

Revised Rezoning Proposal for 1444 Alberni Street, 711 Broughton Street and 740 Nicola Street

Introduction

This revised rezoning proposal is to change the Community Amenity Contribution (CAC) for 1444 Alberni Street, 711 Broughton Street and 740 Nicola Street (site) from cash to in-kind social housing. This submission reflects our continued commitment to aligning with Council priorities to increase the supply of affordable housing in Vancouver while ensuring the project remains financially viable. The surrounding context includes a mix of residential, hotel, office, and retail uses. To the west lies a blend of residential and office development, with additional large-scale residential projects in progress.

To the south, Robson Street serves as a vibrant mixed-use corridor. Alberni Street, immediately east, transitions from residential to a high-end commercial and retail destination. The site is well connected by transit, with key bus routes within one block both north and south. The site is located in the Georgia Corridor of the West End, a high-density, mixed-use area envisioned for continued residential intensification under the West End Community Plan.

A rezoning application was submitted in September 2017 and received Third Reading in September 2018 for a mixed-use development with two residential towers (48- and 43-storeys) with strata and market rental homes, and a 56-space childcare, and a density of 14.48 FSR. The total CAC package (in-kind and cash) was approximately \$75M.

Our revised proposal will support the continued growth of the West End through the delivery of community-servicing infrastructure and spaces, range of housing options (strata, rental, and social), and an architecturally distinctive design.



AERIAL VIEW OF WEST END

Revised Rezoning Proposal

With this rezoning application, we are proposing to revise the community amenities package that was approved as part of the 2017 rezoning application to convert the cash component (approx. \$67M) to in-kind amenities in the form of:

- 51 social housing units provided as an airspace parcel to the City; and
- 78 market rental homes.

The following contributions as approved will still be delivered:

- A 56-space childcare facility; and
- A 2,600 sq. ft. public park.

The total CAC amount of approximately \$75M will be maintained and delivered in the forms noted above and will go towards supporting the West End Public Benefits Strategy.

Policy Context

The proposed revisions will not materialistically change the project – the building's height, density, and uses all remain consistent with the rezoning application that was approved by Council in 2018, and remains compliant with:

- *West End Community Plan*
- *West End Community Plan Rezoning Policy*
- *View Protection Guidelines*
- *General Policy for Higher Buildings*
- *Rezoning Policy for Sustainable Large Developments*
- *Tenant Relocation and Protection Policy*
- *Community Amenity Contributions Through Rezoning*
- *Childcare Design Guidelines*
- *High Density Housing for Families and Children Guidelines*
- *Public Art Policy and Procedures for Rezoned Developments*
- *Family Room: Housing Mix Policy for Rezoning Projects*

Revised Rezoning Considerations

Vancouver based developers Asia Standard Americas and Landa in partnership with architectural firms Robert A.M. Stern Architects (RAMSA) and Arcadis (IBI) 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 vision for the site remains consistent with the 2017 rezoning including the delivery of housing opportunities, a childcare facility, and public green space. The key change is the conversion of the cash CAC to approximately 51 in-kind social housing units.

In-Kind Social Housing

51 in-kind social housing units are proposed in exchange for the provision of a cash CAC.

The in-kind social housing units will be designed in accordance with the City's Housing Design and Technical Guidelines and in conjunction with the BC Housing Design and Construction Standards. Detailed design of the social housing units will be undertaken at the Development Permit stage.

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 revised rezoning will not change the design or exterior of the building.

Replacing Aging Rental

78 homes are proposed to help refresh the aging rental stock in the West End. This revitalization upholds the long-term rental needs of the community. Suites have been thoughtfully designed to maximize efficiency and livability, contributing to a significant increase in housing supply for the Alberni corridor while maintaining a strong focus on comfort, design, and access to shared amenities.

Childcare Facility & Park

According to the West End Community Plan, the West End neighborhood has the fourth highest density of children in the city.

The 56-space childcare facility is maintained as part of this revised rezoning to help meet the needs of parents and children who reside in the West End.

In addition, the 2,600 sq.ft public park proposed at the corner of Alberni and Nicola will remain as part of this proposal.

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.

Sustainability

As part of the revised rezoning, we are replacing the previously proposed Passive House certification with a green strategy in response to the City's Green Buildings Policy for Rezoning.

Conclusion

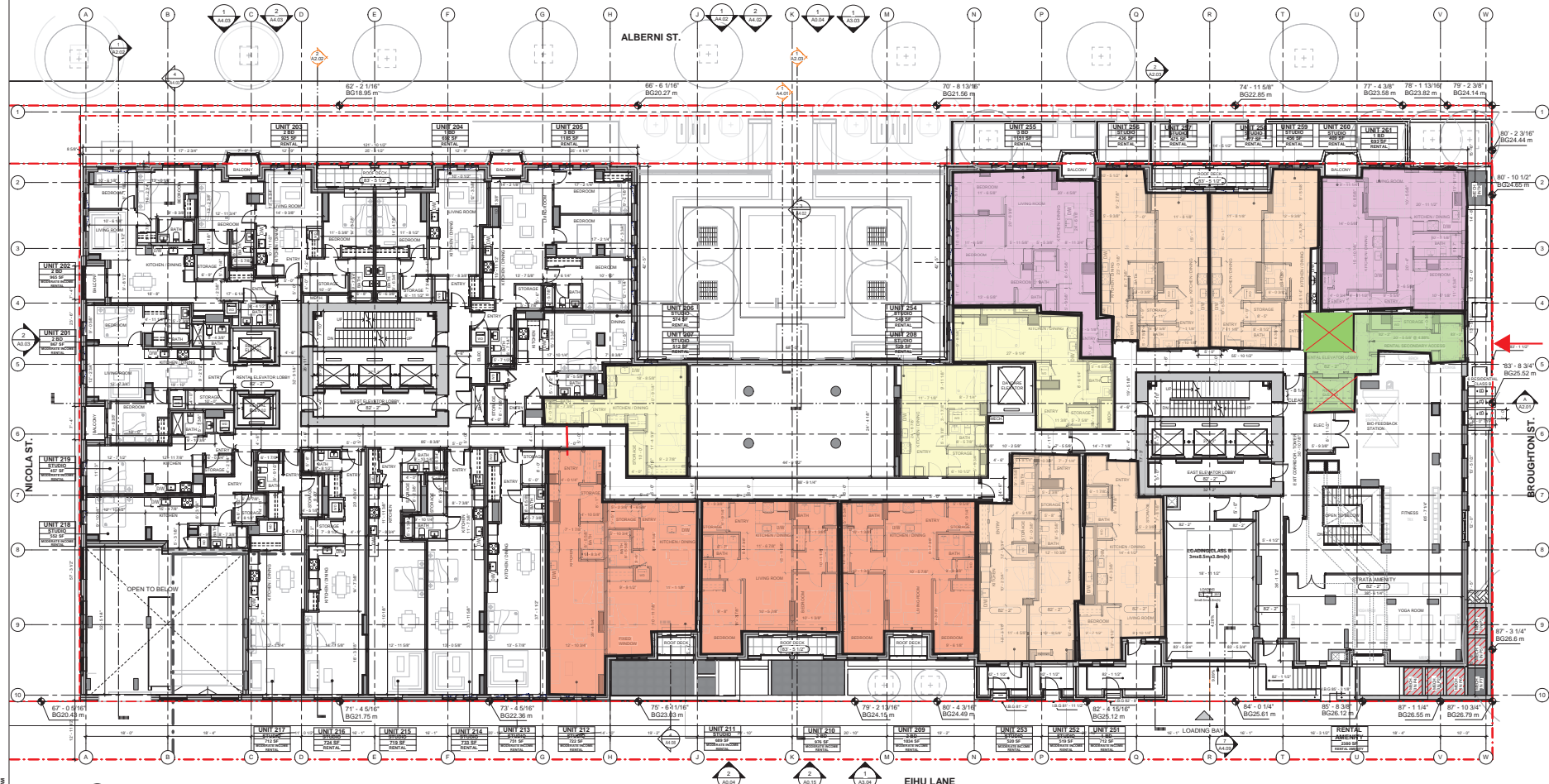
We strongly believe that delivering 51 in-kind social housing units, ready for occupancy upon project completion, represents significant value to the city. Retaining the market rental homes, childcare facility, and public park further enhances the overall public benefits this project offers.

These foundational elements have formed the basis of our vision for the rezoning application. Although the project architecture is classic in design, the comprisal 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.

Proposed Social Housing

Provided Breakdown							
Level	Studio	1BR	2BR	3BR	Total	Unit	Min SF
L1							
L2	3	4	3	1	11	Studio	400
L3	3	5	6	3	17	1BR	500
L4	2	3	4	4	13	2BR	700
L5	1	4	2	3	10	3BR	900
Total	9	16	15	11	51	4BR	1125



CLIENT
ASIA STANDARD / LANDA GLOBAL PROPERTIES
 1550-200 BURRARD ST
 VANCOUVER, BC, V6C 3L6

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 Arcadis Architects (Canada) Inc.

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR I/P	2018-12-20
2	ISSUED FOR I/P P16	2019-03-21
3	ISSUED FOR I/P P16 PERM	2023-12-22

CONSULTANTS

STUDIO
 1BR
 2BR
 3BR

Social Housing Entrance

PRIME CONSULTANT
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 Vancouver BC V6E 4B1 Canada
 Tel: 604 683 8700
 www.arcadis.com

PROJECT
100 ALBERNI STREET VANCOUVER BC

PROJECT NO.
 129795

DRAWN BY: _____ CHECKED BY: _____

PROJECT MGR: _____ APPROVED BY: _____

SHEET TITLE
OVERALL LEVEL 02 PLAN

SHEET NUMBER
A1.09

ISSUE
3

2023-12-22 10:52 AM

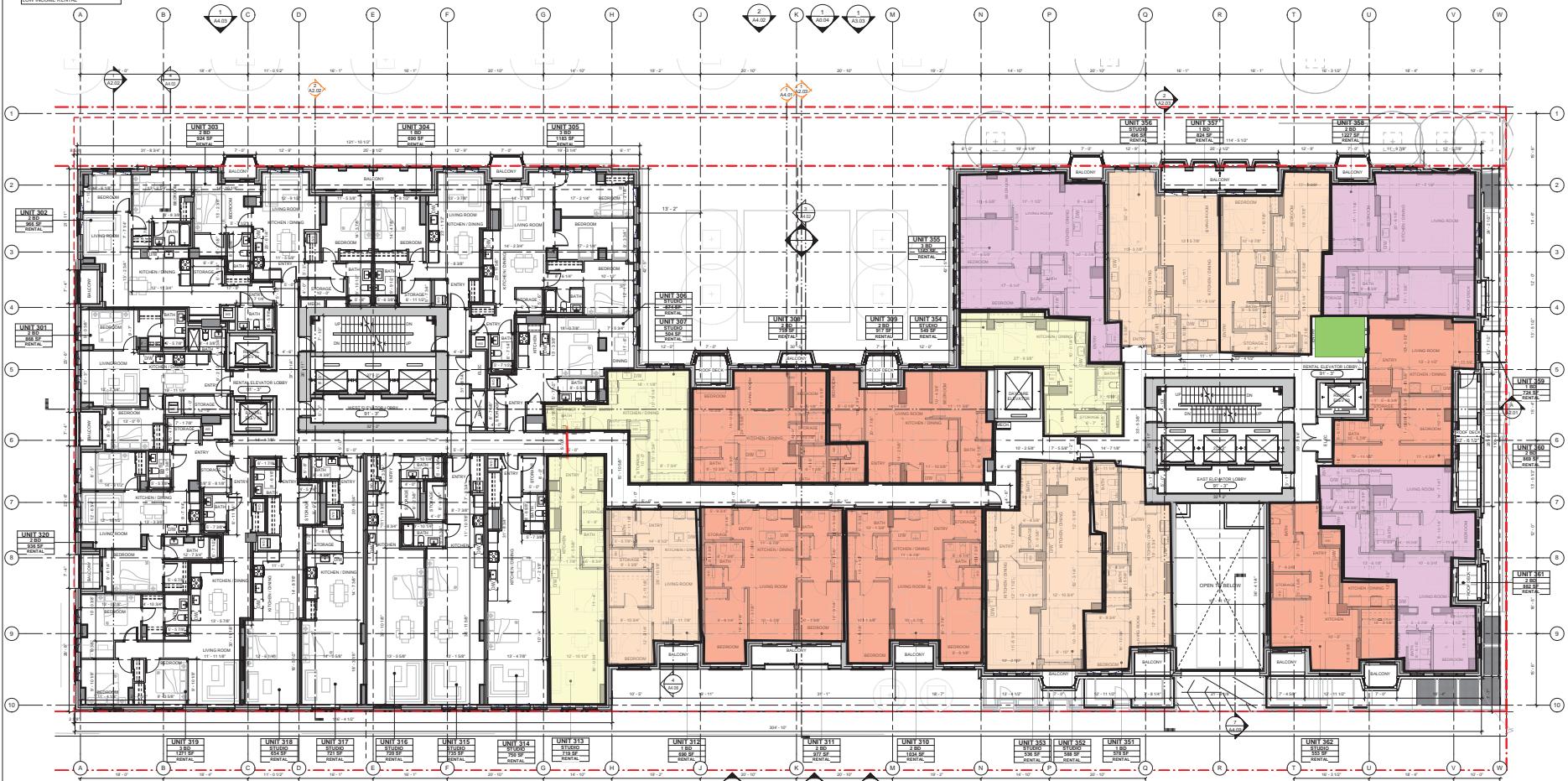
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ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DP P16	2018-12-20
2	ISSUED FOR DP P16	2019-03-21
3	ISSUED FOR DP P16	2023-12-22

CONSULTANTS

Unit Studio	STUDIO
Unit 1 Bed	1 BD
Unit 1 Bed + Storage	1 BD + STORAGE
Unit 2 Bed + Storage	2 BD + STORAGE
Unit 2 Bed	2 BD
Unit 3 Bed + Den	3 BD + DEN
Unit 3 Bed	3 BD
Unit 2 Bed	2 BD
Unit 2 Bed	2 BD

STRATA
 RENTAL
 LOW INCOME RENTAL



1 OVERALL LEVEL 03
 SCALE: 1/8" = 1'-0"

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PROJECT
**1550 BURRARD STREET
 VANCOUVER BC**

PROJECT NO: 129765
 DRAWN BY: [] CHECKED BY: []
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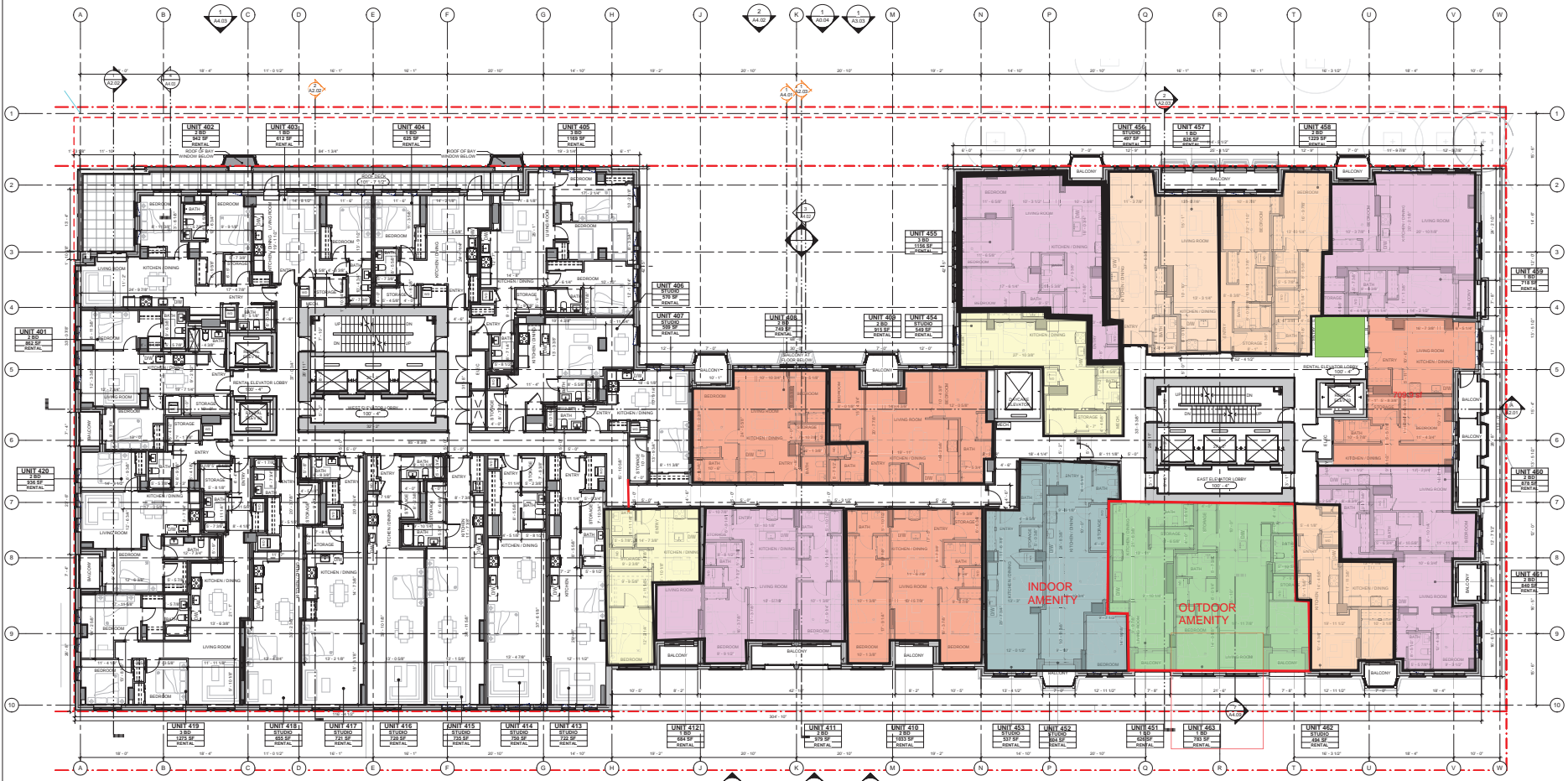
SHEET TITLE
OVERALL LEVEL 03 PLAN

SHEET NUMBER
A1.10 ISSUE
3

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ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DP P16	2018-12-21
2	ISSUED FOR DP P16	2019-03-21
3	ISSUED FOR DP P16	2023-12-22

CONSULTANTS



1 OVERALL LEVEL 04
 SCALE: 1/8" = 1'-0"

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OVERALL LEVEL 04 PLAN

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ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DP	2018-12-21
2	ISSUED FOR DP PK	2019-03-21
3	ISSUED FOR DP PK	2023-12-22

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1 OVERALL LEVEL 05
 SCALE: 1/8" = 1'-0"

SEAL

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PROJECT
**1400 ALBANY STREET
 VANCOUVER, BC**

PROJECT NO:
 129765
 DRAWN BY: _____ CHECKED BY: _____
 PROJECT MGR: _____ APPROVED BY: _____
 SHEET TITLE
OVERALL LEVEL 05 PLAN

SHEET NUMBER
A1.12 ISSUE
3

PROJECT INFORMATION

CIVIC ADDRESS 1444 Alberni street & 740 Nicola street, Vancouver, British Columbia
LEGAL DESCRIPTION Lot 1 Block 43 Plan VAP92 District Lot 185 New Westminister EXP Plan 10081
 Lot 16 Block 43 Plan VAP92 District Lot 185 New Westminister

ZONING Existing DD
 Proposed CD-1

PROPOSED USERS Residential and Child Care Facility

BUILDING SETBACKS

Property Line	Required		Proposed	
	Metric	Imperial	Metric	Imperial
Front yard	4.5	14.8	4.5	14.8
Side yard East	2.4	8.0	2.4	8.0
Side yard West	6.1	20.0	6.1	20.0

Note1: Public Realm SRW Required on Alberni Street 4.5m measured from back of curb

BUILDING HEIGHT

HEIGHT OF BUILDING (MEASURED FROM BASE POINT)		
Height Permitted	Metric (m)	Imperial (ft)
Max Height Permitted(CD-1 #5.1)	135.2	443.56
Height Provided		
Max Height provided-East tower	134.7	441.92
Max Height provided-West tower	123.5	405.18

SITE DIMENSIONS & FSR CALCULATIONS		
	Metric (m2)	Imperial (sq.ft.)
LOT SIZE	4,019.90	43,269.84
*Permitted FSR Ratio	14.48	
*Permitted FSR Area	58,208.15	626,547.33
Proposed FSR Area	58,203.89	626,501.71

Gross Floor Area	
GFA Rental Market	69,302.00
GFA Social housing	48,838.00
GFA Overall Rental	118,140.00
GFA Strata	559,718.44
GFA OVERALL	677,858.44

FSR Area	
FSR Rental Market	60,246.00
FSR Social Housing	47,518.00
FSR Overall Rental	107,764.00
FSR Strata	518,737.71
FSR OVERALL	626,501.71

Day care	
FSR Daycare	13,872.54
day care services	802.22
Grouse area	14,674.76

*Day care area does not contribute to the project FSR overall area.

BALCONY CALCULATION (12%)	Imperial (ft2)
Balcony Area Permitted (Exempt from FSR)	75,180.21
Balcony Provided	38,996.92

STORAGE EXCLUSION	Imperial (ft2)
Above grade Rental Market storage	2,350.00
Above grade Social housing Storage	1,530.00
Above grade Strata Storage	8,532.38
Above garde Overall Storage	12,412.38
Below garde Overall Storage	7,270.48
STORAGE OVERALL	19,682.86

1468 Alberni - Development Permit - Project Details - PTR Update

RENTAL UNIT MIX							
USAGE TYPE	LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	COUNT
MARKET RENTAL							
MARKET RENTAL	LEVEL 01 LOWER	0	2	0	0	0	2
MARKET RENTAL	LEVEL 01	4	1	5	0	0	10
MARKET RENTAL	LEVEL 02	8	1	3	1	0	13
MARKET RENTAL	LEVEL 03	6	1	4	2	0	13
MARKET RENTAL	LEVEL 04	8	2	3	2	0	15
MARKET RENTAL	LEVEL 05	14	4	7	0	0	25
MARKET RENTAL		40	11	22	5	0	78
SOCIAL HOUSING RENTAL							
SOCIAL HOUSING RENTAL	LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	COUNT
SOCIAL HOUSING RENTAL	LEVEL 01 LOWER	0	0	0	0	0	0
SOCIAL HOUSING RENTAL	LEVEL 01	0	0	0	0	0	0
SOCIAL HOUSING RENTAL	LEVEL 02	3	4	3	1	0	11
SOCIAL HOUSING RENTAL	LEVEL 03	3	5	6	3	0	17
SOCIAL HOUSING RENTAL	LEVEL 04	2	3	4	4	0	13
SOCIAL HOUSING RENTAL	LEVEL 05	1	4	2	3	0	10
OVERALL SOCIAL HOUSING RENTAL		9	16	15	11	0	51
		49	27	53			129
PERCENTAGE		38%	21%	41%			

The COV Requirements: (Rezoning Appendix A, section 3.2)

Provision of min 129 rental housing residential units

*35% of rental units need to be 2 or more

Social housing to have min 20% studio, 30% 1br, 30% 2br, 20% 3br

TOWER STRATA	EAST TOWER						
	LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	COUNT
EAST TOWER-STRATA	LEVEL 08-21	0	56	28	0	0	84
EAST TOWER-STRATA	LEVELS 22-38	0	0	68	0	0	68
EAST TOWER-STRATA	LEVELS 39-45	0	0	0	7	7	14
EAST TOWER-STRATA	LEVEL 36-48	0	0	0	0	2	2
TOTAL EAST TOWER STRATA		0	56	96	7	9	168

TOWER STRATA	WEST TOWER						
	LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	COUNT
WEST TOWER-STRATA	LEVEL 08-22	0	60	30	0	0	90
WEST TOWER-STRATA	LEVELS 23-31	0	0	36	0	0	36
WEST TOWER-STRATA	LEVELS 32-40	0	0	0	9	9	18
WEST TOWER-STRATA	LEVEL 41-43	0	0	0	0	2	2
TOTAL WEST TOWER STRATA		0	60	66	9	11	146

OVERALL STRATA COUNT							
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM OR MORE	OVERALL		
	0	116	162	36	314		

The COV Requirements: (Rezoning Appendix A, section 3)

Min 25% of strata units to be 2bedroom

Min 10% of strata units to be 3bedroom or more