
EXECUTIVE SUMMARY

Background

This application is in support of a proposal to rezone 1444 Alberni Street & 740 Nicola Street. The proposed CD 1 zoning will allow an increase in density from 6 to 15 FSR; a mix of uses including market & rental housing, a daycare, a future park and parking.

The site is located within the Georgia Corridor as defined in the West End Plan; in a developing mixed use, high density area. This proposal will continue the growth of this area of the West End while providing much needed on-site amenities together with replacement and enhancement of the rental housing currently on-site.

The neighbouring site context is comprised of a mix of uses. To the west is a mix of residential and office, with significant new residential developments proposed. To the south is Robson Street, a major use corridor with hotel, residential and retail uses. Immediately to the east, Alberni Street is residential in character, further east transitions into a major retail street with a mix of office/hotel above. Linkages to transit are good with main bus routes 1 block to the north and south.

The site, approximately 43,282 sq. ft. in area, is currently zoned DD Area G with a density of 6 FSR and height limit of 300 ft. (relaxable by the Development Permit Board to 450 ft.) (137.2 m.)). View corridors restrict height to between approximately 480 ft. (146.3 m.) and 410 ft. (124.97 m.), across the site. The site is currently occupied by a mixed use building containing office and rental residential use – the rental residential use will be retained.



AERIAL VIEW OF WEST END

The Proposal

The proposal to rezone 1444 Alberni Street & 740 Nicola Street, referred to as 1468 Alberni, from Downtown District to CD 1 zoning, is required to accommodate a change in density from a permitted density of 6 FSR to the proposed density of 15 FSR.

Asia Standard Americas and Landa Global are hereon referred to as “The Developers”.

The proposal includes the following components in a mixed-use development:

- Rental Residential
- 56 Child Daycare
- Market Residential
- Future Park
- Parking and loading

A number of significant public benefits are envisaged as part of the proposal:

- Sustainability leadership through Passive House design for the project
- Dedication of Park space
- Provision of on-site childcare
- Retention and enhancement of on-site rental housing
- Improvements to all four street facades to create attractive, inviting and animated streetscape
- Significant advancement of other public benefits within the West End through Community Amenity Contributions

The proposed development will meet or exceed all applicable city policies including:

- *Metro Vancouver Regional Growth Strategy*
- *Vancouver 2040 Transportation Plan*
- *West End Community Plan, West End Rezoning Policy*
- *Downtown Official Development Plan*
- *Downtown Design Guidelines*
- *Housing and Homelessness Strategy*
- *High Density Housing for Families and Children Guidelines*
- *Green Buildings Policy for Rezoning*
- *Rezoning Policy for Sustainable Large Development*
- *General Policy for Higher Buildings.*

PROJECT VISION

Vancouver based developers Asia Standard Americas and Landa in partnership with architectural firms Robert A.M. Stern Architects (RAMSA) and Musson Cattell Mackey Partnership (MCMP) have judiciously collaborated to create a vision for the 1400 block of Alberni that is a confluence of all things West End. At the outset, it was unanimous that the design paid homage to the rich history of the surrounding area and incorporated the progressive nature of the West End Community Plan.

The proposal for 1468 Alberni Street is holistic in nature and begins with this end in mind. This ethos is reflected in the building design and the selection of masonry in order to produce something timeless.

It continues with the establishment of facilities that service crucial community needs such as a green space and a childcare facility. In addition, the prioritization of sustainability aligns the goals of the project with the standards set out by the City of Vancouver and its emphasis on environmentally sound strategies.

The project will also contribute to the West End Plan's Public Benefit Strategy through the provision of a substantial Community Amenity

Contribution (CACs), which could be directed towards capital investments in the community.

Design Principles

The vision for this proposal is a throwback to the Formalist style, of the early 20th century, reflected in some of the city's greatest buildings (Hotel Vancouver, The Marine Building, Vancouver Block). The proposed design celebrates the diverse architectural styles in the city and provides a unique contrast to the Vancouverism style of glass towers.

The proposed buildings, allowing residents and passers-by alike to feel connected to their surroundings, are residential in construct and consequently in feeling. That construct is found in the nuances only a multiscale building can express. They are essential to offering community expression.

Family Friendly Housing and Replacing Aging Rental

1468 Alberni will have an approximate total of 443 suites, which includes 129 rental suites. This maintains the existing number of rental homes on-site replacing the aging rental stock with new rental homes.

This revitalization upholds the long-term rental needs of the community. Suites will be designed for families with attention to size, interior layout, privacy, storage space and access to outdoor and common spaces.

Design & Architectural Considerations

According to the West End Community Plan, the West End neighbourhood has the fourth highest density of children in the city. This proposal includes a childcare facility to meet the needs of parents and children who reside in the West End.

Future Park

There is an opportunity for a new public park at the corner of Alberni and Nicola, which will provide both residents and the community with access to additional green space.

This supports the city's goal to allow everyone to live within a five-minute walk to a park, greenway, or natural space. Green space is highly valued by residents of the West End and is a major draw for

visitors to the neighbourhood.

Vision

These foundational elements have formed the basis of our vision for the rezoning application. Although the project architecture is classic in design, the inclusion of social infrastructure embedded in this proposal is forward thinking and looks to the distinct needs of the surrounding community.

Consistent with the West End Community Plan - the proposal is supported by and responds to a number of regional and city policies. The natural beauty of the area and the vibrancy of this community are the essential elements this project wishes to support and align with in order to bring forth positive growth and exceptional quality of life for all residents in this community.