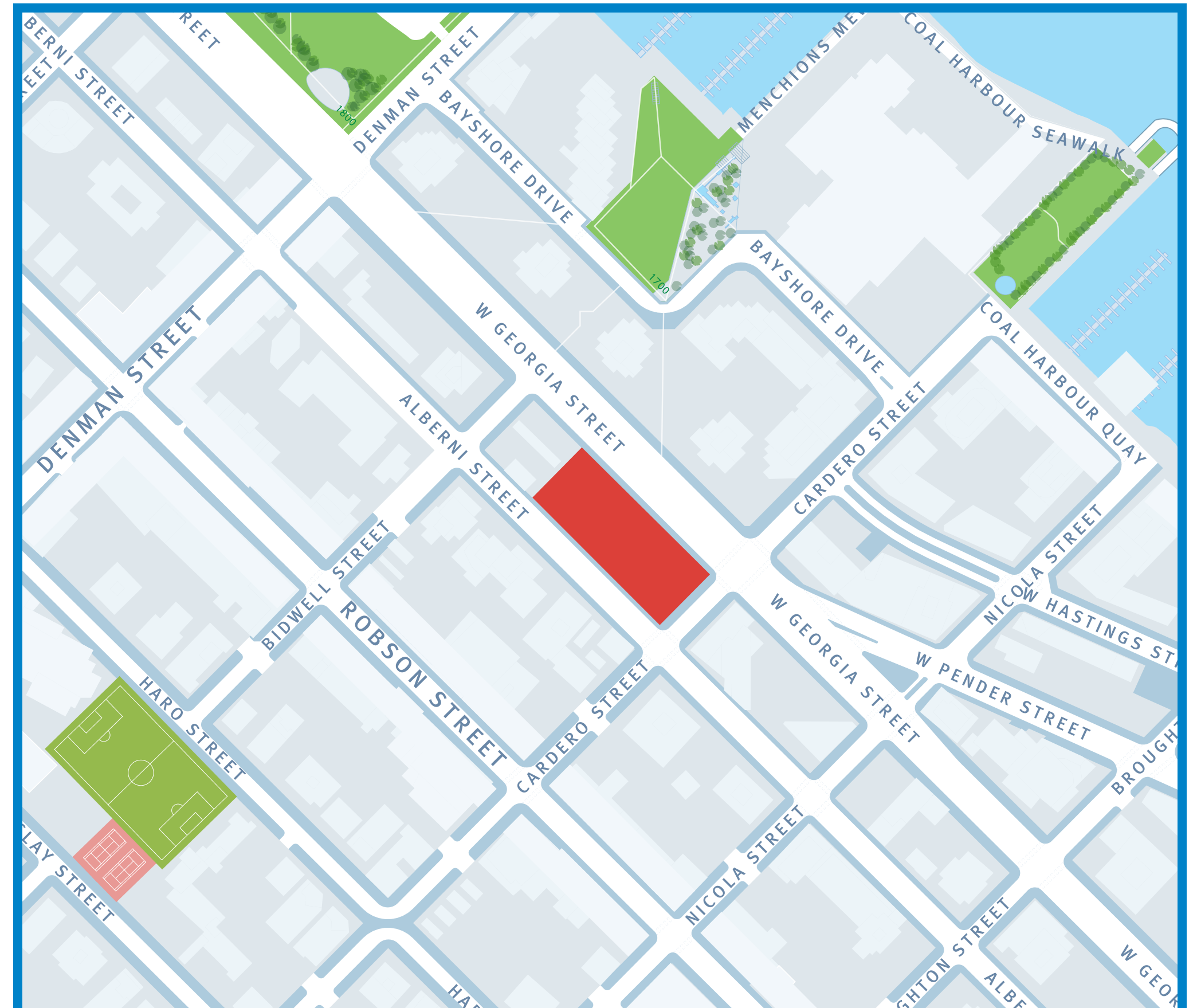


Welcome



Proposed Building



Location

Rezoning Application: 1608-1616 West Georgia Street & 1667 Alberni Street

The City of Vancouver has received a rezoning application to rezone 1608-1616 West Georgia Street from Multiple Dwelling (RM-6) District to Comprehensive Development (CD-1) to allow for the development of a 38-storey strata residential tower. This rezoning application is being considered under the *West End Community Plan* and *Rezoning Policy for the West End*.

- Two towers with building heights of 117.3 m (385 ft.)
- A four-storey podium connecting the two towers
- A total of 455 proposed strata residential units, of which 200 are located in each of the towers and 55 located in the podium
- A total floor area of 40,288 sq. m (433,657 sq. ft.)
- A floor space ratio (FSR) of 9.60
- Six levels of underground parking with 503 vehicle parking stalls and 911 Class A bicycle parking spaces

Applicant contact:

Gwyn Vose
IBI Group
778-988-8008

Rezoning Planner:

Leifka Vissers
leifka.vissers@vancouver.ca
604-829-9610

Event Guidelines



Creating a welcoming environment

Success today means **hearing from everyone** in a safe manner.

- Show respect. **Every participant brings information, points of view and ideas to contribute.**
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability which is responsible for its conduct.

Why We Are Here



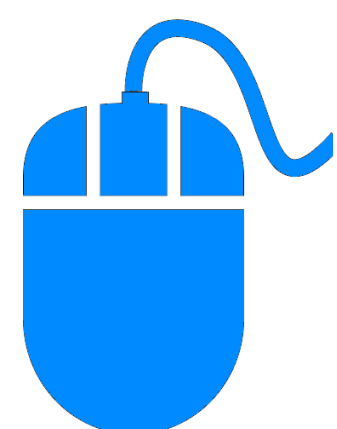
We want to hear from you

We are here to listen to community feedback about this proposal. Your input informs staff's recommendations to Council as part of the review process for this rezoning.

1. Review the material on display.
2. Ask questions to City staff or the applicant.
3. Share your feedback.



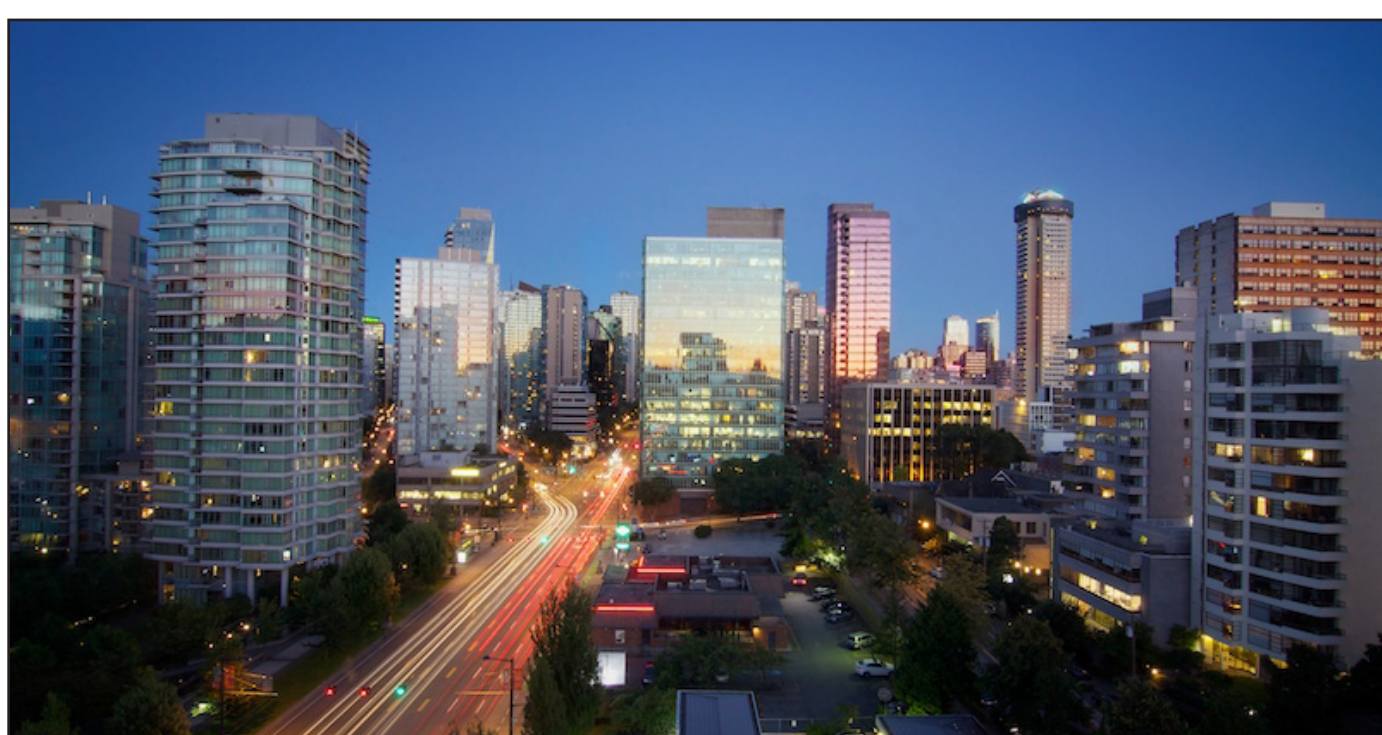
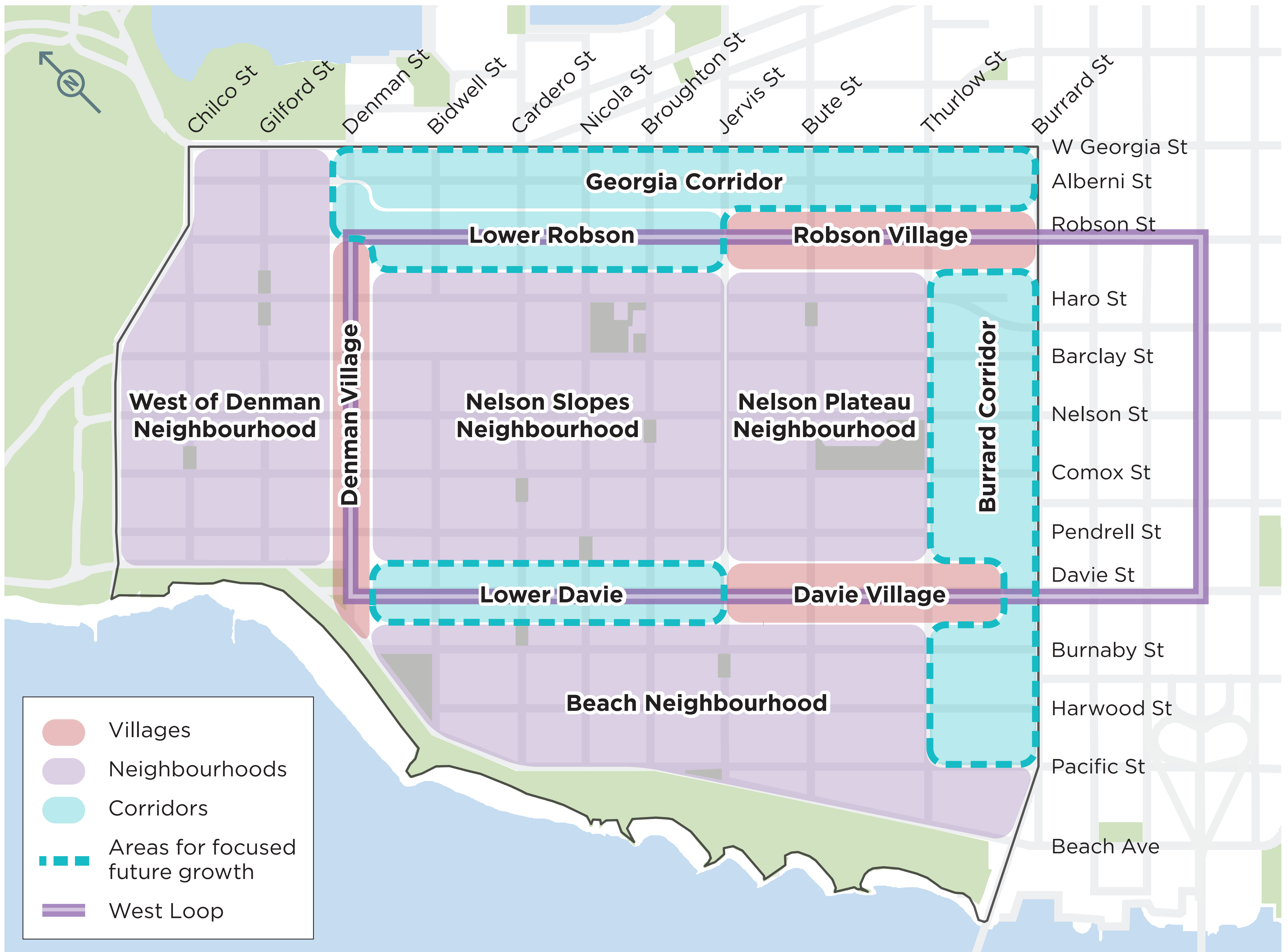
Fill out a written comment sheet



Submit online feedback at vancouver.ca/rezapps

Planning Policy

West End Plan: Character Areas



Corridors

Areas for Focused Future Growth

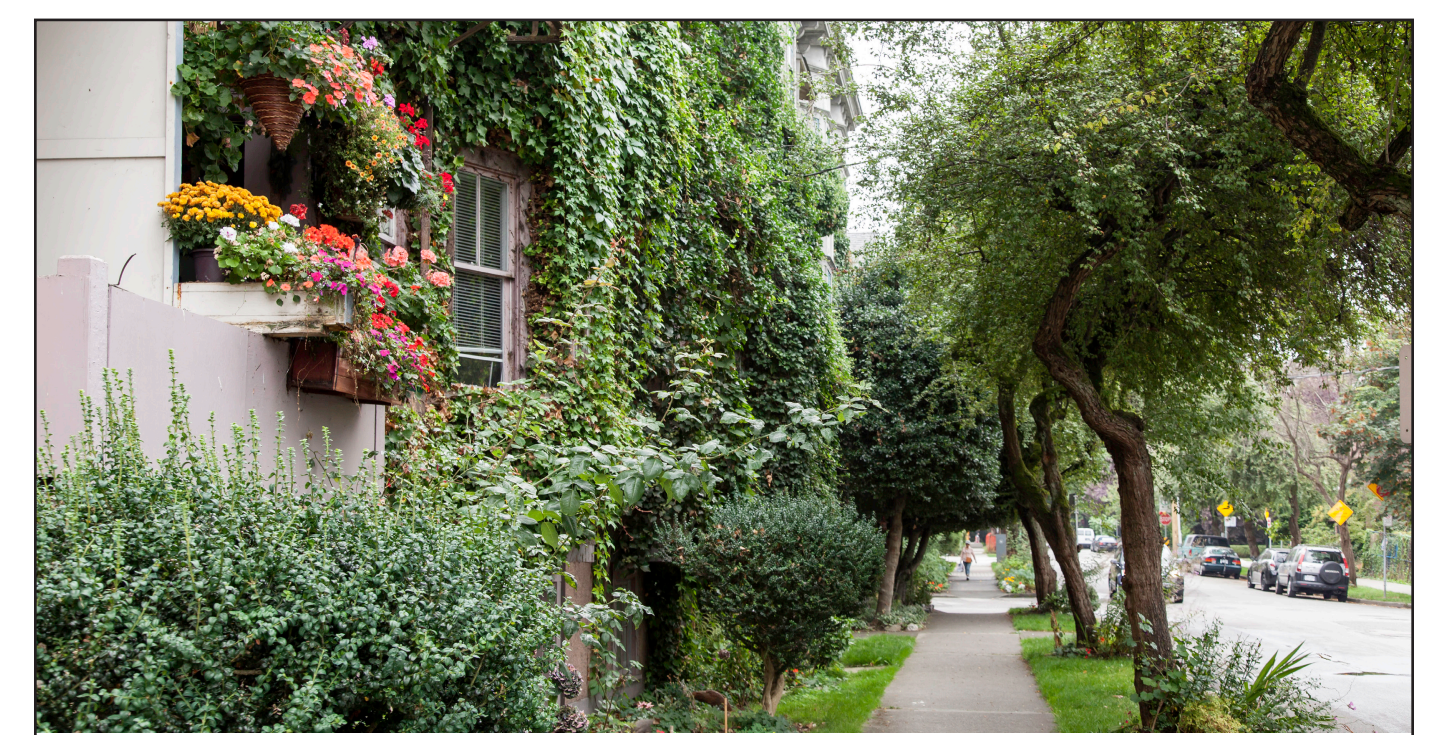
- Opportunities for additional homes and job space
- Denser development near transit, services, and amenities
- Development contributes public benefits to meet the needs of the community



Villages

Lively Commercial Hubs for Locals and Visitors

- Three distinct Villages help knit the community together
- Primarily low-rise buildings
- Opportunities for locals and visitors to shop, work, and play
- Vibrant public spaces that are active day and night



Neighbourhoods

Residential Areas with a Distinct Character

- Incremental, modest change
- Limited development to help renew building stock
- Potential for ground-oriented, rental infill housing in laneways
- Green and leafy character

Planning Policy

West End Plan: Georgia Corridor

The intent of the Rezoning Policy for the West End is to focus new development in specific areas identified for change through the West End Plan. The Corridors will accommodate additional job space and housing, denser development close to transit, local services and amenities, to help meet the needs of the community. In the Georgia Corridor, rezoning applications to increase density can be considered.

Rezoning Policy for the West End:

Area A:

Rezoning considered for market residential:

Height:
Up to 385 ft.

Density:
Established through rezoning

Min. Frontage:
130 ft.

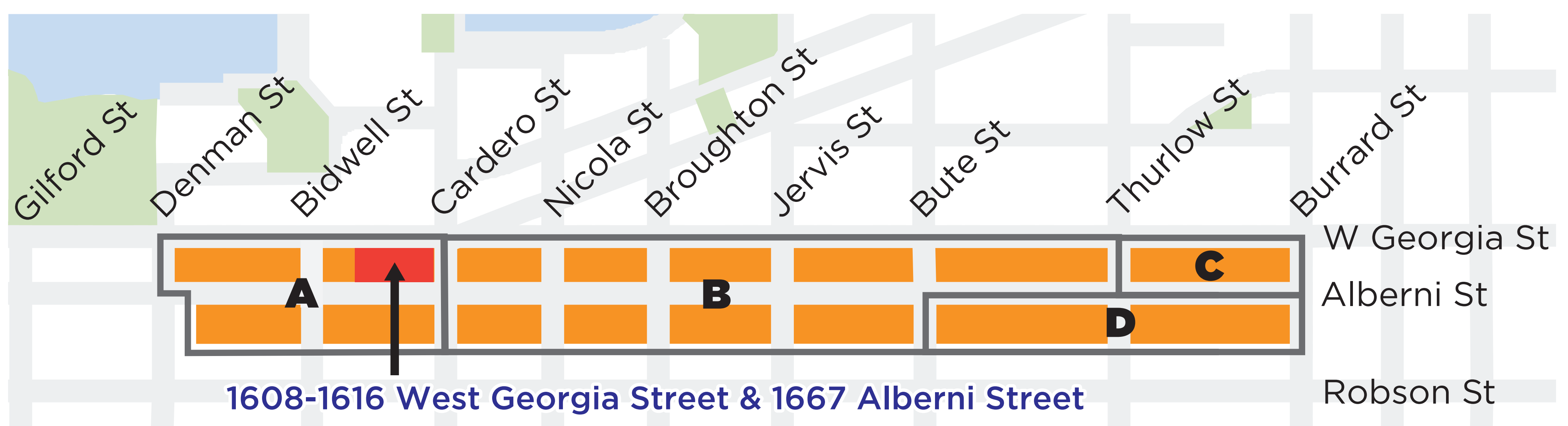
Tower Floor Plate:
Typical area 5,500 ft.
(80 ft. tower separation)

General Policy:

Sculpt built form to maximize sunlight on the sidewalks. Building heights should not exceed public view corridor limits (except Queen Elizabeth View Corridor where consistent with the General Policy for Higher Buildings).

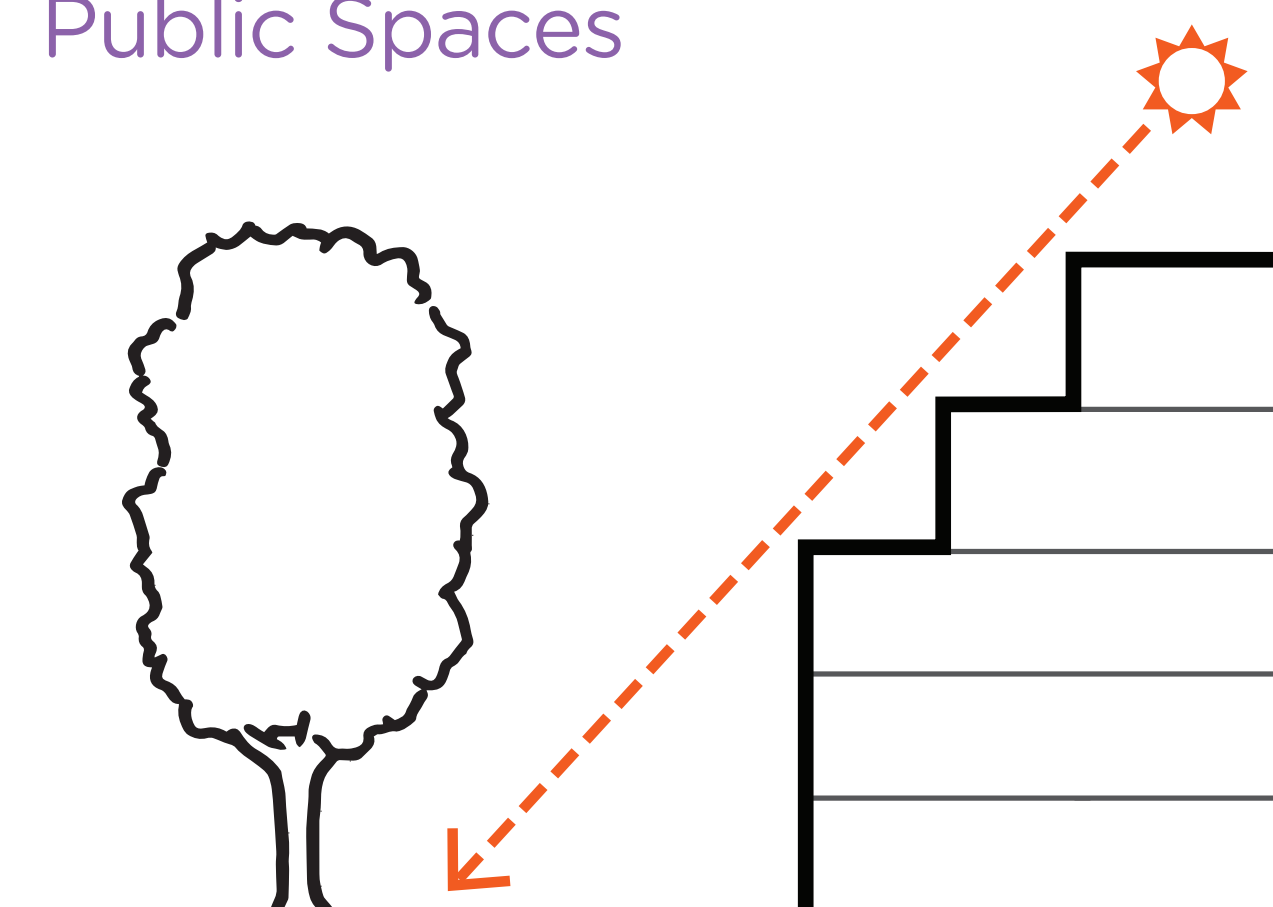
In some cases, the minimum frontage can be reduced to 99 feet.

Density, height, and floor area will be evaluated based on urban design performance in Areas A, B and D. Public Benefits will be evaluated based on Council-approved policy, including the West End Plan Public Benefits Strategy.

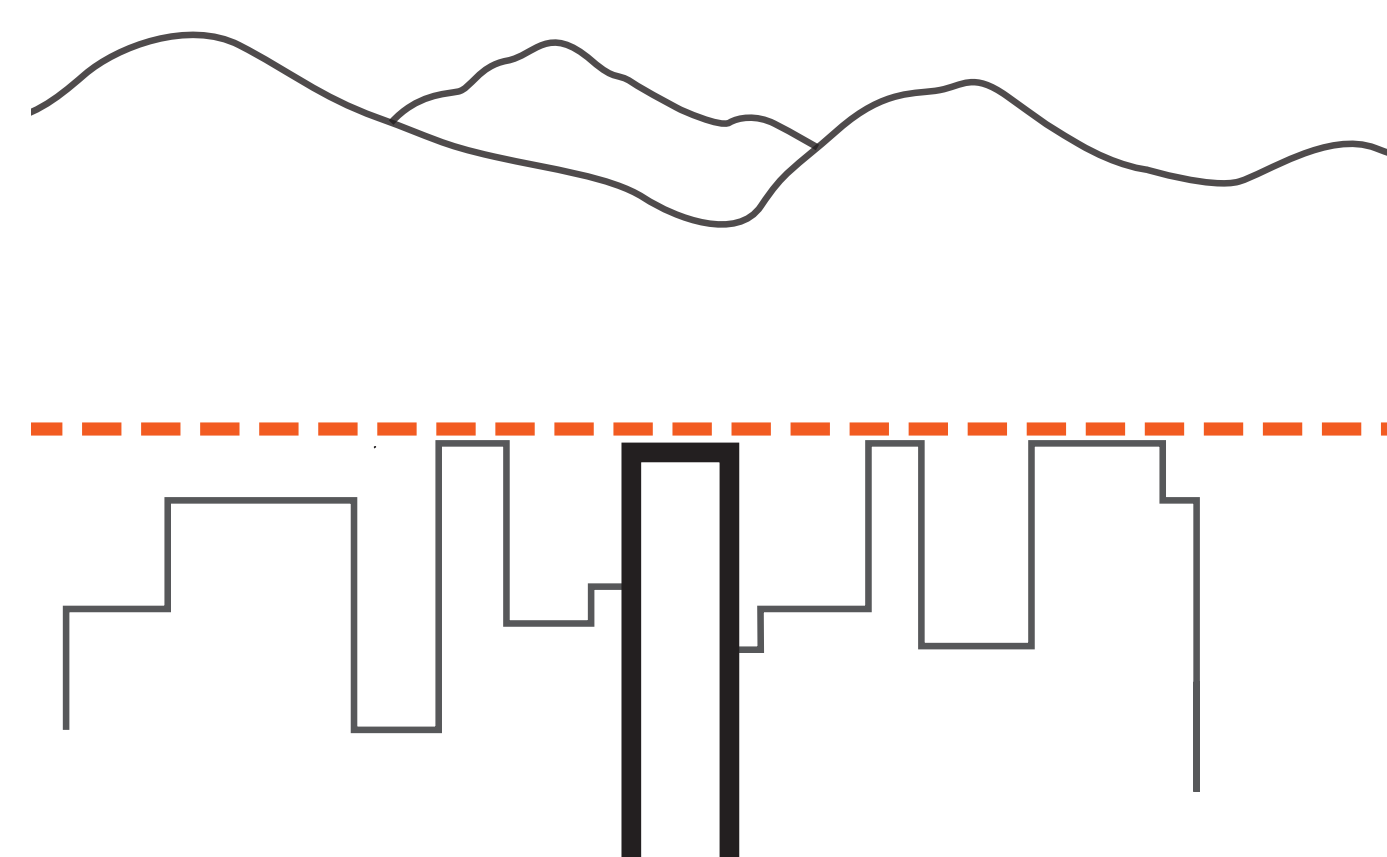


Key Design Principles

Ensuring Sunlight on Key Public Spaces



Maintaining Protected Public Views



Planning Policy

West End Public Benefits Strategy

The West End Public Benefits Strategy provides strategic direction for public investments in the community over the next 30 years.

The PBS will ensure that public facilities, amenities and services meet the West End's needs as the community grows and evolves, maintaining and enhancing quality of life.

New growth will help improve the community by contributing to non-market and market rental housing, park improvements, shopping area improvements, renewed public facilities, and heritage retention.

How Does New Development Contribute?

Rezoning applications in the Georgia Corridor contribute to the funding for off-site benefits.

The strategy identifies community needs and guides investment for benefits such as community facilities, parks, public spaces, housing, and transportation.



How are public benefits distributed?

A total of \$585 - \$630M in public benefits is anticipated in the plan:

Housing	Community Facilities	Utilities	Parks
\$335 - 350M	\$144 - 159M	\$40M	\$25M
		Transportation	Firehall
		\$30M	\$17M

Share Your Thoughts



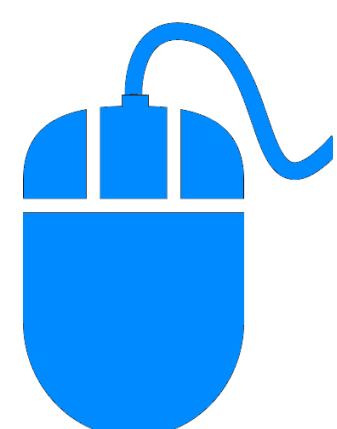
What do you think?

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.



Fill out a written comment sheet



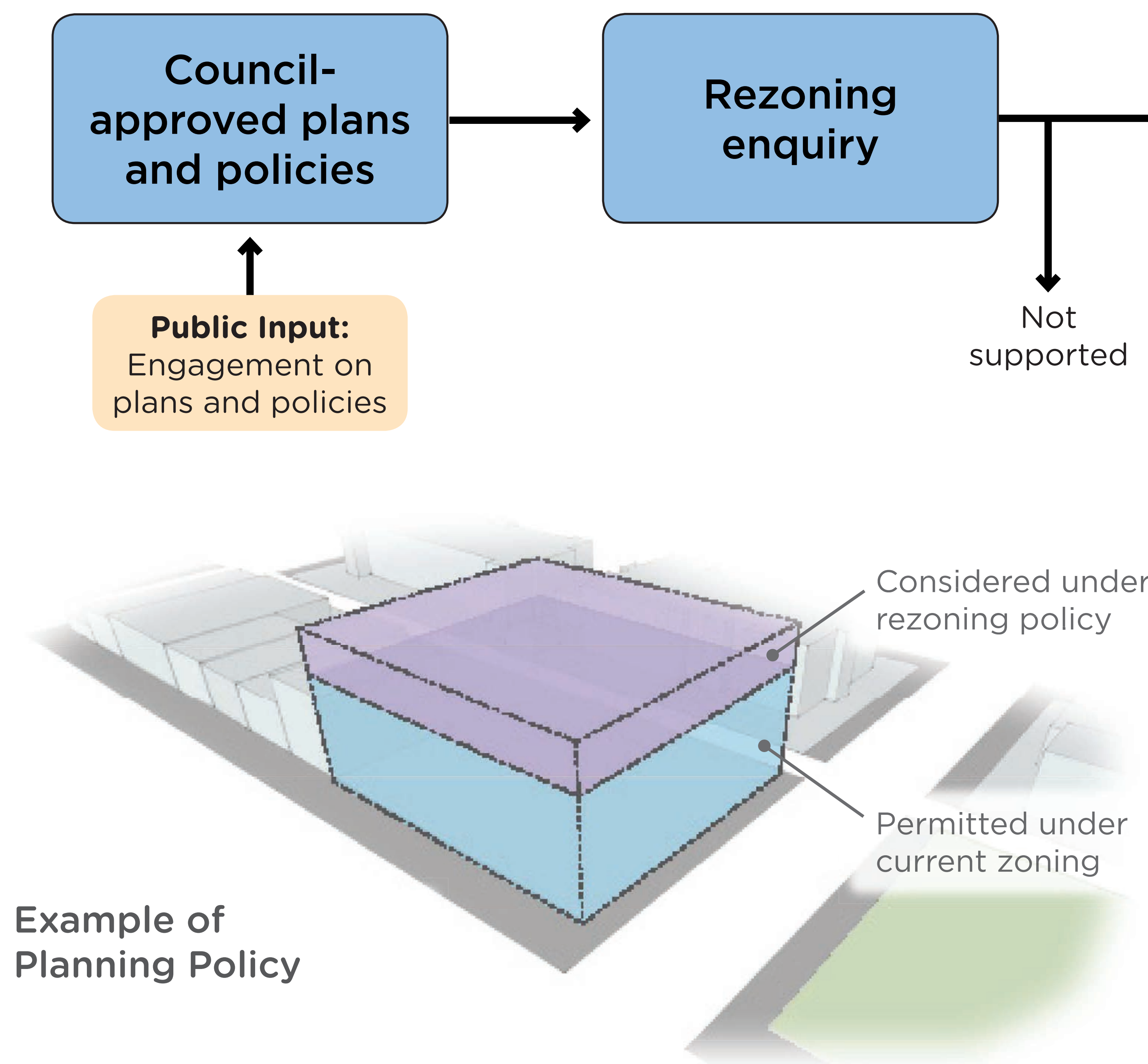
Submit online feedback at vancouver.ca/rezapps

Thank you for coming!

The Rezoning Process

Planning comes first

The City consults with the public to develop community plans and policies that define what can be considered through rezoning.



Example of Planning Policy

Policy and public input guide the review

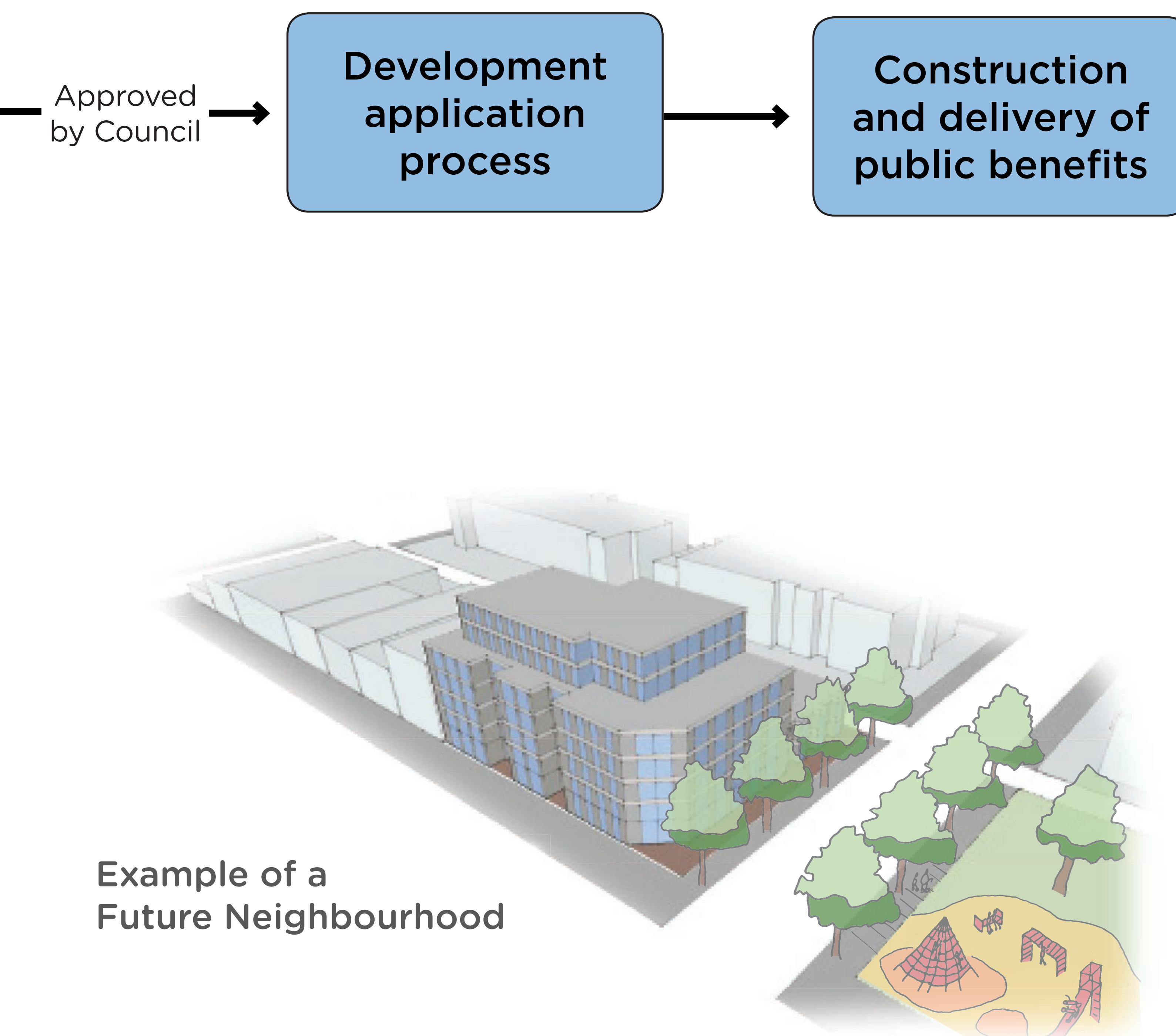
Staff from various departments review each rezoning application to see if it meets the policies and goals previously set by Council. Feedback from the public is an important part of this review.



Example of a Development Proposal

Implementation

After Council approves a rezoning application, the proposal becomes a development application. This process finalizes the project design, as well as the delivery of public benefits.



Example of a Future Neighbourhood

What guides development?

Community plans and policies are developed by City staff with public input, and are adopted by Council. They lay out the long-term vision of the community and direct future growth and associated amenities.

These plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

What is a rezoning application?

Zoning regulates what can be developed, including the use (e.g. office) and physical form (e.g. height). A rezoning application is required when a proposal does not conform with the existing zoning.

An application must conform to the rezoning policy for an area and other applicable City policies. **A rezoning does not mean there are no restrictions on what can be built.**

How is my feedback used?

Staff read every comment we receive. Feedback from the public and advisory groups informs the review of the application. **Applicants may be required to re-submit their proposal based on the feedback.**

Staff make a recommendation to Council. Council makes the final decision on whether to approve, modify, or refuse a rezoning application.

What are the benefits to the community?

Development, including rezoning, can support community benefits, including **parks, community facilities, social housing, street upgrades and more.**

