

01. CONTEXT

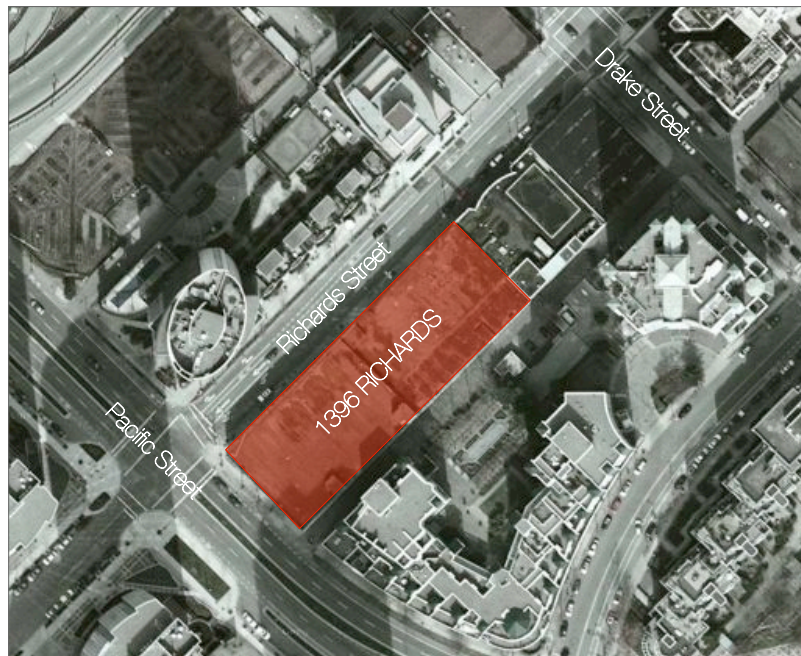
INTRODUCTION/ REZONING ANALYSIS

This application involves the rezoning of a site located at 1396 Richards Street in Vancouver, BC. The first section of the rezoning application provides a synopsis of the proposal.

The site itself measures approximately 30.5m (100 ft) x 91.45m (300 ft) and (2786.6 sq m (29,995 sq ft) in total and borders the junction between Richards and Pacific Street. On the East side of the property is a city lane accessed via Drake Street to the North and Pacific Street to the South. The North side of the site abuts an existing six-storey property. The rezoning application proposes to increase the density on the site to approximately 8.6 FSR.

The rationale for these changes is summarized as follows:

- The property is surrounded by numerous tall developments in Downtown South. It would be consistent and contextually appropriate to allow greater density on the site.
- Several view cones cross over the property located on the east side of Richards Street from Pacific. Because of these restrictions, the high-rise tower is limited to the southernmost sector on the site.
- Given the extreme limitations imposed on the site by the view cones, the building design proposes to delicately step into specific setback areas to where impact on neighbouring buildings and the public are not impeded.
- Due to the proposed tower's restricted floorplate, the building's shape would be slim, elegant and unique to downtown south. With careful detailing and design it endeavours to become an iconic feature of the downtown skyline.
- The project is comprised of a slender 42-storey Market Residential component and an 8-storey Rental Building with a Daycare Facility and Retail space at grade. One of the primary objectives of the project is to utilise the building and the spaces it creates at grade to publicly activate the corner by encouraging pedestrian movement across and along the site.



AERIAL SITE PHOTO

CONTEXT MAP



AERIAL SITE PHOTO

