

# Response to UDP September 21st Meeting

The Project Team has presented to the Urban Design Panel (UDP) on September 21st 2011. The scheme was summarized in a submission dated September 19th, 2011, which included four main components.

- A Lowrise building on Beach Avenue
- A Midrise building on Harwood Street
- A Townhome building on Harwood Street
- An Amenity pavilion at the corner of Beach and Cardero.

The Urban Design panel supported the density and rental housing proposed for the site, but recommended more work to be done on the design noting a need for :

- A reduction in the Mass of Building A (Beach avenue Lowrise) to increase permeability through the site.
- Design development for Building B (The Midrise on Cardero) to create more separation between it and its adjacent tower (Tower A).
- Design development to Landscape to keep it more park like in expression.
- Design development to the Townhomes on Harwood Street, to allow them to fit better with the adjacent tower.

In response all aspects of the project have been re-examined. The new scheme reduces the mass and simplifies the form of buildings A, B & C, increasing the separation between the new buildings and their adjacent existing neighbours. The following sections contain our revised SOS prepared by Robert Lemon and a series of illustrations outlining the proposed changes to the scheme.

ORIGINAL SEPT 21st SCHEME MASSING

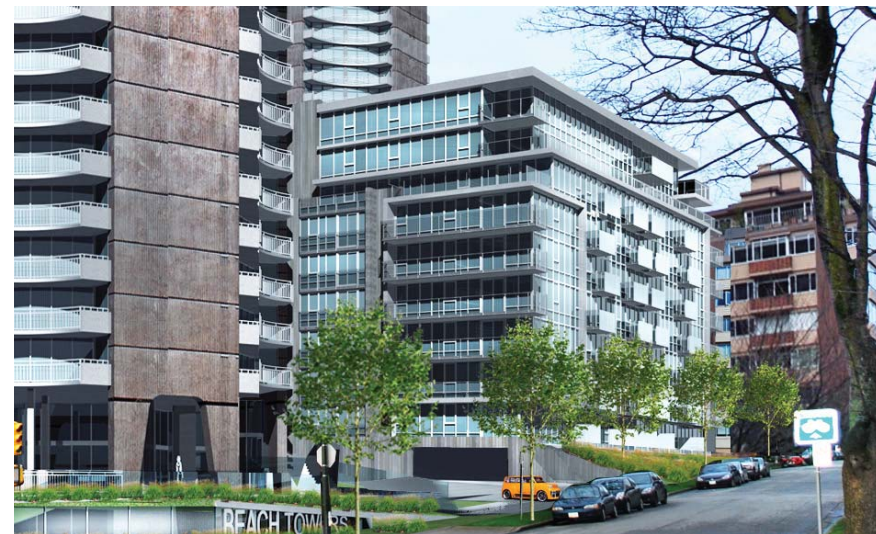


BUILDING A  
BEACH AVENUE LOWRISE

NEW MASSING



ORIGINAL SEPT 21st SCHEME MASSING



BUILDING B  
CARDERO STREET  
MIDRISE

NEW MASSING



ORIGINAL SEPT 21st SCHEME MASSING



BUILDING C  
HARWOOD STREET TOWNHOMES  
(COLUMBUS HOUSE)

NEW MASSING



ORIGINAL SEPT 21st SCHEME MASSING



BUILDING D  
AMENITY PAVILION

NEW MASSING



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Beach Towers Rezoning Application - Rezoning Application  
1600 Beach Avenue & 1651 Harwood Street, Vancouver BC  
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