

### Proposal

We propose to redevelop the Rogers Arena site to accommodate a mix of uses, primarily residential, in three towers featuring sustainable design and living. The site presents a number of opportunities at the heart of Vancouver's sports and entertainment district, where the proposed towers will enhance activity throughout the day and facilitate the existing infrastructure.

The proposed towers offer a mix of highly desirable residential types targeting professionals and people on the go, seeking an exciting way to live downtown. The close proximity to the stadiums will promote event-based activity. The success of the Rogers Arena towers will also be measured by the improvements the proposal makes toward an increase in animation and enhancing public space while mitigating traffic flows to and from the district. The project will connect Georgia Street to future developments along the False Creek waterfront.

This submission proposes to rezone the Rogers Arena site as a Comprehensive District (CD-1) to include:

1. An increase in density,
2. An increase in maximum building height
3. And new residential uses.

### Project Brief

Located on the property around Rogers Arena these proposed buildings are part of the planning and redevelopment process for Northeast False Creek. This ongoing process, which has progressed through a number of meetings with both City Staff and Neighborhood Stakeholders, will complete the development of the last of the Expo Lands and the surrounding sites. The four new buildings on the Rogers Arena site, will add a diverse range of uses to this new neighborhood.

**The West Tower**, which has already been rezoned and is just completing its Prior-to approval process, will be a 22-storey office tower, providing 21,925 SM (236,000 SF) of new job space at the eastern edge of the downtown Vancouver business district. This tower will be accessed both at grade from Expo Boulevard and from the Georgia Viaduct level, providing linkages back into the business core. This proposal will increase the height of the building to the maximum height permitted within the view corridor. This will result in a 24 storey mixed-use building with 17,369 SM (186,958 SF) of commercial space and 135 market condominiums in approximately 10,615 SM (114,269 SF) of building area.

**The East Tower**, above the existing Team Store at the corner of Pacific Boulevard and Abbott Street, will be a mixed-use building. The lower floors will continue to serve Retail and Rogers Arena event uses, while the floors immediately above will provide office space for the Vancouver Canucks. The 25 storeys of the upper portion of the tower will be market residential space. This will result in a 31 storey mixed-use building with commercial space and 191 market condominium units in approximately 15,520 SM (167,055 SF) of building area.

**The South Tower**, at the corner of Griffiths Way and Pacific Boulevard, will be market residential tower, with a proposed 218 units in a building area of 18,556 SM (199,735 SF) and a height of 32 storeys. This site will be excavated to a depth of 5 levels to provide a total of approx. 205 parking stalls that will serve both East and South towers. This excavation will also provide an opportunity to remove any contaminants from this remaining area of the site. This building occupies a significant site in terms of urban design. This tower frames the view as one travels north-east along Pacific Boulevard and it also flanks the south-east view down Georgia Street towards Science World.