

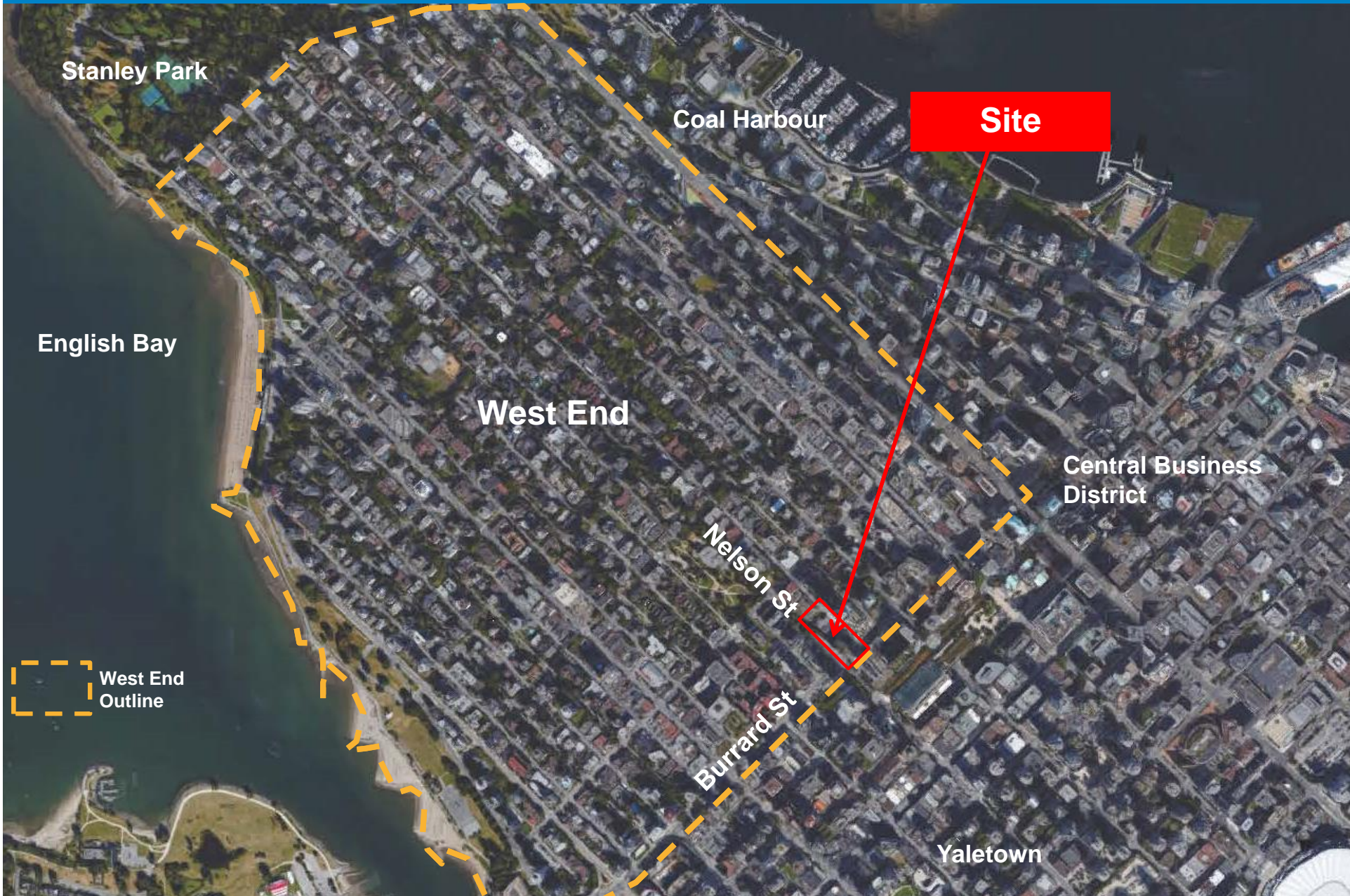


**CD-1 Rezoning:
969 Burrard Street and
1019-1045 Nelson Street**

**Public Hearing
July 18, 2017**



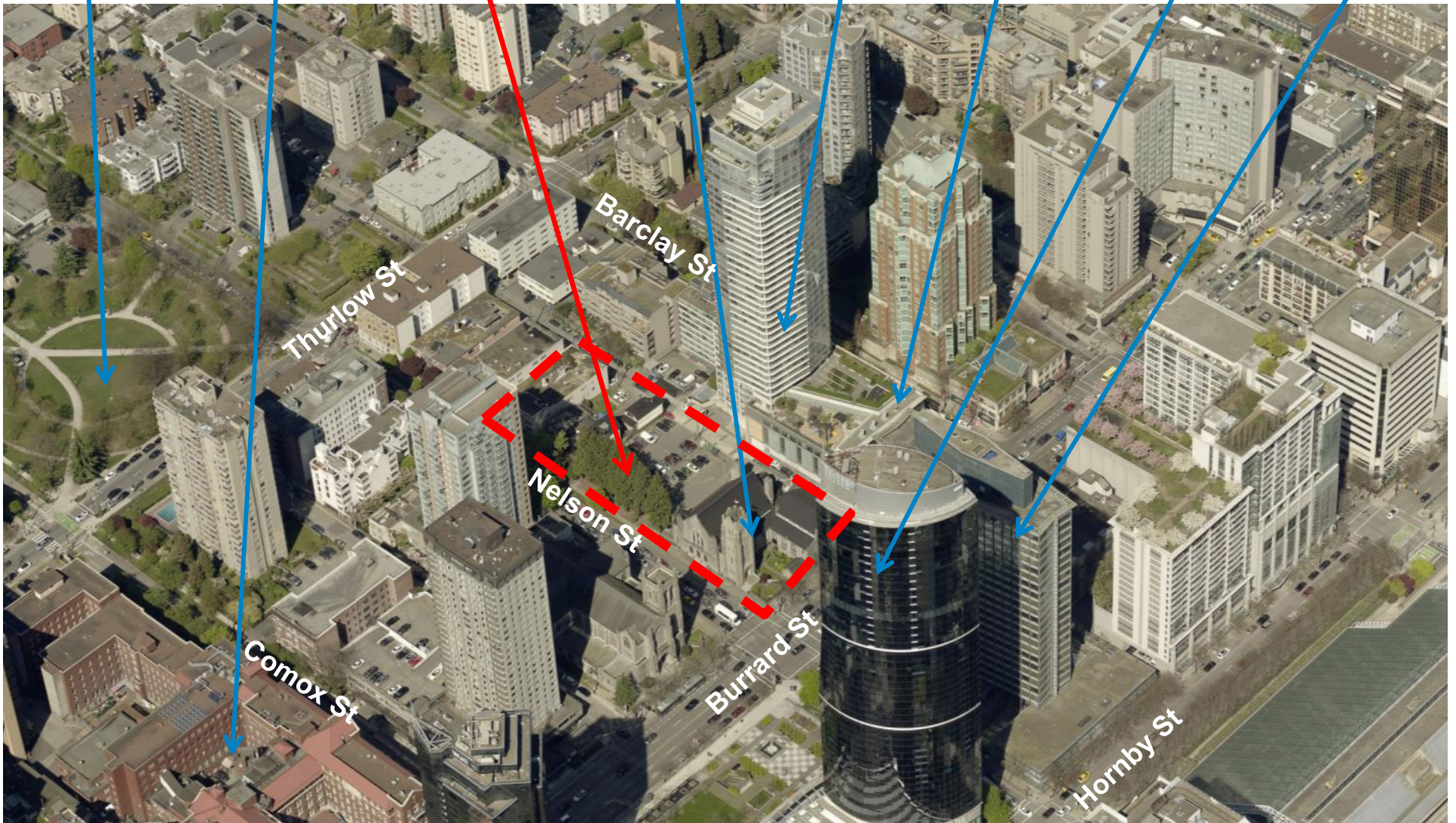
Site Context:



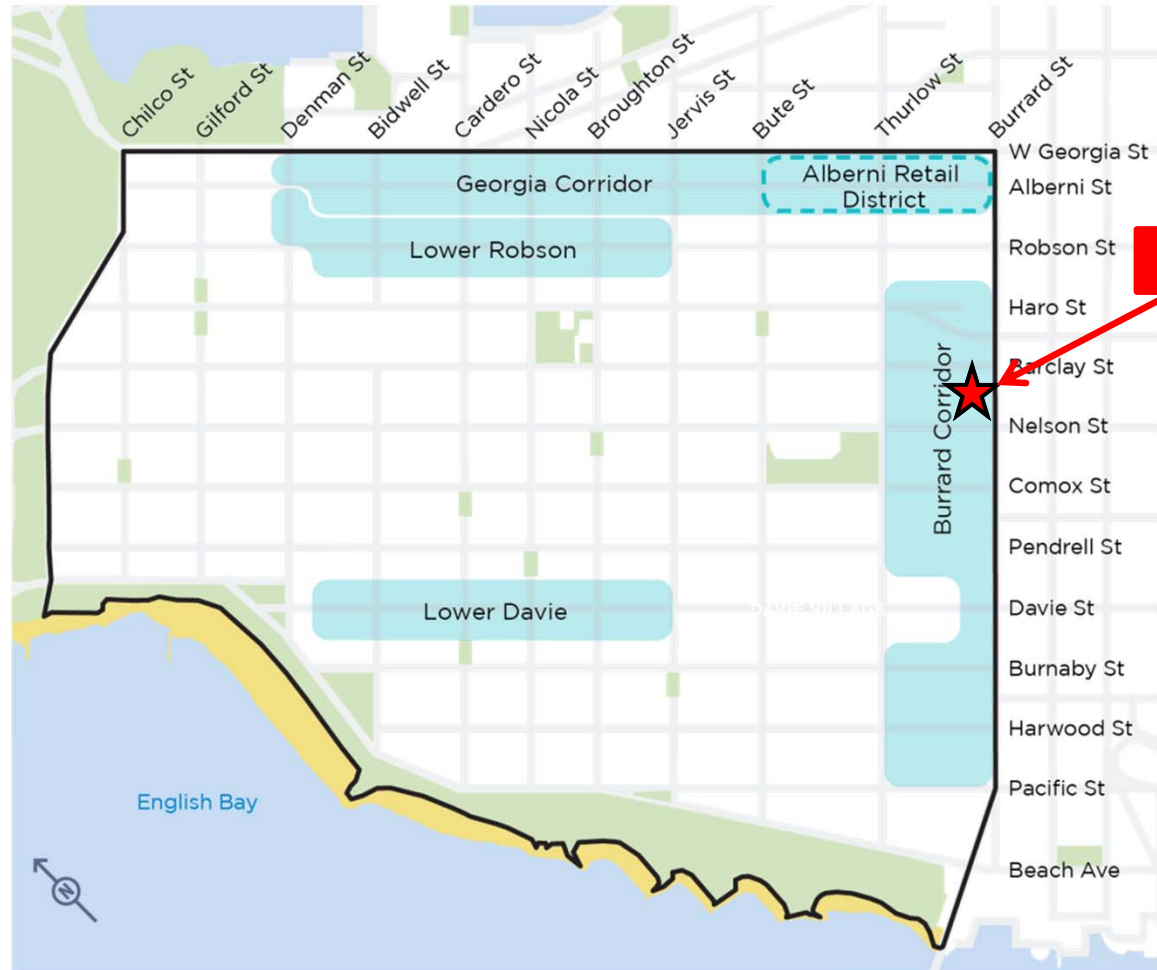
Site Context



- Nelson Park
- St. Paul's Hospital
- Site
- First Baptist Church
- Patina Building
- Robert Lee YMCA
- Sheraton Wall Centre
- Electra Building

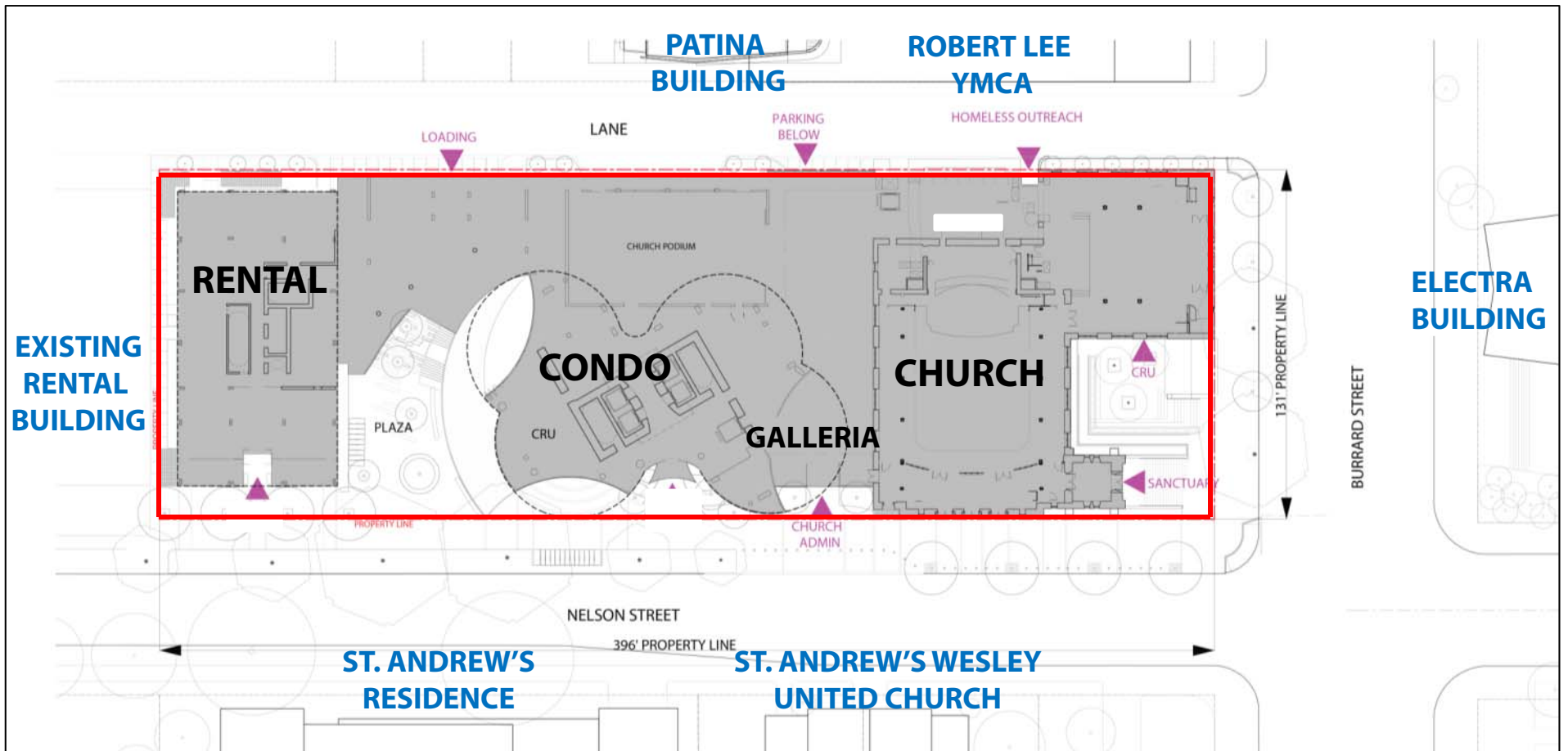


Policy Context - West End Community Plan



- Up to 550 feet maximum height
- Density, based on the supportable form of development, can be considered to help achieve public benefits

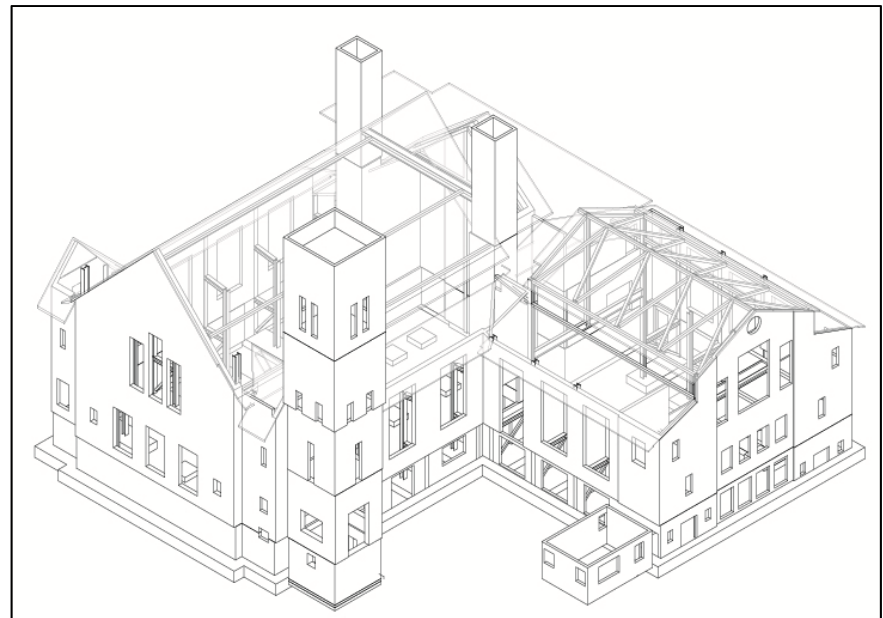
Proposal - Site Plan



Proposal - Heritage

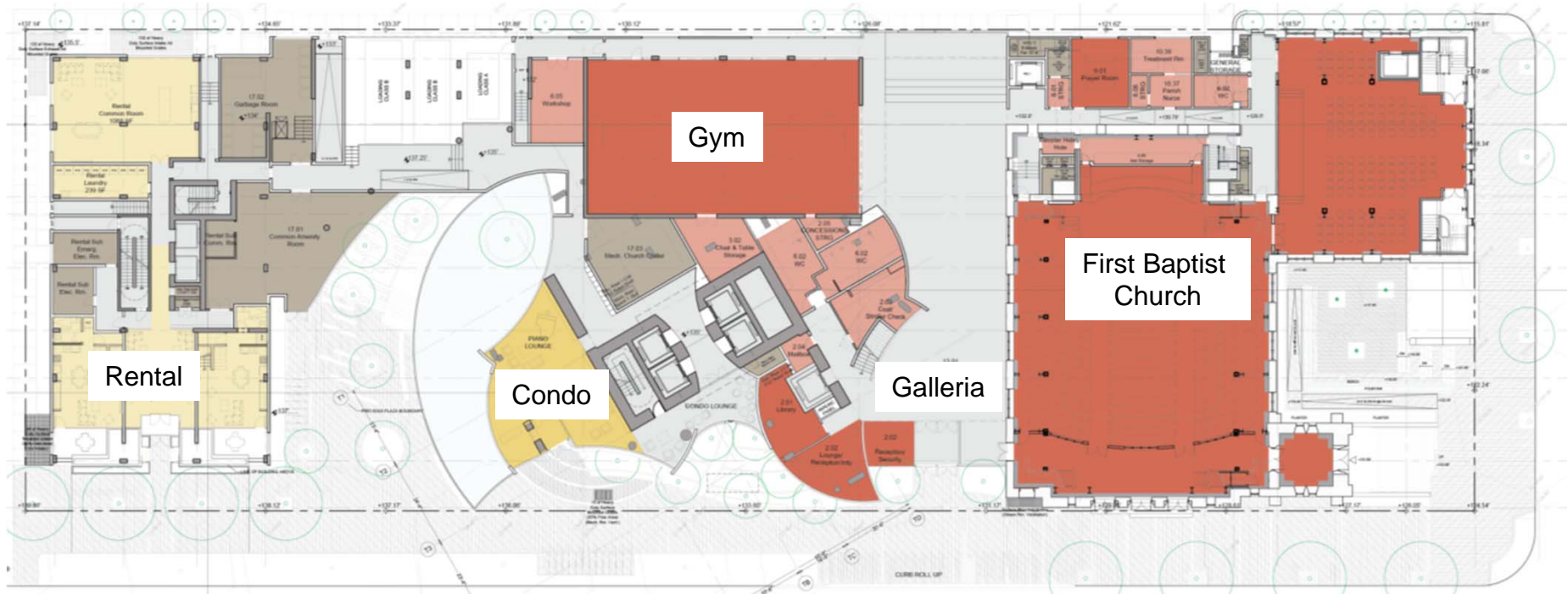


Historical Photo of the Church c.1912



Proposed Structural Upgrades

Proposal – Church and Institutional Uses



Ground Floor

Proposal – Church and Institutional Uses

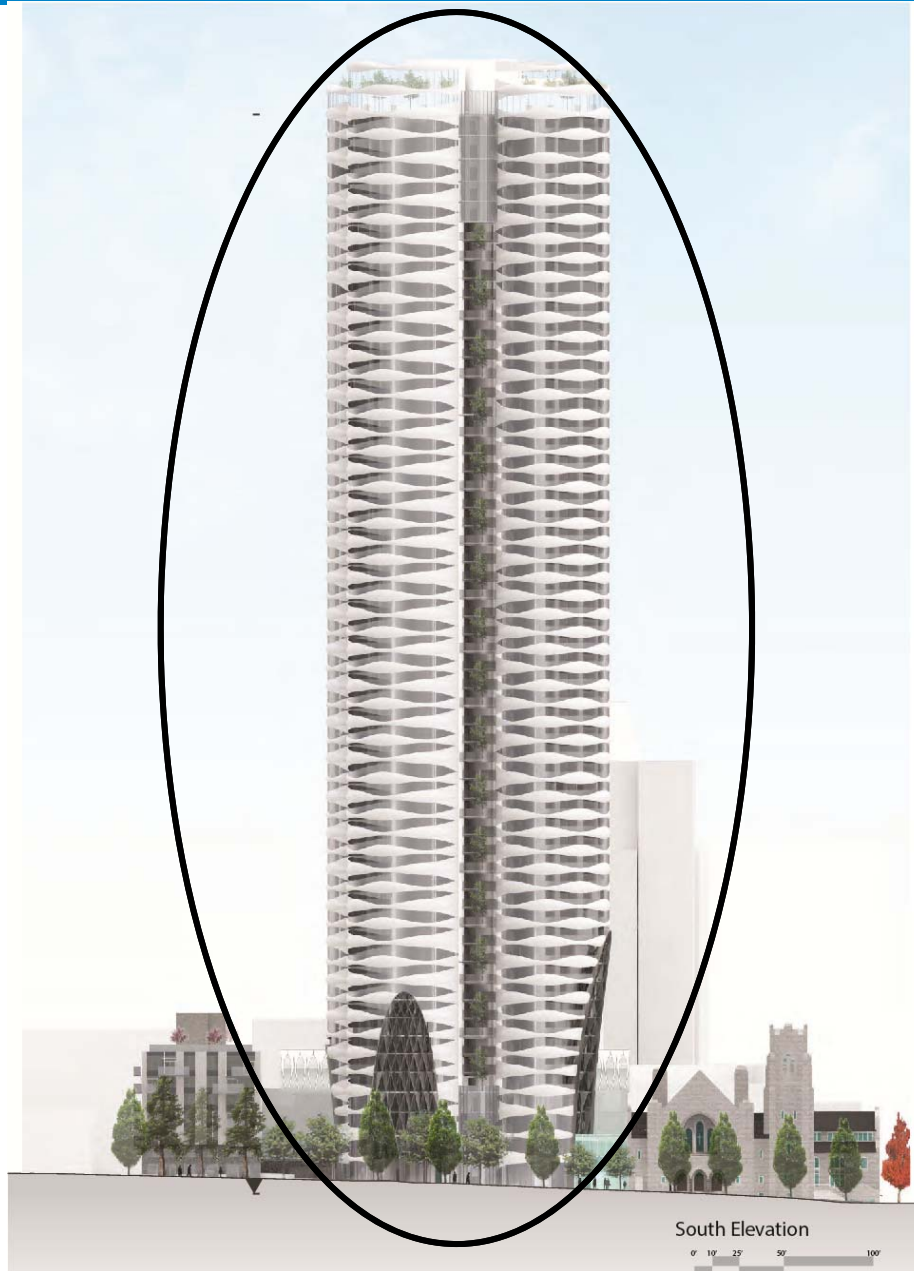


Fifth Floor

Proposal



Proposal - Tower



Proposal – Social Housing



Proposal - Social Housing Unit Mix



Figure 6 (as revised)

Social Housing Unit Mix			
Non-family units (39)			
Studio	14	23%	64%
1-bedroom	25	41%	
Family units (22)			
2-bedroom	17	28%	36%
3-bedroom	5	8%	
TOTAL	61		100%

Tenant Relocation



1047 Nelson Street

Source: Google Maps

Pre-Application Open House

(Applicant Hosted)

February 24, 2016

- 200 people attended

Application Open House

(City Hosted)

March 10, 2016

- 232 people attended
- 99 comment sheets
- 75 other correspondence

Comments of Support



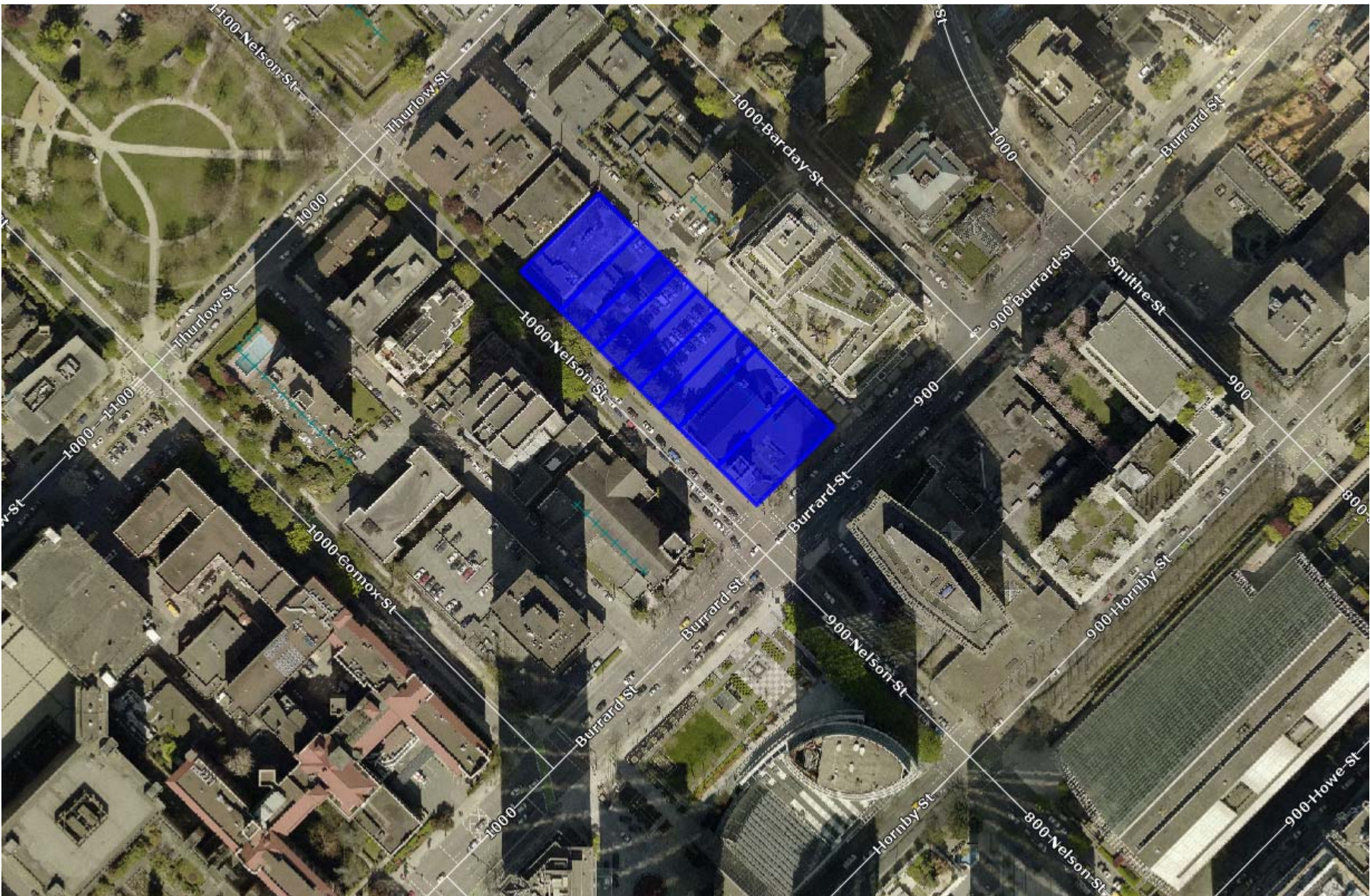
- Conservation of the church
- Provision of social housing
- Interesting architecture

Comments of Concern

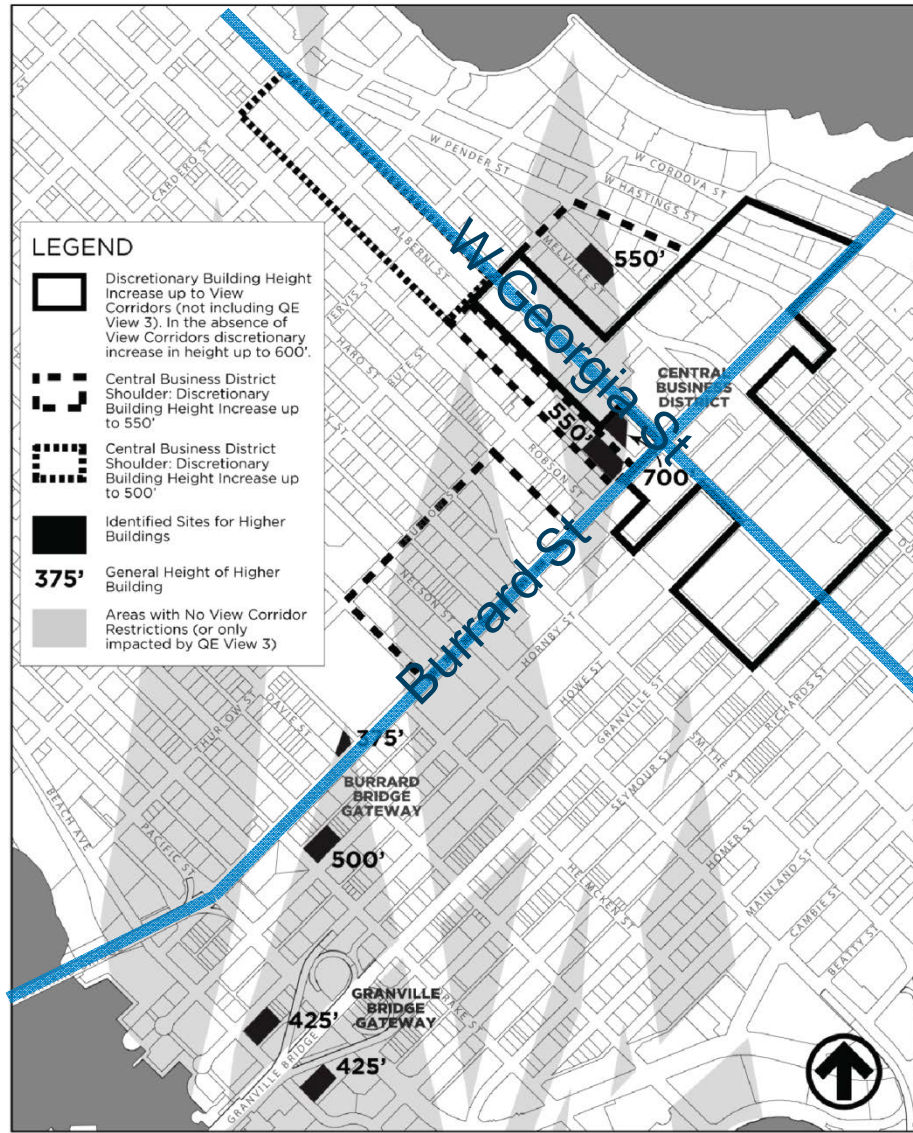


- Height, scale and density of tower
- Traffic congestion and parking
- Affordability of market housing

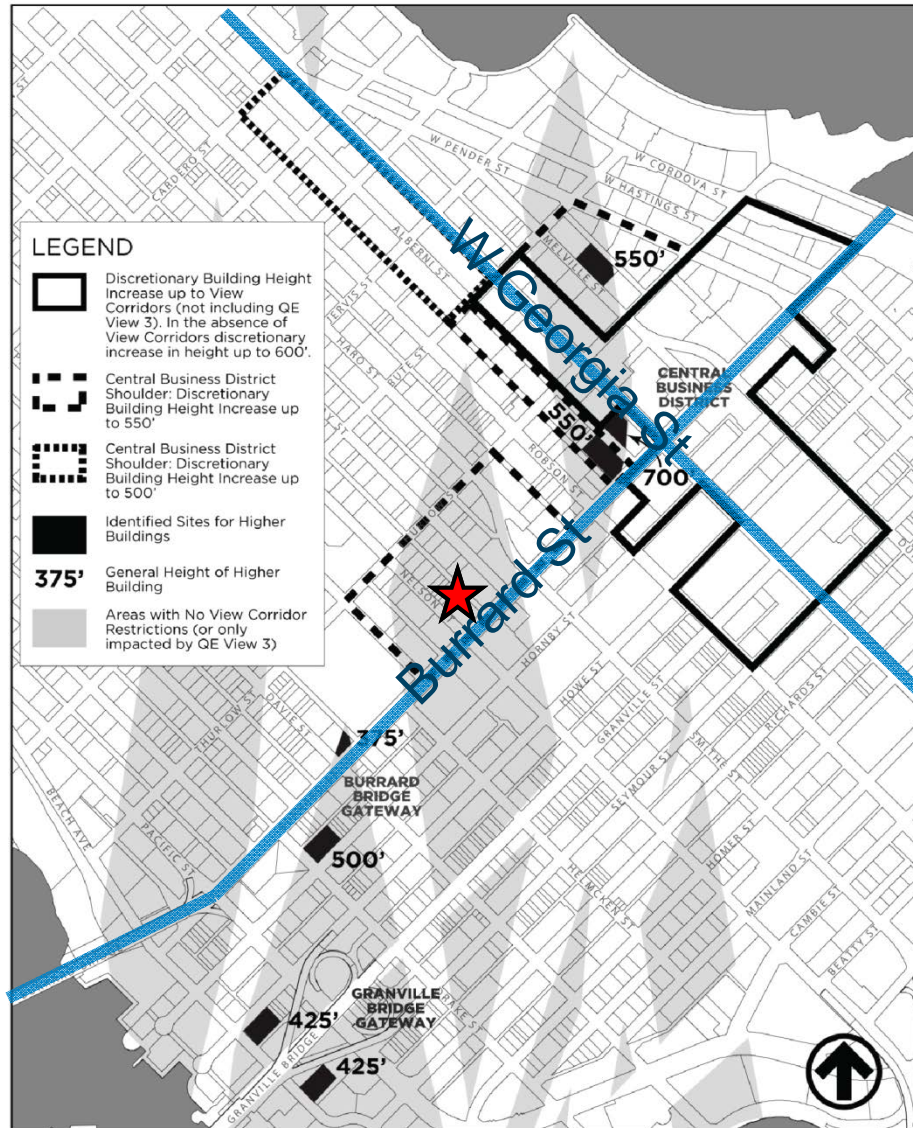
Urban Design Introduction



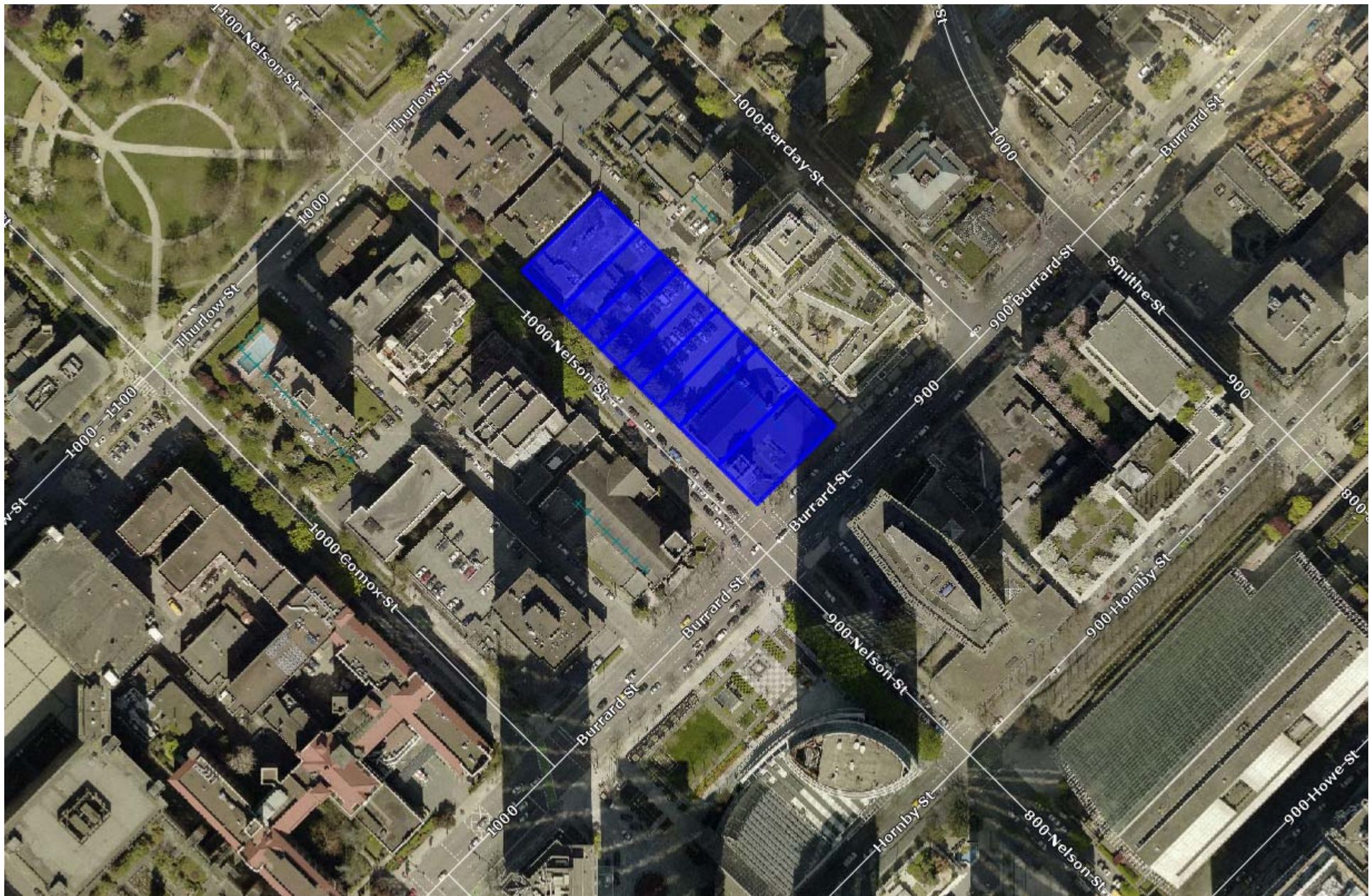
Higher Building Locations in Downtown



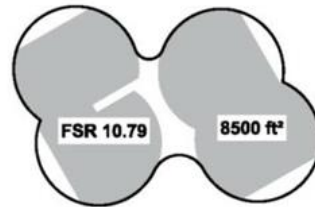
Higher Building Locations in Downtown



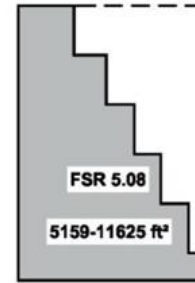
Site



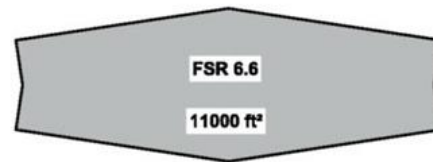
Floor Plates



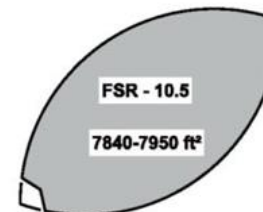
BURRARD AND NELSON
(969 Burrard and 1017-1045 Nelson Street)
56-Storeys
550 ft



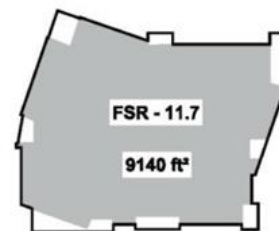
VANCOUVER HOUSE
(1400 Howe Street)
52-Storeys
493 ft



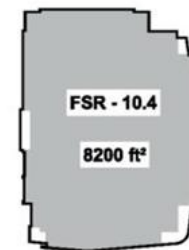
ELECTRA
(989 Nelson Street)
23-Storeys
293 ft



ONE WALL CENTRE
(1001 Hornby Street)
47-Storeys
450 ft

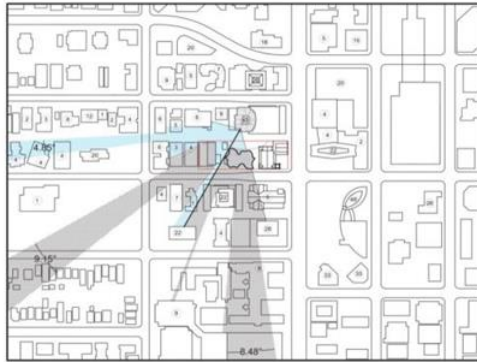


BURRARD PLACE - TOWER A
(1281 Hornby Street)
55-Storeys
550 ft



PATINA
(1028 Barclay Street)
42-Storeys
395 ft

View Analysis



PATINA LEVEL 09 (El.+ 195')
120 degree view angle (typ. floor plate for lvls 3-14)

SW UNIT VIEW	view angle retained	% of 120
Existing View:	22.48	19%
Nat. Vent.Tower View:	4.85	4%

Impacted Units: 7



PATINA LEVEL 09 (El.+ 195')
120 degree view angle (typ. floor plate for lvls 3-14)

SE UNIT VIEW	view angle retained	% of 120
Existing View:	22.97	19%
Nat. Vent.Tower View:	19.16	16%

Impacted Units:13



PATINA LEVEL 24 (El.+ 335')
120 degree view angle (typ. floor plate for lvls 15-35)

SW UNIT VIEW	view angle retained	% of 120
Existing View:	82.90	69%
Nat. Vent.Tower View:	68.84	57%

Impacted Units:16

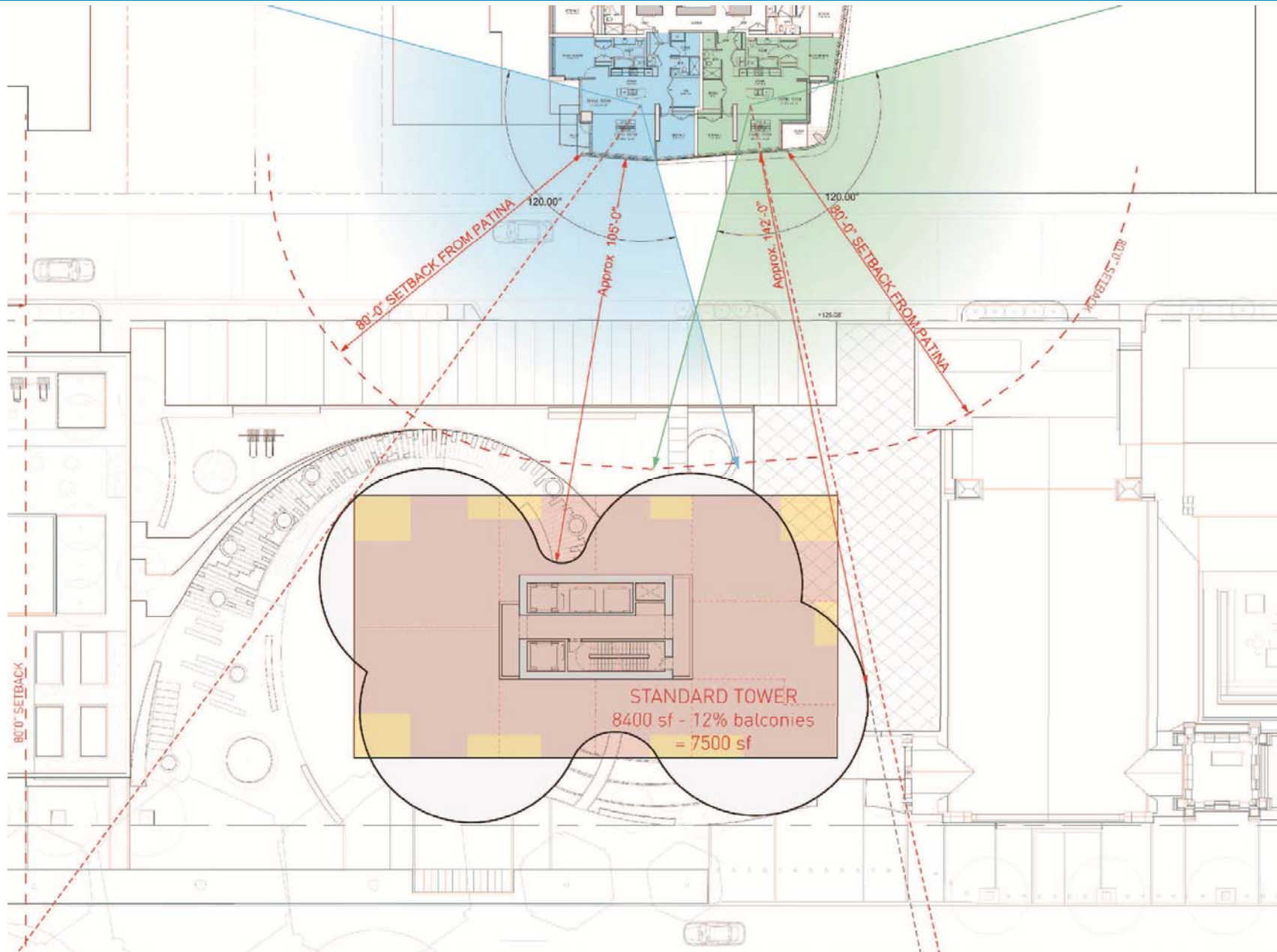


PATINA LEVEL 24 (El.+ 335')
120 degree view angle (typ. floor plate for lvls 15-35)

SE UNIT VIEW	view angle retained	% of 120
Existing View:	56.93	47%
Nat. Vent.Tower View:	42.00	35%

Impacted Units:11

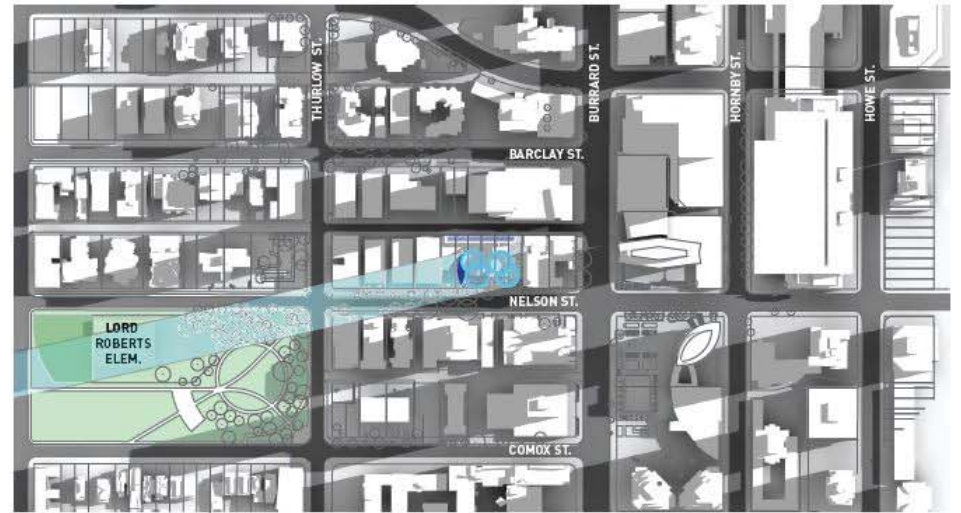
View Comparison



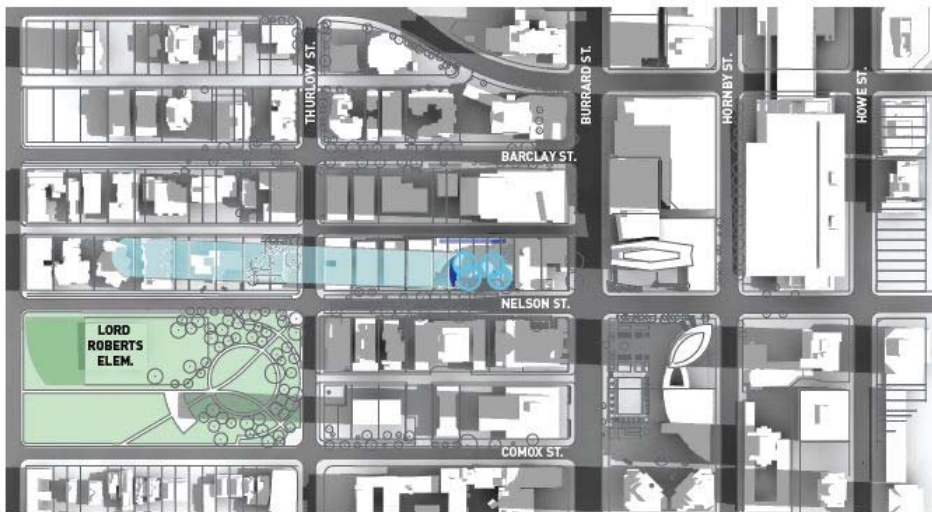
Shadow Analysis



March 21 9:00 am



March 21 10:00 am

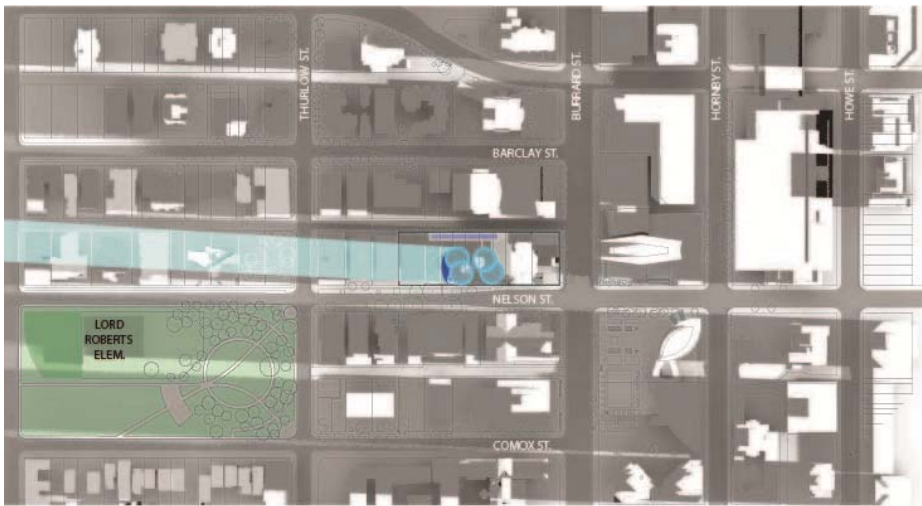


March 21 11:00 am



March 21 12:00 pm

Winter Shadow



December 21 at 9 am

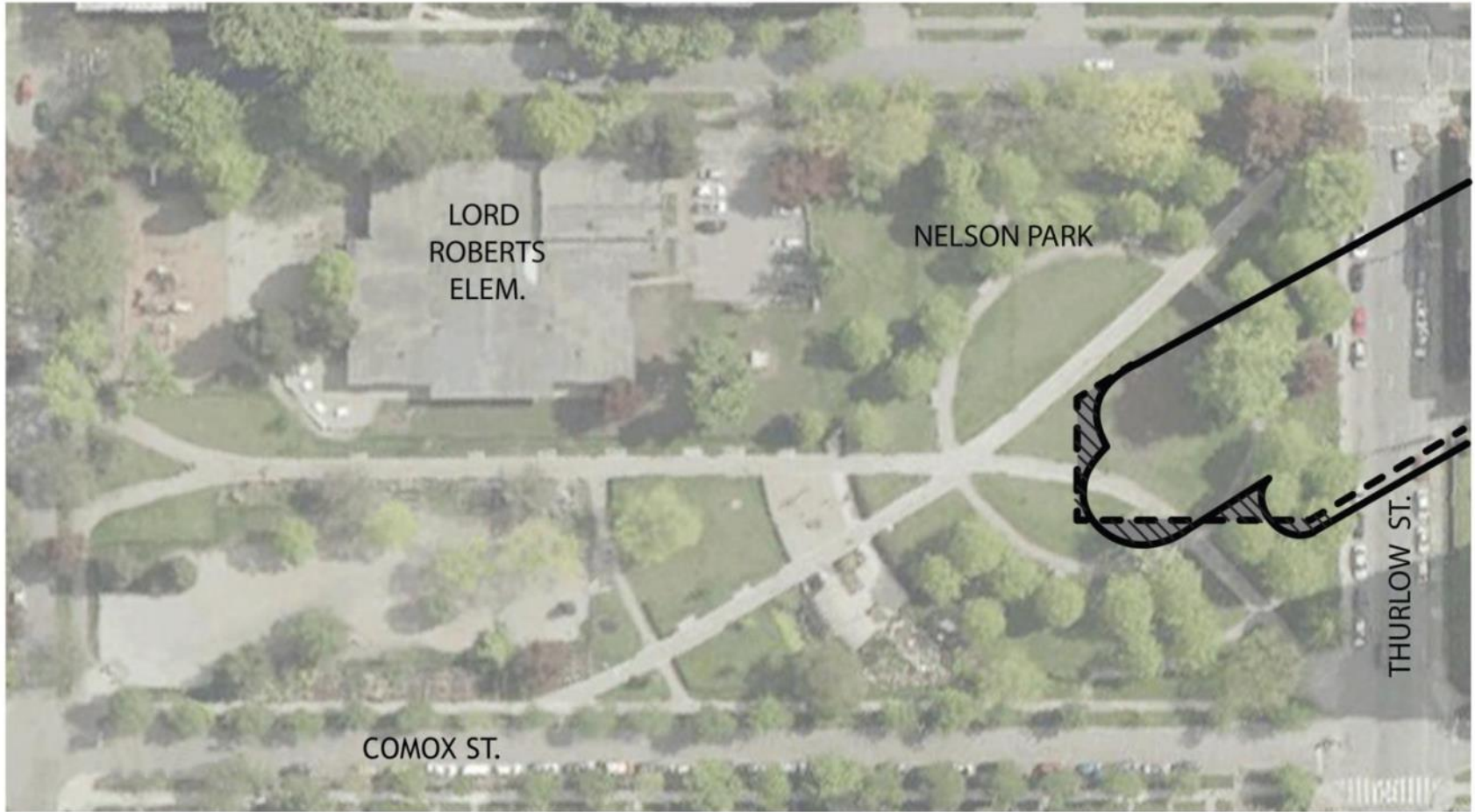


December 21 at 10 am

Summer Shadow



- Proposed
- - - Standard

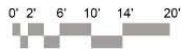


June 21 at 10 am

Tower Top



01 APPURTENANCE SECTION K
1/8" = 10' @ 24" X 6" & 1/8" @ 11" X 7"



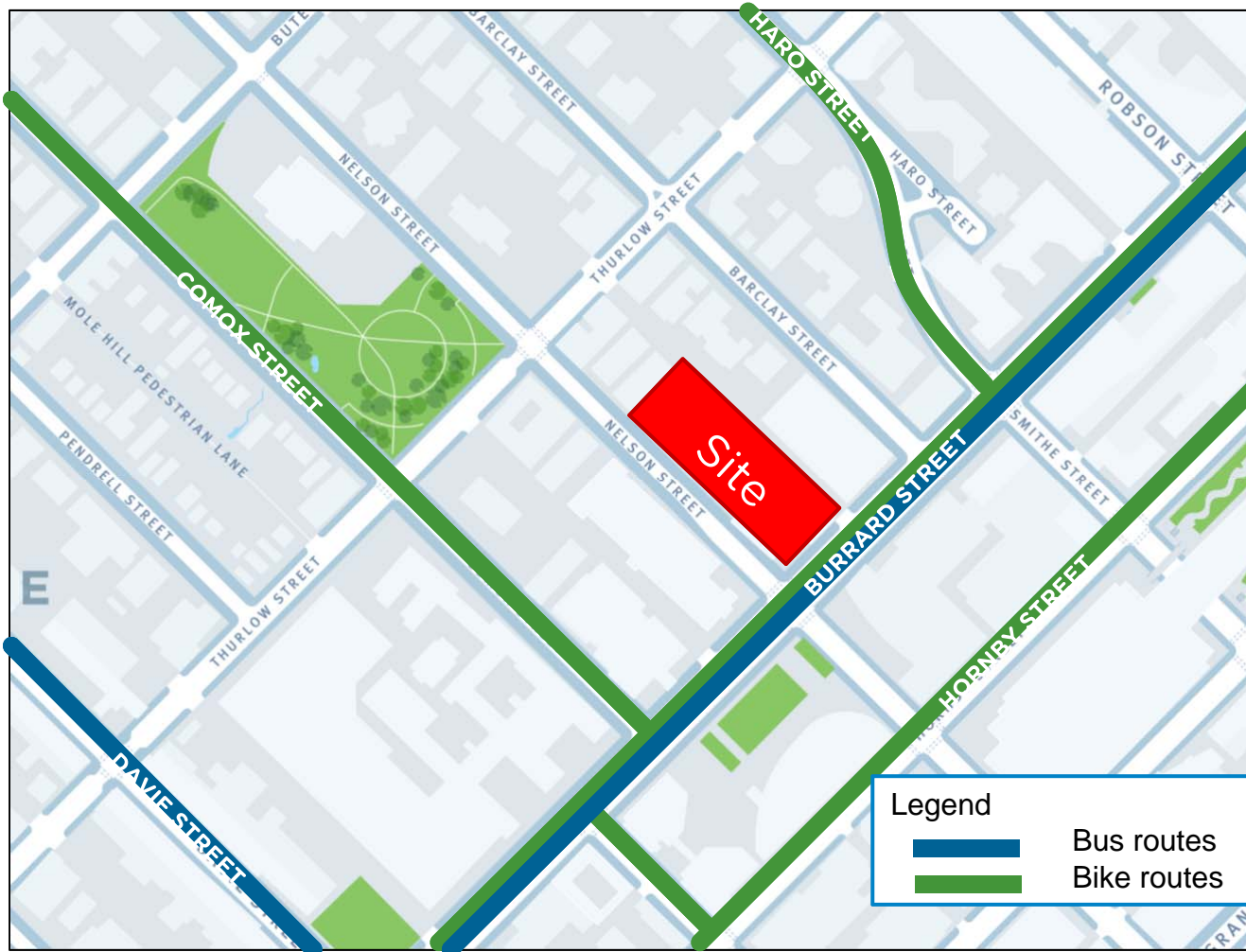
LEGEND

- 1. BMU TRACK
- 2. SPANDREL
- 3. MECHANICAL OVERRUN ENCLOSURE
- 4. HIGHER APPURTENANCE
- 5. GREEN SCREEN (IF FEASIBLE)
- 6. TANDEM (STACKED) ELEVATORS

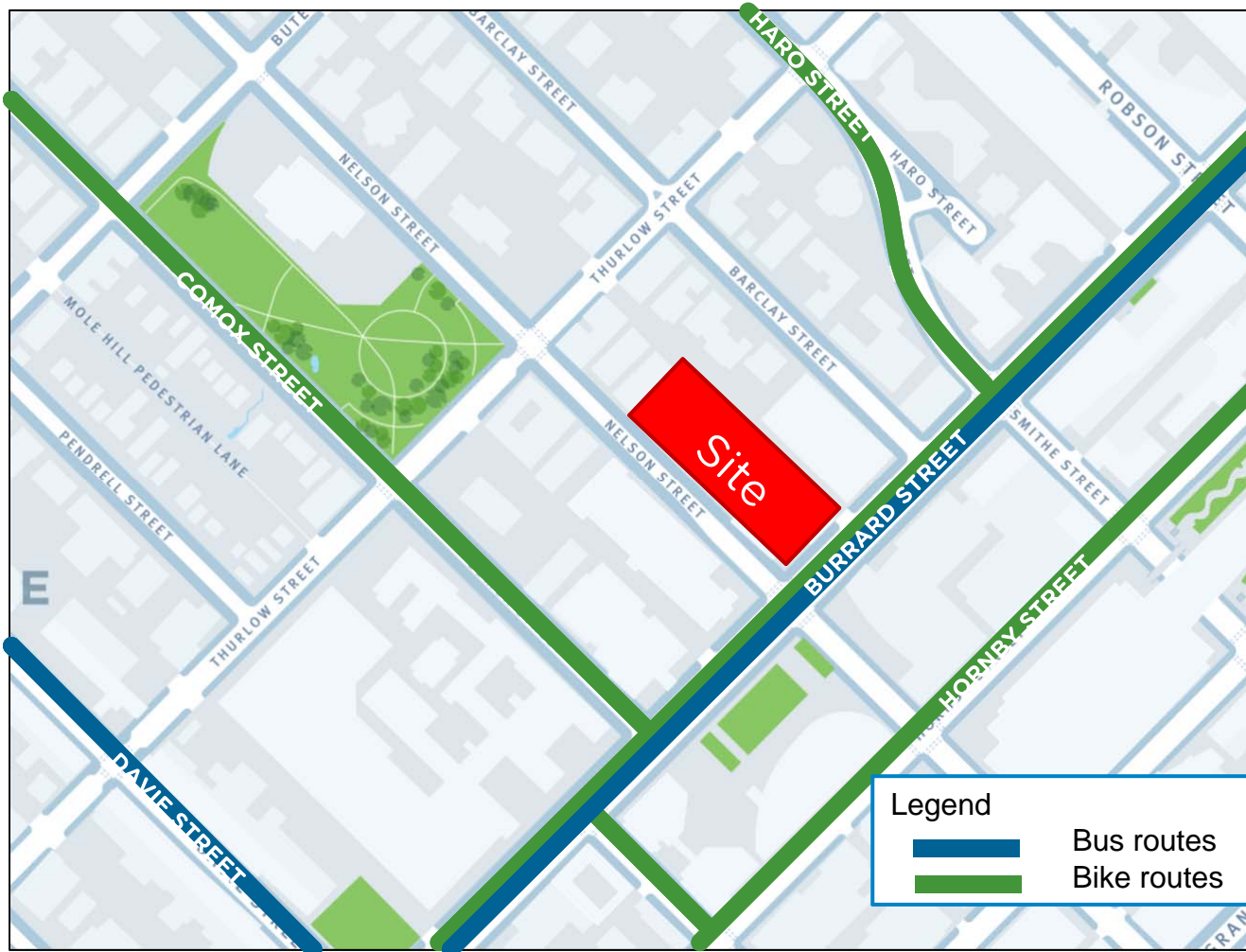
Urban Design Conclusion



Transportation and Parking

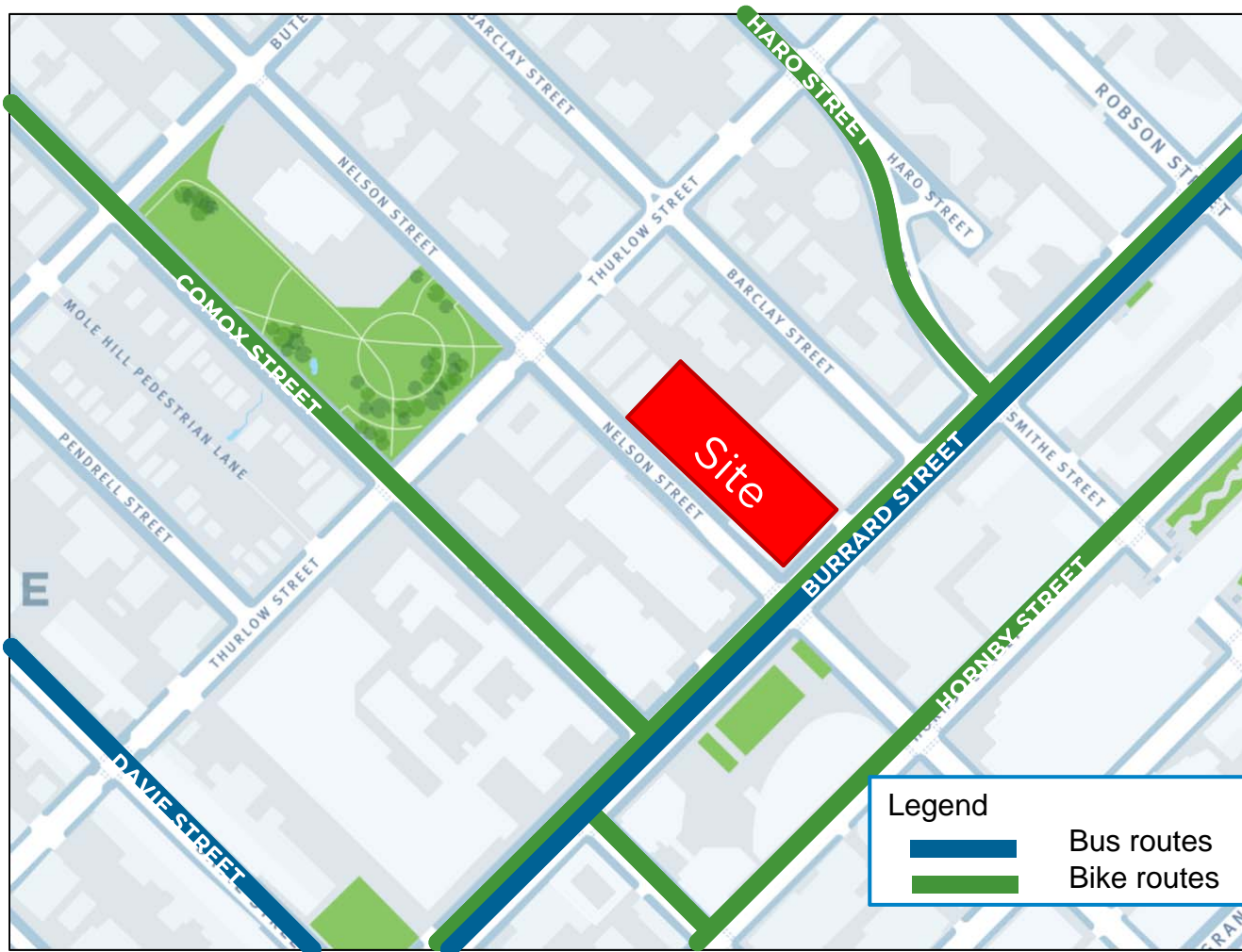


Transportation and Parking



- Proposed parking is 1.4 vehicles per condo unit

Transportation and Parking



- Proposed parking is 1.4 vehicles per condo unit
- The proposal is estimated to add one vehicle to the road every 30 seconds during peak hours

Public Benefits –CAC Allocation Overview



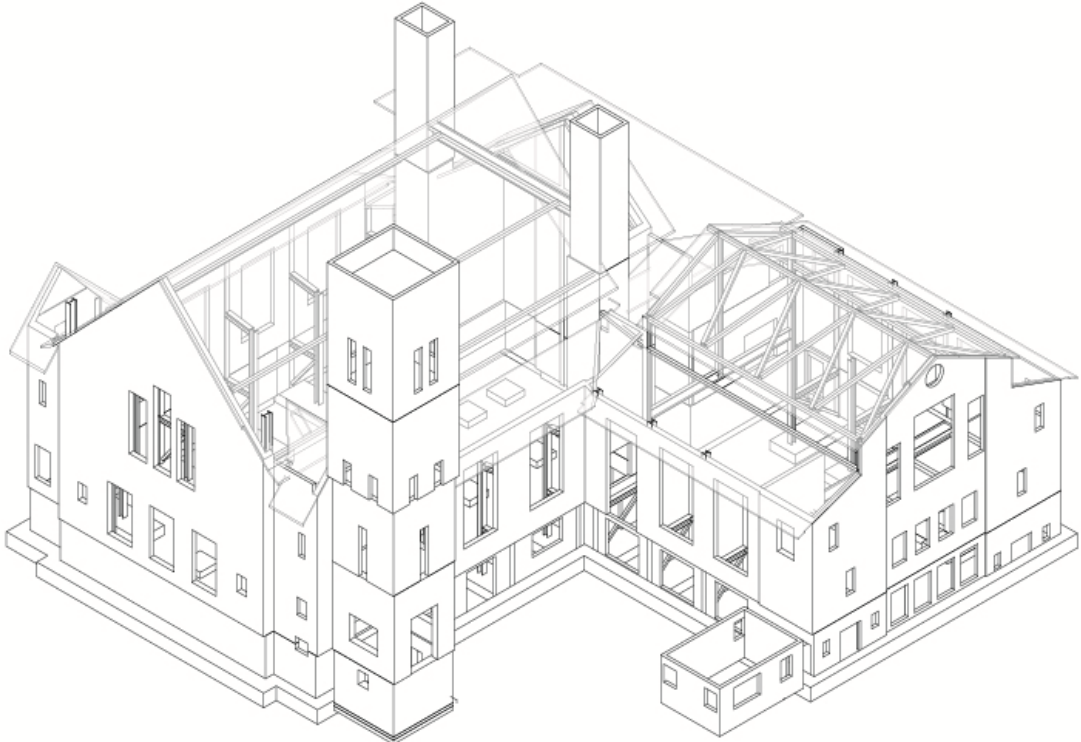
CAC Type	Allocation	
On-site Contribution	• Heritage	\$21.7 M
	• Social housing	\$ 6.5 M
Cash	• City-wide benefits	\$ 6.0 M
	• West End Public Benefit Strategy	\$52.8 M
Total		\$91.3 M

Public Benefits –CAC Allocation Overview

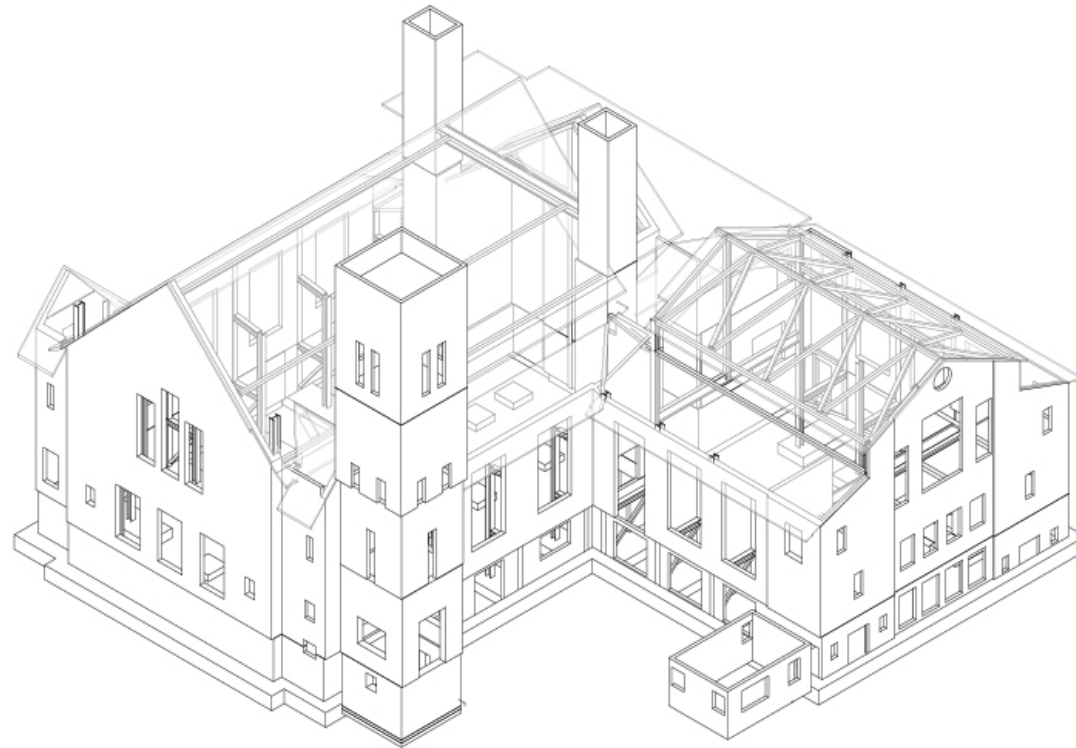


CAC Type	Allocation	
On-site Contribution	• Heritage	\$21.7 M
	(with potential up to \$26.0 M)	
	• Social housing	\$ 6.5 M
Cash	• City-wide benefits	\$ 6.0 M
	• West End Public Benefit Strategy	\$52.8 M
Total		\$91.3 M

On-Site CAC - Heritage

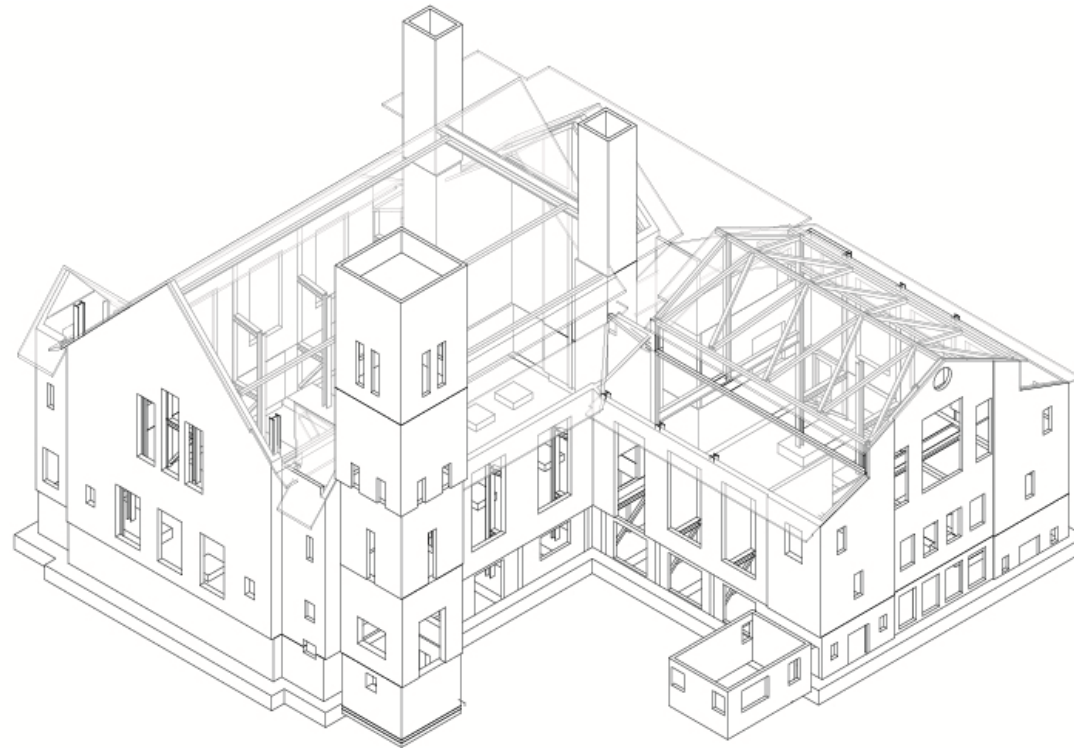


On-Site CAC - Heritage



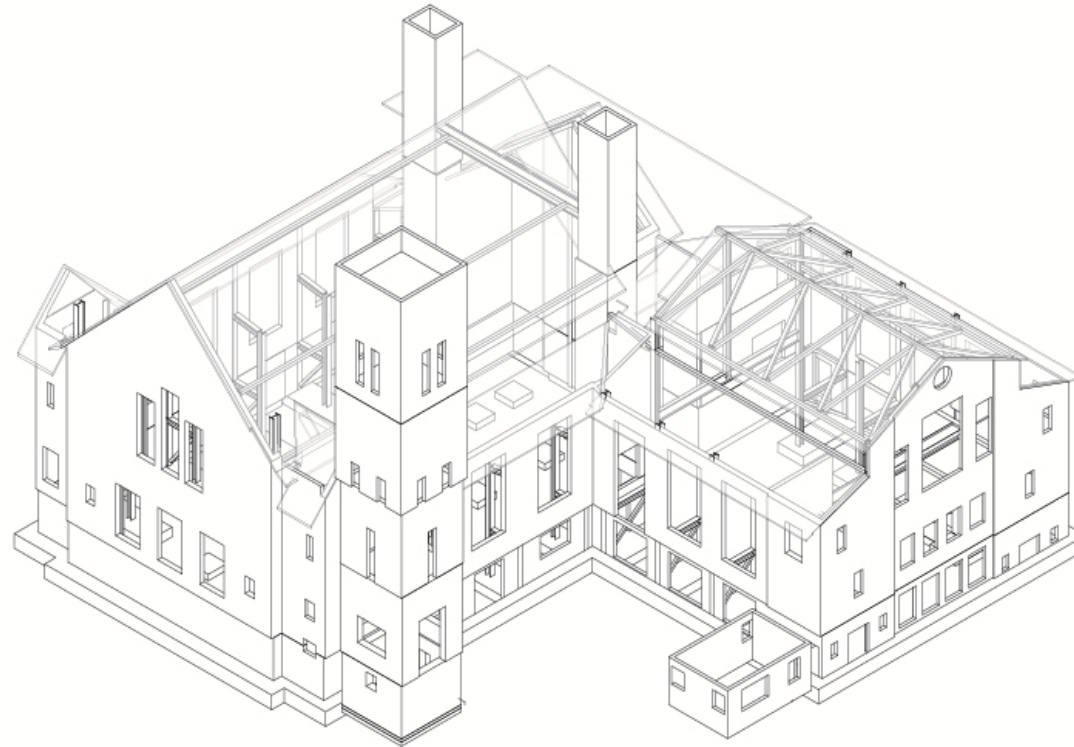
- \$21.7 M allocation

On-Site CAC - Heritage



- \$21.7 M allocation
- 2005 waiver obligates the City to consider heritage compensation to the church

On-Site CAC - Heritage



- \$21.7 M allocation
- 2005 waiver obligates the City to consider heritage compensation to the church
- Up to \$4.3 M contingency may be considered

On-Site CAC - Church-Owned Social Housing



- \$6.5 M housing credit
- 41 units at or below *Housing Income Limits* (HILs)

Cash CAC



- City-wide Allocation: \$6.0 M
- West End Public Benefit Strategy: \$52.8 M

PBS CAC Allocation	Amount
Community and Civic Facilities	\$21.0 M
Parks and Open Spaces	\$10.5 M
Childcare	\$10.5 M
Transportation	\$8.0 M
Affordable Housing	\$2.8 M
Total	\$52.8 M

West End PBS – Near-term Priority Projects



- **Robson-Alberni Public Space Improvements**

\$9.0 M



West End PBS – Near-term Priority Projects



- **Robson-Alberni Public Space Improvements** \$9.0 M



- **Gordon Neighbourhood House Upgrade** \$0.6 M



West End PBS – Near-term Priority Projects



- **Robson-Alberni Public Space Improvements** \$9.0 M



- **Gordon Neighbourhood House Upgrade** \$0.6 M



- **West End Fitness Centre Upgrade** \$0.5 M



West End PBS – Near-term Priority Projects



- **Robson-Alberni Public Space Improvements** \$9.0 M
- **Gordon Neighbourhood House Upgrade** \$0.6 M
- **West End Fitness Centre Upgrade** \$0.5 M
- **Waterfront Parks Master Plan and Phase 1 Improvements / Morton Park** \$11.0 M





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