

Site Constraints

View Cones:

The allowable height is restricted by the city view cones over the area. The B1, C1 and 12.1.3 view cones all affect the proposed site as well as the sites of the surrounding proposed tower projects. C1 being the lowest of these.

Roads:

The site is surrounded on three (3) sides by streets including West Georgia Street (address street), Cardero Street and Alberni Street. There is no laneway.

Bike Routes and Public Transit:

West Georgia is a bus transit route, while both Cardero Street and West Georgia Street have bike lanes running along the proposed site.

Height:

The proposed site is identified in the West End Community Plan as being in "Area A" of the Georgia Corridor. "Area A" building heights should not exceed view corridor limits (Except in accordance with the General Policy for Higher Buildings). However, where not restricted by view corridors, building heights can be considered up to a maximum of: Area 'A': 117.3 meters (385 ft).

Maximizing Views and Sunlight:

To maximize views and sunlight on sidewalks, residential floor plates above the podium level(s) should not exceed: Area 'A': 511 sqm (5,500 sq ft).

Street End View:

West Pender Street angles as it splits from West Georgia at Alberni Street. Thus the westerly tower on site will become a street ending view.

Shadow Impact:

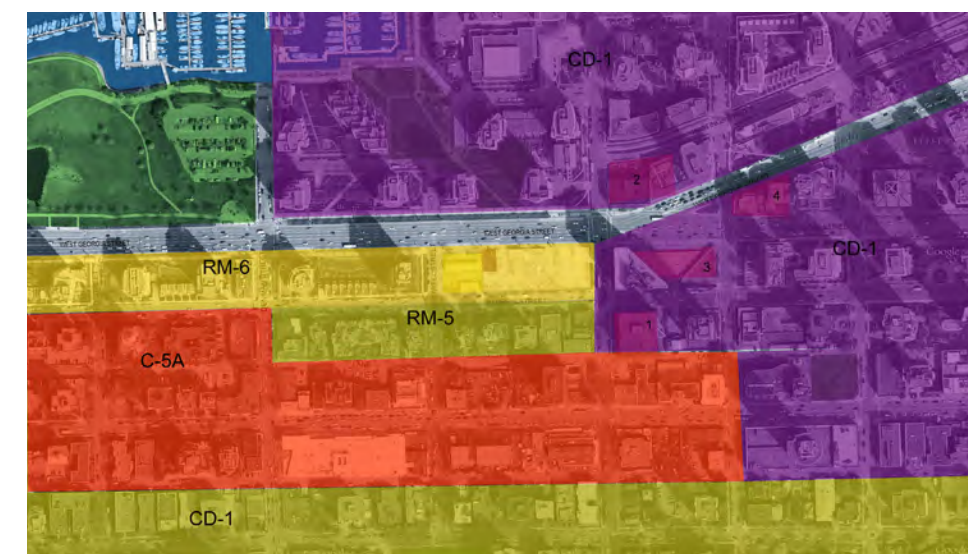
Sites North of the project have been assessed to understand impact of shadows on Public Realm and semi private open spaces. The westerly tower is thus reduced in scale to avoid shading of Marina Square Park.



Rendering showing potential 30 year build out of the community. Light grey buildings indicate those under construction or in the approval process; blue buildings illustrate plan development estimates.

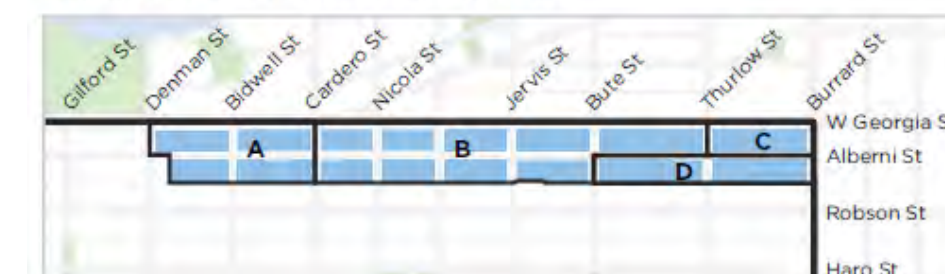


HEIGHT:



Map displaying current zoning of area(s) surrounding the proposed site. Proposed site currently sites in an RM-6 zoning district. Site would need to be re-zoned to CD-1 to allow for tower construction.

Georgia Corridor: Areas 'A', 'B', 'C', and 'D'



Zoning Analysis

Policy Context

Applicable Plans, Design Guidelines and Policies include:

- West End Community Plan
- Rezoning Policy for the West End
- View Protection Guidelines
- Rezoning Policy for Greener Buildings
- Community Amenity Contributions through Rezonings
- Public Art Policy and Procedures for Rezoned Developments
- High-Density Housing for Families with Children Guidelines
- RM-6 District Schedule
- West End Georgia/Alberni Guidelines
- West Georgia Street Tree and Sidewalk Design Guidelines
- Transportation 2040

The West End Community Plan

The West End Community Plan (WECP), which was approved by Vancouver City Council on November 20, 2013, provides the framework for guiding development and growth in the West End.

Georgia Corridor

The WECP divides the West End in to Villages, Neighbourhoods and Corridors, and designates the project site as within 'Area A' of the Georgia Corridor. The WECP anticipates development at the project site to be similar in character to the downtown, with mostly high rise buildings to accommodate job spaces housing close to transit.

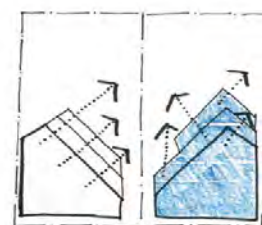
The WECP and the Rezoning Policy for the West End will consider additional market residential density where the site has a minimum frontage of 39.6 m (130 ft). Heights of up to 117.3 m (385 ft) may also be considered, subject to view cone restrictions, shadowing analysis, and other urban design considerations. Typical floor plates of up to 511 sqm (5,500 sq ft) are anticipated for developments at the project site.

2 PLAN PRINCIPLES

The foundational plan principles embody the policies, guidelines, and actions found within the collection of citywide plans, strategies and charters that have been approved by City Council. These principles provide the overall direction for the West End Community Plan.

- Principle 1**
Achieve a green, environmentally sustainable urban pattern.
- Principle 2**
Support a range of affordable housing options to meet the diverse needs of the community.
- Principle 3**
Foster a robust, resilient economy.
- Principle 4**
Enhance culture, heritage and creativity in the city.
- Principle 5**
Provide and support a range of sustainable transportation options.
- Principle 6**
Protect and enhance public open spaces, parks and green linkages.
- Principle 7**
Foster resilient, sustainable, safe and healthy communities.

Responsive Form to Private Views
New development should be responsive to adjacent and nearby private views by shaping built form to optimize performance. Responsive building forms can help achieve a distinctive architectural identity.

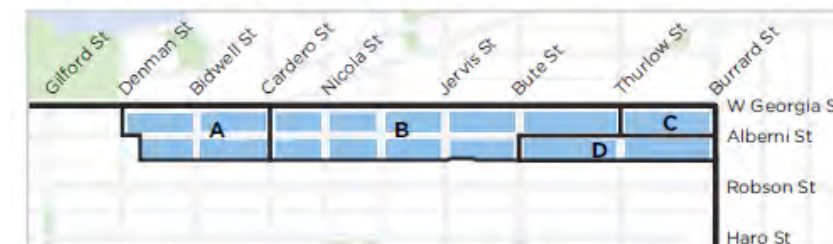


Ground Oriented Focus in Uses and Public Realm Quality
New development needs to contribute to public realm vitality by contributing active uses towards pedestrian interest as well as thoughtful building, tenancy and related public realm design quality.



28 6.0 BUILT FORM GUIDELINES

Georgia Corridor: Areas 'A', 'B', 'C', and 'D'



6 BUILT FORM GUIDELINES

Introduction

The following built form principles are meant to provide guidance for new development within the West End. Specific guidelines also help guide new growth within the residential and commercial areas, recognizing the distinct contexts and considerations of these areas.

The guidelines are organized in the following way:

- West End RM-5, RM-5A, RM-5B, RM-5C, and RM-5D Guidelines: Guidelines specific to the residential areas that reflect the desire to recognize and build upon the cherished West End neighbourhood character including tower separation requirements, and guidance for Laneways 2.0.
- West End C-5, C-5A and C-6 Guidelines: Guidelines specific to the West End's commercial streets, providing specific considerations for the Villages and the Lower Robson and Lower Davie areas (to be prepared as part of plan implementation).

In addition to the built form principles and guidelines, the City currently requires all new buildings to achieve a high level of sustainability. See 15.3 Green Building Design of this plan and the City's Green Building and Green Rezoning Policies for more information.

Built Form Principles

Livability and neighbourliness stem from a varied and complex context. The dimensions of this context include: neighbourhood character, prevailing density pattern, site size, site orientation, neighbourhood building forms, siting and suite orientations, heritage values, intended residents, building technologies and materials, and architectural ideals.

The plan uses a principled approach to shape how and where growth and development occurs and the appropriate built form. The following citywide contextual design principles provide structure and guidance to the more detailed policy, guidelines and regulations to be applied throughout the community.

Seven Built Form Guiding Principles

Reinforce the Dome-Shaped Skyline
New development opportunity should reinforce the legibility of the downtown's recognized, dome-shaped skyline when viewed from longer distances. Appropriate form and scale to "fill the gaps" can strengthen the image of the city.



6.0 BUILT FORM GUIDELINES 25

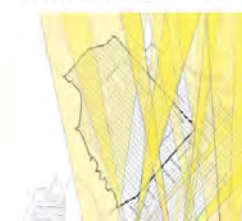
Strengthen the Urban Frame

Recognize the Thurlow-Burrard and Georgia-Alberni corridors as two edges of an "urban frame" to the lower, existing scale of the West End. Intensify these corridors towards greater clarity, and contrast with the established neighbourhoods.



Adhere to Prevailing View Corridors

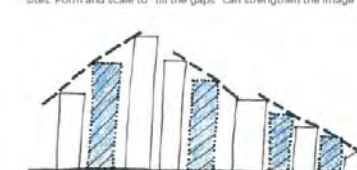
Support Council approved view corridors (protected public views) towards shaping the evolving skyline, while also recognizing the need for spatial separation of higher buildings from the more localized scale of the Davie, Denman and Robson Villages.



26 6.0 BUILT FORM GUIDELINES

Recognize Transitional Role in Form and Scale

Ensure a thoughtful urban design response for new development opportunity by recognizing the local, contextual role new built form can offer in mediating between established development and respective sites. Form and scale to "fill the gaps" can strengthen the image of the city.



Demonstrate Shadowing Performance

Ensure that new development does not adversely impact shadowing on recognized public open spaces and Village areas as a performance measure to ensure that these spaces have solar access when citizens are typically more active.



WEST END COMMUNITY PLAN