



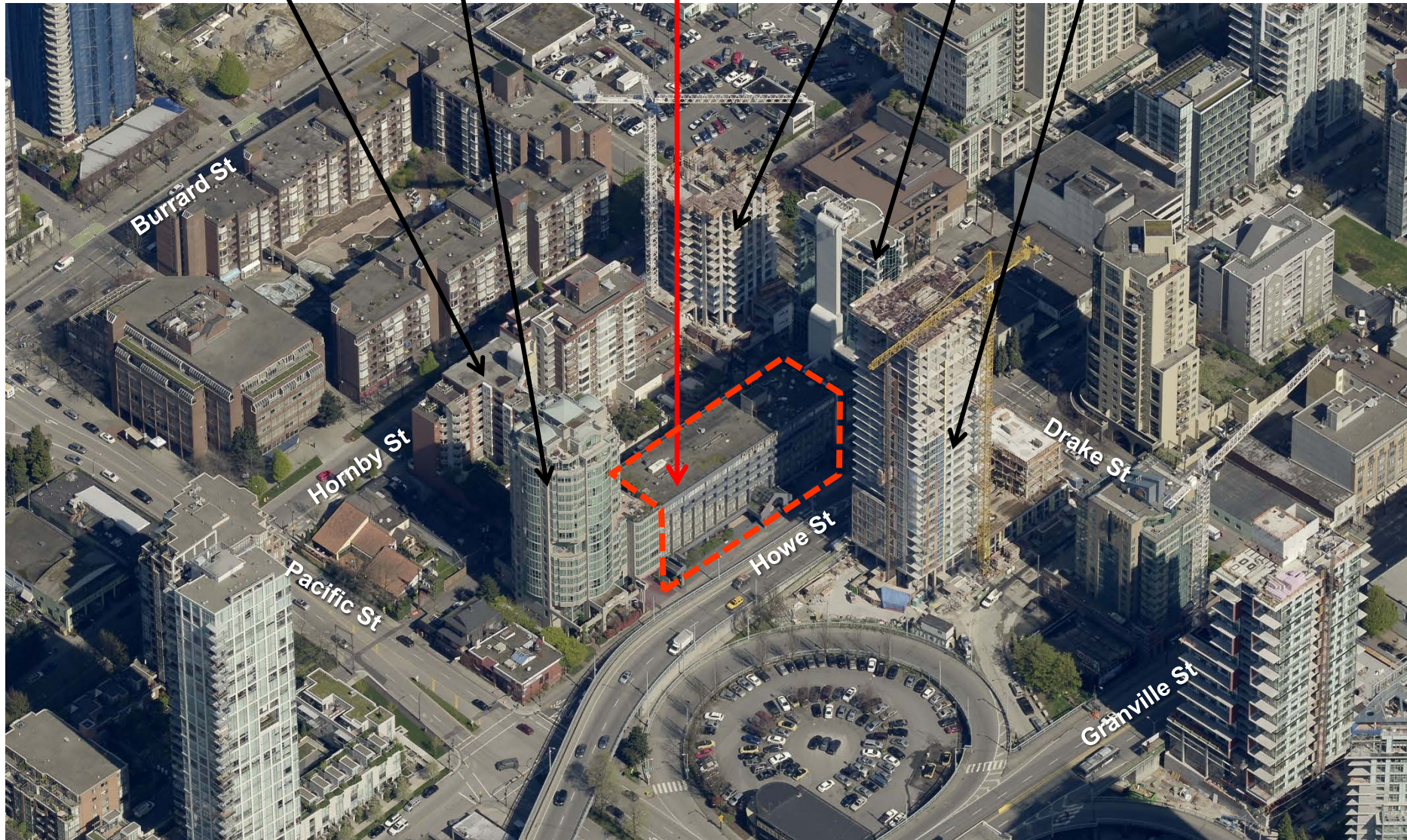
# CD-1 Rezoning Application 1335 Howe Street

Public Hearing  
December 15, 2015



# Site Context

Hornby Court    Portofino/  
Executive Hotel    **SITE**  
1335 Howe Street    Salt    VIVA Tower    Maddox



264 strata residential  
units

109 secured market  
rental units

Retail/service uses at  
ground level



## Key concerns:

1. Form of development
2. Traffic / parking impacts
3. Public benefits



## VIEW ANGLES FROM MADDOX - 1351 CONTINENTAL ST



Angle of View: 120°

- View Shed
- Proposed Tower View Blockage
- ⋯ ODP Zoning Building View Blockage
- Existing View Blockage
- Proposed Building
- Allowable Tower Under ODP Zoning

**FLOOR PLATE AREA\*: 556m<sup>2</sup> (5980ft<sup>2</sup>)**

\*May include extensions not indicated in drawings.

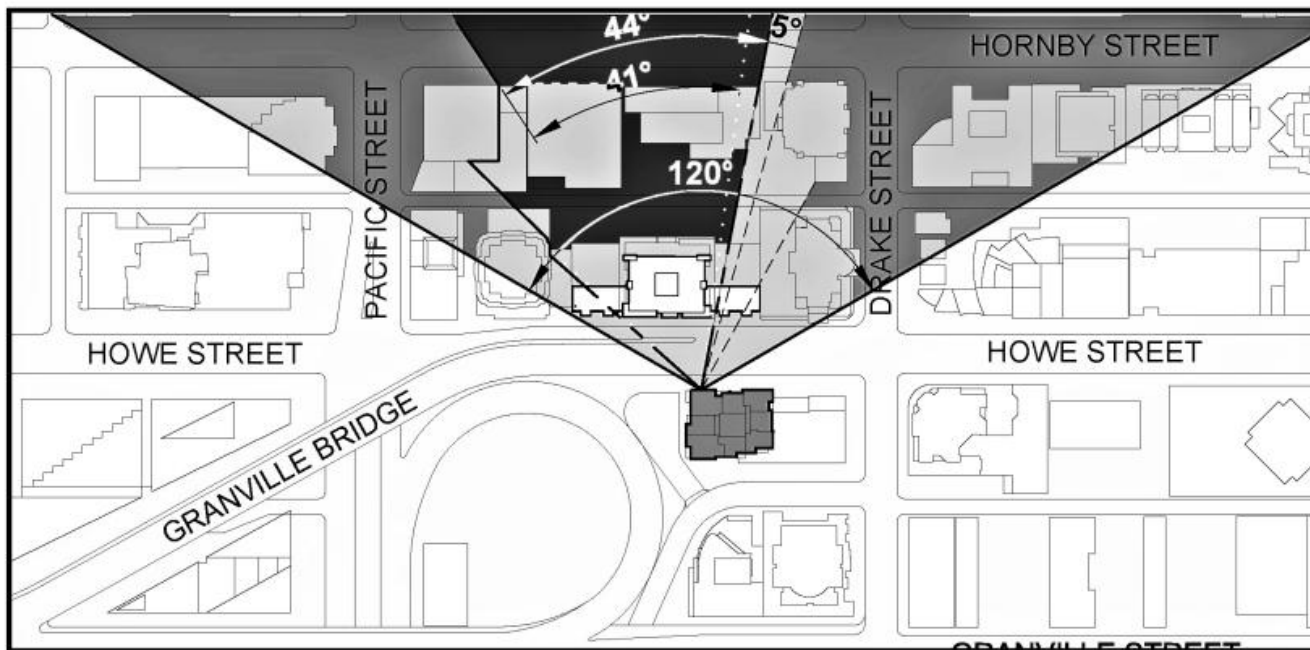
**STORIES: 32**

### VIEW BLOCKAGE

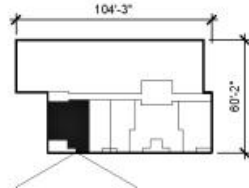
Observation Height	Level 16
Proposed Building View Blockage	36.7%
ODP Zoning Building Blockage	34.2%
Incremental Difference	2.5%

### REMAINING VIEW

Proposed Building	4%
ODP Zoning Building	7%



## VIEW ANGLES FROM HORNBY COURTS - 1330 HORNBY ST



Angle of View: 120°

- View Shed
- Proposed Tower View Blockage
- ⋯ ODP Zoning Building View Blockage
- Existing View Blockage
- Proposed Building
- Allowable Tower Under ODP Zoning

**FLOOR PLATE AREA\*: 521m<sup>2</sup> (5610ft<sup>2</sup>)**

\*May include extensions not indicated in drawings.

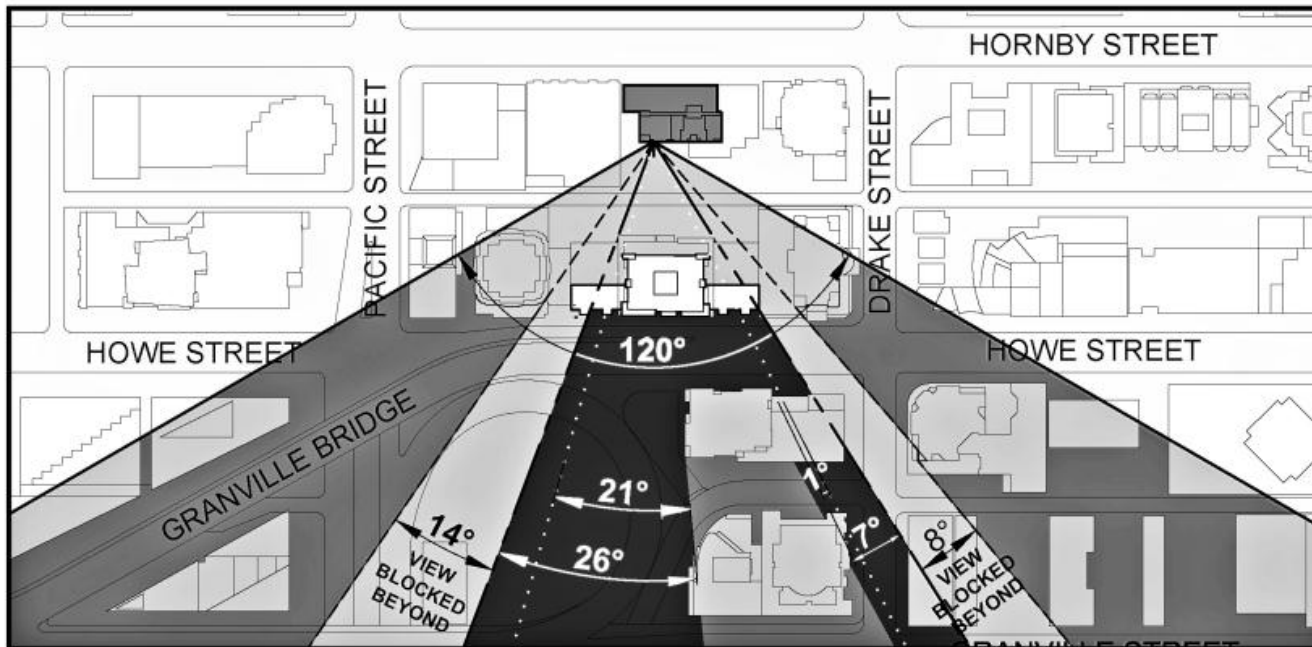
**STORIES: 12**

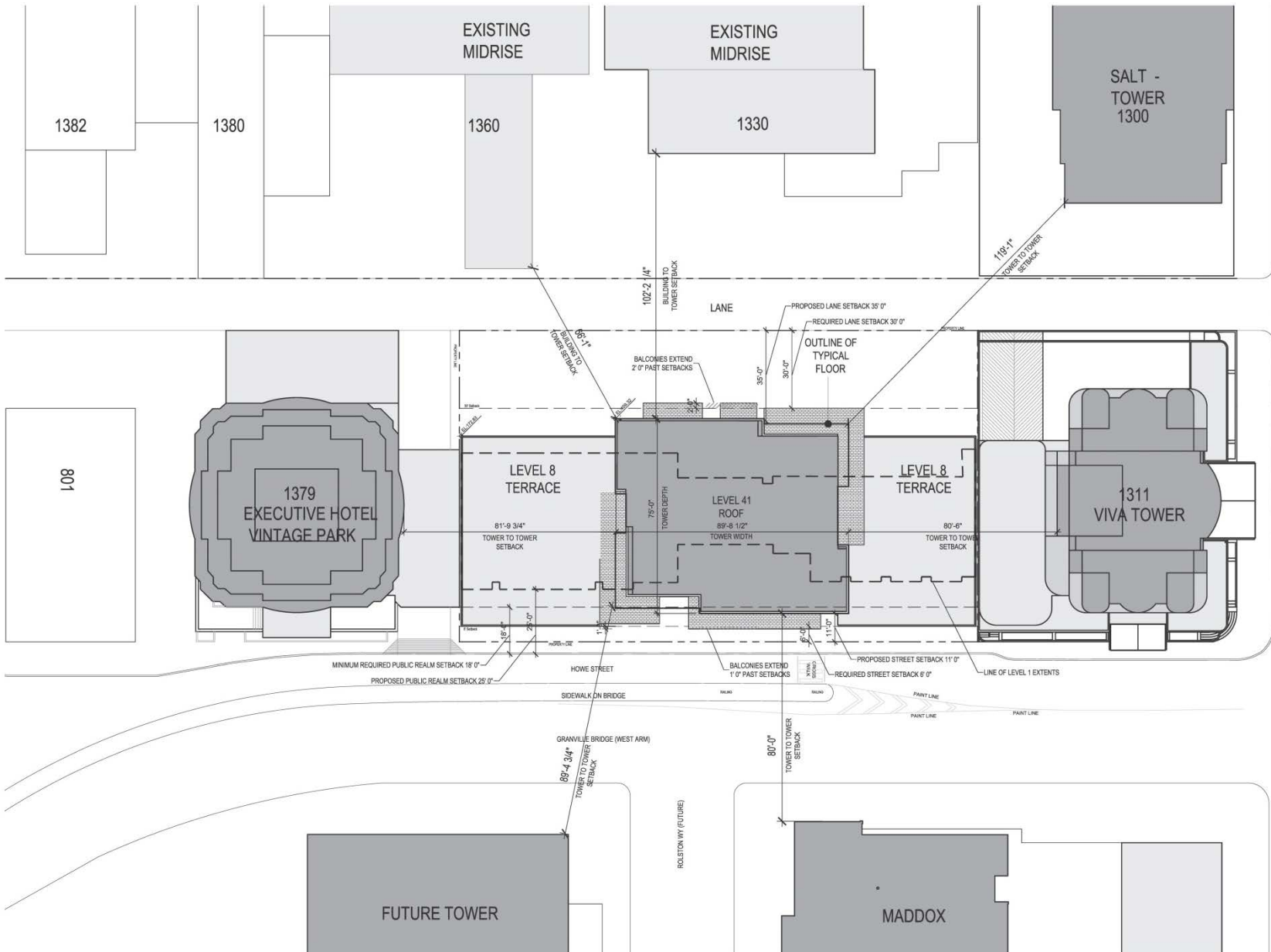
### VIEW BLOCKAGE

Observation Height	Level 12
Proposed Building View Blockage	22.5%
ODP Zoning Building Blockage	20.0%
Incremental Difference	2.5%

### REMAINING VIEW

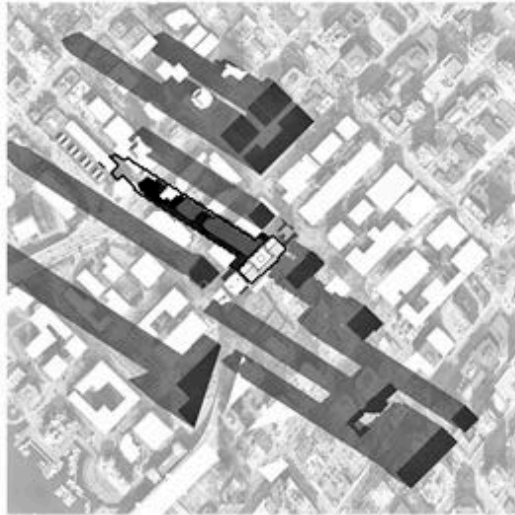
Proposed Building	23%
ODP Zoning Building	25%





DRAKE STREET

## VERNAL EQUINOX (March 21st)



10 am



2 pm



12 pm

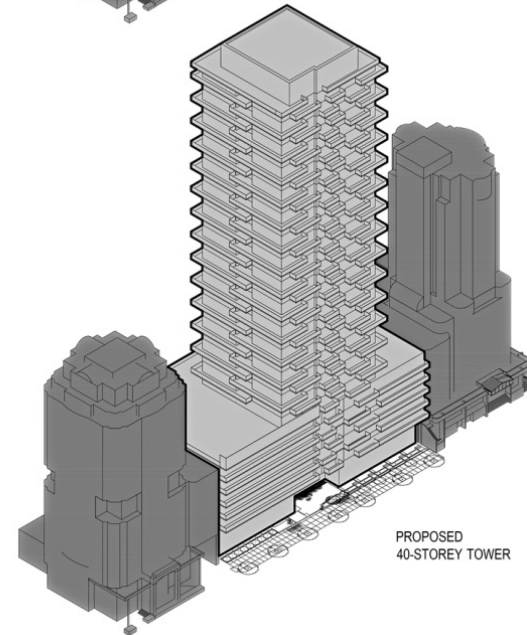
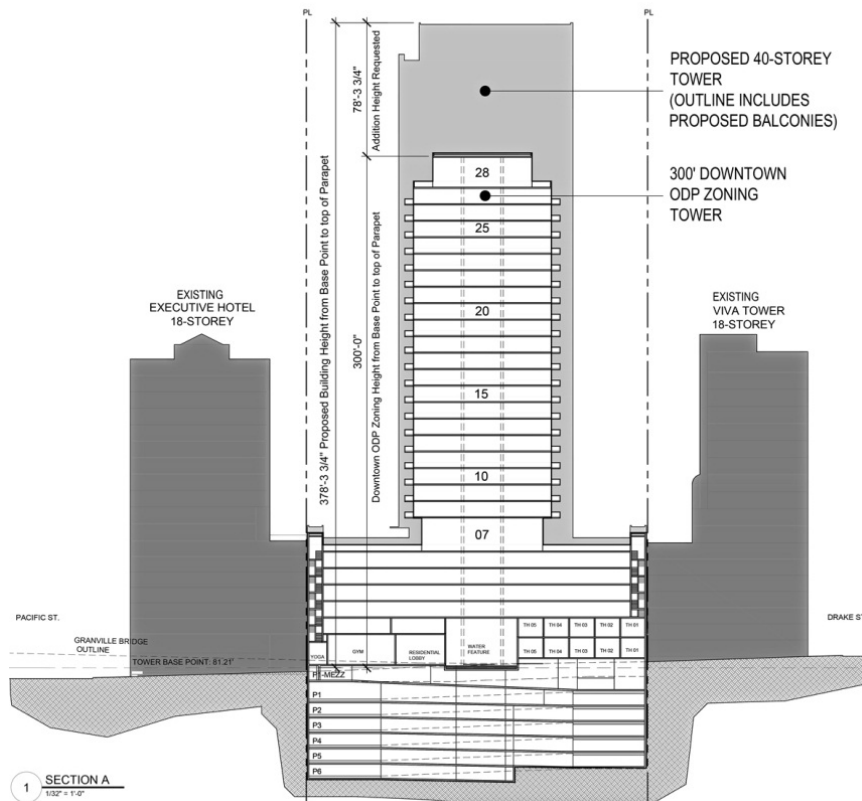
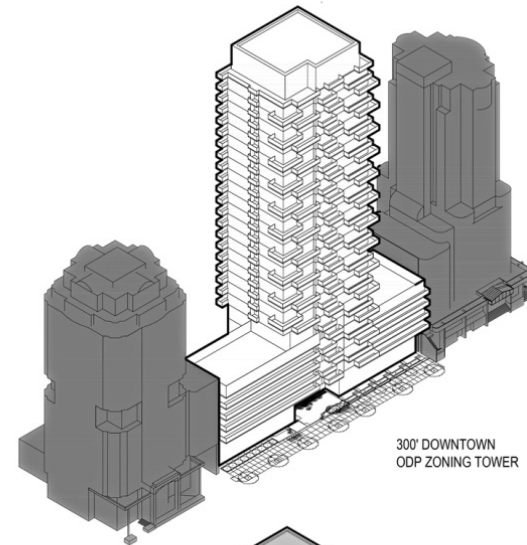
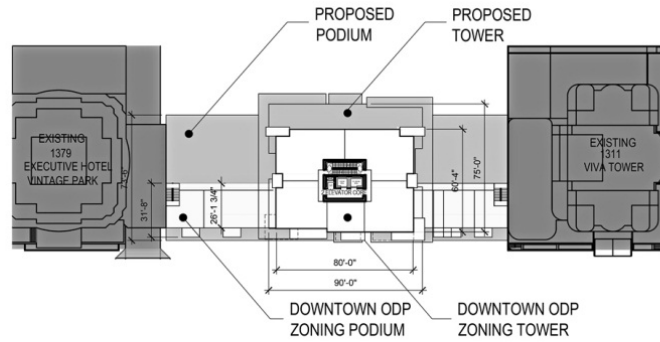


4 pm

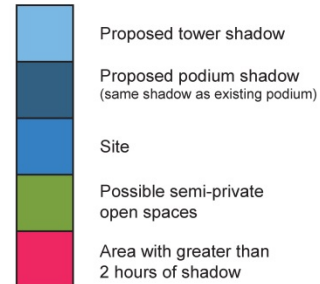
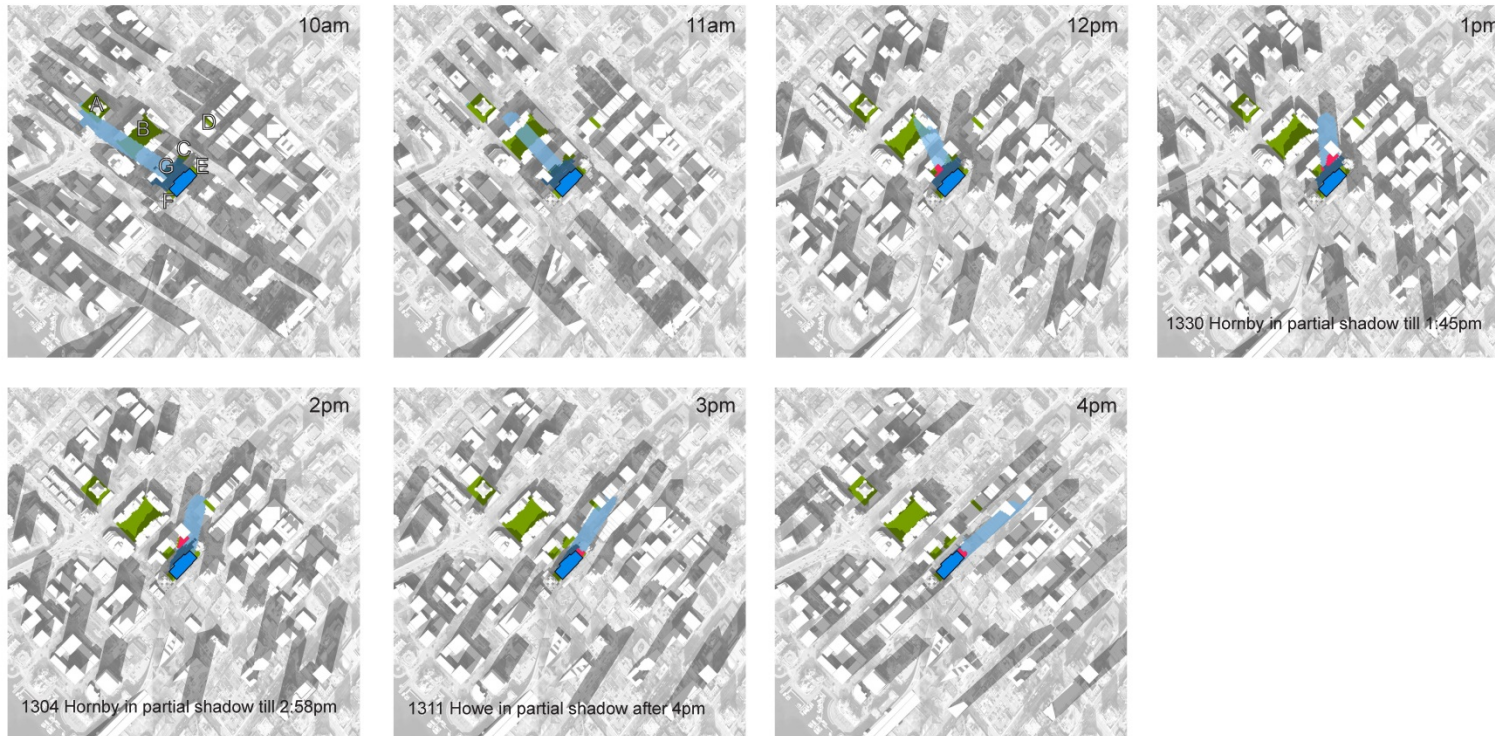
Tower Shadow Studies  
(Comparison between ODP Zoning @ 300' & rezoning at 378')

■ EXISTING SHADOWS ■ 300' ODP ZONING BUILDING □ 378' PROPOSED RE-ZONING BUILDING



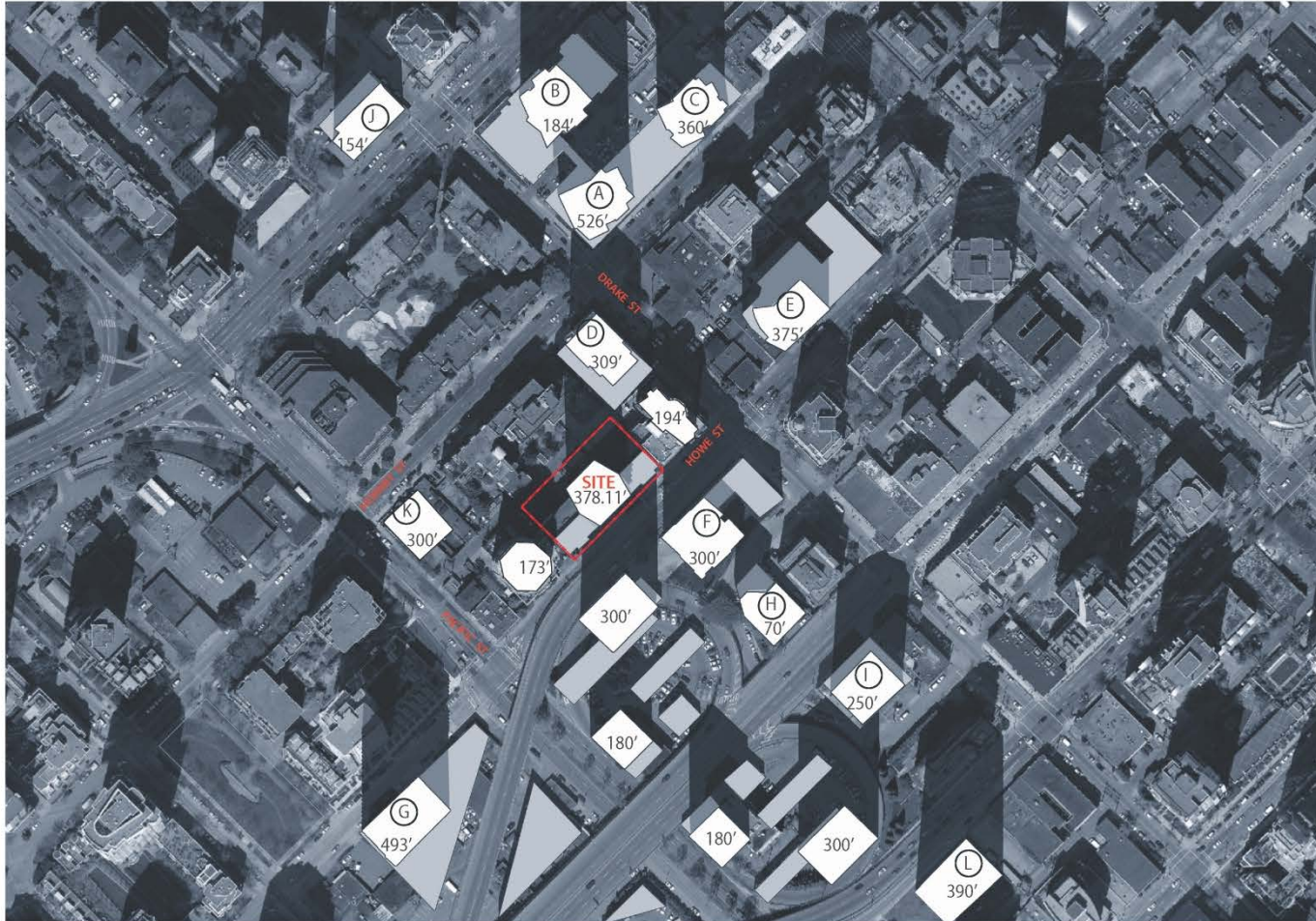


## March 20th (Equinox) Shadow Encroachment on neighbouring developments



Possible semi-private open spaces (see 10am for locations)

- A - 1020 Harwood Street
- B - 950 Drake Street
- C - 1304 Hornby Street
- D - 1252 Hornby Street
- E - 1311 Howe Street
- F - 1379 Howe Street
- G - 1330 Hornby Street






A	Burrard Gateway Tower A	526 ft
	1281 Hornby St	
B	Burrard Gateway Tower B	184 ft
	1290 Burrard St	
C	Burrard Gateway Tower C	360 ft
	1281 Hornby St	
D	The Salt	309 ft
	1304 Hornby St	
E	Tate On Howe	375 ft
	1265 Howe St	
F	Maddox	300 ft
	738 Rolston St	
G	1400 Howe	493 ft
	1400 Howe St	
H	1349 Granville	70 ft
	1349 Granville St	
I	Rolston	250 ft
	1300 Granville St	
J	Modern	154 ft
	1305 Burrard St	
K	Howe & Pacific	300 ft
L	Mark	390 ft
	<b>Proposed Building</b>	<b>378.11 ft</b>
	1335 Howe St	

Building Heights



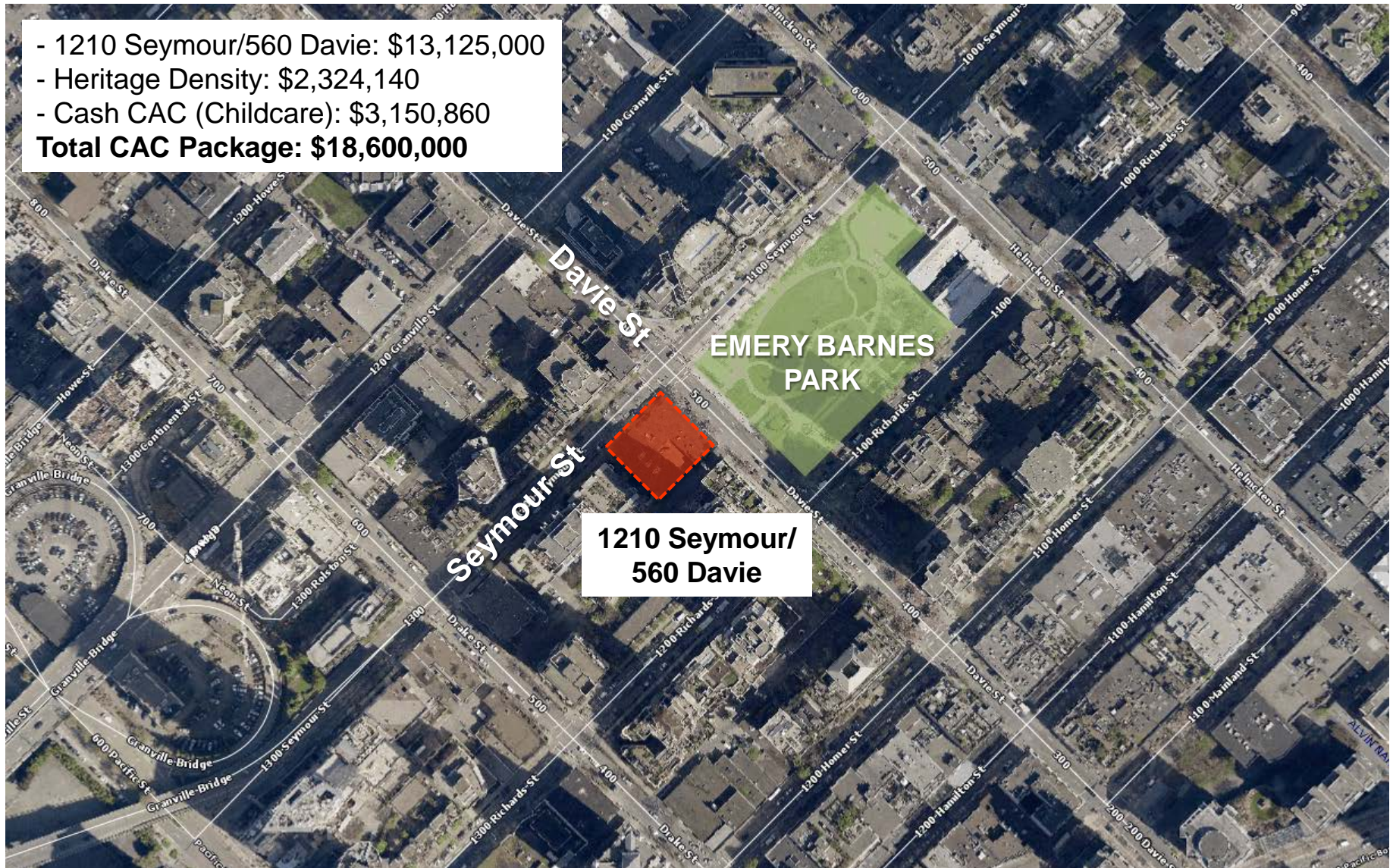
**SITE**

## LEGEND

-  Bus Routes
-  Bicycle Routes
-  Future Bicycle Routes

# Public Benefits

- 1210 Seymour/560 Davie: \$13,125,000
  - Heritage Density: \$2,324,140
  - Cash CAC (Childcare): \$3,150,860
- Total CAC Package: \$18,600,000**





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