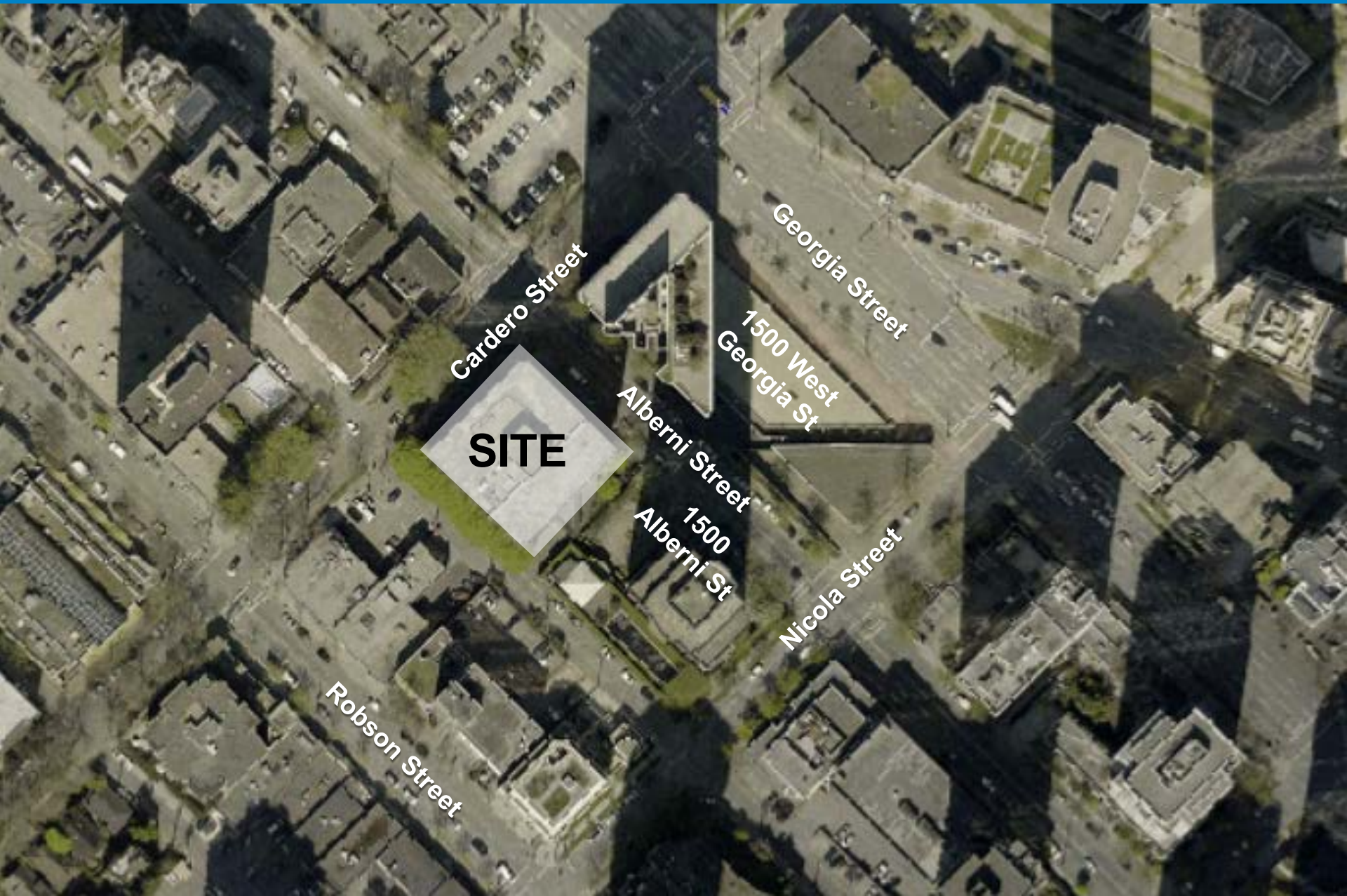




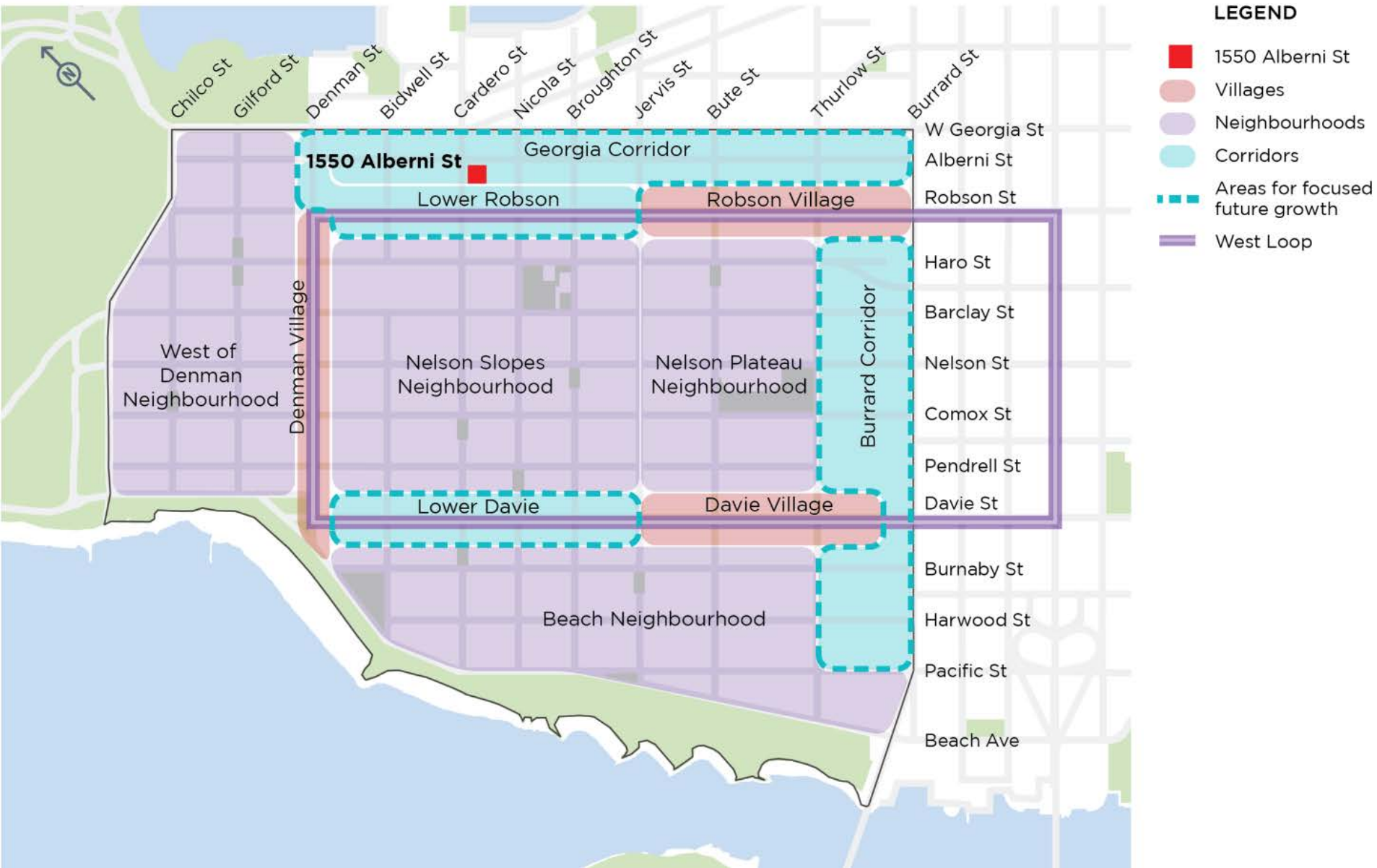
CD-1 Rezoning Application 1550 Alberni St

Public Hearing
October 20, 2016

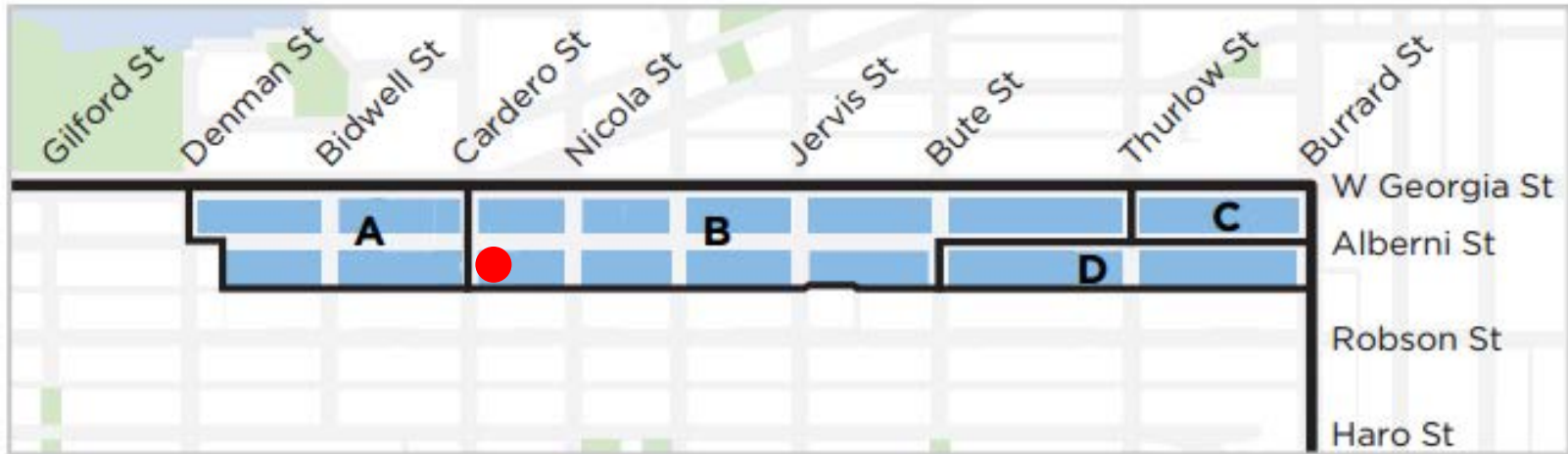
Site Context



West End Plan (2013)



Georgia Corridor: Areas 'A', 'B', 'C', and 'D'



■ Georgia Corridor Area ● 1550 Alberni Street

Georgia Corridor

- Heights: up to 500 ft.
- Density: subject to urban design performance
- Typical tower floor plate: 6,500 sq. ft.

Rezoning Application

- Density: 14.15 FSR
- Height: 132.35 m (434 ft.)



Rezoning Application:

September 11, 2015

Revised Application:

May 3, 2016

Community Open House:

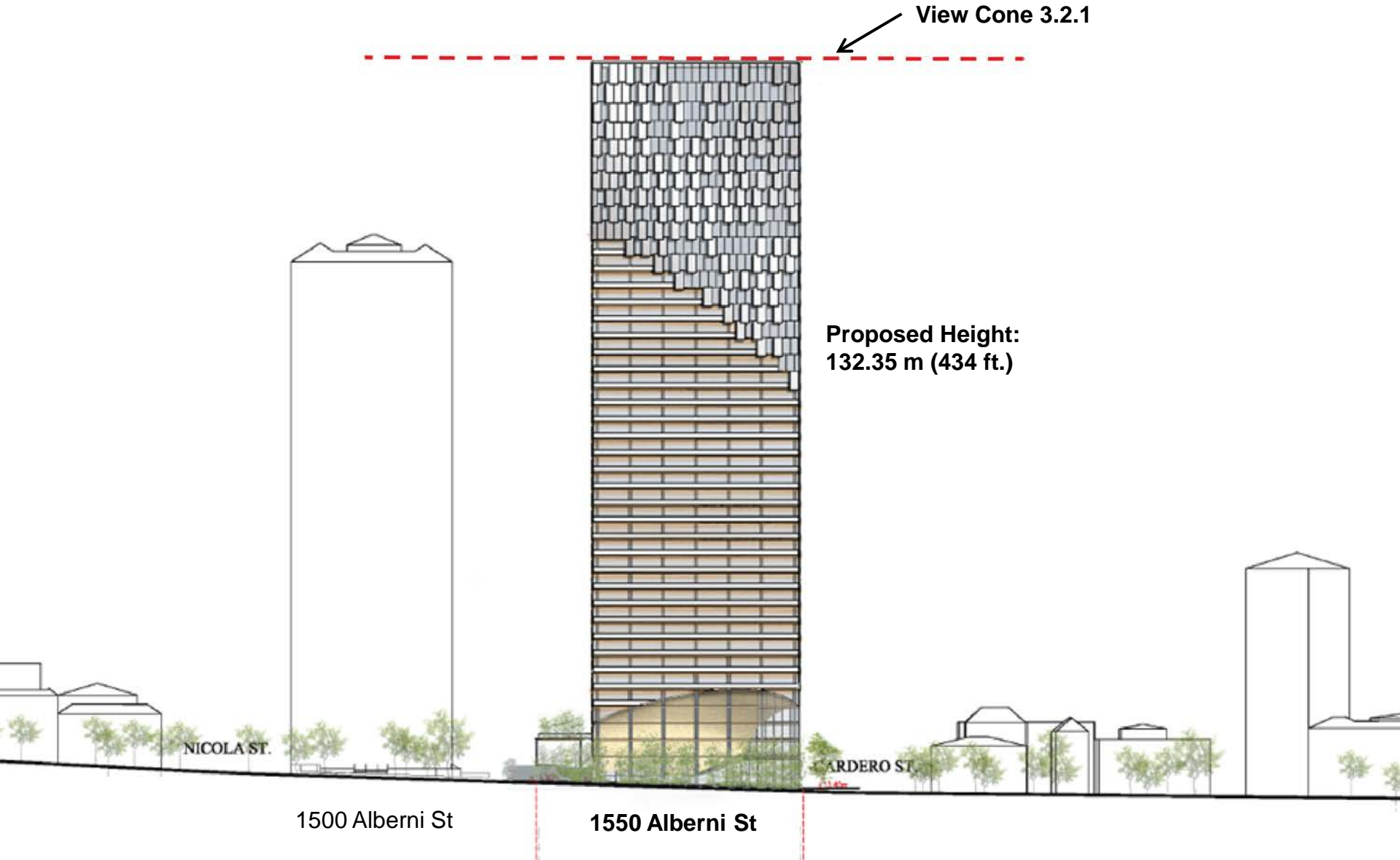
November 3, 2015

Concerns:

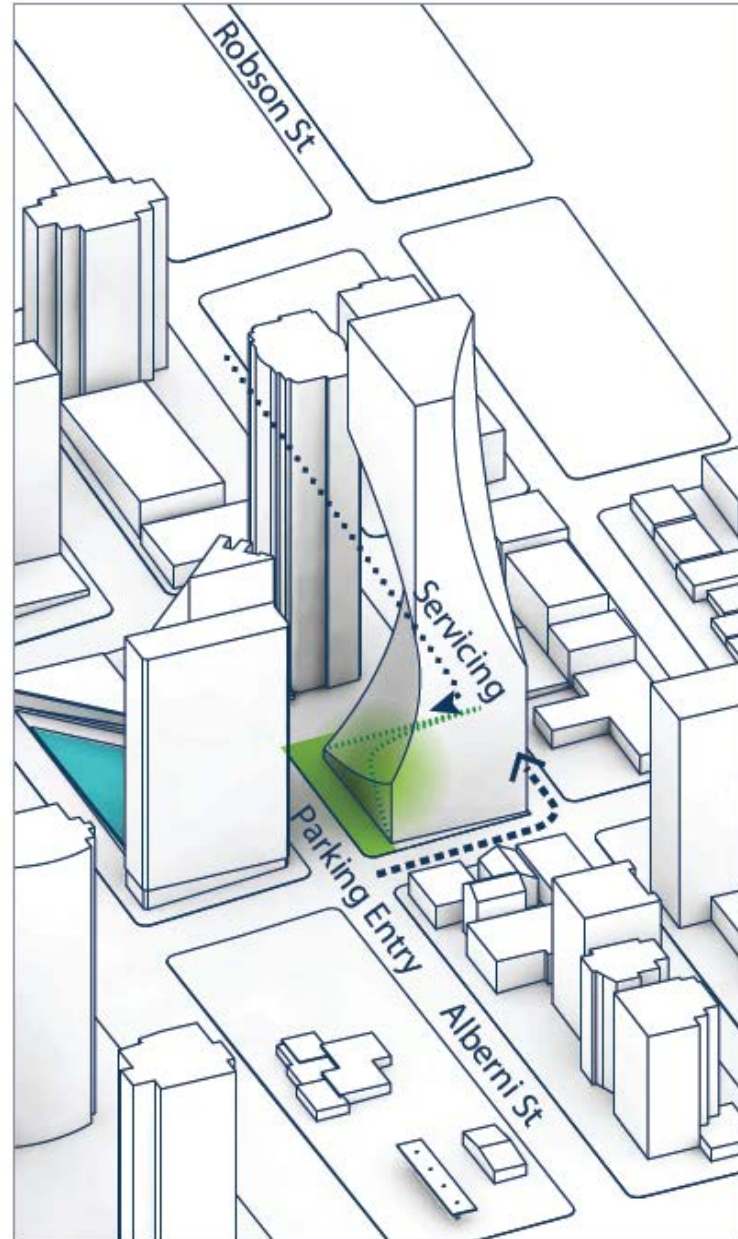
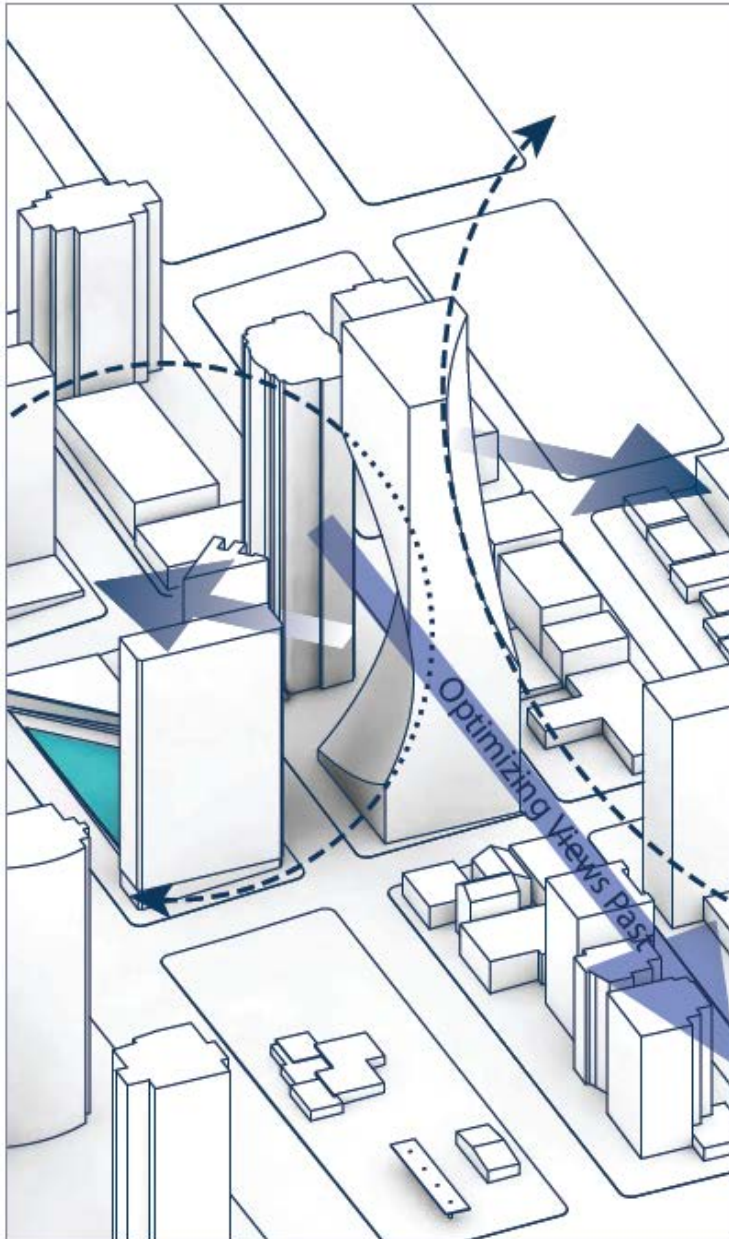
- Height, shadowing and view impacts
- Traffic impacts
- Pace of change in the area



Height



Tower Massing



Tower Massing

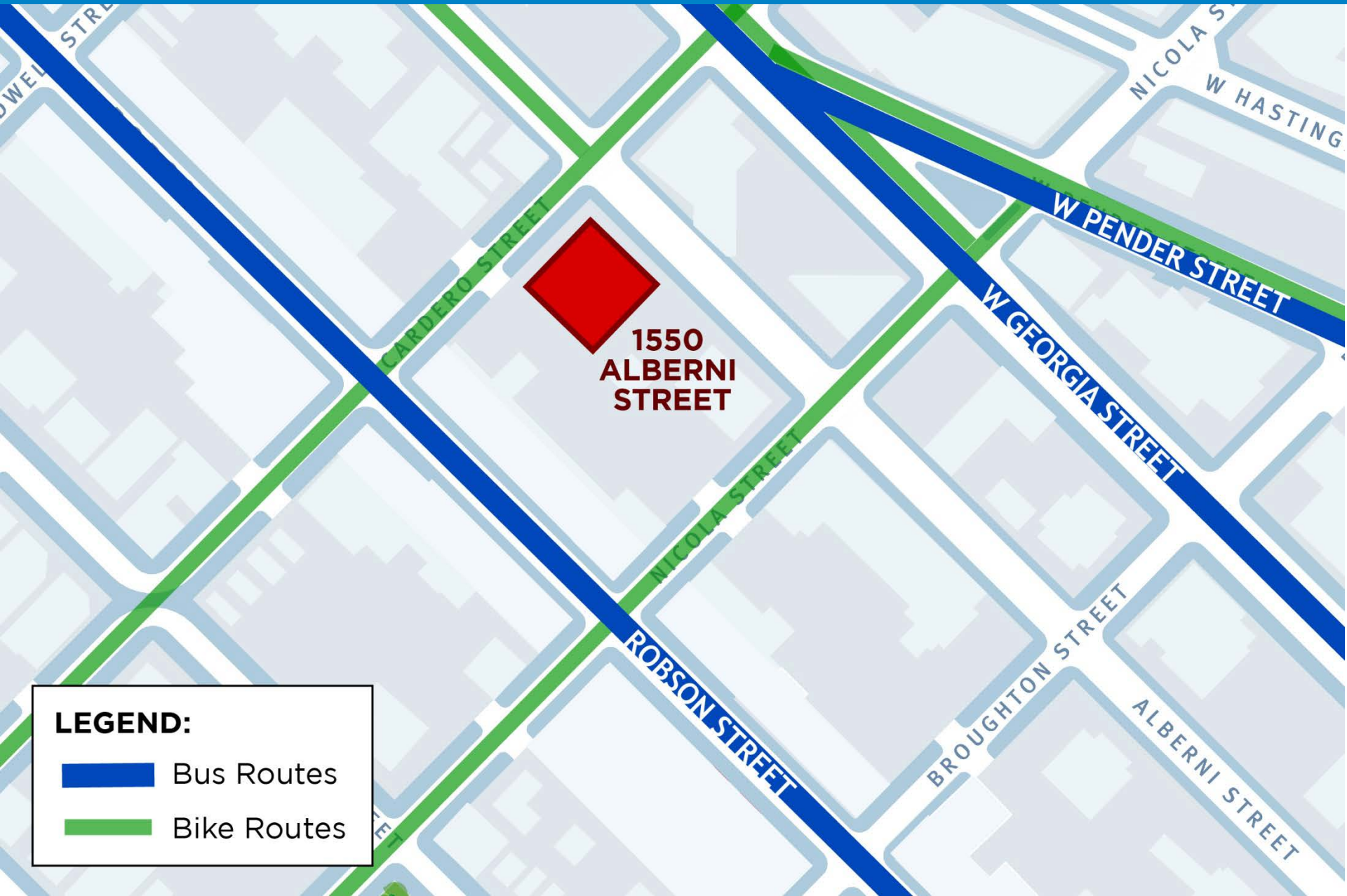


**1500 Alberni St
(Existing)**



**1550 Alberni St
(Proposed)**

Urban Design Analysis





LEGEND:

-  Bus Routes
-  Bike Routes

Areas of Growth



CAC Value (\$M)	Allocation
\$8.25	Public realm improvements
\$10.66	Expansion of community facilities
\$3.55	Affordable housing
\$9.54	Heritage and amenity bonus density purchase
\$32	Total

CAC Value (\$M)	Timing of Payment
\$20.0	Before CD-1 By-law enactment
\$3.0	Within 12 months or at Development Permit issuance
\$9.0	Within 18 months of CD-1 By-law enactment
\$32	Total