



CD-1 Rezoning: 601 Beach Crescent

Public Hearing: Sept 17, 2020



Site

**CD-1
(366)**

**George
Wainborn
Park**

**David Lam
Park**

DD

DD

FCCDD

CD-1

DD

GRANVILLE ST

SEYMOUR ST

RICHARDS ST

CD-1

CD-1

DD

CD-1

CD-1

FCCDD

CD-1

CD-1

CD-1

CD-1

CD-1

BCPED

CD-1

CD-1

DRAKE ST

GRANVILLE BRIDGE

BEACH CRES

PACIFIC ST

FCCDD

BURRARD BRIDGE



Aqua at the Park (27 Storeys)

Granville Loops

Vancouver House (49 Storeys)

Azura 2 (38 Storeys)

601 Beach Crescent

Icon (25 Storeys)

George Wainborn Park

Pacific St



Beach Cres

Granville Bridge



Policy Context

- **False Creek North Official Development Plan (ODP) (1990)**
- **CD-1 (366) By-law (2003)**
- **Higher Buildings Policy (2011 Amendment)**



False Creek North Official Development Plan

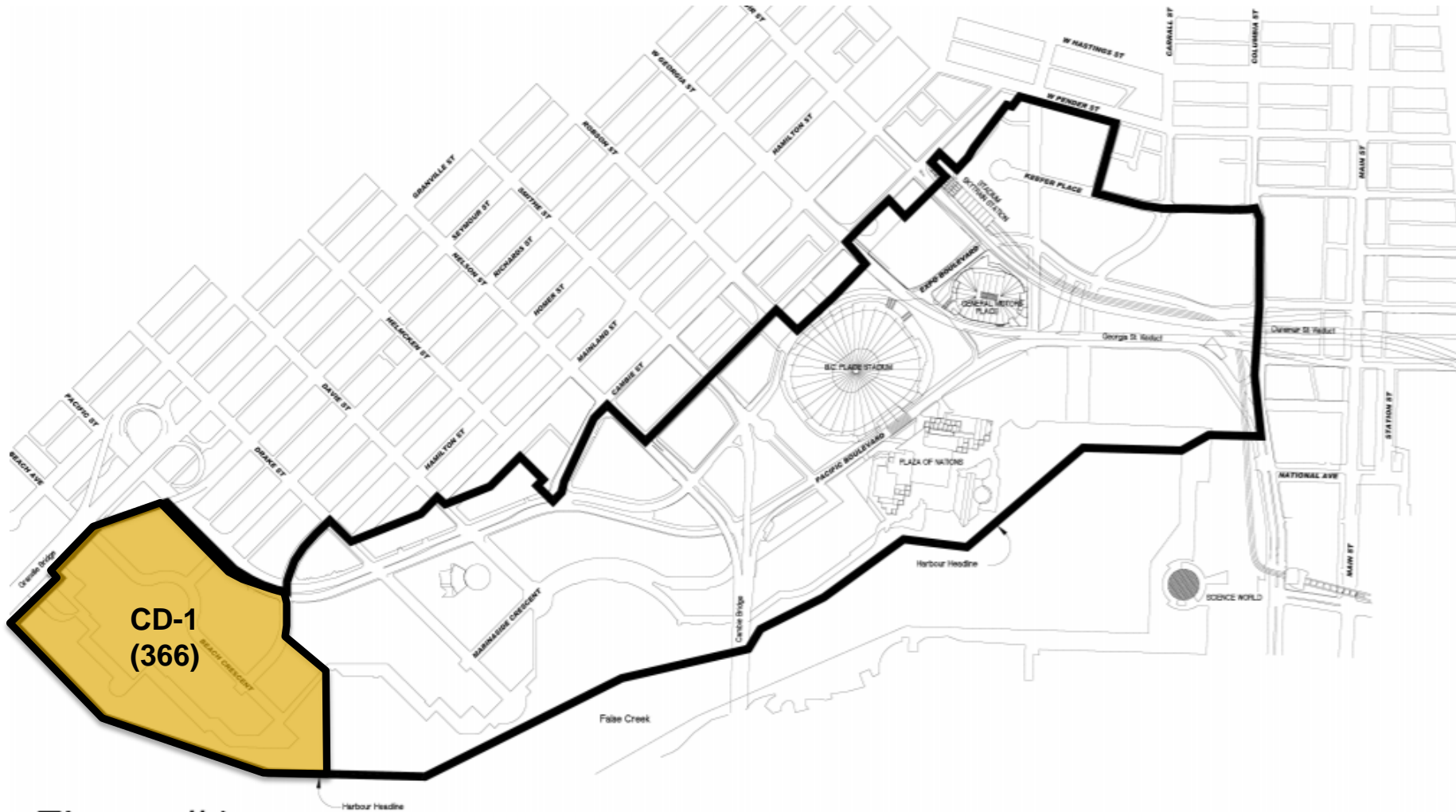
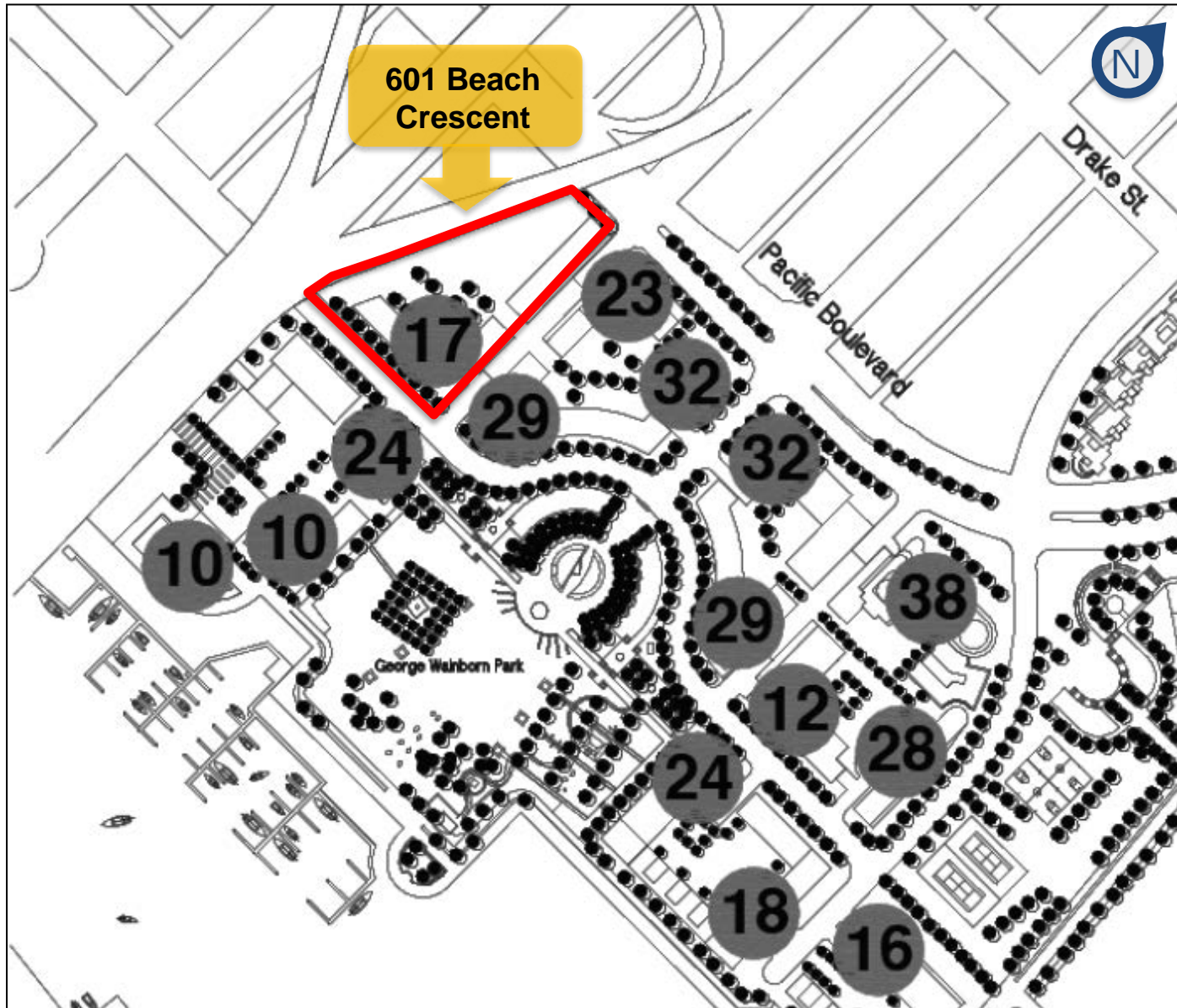


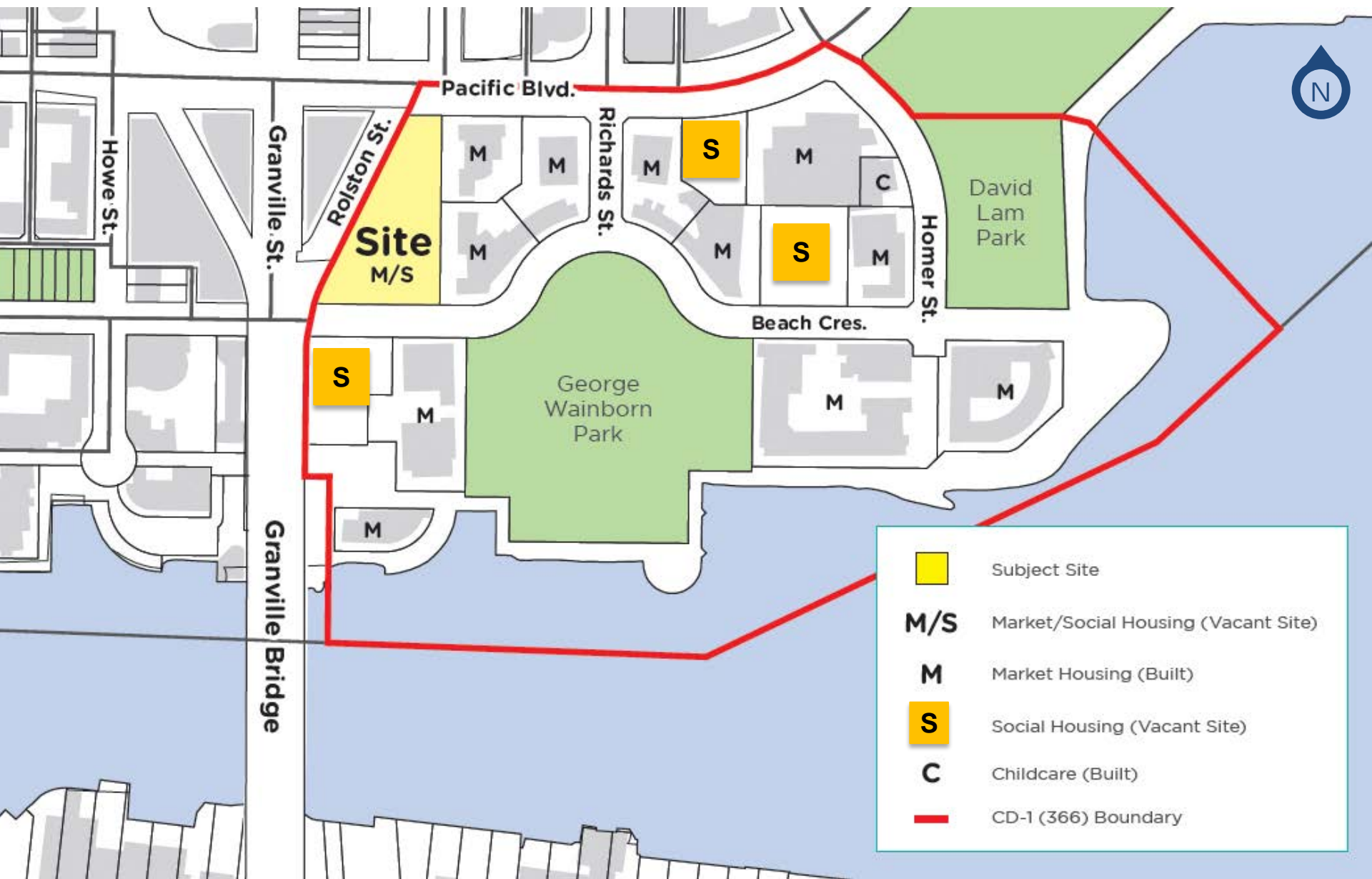
Figure #1
O.D.P. Boundary



False Creek North ODP - Building Heights



CD-1 (366) – Beach Neighbourhood



Higher Buildings Policy

- Policy enacted in 1997
- Amended in 2011 to include Vancouver House and 601 Beach Crescent “Gateway”
- Established Vancouver House and 601 Beach Crescent as “Gateway” to the City

**601 Beach
Crescent
Site Location**



Higher Buildings Policy



Discretionary Building Height Increase up to View Corridors (Not including QE view 3) - Up to 600 ft.



CBD Shoulder: Discretionary Building Height - Up to 550 ft.



CBD Shoulder: Discretionary Building Height - Up to 500 ft.



Identified Sites for Higher Buildings



Granville Bridge Gateway



Gateway View
Looking North

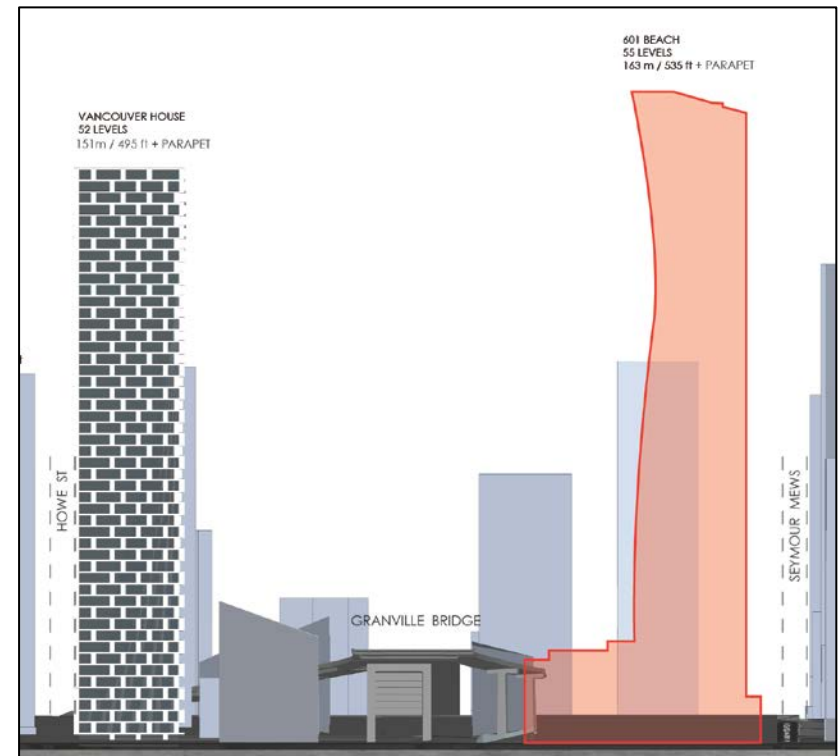
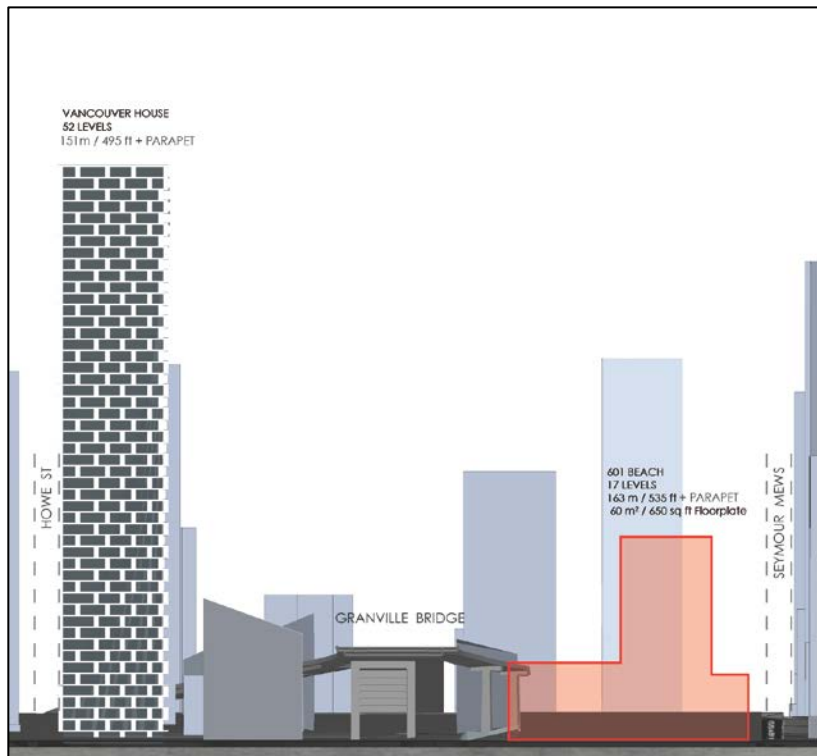


Gateway View
Looking South

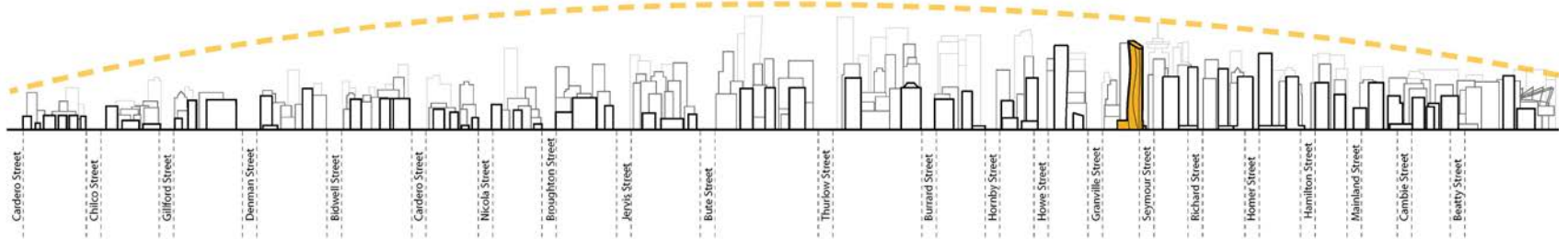
Urban Design Objectives

Evaluation Criteria:

- Impacts of building shadow
- Impact on Views
- Prominent marking on the Downtown skyline profile
- Gateways into the Downtown
- On-site open space and amenity
- Architectural excellence



Downtown Skyline



Invitation to Offer (2016)

Photo From
Early 2000s



601 Beach
Crescent

This is an aerial photograph of a city street intersection. A multi-lane road runs horizontally across the middle. A road curves from the top right towards the bottom right, crossing the horizontal road. A yellow dashed rectangular box highlights a specific area on the lower side of the horizontal road, near the intersection. The area within the box contains several buildings and a parking lot. The surrounding area includes various buildings, parking lots, and a large circular parking lot on the right side. The overall scene is a dense urban environment.

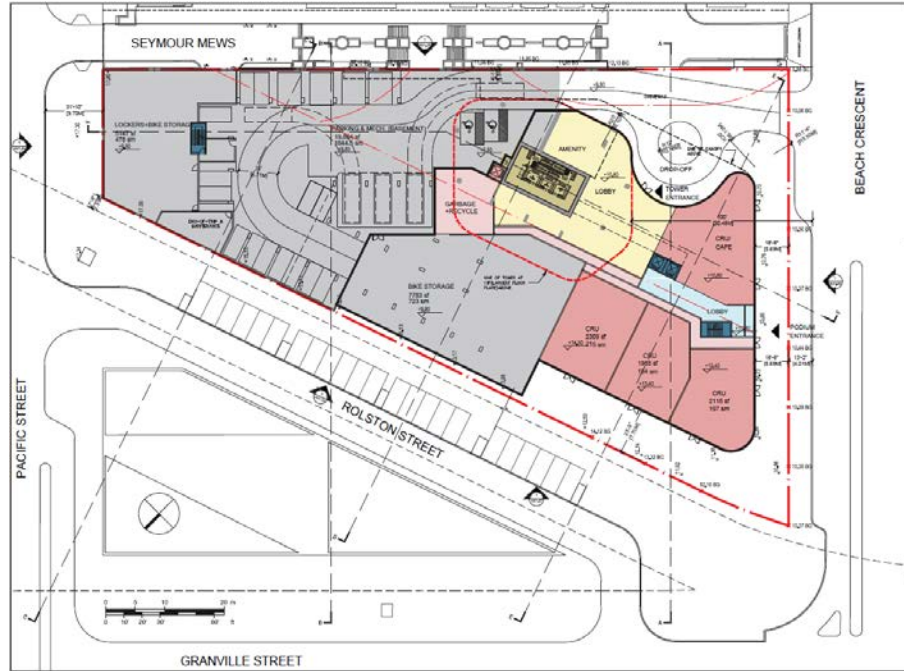
Proposal

- 55-storey residential mixed use building
- 152 Social Housing Units
- 303 Market Strata Units
- 17,338.9 sq. m. to 43,745.6 sq. m.
- 17 Storeys to 55 Storeys

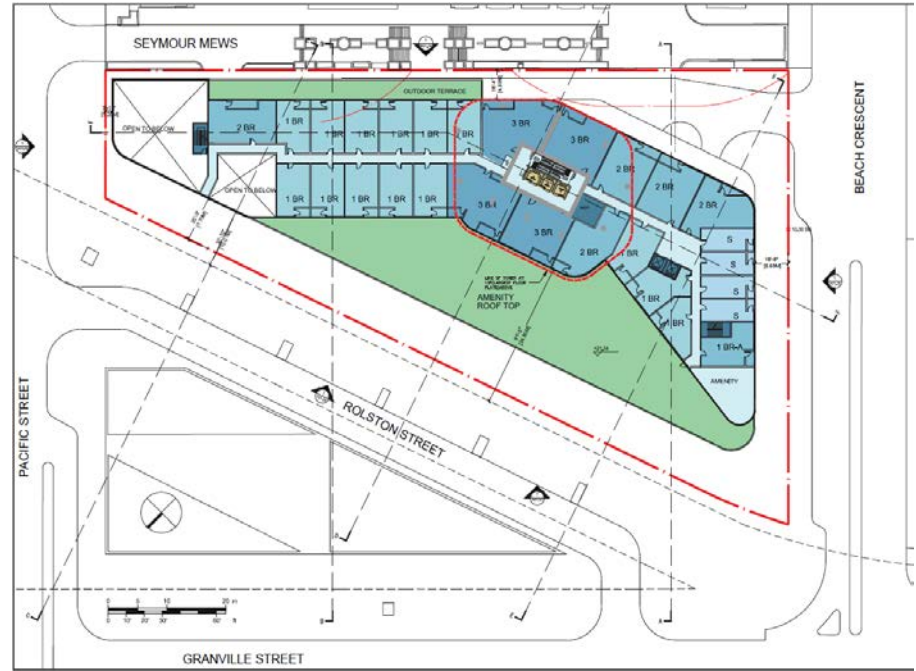


Proposal

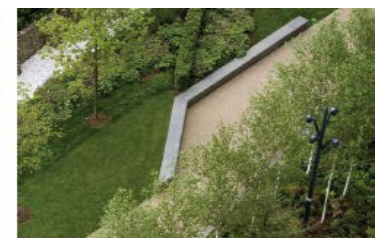
Ground Floor Plan



Third Floor Plan



Landscape



Urban Design Panel - Enhanced Review

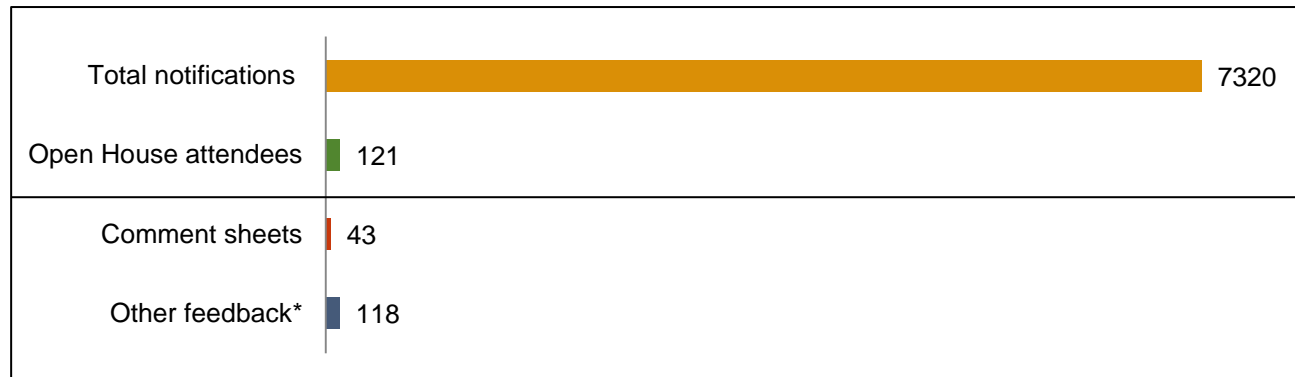


- UDP held on Feb 20th, 2019 and included a site visit
- International architects invited to review proposal
- Panel voted in support with recommendations

Public Notification and Feedback

**Pre-application
Open House**

**City-hosted
Open House, November 2018**



Support:

- Architecture
- Urban design
- Social housing
- Height, scale massing

Concerns:

- Traffic congestion
- Shading of park
- Ensure housing kept affordable
- Massing, scale, density

Revised Application Feedback

**Resubmission October,
2019**

**Notification of neighboring
residents, mailing list**

Total Notifications		7,683
Open House Attendees (N/A)	0	
Comment Sheets (N/A)	0	
Other Feedback*	39	

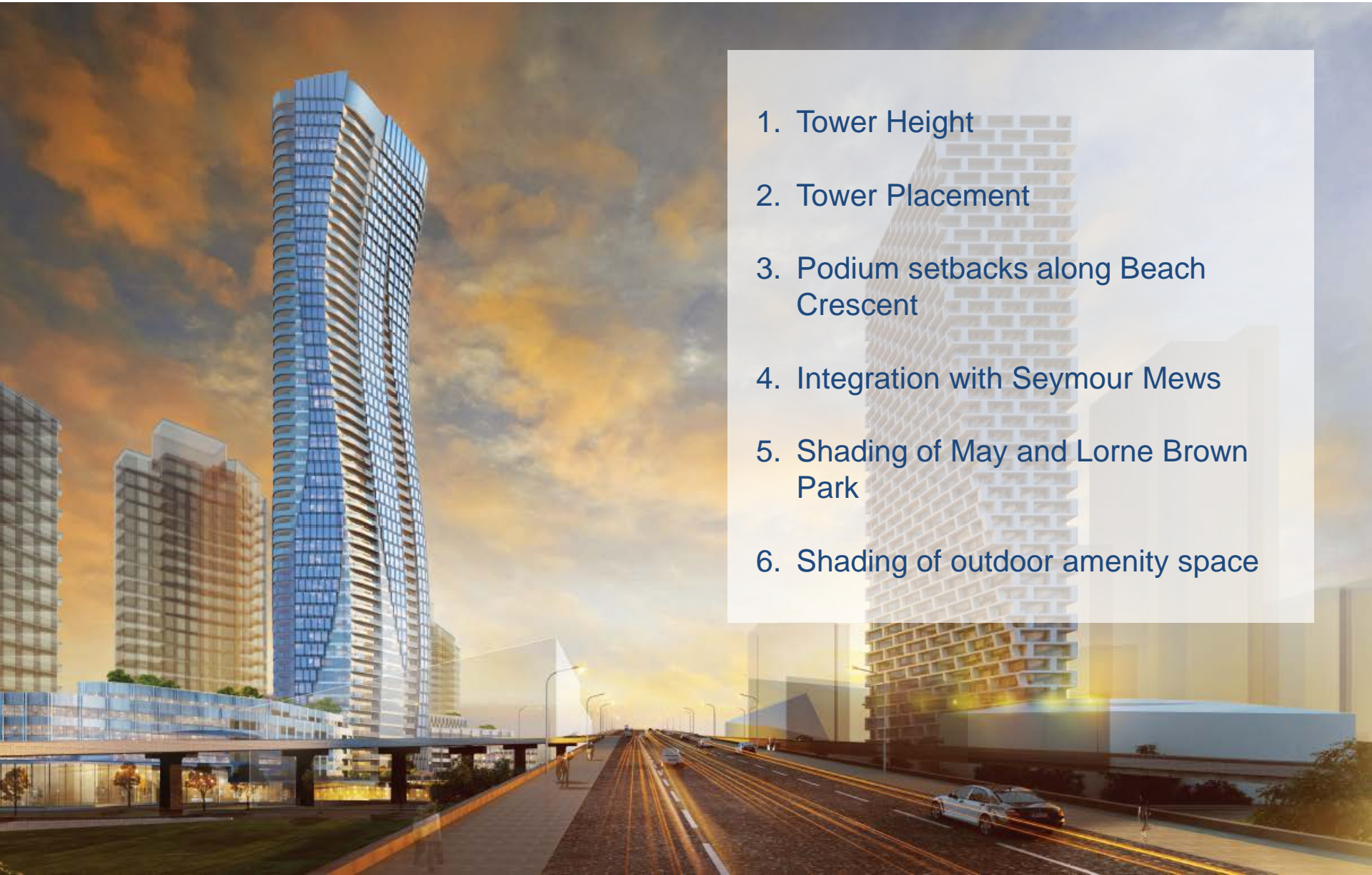
Support:

- Tower Placement

Concerns:

- Building height
- Architecture and building materials
- Traffic congestion

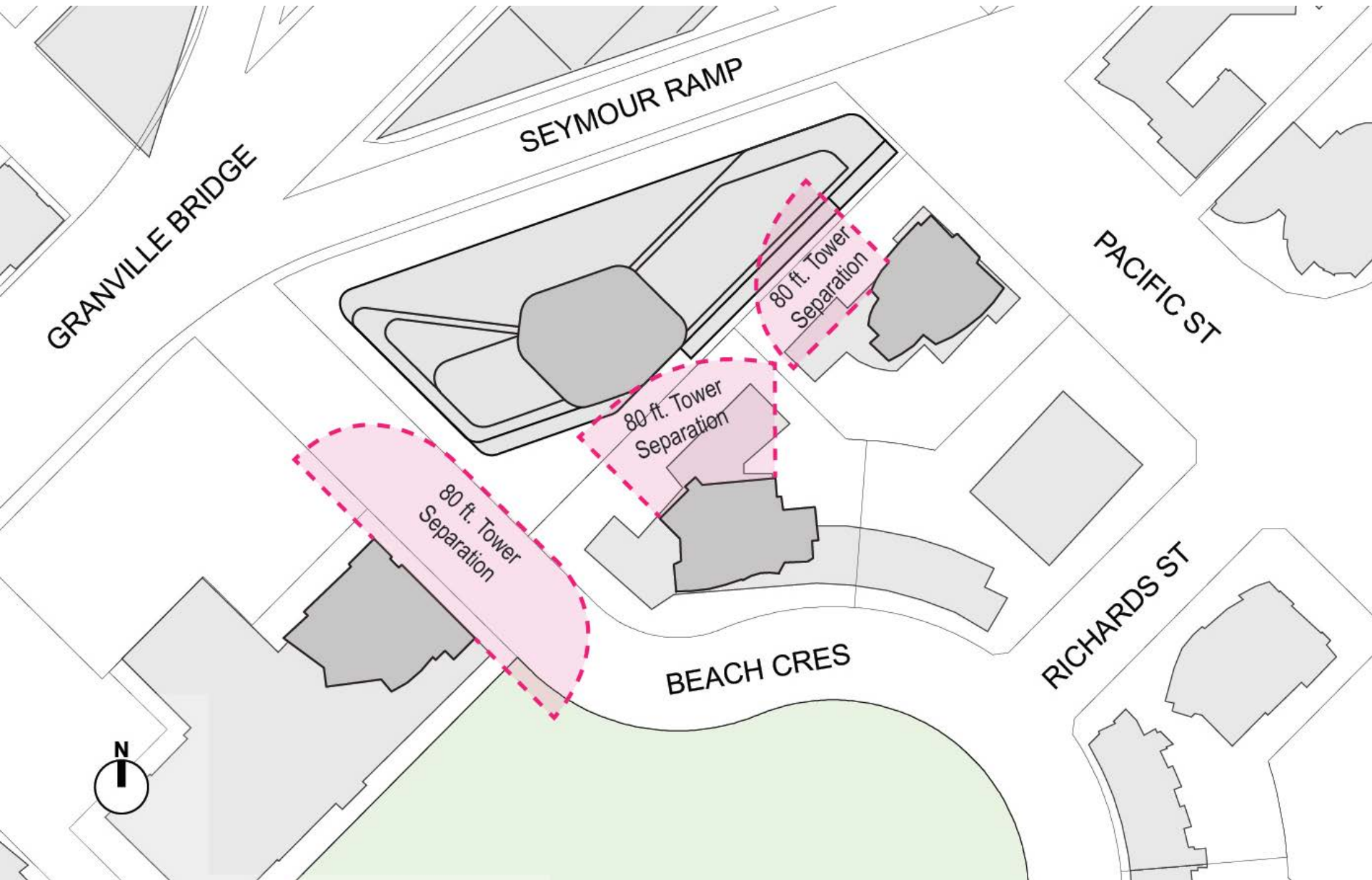
Feedback Informing Resubmission

- 
1. Tower Height
 2. Tower Placement
 3. Podium setbacks along Beach Crescent
 4. Integration with Seymour Mews
 5. Shading of May and Lorne Brown Park
 6. Shading of outdoor amenity space

Tower Height



Urban Design - Tower Separation



Resubmission - Beach Crescent Frontage

September 2018 Application



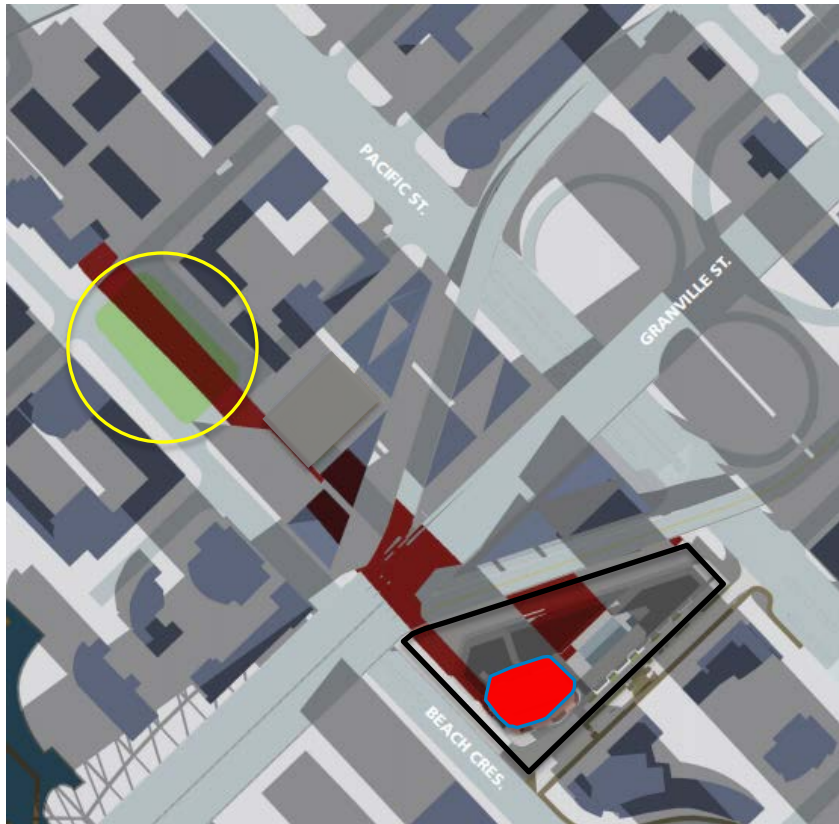
October 2019 Resubmission



Podium is stepped back

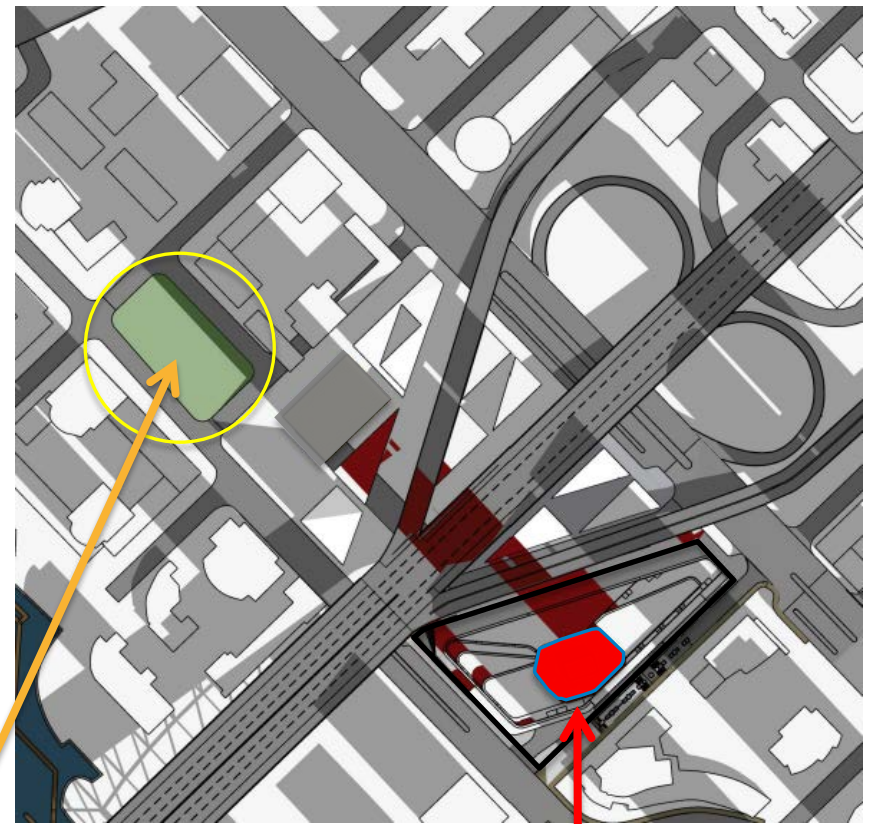
Resubmission - Shadow Analysis

September 2018 Application
Vernal Equinox 11:00 am



May & Lorne
Brown Park

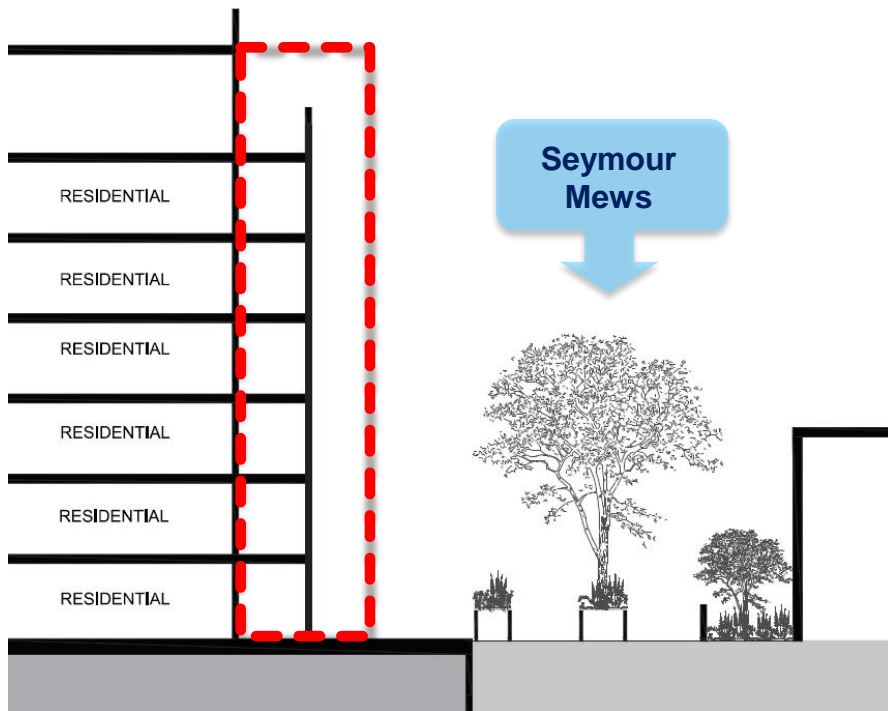
October 2019 Resubmission
Vernal Equinox 11:00 am



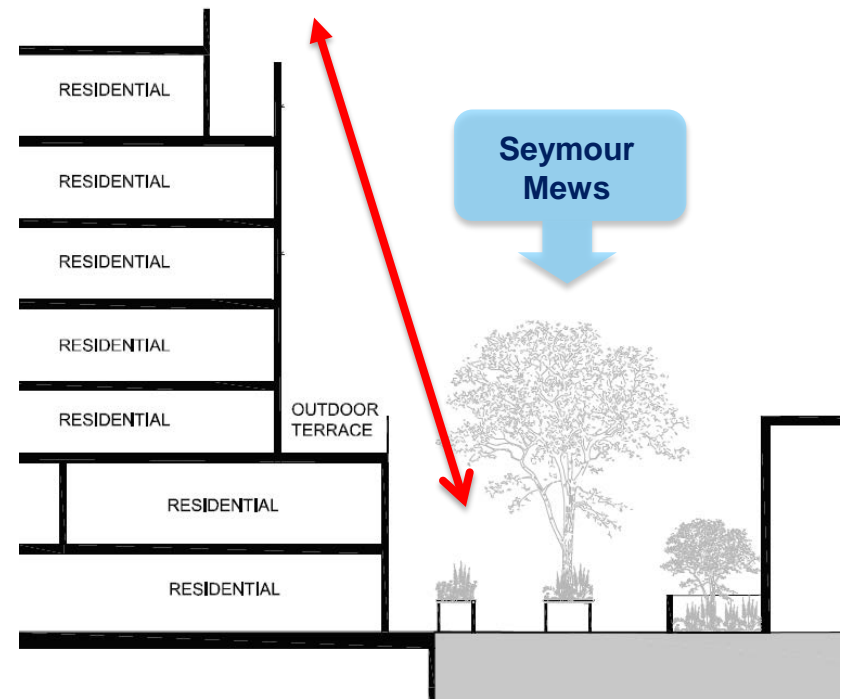
Proposed Tower
Shifted North

Resubmission – Podium, Seymour Mews

September 2018 Application



October 2019 Resubmission



Resubmission - Amenity Space Shading

September 2018 Application



October 2019 Resubmission



Market Housing

Max. Under Current ODP/Zoning*	Proposed
138 Market Units	+165 Market Units Total = 303 Market Units

Social Housing

Min. Under Current ODP/Zoning*	Proposed
152 Social Housing Units	Total = 152 Social Housing Units
11.05% of all units to be Social Housing	10.89% Social Housing (Necessitates an additional 19 units)



Due to shortfall:
\$12.1 million CAC dedicated to
social housing in vicinity
(equivalent to 19 units)

Affordability of Social Housing

- Transferred, turn-key to the City
- Affordability level to be brought to Council for approval
- Staff will work to deepen affordability



Public Benefits

	Public Benefit
Cash Community Amenity Contribution	\$12,100,000
In-Kind Social Housing	\$66,000,000
Public Art	\$692,527
Total Value of Public Benefits	\$78,792,527

Restart Smart Vancouver



If approved, the project would generate approximately 1,600 off-site and on-site construction jobs.



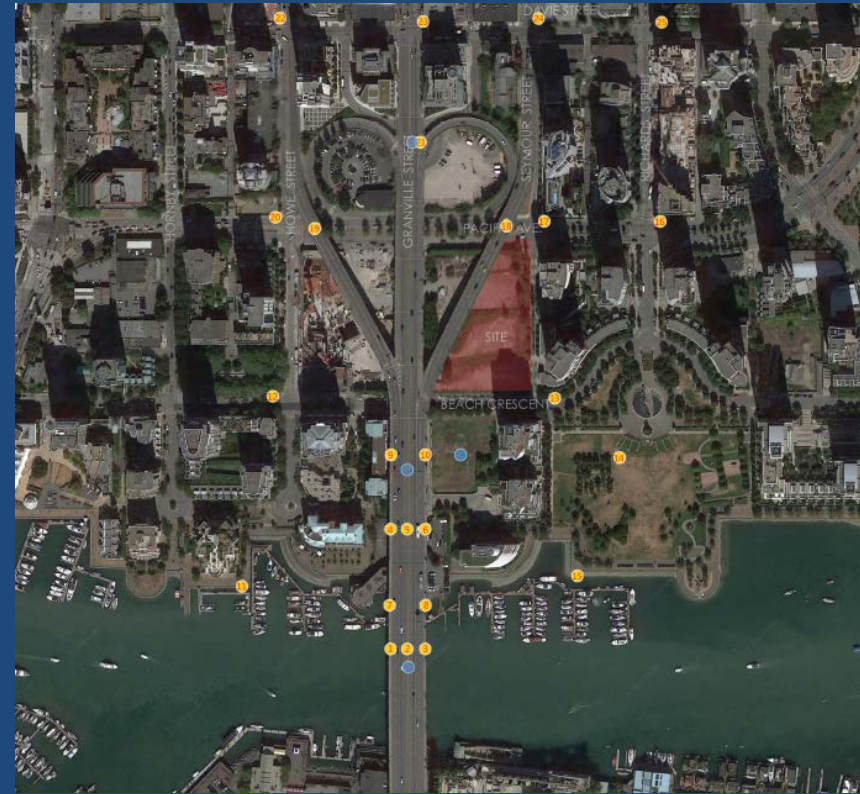
CD-1 Rezoning: 601 Beach Crescent

End of Presentation

Back Up Slides Only

Urban Design

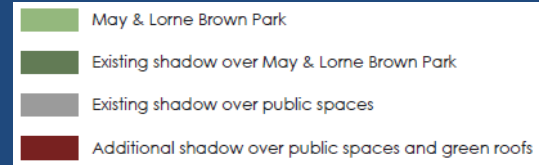
Aerial and Panoramic Views



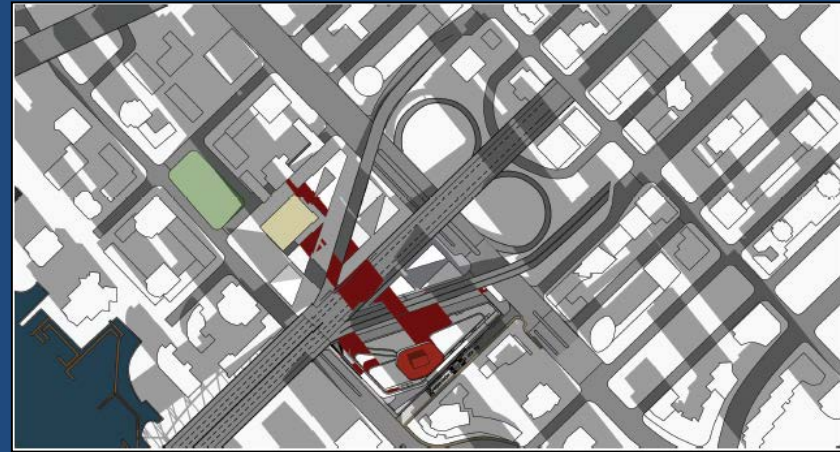
VIEW ALONG BEACH CRESCENT STREET



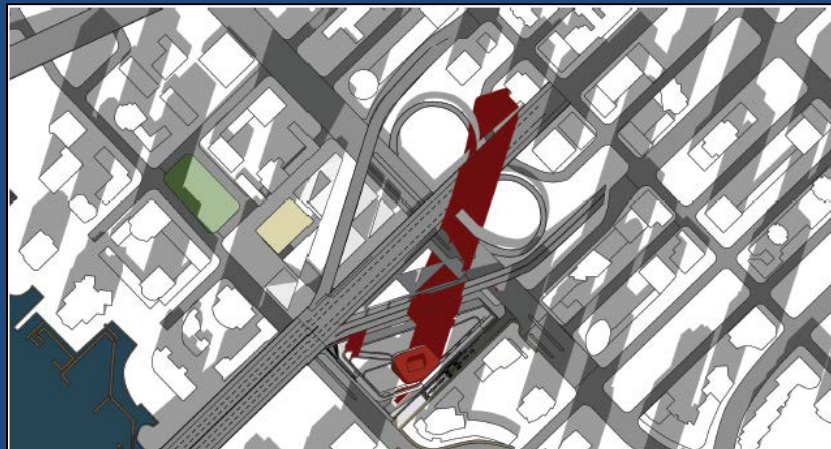
Shadow Impacts



Fall Equinox 10:00am



Fall Equinox 11:00am



Fall Equinox 2:00pm



Fall Equinox 4:00pm

Urban Design

Shadow Impacts: May and Lorne Brown Park





Application for Approval
Fall Equinox 10:30am



Previous Submission
Fall Equinox 10:30am

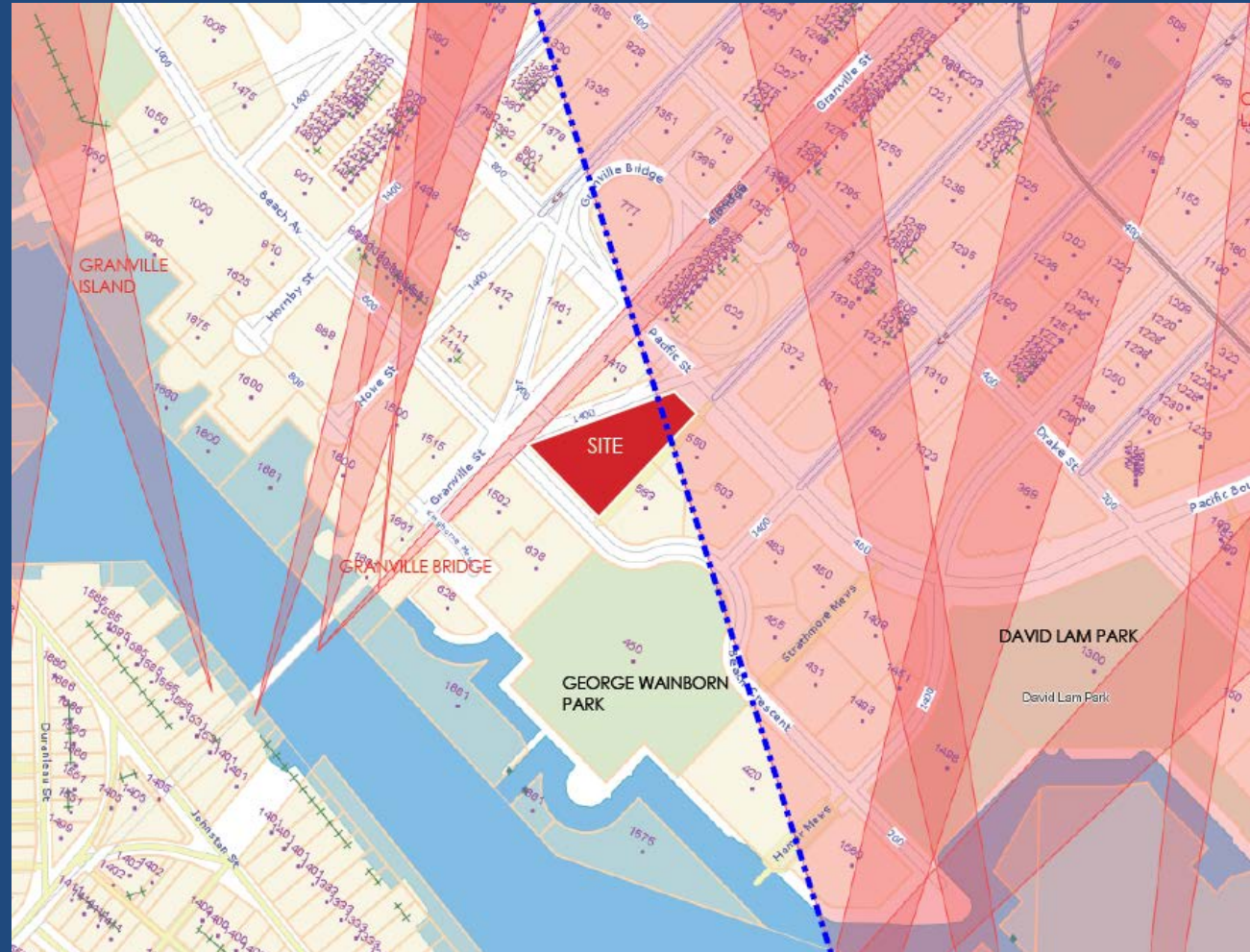
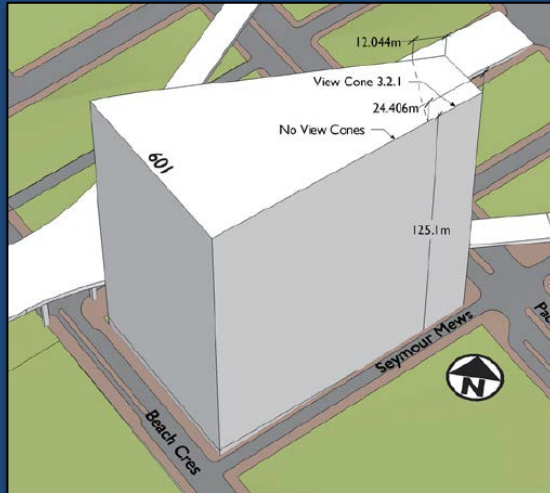


Legend

	May & Lorne Brown Park
	Existing shadow over May & Lorne Brown Park
	Existing shadow over public spaces
	Additional shadow over public spaces and green roofs

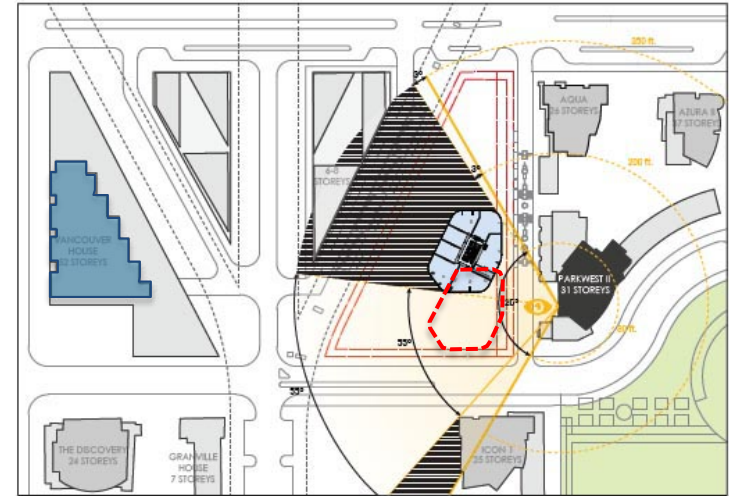
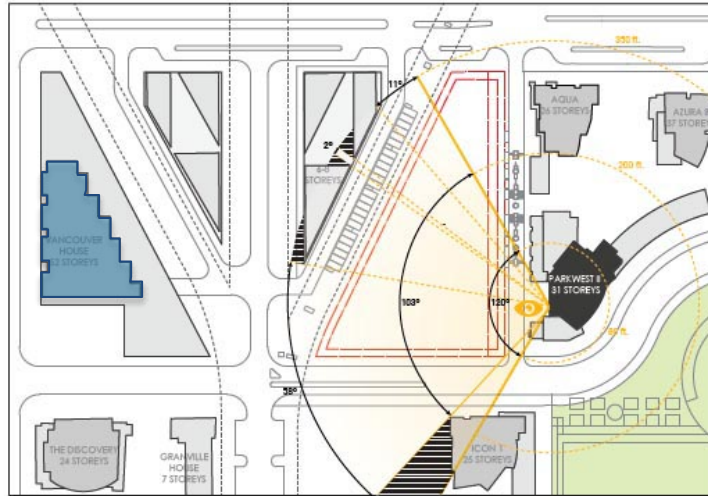
Urban Design

Impact on Views: View Cone 3.2.1

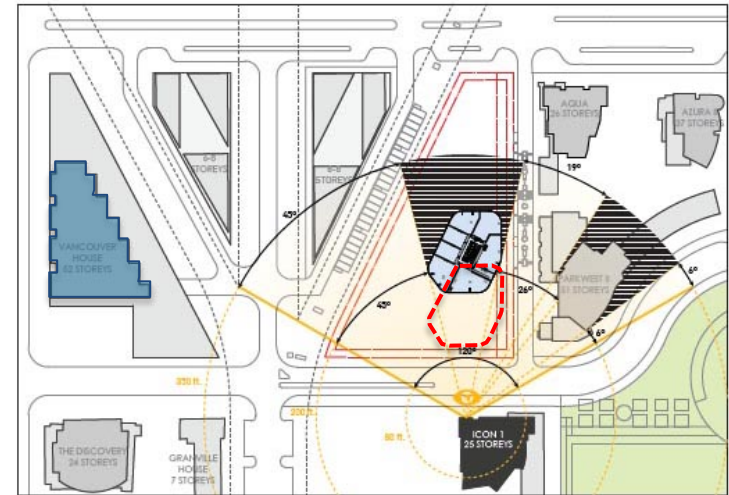
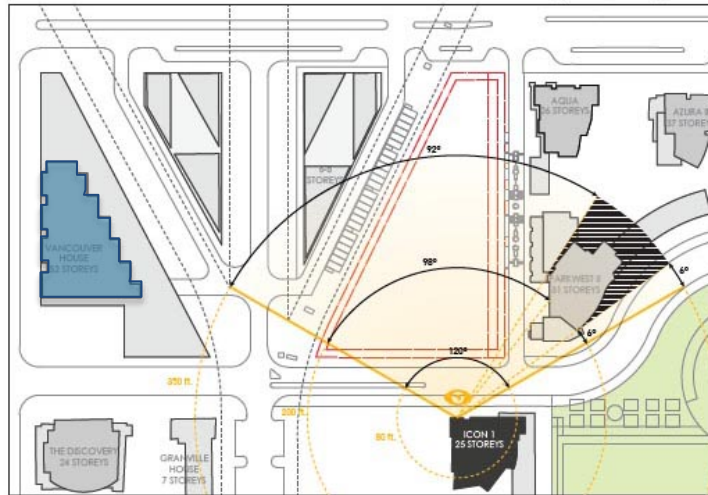


Impact on Views: View Analysis

PARK WEST II – VIEW ANALYSIS - Number of floors in the building: 31 / Angle of view: 120°



ICON 1 – VIEW ANALYSIS - Number of floors in the building: 25 / Angle of view: 120°



Area - Neighbourhood		Affordable		Market		Total Units	Floor Area		per
		non-family	family	non-family	family		m ²	sq. ft.	
1 Beach	Units	117	225	1,845	353	2,431	256,852	2,704,830	CD-1
	%	7.3	10.5	67.7	14.5				
2 Roundhouse	Units	74	137	594	280	1,035	114,247	1,228,785	CD-1
	%	7.1	13.2	57.4	22.2				
3 Yaletown Edge	Units	60	72	452	122	706	84,379	908,278	CD-1
	%	8.5	10.2	64	17.3				
4 Quayside	Units	98	86	1,114	117	1,415	137,281	1,477,729	CD-1
	%	6.9	6.1	78.7	8.3	★★			
5A Cambie-Beatty	Units	52	52	972	80	1,156	83,902	903,143	CD-1
	%	4.5	4.5	84.1	6.9				
5B East	Units	0	0	325	109	434	26,369	303,209	CD-1
	%			75	25				
5B West	Units	0	0	465	155	620	36,923	397,435	CD-1
	%			75	25				
6A Coopers Park	Units	38	63	458	135	714	70,358	759,500	CD-1
	%	5.3	8.8	64.1	21.7				
6C Abbott-Carrall	Units	0	0	0	0	0	0	0	ODP
	%								
7A Rogers Arena	Units	0	0	452	162	614	37,919	408,157	CD-1
	%	0	0	73.6	26.4				
7B Viaducts	Units	0	0	865	288	1,153	83,331	897,000	CD-1
	%	0	0	75	25				
8 International Village	Units	56	12	1,080	210	1,398	114,205	1,228,290	CD-1
	%	6.8	0.9	77.3	15				
Total						11,870	1,047,768	11,278,356	

		Affordable		Market	
		non-family	family	non-family	family
Sub-total	Units	595	677	8,423	1,981
	%	5.10	5.80	73.14	16.97
Total	Units	1,272		10,404	
	%	10.80		89.11	
Grand total	Units	11,870			
	%	100			

- ★ Additional 97 units from unconsolidated Beach lands
- ★★ Pay-in-lieu for 150 units

note 1: The floor area distribution between affordable and market is set out in legal agreements for each CD-1

* Refer to text section on residential land use 3.4 for sub-area 10 (BC Place)



Figure # 4
Residential Units

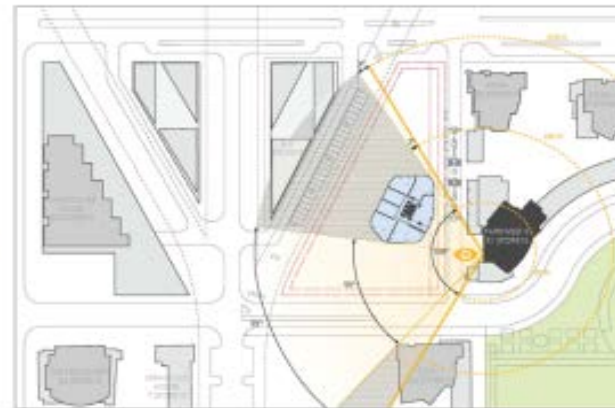
Urban Design-Private View Analysis



PARK WEST - LEVEL 3



Current angle of view at 80ft: 120°
Current angle of view at 200ft: 103° (86%)
Current angle of view at 350ft: 71° (59%)



Proposed angle of view at 80ft: 120°
Proposed angle of view at 200ft: 58° (48%)
Proposed angle of view at 350ft: 58° (48%)