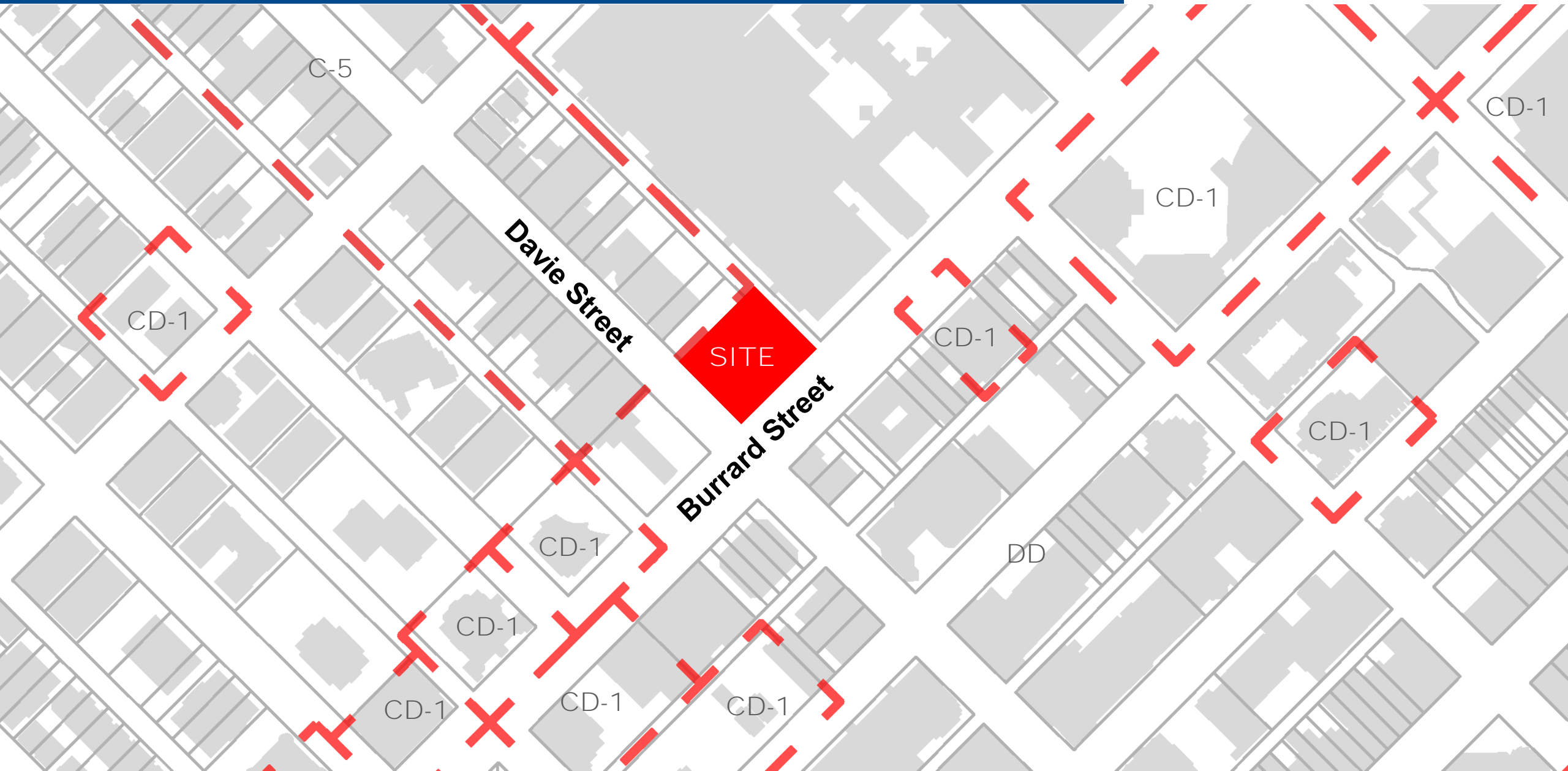




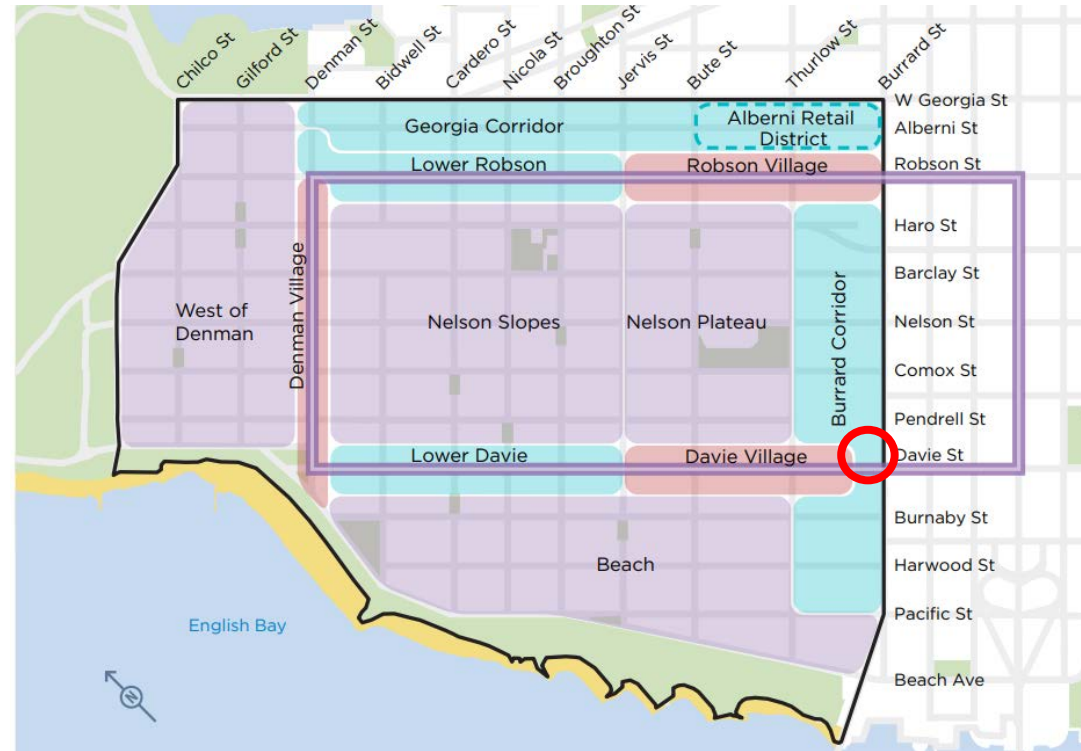
Site and Surrounding Zoning



Existing Site and Context



Policy Context



- *West End Community Plan (2013)*
- *Rezoning Policy for the West End (2013)*
- *Higher Buildings Policy (amended 2018)*
- *Making Space for Arts and Culture (2019), Healthy City Strategy (2014), and Childcare Strategy (underway)*

Proposal

Application Date: December 2018

- 47-storey mixed-use building
- FSR of 13.37
- 26,850 sq. m (289,014 sq. ft.) floor area
- Height of 143 m (469 ft.)
- 289 strata-titled units
- 37-space public childcare facility
- 1,466 sq. m (15,781 sq. ft.) floor area for arts and culture hub
- Ground level commercial space
- 7 levels of underground parking
 - 271 vehicle spaces
 - 399 bicycle spaces
- Estimated 1,400 project associated jobs



Looking East along Davie Street



Looking South along Burrard Street

Public Consultation

**Postcards mailed
April 8, 2019**

**In-person Open House
April 25, 2019**

Postcards distributed

8,822

Public attendance

48

Comment forms

16

Other input

37

Total

101

Public Consultation

Support

- Attractive and appropriate building height and massing
- Childcare an appropriate public benefit
- High quality and aesthetic urban design

Concern

- Inappropriate building height, massing, or design
- Unfit for unique Davie Village neighbourhood
- Not satisfied with uses and public benefits
- Does not address issues of affordability



Conceptual drawing of the Davie Street frontage
looking East

Form of Development



Public Benefits

	Amount
Community Amenity Contribution (cash + turnkey facilities*)	\$10,600,000 + \$22,000,000
Development Cost Levies (DCLs)	\$8,005,871
Public Art	\$572,262
Total Value	\$41,177,881

* Turn key facilities include a 37-space childcare facility and approx. 1,466 sq. m of non-profit office space.

Conclusion

- Meets the intent of *West End Community Plan, Rezoning Policy for the West End, and the Higher Building Policy.*
- Delivery of key public benefits, including turnkey childcare and non profit office facilities; plus \$10.2M cash contribution
- Staff recommend approval, subject to conditions of approval in Appendix B.

