











TEAM

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PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

OWNER:

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Alberni Street Holdings Ltd.

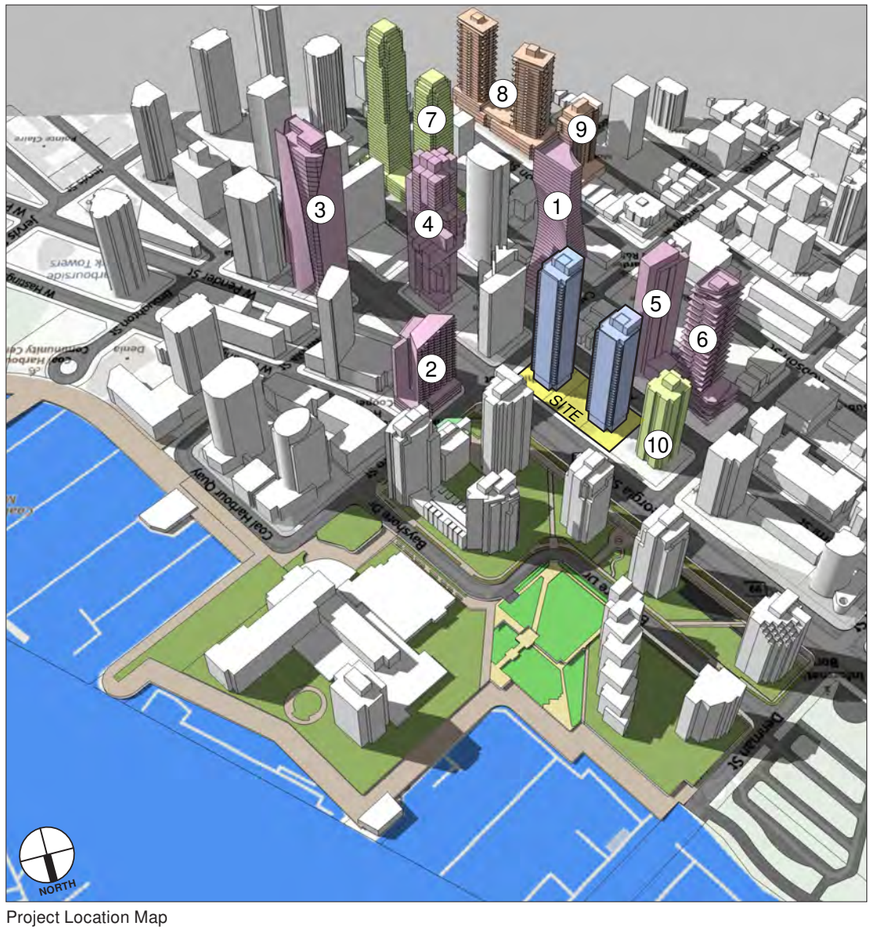
Context Map

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



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
33 storeys (127 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



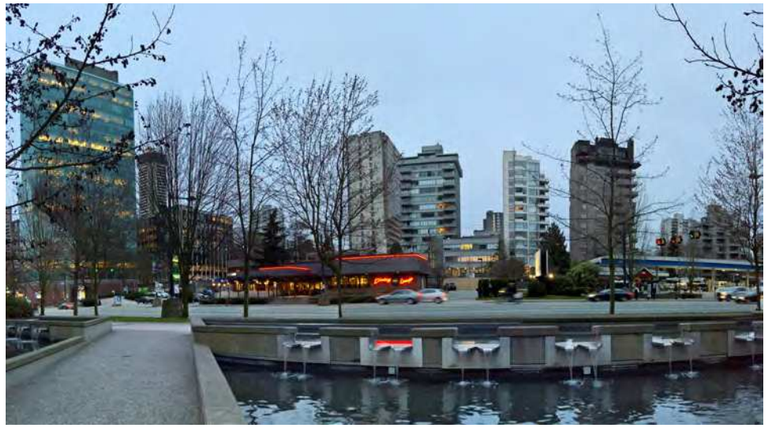
View looking South

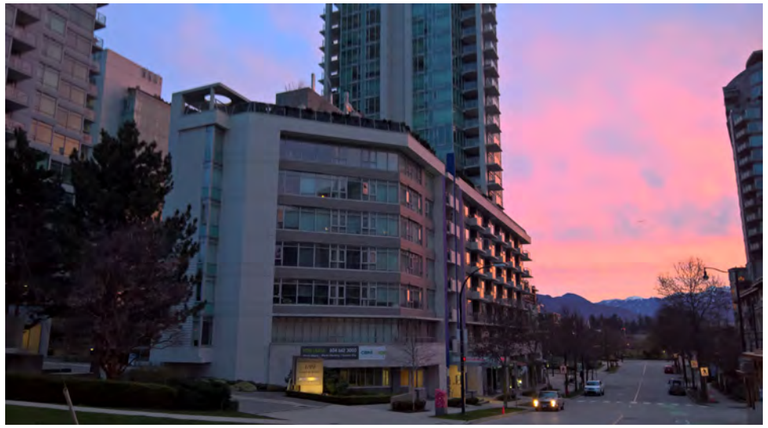


View looking East



Site Photos



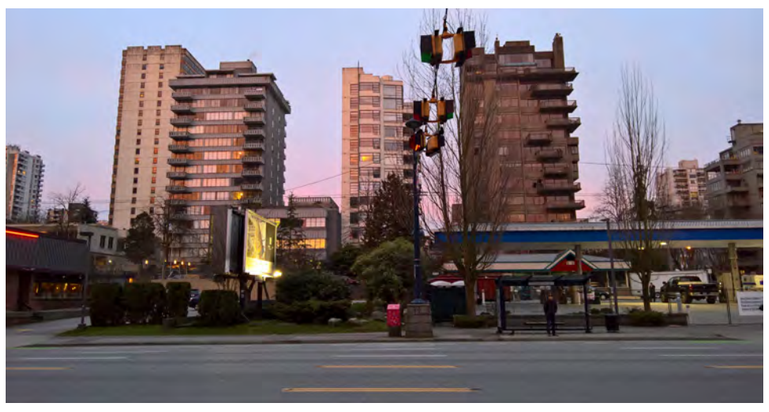














Basic Site Information

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

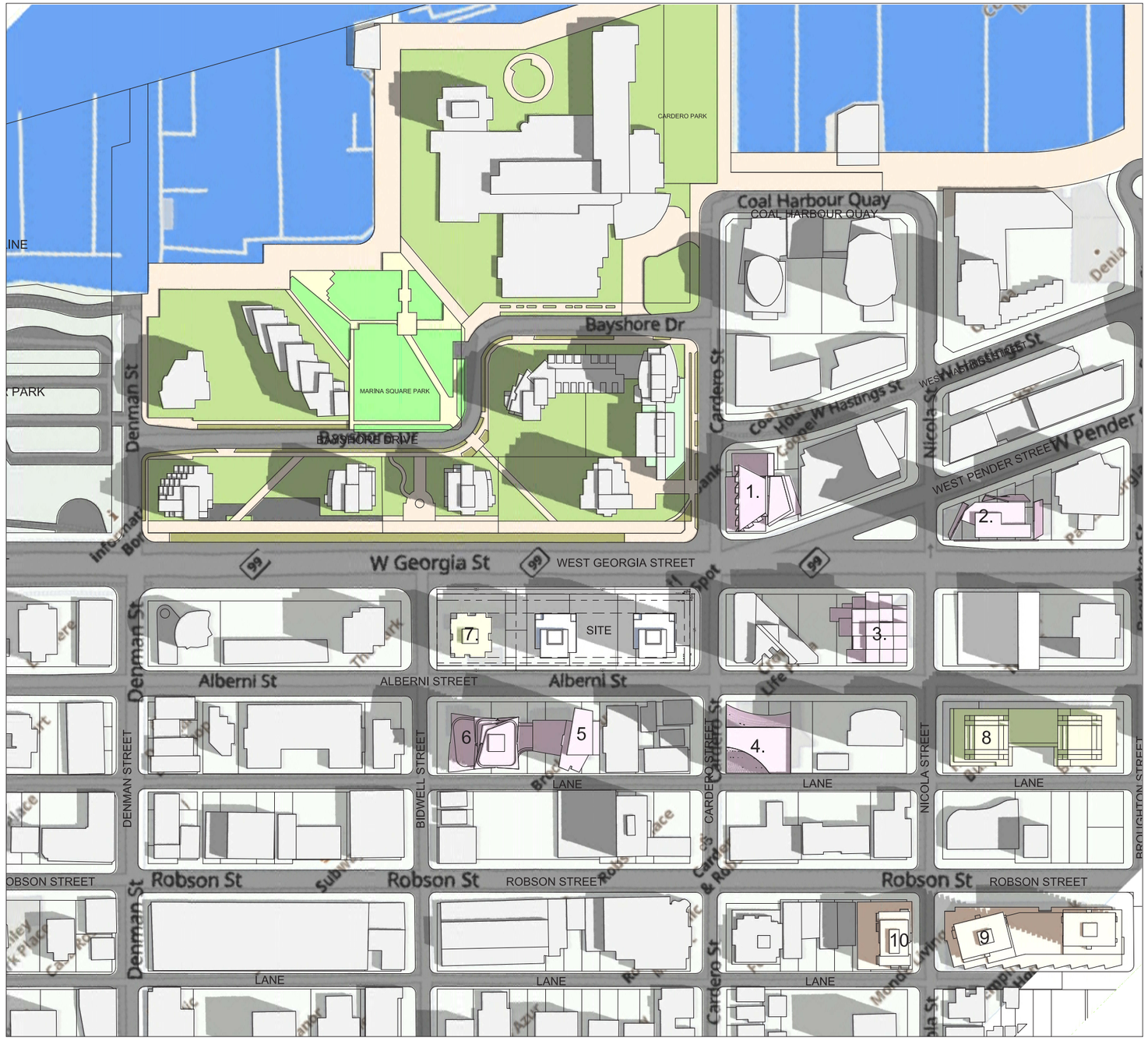
RM-6 (rezoning to CD-1)

Current Use

1 storey restaurant and surface parking lot.

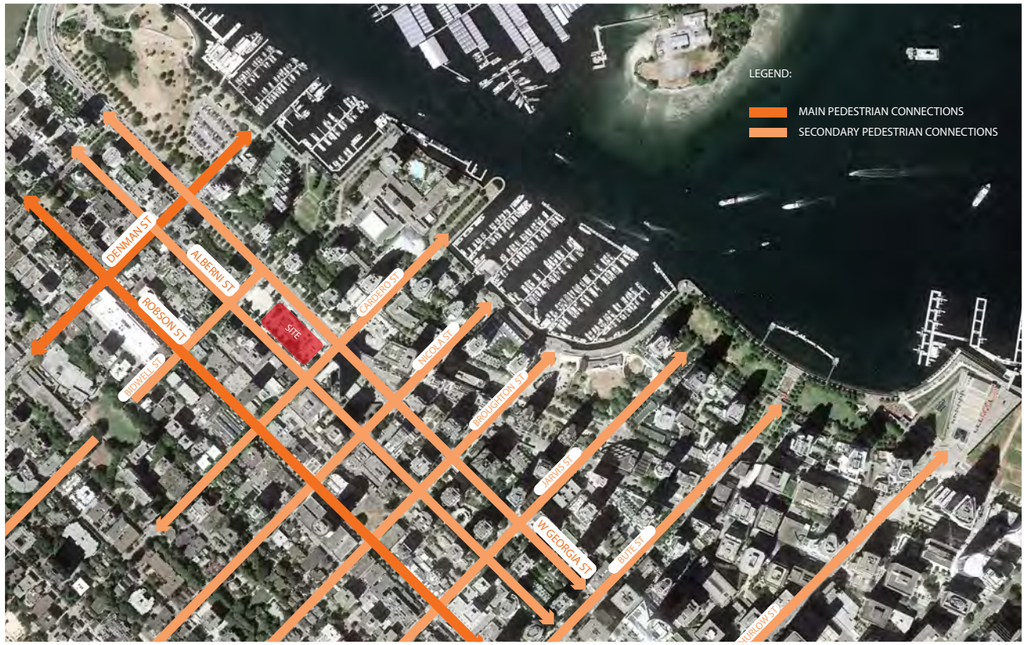
The Site

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.).

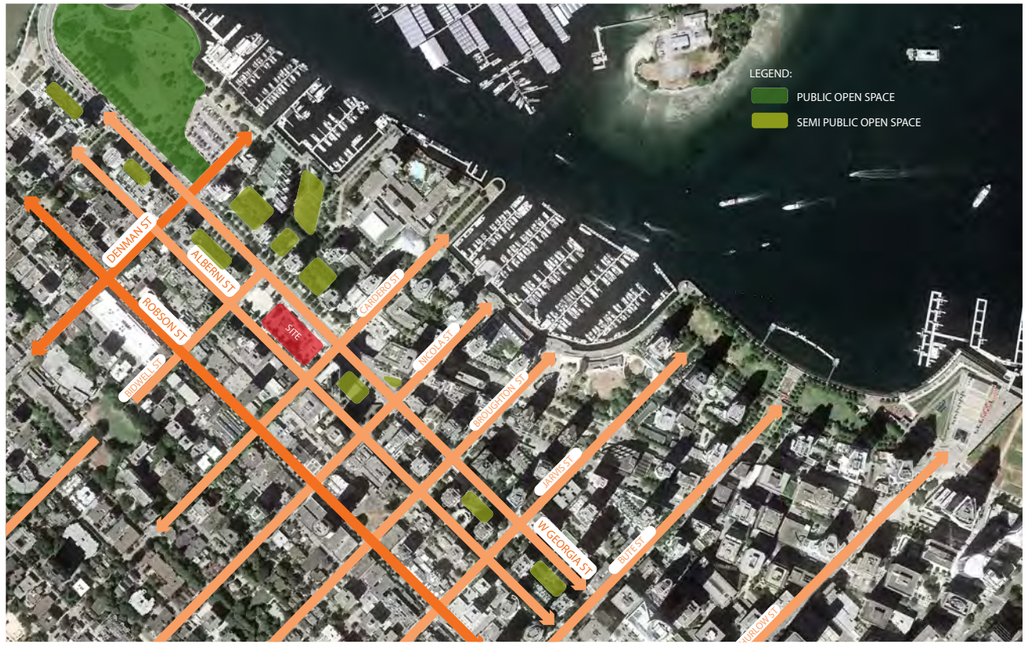


1. 1575 WEST GEORGIA ST. & CARDERO ST.
   HEIGHT: 265' / 81M
   26 STOREY
2. 1445-1455 WEST GEORGIA ST.
   HEIGHT: 514' / 157M
   46 STOREY
3. 1500 WEST GEORGIA ST.
   HEIGHT: 439' / 134M
   43 STOREY
4. 1550 ALBERNI ST.
   HEIGHT: 436' / 133M
   43 STOREY
5. 1640 ALBERNI ST.
   HEIGHT: 385' / 117M
   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

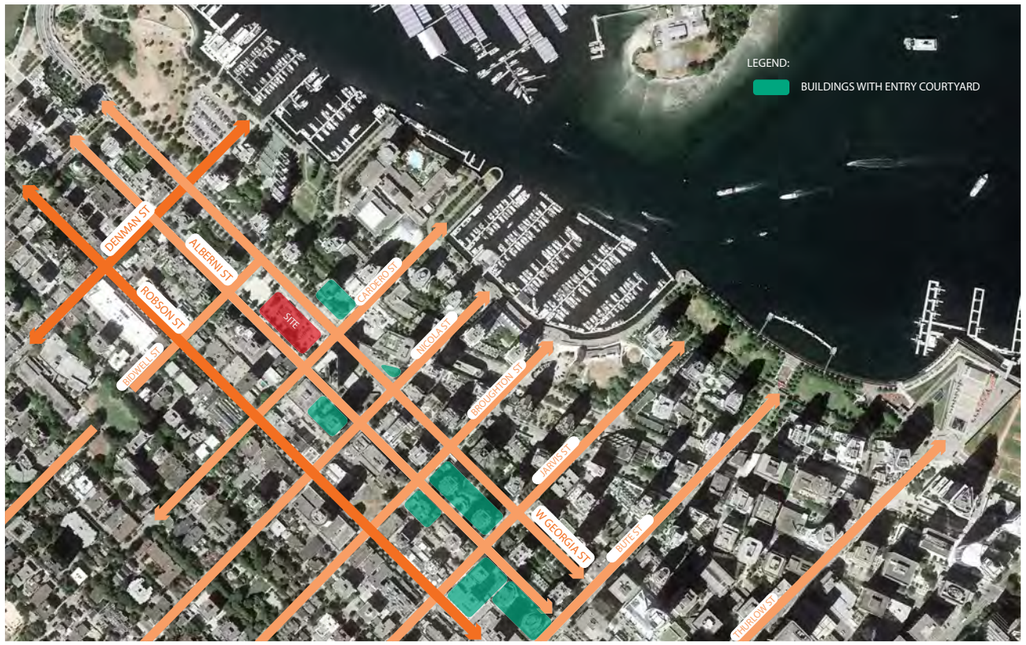
Urban Context



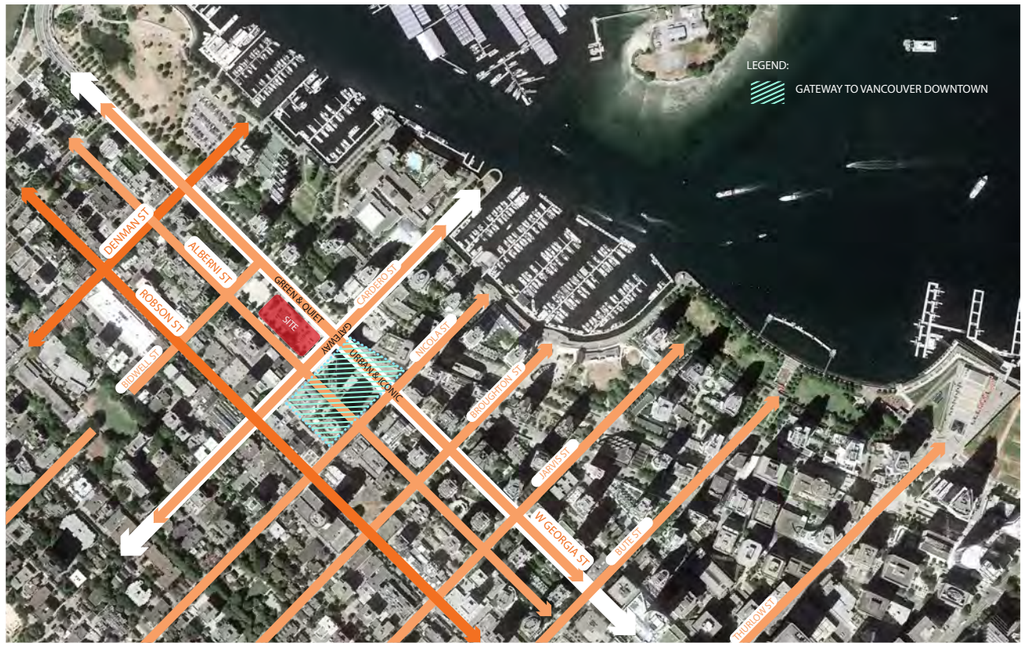
Urban Context – Street



Urban Context – Open Space



Urban Context – Drive Court



Urban Context – Gateway

Urban Context – Overall

