

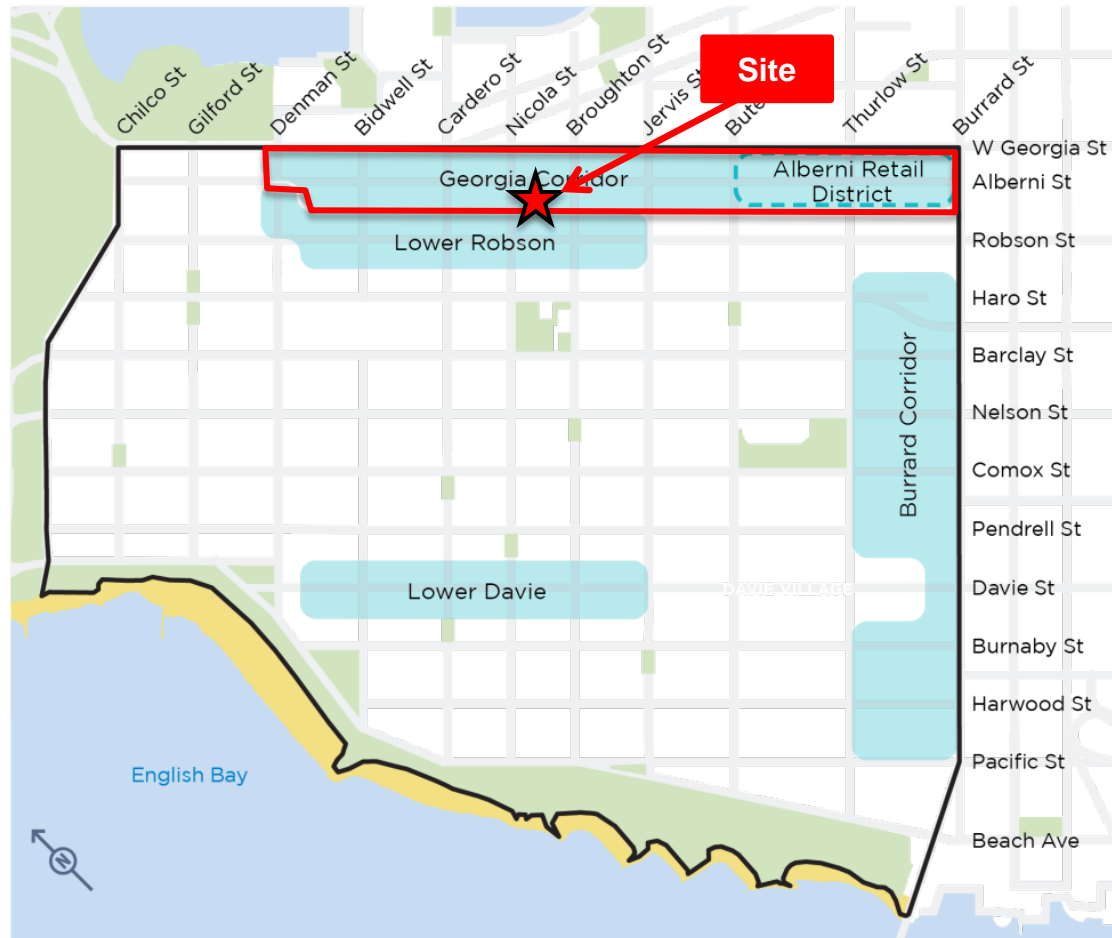


CD-1 Rezoning: 1444 Alberni Street and 740 Nicola Street

Public Hearing – September 18, 2018



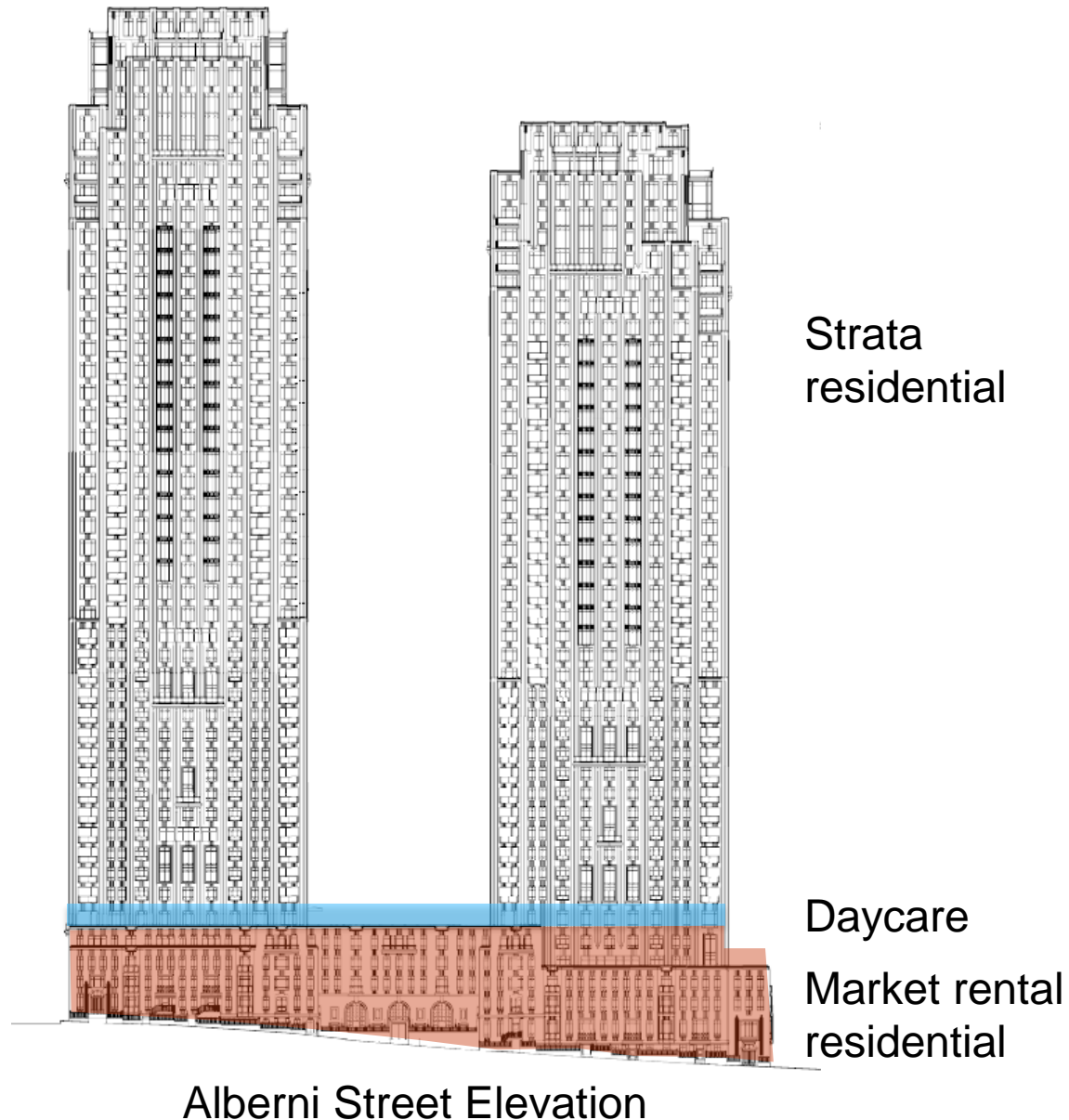
Policy Context – West End Community Plan



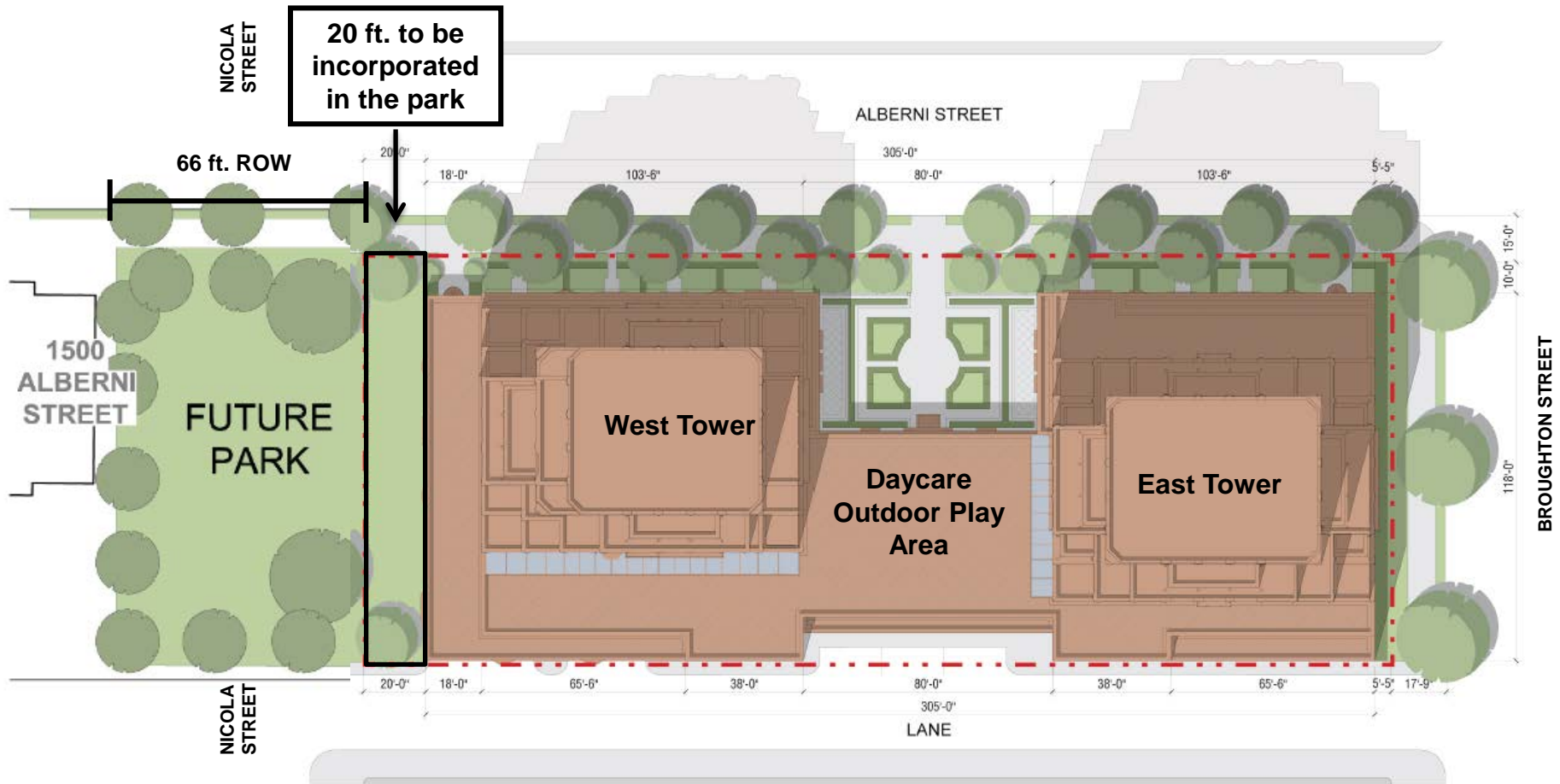
- Up to 500 feet maximum height
- Density, based on the supportable form of development, can be considered to help achieve public benefits

Proposal

- Height:
 - East tower: 443.5 ft.
 - West tower: 407 ft.
- FSR: 14.48
- 443 residential units
 - 314 strata
 - 129 rental (10% at below market rents)
- 56-space childcare



Proposal



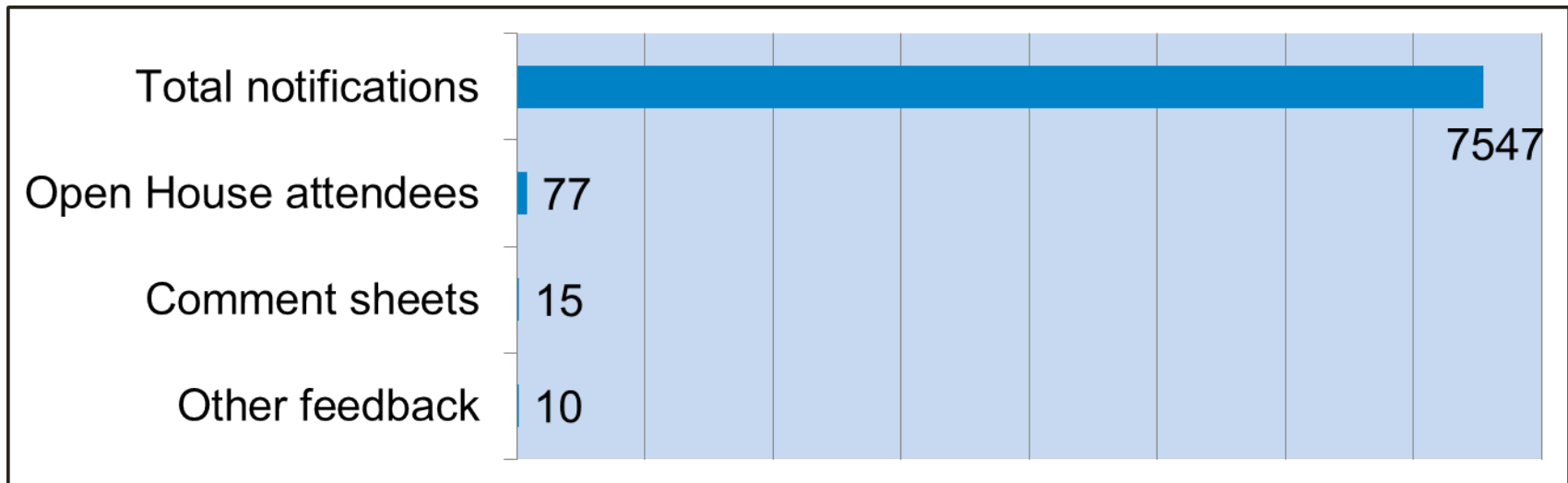
Passive House certification

- Transformative scale
- Global leadership and expertise
- Helps lower costs for zero emissions in Vancouver

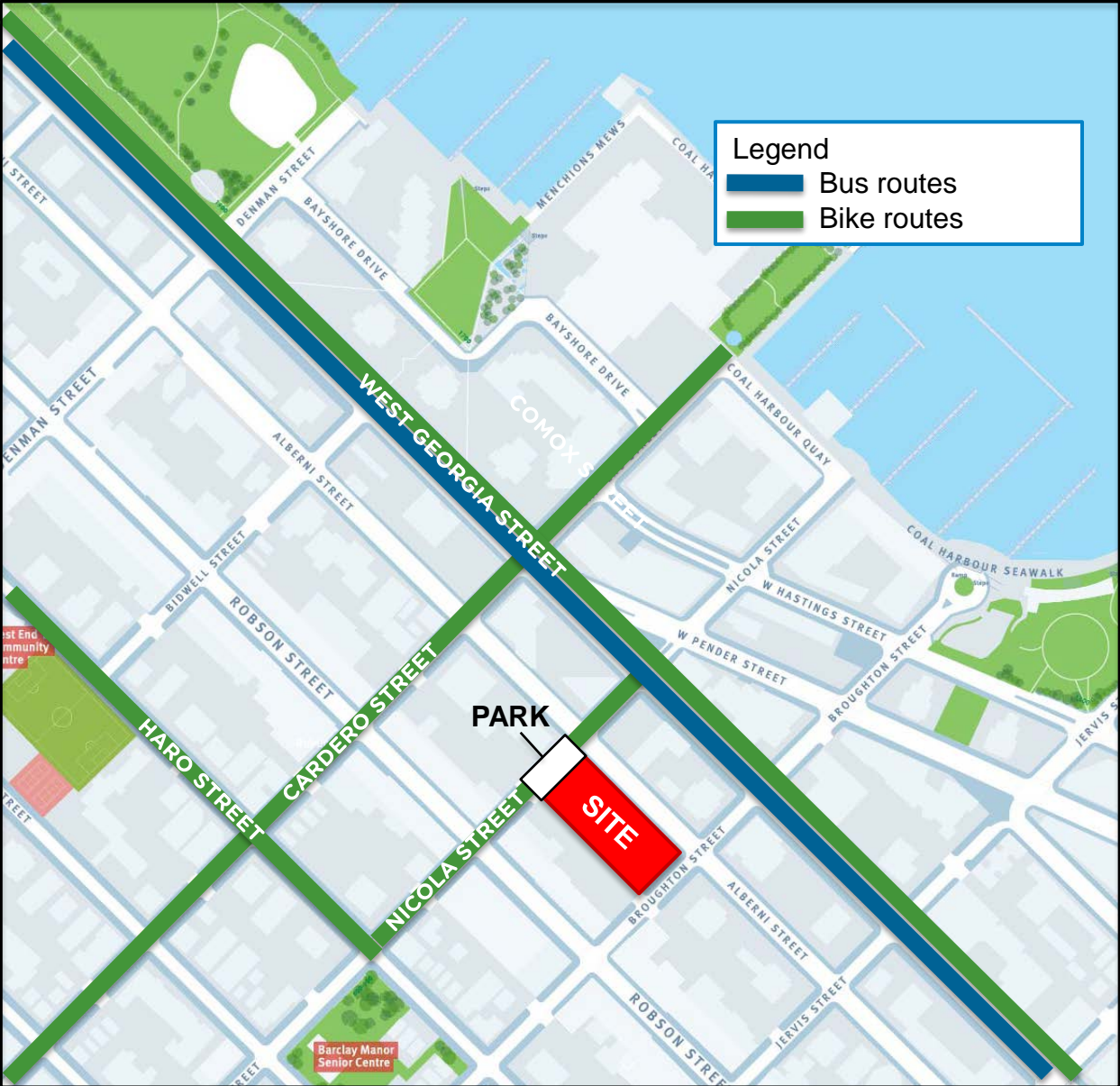


Public Feedback

- Pre-App Open House: June 7, 2017
- City-led Open House: September 25, 2017
- Tenant Information Meeting: December 15, 2016



Transportation



Tenant Relocation



1444 Alberni Street
Image Source: Google Maps

Shadow Impact – Fall Equinox Sept. 22

10 am



12 pm



2 pm



4 pm





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Extra Slides

END OF PRESENTATION – slides after this are for internal use only,
please do not post slides beyond this point

Comments of Support

- Innovative and quality of the building design
- Integration of uses in the proposal, such as the daycare and park
- Mix of unit types and sizes

Comments of Concern

- Traffic
- Desire for more rental



Site Context

Stanley Park

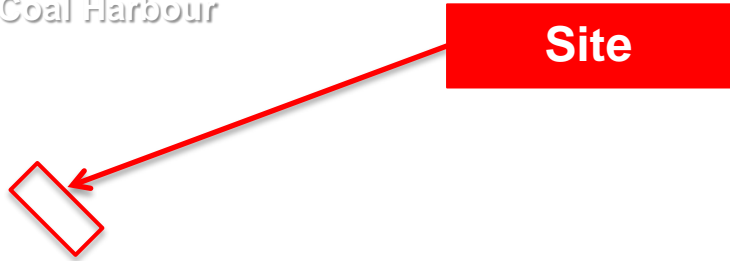
Coal Harbour

Site

English Bay

West End

Central Business District



West End Outline

Site Context

1550 Alberni Street

1500 Alberni Street

Site

1515 Alberni Street
(1500 W Georgia Street)

1445-1455 W Georgia Street



Cardero St

Nicola St

Broughton St

Robson St

Alberni St

W Georgia St

Form of Development



Form of Development



Further School Site



Pre-Application Open House

(Applicant Hosted)

June 7, 2017

- 130 people attended
- 48 comment sheets

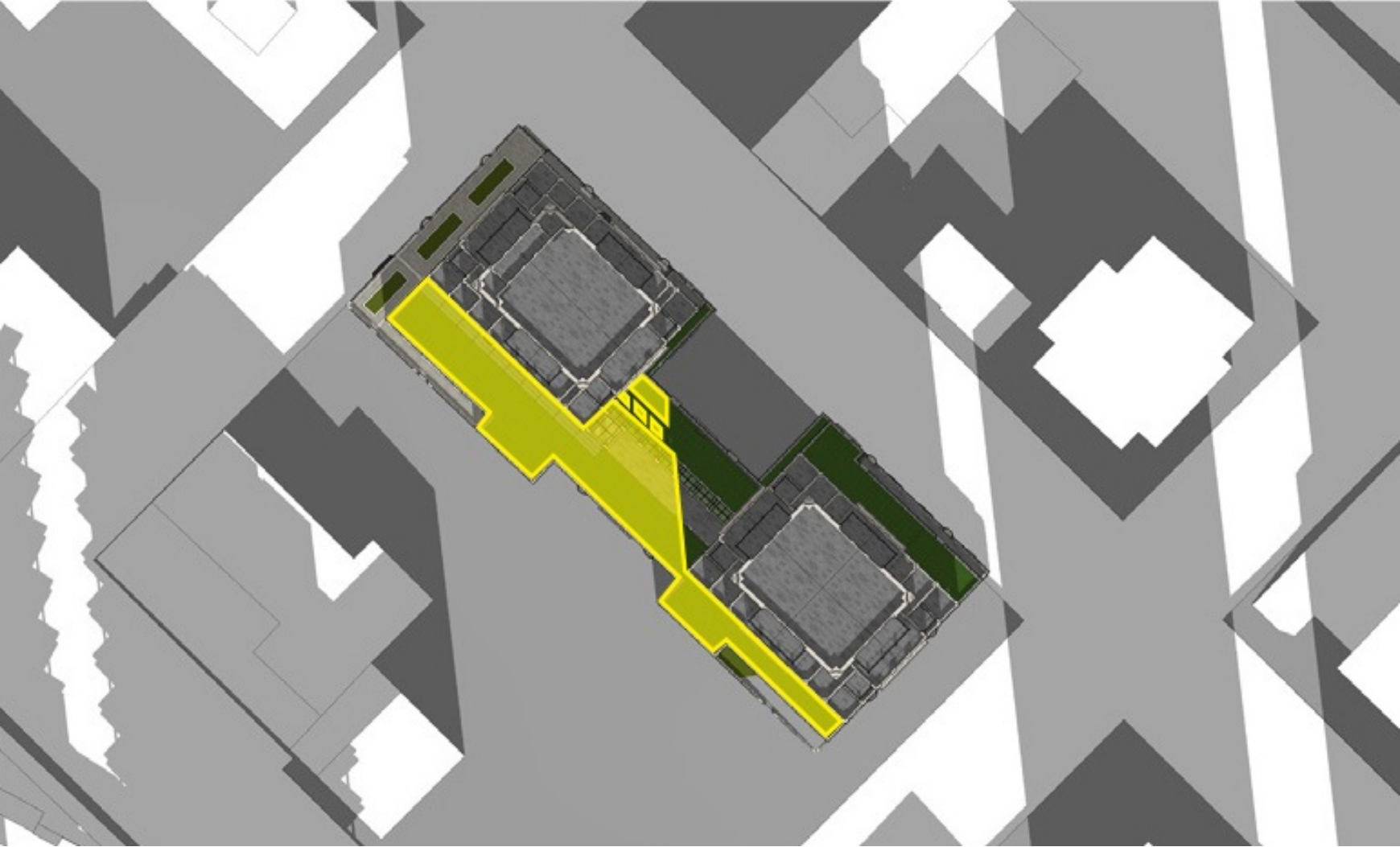
Application Open House

(City Hosted)

September 25, 2017

- 77 people attended
- 15 comment sheets
- 10 other correspondence

Form of Development



Form of Development

- View from the Colonnade, 1455 Robson Street



Form of Development

- View from the Empire Landmark West Tower, 1400 Robson Street



Form of Development

- View from Paul Plaza, 1501 Haro Street



Voluntary Leadership

Tallest PH Towers in the World

Passive House

- Near-zero emissions
- Super efficient envelope
- Healthy, quiet, comfortable
- Lowering operating costs



Scale Drives Innovation

- Lower PH component costs
- Make zero emission affordable
- Draw in global expertise
- Grow local capacity

