



**CD-1 Rezoning:
1380-1382 Hornby Street &
801 Pacific Street**

**Public Hearing
February 21, 2017**

Site Context

Hornby Street Site

Pacific Street Site

Hornby Court

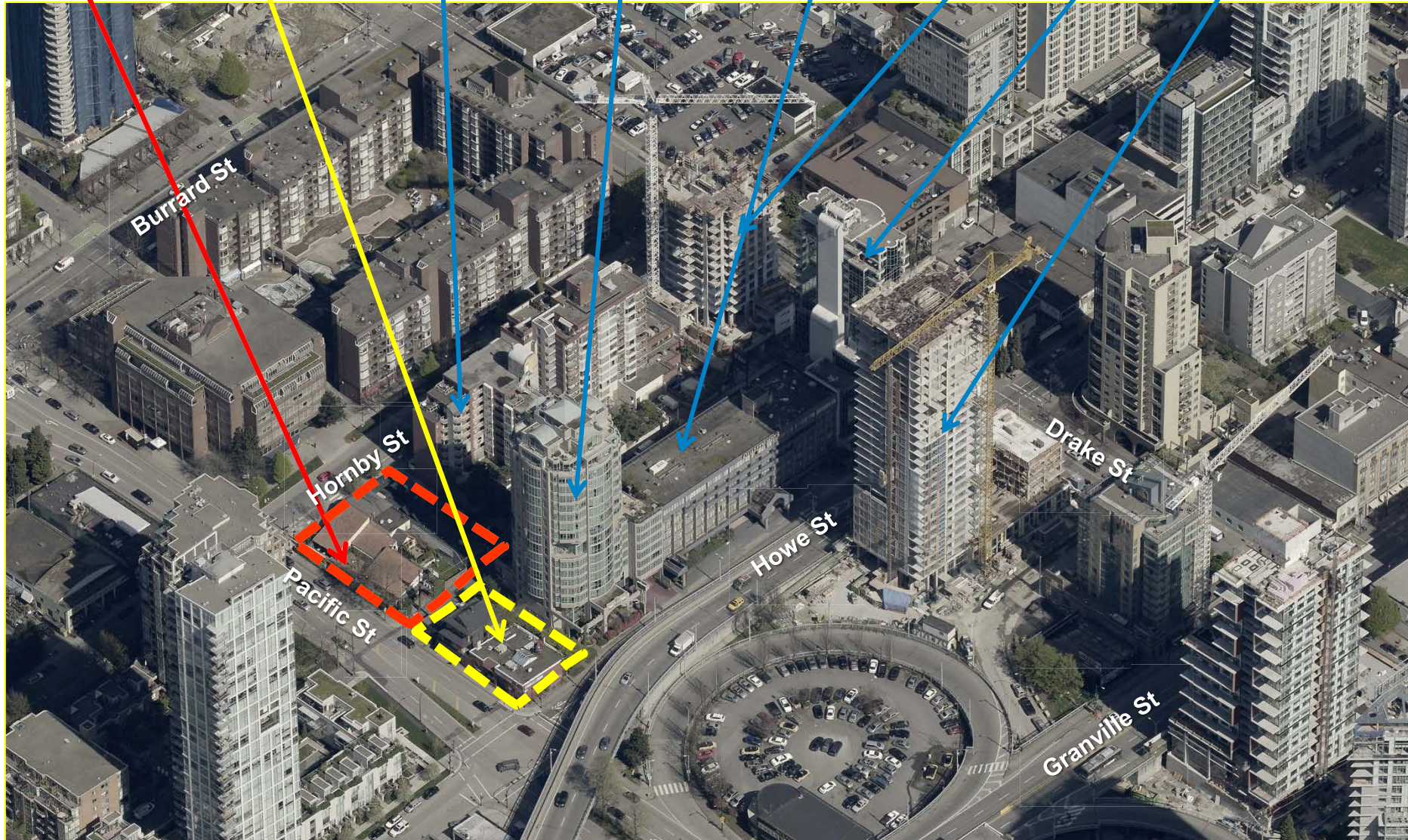
Portofino/
Executive
Hotel

1335 Howe St

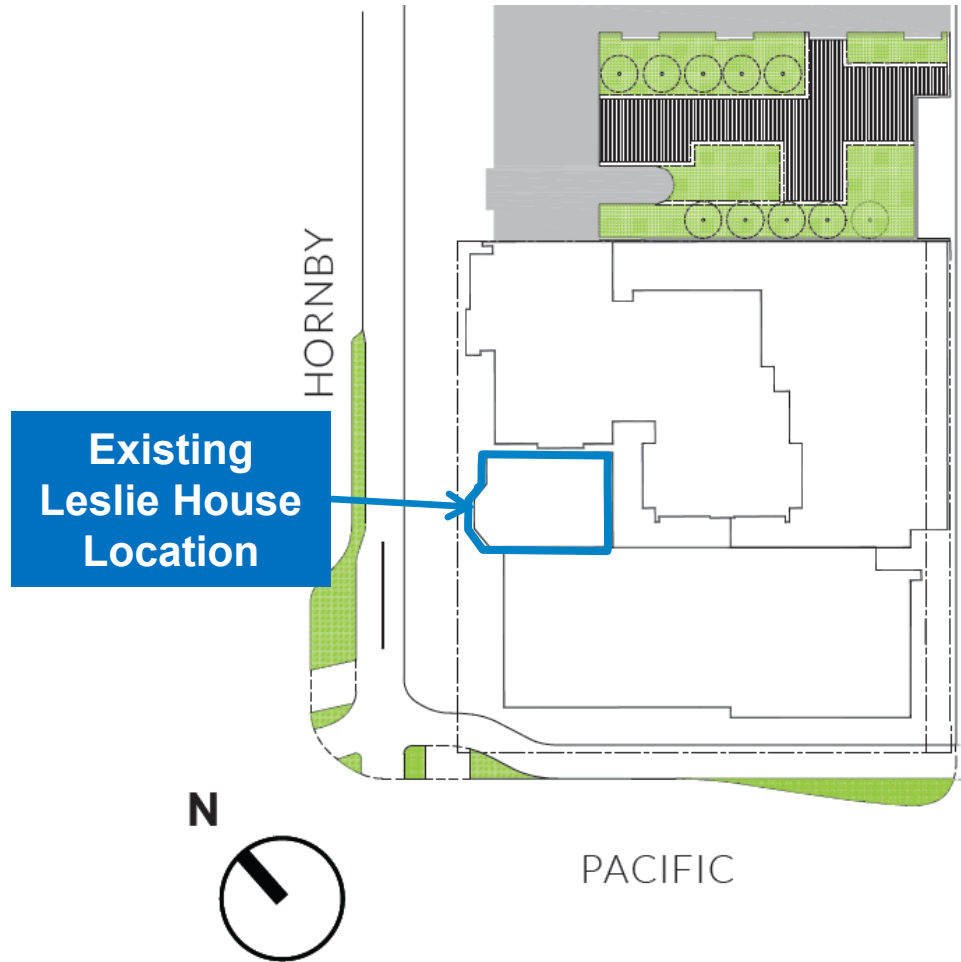
Salt

VIVA
Tower

Maddox

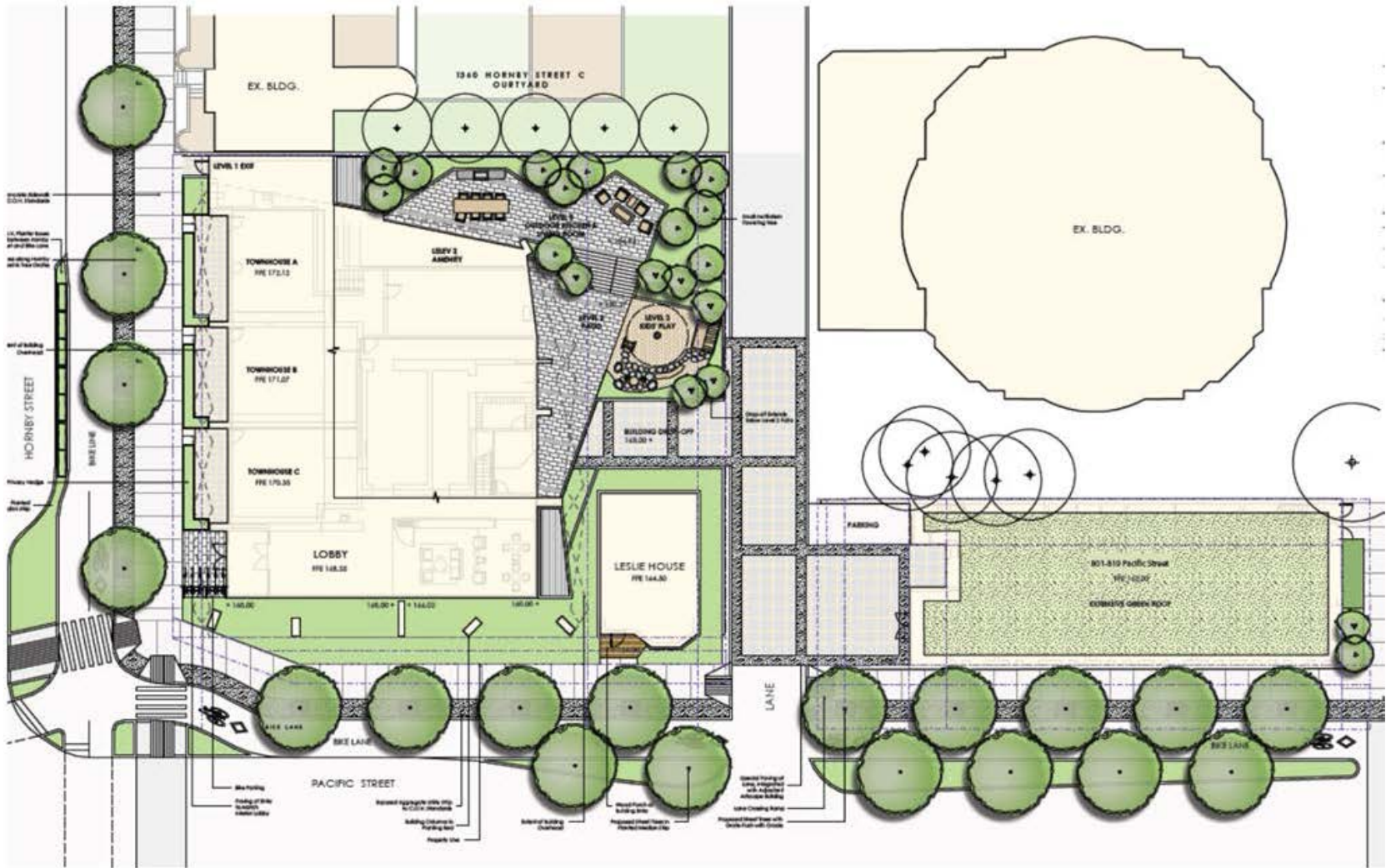


Leslie House



Proposal: Site Plan

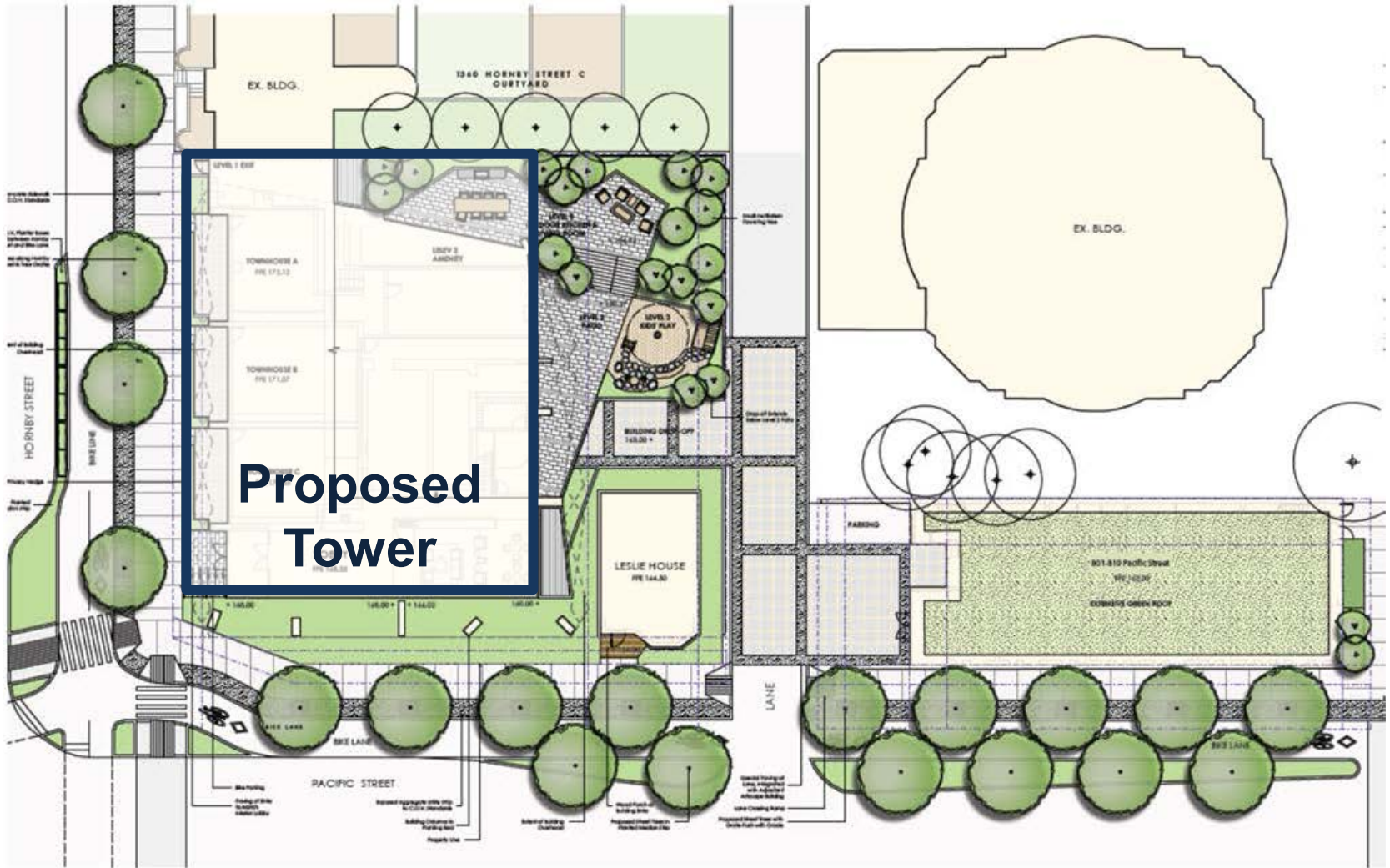
Hornby Street



Pacific Street

Proposal: Site Plan

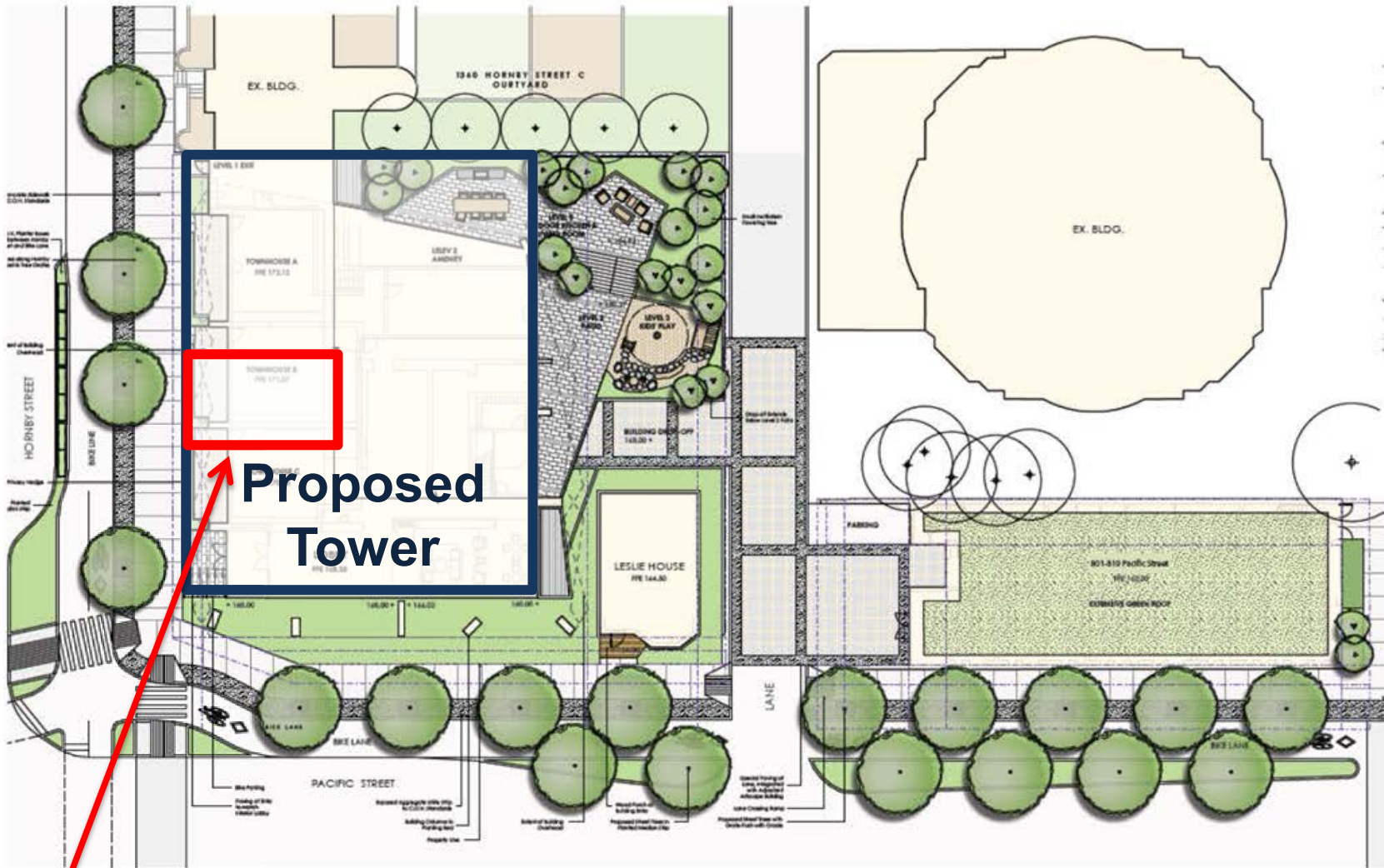
Hornby Street



Pacific Street

Proposal: Site Plan

Hornby Street

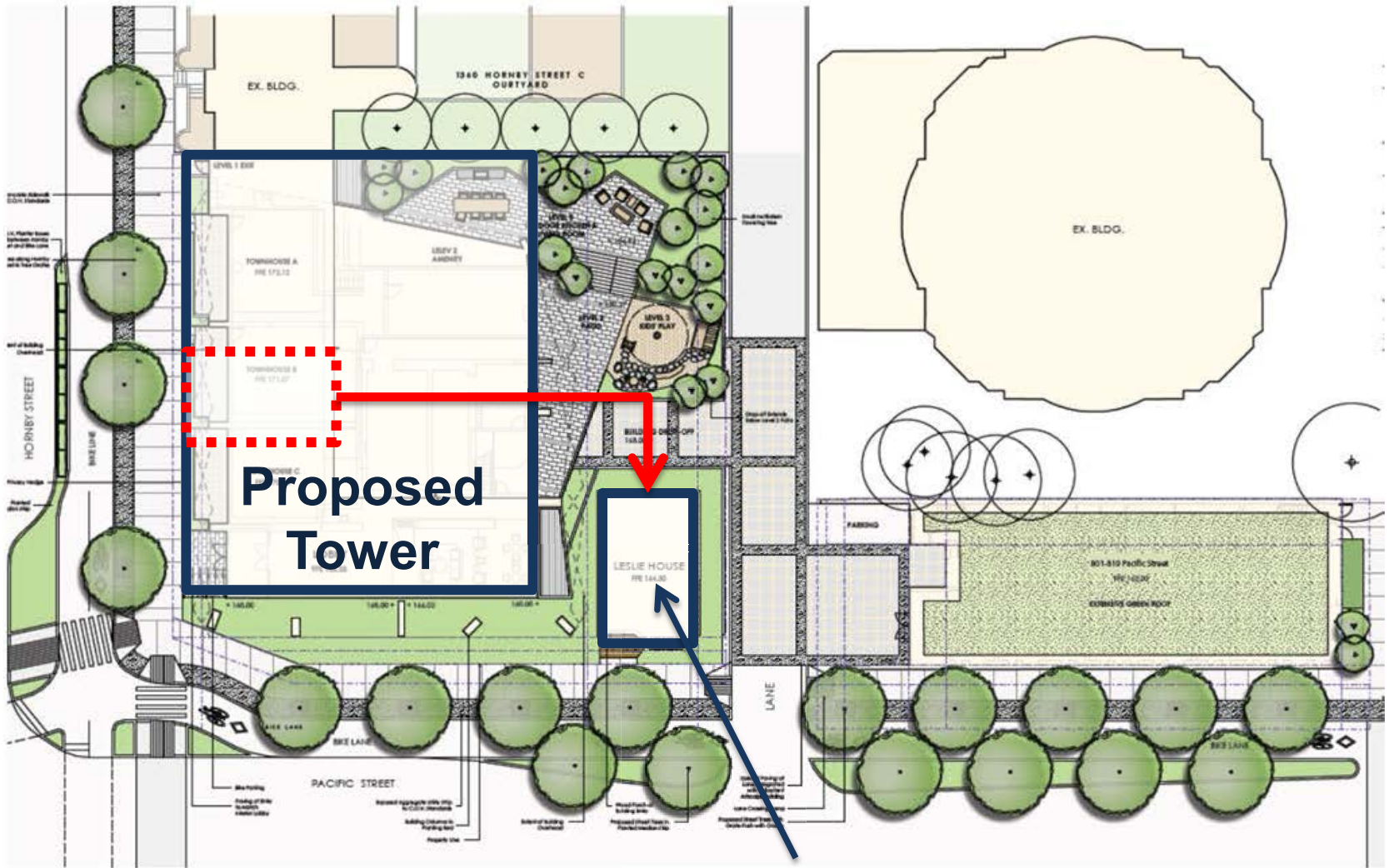


Existing Leslie House

Pacific Street

Proposal: Site Plan

Hornby Street

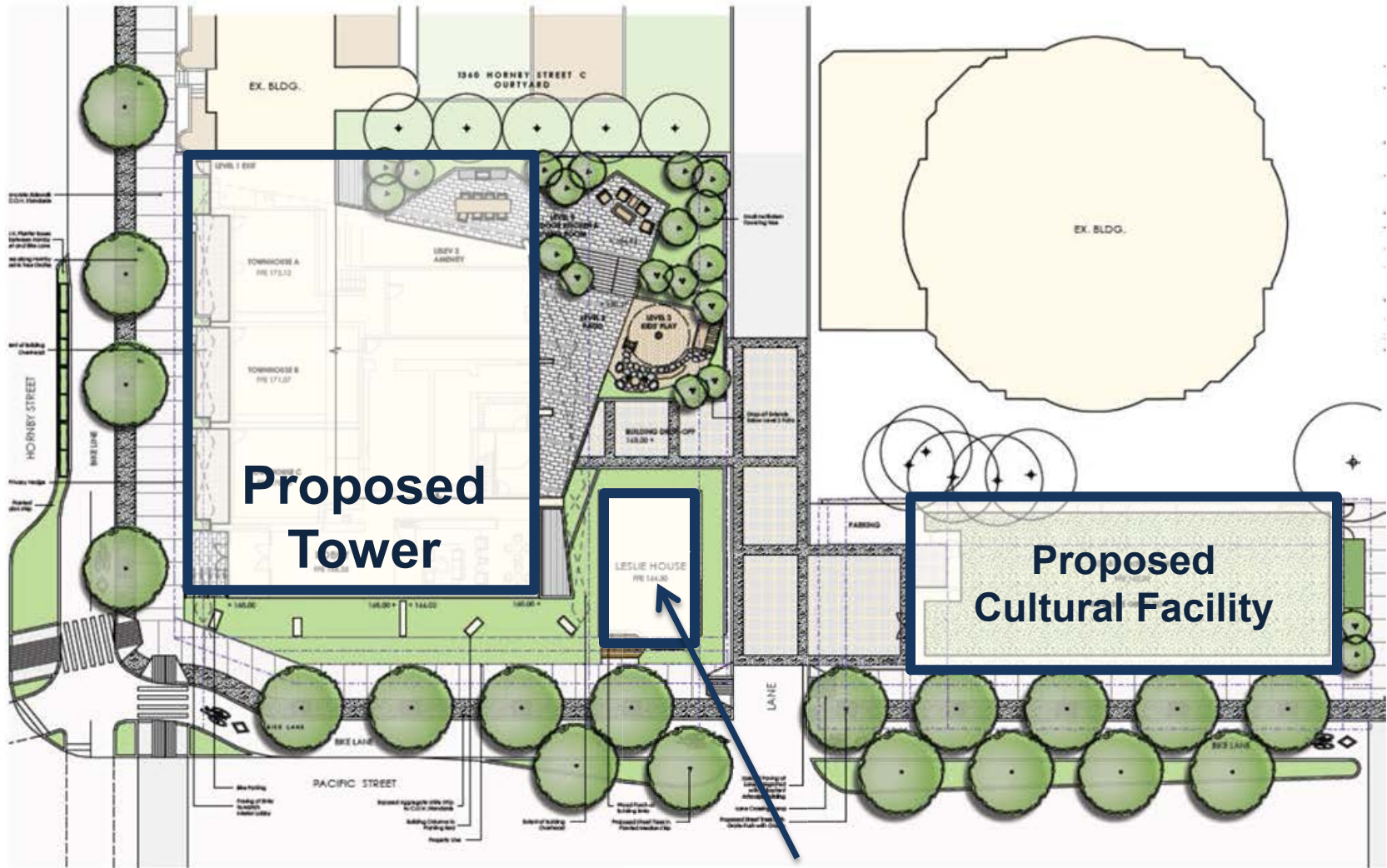


Pacific Street

Relocated
Leslie House

Proposal: Site Plan

Hornby Street



Pacific Street

Relocated
Leslie House

Proposed Tower



Hornby Street Elevation



View from Pacific Street

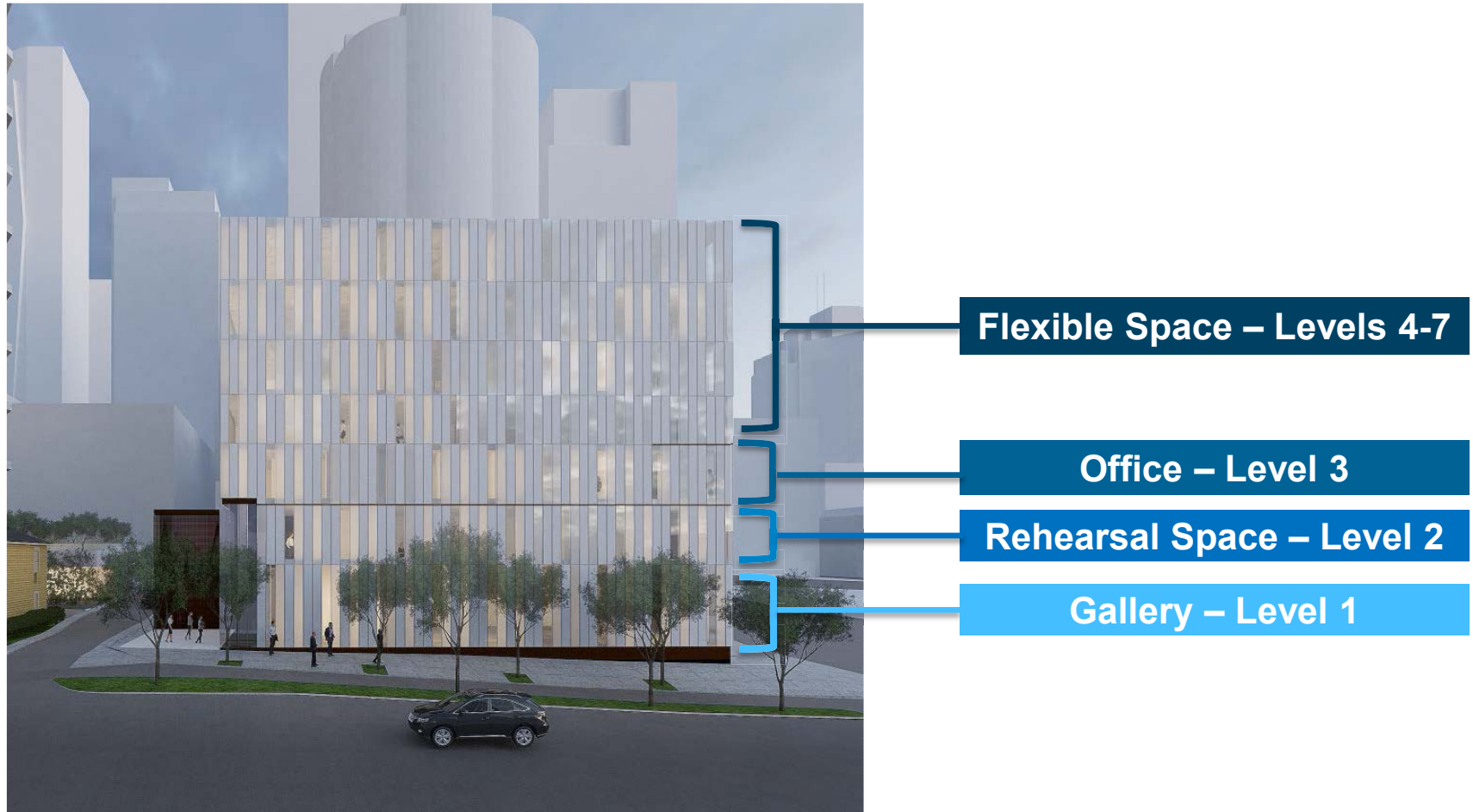
- Rehabilitation of the heritage house
- Permitted uses include:
 - Retail
 - Service
 - Office

Proposed Cultural Facility



View from Pacific Street

Proposed Cultural Facility



View from Pacific Street

Open House 1

Tower and Leslie House

February 24, 2016
63 people attended

Open House 2

Cultural Facility

October 26, 2016
43 people attended

Support

- **Tower**
 - Location, height and density
 - Interesting architecture

- **Leslie House**
 - Conservation of heritage building

- **Cultural Facility**
 - New cultural amenity

Concerns

- 1. Tower design:**
 - Height
 - Privacy and view impacts
- 2. Not enough three-bedroom units**
- 3. Existing traffic in the area**
- 4. General amenity need in the area**

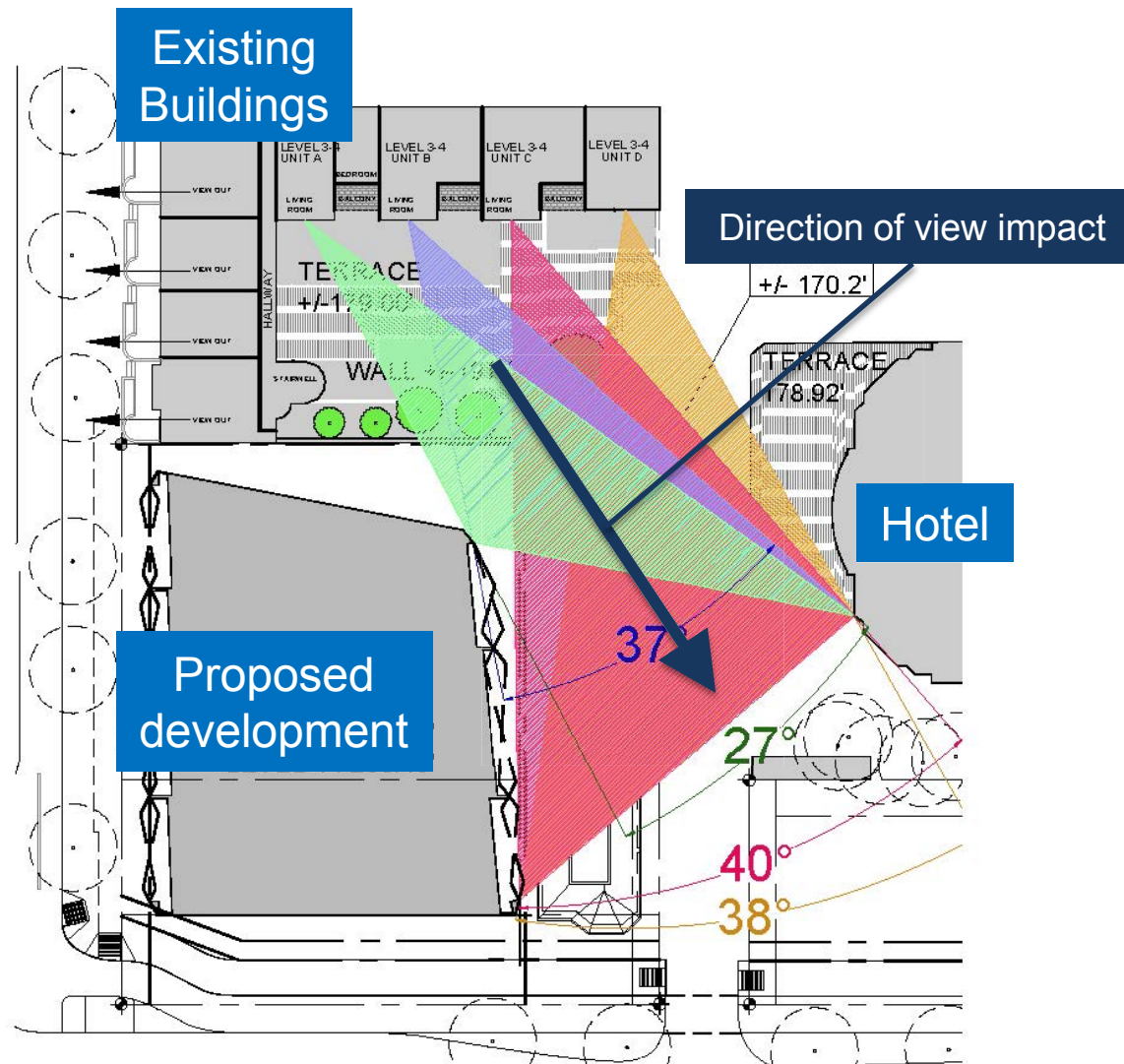
1. Tower Height



Legend

- ① Burrard Place
- ② 1335 Howe
- ③ Vancouver House

Design Response to Address View Impacts



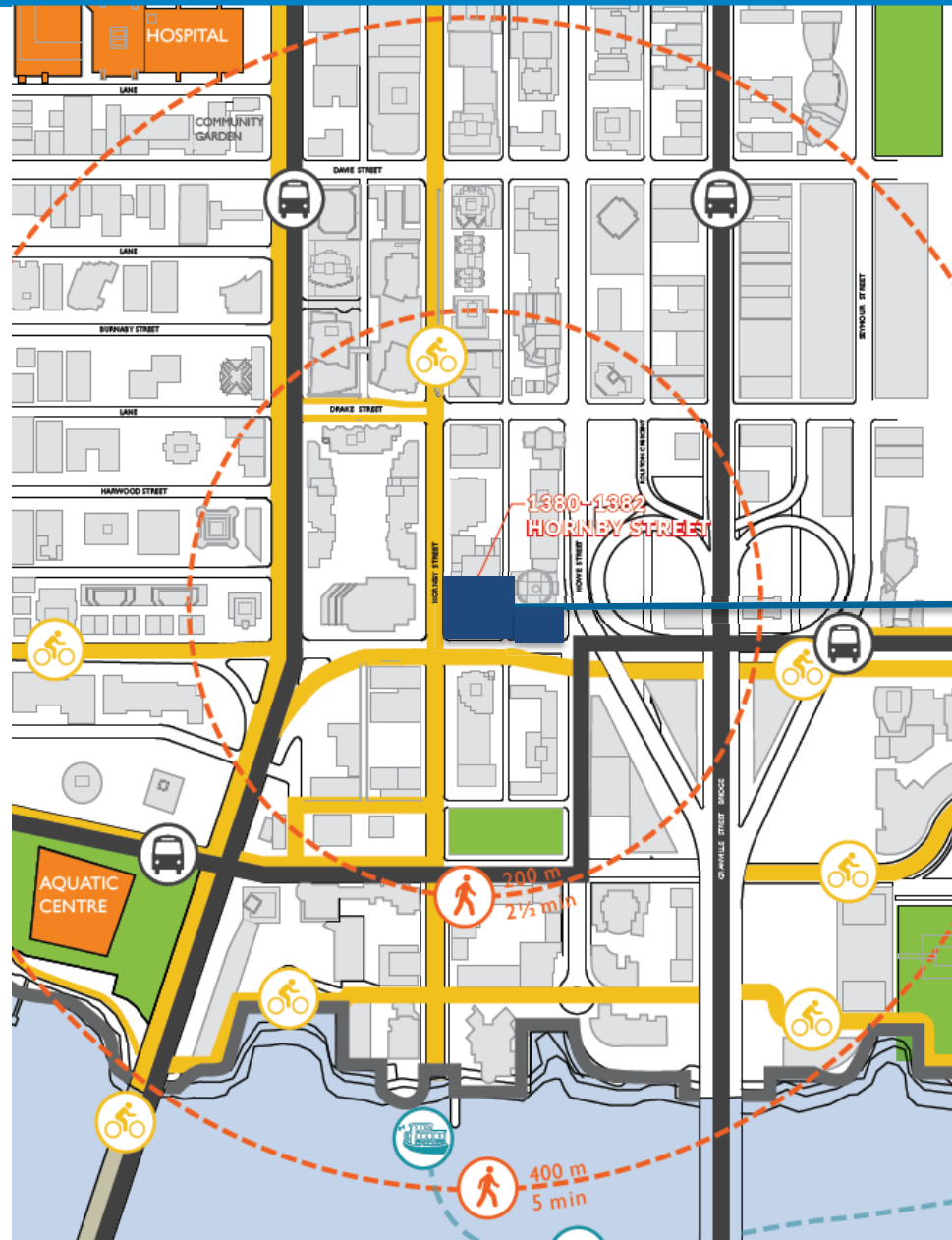
View Impacts Analysis on Buildings to the North

2. Family Units

	2 Bedroom Units	3 Bedroom Units	Total Units	Percentage of Family Units
Initial Proposal	91	40	212	62%
Design Response	82	58	213	65%

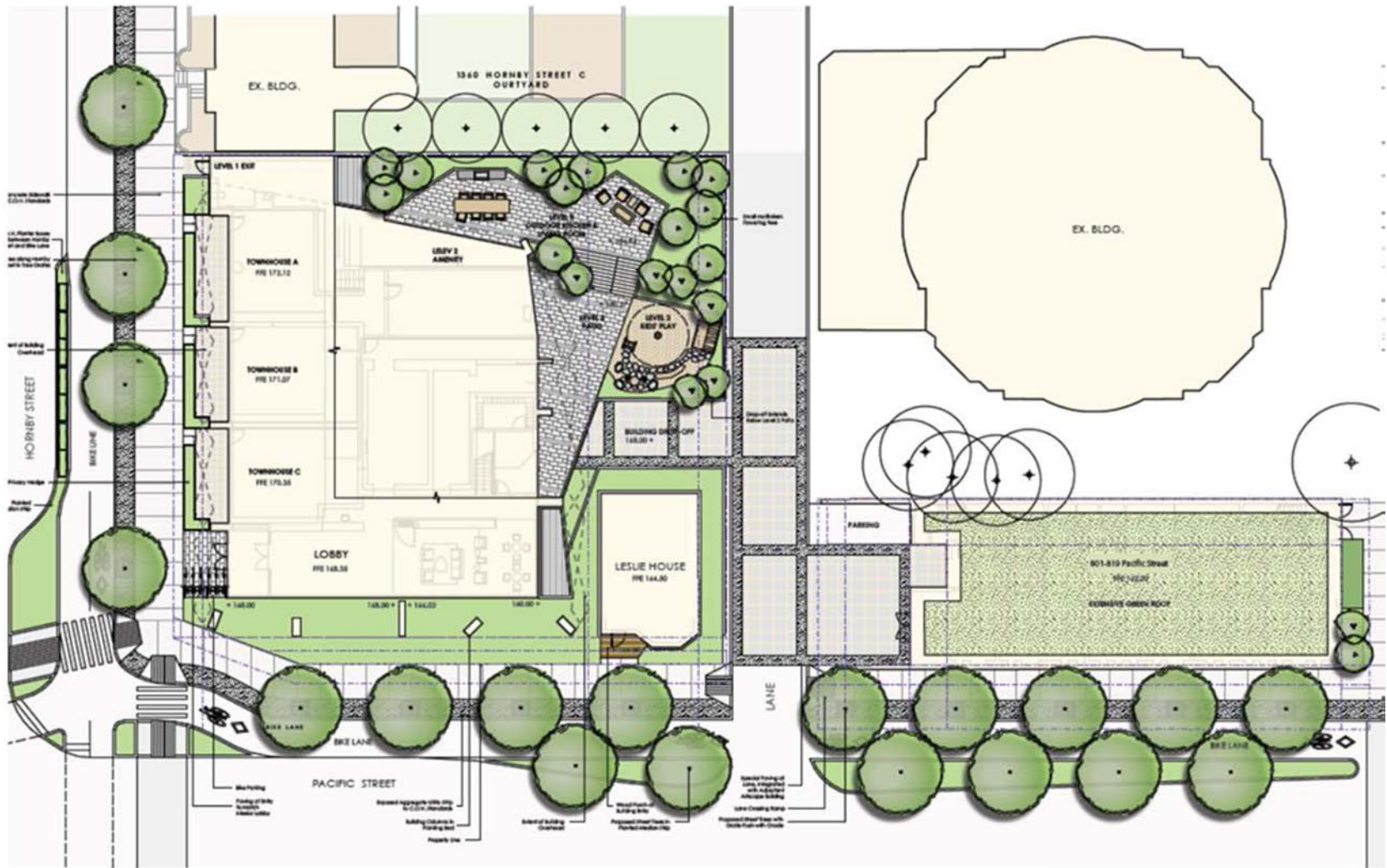
Percentage of Three-Bedroom Units: 27%

3. Transportation



Subject Sites

Enhanced Public Realm



Enhanced Public Realm



4. Cultural Facility



Community Events and Gathering



Public Benefit: Recommended Allocation

CAC Value (M)	Allocation
In-kind Contribution	
\$15.70	Cultural Facility at 801 Pacific Street
Cash CAC	
\$9.50	69-space childcare facility in Downtown South
\$8.50	Affordable housing in Downtown South
\$2.25	Active Transportation in Downtown South
\$4.50	Vancouver Art Gallery Plaza
\$40,225,000	Total



**CD-1 Rezoning:
1380-1382 Hornby Street &
801 Pacific Street**

**Public Hearing
February 21, 2017**