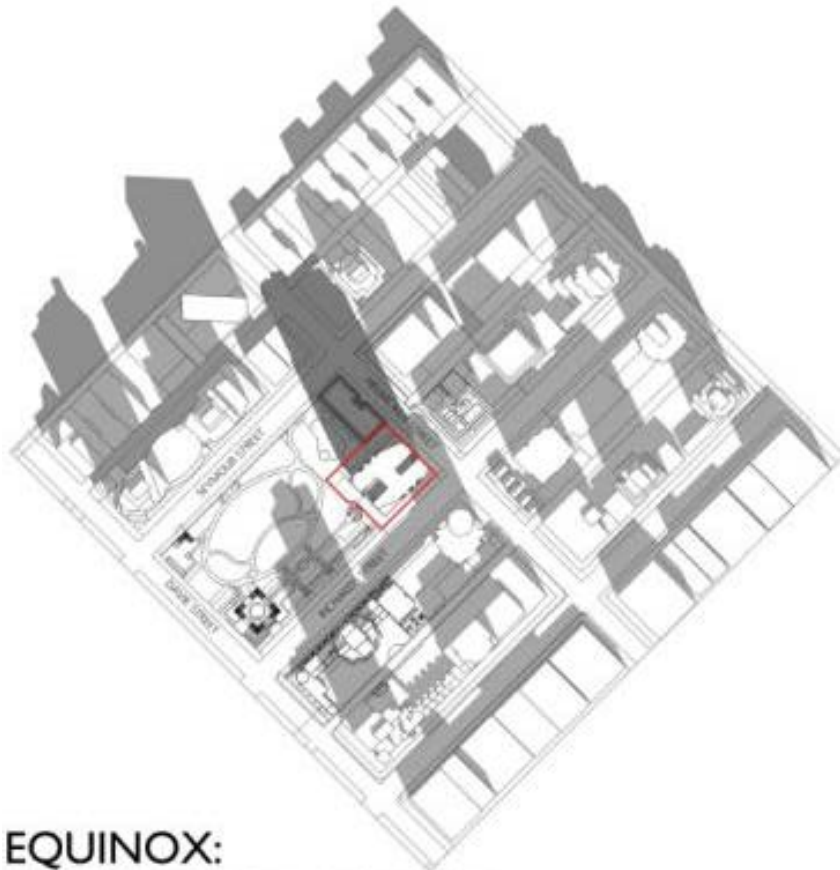

ROBINSON
Height 160'

— Outright zoning height 70'
— Proposed tower height 320'

30% of 135 degree view interrupted by proposed development

 Existing view angles
 Existing view angle interrupted

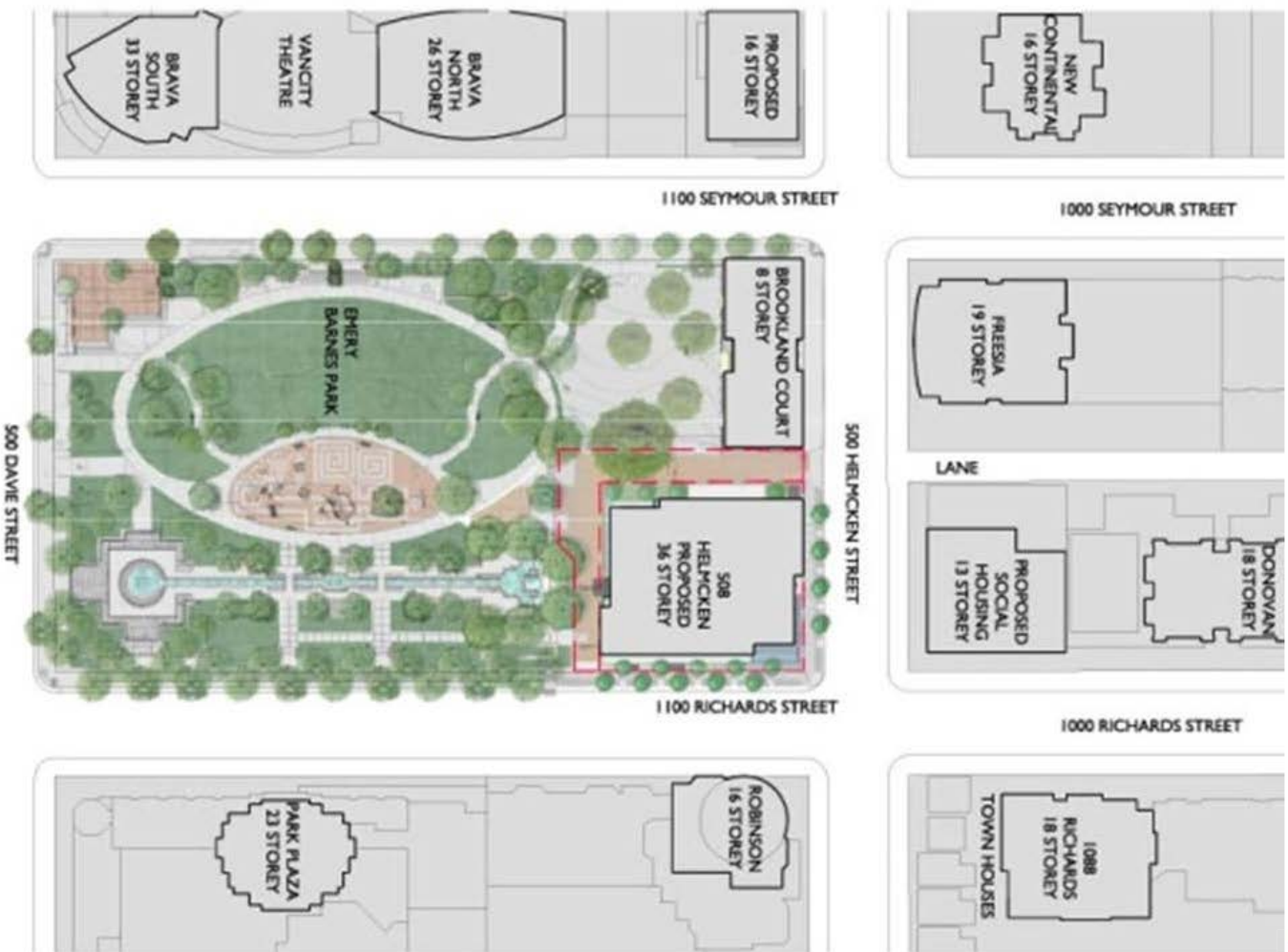
Shadows at Equinox



EQUINOX:
MAR/SEP 21ST - 10.00AM



EQUINOX:
MAR/SEP 21ST - 12.00PM



Northeast Corner - Emery Barnes park



SITE

Open Space

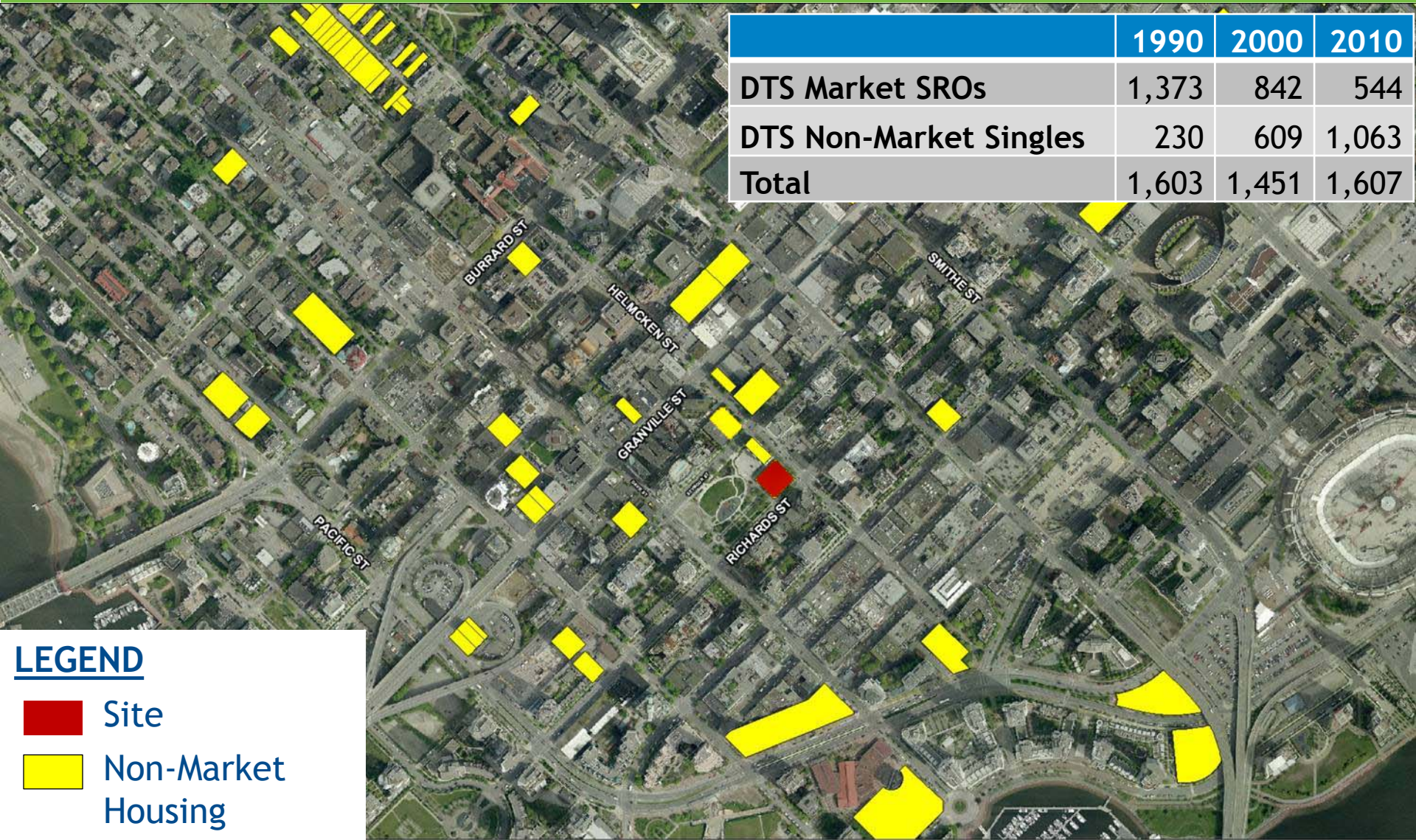


Social Housing

Downtown South Public Benefits Strategy (1992-2021)

| Benefit Area | Total Target | Estimated Amenities Achieved |
|---|---------------|---|
| Housing (42% of DCLs) | 1,238 units | 1,249 non-market units Over 100% of target |
| Parks (38% of DCLs) | 1.54 hectares | 1.37 hectares 89% of target |
| Childcare (13% of DCLs) | 323 spaces | 74 spaces 23% of target |
| Engineering and Infrastructure (5% of DCLs) | \$6.12 M | \$1.3 M 21% of target |

Non-Market Housing Locations



Transportation



LEGEND

- Bus Routes
- Bicycle Routes
- Comox-Helmcken Greenway

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