

CD-1Rezoning Application 1755 West 14th Avenue

Public Hearing January 19, 2016



1755 West 14th Avenue: Context





Legend

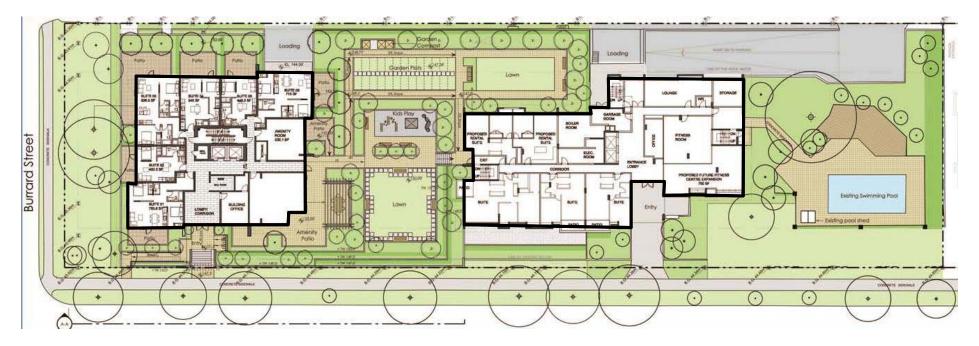








Site Plan



Proposed Tower

Existing Tower



South elevation showing the proposed tower and the existing tower



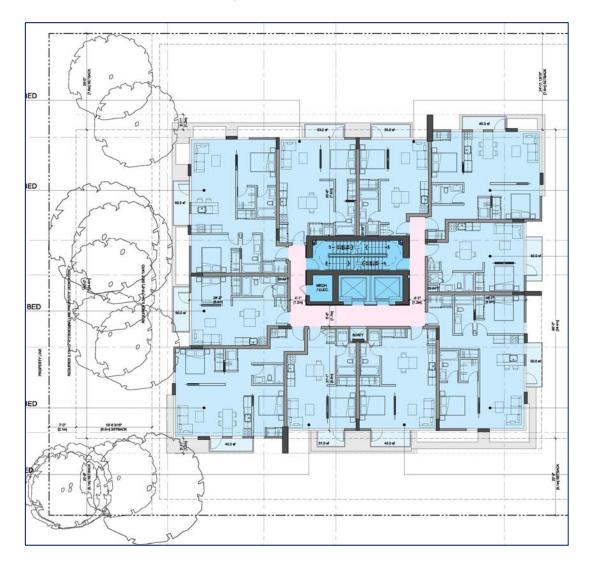


View of proposed tower from Burrard St. and West 14th Avenue





Proposed Tower: Typical Floor Plan



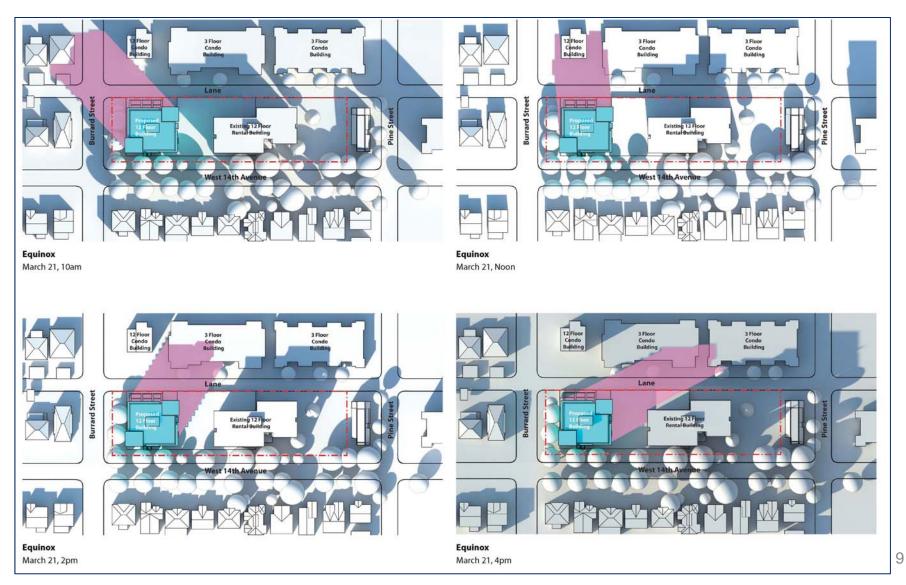


View looking east down 14th Avenue with proposed tower on the left



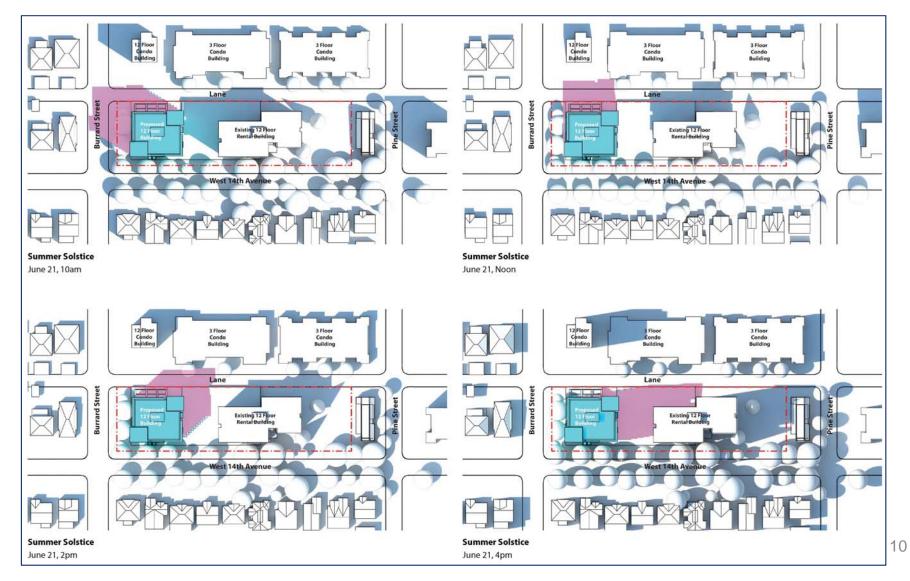


Shadow Studies: March 21st and Sept 21st





Shadow Studies: June 21st





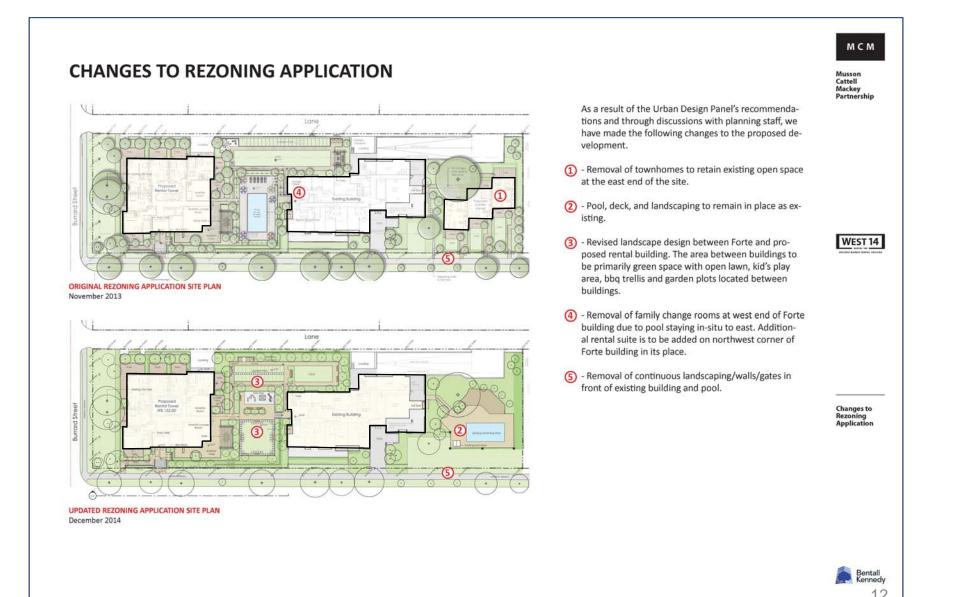
Public Consultation:

- 1st Open House: January 14, 2014 (Petition submitted in opposition) Concerns:
 - Parking
 - New Tower
 - Loss of open space
 - Shadowing impacts
 - R-100 Policy

Application revised and re-submitted August 7, 2015

- 2nd Open House: September 23, 2015.
 - Responses split between Support/Neutral vs Opposition
 - Opposing concerns similar to 1st Open House







Project Benefits:

- 118 new rental units (116- new tower, 2- existing tower)
- 252 total secured rental units
- Contribution towards new pedestrian signal at 14th and Burrard St.
- Contribution towards a new child care facility in the area
- Contribution towards the purchase of heritage density







Proposed 12 Storey Ruilding - Winter





On Street Parking

