

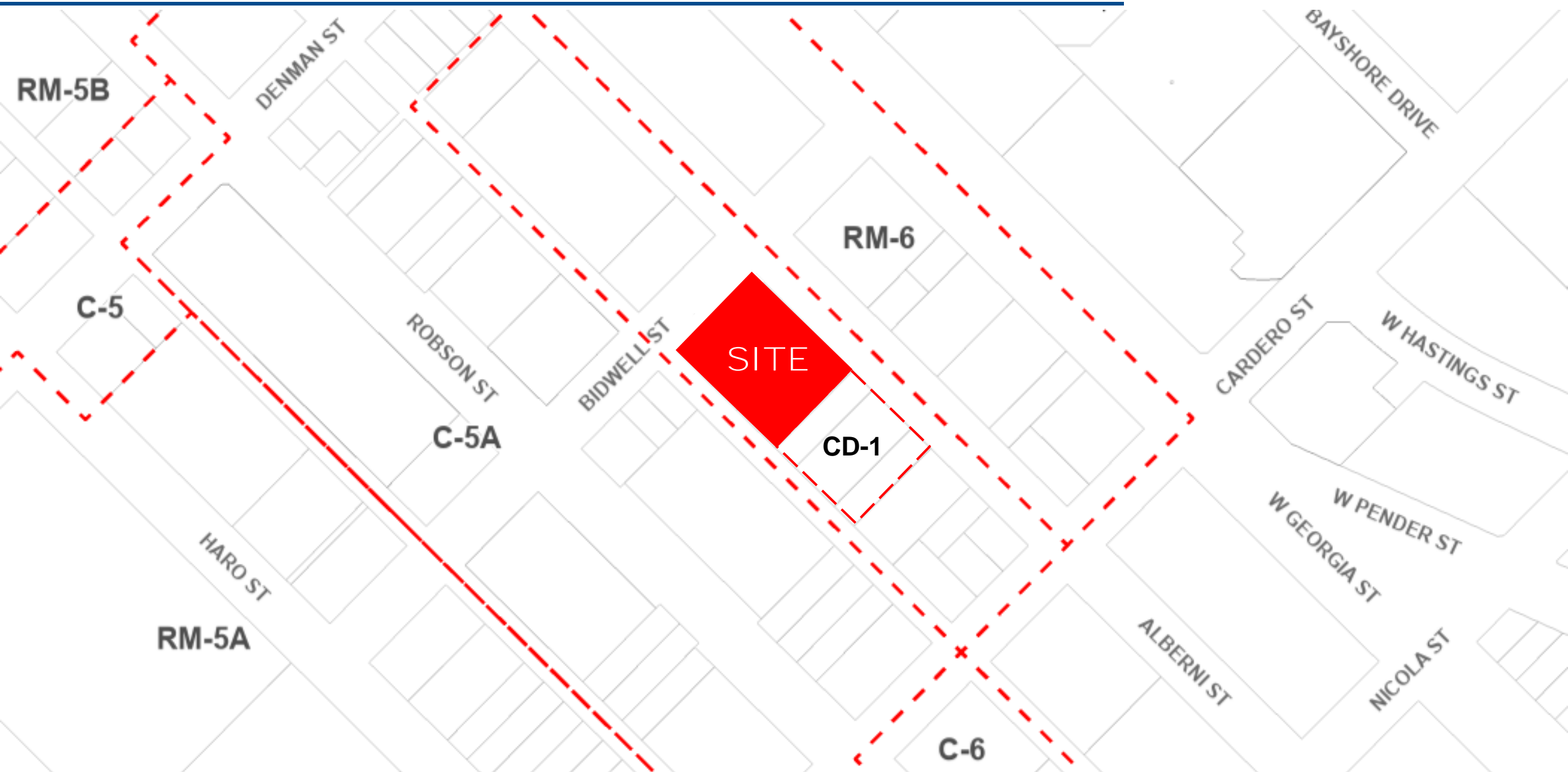
# CD-1 Rezoning: 1668-1684 Alberni Street

Public Hearing

May 17, 2022



# Site and Surrounding Zoning





# Local Amenities and Services



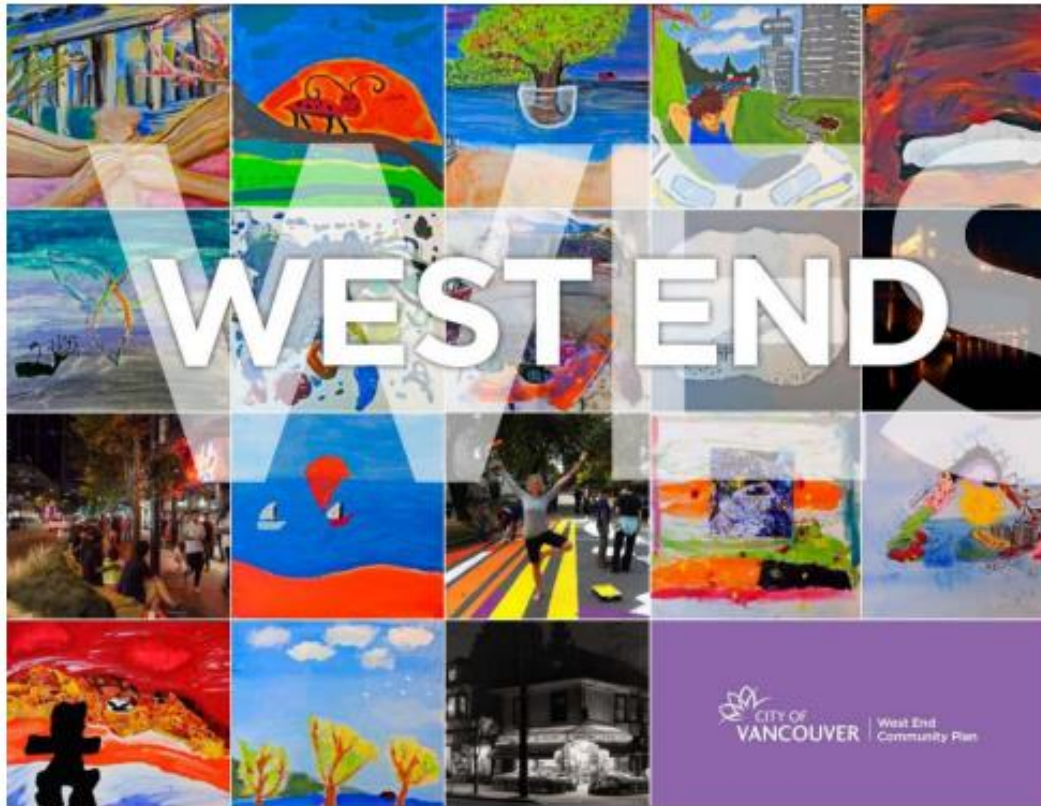


# Site and Surrounding Context

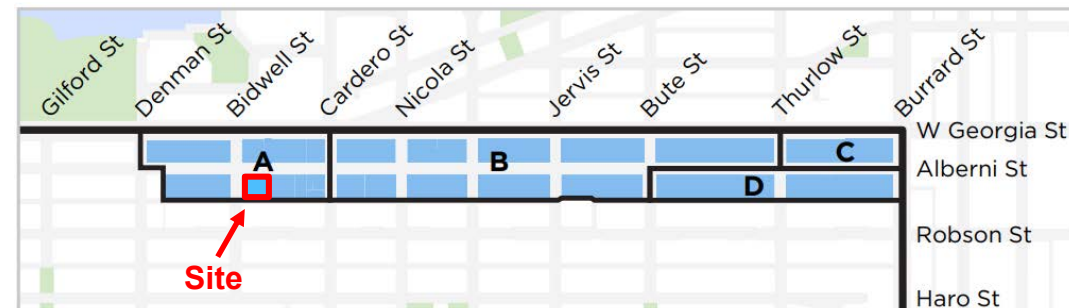
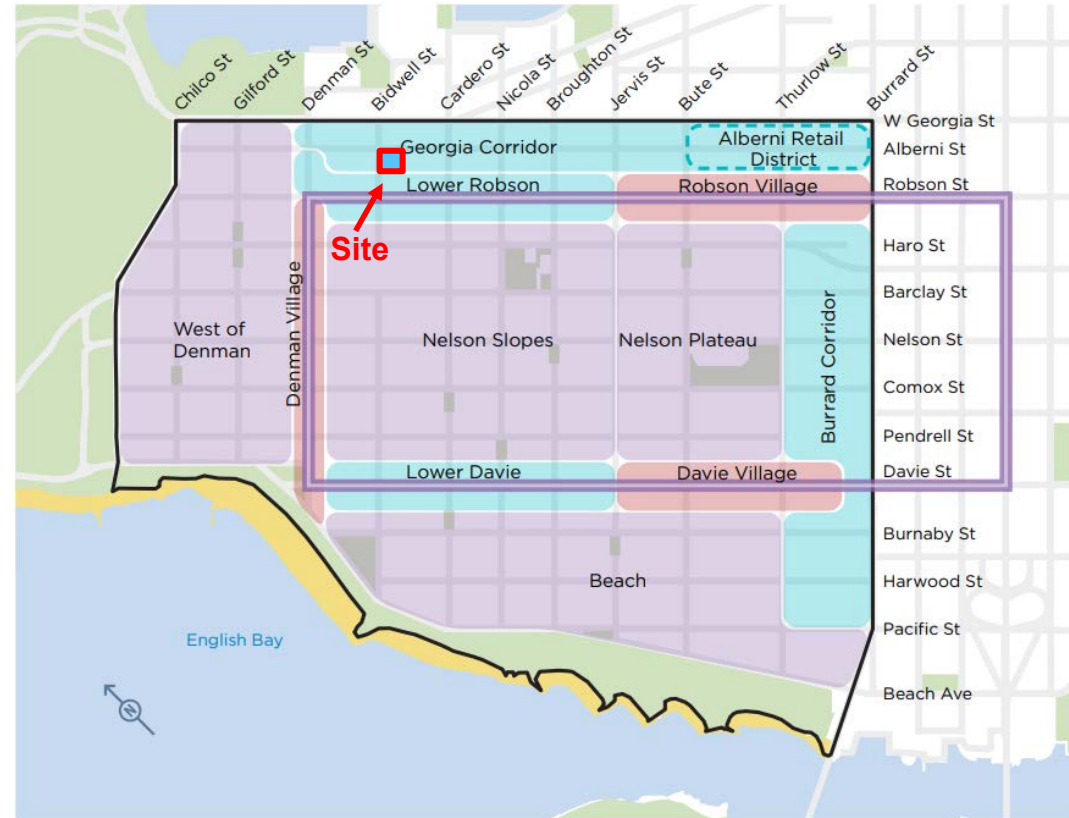




# Policy Context



- ***West End Community Plan (2013)***
- ***Rezoning Policy for the West End (2013)***
- ***West End Tower Form, Siting and Setbacks Bulletin***



# Proposal

- 40-storey residential building
- Strata-titled residential units
- A floor space ratio (FSR) of 10.7
- A building height of 117.3 m (385 ft.)
- Four levels of underground parking
- Application submitted  
August 11, 2017
- Estimated 500 construction jobs

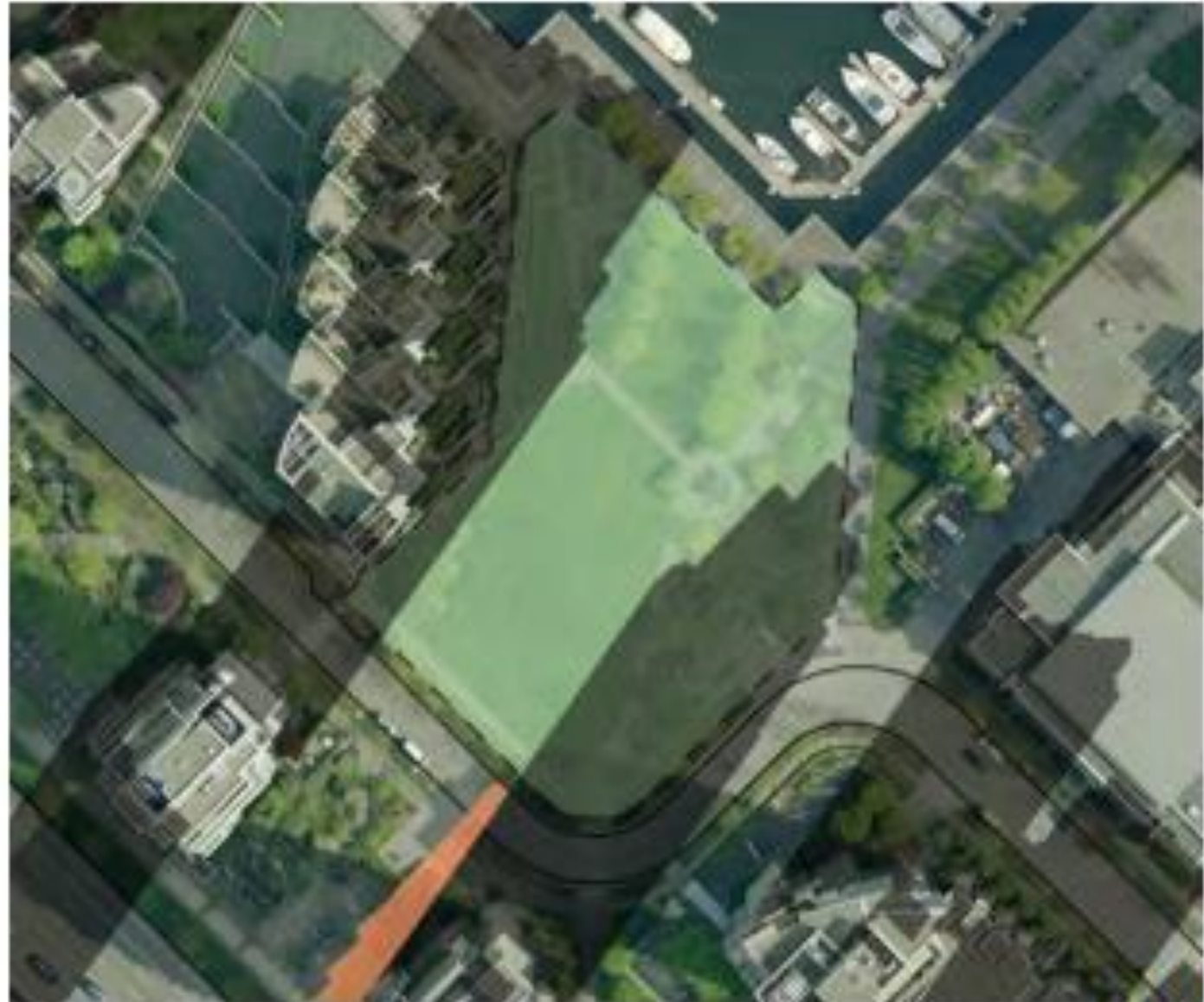




# Form Of Development Considerations

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- Alignment with the West end Plan
- View Cone Shadow
- No additional shadowing of Marina Square Park



# Public Consultation

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**City-hosted Open House**  
**September 21, 2017**  
54 attendees

<b>Postcards distributed</b>	<b>7,786</b>
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<b>Online feedback</b>	<b>8</b>
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<b>Comment forms</b>	<b>17</b>
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<b>Total</b>	<b>25</b>
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## **Support**

Building Design

Sustainability Features

Aligns with Existing Policies

## **Concerns**

Affordability of Housing

Traffic



# Public Benefits

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Contribution	Amount
Community Amenity Contribution (CAC)	\$37,041,000
Development Cost Levies (DCLs)	\$6,627,374
Public Art	\$462,538
<b>Total Value</b>	<b>\$44,130,912</b>

# Public Benefits Strategy

Civic Facilities	<ul style="list-style-type: none"><li>• West End Community Centre Complex</li><li>• Library</li><li>• Vancouver Aquatic Centre</li><li>• Firehalls</li></ul>
Parks and Open Space	<ul style="list-style-type: none"><li>• Robson-Alberni</li><li>• Davie Village</li></ul>
Childcare	<ul style="list-style-type: none"><li>• 69-space facility for 0-4yrs</li><li>• New/Expanded childcare in elementary schools</li></ul>
Transportation	<ul style="list-style-type: none"><li>• Georgia Gateway Project</li><li>• Bute St. Greenway</li></ul>
Housing	<ul style="list-style-type: none"><li>• Affordable Housing Reserve</li></ul>
Heritage	<ul style="list-style-type: none"><li>• Heritage Conservation Reserve</li></ul>





# Conclusion

- Meets intent of West End Community Plan
- Staff support application subject to conditions in Appendix B



**END OF PRESENTATION**



# Housing

- 128 strata titled units
  - 51% are two bedroom units
  - 49% are three-bedroom units or more
- The Tenant Relocation and Protection Policy does not apply



# Community Amenity Contribution

	City CAC Policy & Procedures	CAC Offer for 1668-1684 Alberni Street
Deferment of cash CACs	payments above \$20M can be deferred	<p>\$20 Million due prior to rezoning enactment</p> <p>Remaining 17.4 Million due at issuance of BP or within 24 months of enactment.</p>
Interest rate on deferred amount	Prime + 3%	Prime + 2%