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

ATTN: MR. MICHAEL NAYLOR, SENIOR PLANNER

28 JULY 2016

1500 West Georgia – Rezoning Application

Dear Michael,

Vancouver possesses a unique balance of urban conditions surrounded by breath-taking nature that provides fertile ground for envisioning new possibilities for living in a vibrant, cosmopolitan, environmentally-friendly city.

The design of 1500 West Georgia exemplifies our ambition to reconnect architecture with the natural and civic environment and opens the inert shaft of the tower to embrace both city and nature in a three-dimensional sculpture. Our proposed design presents a future vision for vertical living that reaches out to engage the space of the city at this meaningful gateway site.

Located on West Georgia Street, the tower stands as a beacon at the entrance to Downtown Vancouver from the North Shore and Stanley Park and forms an urban pivot at the junction where the city's grid splices and begins to expand.

A system of vertically shifted apartment modules enables dynamic yet rational layouts for residences while the rotation of modular elements extends living spaces to introduce the concept of horizontal living in a slender high-rise. The resulting multiple terraces offer physical and emotional connectivity between the indoor and outdoor environment.

The vertical offset of the apartment modules minimizes the footprint of the tower and liberates the ground to provide an open plaza for the public realm. An amplified reinterpretation of the existing water cascade along West Georgia builds on the strong architectural heritage of the site, while multiple crossing paths ensure urban permeability. Public amenities around the central plaza and extensive waterscape engage the community and contribute to the network of downtown green and public space.

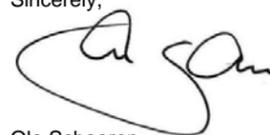
As a special place in the city for Vancouverites who have fond memories of the existing office building and water cascade, the design retains the modernist Crown Life Place, enhances the qualities of the site, and respectfully translates the original character, while offering new possibilities to the community.

The overall massing creates visual interest and opportunities throughout the tower, while careful consideration has been given to distribute the massing in such a way as to open the space between the existing office building and new tower, minimize direct facing elevations, and maximize views.

Sustainability strategies for passive and active energy savings are integrated with the architecture and existing structures to target significant reductions in energy consumption and enhancement of the public realm.

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

Sincerely,



Ole Scheeren

July 27, 2016

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

Attention: Michael Naylor

RE: Rezoning Application – 1500 West Georgia 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 1500 West Georgia 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 1500 Block West Georgia Street. The property slopes down from the southeast corner of the property to the northwest corner. The site area is 43,271 sf. The proposed concept development conforms to the West End plan adopted by the City. The proposal is a high-rise market residential with retail use on the ground level fronting West Georgia and Nicola Street. The proposed FSR is approximately 11.47 with approximate density of 496,451 sf exclusive of balconies over 12% of FSR area.

The proposed building height is designed to 134.07m above the base surface and does not intrude into restricted view cones. A mix of unit types and sizes are proposed to include one bedrooms to three bedrooms comprising of approximately 217 units. Seven levels of underground parking provides for approximately 347 stalls. Vehicular access is off Nicola Street and loading access is provided from Cardero Street. 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, and internationally recognized award winning architect working with us on 1500 West Georgia Street in what will be his first high rise building in North America. 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 PROPERTIES (1500 West Georgia) INC.



Hermann Nuessler
Vice President of Development