

PUBLIC AMENITIES

Childcare

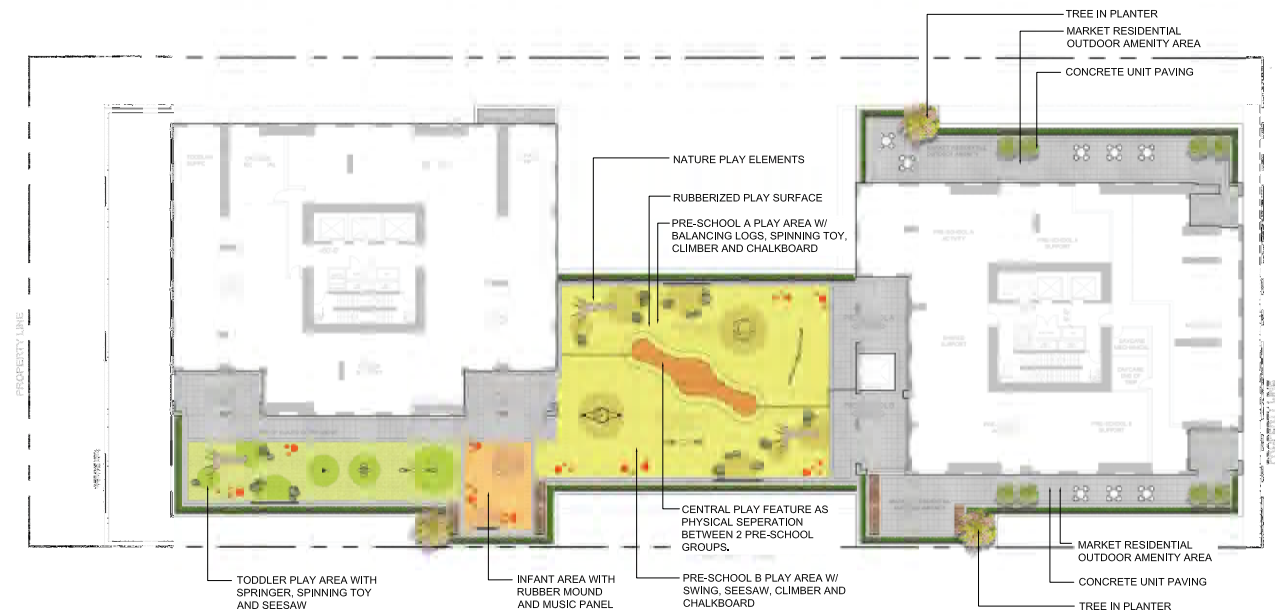
A 56 space city owned childcare faculty is proposed, which will utilize the podium roof for outdoor space.

Future Park

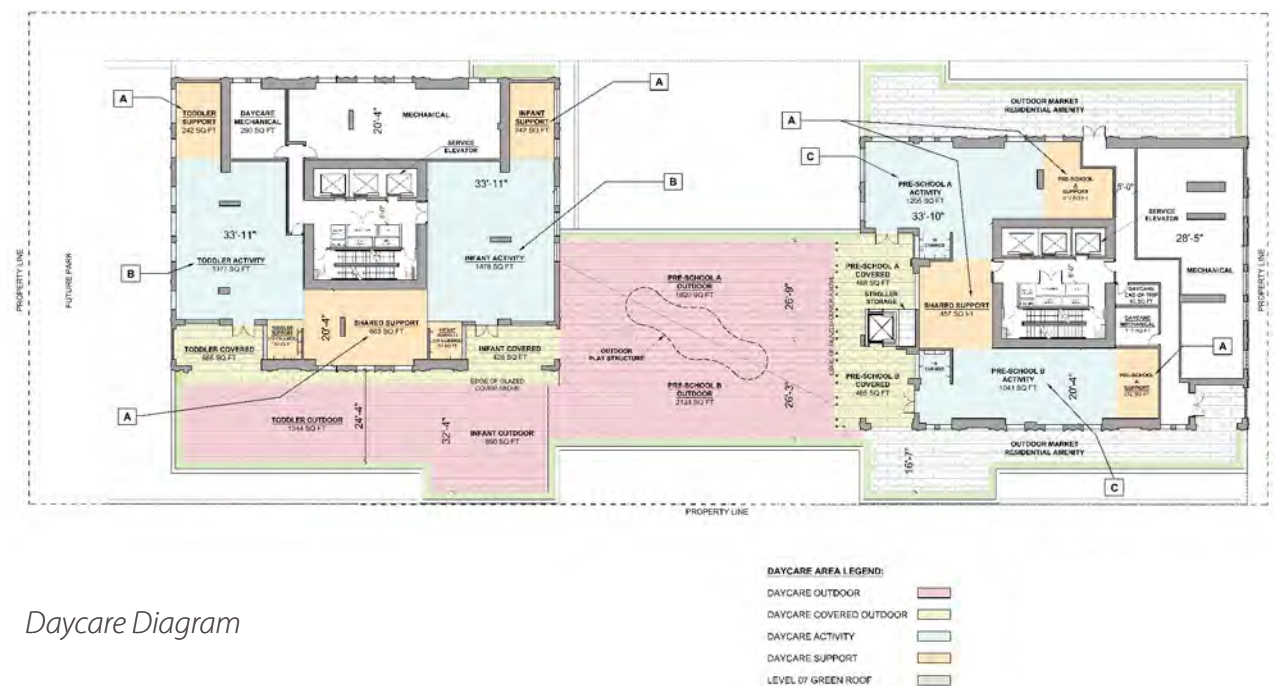
A contribution of park space area fronting onto Nicola Street will enhance liveability in this dense neighbourhood of the West End.

Street Animation

With ground level oriented residential units and a generous amount of public/private interface, the public realm is expanded and enhanced, and continues the high quality character of East Alberni into the West End.



Landscape Plan



Daycare Diagram

PUBLIC BENEFITS

Housing Benefits

1468 Alberni will deliver a mix of housing to downtown Vancouver, including rental, a city-wide priority. At 0.5% Vancouver has one of the lowest vacancy rates in Canada. Rental housing is important to meet the needs of a diverse population and is vital to a healthy economy by allowing moderate-income households to stay in the city.

Rental housing is a City of Vancouver priority with a goal of achieving 5,000 new rental housing units by 2021. The West End has a large number of existing rental housing.

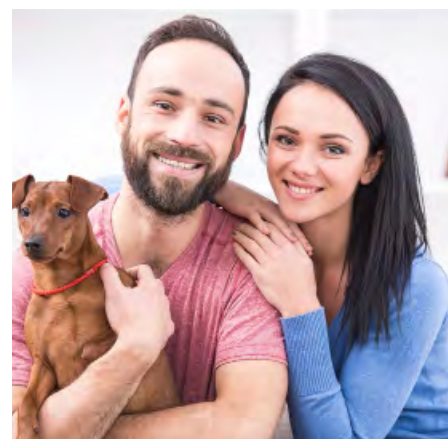
By committing to retaining & enhancing the on-site rental housing, the current proposal of 129 secured rental units will retain a significant number of rental apartments towards Vancouver's target.

Transit Benefits

A successful, full block, mixed-use project within walking distance of two major bus routes, developed to an appropriately higher, usable density will result in substantially higher and greater use of transit. Increased transit use will have positive impacts on the overall livability and environment of Lower Mainland.

Benefits of Local Procurement

The scale and mixed-use nature of this proposal will produce a diversified, ongoing positive economic impact within the downtown. Local employment opportunities within construction and related fields are envisioned and an increased market for local goods and services will be generated by future residents. Job creation within the development will be significant through a wide range of skills and



experience levels. Locally sourced materials and products will have priority as part of a wider sustainable materials selection strategy.

Sustainability Benefits

Leadership in sustainable design will be achieved by a commitment to create the largest & tallest Passive House Development in the world.

Community Benefits

During ongoing discussions with the relevant city agencies, it is fully anticipated that other significant amenity priorities such as public art, cultural space and social programs will be incorporated into the public benefit equation for this development.

PROCESS TO DATE

The Developers hosted a pre-application Open House on June 7, 2017 from 5:00 pm to 7:30 pm at the Empire Landmark Hotel to provide members of the public with an opportunity to view the proposal for 1468 Alberni Street and provide feedback.

Respondents were generally supportive of the proposal, noting that it provides a good mix of unit types and tenures (strata and rental), and responds to the city's need for more housing. Respondents were also happy to see the proposal include family-oriented units; some respondents indicated that they would like to see more family housing included. People responded positively to the proposed architectural design and amenities (child care and future park); although, a couple questioned how the proposed design fits in with the identity of the city. Main concerns were centered around affordability and the need for more rental, subsidized rental, and smaller units; height and view impacts; and the proposed park's impact on Nicola as an emergency route. A couple of existing tenants had concerns about displacement and questions about the tenant relocation package.

The project team will be considering the feedback received at the pre-application Open House and will be refining the proposal with the goal of submitting a rezoning application in Summer 2017.



Approximately 130 members of the public attended the Open House; thirteen (13) people who signed in identified themselves as existing tenants of 1444 Alberni Street (also known as 711 Broughton Street). Participants were invited to provide feedback by filling out a comment form. A total of forty-eight (48) comment forms were received at the event, and seven (7) respondents identified themselves as existing tenants. 63% (30) of the comment forms were supportive of the proposal, 21% (10) of the comment forms were neutral, and 8% (4) of the comment forms were in opposition.