



**CD-1 Rezoning Application
1575-1577 W Georgia Street
& 620 Cardero Street**

**Public Hearing
February 23, 2016**



Site and Context

Crown Life Plaza

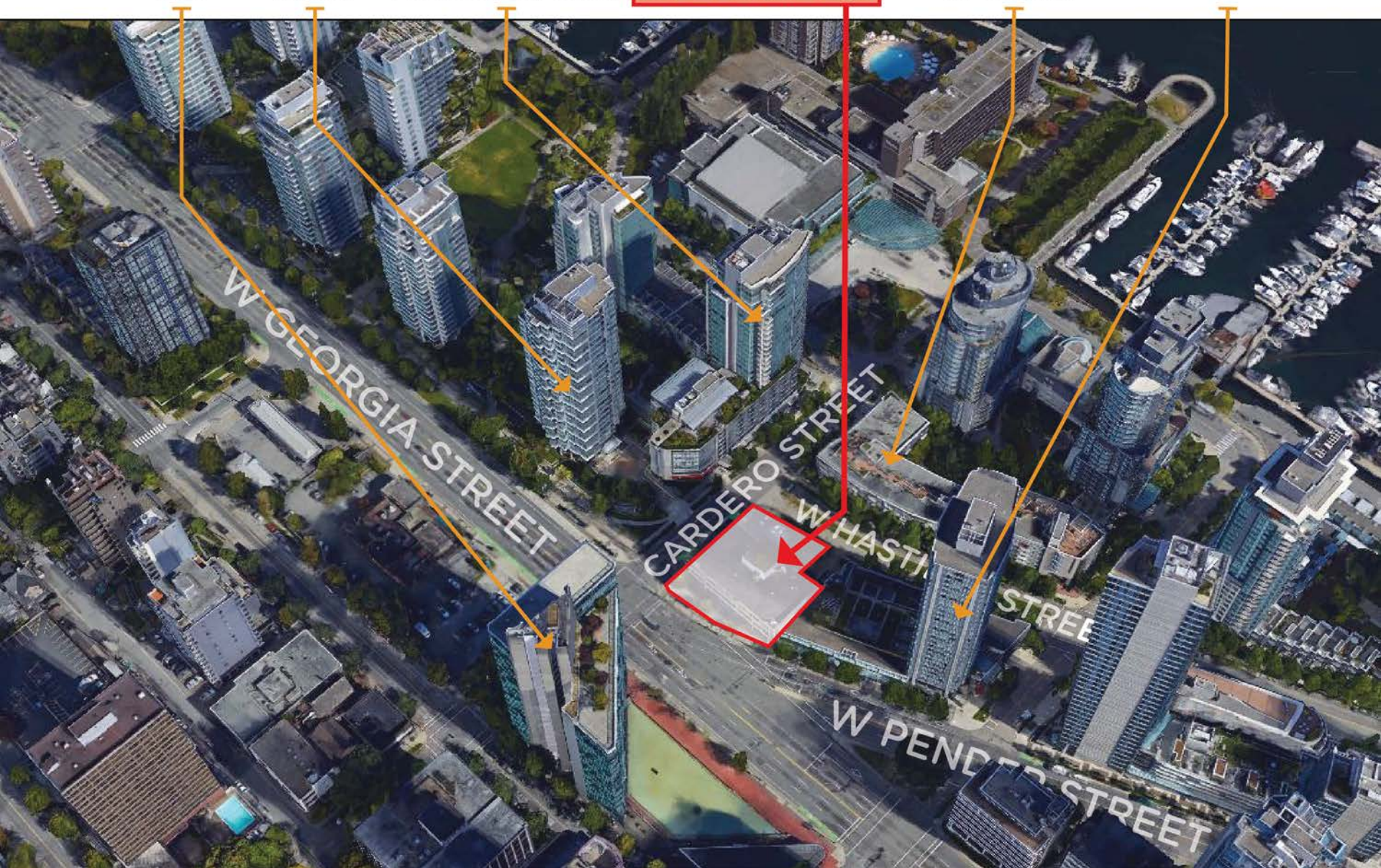
Bayshore Outlook

Bayshore and Performing Arts Lodge

1575 W Georgia Street and 620 Cardero Street

Coal Harbour Housing Co-Operative

Bayview



Subject Site



1575-1577

W Georgia Street:



CD-1 (336)

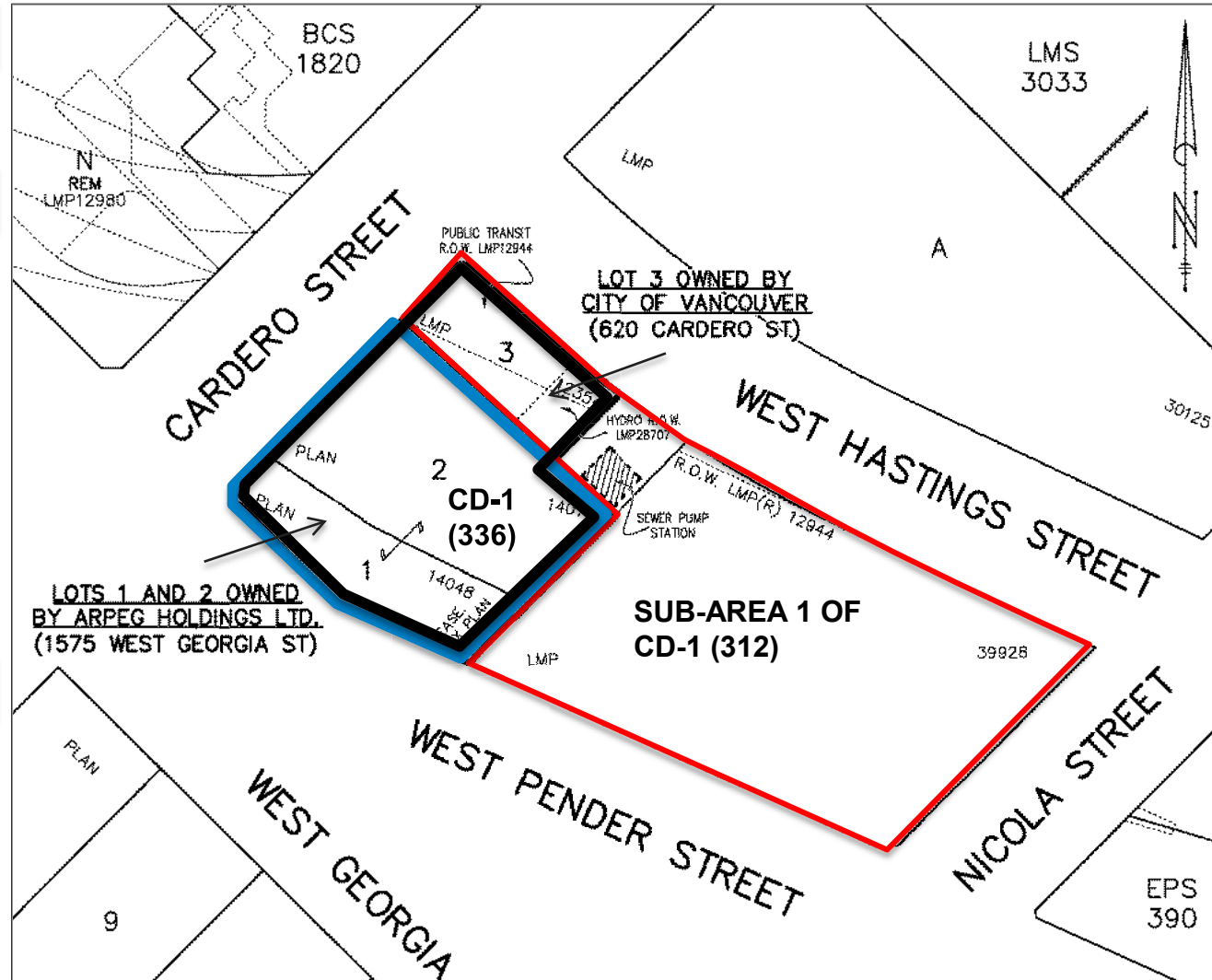
- Multiple dwellings and cultural recreational uses
- Density 4.0 FSR
- Height 138 ft.
- 13 storeys

620 Cardero Street:

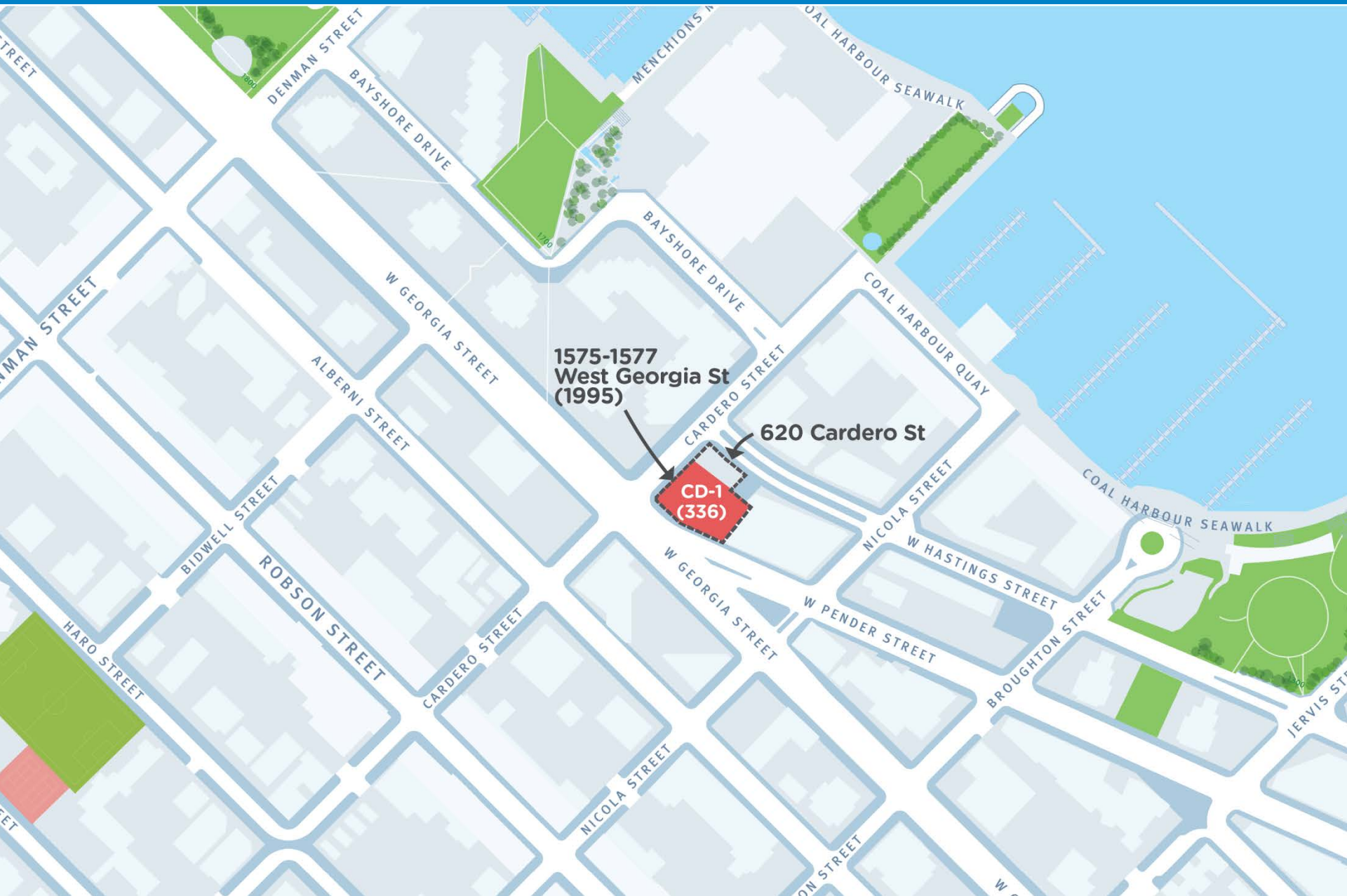


Sub-area 1 of
CD-1 (312)

- No density rights
- Surface parking-lot only for 620 Cardero



Policy Context



Policy Context



Policy Context



Policy Context



Rezoning Application

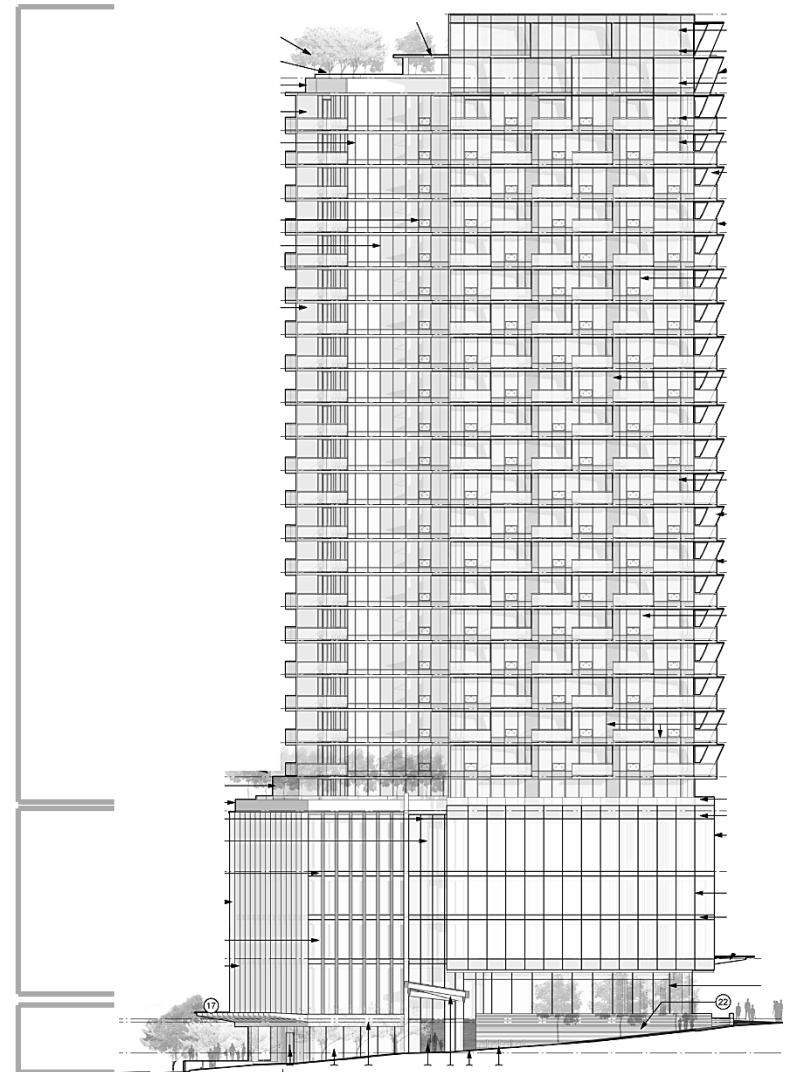
(based on staff recommendation)

- Density 10.59 FSR
- Height 271 ft.
- 26 storeys

RESIDENTIAL

OFFICE

RETAIL/SERVICE

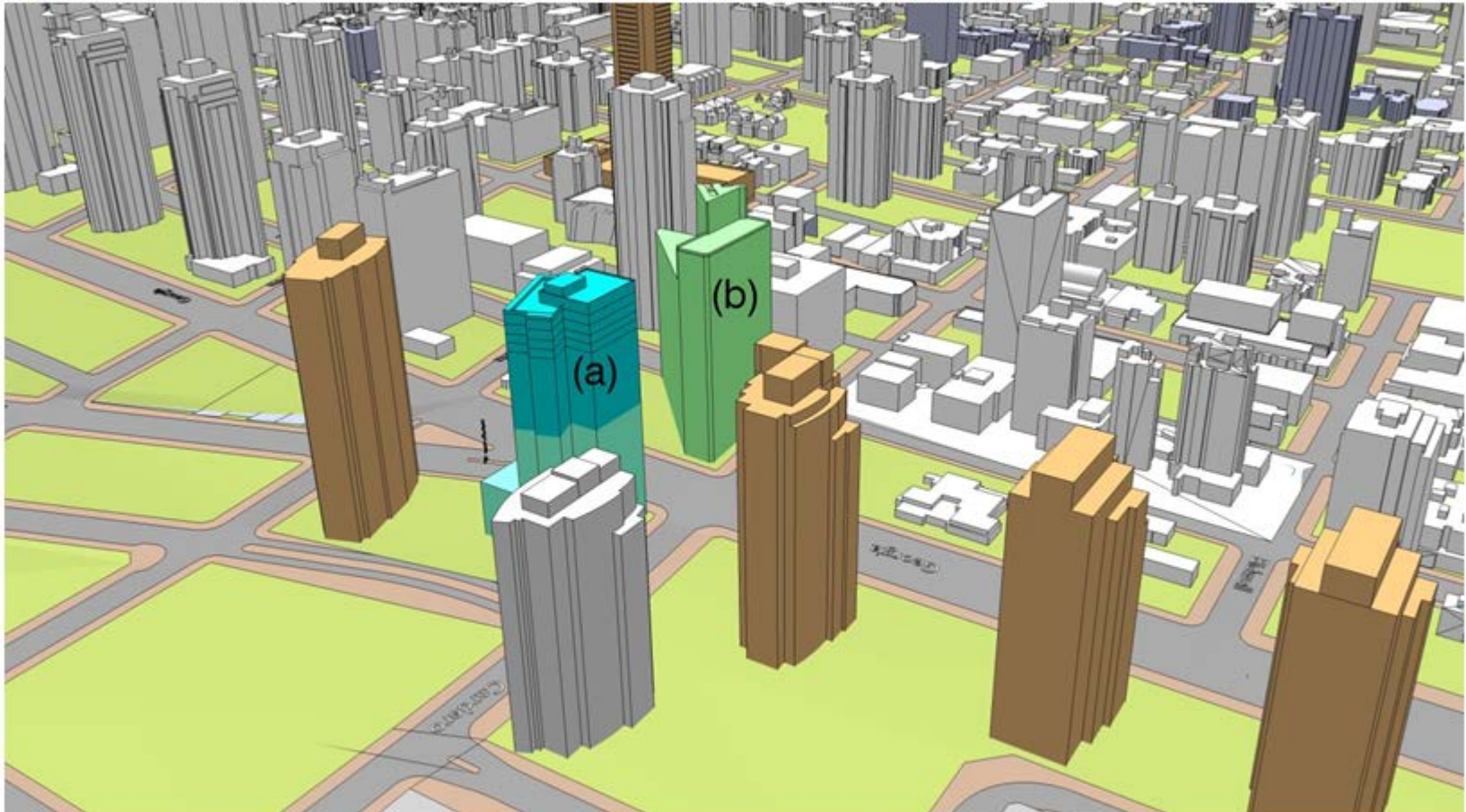


Key Concerns

- Height
- Shadow Impact
- Traffic Impact



Figure 1: Gateway effect shown between the proposal and the existing building at 1500 W Georgia Street.



- (a) Subject site;
- (b) 1500 West Georgia (Crown Life Building)

Figure 2: West Georgia Street Looking north: progression of height diagram

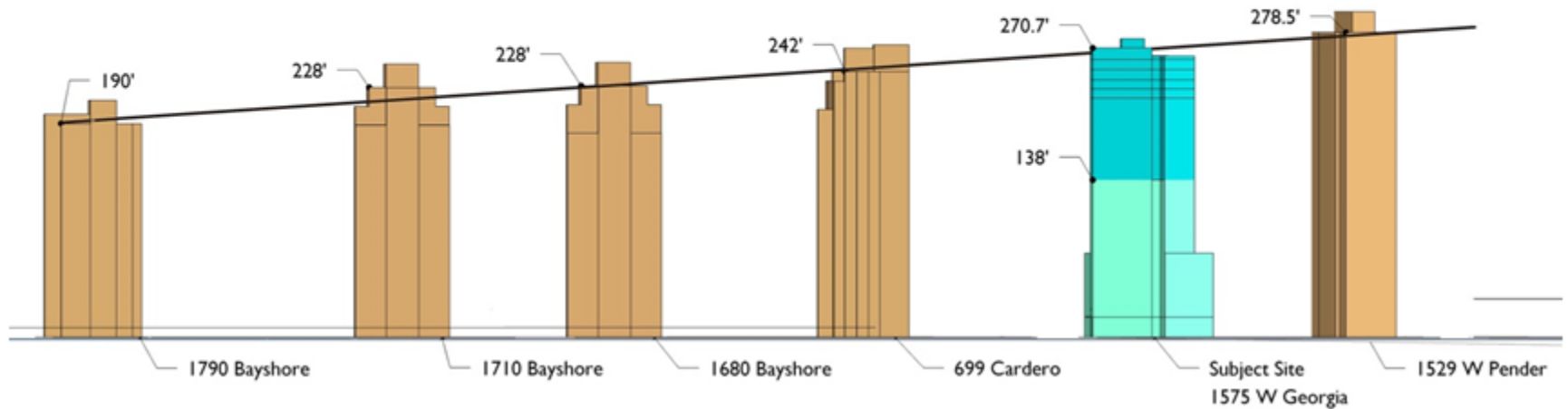
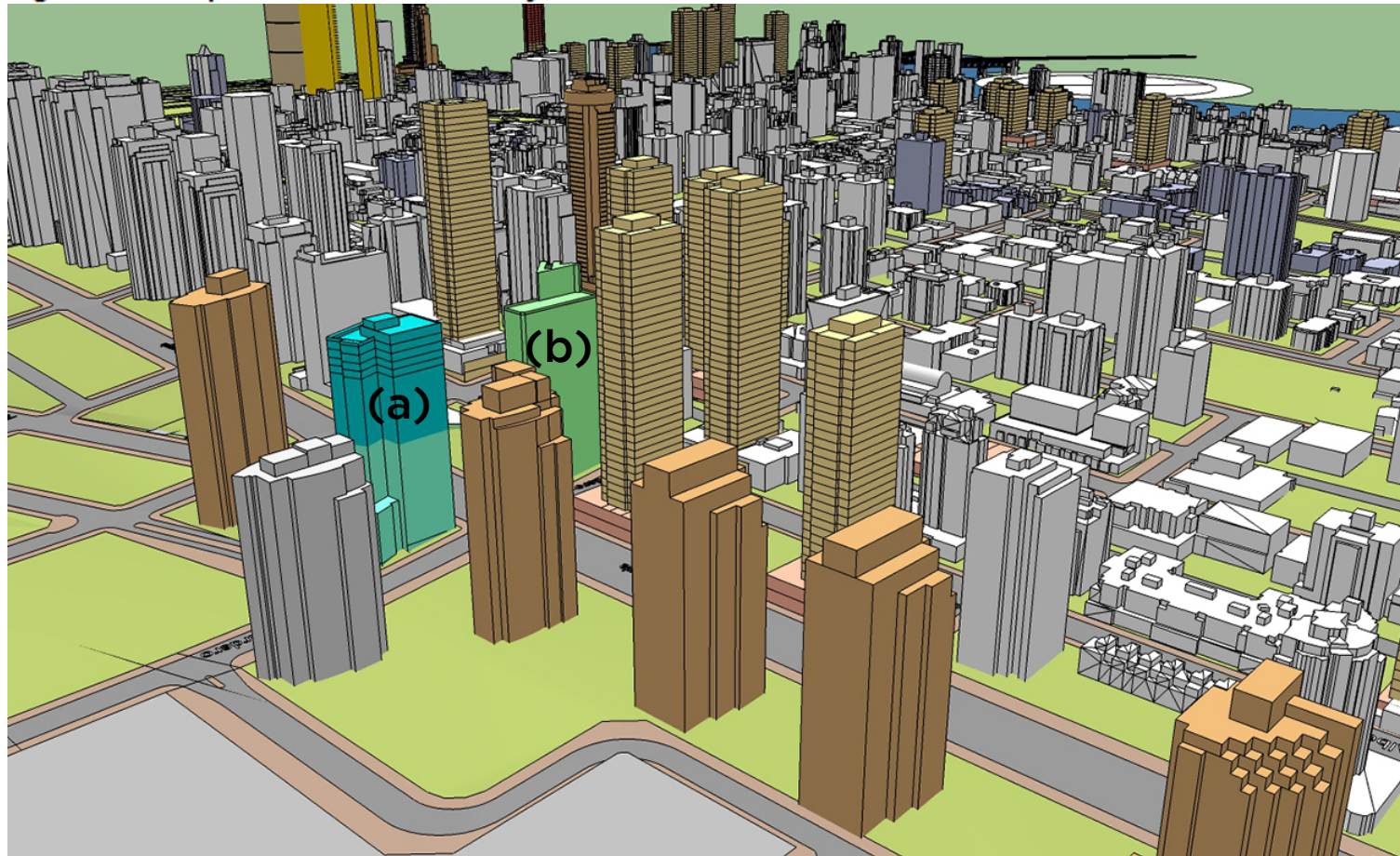


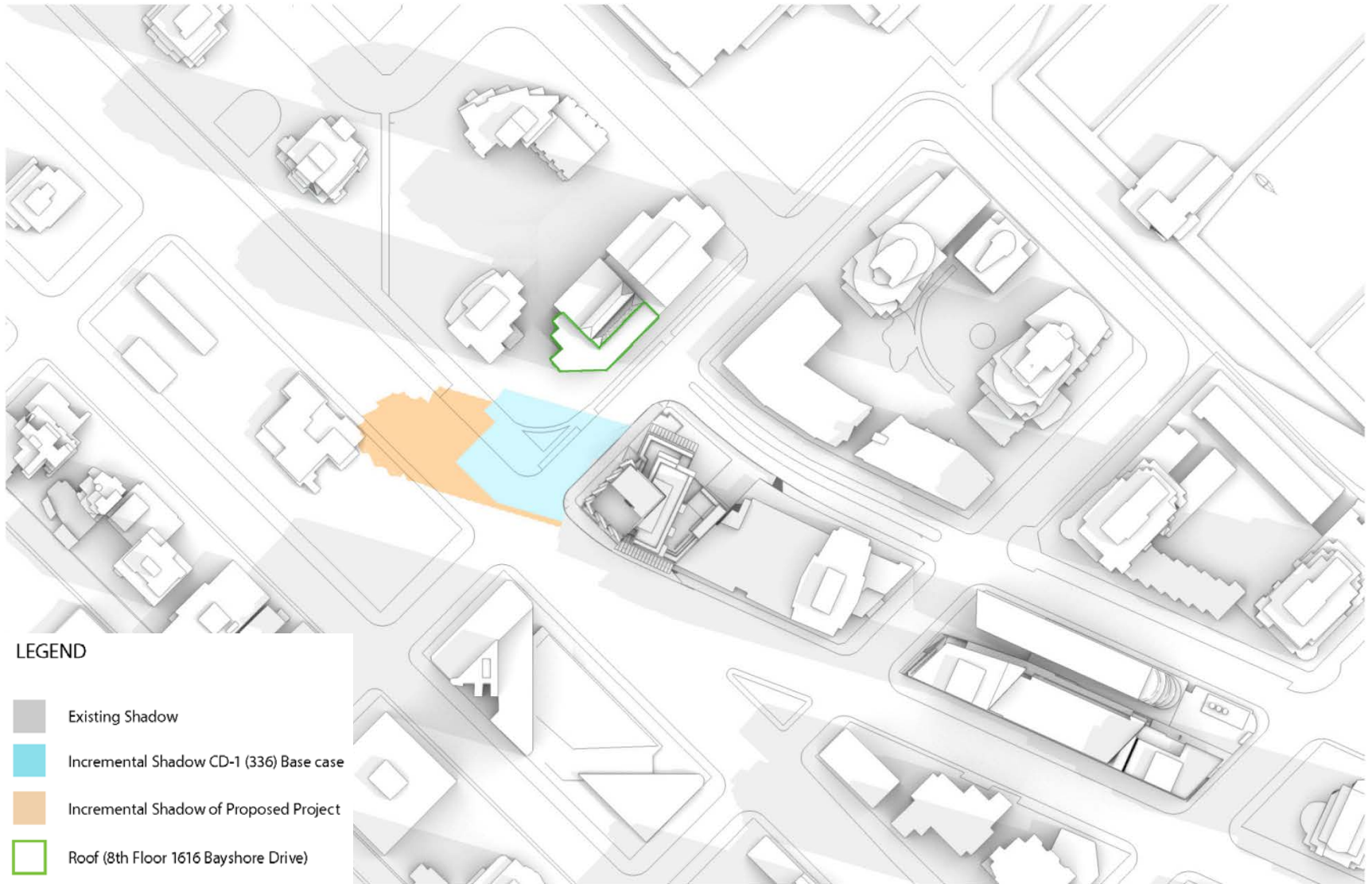
Figure 3: Perspective View of the subject site with future West End Plan context behind



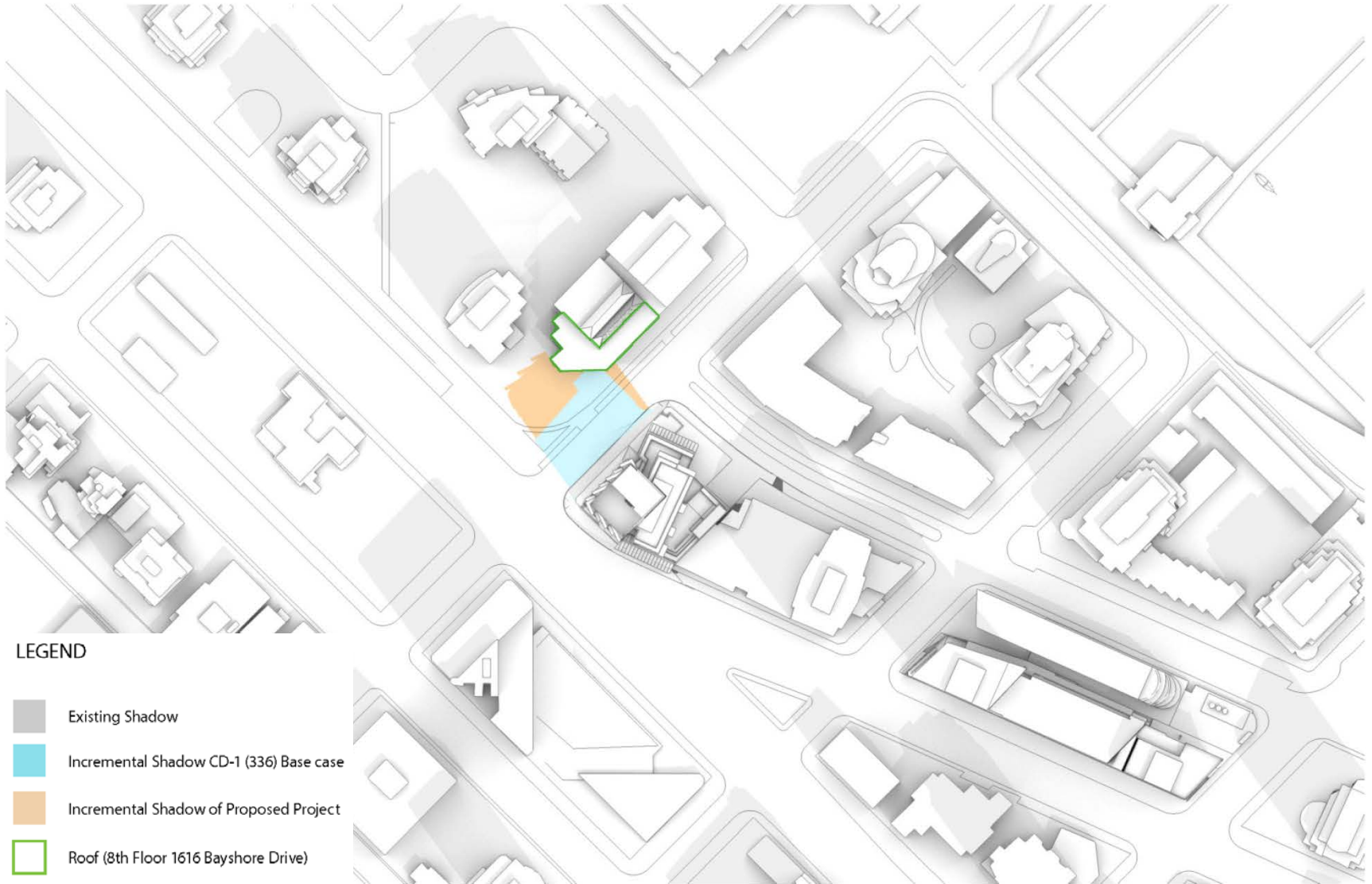
- (a) Subject site;
- (b) 1500 West Georgia (Crown Life Building)

Shadow Impact

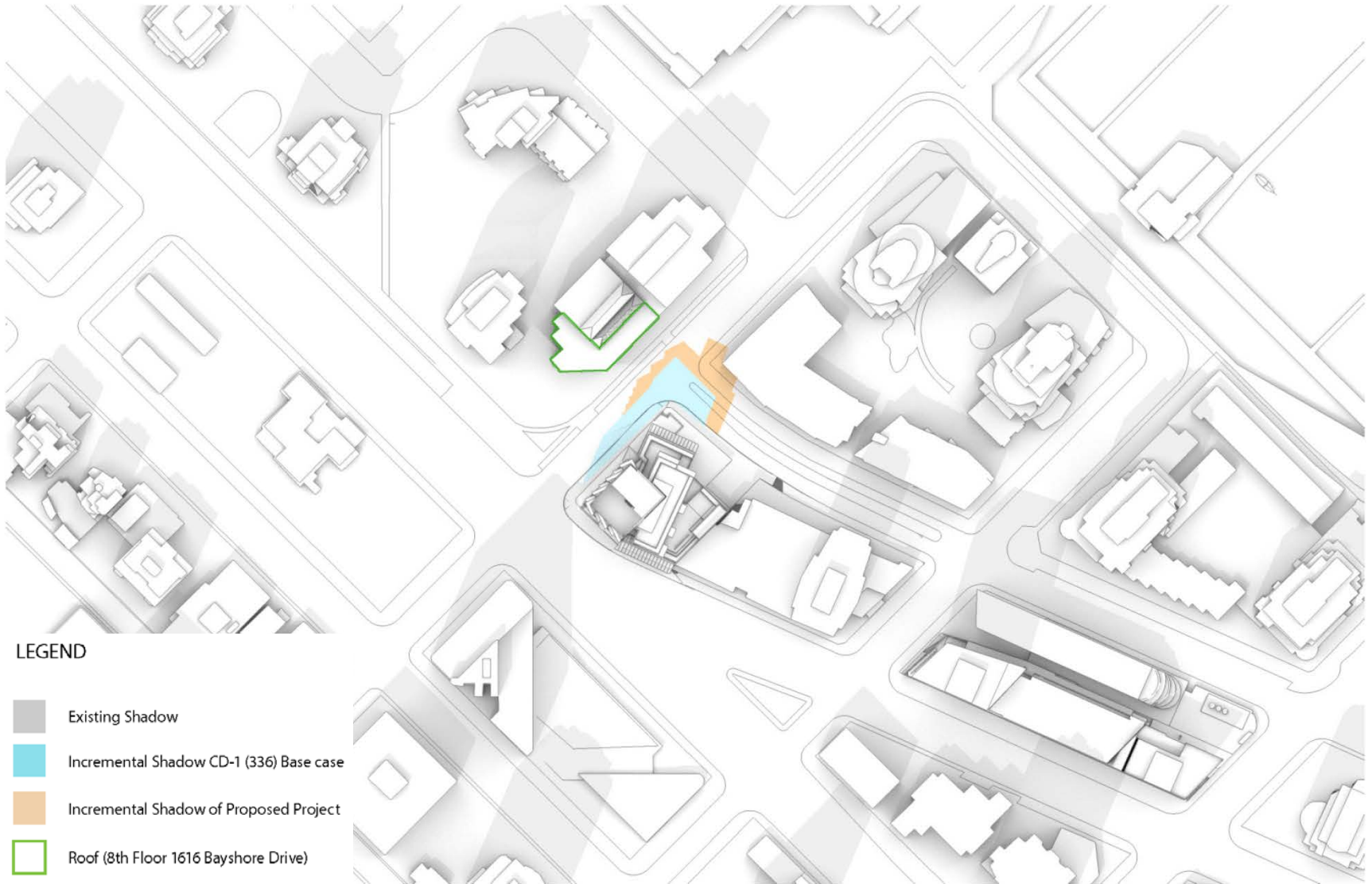
Summer Solstice: June 21st at 10am



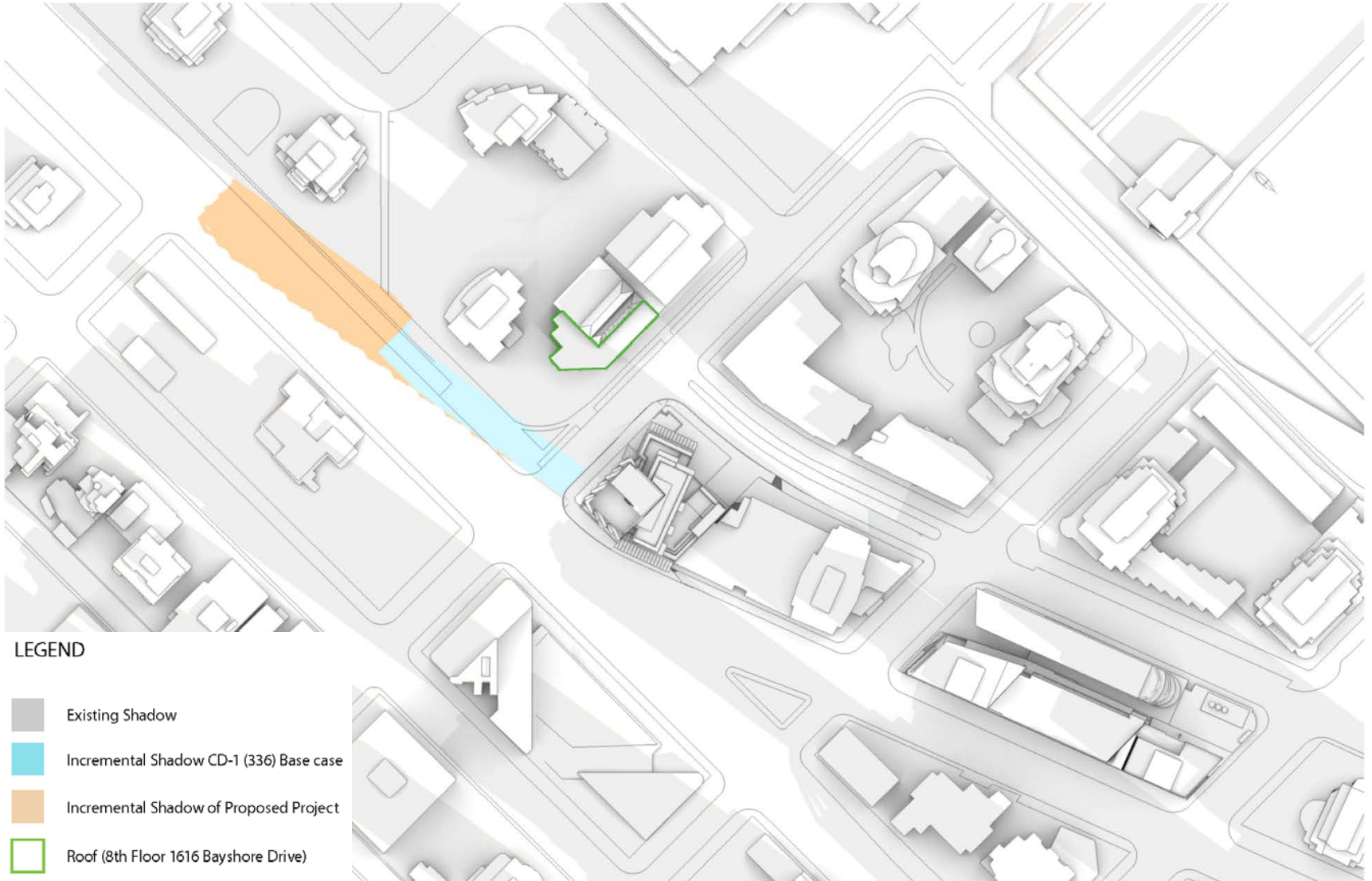
Summer Solstice: June 21st at 12 noon



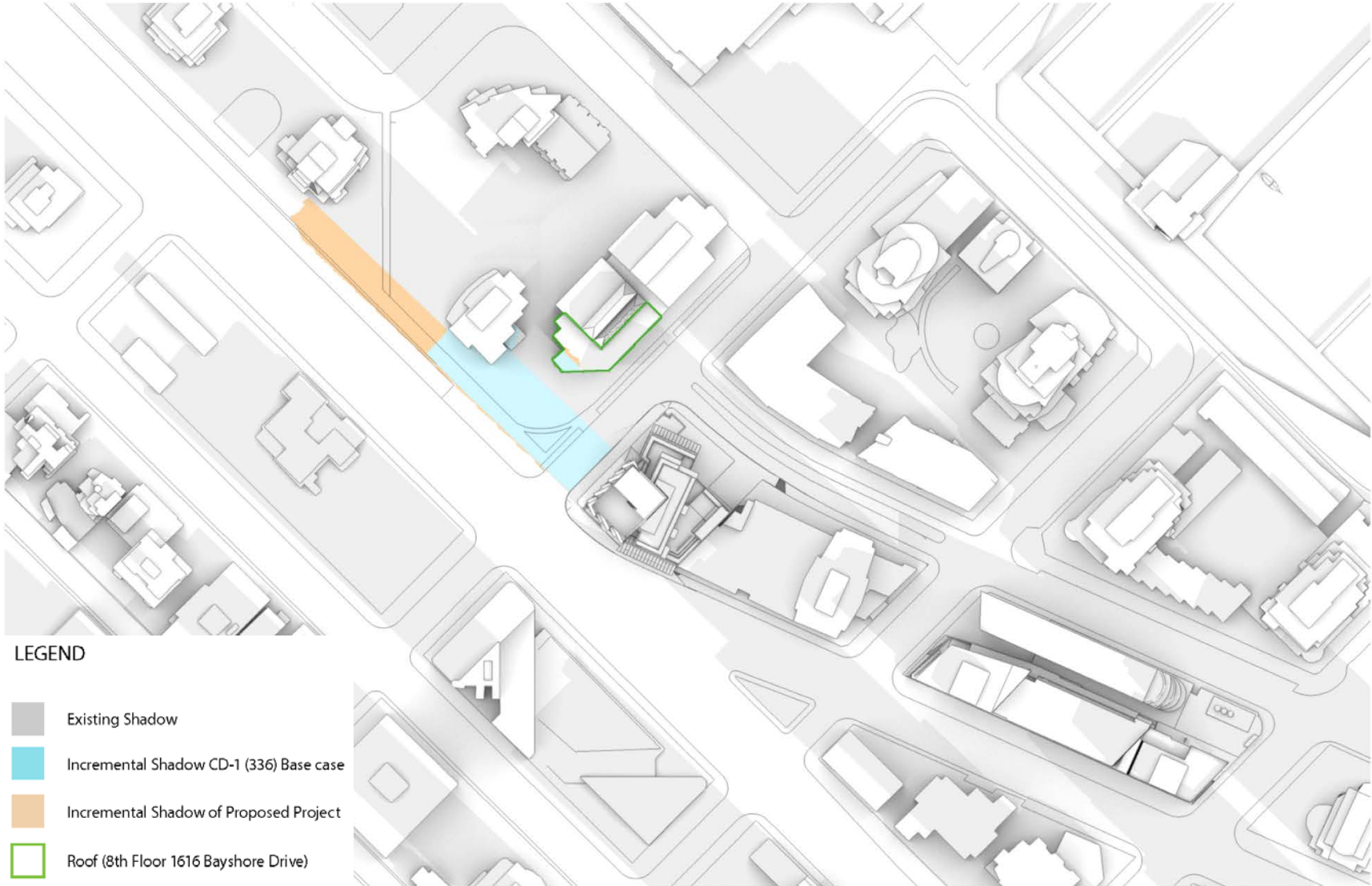
Summer Solstice: June 21st at 2pm



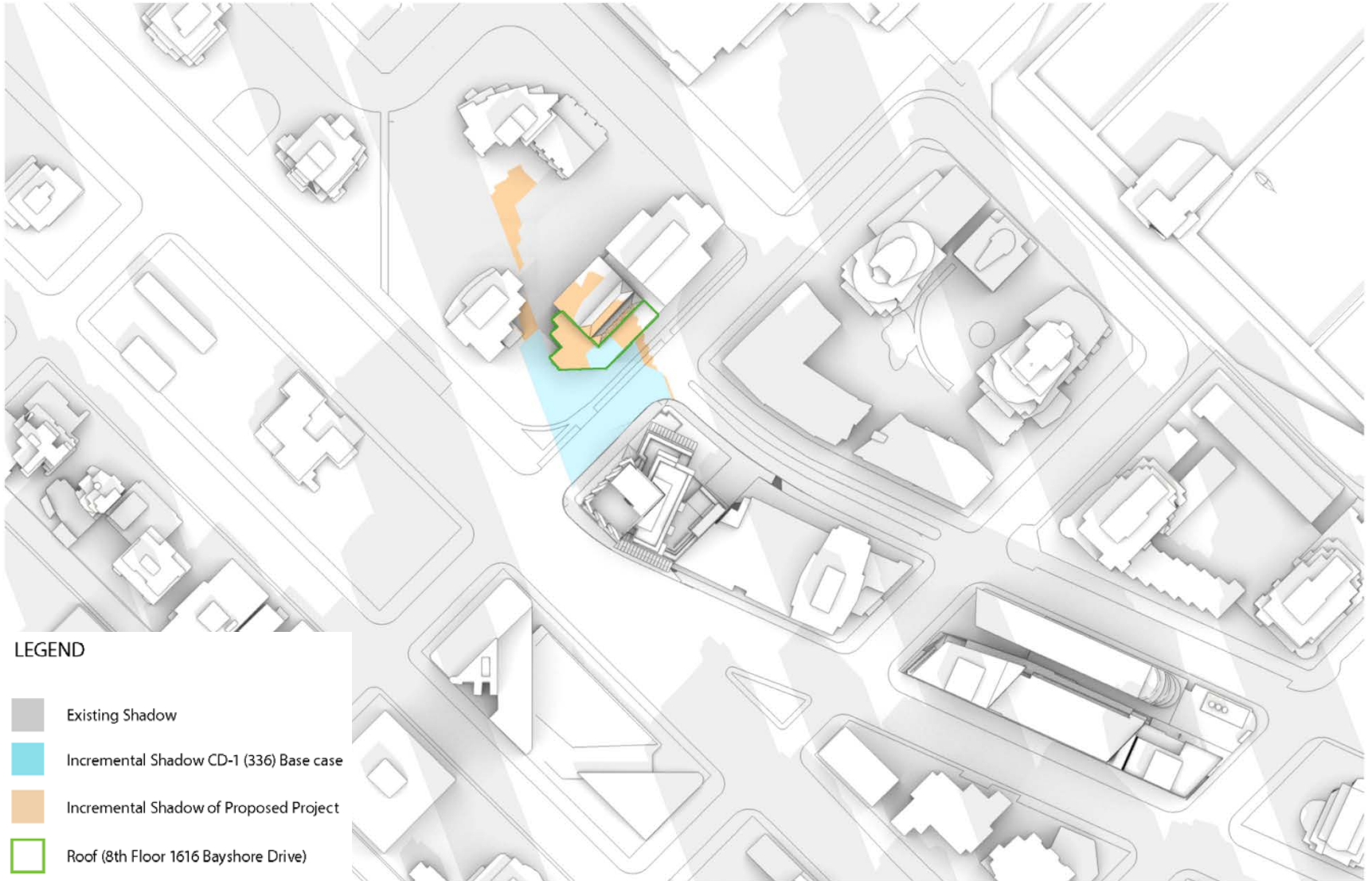
Autumnal Equinox: September 23rd at 10am



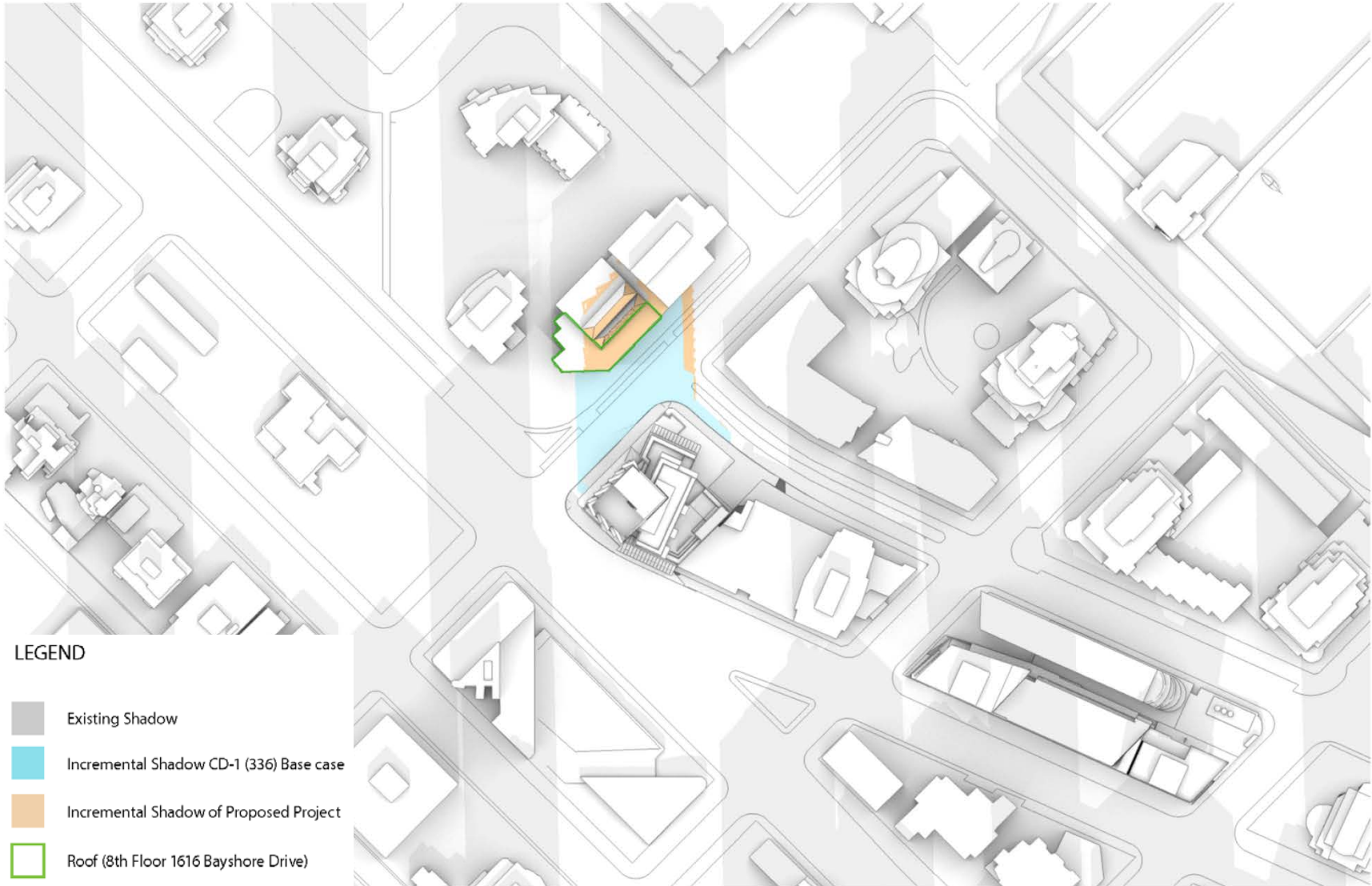
Autumnal Equinox: September 23rd at 10:30am



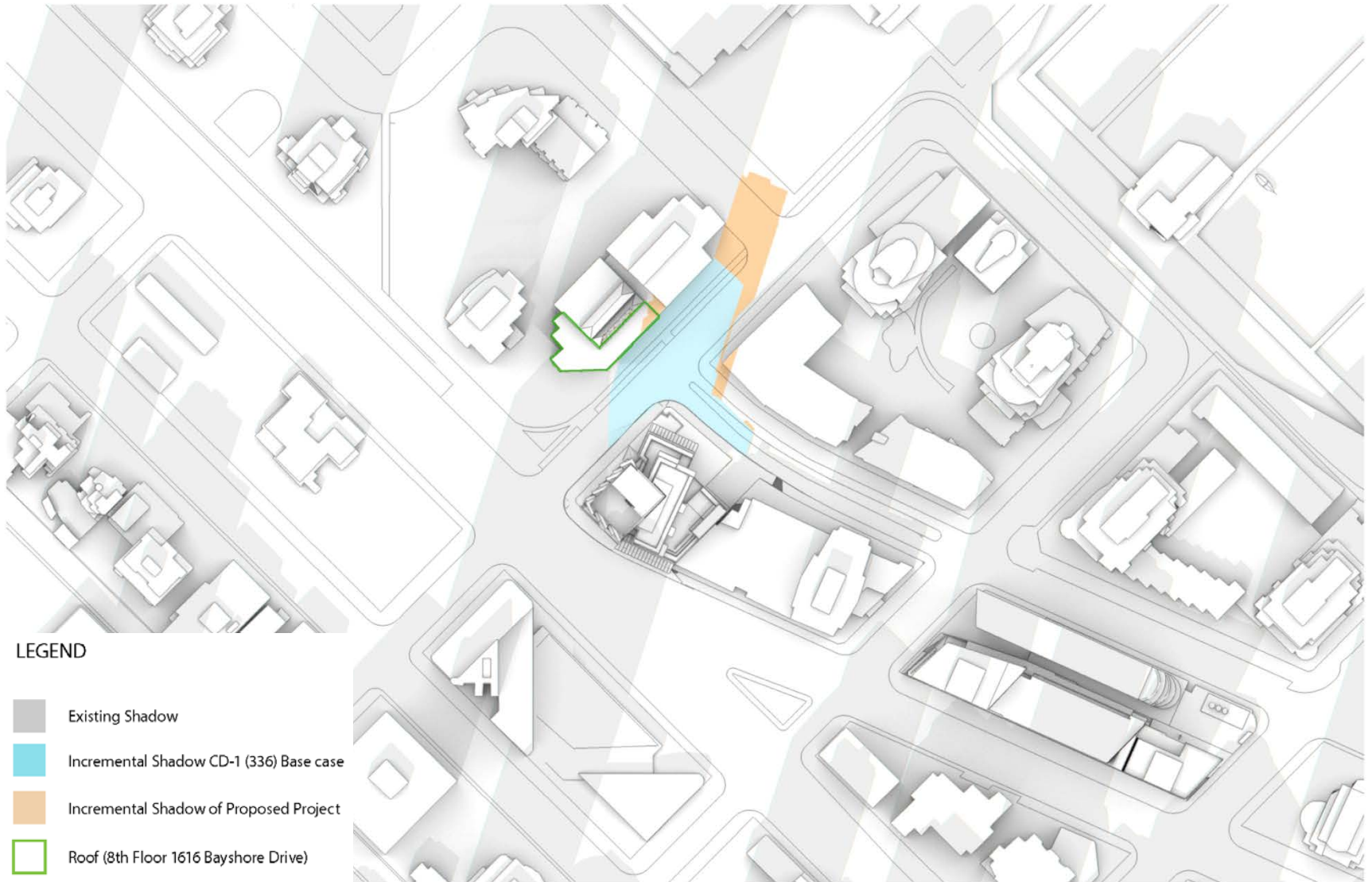
Autumnal Equinox: September 23rd at 12 noon



Autumnal Equinox: September 23rd at 1pm



Autumnal Equinox: September 23rd at 2pm

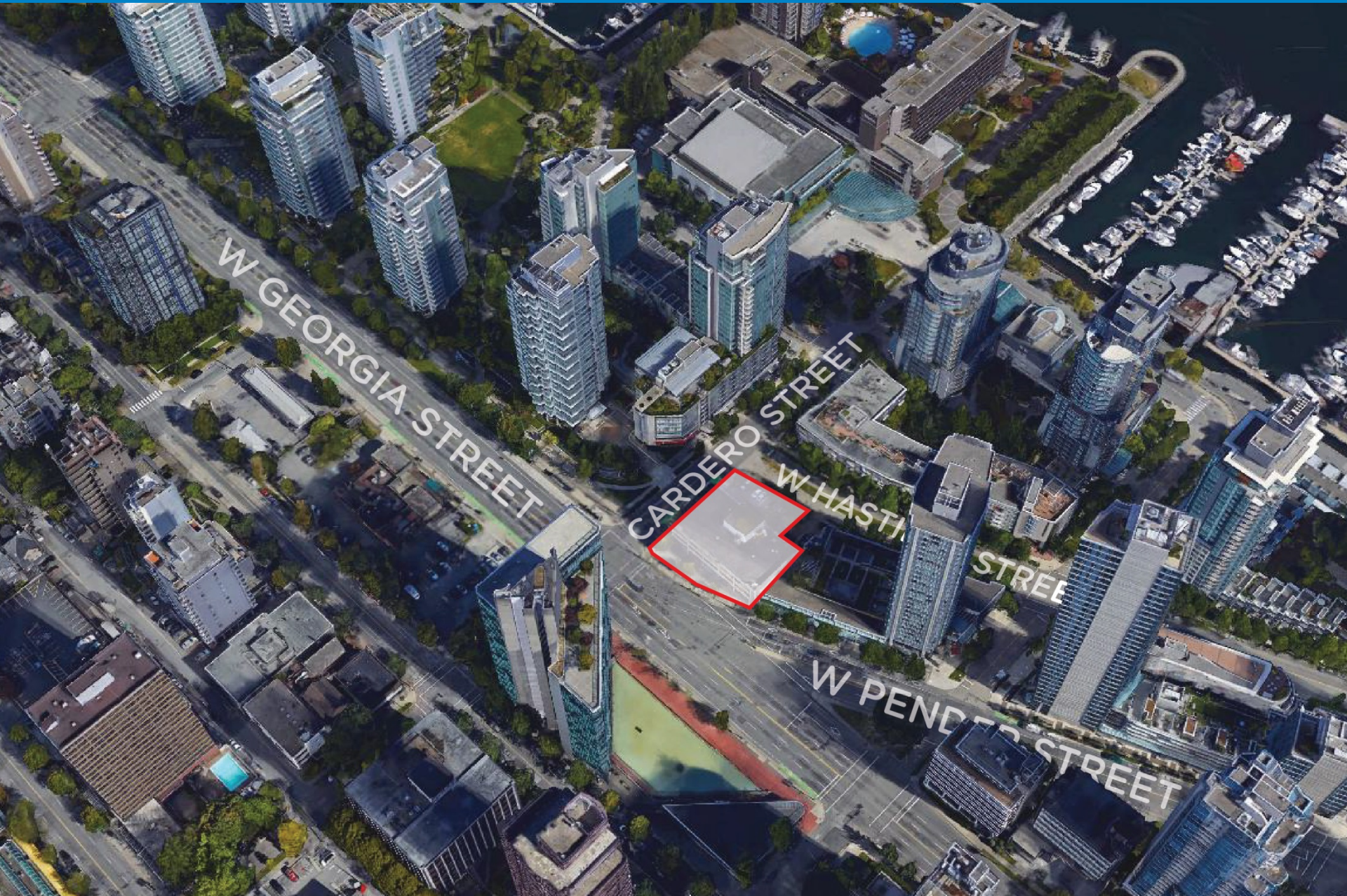


Autumnal Equinox: September 23rd at 3:30pm



Autumnal Equinox: September 23rd at 5:10pm





Public Benefits

	Public Benefit Items	Value if Built Under Proposed Rezoning (\$)
Required	DCL (City-wide) (\$13.31/sq.ft.)	\$2,577,427
	Public Art (\$1.81/sq.ft.)	\$350,445
Offered (Community Amenity Contribution - CAC)	Housing and Childcare	\$13,815,200 (95% of total CAC)
	Heritage	\$747,500 (5% of total CAC)
	Total Value of CAC	\$14,562,700
	Total Value of Public Benefits	\$17,490,572



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