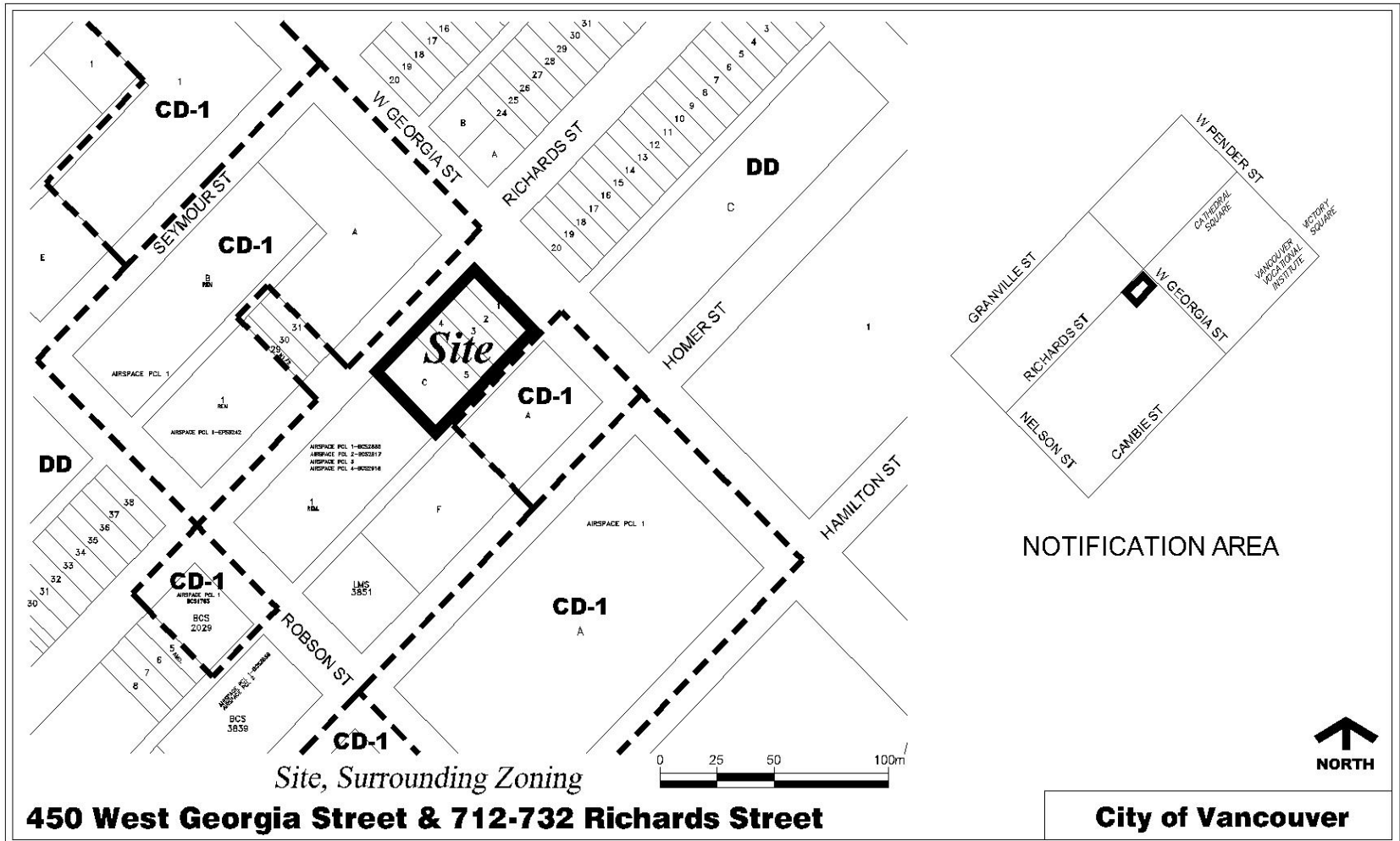




Site & Surrounding Zoning

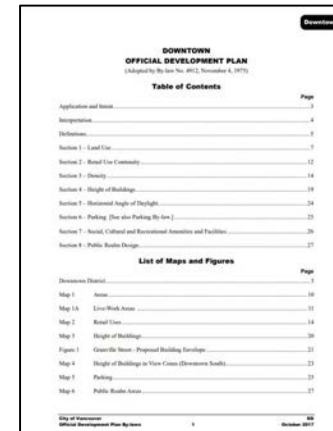


Site and Existing Context



Enabling Policy

- The Downtown District Official Development Plan (1975)
- Downtown (except Downtown South) Design Guidelines
- Downtown District (Except Downtown South) Character Areas Description
- View Protection Guidelines
- West Georgia Street Tree and Sidewalk Design Guidelines
- General Policy for Higher Buildings



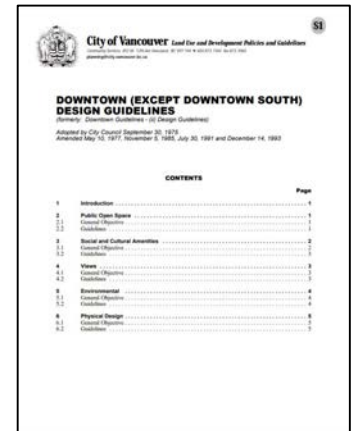
DOWNTOWN
OFFICIAL DEVELOPMENT PLAN
(Adopted by the City Council, 1975, November 4, 1975)

Table of Contents

Application and Intent	Page
Introduction	4
Definitions	5
Section 1 - Land Use	7
Section 2 - Rural Use Community	12
Section 3 - Density	14
Section 4 - Height of Buildings	14
Section 5 - Observed Height of Daylight	14
Section 6 - Parking (See also Parking By-Law)	22
Section 7 - Social, Cultural and Recreational Amenities and Facilities	26
Section 8 - Public Realm Design	27

List of Maps and Figures

	Page
Section 1 - Land Use	7
Map 1 - Area	10
Map 1A - Urban Form Area	10
Map 2 - Rural Use	14
Map 3 - Height of Buildings	14
Figure 1 - General Form - Proposed Building Footprints	22
Map 4 - Height of Buildings in View Corridor (Downtown South)	22
Map 5 - Parking	22
Map 6 - Public Realm Area	27



City of Vancouver Land Use and Development Policies and Guidelines
(Adopted by the City Council, 1975, November 4, 1975)

DOWNTOWN (EXCEPT DOWNTOWN SOUTH)
DESIGN GUIDELINES
(Adopted by the City Council, 1975, November 4, 1975)

CONTENTS

	Page
1 Introduction	1
2 Public Open Space	1
3 Social and Cultural Amenities	2
4 Views	2
5 Environmental	4
6 Physical Design	5

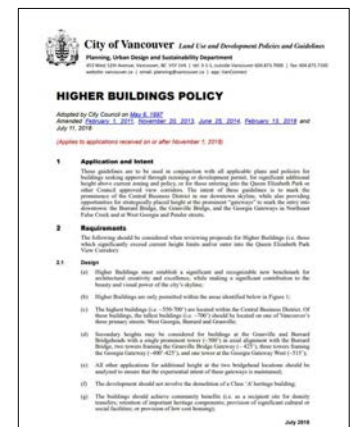


City of Vancouver Land Use and Development Policies and Guidelines
(Adopted by the City Council, 1975, November 4, 1975)

DD (EXCEPT DOWNTOWN SOUTH)
C-5, C-6, HA-1 AND HA-2
CHARACTER AREA DESCRIPTIONS

Table of Contents

	Page
1 Introduction	1
2 Public Open Space	1
3 Social and Cultural Amenities	2
4 Views	2
5 Environmental	4
6 Physical Design	5



City of Vancouver Land Use and Development Policies and Guidelines
(Adopted by the City Council, 1975, November 4, 1975)

HIGHER BUILDINGS POLICY

Table of Contents

	Page
1 Introduction	1
2 Requirements	1
3 Design	1

Application: December, 2019

23-storey office tower

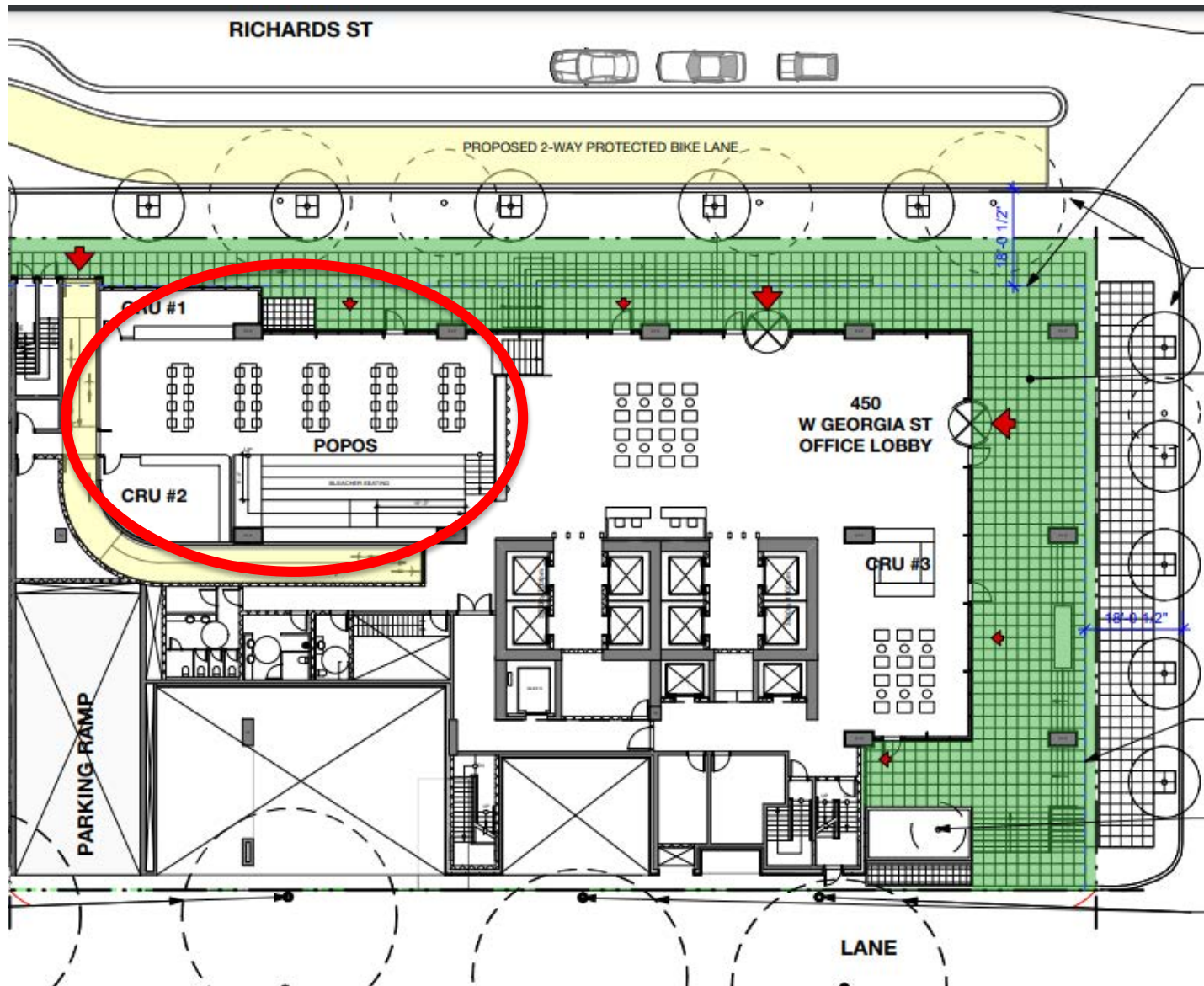
- 273 vehicle parking spaces, 230 bicycle parking spaces
- Height of 87.2m m (286 ft.)
- 15.3 FSR
- Restart Vancouver
“Recovery Phase”:
1200 Jobs



Urban Design



Urban Design



Urban Design

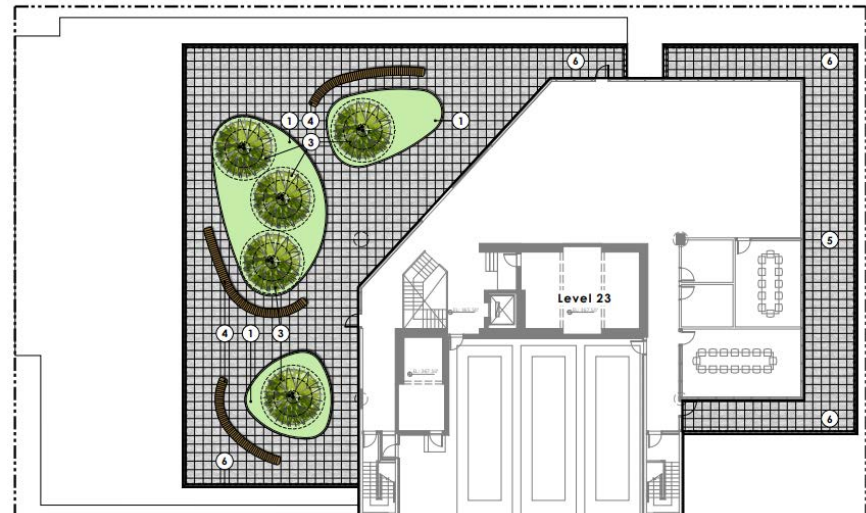


Employee Amenity Space

Podium Level



Rooftop



Public Consultation

**Pre-application
Open House
November 25, 2019**
20 attendees

**City-hosted
Virtual Open House
June 15 to July 5, 2020**

Postcards distributed	7,215
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Questions	8
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Comment forms	40
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Other input	7
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Total	55
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508
Aware

282
Informed

40
Engaged

Public Benefits

Development Contribution	Value
City-wide DCL	\$ 5,576,984
City-wide Utilities DCL	\$1,926,774
Public Art	\$ 725,904
Cash Community Amenity Contribution	\$ 3,117,051
Total:	\$ 11,346,713

Conclusion

- Meets the Rezoning Policy the CBD and CBD Shoulder
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION