

# CD-1 Rezoning

1166 West Pender Street

Public Hearing  
July 9, 2019



# Benefits

- ✓ Additional job space close to transit
- ✓ Public realm improvements
- ✓ Contribution for childcare and affordable housing

Site

An aerial photograph of a dense urban area, likely a city center, showing numerous skyscrapers and buildings. A yellow arrow points from a yellow box labeled 'Site' to a specific building in the center of the city. The background shows a wide river and more distant city buildings under a clear sky.

# Proposal

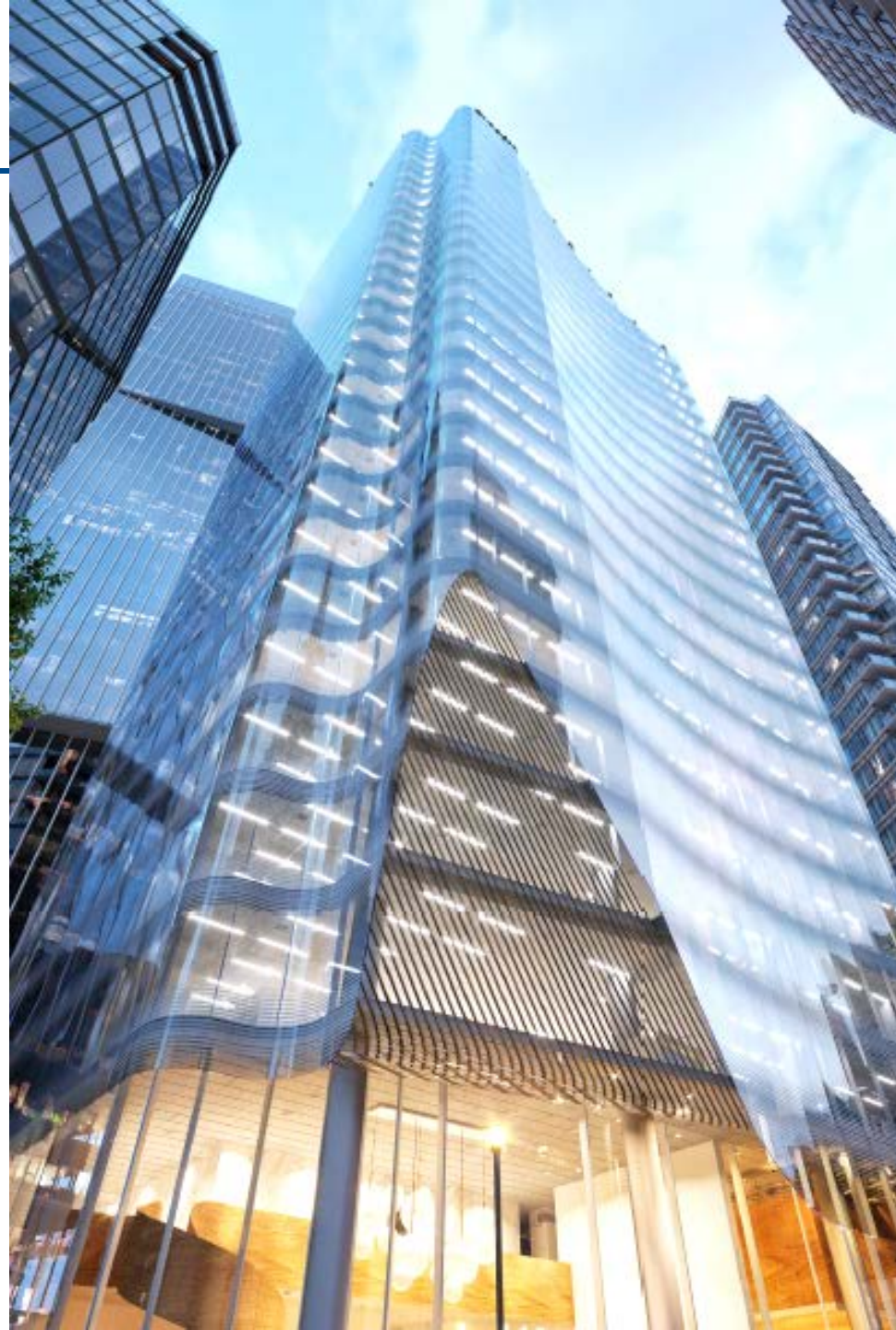
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**Height: 393.5 ft. (32 storeys)**

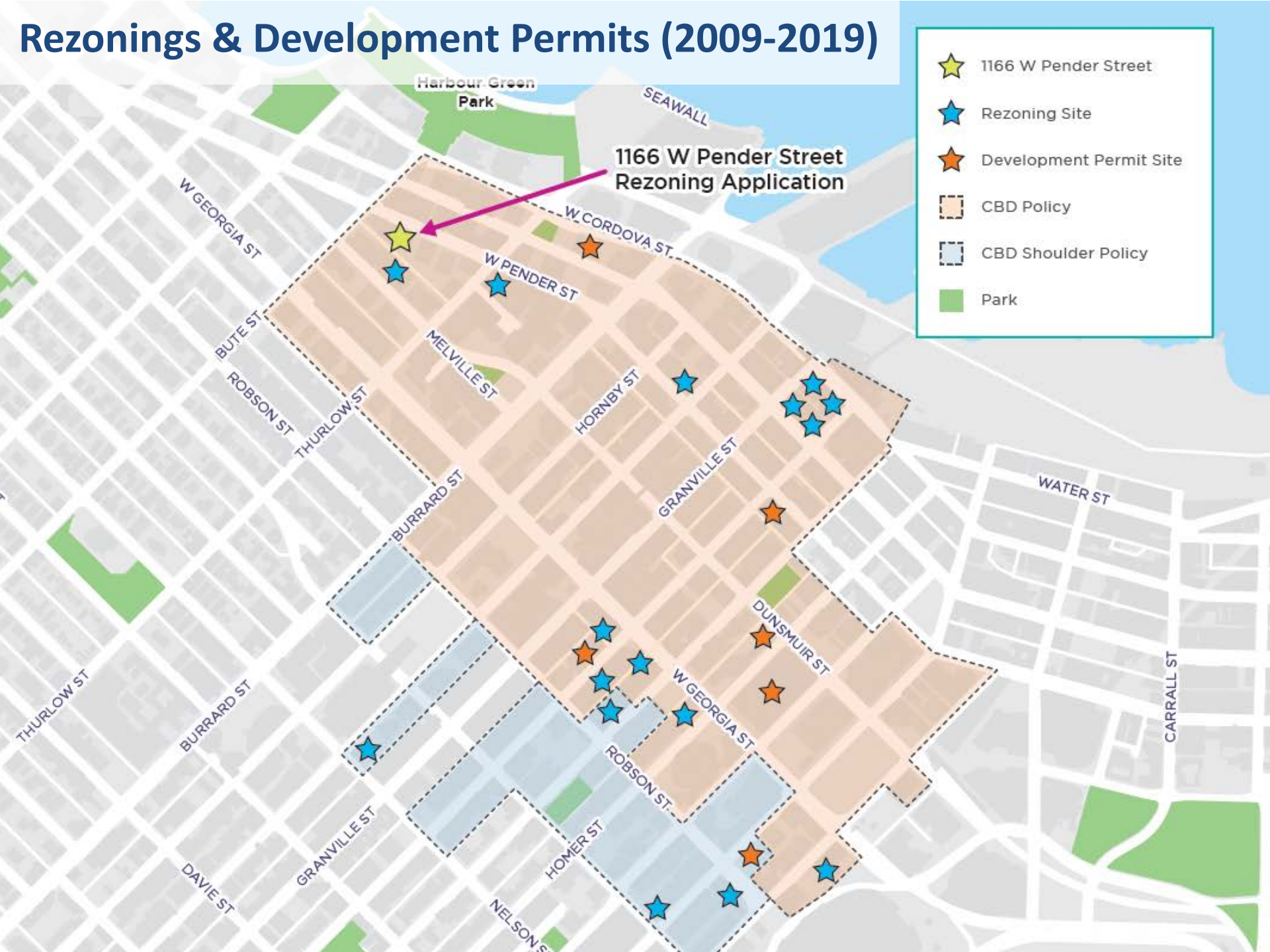
**Floor area: 361,406 sq. ft.**

**Uses: Office + Commercial**

**Density: 19.4 FSR**



# Rezoning & Development Permits (2009-2019)



# Site Context



Harbour  
Green Park

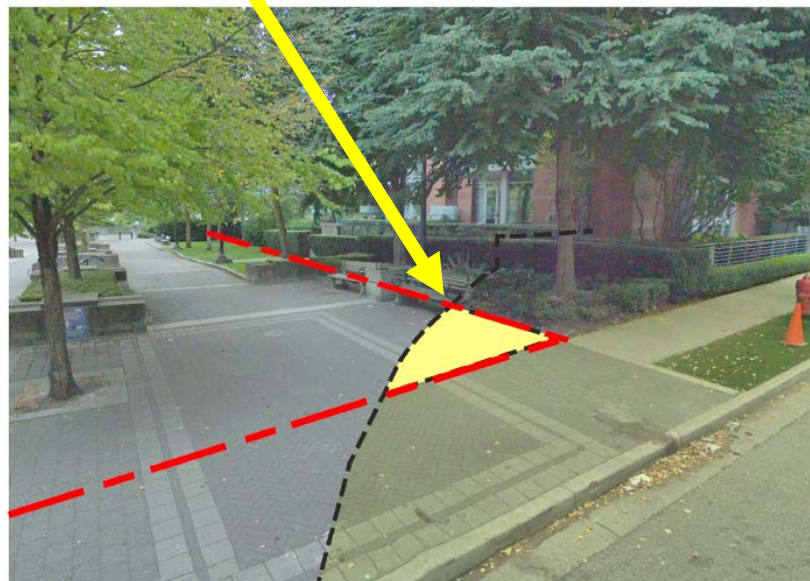
Strata +  
Childcare

1166 W Pender Street  
Rezoning Application

1133  
Melville

Office +  
Childcare

Burrard  
Station

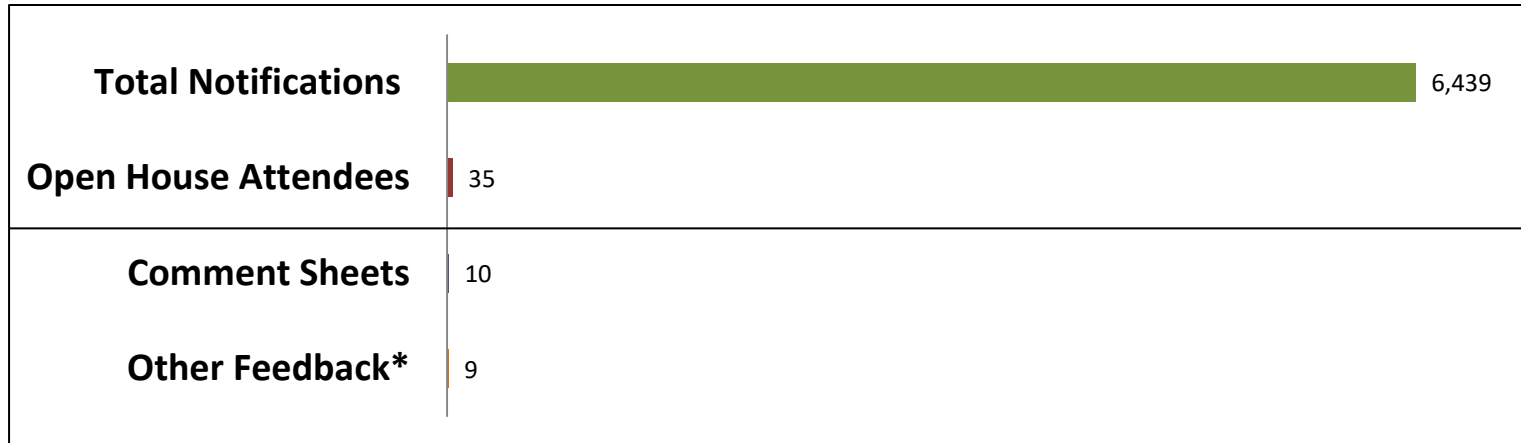


# Public Consultation Summary

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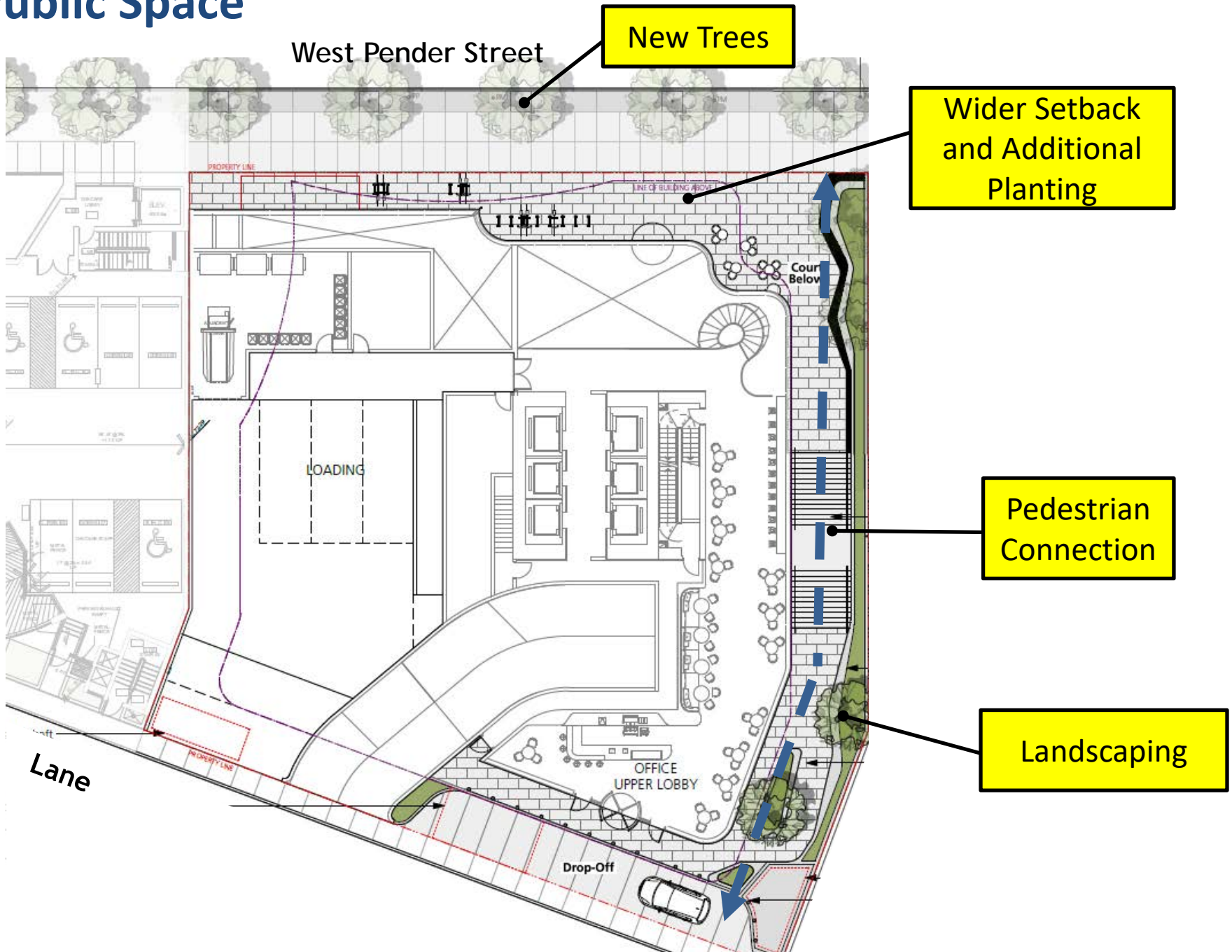
**Pre-Application  
Open House  
June 18, 2018  
23 attendees**

**City-Hosted  
Open House  
January 22, 2019  
35 attendees**



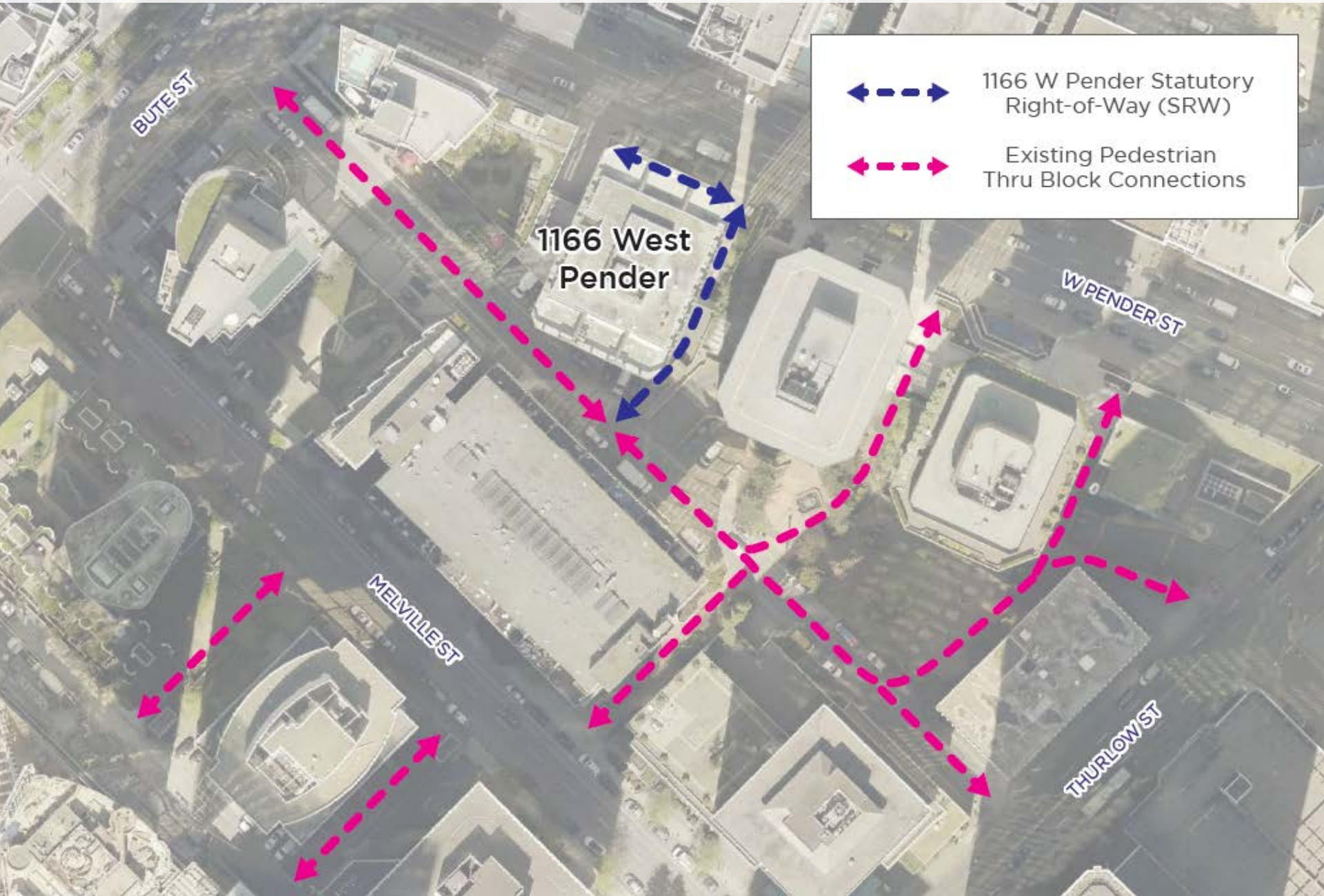
- **Support:** New office, design, height
- **Concerns:**
  - Deficiency of public space
  - Impacts on childcare centres

# Public Space





# Public Space



1166 W Pender Statutory  
Right-of-Way (SRW)



Existing Pedestrian  
Thru Block Connections

1166 West  
Pender

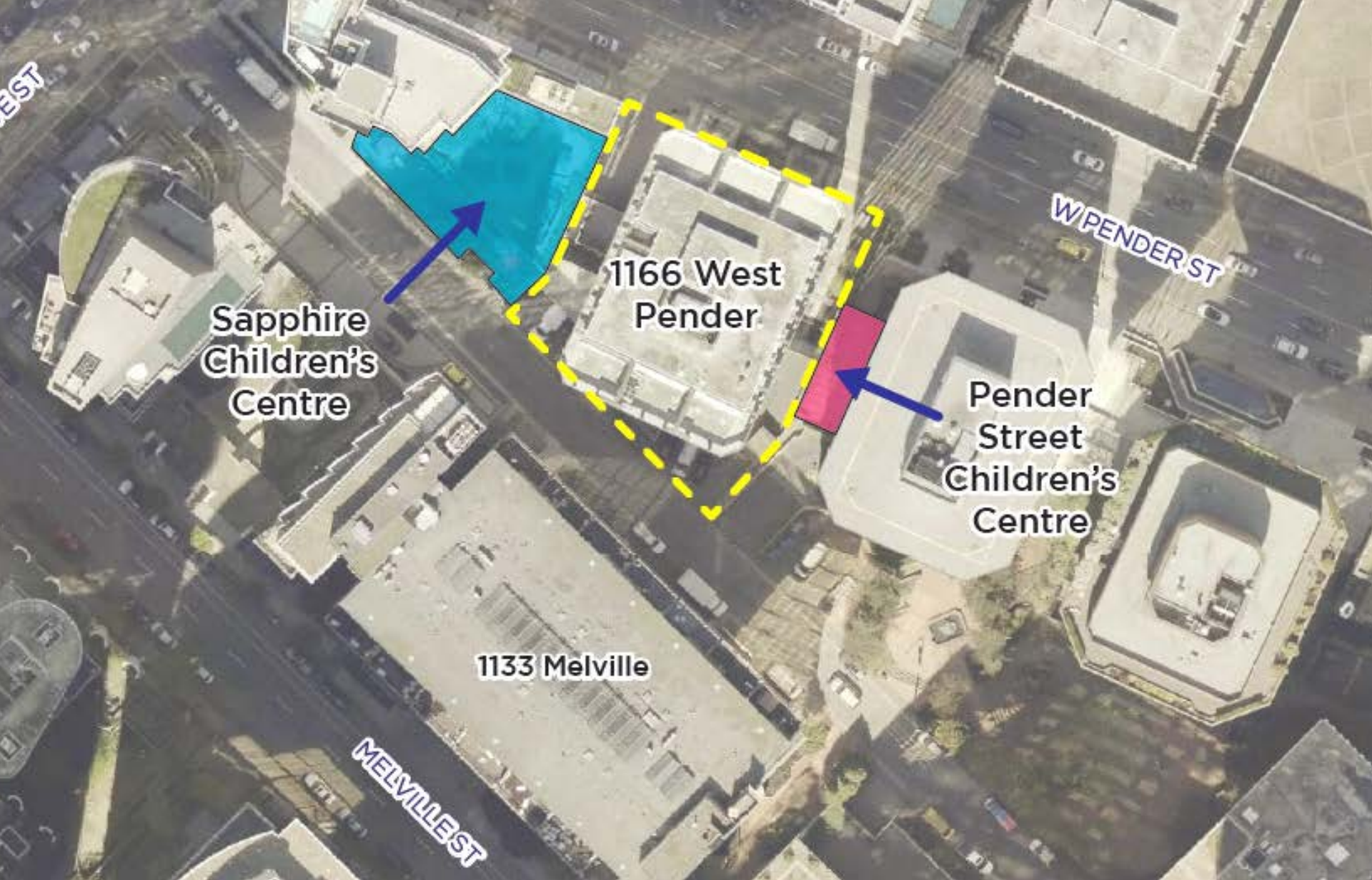
BUTE ST

MELVILLE ST

W PENDER ST

THURLOW ST

# Adjacent Childcare Centres – Vancouver Society of Childcare Centres (VSOCC)



Sapphire Children's Centre

1166 West Pender

Pender Street Children's Centre

1133 Melville

# Sapphire Children's Centre – Construction Mitigation Plan

- ✓ Use of low-noise technology
- ✓ Shrink wrap construction site
- ✓ Noise barriers
- ✓ Protective tarps
- ✓ Respecting childcare quiet times



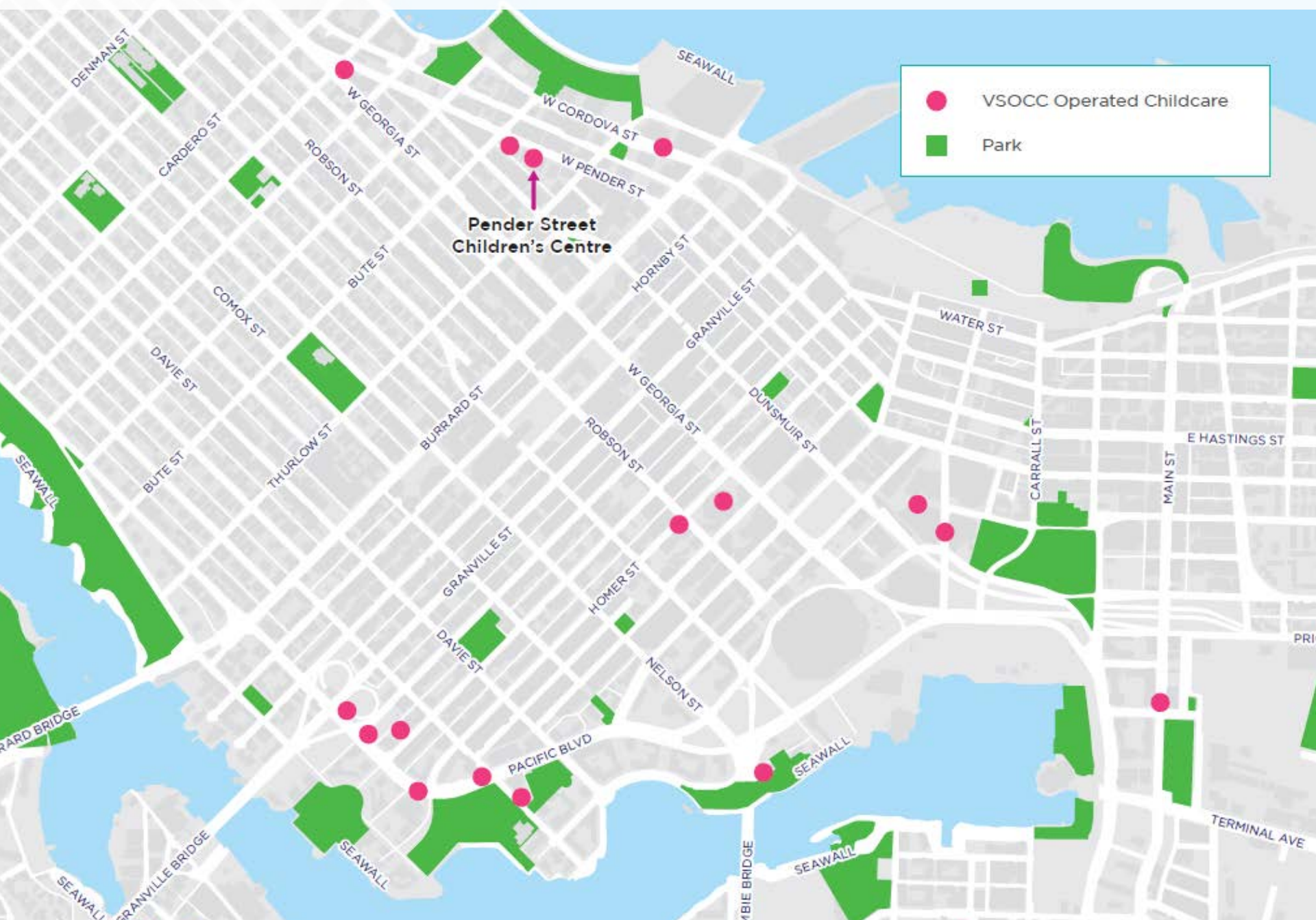
# Pender Street Children's Centre – Temporary Relocation

1166 W. Pender

Outdoor Space



# VSOCC Childcare Centres – 800 Spaces Over 17 Locations



## Value of Public Benefits

	Value
<b>Commercial Linkage Contribution</b>	\$2,905,955 (childcare and affordable housing)
<b>Development Cost Levies</b>	\$7,090,785
<b>Public Art</b>	\$715,583
<b>Total Value of Public Benefits</b>	<b>\$10,712,364</b>

# Conclusion

- ✓ Job space to reduce gap
- ✓ Pedestrian improvements
- ✓ Cash for childcare and affordable housing

