



CD-1 Rezoning Application 225 Smithe Street

**Public Hearing
January 19, 2016**

Site Context

Yaletown Park I-III

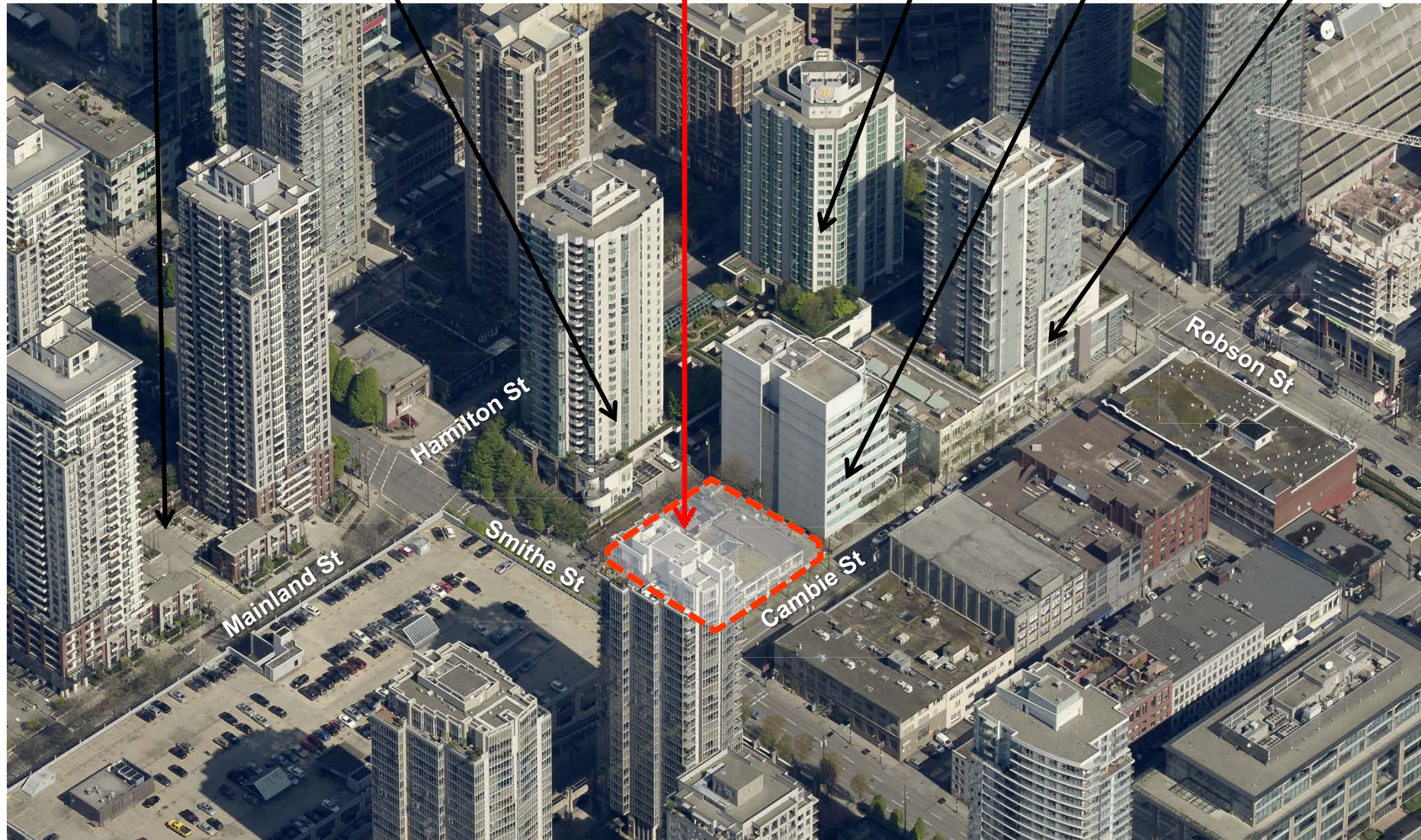
Rosedale Gardens

SITE
225 Smithe Street

Rosedale on
Robson Hotel

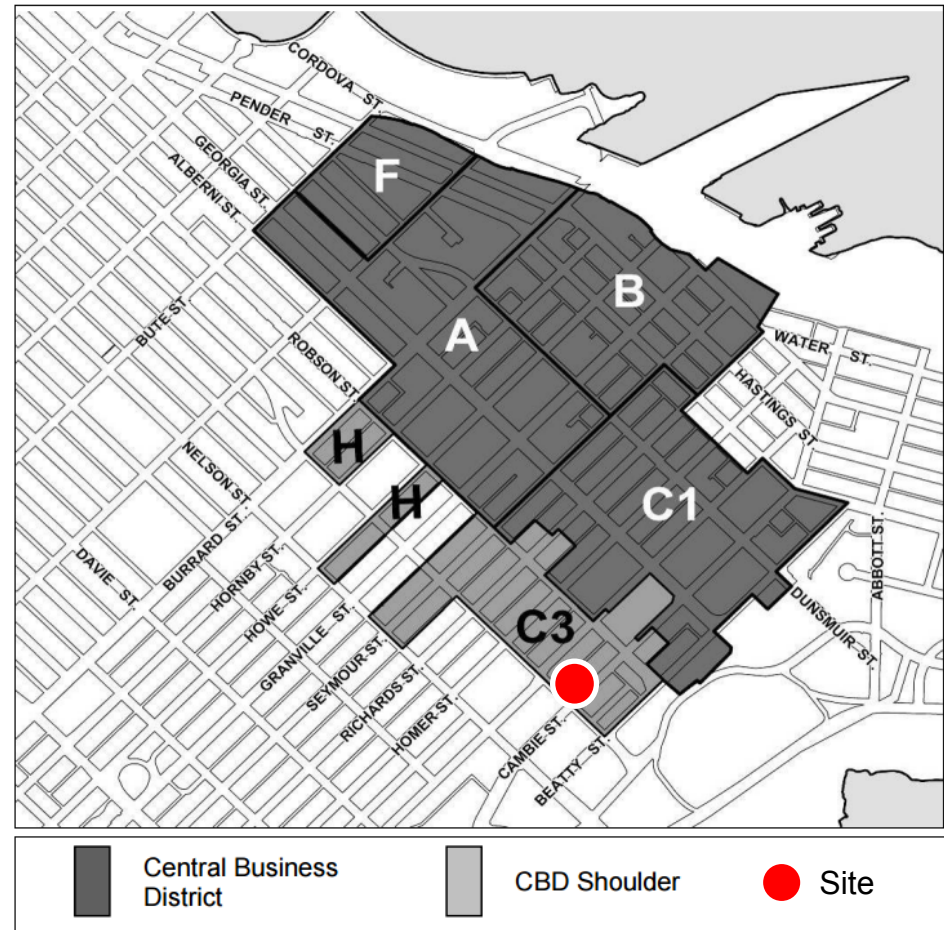
Law Society
of BC

Raffles on Robson



Rezoning Policy for the Central Business District and CBD Shoulder

- CBD shoulder area:
 - Minimum 2.0 FSR employment space



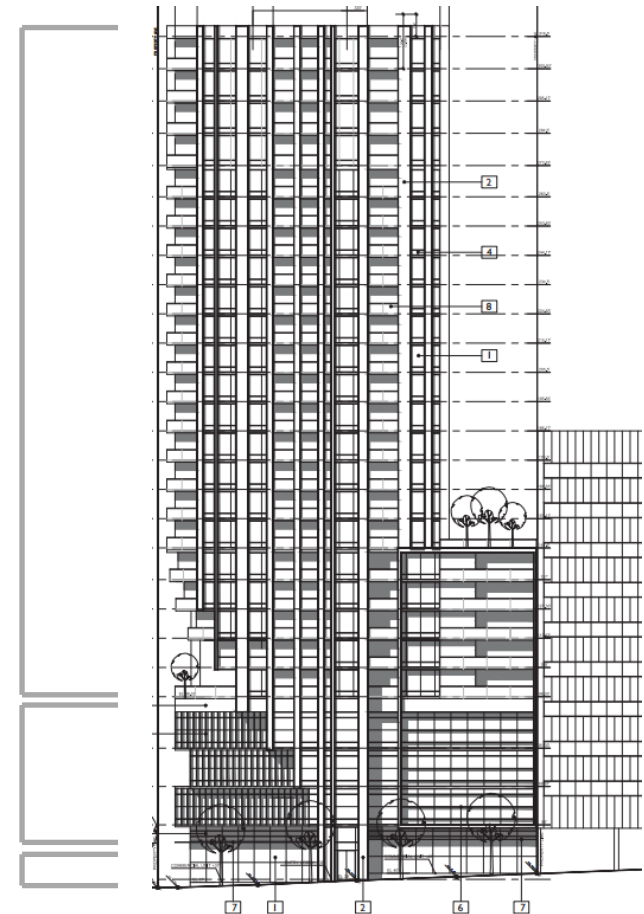
Rezoning Application (May 5, 2015)

- Density 11.85 FSR
- Height 287 ft.
- 26 storeys with a 9 storey podium

RESIDENTIAL

OFFICE

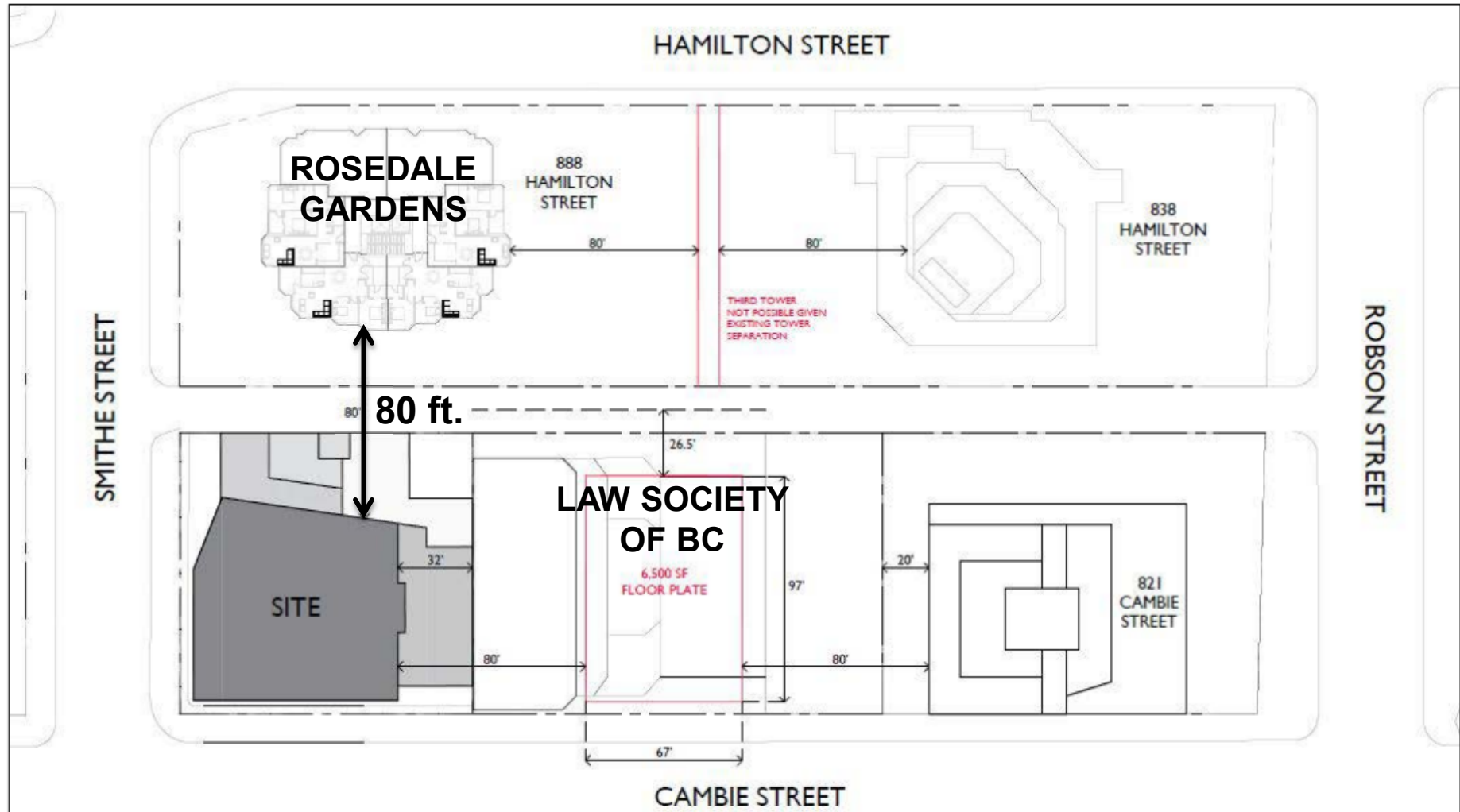
RETAIL/SERVICE



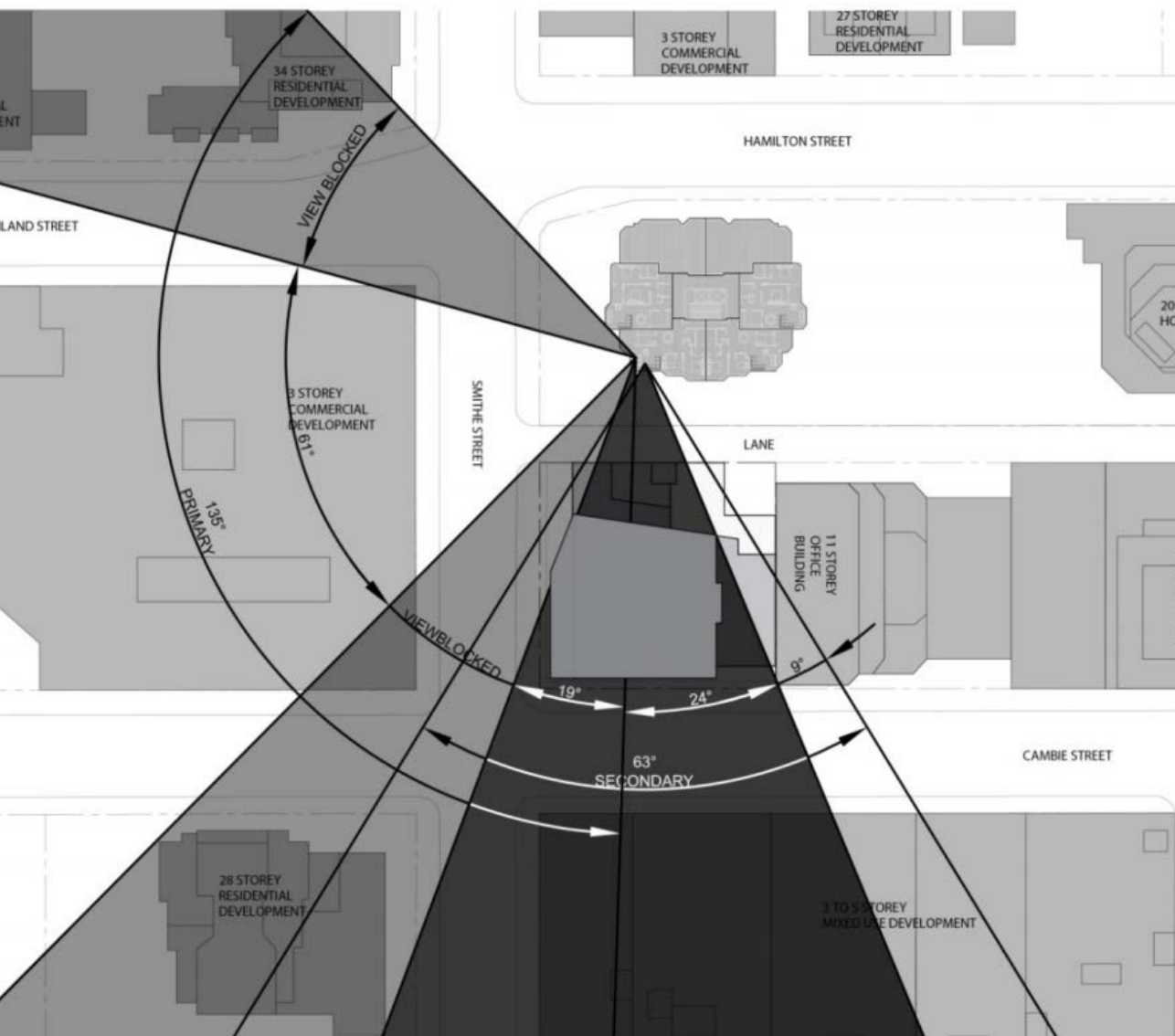
Key concerns:

- Form of development:
 - Views and privacy
 - Tower separation
 - Height and density
 - Podium design
- Traffic and laneway impacts





View Analysis from 888 Hamilton Street



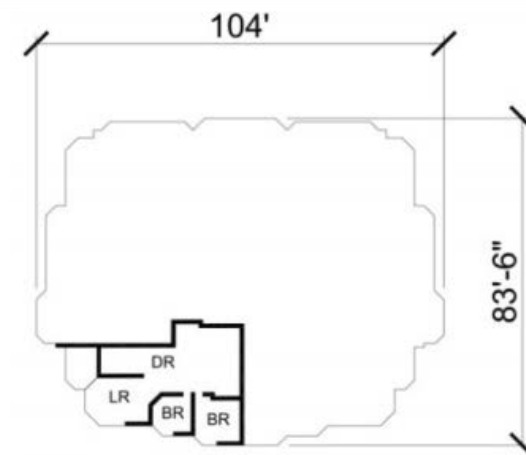
Floor Plate Area*: 677 m² (7290 ft²)

*May include extensions not indicated in drawings

Stories: 26

VIEW BLOCKAGE

Observation height:	15 Storey
Primary and Secondary View	168°
Existing View Blockage	55°
Proposed View Blockage	98°
Incremental Difference	26%



- View Blockage
- Existing View Blockage
- View Shed
- Proposed Building

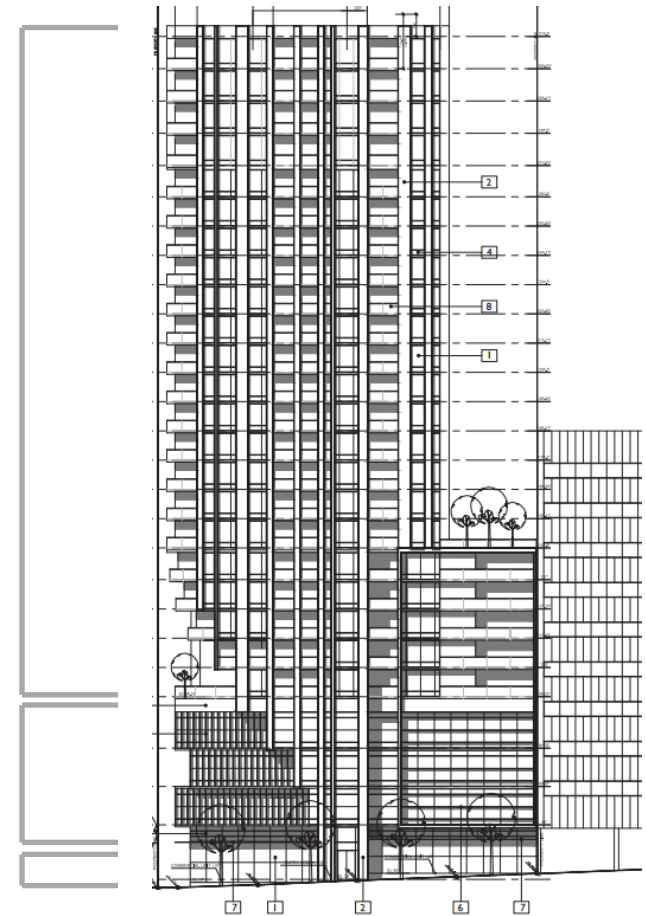
Staff Recommendation

- Reduce podium from 9 to 7 storeys
- Reduce tower height to meet view cone A
- Sculpt top 2-3 storeys of tower
- Reduce FSR from 11.85 to 11.39

RESIDENTIAL

OFFICE

RETAIL/SERVICE








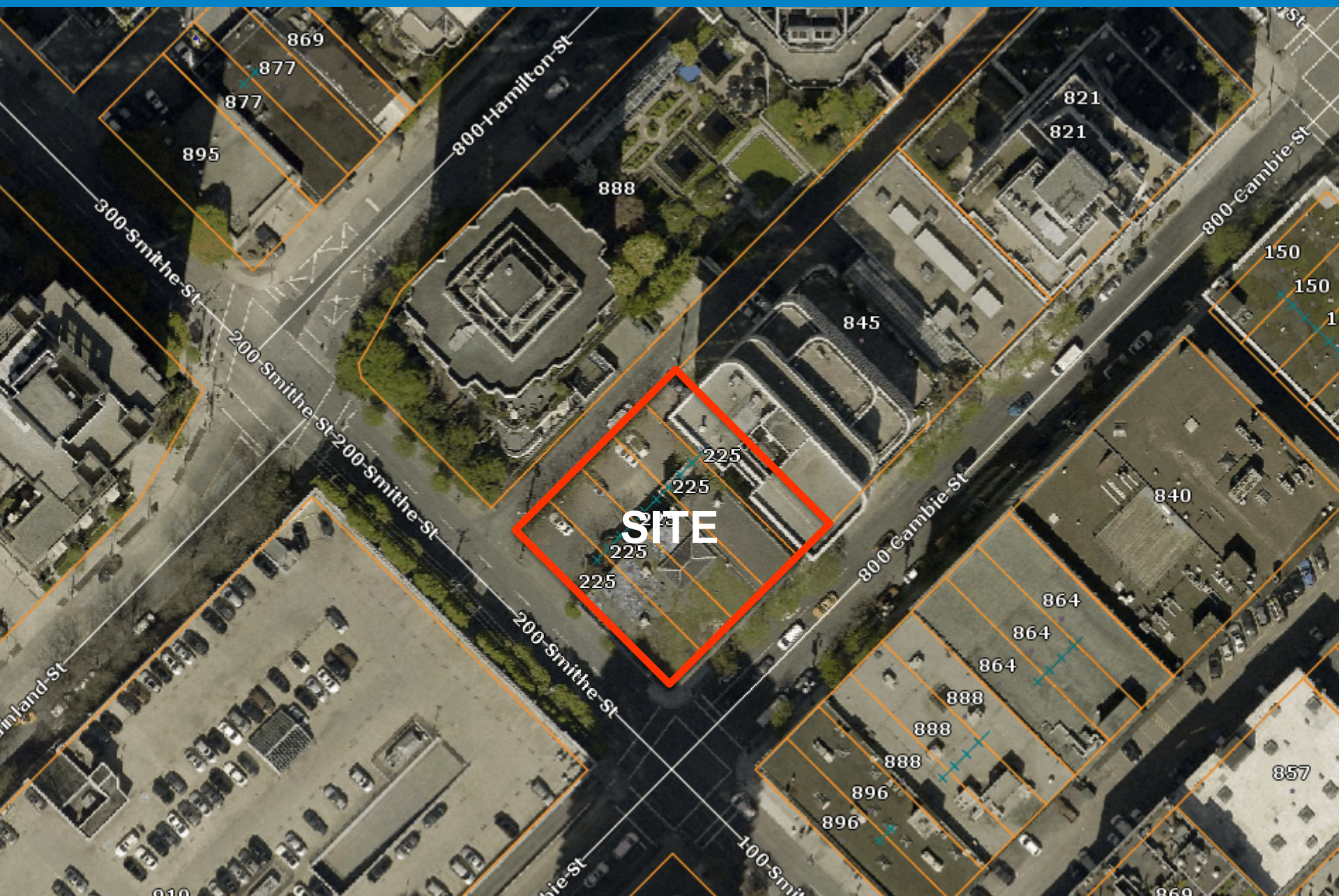
Transportation



SITE

LEGEND

-  Bus Routes
-  Bicycle Routes
-  Future Bikes Routes





CAC Value (\$M)	Allocation
\$7.23	Non-market housing in and around Downtown South
\$1.45	Comox-Helmcken Greenway (Phase 2)
\$1.45	Vancouver Public Library - Central Library Branch upgrades
\$1.45	Heritage density purchase
\$11.56	Total



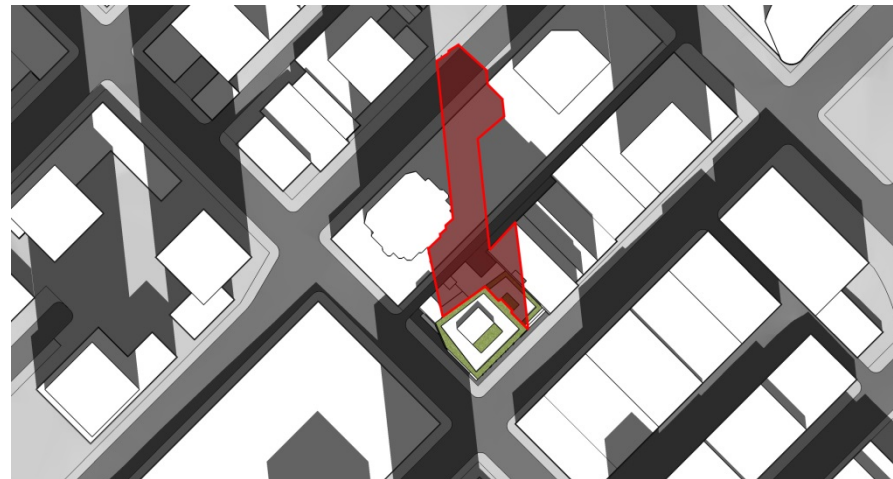
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Shadow Studies



March / September 21, 10 am

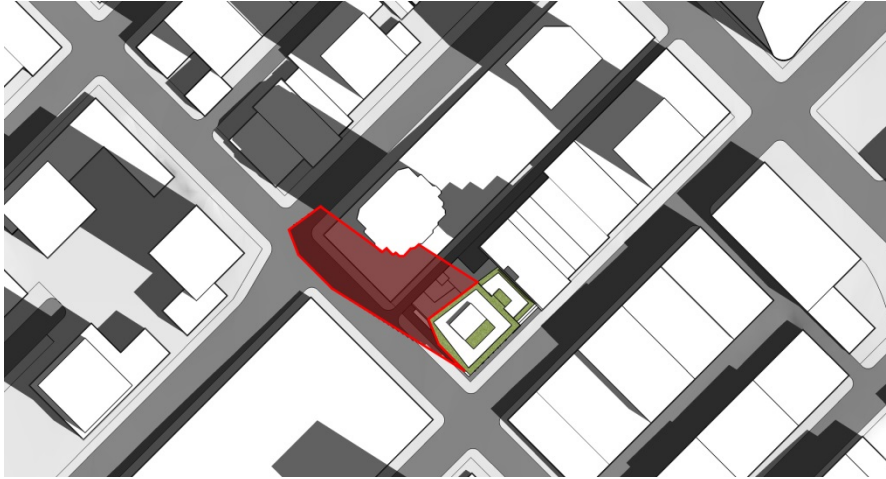


March / September 21, 12 pm

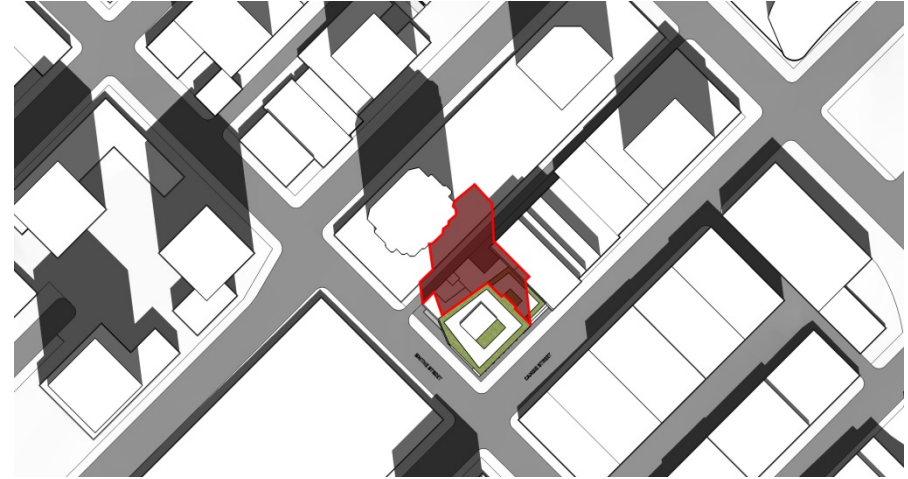


March / September 21, 2 pm

Shadow Studies



June 21, 10 am



June 21, 12 pm

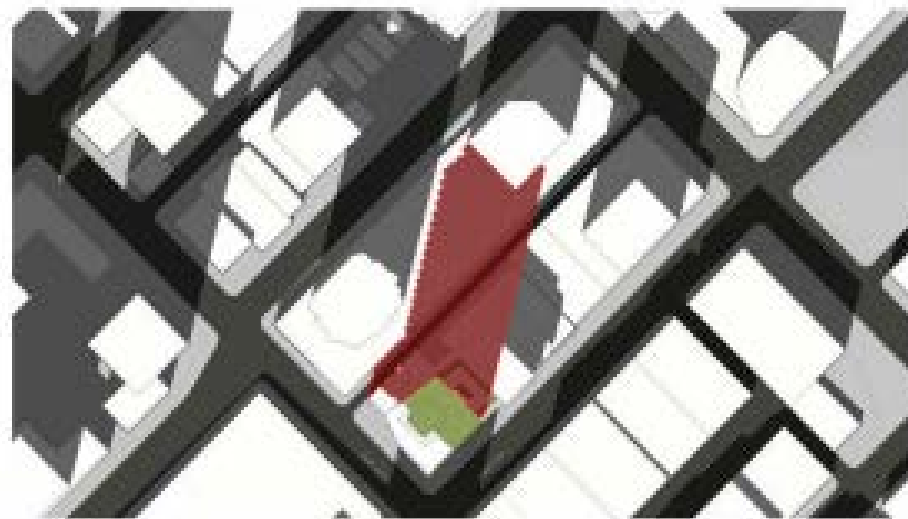


June 21, 2 pm

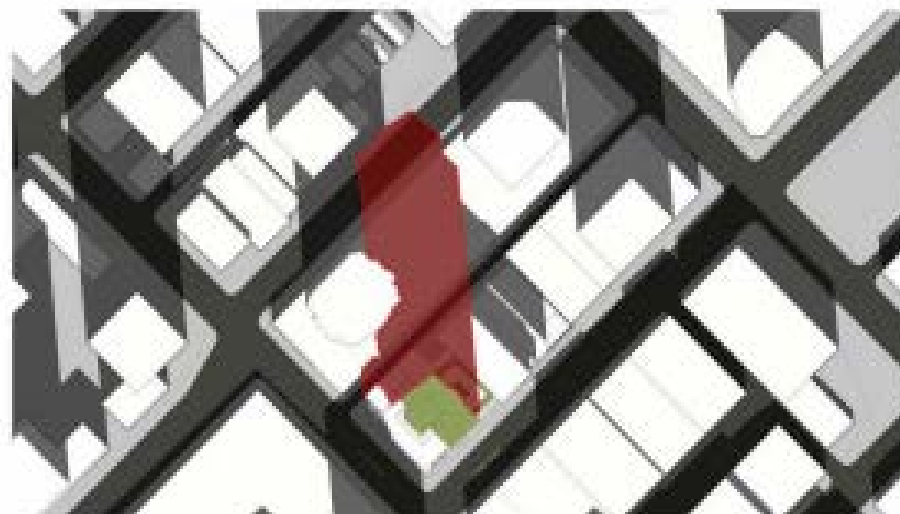
Equinox shadow studies



10am



1pm



12pm



2pm

225 Smithe Street – laneway at Smithe Street

