

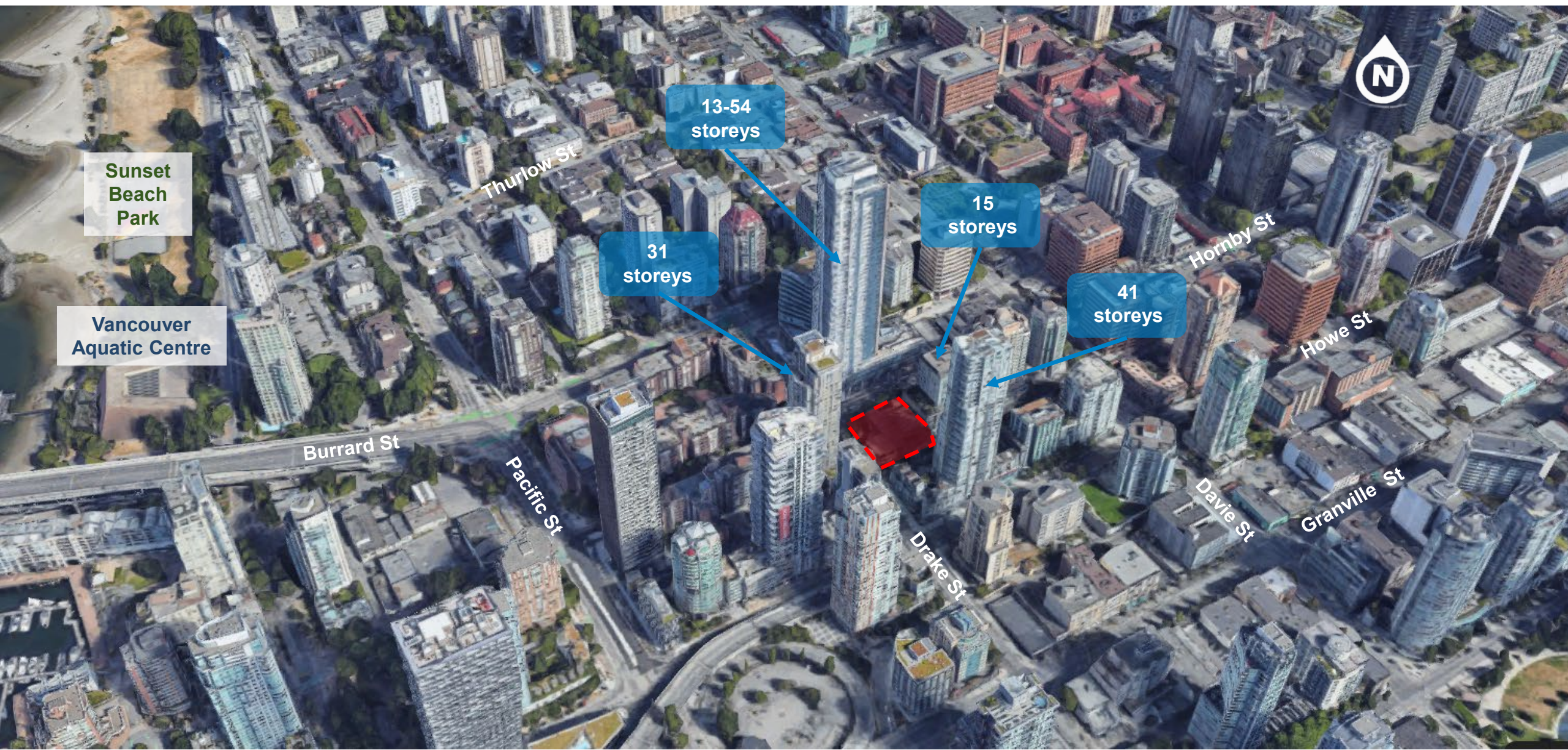
CD-1 Rezoning: 1290 Hornby Street

Public Hearing

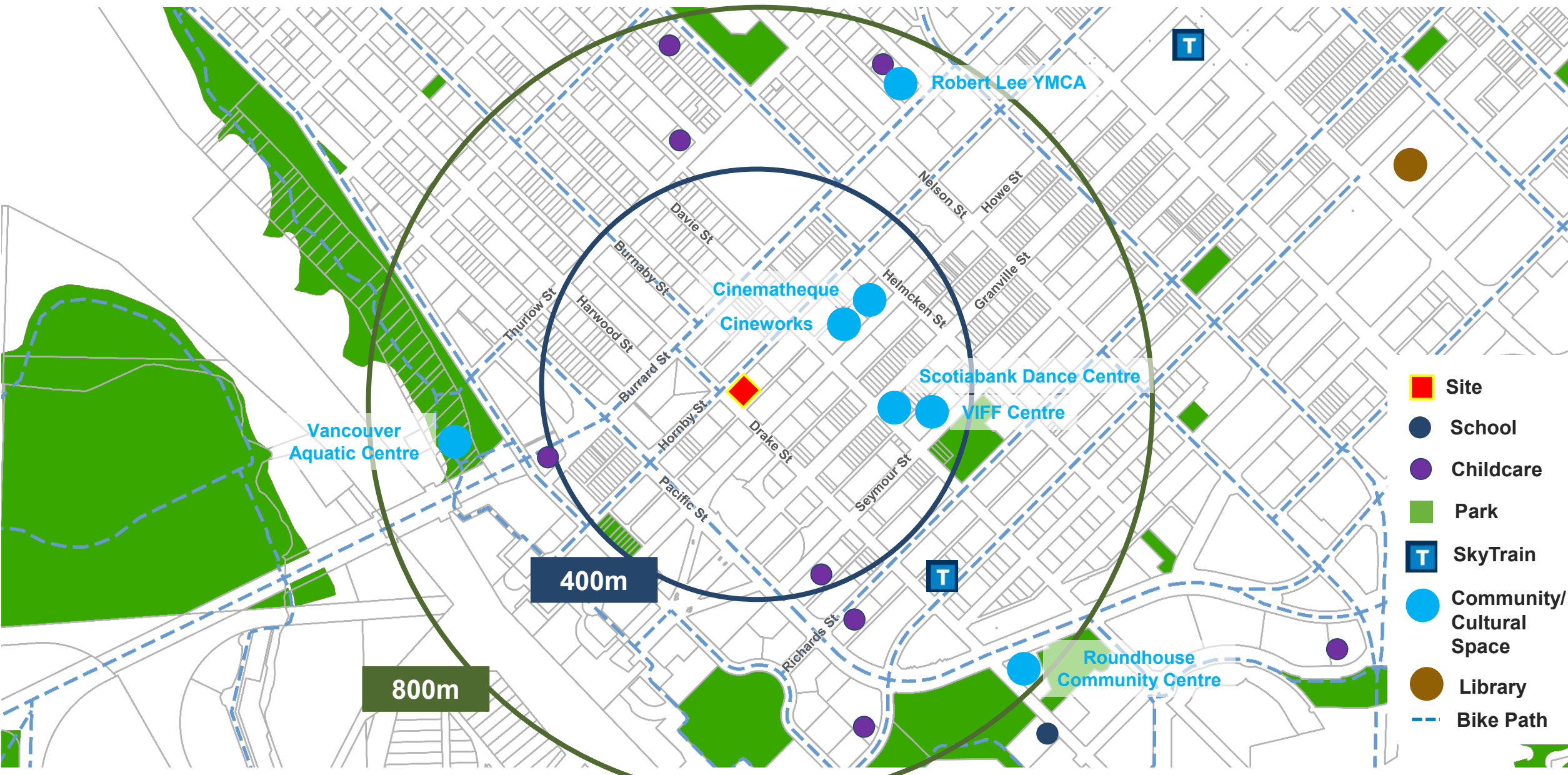
July 7, 2022



Existing Site and Context



Local Amenities and Services

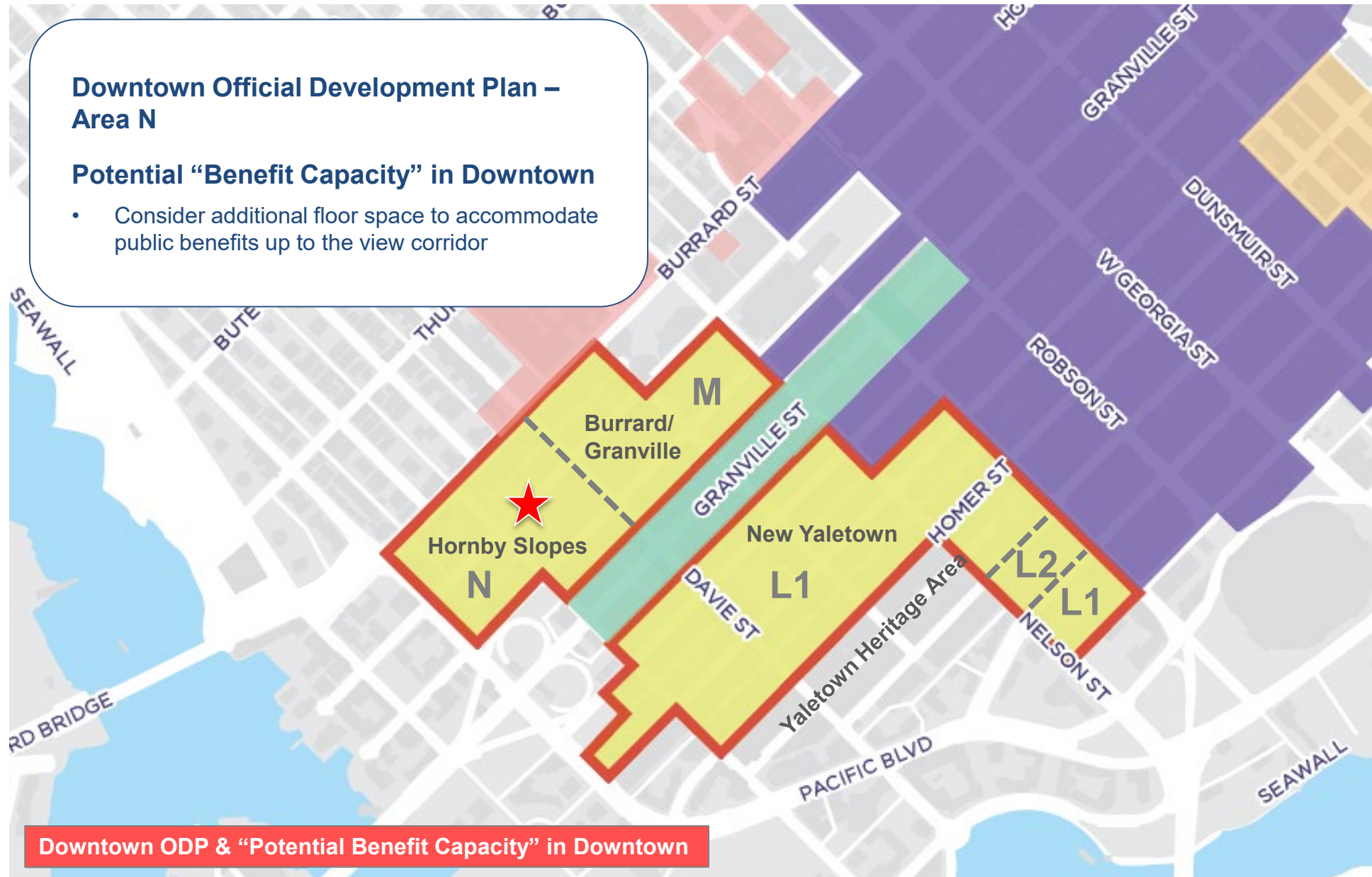


Policy Context

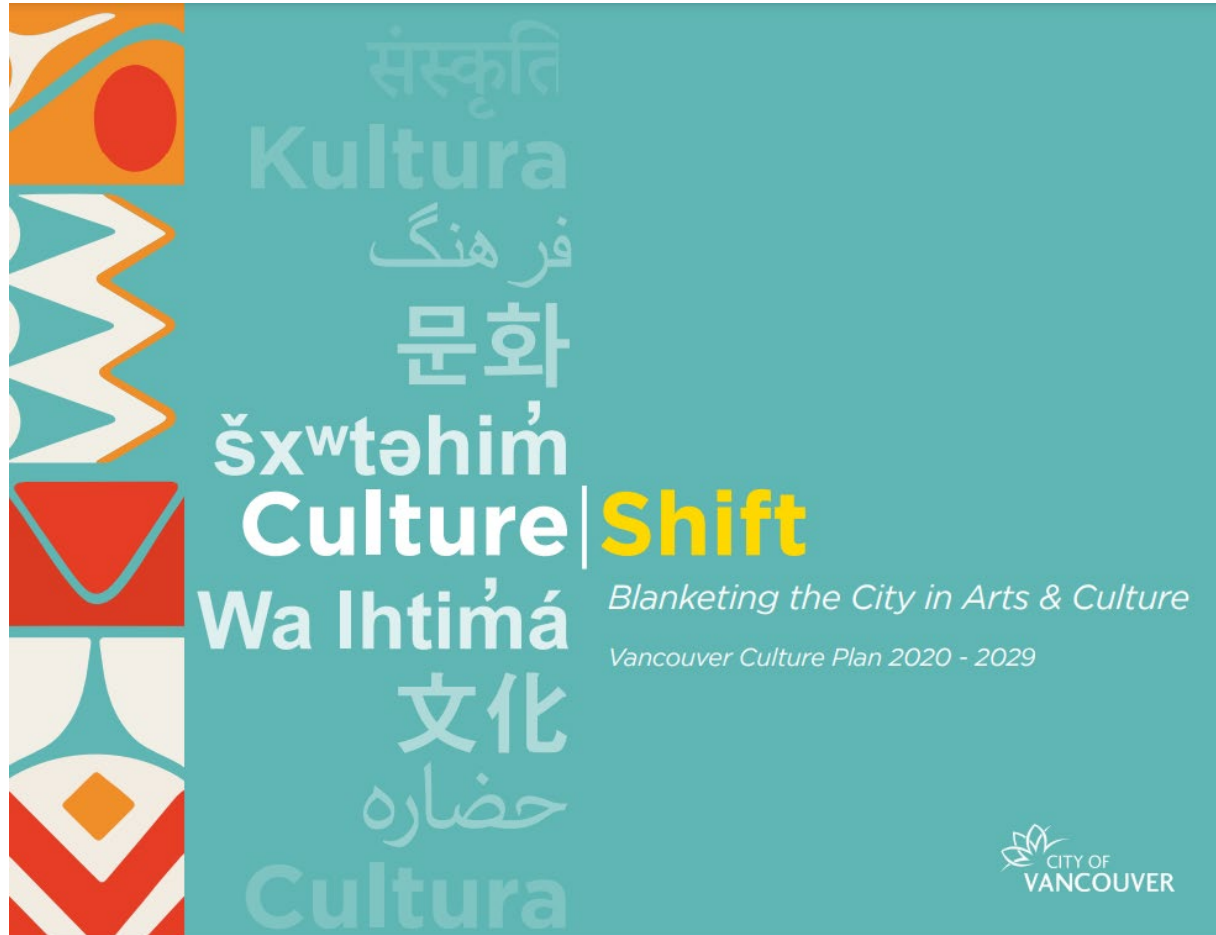
Downtown Official Development Plan – Area N

Potential “Benefit Capacity” in Downtown

- Consider additional floor space to accommodate public benefits up to the view corridor



Policy Context



Proposal

- 35-storeys
- 211 strata titled residential units
- 179,332 sq. ft. floor area (11.96 FSR)
- Height of 348.13 ft.
- 13,382 sq. ft. City-owned cultural space
- Application submitted
December, 2018 (addendum March, 2022)
- 430 construction jobs




211 Strata Residential Units

The floor plan shows a building with a large purple-shaded area labeled "Cultural Amenity" and a white-shaded area labeled "Residential Lobby". The Cultural Amenity area is at the top and right, with a "PARKADE ENTRANCE" and "PARKADE" area. The Residential Lobby is at the bottom and left, with a "TOWER EXIT", "MAIL SORTING", "MAIL ALCOVE", "CONCERGE", and "ENTRY VESTIBULE". The plan includes various rooms, corridors, and exits, with dimensions and labels for each. The building is situated on a corner lot, with "HORNBY STREET" to the north and "DRAKE STREET" to the west. The plan also shows a "PROTECT LINE" and a "FIRE FIGHTER'S ACCESS".

Public Consultation

Open House: February 15, 2019

Total Notifications	 9,488
Open House Attendees	58
Comment Sheets	7
Other Feedback	19

Comments of support

- Support for new cultural space
- Appropriate design, massing, and density
- Neighbourhood fit

• Comments of concern

- Inadequate design
- Inappropriate height, scale, and density
- Residential uses and public benefits offered

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) <i>In-kind Cultural Amenity Space</i>	\$8,700,000
Community Amenity Contribution (CAC) <i>Cash</i>	\$12,170,000
Development Cost Levies (DCLs)	\$5,087,649
Public Art	\$355,077
Total Value	\$26,312,726

Conclusion

- Meets intent of *Potential “Benefit Capacity” in Downtown* policy
- Delivery of mixed-use strata residential tower
- 13,382 sq. ft. cultural amenity space
- \$12,170,000 cash CAC
- Staff support application subject to conditions in Appendix B

