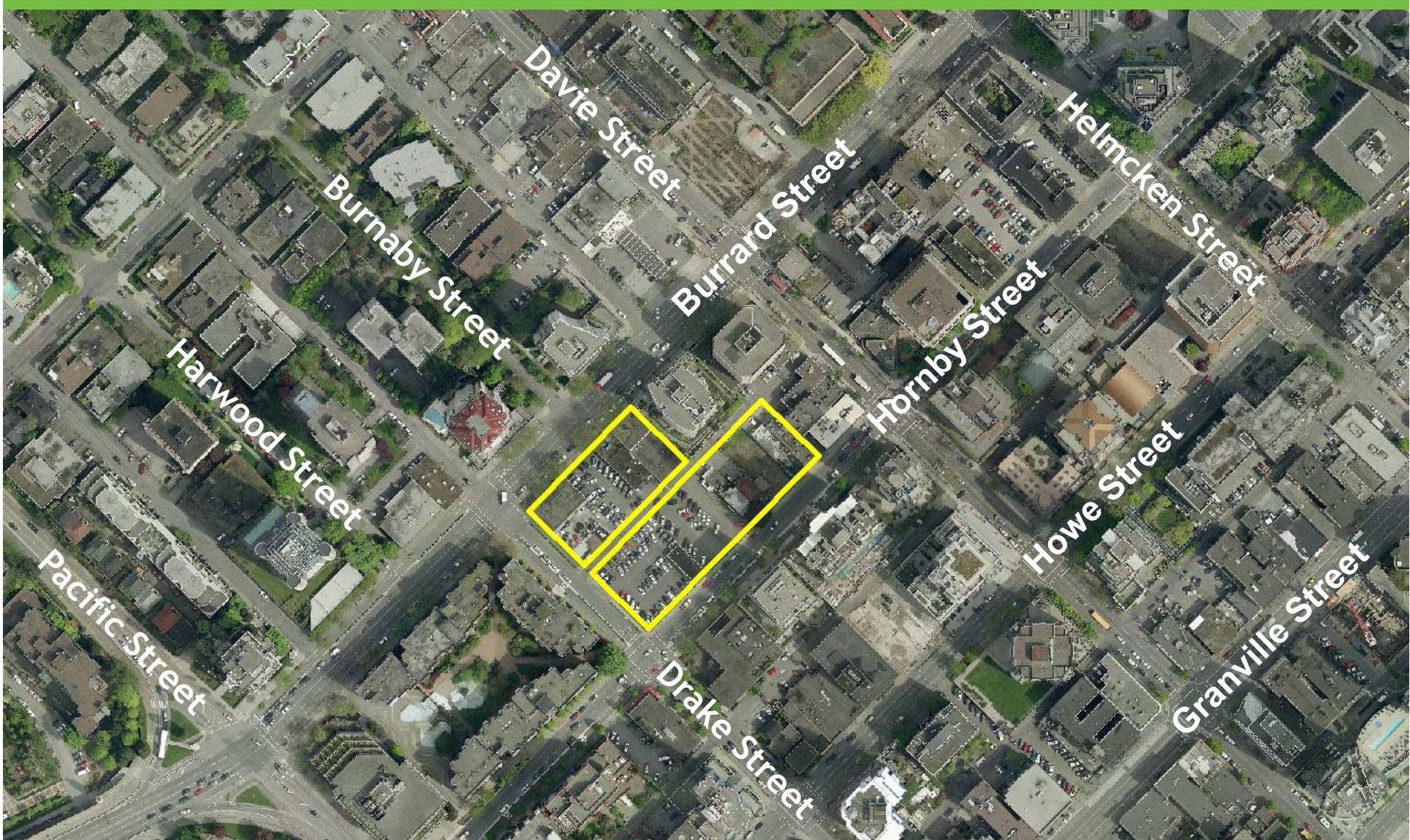


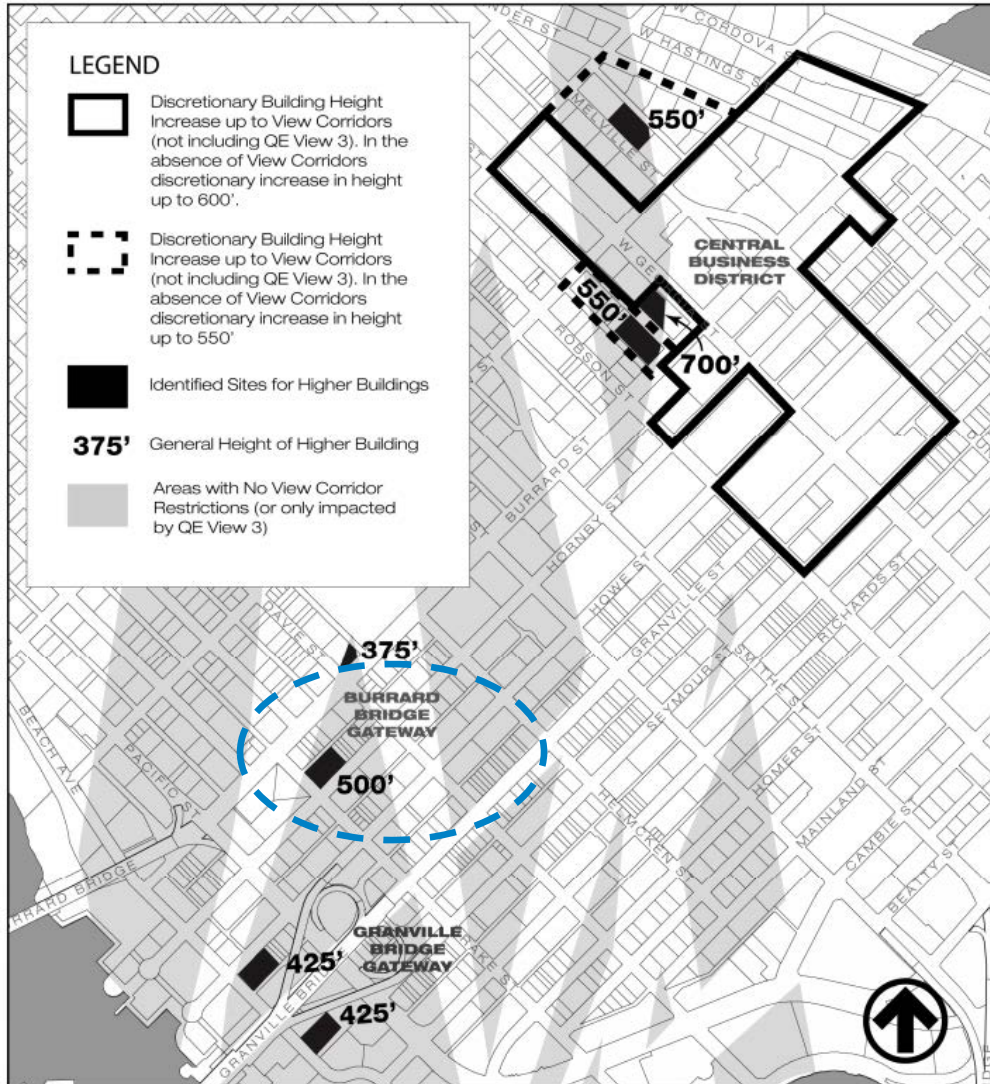
CD-1 Rezoning Application

1262-1290 Burrard Street
1229-1281 Hornby Street

Site Context



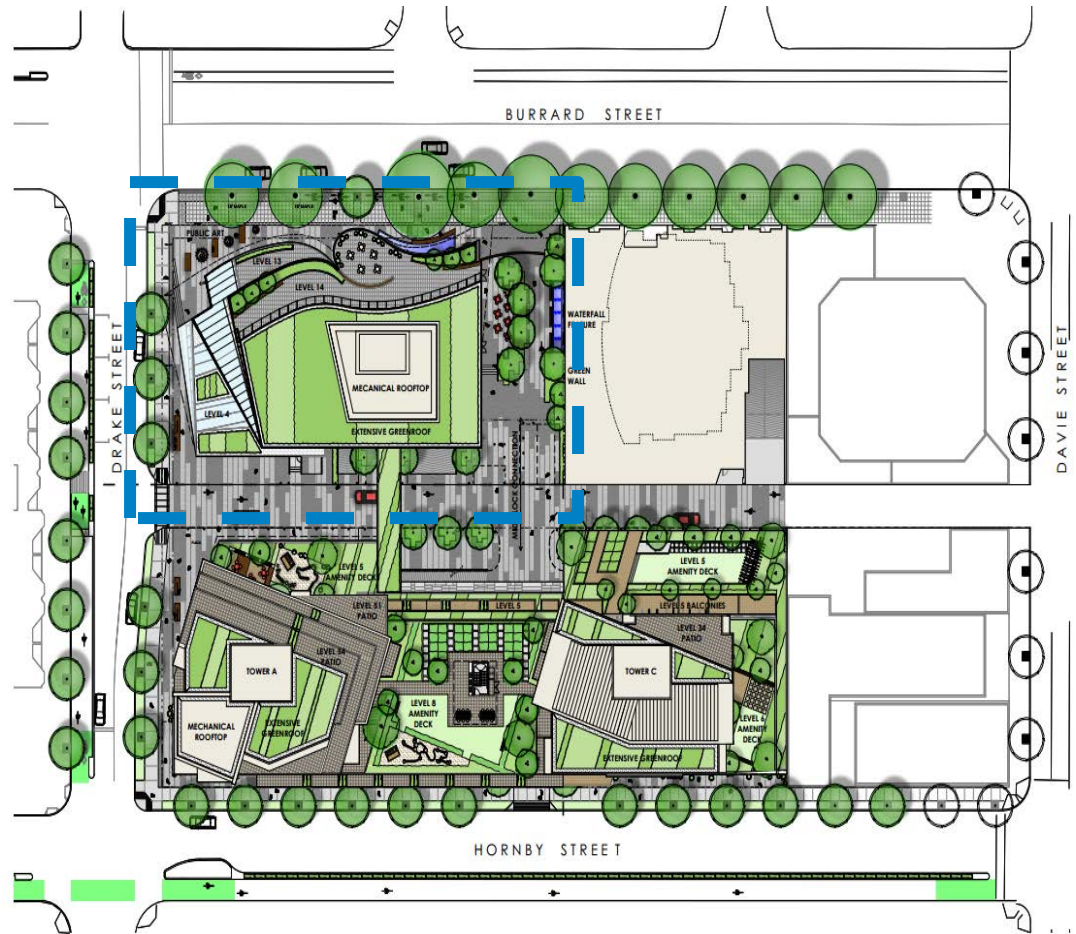
“General Policy for Higher Buildings”



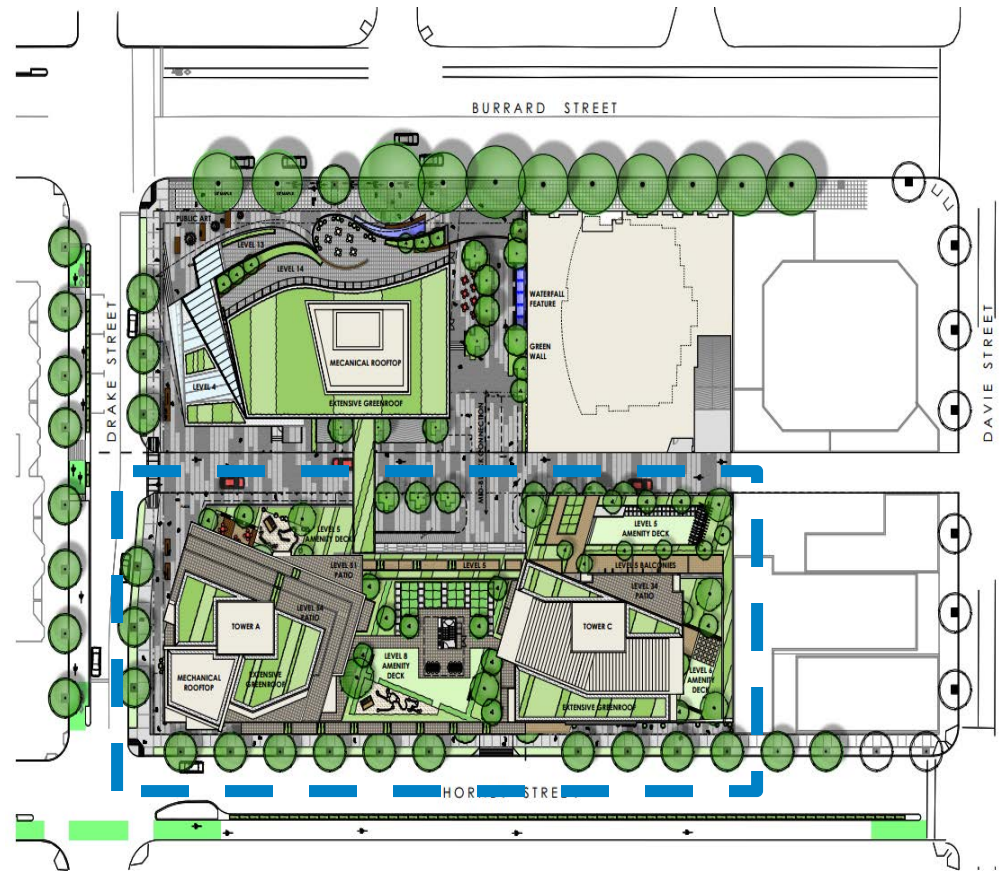
“Establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city’s skyline.”

“Demonstrate leadership and advances in sustainable design and energy consumption.”

Burrard Street Site



Hornby Street Site



Public Realm



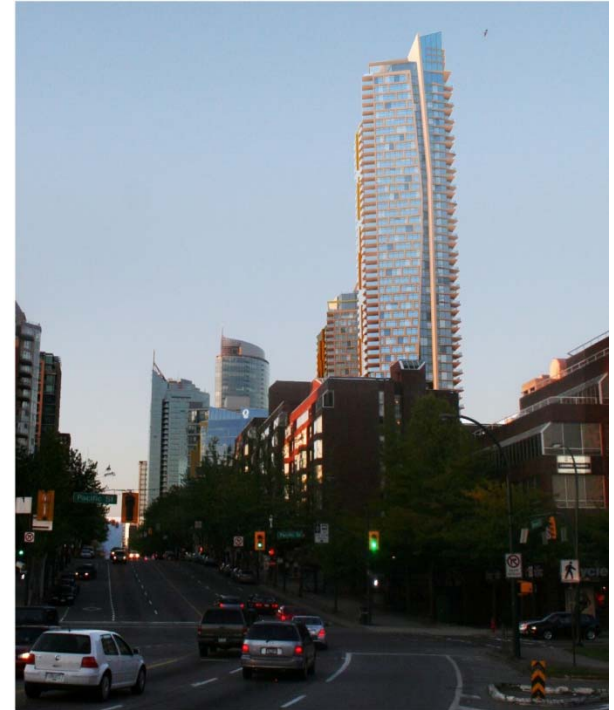
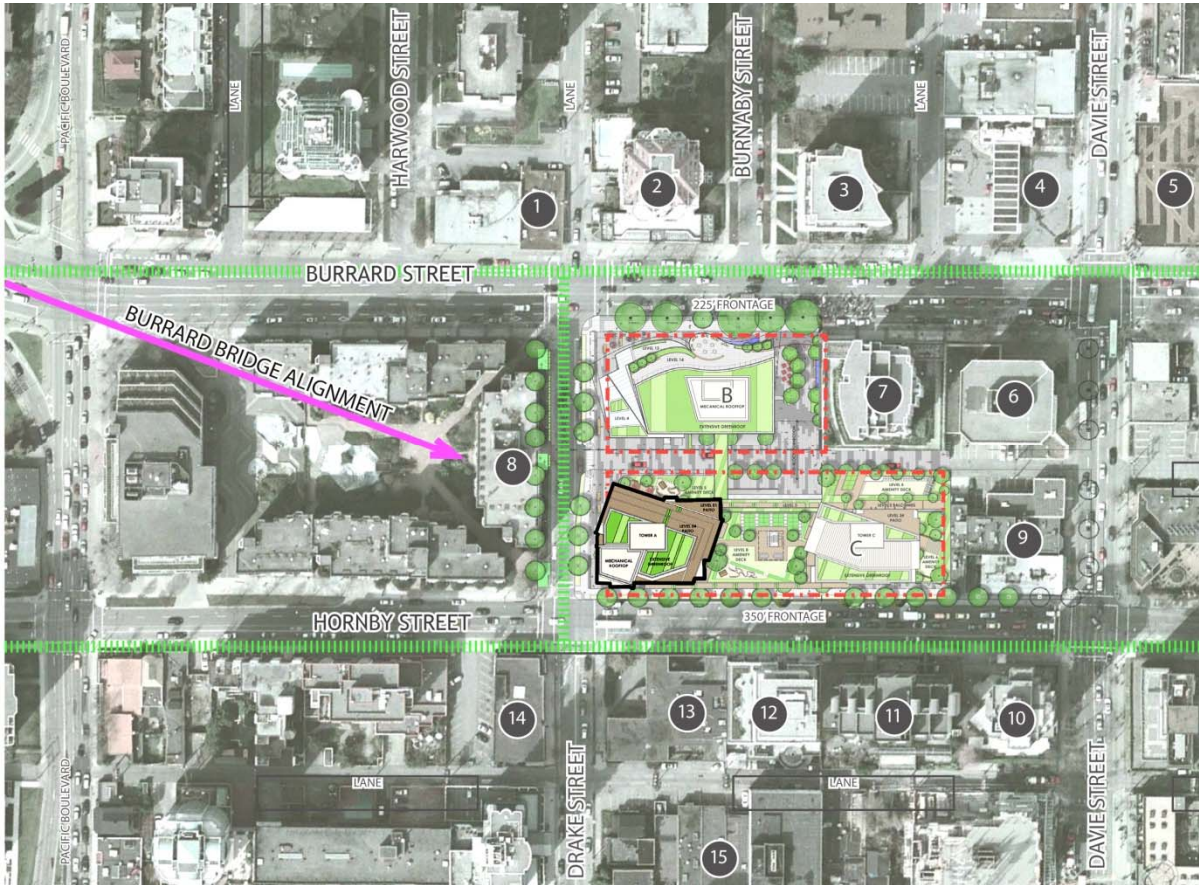
Community Feedback



Skyline

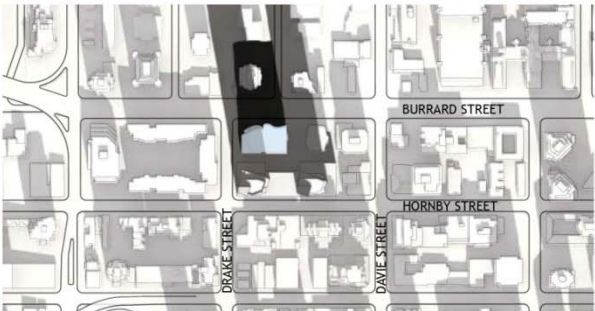


Burrard Bridge Alignment

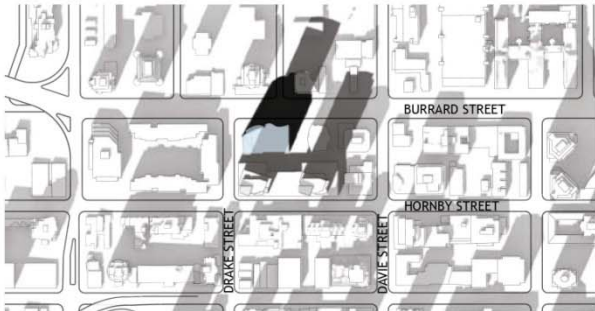


VIEW FROM NORTH END OF BURRARD BRIDGE

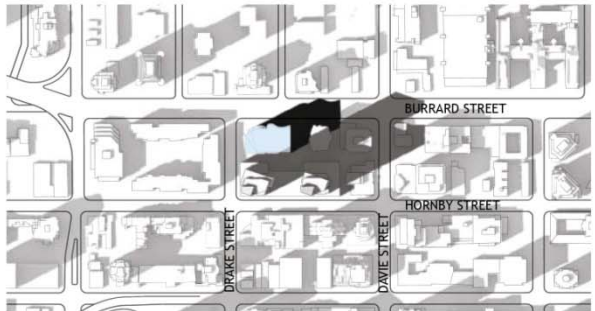
Shadow Analysis



Equinox - 10:00 am



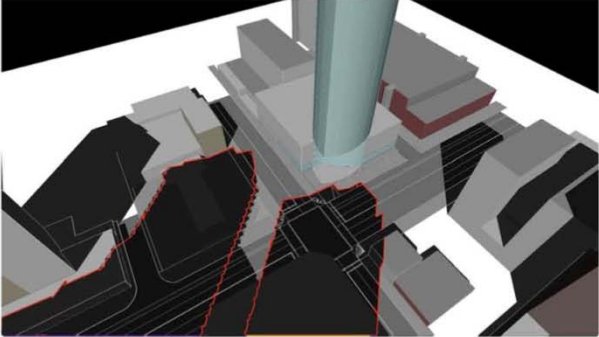
Equinox - 12:00 pm



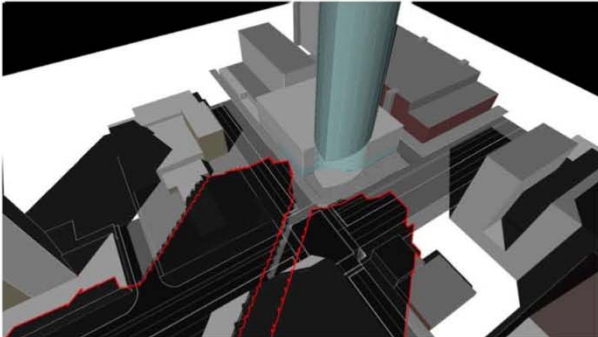
Equinox - 2:00 pm

Shadow Analysis

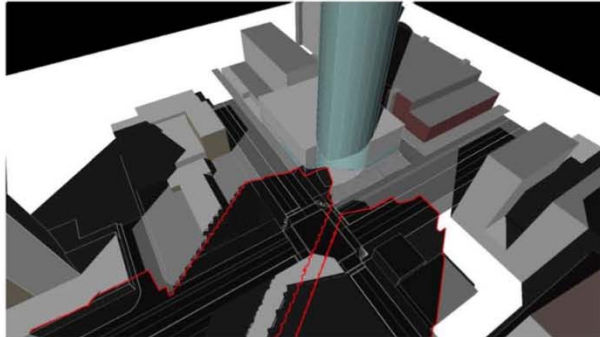
September 21st (Fall Equinox)



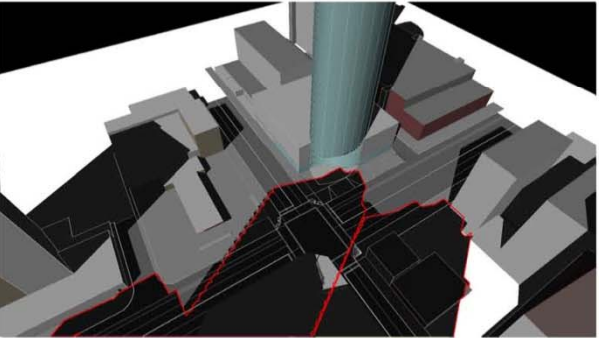
1.00 pm



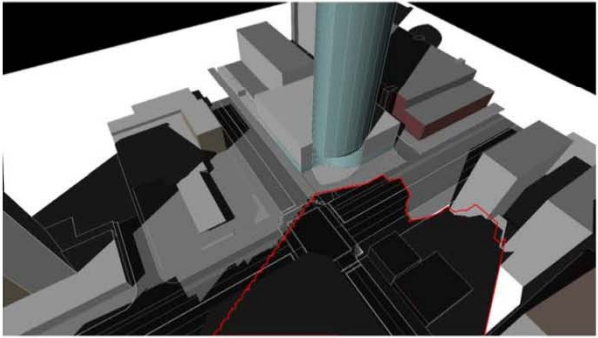
1.15 pm



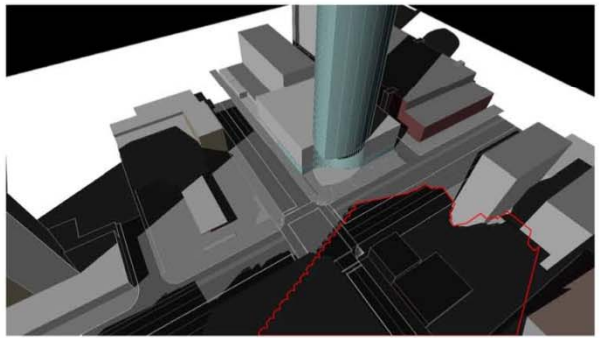
1.30 pm



1.45 pm

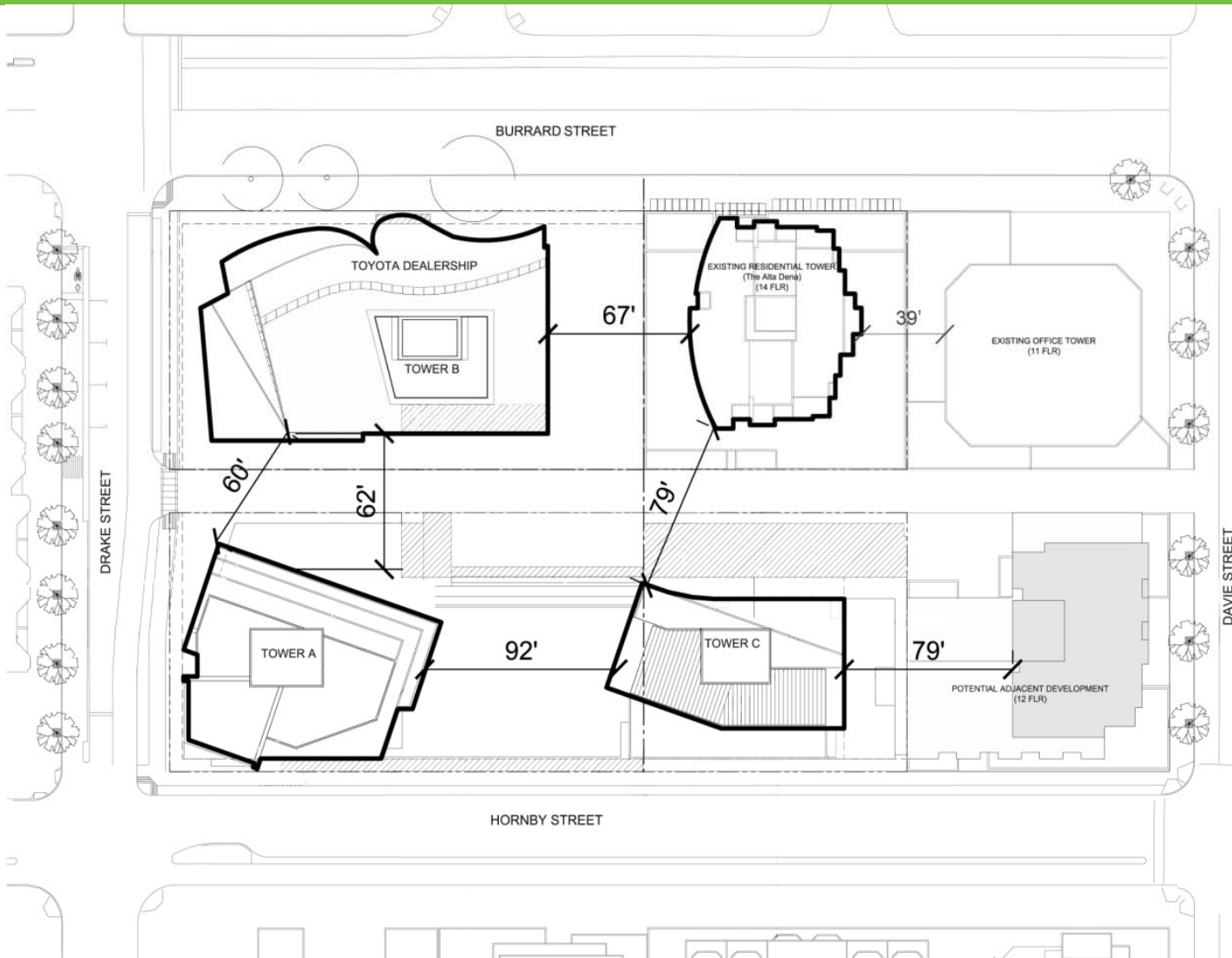


2.00 pm



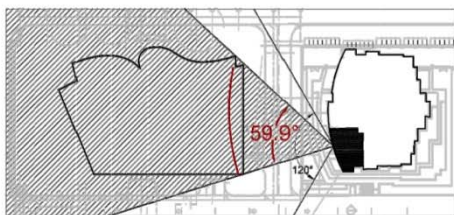
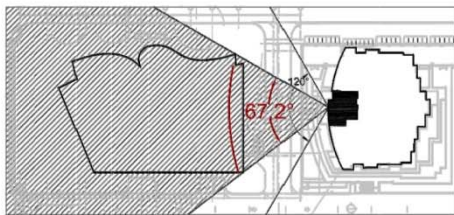
2.15 pm

Tower Separation

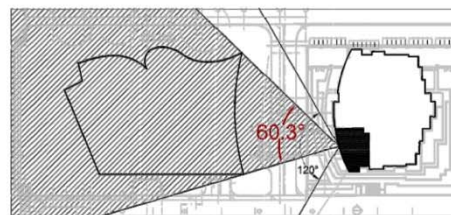
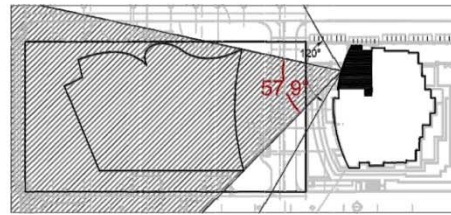


View Analysis

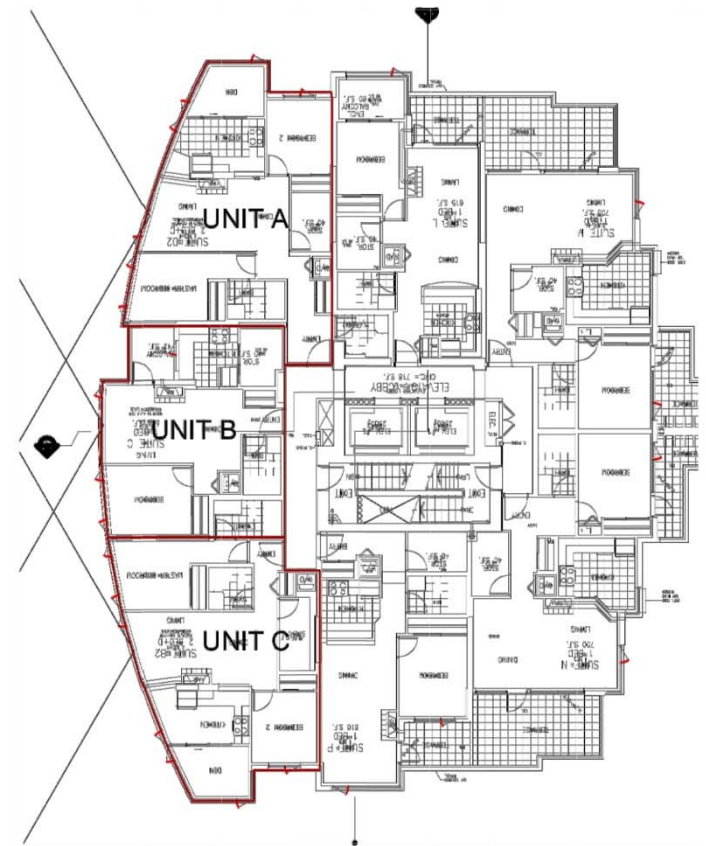
LEVEL 10



PROPOSED TOWER B

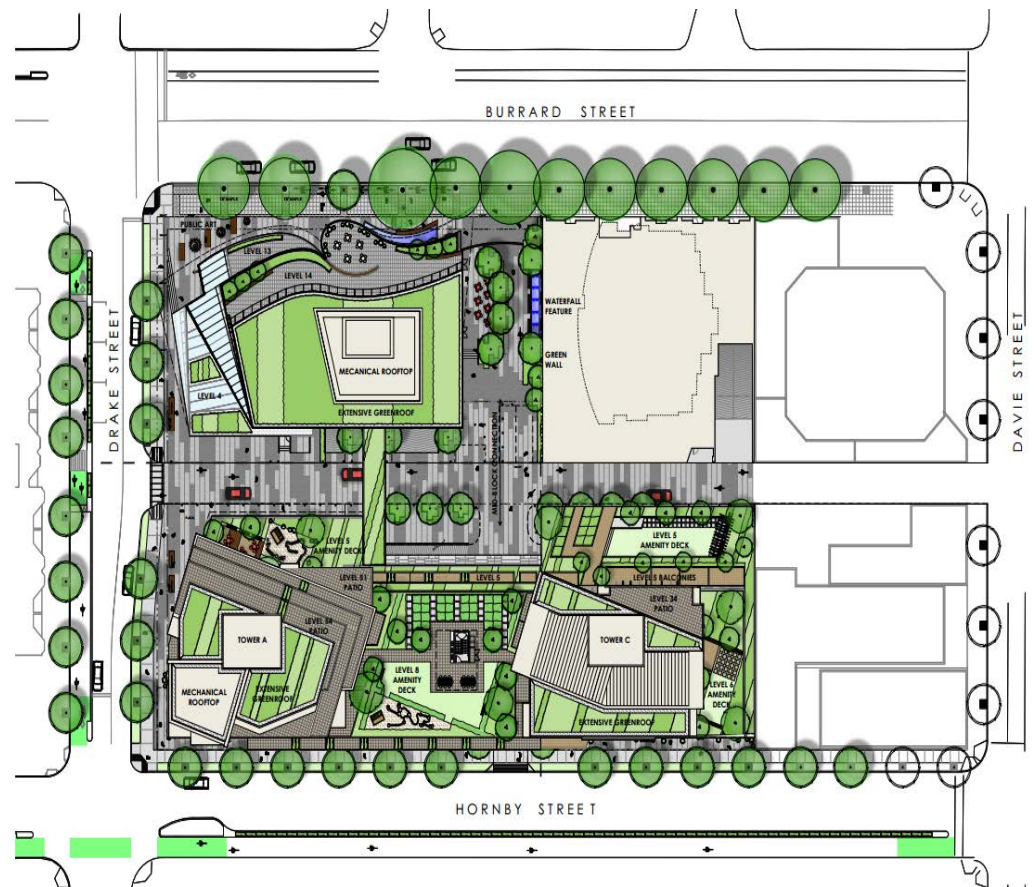


PROPOSED TOWER B
W/ SETBACK COMPLIANCE



City Objectives

- Landmark building demonstrating a high level of sustainability and architectural excellence
- 87 units of secured market rental housing
- 225,000 sq. ft. of job space
- Allocation of heritage amenity



Public Benefits

- Funding for LGBTQ community facility for use by Qmunity
- Public realm improvements
- Downtown South parks
- Completion of a cultural facility



CD-1 Rezoning Application: 1262-1290 Burrard Street and 1229-1281 Hornby Street





Downtown South Historic Houses

