



Northeast isometric

Project Description

The redevelopment of the site at 1640-1650 Alberni is a proposal to increase the rental residential accommodation available to residents of the West End with added opportunities for family oriented housing. The purpose built rental housing will offer market rental housing in a desirable, well-served neighborhood within walking distance of downtown employment, as well as local schools and parks.

The proposed development will replace an aging mixed-use office/residential building with a new 276 unit rental building. This new rental building will provide an additional 211 units of housing of which 104 units will be family oriented. There will be a total of 89 two bedroom and 15 three bedroom units, providing 37% family oriented units within the new development.

All parking is accessed from the lane with a total of 148 stalls provided below grade. Bicycle storage is located on the first level of the parkade and is accessed directly by the elevator and stairs.

Siting and Form

The proposed development responds and conforms to the guidelines established in the West End Community Plan in its building form and use. As per the guidelines for the Georgia Corridor, the podium portion of the building is held to 4 stories to maximize daylight to the sidewalk and Alberni Street. The proposed new tower floor plate is within the 511 SM (5500 SF) maximum established for Area 'A' in the Georgia Corridor. The proposed new tower is also approximately the same width from Alberni Street as the existing residential tower, thereby providing no additional shade to Alberni Street and limiting the added impact on the surrounding residential developments. The project provides two ground oriented residential units on Alberni Street with at grade patio space.

The height of the tower at 42 storeys and 129.63 M (geodetic) is within the 117.3 M (from base surface) maximum prescribed in the West End Community Plan for this area of the Georgia Corridor. It is within a view shadow of the most restrictive View Cone (View Cone 20, Granville Street at Broadway to Capilano Valley and North Shore) which sets a maximum geodetic elevation on the site of 121.49 M.

The siting of the tower is a direct response to the existing neighboring tower forms as well as to likely future development on neighboring sites. The tower to the west, 1668 Alberni, is built abutting its eastern property line and has no window openings in this wall. Here we have held the new tower form 53'-5" ft. back from this existing building. A redevelopment of this neighbouring site would necessitate a consolidation with the neighboring property to the west, resulting in a new tower development that would be well beyond the 80 ft. setback from the proposed new tower.

Similarly, a redevelopment of the properties to the east would require a consolidation of the property at the corner, allowing for a redevelopment of that site with ample separation from the proposed building.

The apartment tower across the lane to the south, 777 Cardero, has only minor window openings facing the site and here again the form of the tower is shaped and sited to achieve an 80 ft. separation from this neighboring building. The built form and massing of the tower itself, has been shaped to maximize the separation from existing and potential future neighboring towers, as well as to minimize the shadow profile cast onto Alberni Street.

Expression

The architectural expression of the building is derived in response to the surrounding urban context and to the opportunities that this site presents for its residents. With mountains to the north, Stanley Park to the west, the west end to the south and downtown to the east, views are exceptional in all directions. All of the tower suites have corner windows to take advantage of these views. The east and west facades have increased opaque massing with a curving solid envelope structure.

The facade orientations minimize the privacy and overlook issues with neighboring buildings and yield the best distant view potential for residents of the building. Suites are arranged and laid out to maximize these view opportunities. The tower is shaped to present a relatively narrow façade to the street, giving it a tall slender silhouette against the skyline. The rhythm of balcony projections further animate the tower facades as well provide the necessary solar control for the south and west facing facades.

Amenities

The building will provide amenity spaces for residents on three different floor levels. A fitness space a ground level is connected to adjacent landscaped areas. Shared common space with a kitchen and a games room on level 5 is connected to the roof-scape of the podium to provide outdoor amenity space for the residents of the building. This outdoor amenity space will include family oriented play space and garden plots. At the top of the tower is an amenity space providing social and leisure oportunities for the residents. This "Sky Lounge" has exterior decks with spectacular views of the city.