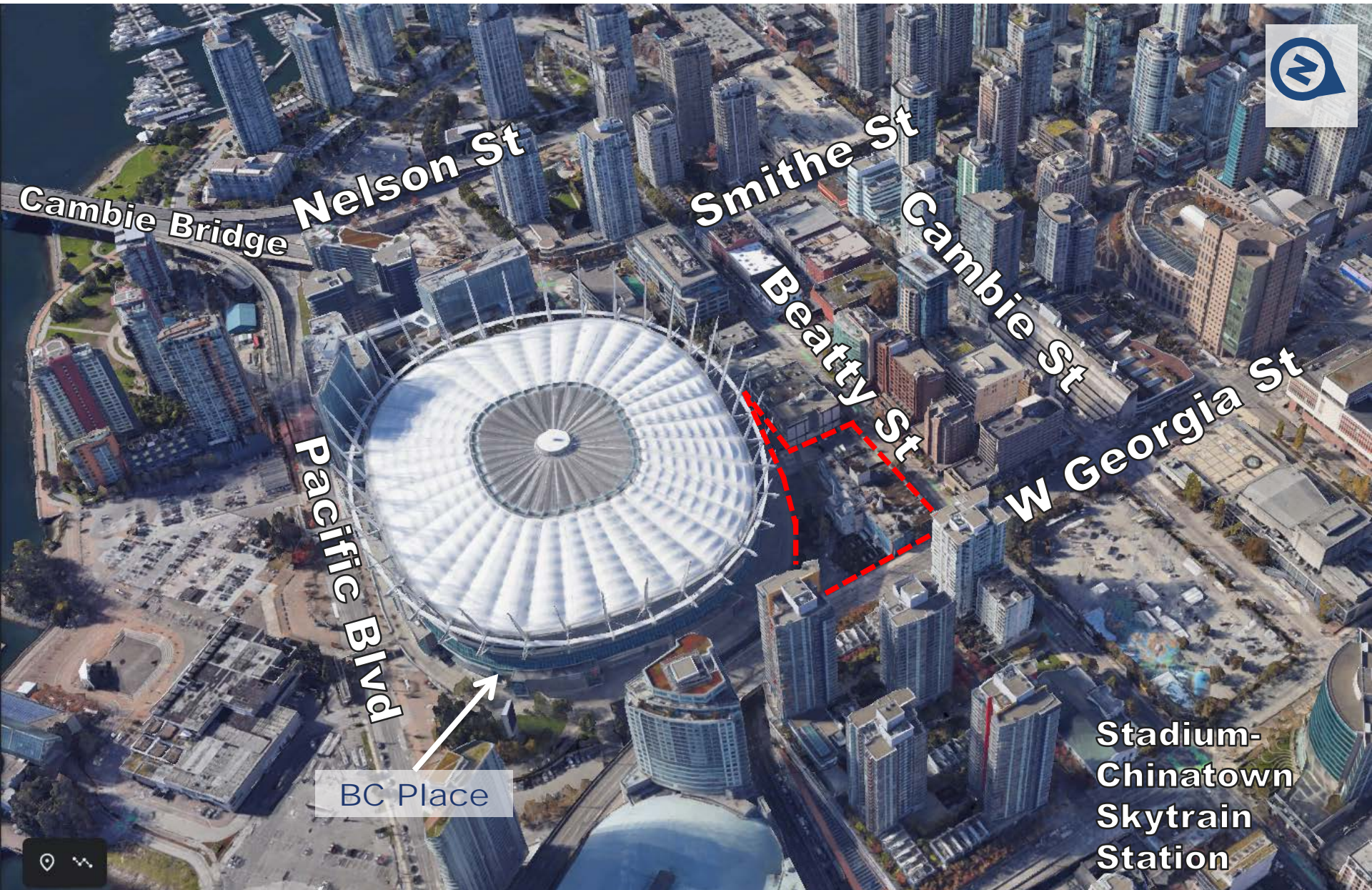


CD-1 Rezoning: 720 Beatty Street & 701 Expo Boulevard

Public Hearing – October 6 , 2020



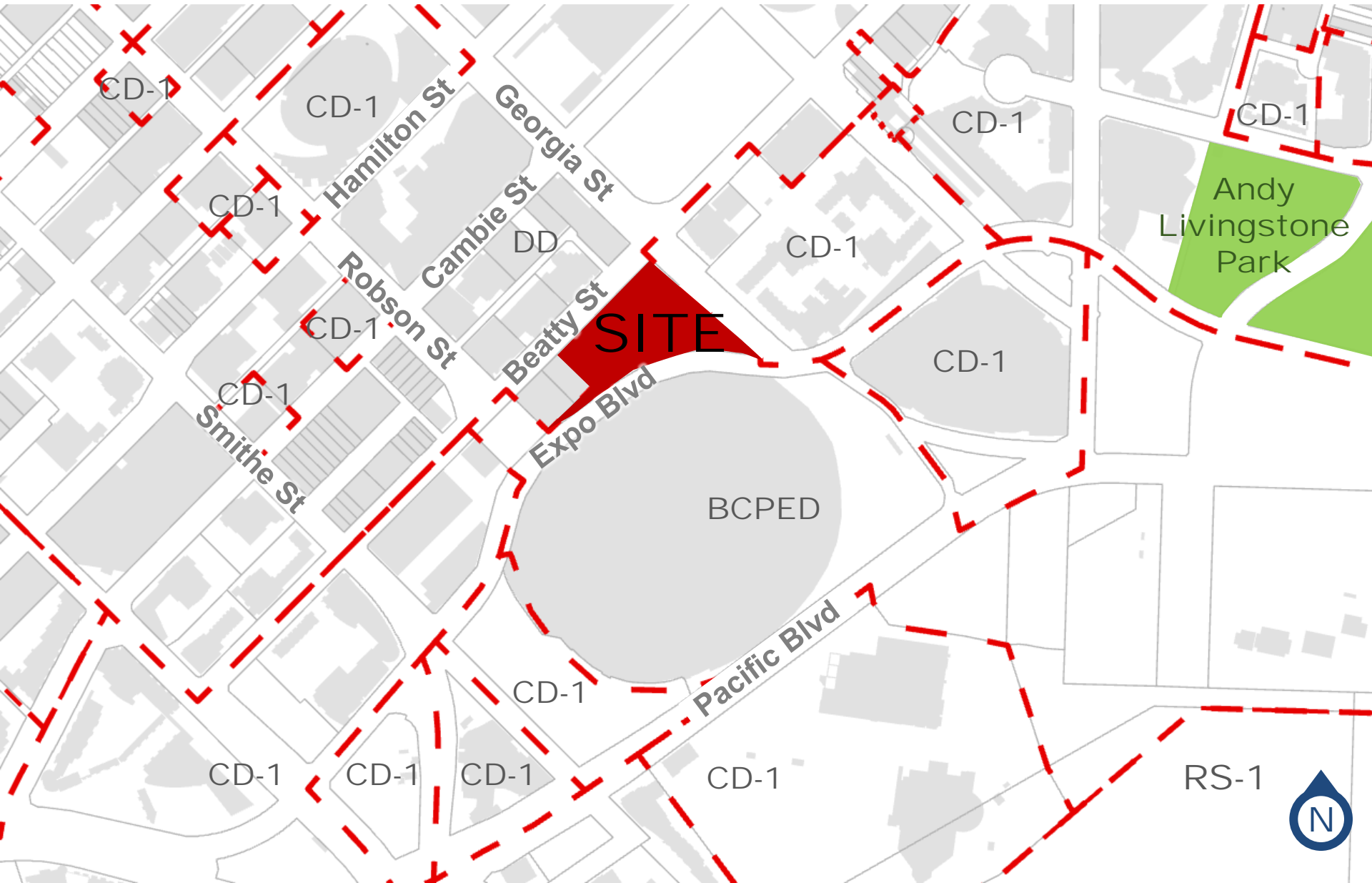
Existing Site and Context



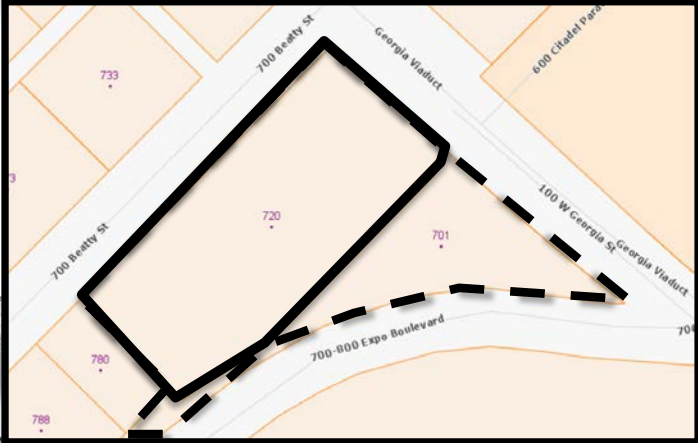
BC Place

Stadium-
Chinatown
Skytrain
Station

Site and Surrounding Zoning

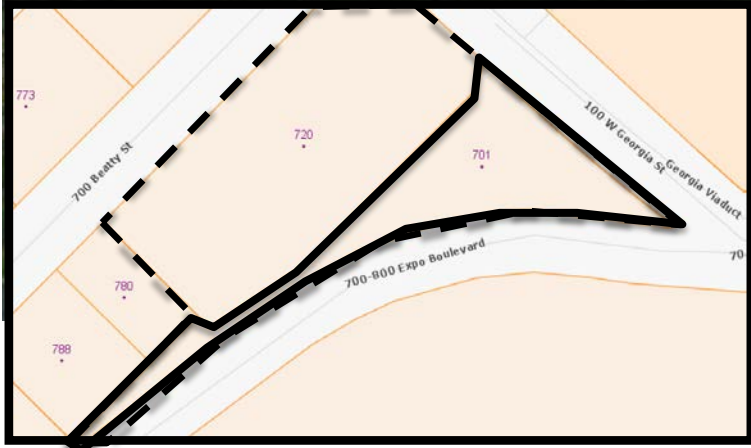


720 Beatty Street



View from Beatty Street looking south west

701 Expo Boulevard



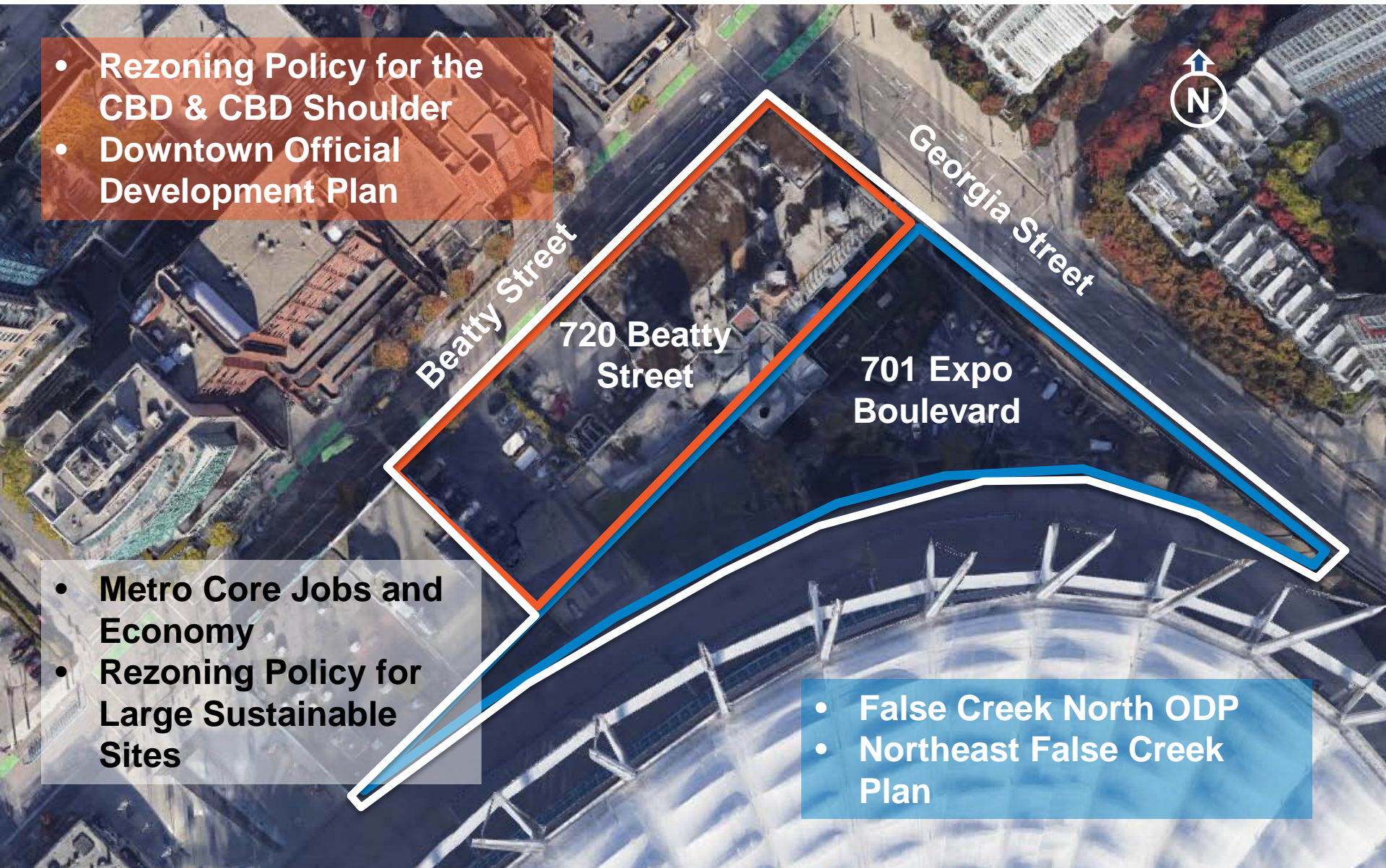
View from Expo Boulevard looking north west

Enabling Policies

- Rezoning Policy for the CBD & CBD Shoulder
- Downtown Official Development Plan

- Metro Core Jobs and Economy
- Rezoning Policy for Large Sustainable Sites

- False Creek North ODP
- Northeast False Creek Plan



17-storey office building

- Office, retail and energy plant uses
- Building Height of 208 ft.
- Floor area 632,842 sq. ft.

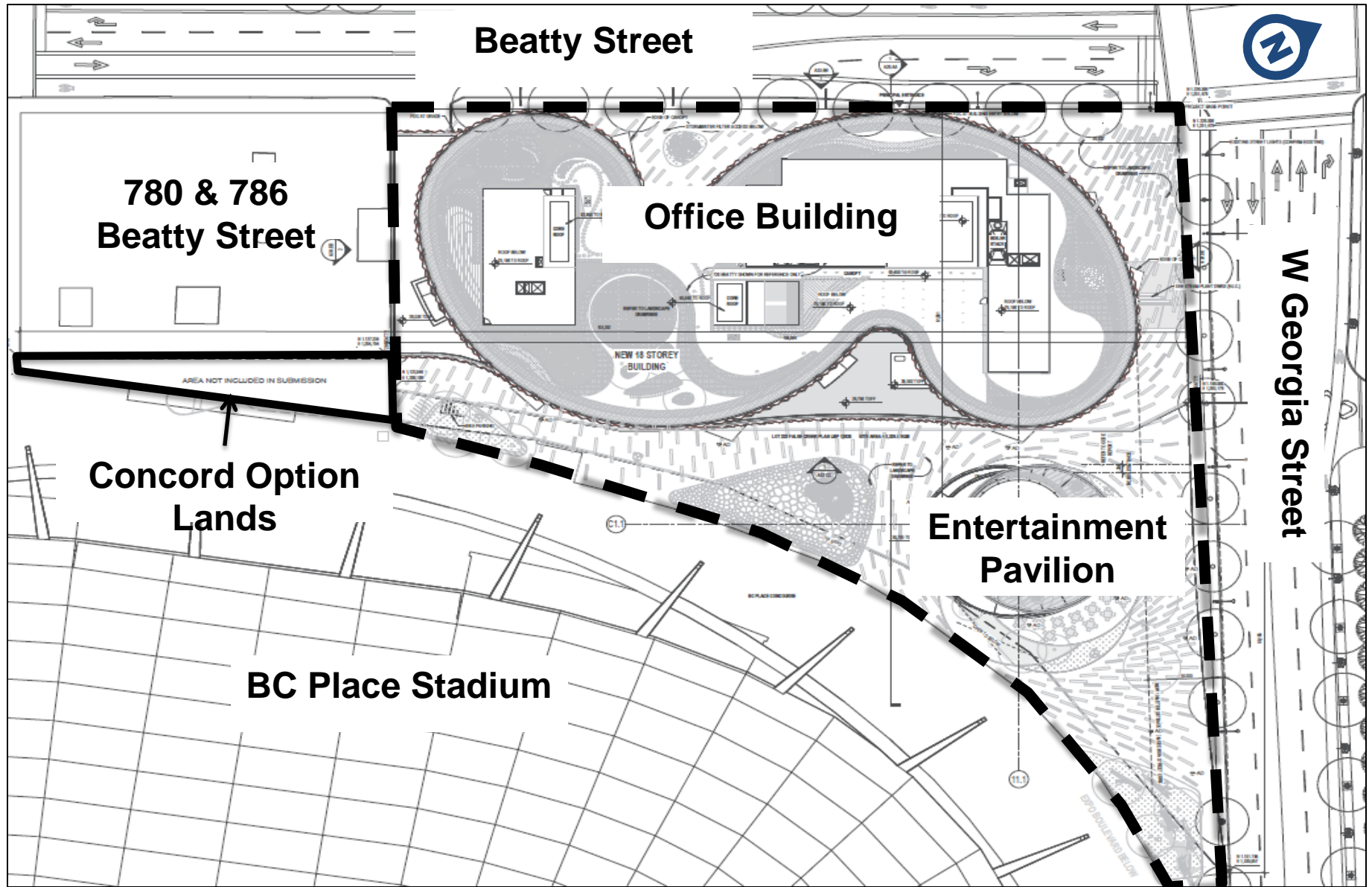
6-storey entertainment pavilion

- Retail and commercial uses
- Building height of 95 ft.
- Floor area 30,236 sq. ft.



Total floor area 663,078 sq. ft.

Site Plan

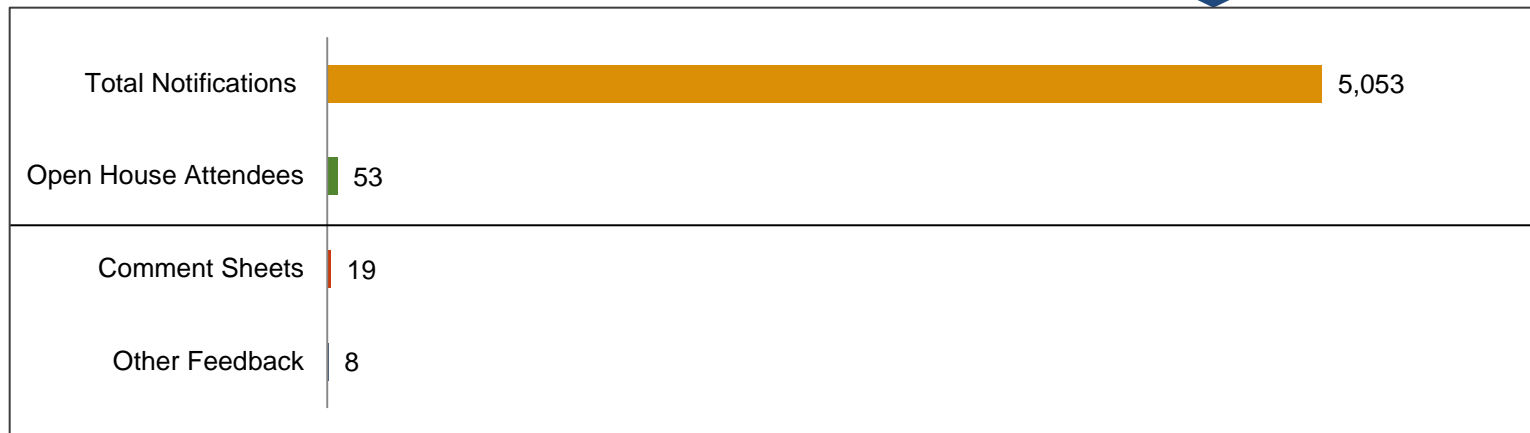


Public Consultation



**Postcards Mailed
February 11, 2019**

**City-hosted
Open House
March 11, 2019
53 attendees**



* Note that all reported numbers above are approximate

Support

- Building design
- Community context and fit
- Office space

Concerns

- Height
- Building design



View Cone

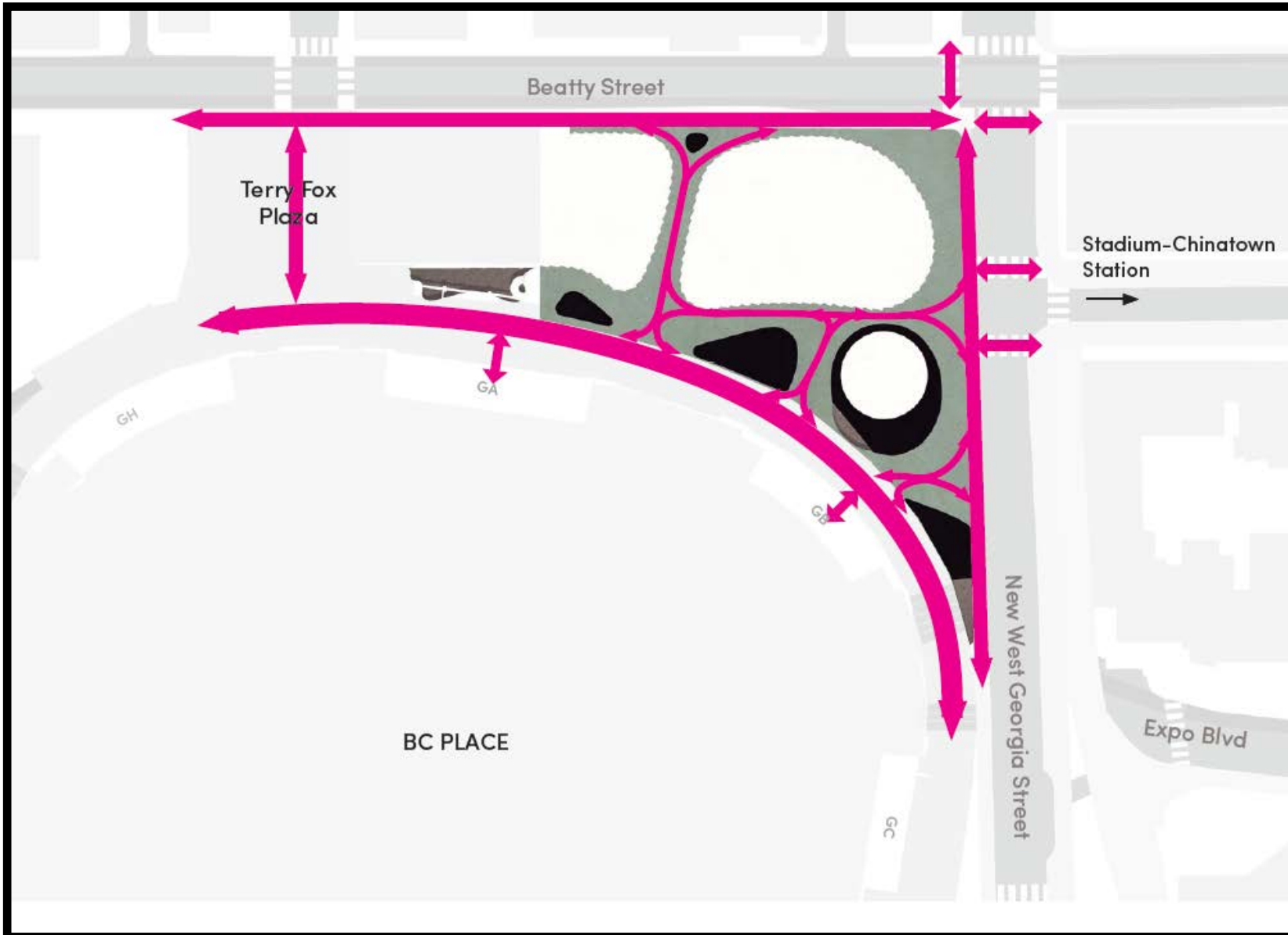


View Cone E1 photomontage (with redevelopment)





Pedestrian Flows



Transportation Access

Beatty
Vehicle
Entrance

Beatty Street

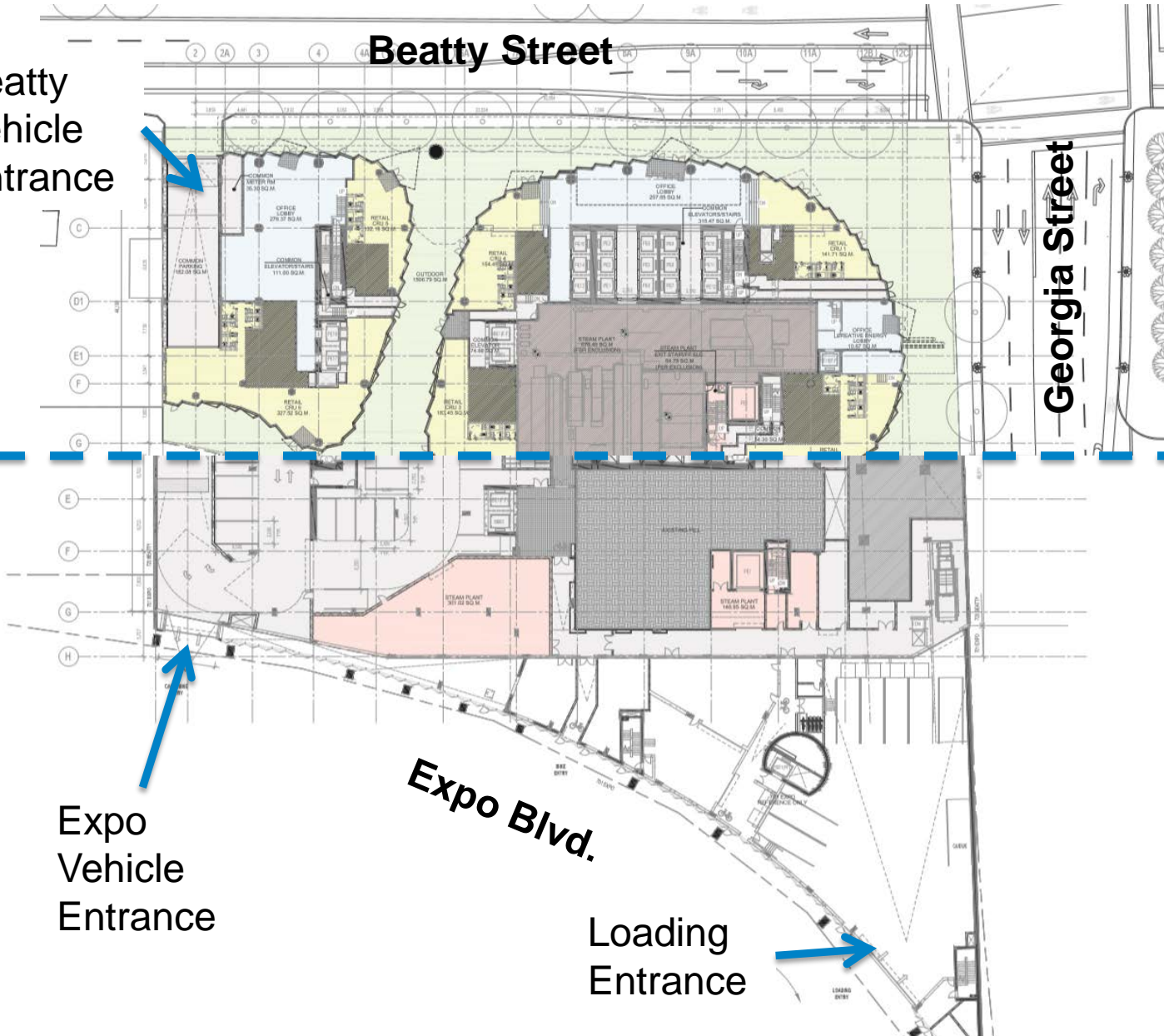
Georgia Street

Ground Level
(Beatty Street)

Level P3
(Expo Blvd.)

Expo
Vehicle
Entrance

Loading
Entrance



Sustainability



Public Benefit	
Development Cost Levies (City-wide & Utilities DCL)	\$12,952,686
Public Art (\$1.98/sq. ft.)	\$1,312,893
Commercial Linkage Contribution	\$4,739,286
Total Value of Public Benefits	\$19,004,865

Restart Smart Vancouver



If approved, the project would generate approximately 2000 off-site and on-site construction jobs.

**720 Beatty Street & 701
Expo Boulevard**

