

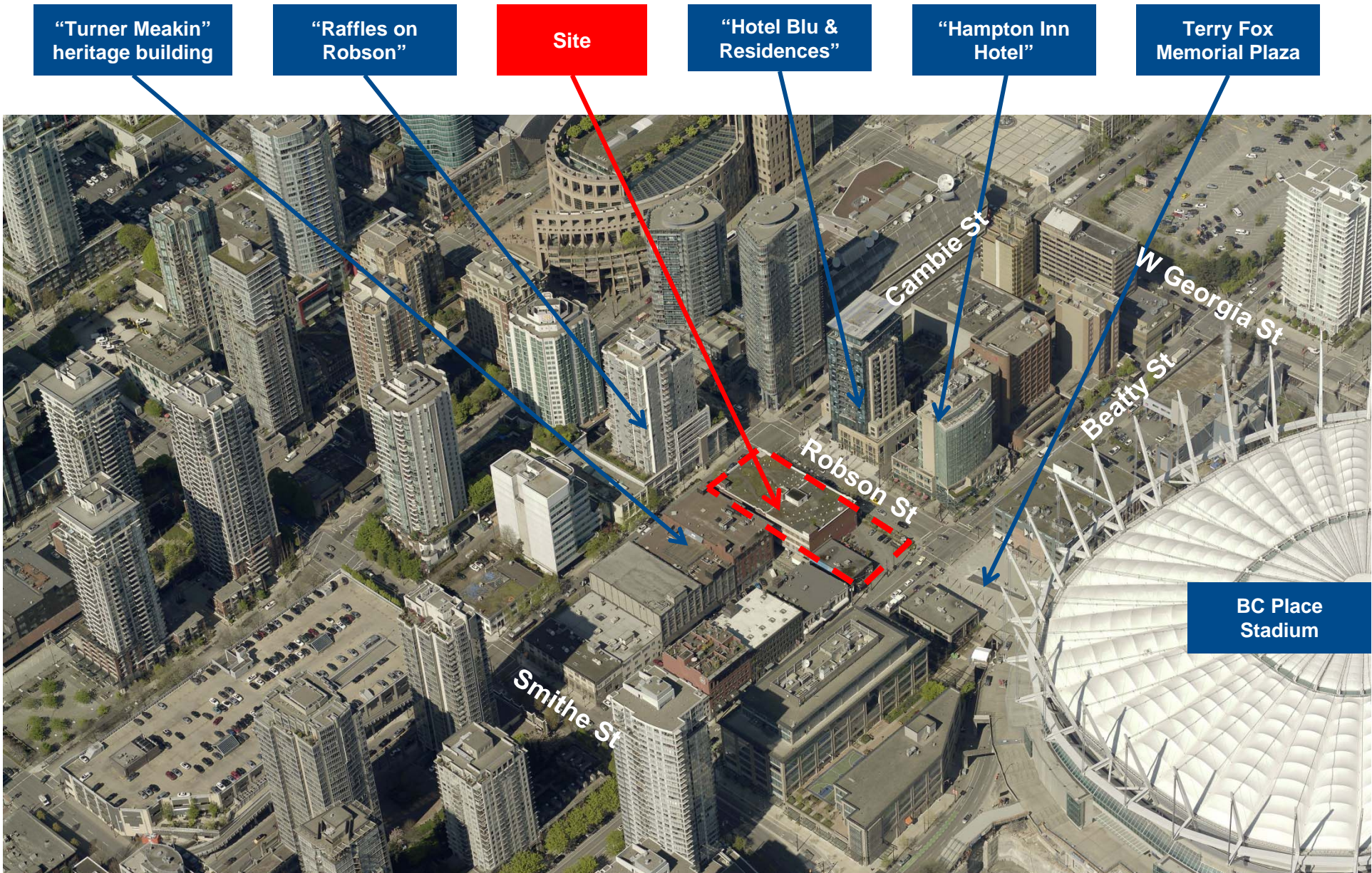


# CD-1 Rezoning: 118-150 Robson Street

Public Hearing – June 26, 2018



# Site Context



# Site History



View of Northern Electric Building from Robson and Cambie, looking south

# Current Condition

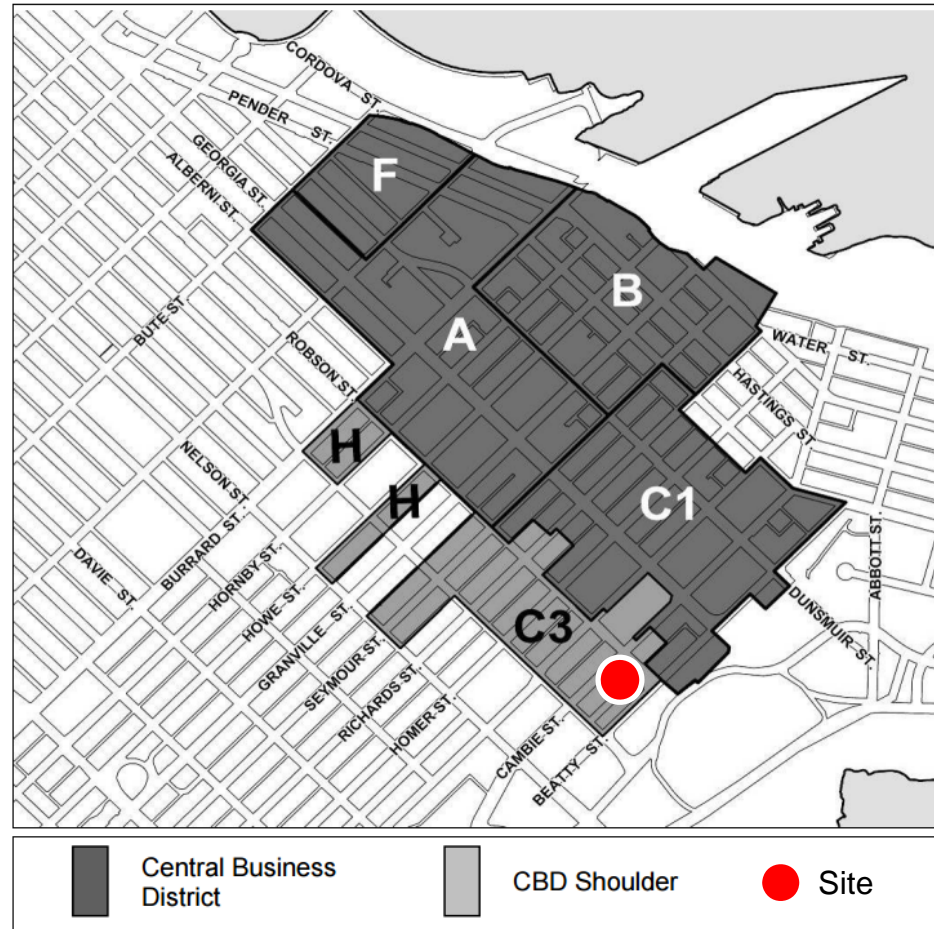


Image Source: Google Maps

# Policy Context

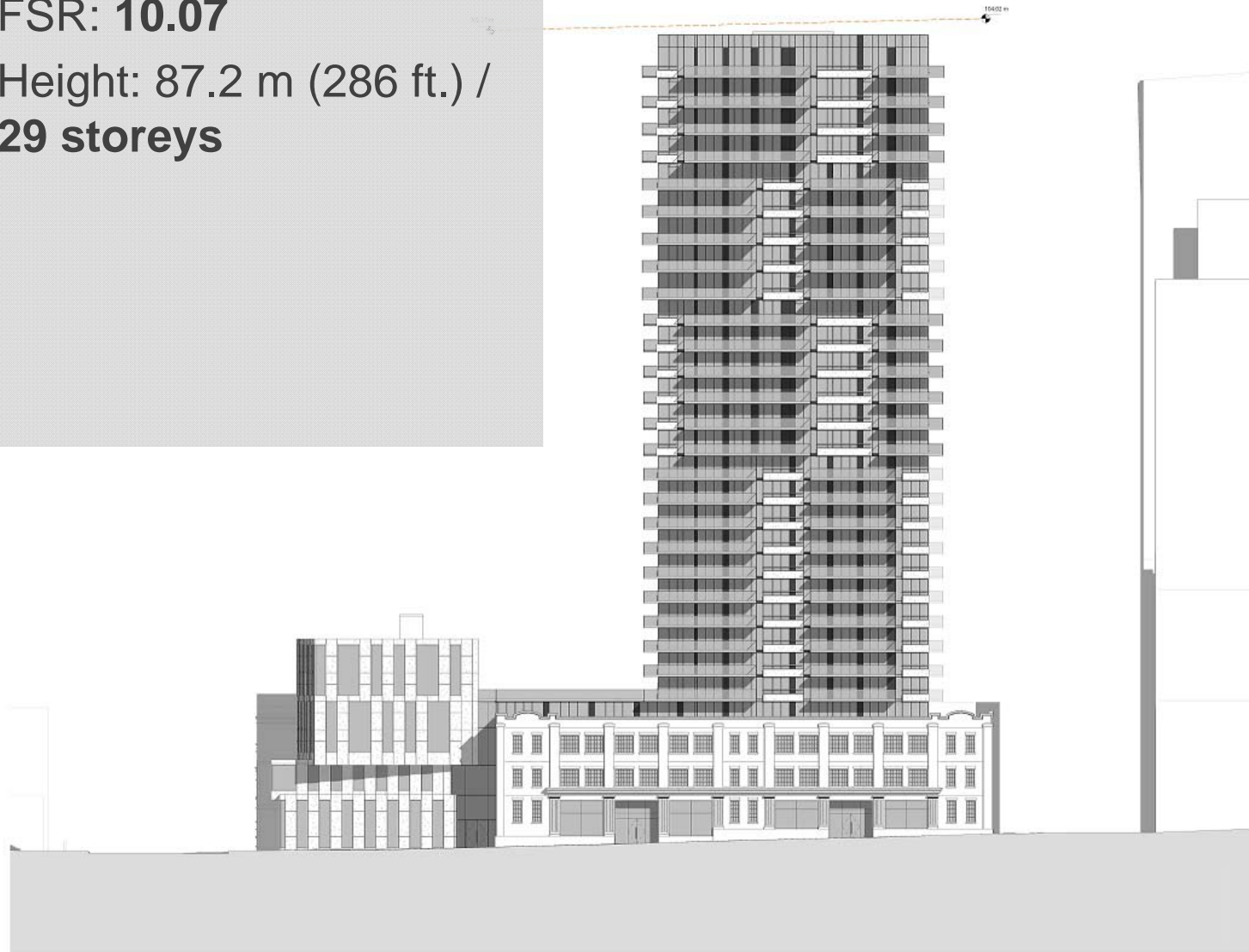
## *Rezoning Policy for the Central Business District and CBD Shoulder:*

- **Market** residential may be considered provided a minimum **2.0 FSR** **non-residential** density is achieved.



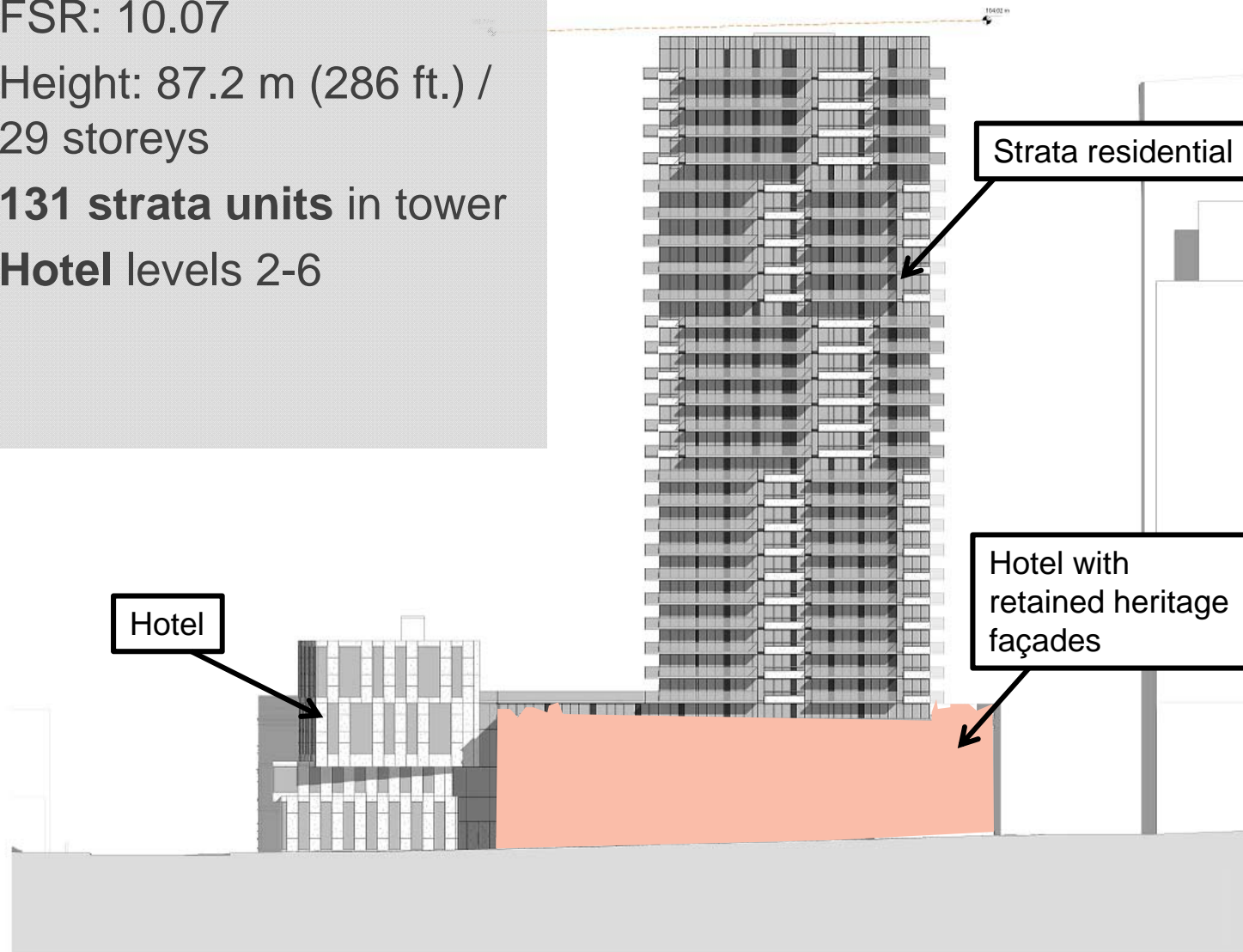
# Proposal

- FSR: **10.07**
- Height: **87.2 m (286 ft.) / 29 storeys**



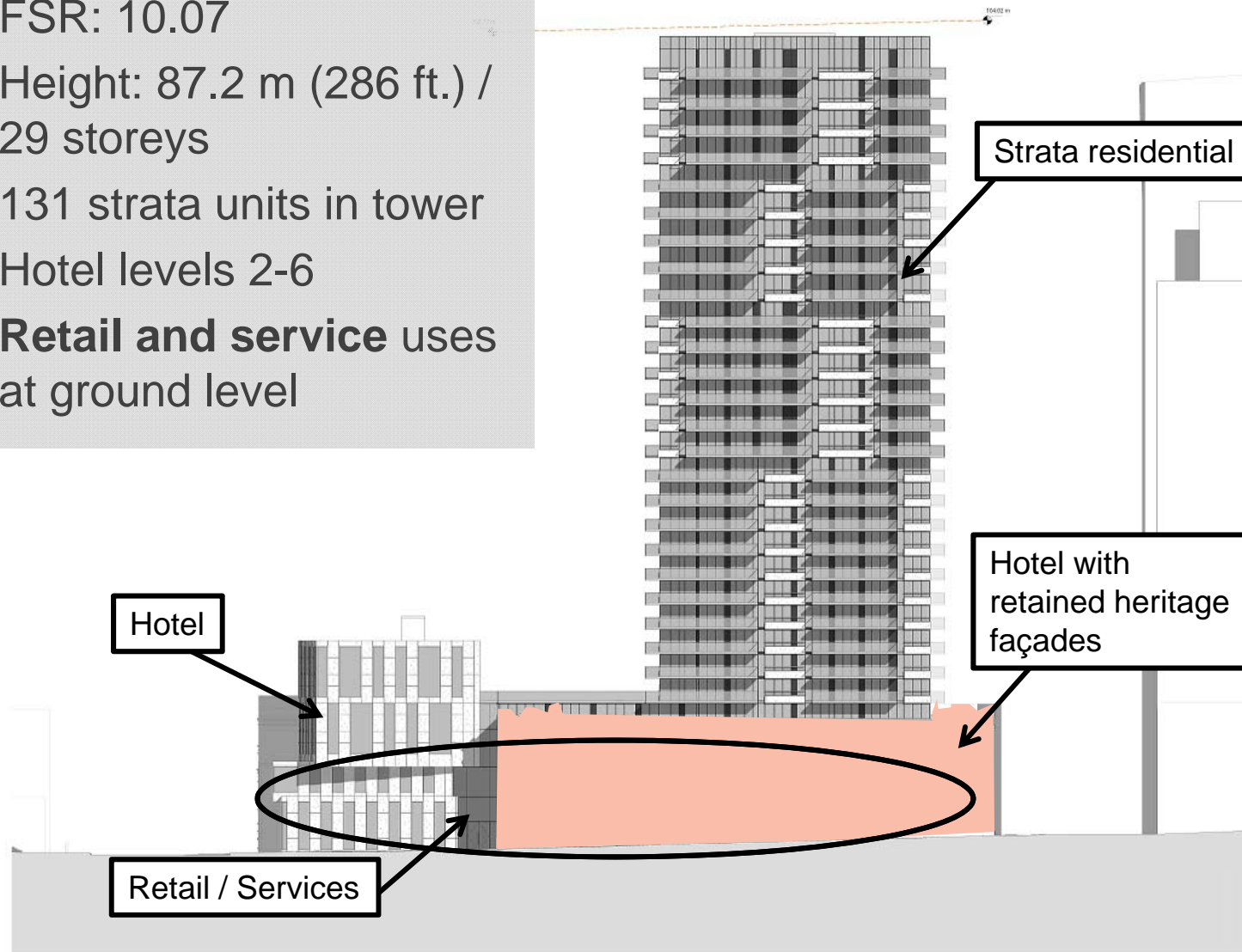
# Proposal

- FSR: 10.07
- Height: 87.2 m (286 ft.) / 29 storeys
- **131 strata units** in tower
- **Hotel** levels 2-6



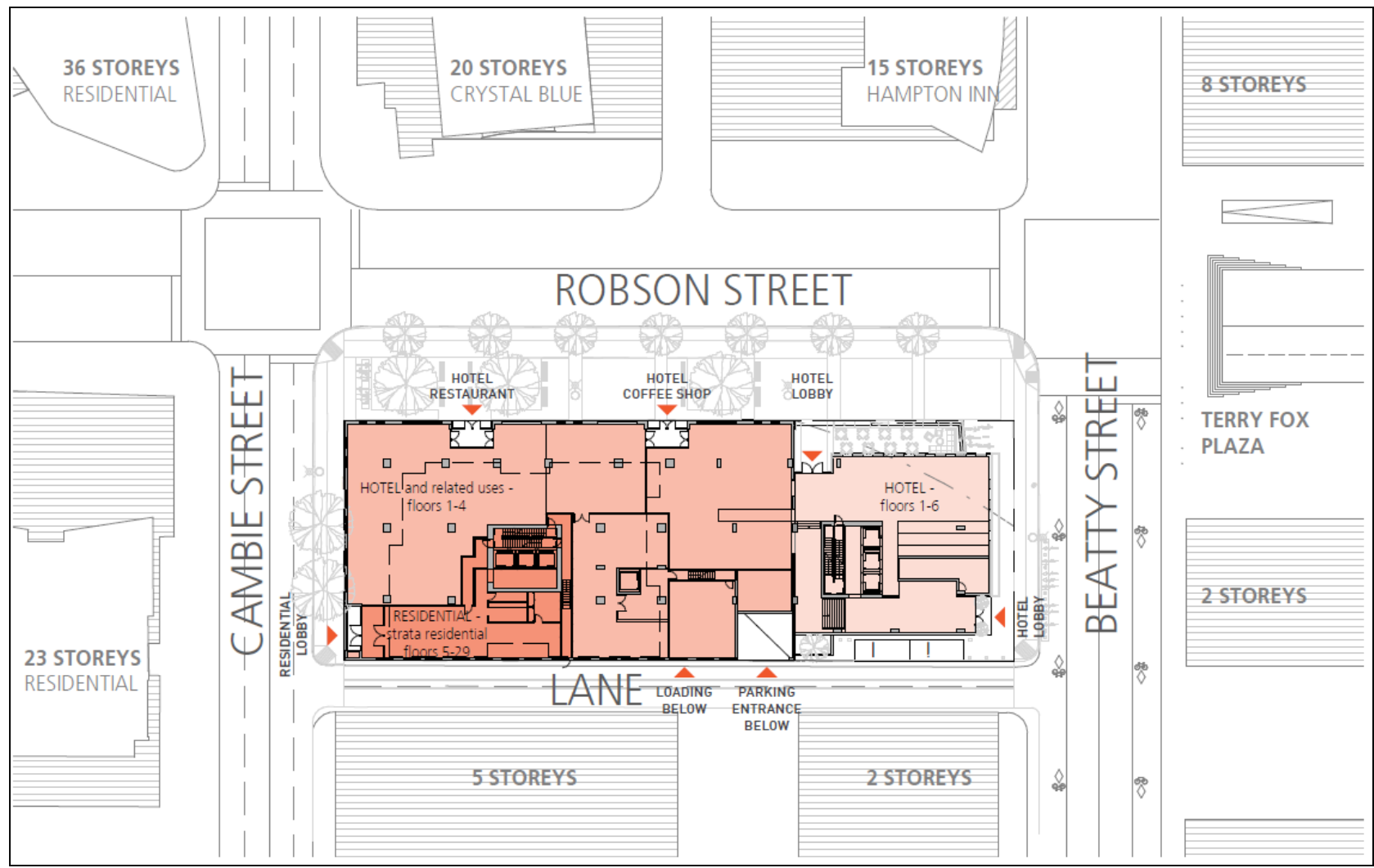
# Proposal

- FSR: 10.07
- Height: 87.2 m (286 ft.) / 29 storeys
- 131 strata units in tower
- Hotel levels 2-6
- **Retail and service** uses at ground level





# Proposal - Site Plan



## **Pre-Application Open House**

**(Applicant Hosted)**

September 13, 2016

- 65 people attended
- 34 comment sheets

## **Application Open House**

**(City Hosted)**

June 19, 2017

- 28 people attended
- 9 comment sheets
- 15 other correspondence

# Public Consultation



Total notifications	8278
Open House attendees	28
Comment sheets	9
Other feedback	15

# Public Consultation



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## Comments of Support

- Integration of the heritage building façades with new development
- Provision of hotel
- Interesting architecture

# Public Consultation

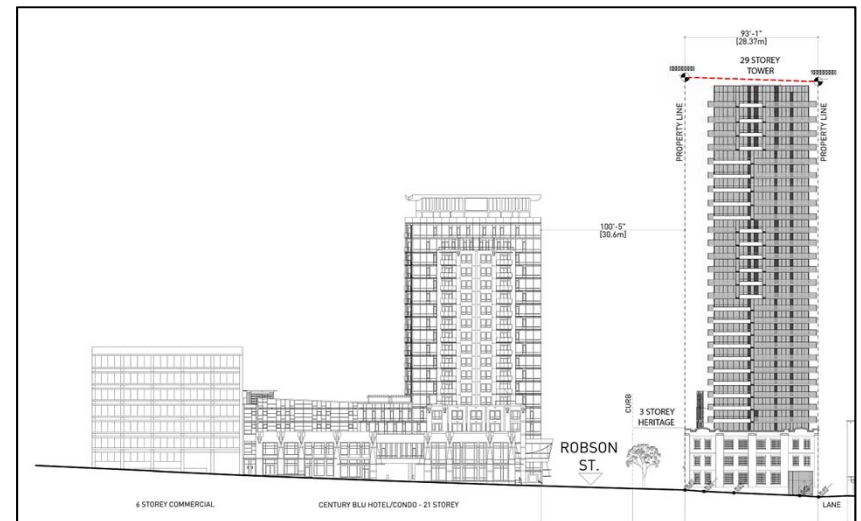
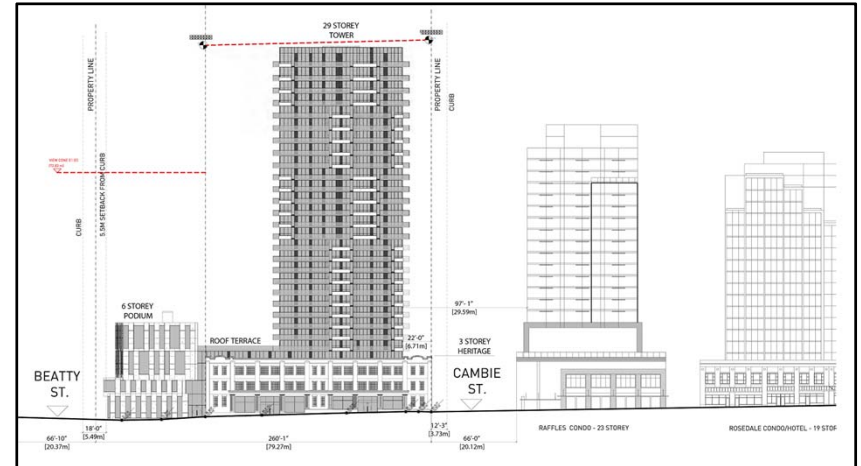
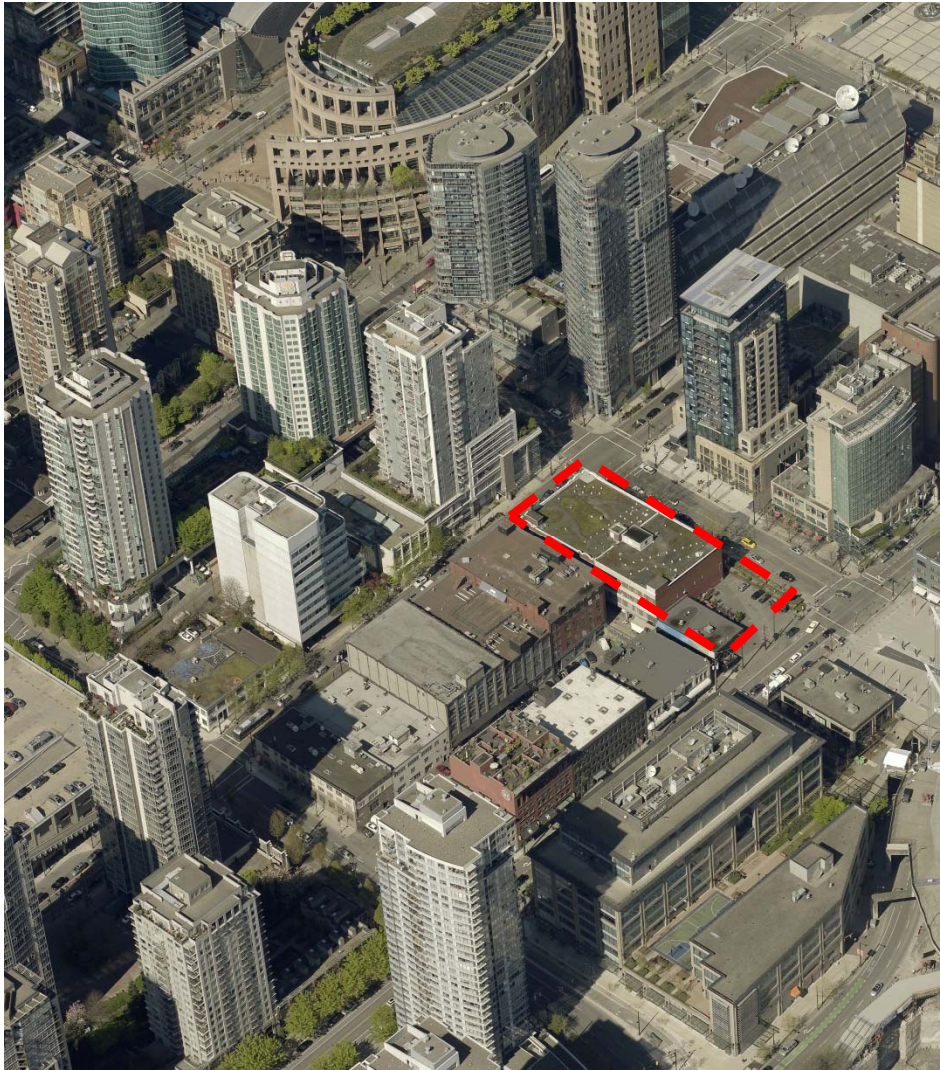


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Comment sheets	9
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## Comments of Concern/Suggestion:

- Height of the proposed development
- Location of the tower
- Improvement of the public realm treatment

# Form of Development



# Form of Development

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# Shelter Replacement

- Replacement of the shelter on a temporary basis secured as a condition of rezoning.





# Public Benefits – In-kind Contribution

- 877 Hamilton Street



Image Source: Google Maps

# Public Benefits – Cash CAC



- Cash CAC: \$13.6 M

Allocation	Amount
Affordable Housing	\$5.0 M
Public Realm Improvements	\$4.0 M
Parks and Open Spaces	\$1.6 M
City Serving Amenities	\$2.0 M
Cultural and Social Capital Grant Program	\$1.0 M
<b>Total Cash</b>	<b>\$13.6 M</b>

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**Total value of CAC: \$27.3 M**



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