



## TEAM

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### LANDSCAPE ARCHITECT:

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### OWNER:

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Alberni Street Holdings Ltd.



## Context Map

The Site is located in the Georgia Corridor sub Area of the West End surrounded by Georgia Street to the North; Alberni Street to the South and Cardero street to the East. Across Georgia street is the Bayshore gardens neighbourhood composed of residential towers, a hotel and mixed use building surrounding Marina Square park and fronting the Coal Harbour waterfront. To the East, Cardero Street is an important connection to the west end, a bike route and a border that marks the entrance to the Downtown core. West Pender Street also skews from West Georgia at this intersection, making the site a street ending view. To the South, across Cardero Street are a series of older midrise and high-rise office and residential buildings; while to the west is a closed gas station.

A number of new projects are currently being considered in the neighbourhood. Across Alberni Street, a 42 storey market residential tower is proposed; along with a 42 storey rental building. Along Georgia Street a 26 storey building is under construction and two 50 storey towers are being considered. Directly next to our site, the Chevron station is now also being reviewed for development.

- LEGEND**
- SITE
  - PROJECT
  - REZONING
  - DEVELOPMENT PERMIT
  - CONCEPTUAL



Project Location Map



**1441 Alberni St – Proposed**  
33 storeys (127 units)



**1550 Alberni St – Rezoning**  
43 storeys – 436'/133m  
(210-250 units)



**1575 W Georgia St – Rezoning**  
26 storeys – 265'/81m (184 units)



**1445-1455 W Georgia St – Rezoning**  
46 storeys – 514'/157m (128 units)



**1500 W Georgia St – Rezoning**  
42 storeys – 439'/134m  
mixed-use (220 units)



**1640-1650 Alberni St – Rezoning**  
42 storeys – 385'/117m (276 units)



**1668-1684 Alberni St – Rezoning**  
39 storeys – 385'/117m (94 units)



**1441 Alberni St – Proposed**  
44/49 storeys (491 units)



**1400 Robson St – DP**  
30/31 storeys – 295'/90m  
(300 units)



**1500 Robson St – DP**  
21 storeys – 210'/64m  
(127 units)



### 3D Site Views

View looking North



View looking West



View looking South

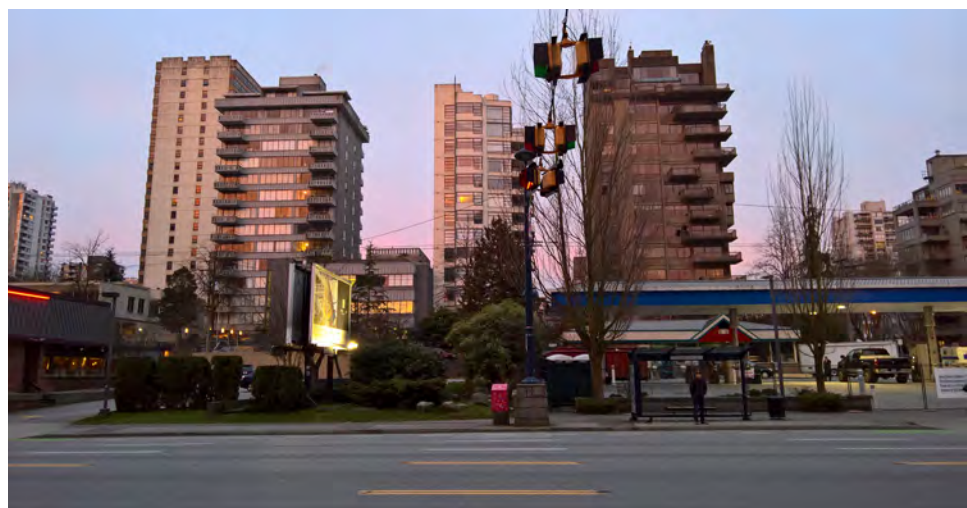
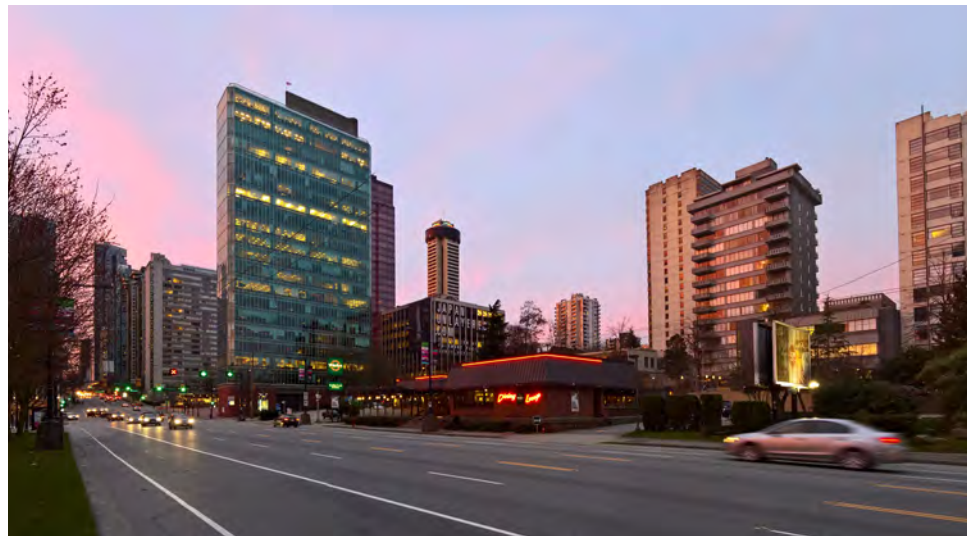
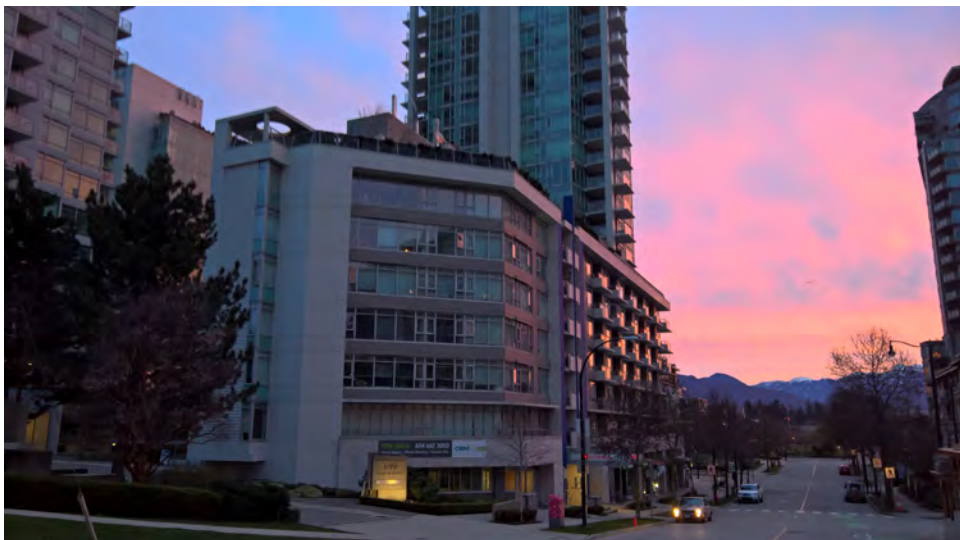


View looking East





# Site Photos





## Basic Site Information

### Civic Address

1608 & 1616 West Georgia Street & 1667 Alberni Street

### Legal Address

LOT A & B, BLOCK 55, PLAN VAP6706, DISTRICT LOT 185, NEW WESTMINSTER L AND DISTRICT.

LOT A BLOCK 55 PLAN VAP92 DISTRICT LOT 185 NWD (REF PL 748) OF LOT S 4 & 5.

LOT A BLOCK 55 PLAN VAP92 DISTRICT LOT 185 NWD (REF PL 1653) OF LOT S 5 & 6.

### Current Zoning

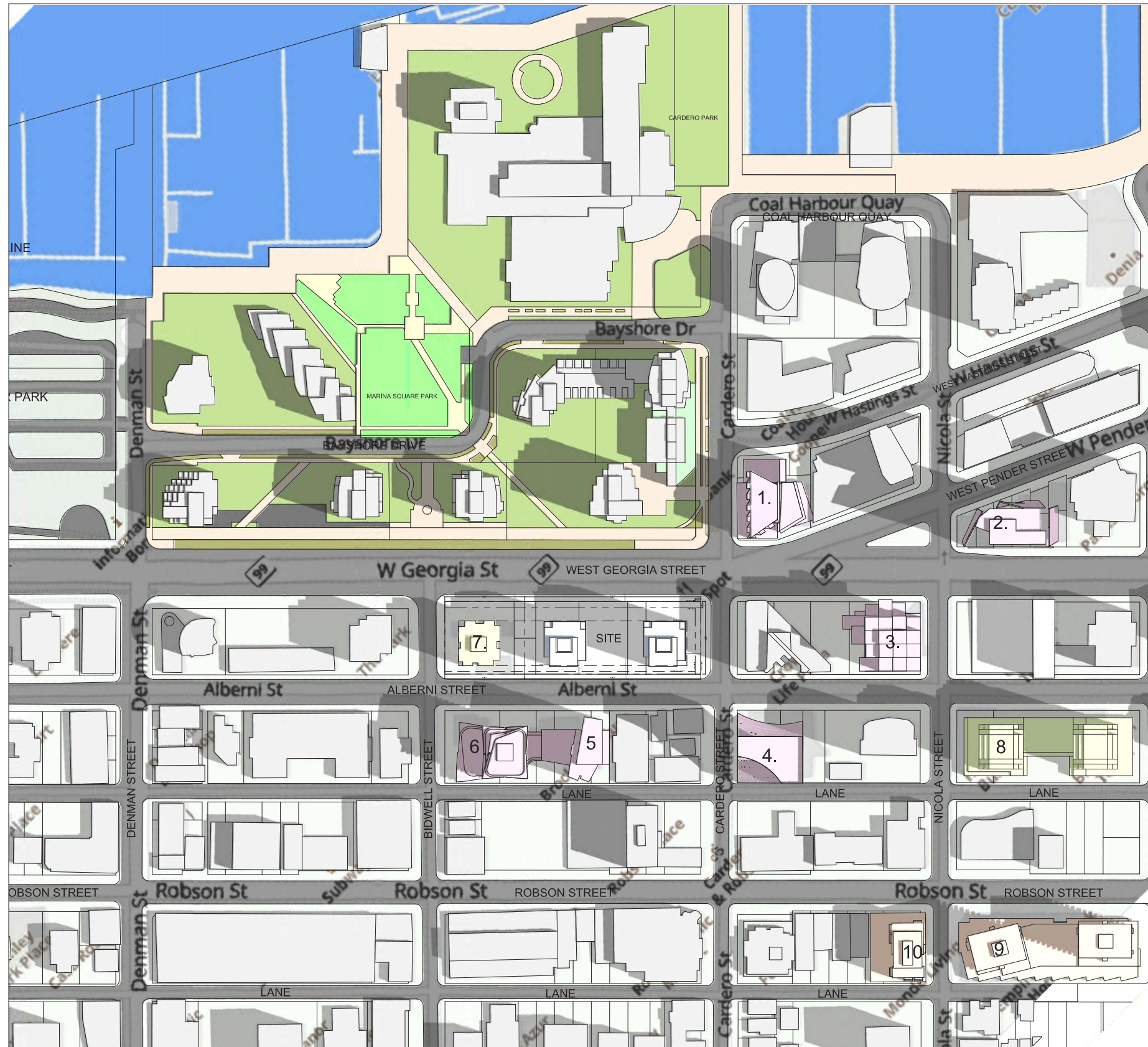
RM-6 (rezoning to CD-1)

### Current Use

1 storey restaurant and surface parking lot.

### The Site

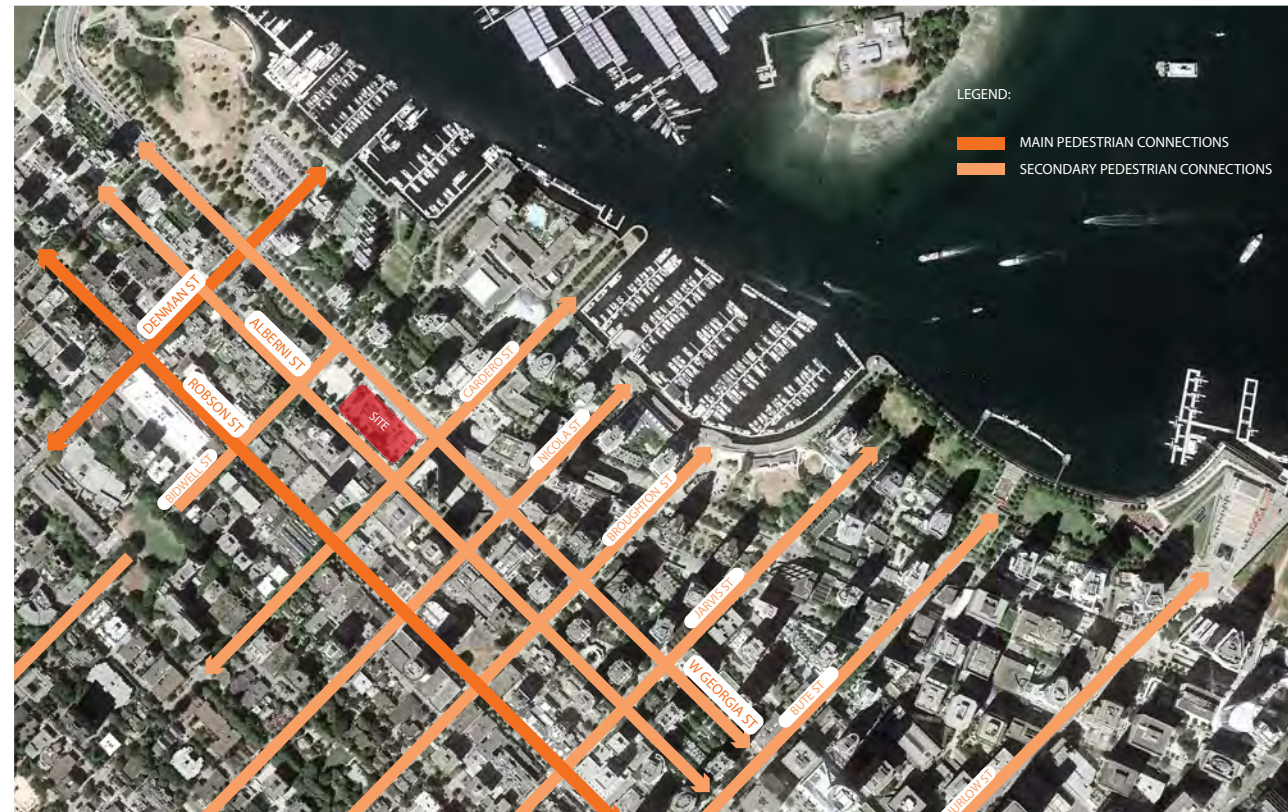
This 41,570 sq ft site, is located between Alberni and Georgia streets, bounded by Cardero Street to the east. The site is rectangular in shape, with a frontage of 317.5 ft along Alberni Street & Georgia Street and 96.77 ft along Cardero Street. Existing development on the site includes a single-storey commercial building (a White Spot restaurant) and associated surface parking. The site is currently zoned RM-6, which allows for residential uses, a maximum floor space ratio (FSR) of 2.50 FSR, and a maximum discretionary height of 64 m (210 ft.).



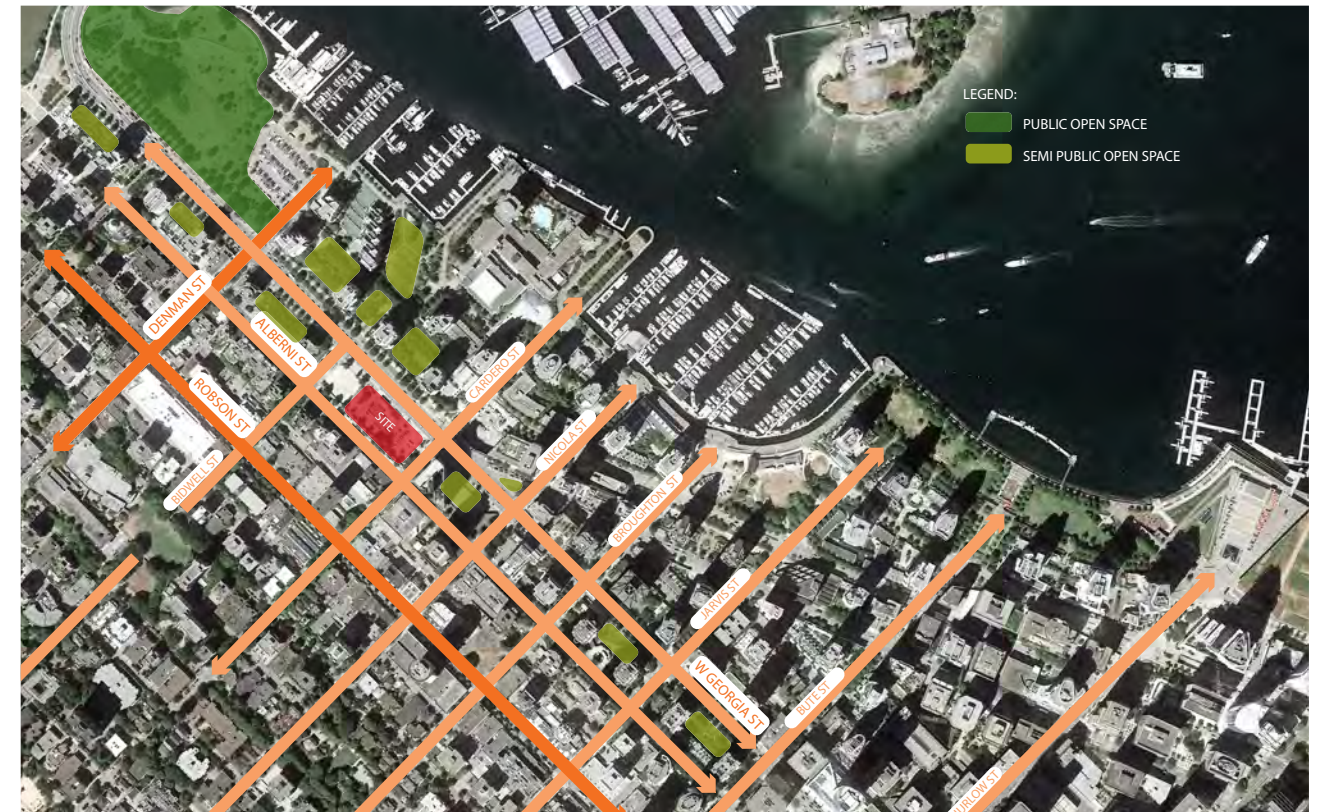
1. 1575 WEST GEORGIA ST. & CARDERO ST.  
HEIGHT: 265' / 81M  
26 STOREY
2. 1445-1455 WEST GEORGIA ST.  
HEIGHT: 514' / 157M  
46 STOREY
3. 1500 WEST GEORGIA ST.  
HEIGHT: 439' / 134M  
43 STOREY
4. 1550 ALBERNI ST.  
HEIGHT: 436' / 133M  
43 STOREY
5. 1640 ALBERNI ST.  
HEIGHT: 385' / 117M  
42 STOREY
6. 1668 ALBERNI ST.  
HEIGHT: 385' / 117M  
39 STOREY
7. 1698 W GEORGIA ST.  
HEIGHT: 250' / 76M  
24 STOREY
8. 1441 Alberni St  
HEIGHT: 437' / 133M  
49 STOREY
9. 1400 Robson St  
HEIGHT: 295' / 90M  
30 STOREY
10. 1500 Robson St  
HEIGHT: 210' / 64M  
21 STOREY



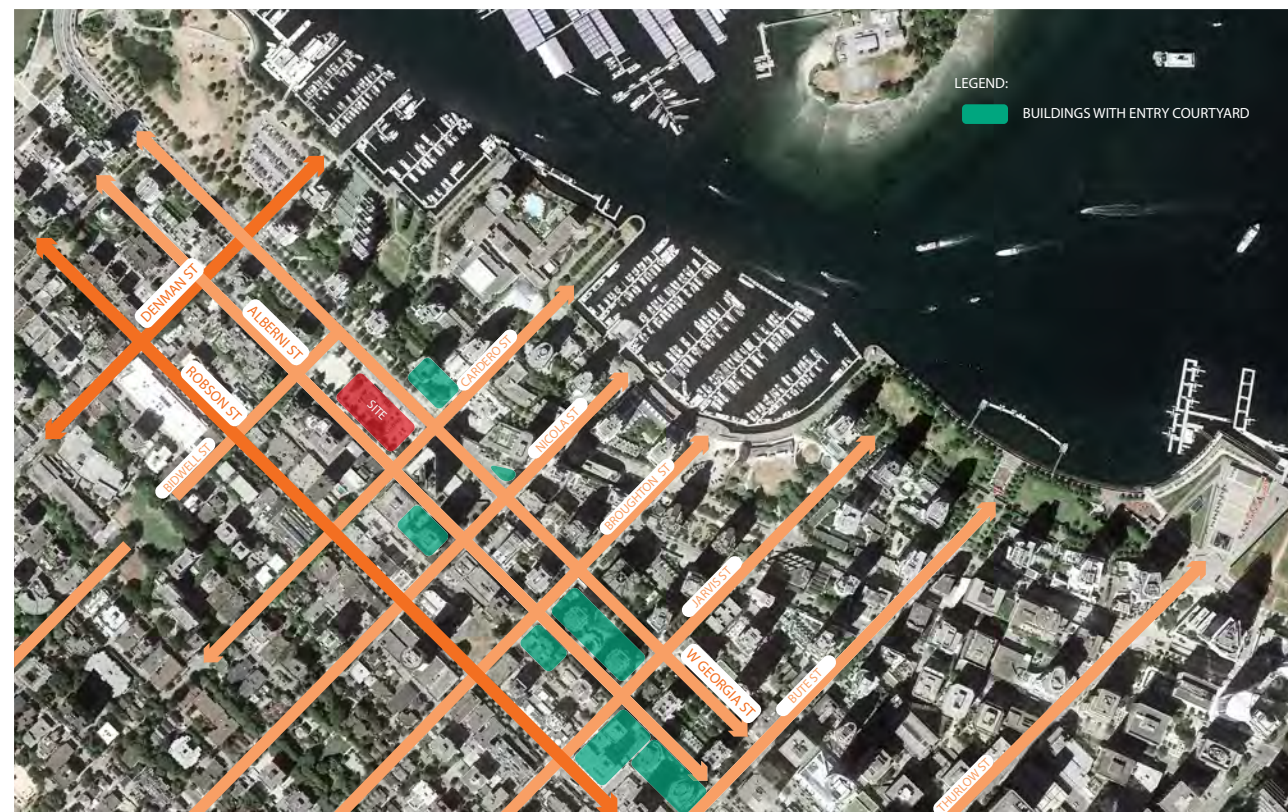
# Urban Context



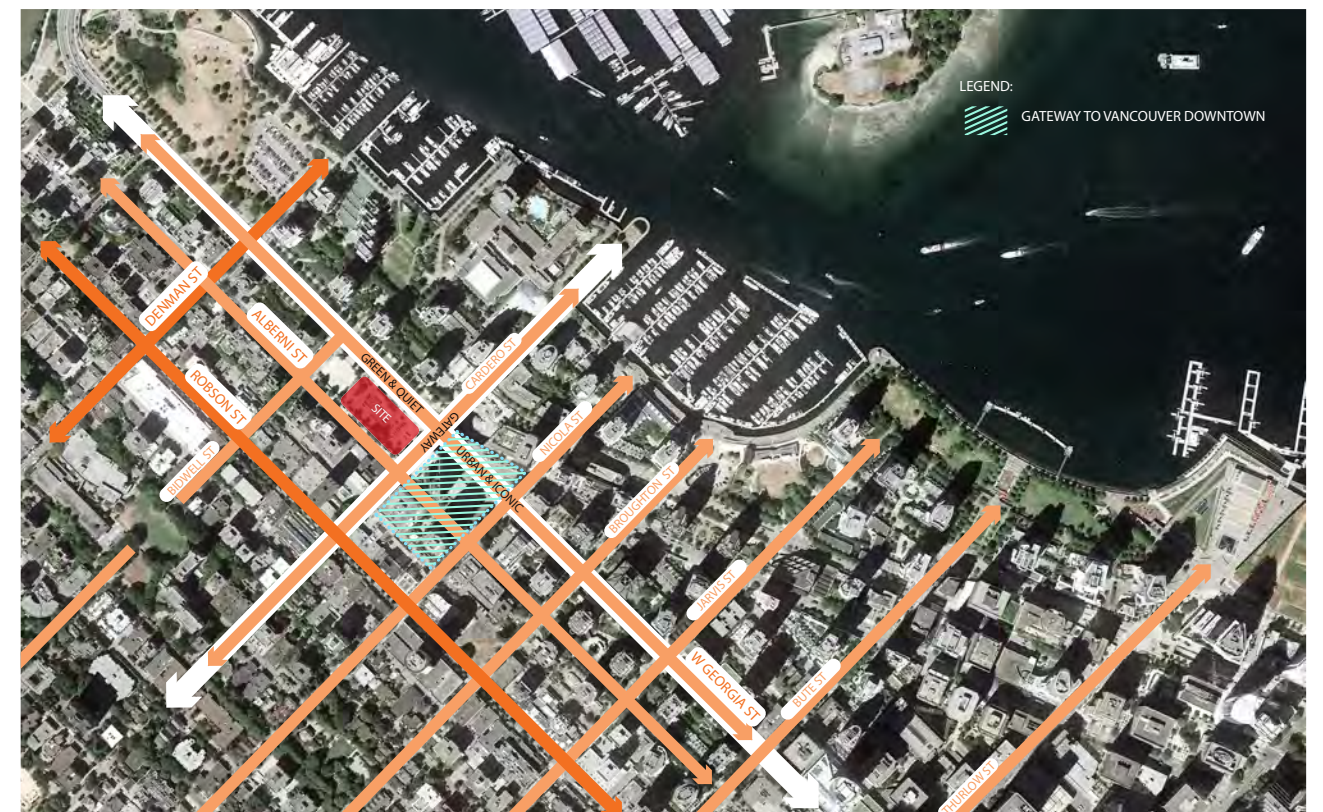
Urban Context – Street



Urban Context – Open Space



Urban Context – Drive Court



Urban Context – Gateway



# Urban Context – Overall

