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CITY OF VANCOUVER
453 WEST 12TH AVENUE
VANCOUVER, BC V5Y 1V4

ATTN: MR. MICHAEL NAYLOR, SENIOR PLANNER

14 DECEMBER 2017

1040-1080 Barclay Street – Rezoning Application

Dear Michael,

The design of 1040-1080 Barclay Street aims to reconnect architecture with the natural and civic environment and contribute to the liveliness of the social urban fabric. Our design proposes to open up the typical verticality of towers to embrace the city and nature in a three-dimensional matrix that articulates the space of living in Vancouver's unique balance of vibrant urban conditions surrounded by breath-taking nature.

Located at the corner of Barclay and Thurlow Streets, the project is situated in close proximity to the greenery of Nelson Park, the liveliness of Robson and Davie Villages, and the bustle of the Central Business District, making it an appealing location for downtown living. The design takes its inspiration from the grain and scale of the horizontal villages and transforms it into a vertical village.

The architectural and urban composition reflects the smaller scale blocks and elements of the urban context, which are replicated into cubic modules and assembled to form two sculptural residential towers. With neighbouring buildings indicating a tendency towards singular vertical towers, the design of 1040-1080 Barclay generates a more articulated massing with moments of volumetric interest that brings small scale pockets of nature to urban residents. The articulated silhouette of the two towers engages the space of the city and stand as distinct landmarks that activate the skyline.

The network of green zones between buildings in the surrounding context extends vertically to create pockets of green outdoor spaces between the towers. A three-dimensional volumetric matrix of residential units, plantings, and terraces, provides space for living with a buffer of outdoor yards in the towers. Affordable housing is seamlessly integrated into the tower and lower levels, and provides shared spaces for social connectivity.

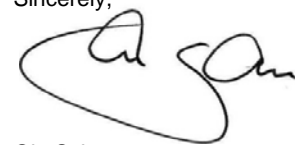
Where a typical podium condition creates a hard street edge with limited access, the design proposes a softer accessible approach with recessed and projecting horizontal slabs and greenery surrounding a shared central courtyard between the towers. A horizontally layered connecting loop around the central courtyard opens up the massing at street level, while the scale of the residential modules relates to the existing surrounding neighbourhood. Together, the residential modules and outdoor terraces generate a vertical village – Barclay Village.

Maximised landscape zones are created on the site and a green public passageway provides a through-block connection from Barclay Street. Multiple pedestrian connections and green spaces run through and along the site, contributing a lively landscaped urban streetscape to the public realm.

Sustainability strategies for passive and active energy savings are integrated into the architecture and façade design to enhance thermal performance and target significant reductions in energy consumption.

We are excited by this opportunity to further engage the City of Vancouver and welcome our collaborative dialogue to shape meaningful urban place making. Thank you for your consideration.

Sincerely,



Ole Scheeren

February 8, 2018

City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Attention: Michael Naylor

RE: Rezoning Application – 1040-1080 Barclay Street, Vancouver

Dear Michael,

On behalf of Bosa Properties and Kingswood Properties, we are pleased to submit the rezoning application for our development proposal for 1040-1080 Barclay Street. This development is a collaboration between Bosa Properties, Kingswood Properties, Büro Ole Scheeren (Design Architect), Francl Architecture (Architect of Record) and PFS Studio (Landscape Architect).

In brief, the property is located on the northwest corner of Barclay and Thurlow Street. The site area is 4,020 m². The proposed concept development conforms to the West End plan adopted by the City. The proposal consists of two high-rise residential towers combining market and social housing with retail use on the ground level fronting Thurlow Street. The proposed FSR is approximately 15.42 with approximate density of 64,570 m² exclusive of balconies which are not exceeding 12% of the residential floor area.

The proposed building height is designed to 136.72 m/Tower West and 139.60 m/Tower East above the base surface. Two view corridors are crossing the site - 12.1.1 (Granville Bridge to Crown/Grouse) is not affected by the development but both towers enter into the 3.2.1 (Queen Elizabeth to the Downtown skyline) view corridor. A mix of unit types and sizes is proposed to include studios/one bedrooms to three bedrooms comprising of approximately 643 units. Eight levels of underground parking provide for approximately 626 stalls. Vehicular and loading access is provided from the lane on the southwestern side of the site. The building itself is designed architecturally to respond to the surrounding context lending itself to its unique design and building form.

More design information and details can be found in the attached rezoning package and architectural set by Büro Ole Scheeren and Francl Architecture.

We are excited to have Ole Scheeren, an internationally recognized award-winning architect working with us on Barclay. We believe that the concept he has developed is particularly sensitive to this site in responding to the neighbouring buildings, the streetscape and the surrounding area.

Yours truly,

BOSA-KINGSWOOD PROPERTIES (BARCLAY) INC.



Hermann Nuessler
Vice President of Development