



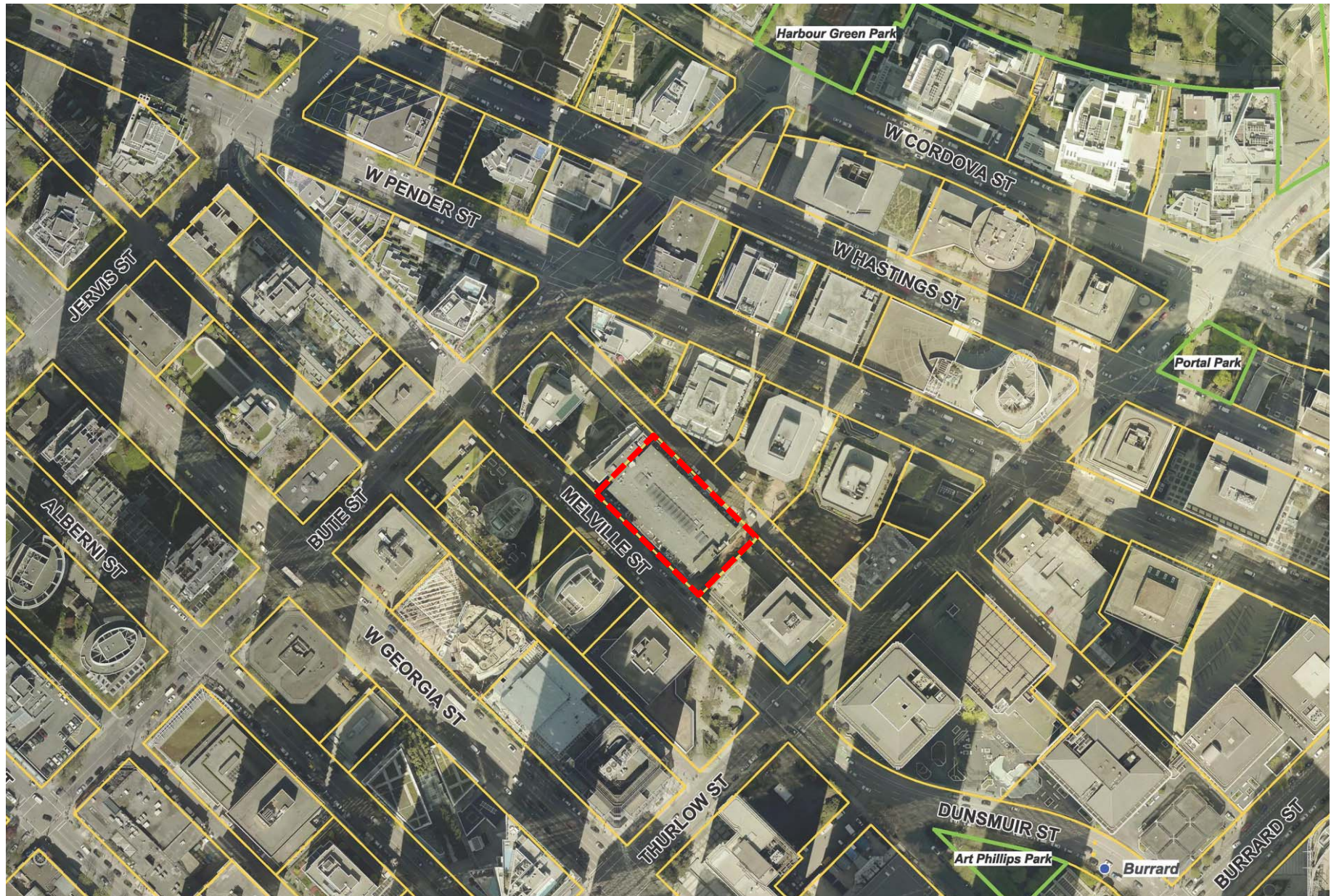
# CD-1 Rezoning Application 1133-1155 Melville Street

Public Hearing  
April 17, 2018



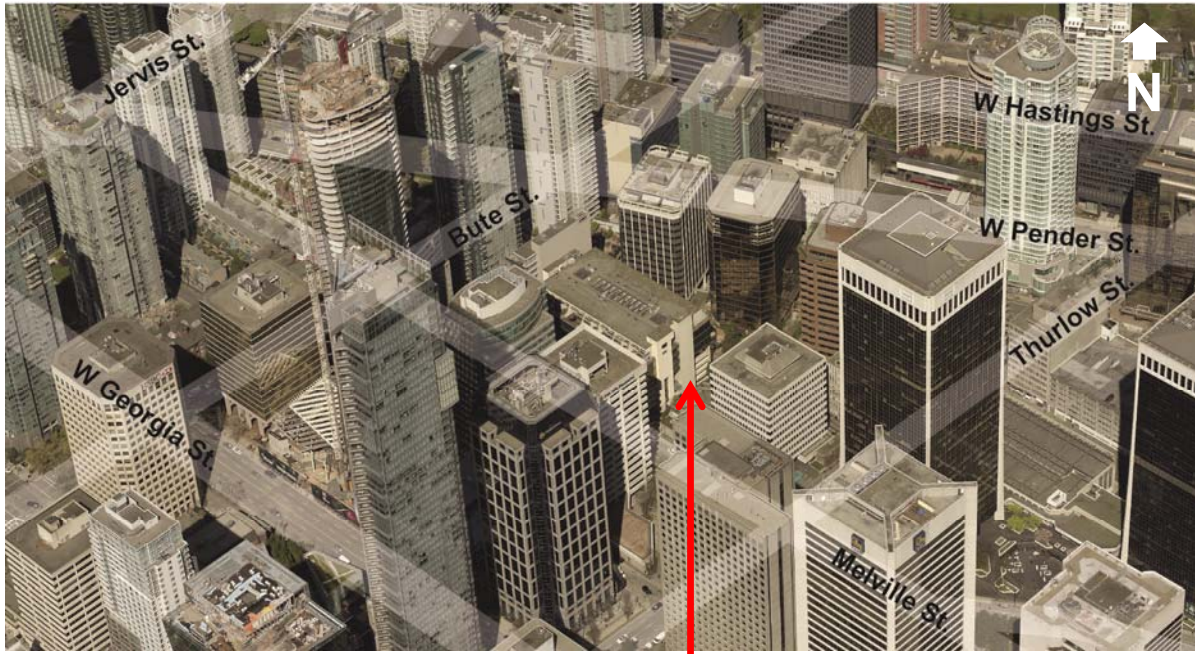


# Site Context

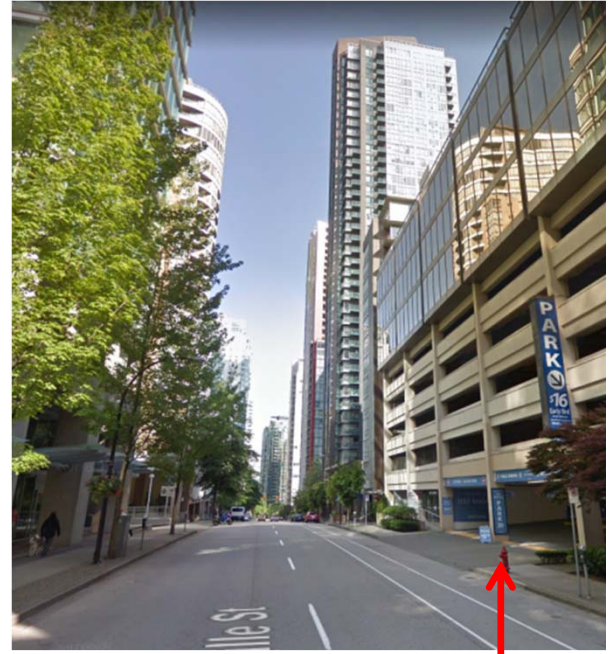




# Existing Building



Aerial view



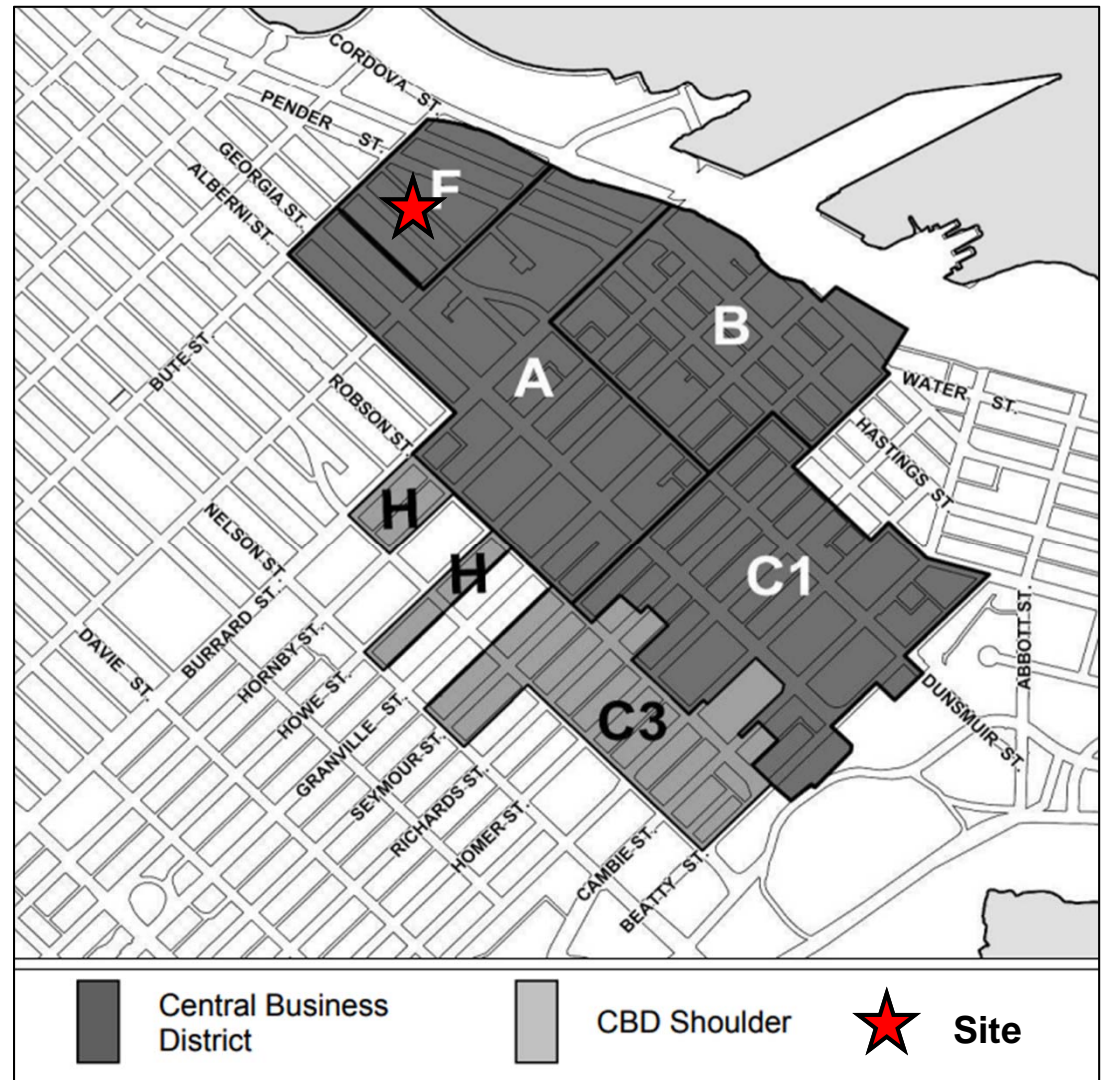
Streetview, looking West

Existing Building at 1133-1155 Melville St

# Policy Context

Rezoning Policy for the CBD and CBD Shoulder:

- Area F
- Job space intensification



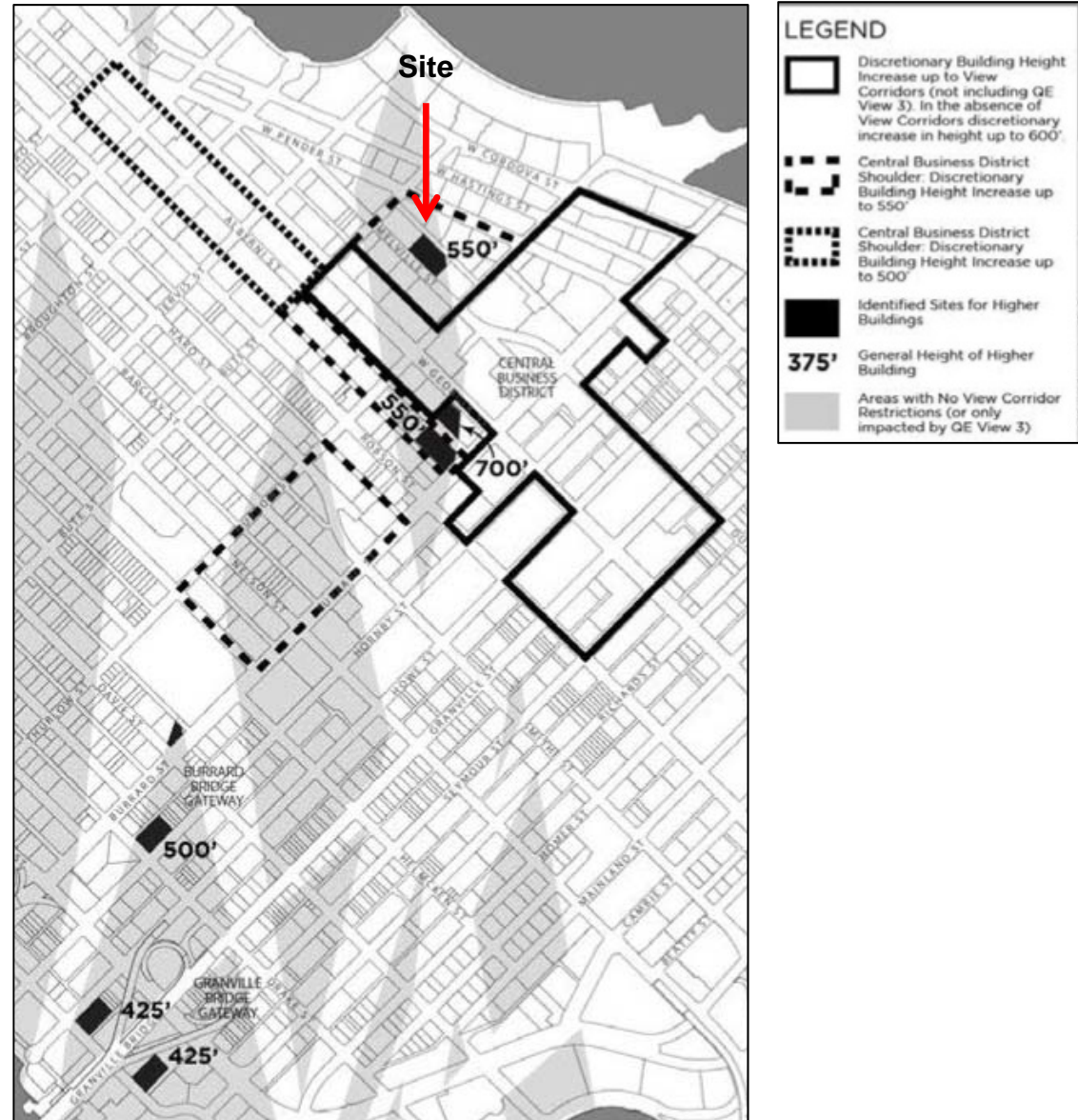


# Policy Context

## General Policy for Higher Buildings

- Enhanced review process
- Architectural excellence
- Sustainability
- Public benefits

## Rezoning Policy for Sustainable Large Developments



# Proposal

36-storey office building  
with retail at ground floor

Height: 167.7 m (550 ft.)

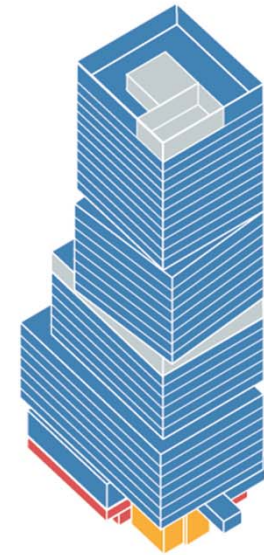
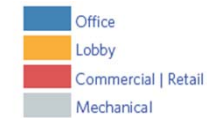
Floor Area: 57,600 sq. m  
(620,000 sq. ft.)

Density for all site uses:  
20.34 FSR

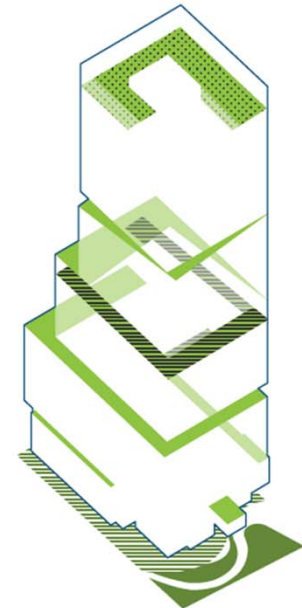
Melville Street frontage



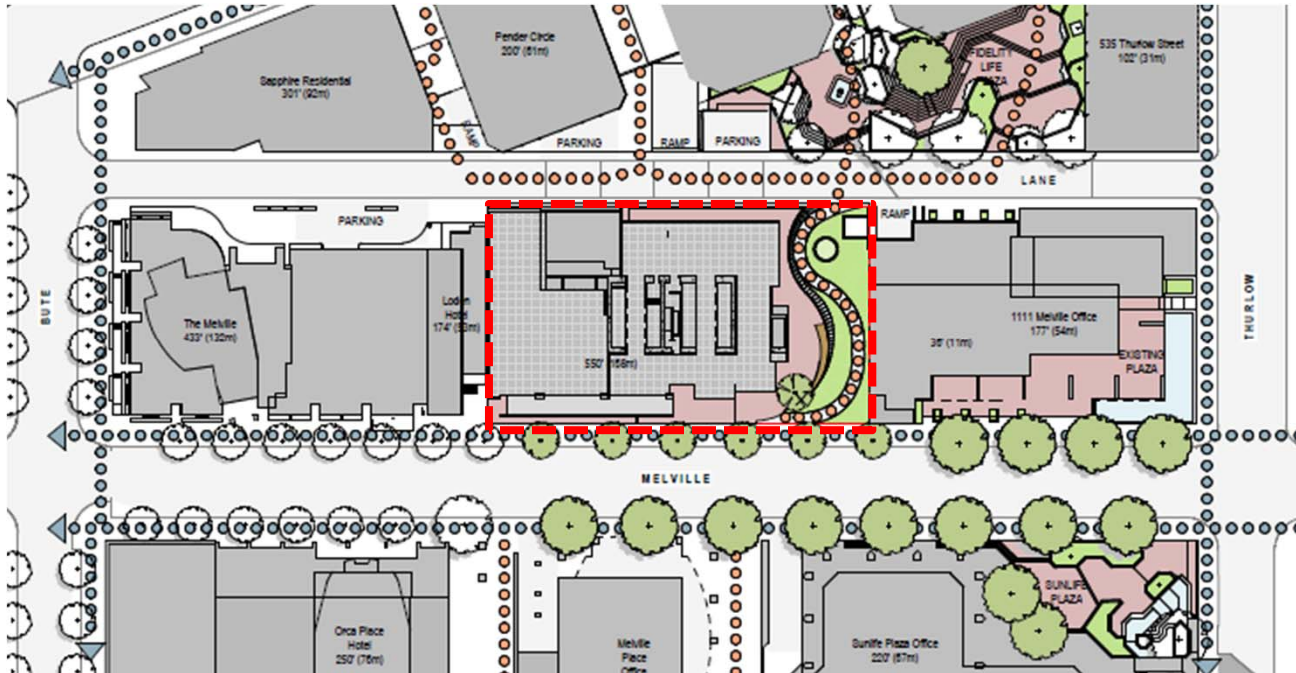
Building  
program



Outdoor  
spaces



# Public Open Space



- Pedestrian mews
- Bicycle Mobility Facility



## Open House:

- November 21, 2017
- 57 Attendees
- Support for building design, increasing job space and public realm design
- Concern for view impacts and traffic

**View along Melville looking east**





## Public Benefits:

- Ground floor open space
- DCL: \$8.6 million
- Public Art: \$1.2 million
- Commercial Linkage Target (CAC): \$5.6 million
  - \$15 per sq. ft. for increase in FSR
  - Allocated to childcare facilities and/or affordable housing

# Shadow Studies

MARCH 21/ SEPTEMBER 21



March 21 / September 21 - 10 AM



March 21 / September 21 - 12 PM

MARCH 21\_2:00 PM



March 21 / September 21 - 2 PM



March 21 / September 21 - 4 PM





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