

October 31, 2017

City of Vancouver
453 West 12th Avenue,
Vancouver, BC. V5Y 1V4
Attention: Mr. John Grottenberg, Rezoning Planner, Downtown Division

Dear John,

RE: REVISED REZONING APPLICATION – 1445 & 1455 WEST GEORGIA ST., VANCOUVER, B.C.

On behalf of BCG Developments, we are excited to submit the rezoning application for our development proposal for a new all residential, family-oriented tower at 1445 & 1455 West Georgia Street.

The site is in a unique location on West Georgia Street, where Pender and Georgia Streets merge at Nicola Street, in the Triangle West neighbourhood of the Downtown District. The site was identified by the city for consideration as a Higher Building site, to provide a western Landmark Gateway to downtown Vancouver.

Our approach to the design for this site focuses on two key components; creating a bold tower statement and strengthening the public realm.

The tower concept is to create a slender, tapered form, tailored to this flat iron site to mark the western approach to the city centre. The urban design significance of the tower in this location demands a timeless form that transcends its commercial nature and establishes a strong civic presence.

The urban design concept for the public realm is to strengthen the powerful triangular form by engaging the public greenspace at the western point of the two merged streets. The focal point of this new setting presents an ideal and highly visible location for a significant work of public art.

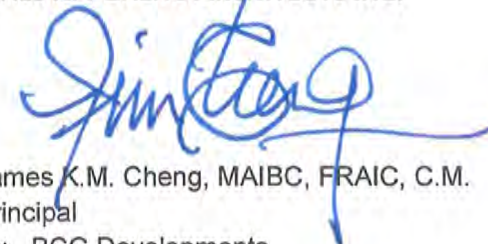
Under the General Policy for Higher Buildings, a tower height of 514.23 ft (156.74 m) is permitted, based on the governing Granville Bridge to Crown/Grouse view cone 12.1.3. Although the tower extends into the Queen Elizabeth view cone, it is primarily in the view shadow of Wall Centre on Burrard St., from that vantage point.

The project site is a small, sloping, triangular, 'Flat Iron' site with an area of 18,158 sq.ft. (1,687 sm). The proposed tower has a total FSR area of 261,720.53 sq.ft. (24,314.66 sm), resulting in a FAR density of 14.4.

1445 & 1455 West Georgia St. is a special site on Vancouver's most prominent ceremonial street and merits a fitting solution as a gateway site.

Yours truly,

JAMES KM CHENG ARCHITECTS INC.



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cc: BCG Developments



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