

Welcome.



Site Aerial: Aspac Developments, together with IBI Group and Pelli Clarke Pelli, are proposing to redevelop the properties located at 1608-1616 West Georgia Street & 1667 Alberni Street.

Thank you for attending tonight's Open House. The purpose of this Open House is to:

-  Introduce the applicant team to our neighbours and the community.
-  Share the applicant team's development concept for 1608-1616 West Georgia Street.
-  Receive feedback from our neighbours and the community.



Pelli Clarke Pelli Architects



Meet the Project Team.



ASPAC World Class Communities

Aspac Developments is a Vancouver-based developer of world-class properties – best known for transforming Coal Harbour from an industrial site into a downtown Vancouver waterfront neighbourhood. Founded in British Columbia in 1993, Aspac's first project was a joint venture partnership with Marathon Realty, the real estate arm of Canadian Pacific Railways, to create a master-planned community on the site of the former railway yards in Coal Harbour. Aspac and Marathon's vision for Coal Harbour culminated in the creation of a mixed-use community, centred on an active and vibrant waterfront, that is a destination for locals and tourists.



IBI Group is a global team of industry leading architects, engineers, planners, designers, and technology professionals united by a common desire: to create livable, sustainable, technologically advanced urban environments. IBI Group is a technology-driven design firm. From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, IBI Group designs every aspect of truly integrated cities.



Pelli Clarke Pelli Architects

Founded in 1977, Pelli Clarke Pelli Architects (PCPA) has designed some of the world's most recognizable buildings. The firm's award-winning portfolio includes the World Financial Center in New York, the Petronas Towers in Kuala Lumpur, the International Finance Centre in Hong Kong, and Salesforce Tower and Salesforce Transit Center in San Francisco. PCPA's work for public and private clients includes office buildings, hotels, residences, performing arts centers, museums, academic buildings, libraries, research centers, and master plans.



PFS STUDIO

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over thirty years (formerly as Phillips Farevaag Smallemberg) and produces its award-winning work from its Vancouver studio and through a strategically allied joint enterprise in China. PFS Studio has led or been centrally involved in many large scale planning and design projects throughout Canada, the US, China and other international locations abroad.



Neighbourhood Context.



The project site is located along the Georgia Corridor in the vibrant and diverse West End neighbourhood.



The site is located between Alberni and Georgia Streets, bound by Cardero Street to the east. The site currently features a single-storey underutilized commercial building and associated surface parking.



1
1500 Alberni Street
Rezoning (Approved)
43 Storeys



2
1575 West Georgia & 620
Cardero Street Rezoning
(Approved) 26 Storeys



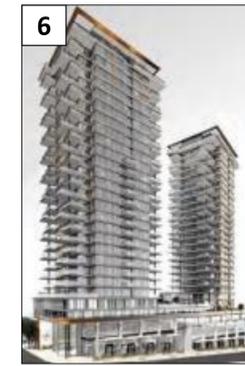
3
1500 West Georgia Street
Rezoning (Approved)
41 Storeys



4
1668-1684 Alberni Street
Rezoning (Application)
39 Storeys



5
1444 Alberni Street
Rezoning (Approved)
43-48 Storeys



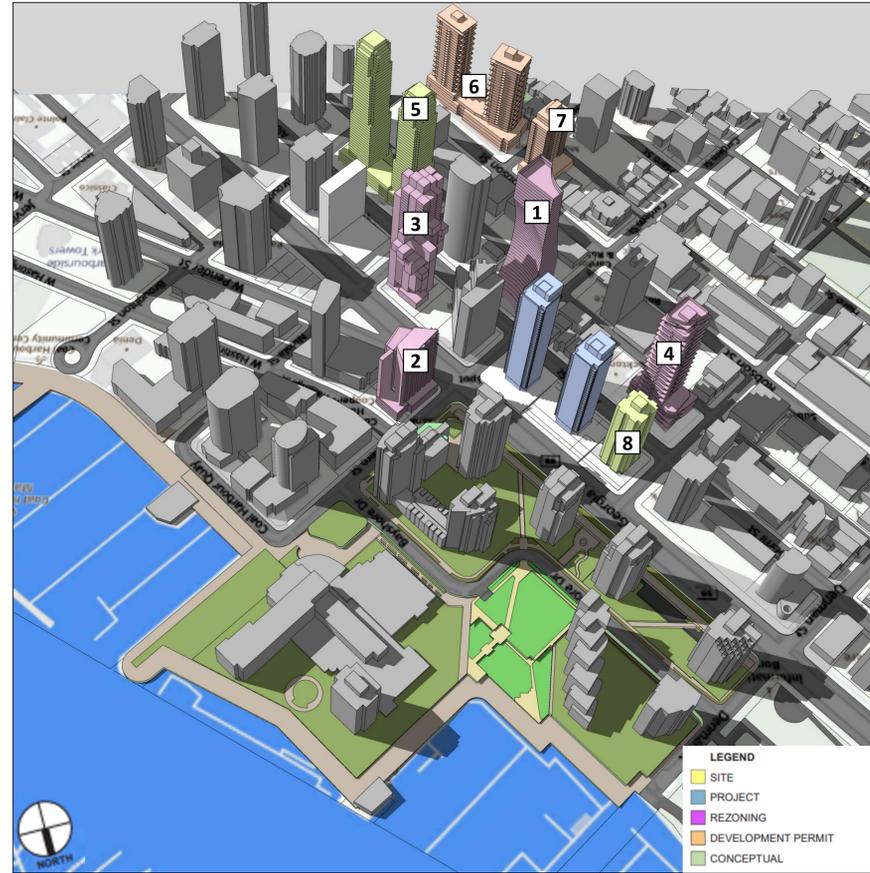
6
1400 Robson Street
DP (Approved)
30-31 Storeys



7
1500 Robson Street
DP (Application)
21 Storeys



8
1698 West Georgia Street
Rezoning (Application)
33 Storeys



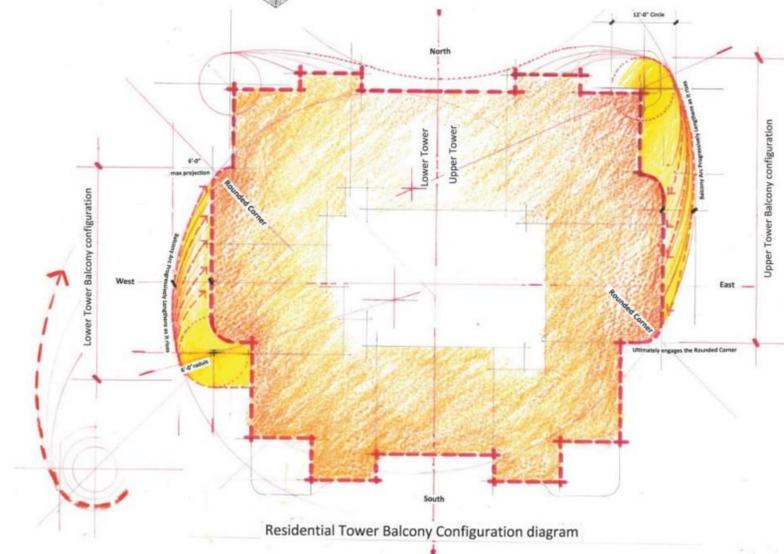
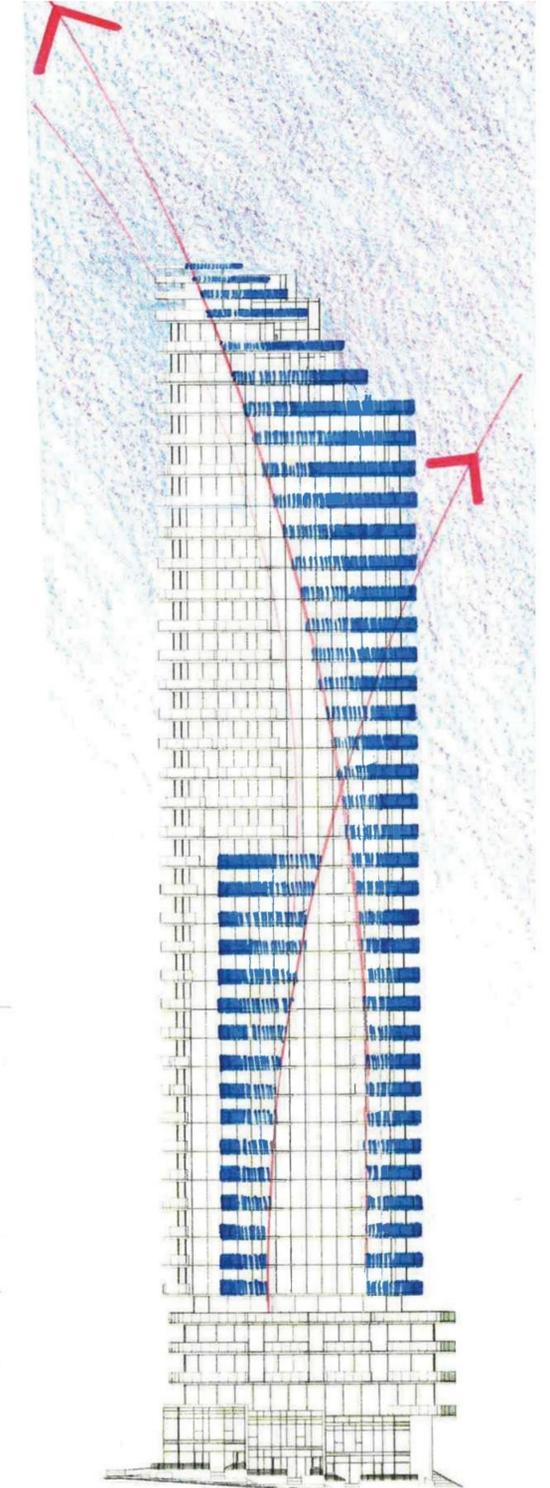
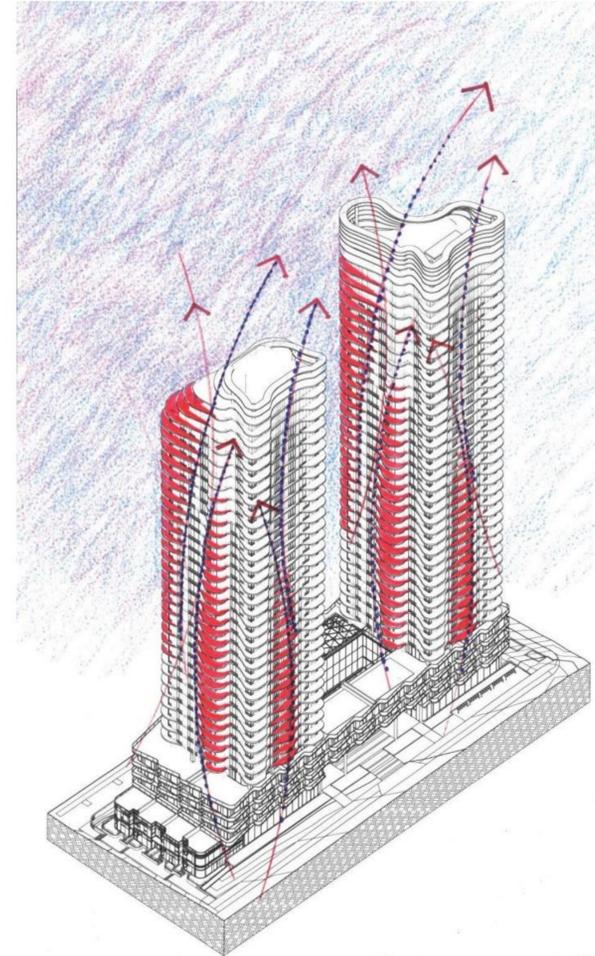
Above: Relationship of the proposed building height to neighbouring development proposals.

Left: A number of new projects are currently being considered in the neighbourhood, which have established a high precedent for design excellence.

Design Inspiration.



Vancouver and its signature skyline has always had a special and unique relationship with the sky, the mountains, and the water. We sought to capture this in our architecture, paying special attention to the dynamic relationship of ever changing reflections and patterns of wind upon waves.



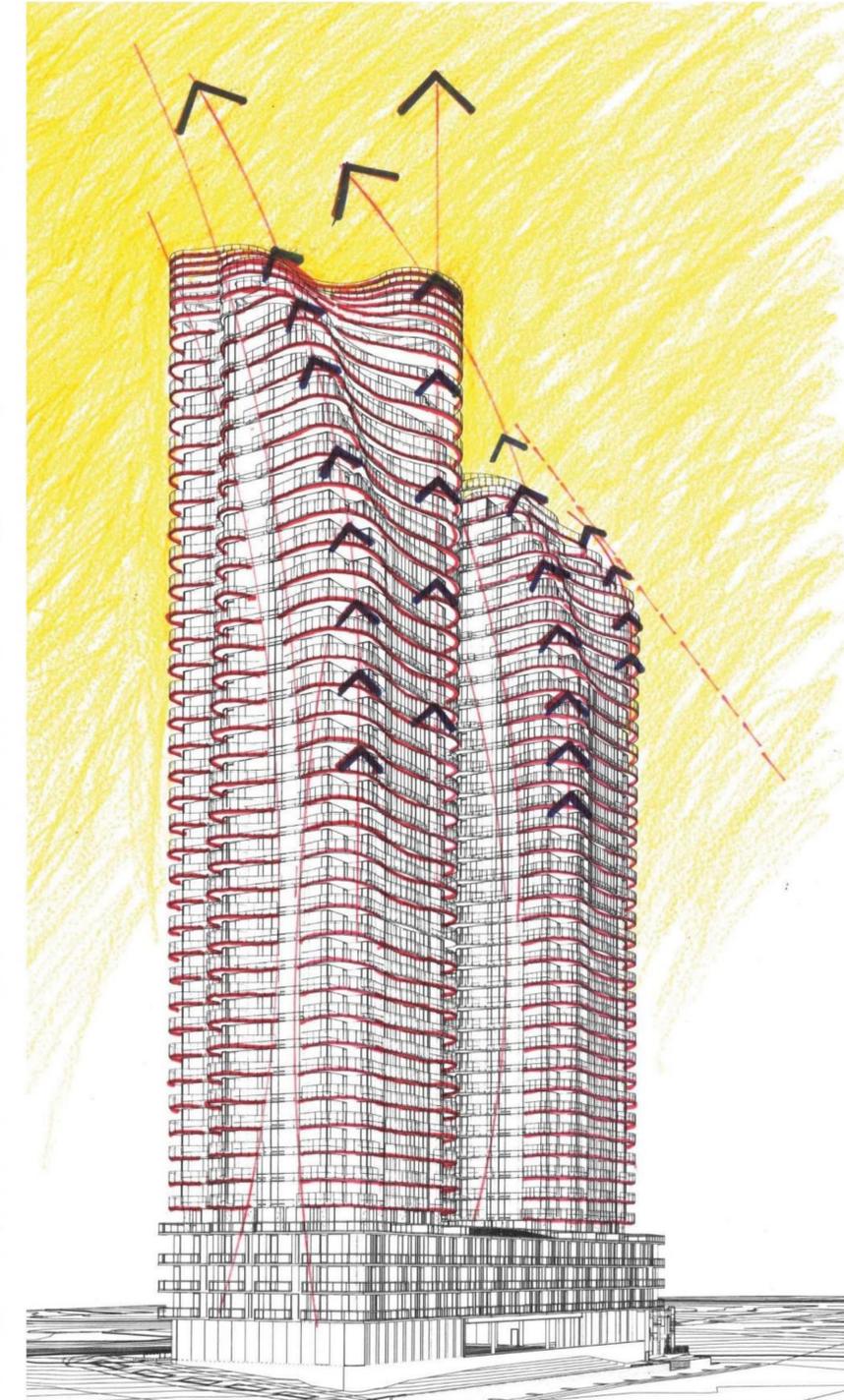
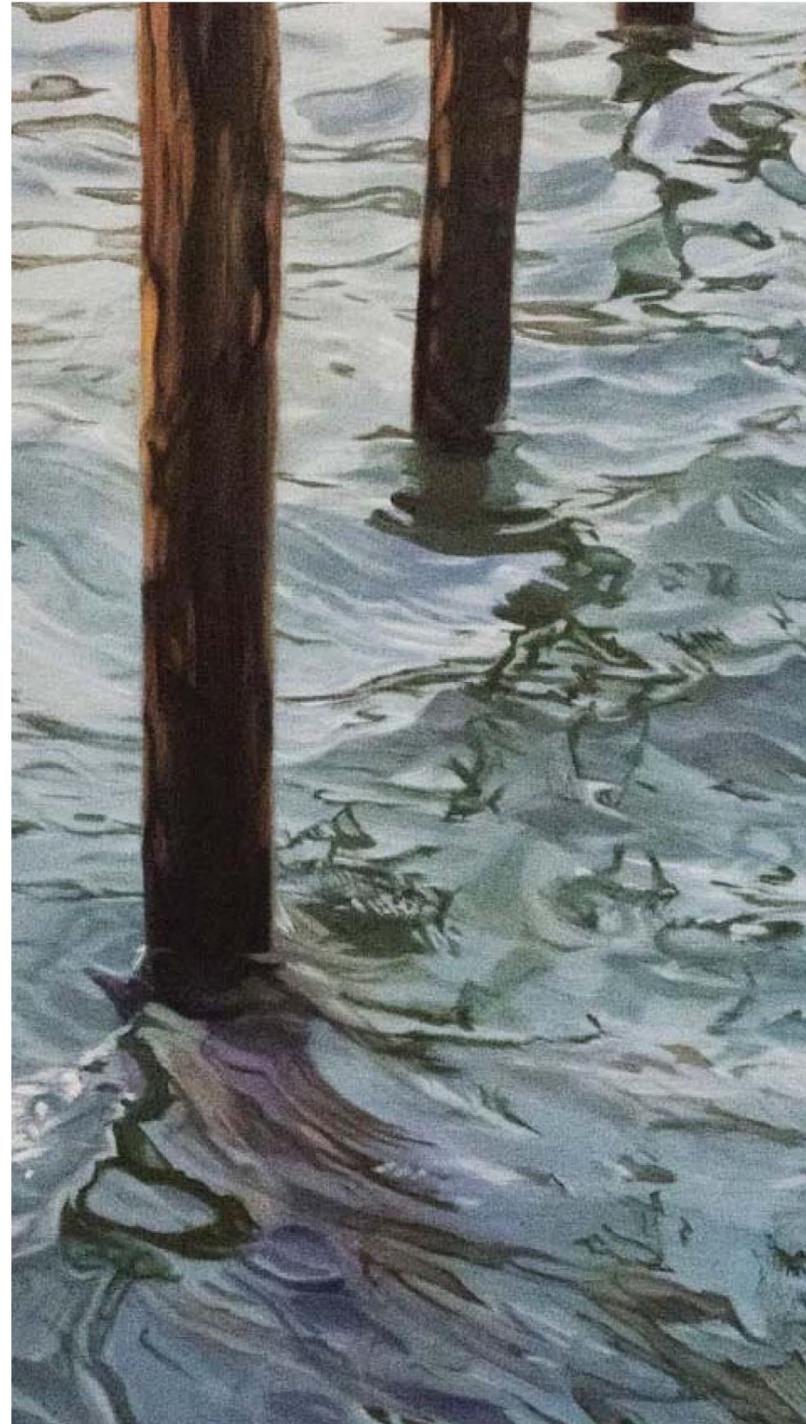
The Tower Design.

Tower Design

We chose to shape the towers by sculpting their balcony edges in a playful and expressive manner. These expressions are scaled for Vancouver's skyline and composed along the facade like the rippling wake of a boat turning in water or like the passing of wind through clouds.

The tower tops respond to shadow restrictions while culminating the tower form in an elegant and responsive manner; a sloping gesture nested within vertically expressive tower corners. We maintain a similar language of tower top articulation by orienting their sculpted faces in the same direction, much like sails catching the same gust of wind or the movement of waves flowing past stationary posts. The eastern tower is more vertical, reaching to the sky and the western tower is more restrained, thoughtfully responding to the preservation of daylight in nearby Marina Square Park.

Our design intention wasn't simply to propose an abstract sculptural form, but to shape our towers so that they touch the sky in a very delicate and graceful manner and have some connection to the natural environment of Vancouver.



The Podium Design.

Podium Design

A tower podium should be a sensitive transition from a vertical, city skyline scale to a horizontal pedestrian scale. On our site, Vancouver zoning calls for a massing diagram that is either “tower on podium” or “tower in the park”. Our podium design is a hybrid which brings together the best qualities of each.

We dematerialized the bulk of the podium by lifting the building mass up and creating apertures in the middle which allows through block views from Alberni to Georgia. We then carved from the center of the podium to create a central courtyard which will allow daylight and fresh air in from above. Daylit courtyard landscaping will soften, animate, and enrich the middle of this unique urban pedestrian forecourt. Visually permeable lobbies and building amenity spaces will border our central courtyard and the vehicular entrance ramp will be tucked into a much smaller aperture deeply hidden within the courtyard. It is our vision that the courtyard is a pedestrian space first and, like many successful urban forecourts, can be briefly shared by slow passing vehicles. Residential units and amenity spaces will bridge over the entrance and overlook apertures of the podium creating an elegant and welcoming sense of a gateway.

Our visually permeable podium design is softly expressive with modulated and sculpted balcony edges. For the podium façade, we propose softly angled and rounded balconies sized at human scale and modulated like ripples in water. Townhomes will be located along a western edge of our project and will serve to further break down the scale of the project along a pedestrian mews.

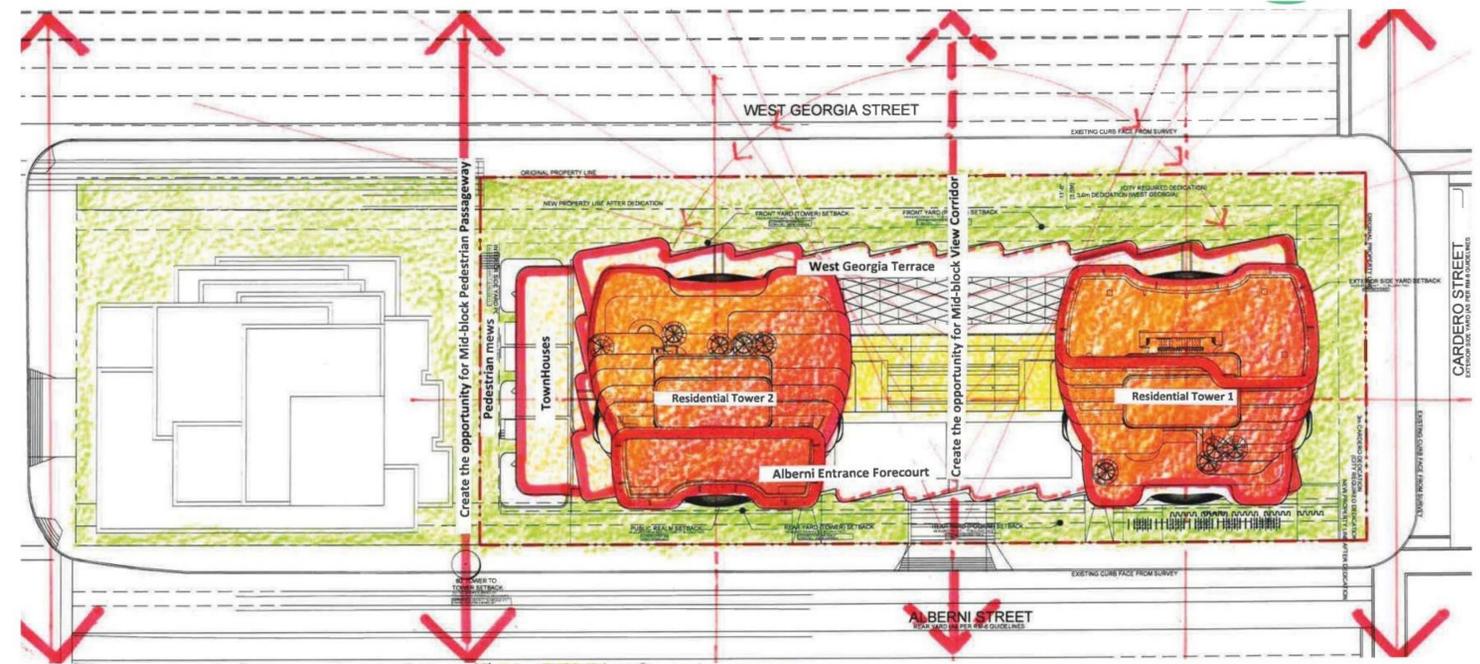


Figure 1: Tower Typology

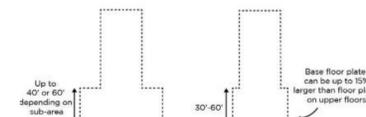
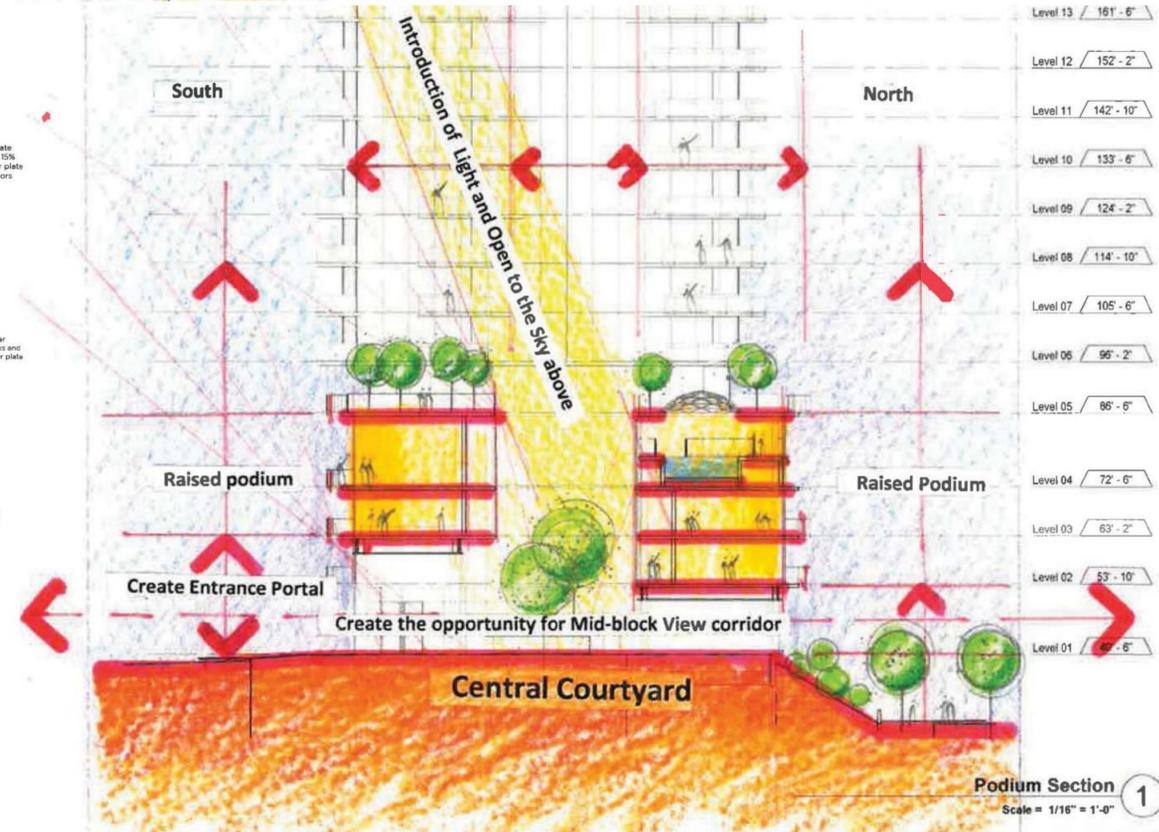
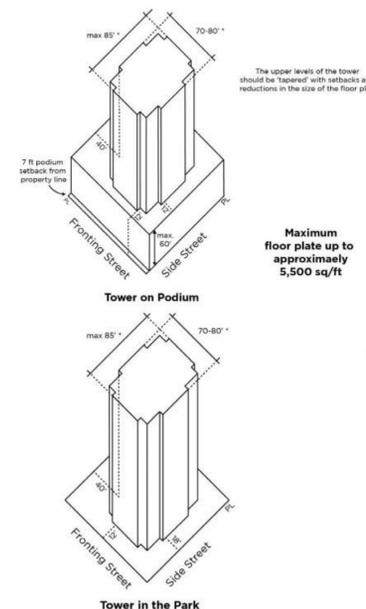


Figure 3: 132 ft+ wide corner sites



The Proposal.

Aspac, in partnership with IBI Group and Pelli Clarke Pelli Architects, are proposing to rezone the properties at 1608-1616 West Georgia Street to allow for the development of two 38-storey strata residential towers with a 4-storey podium connecting the buildings. This application is being considered under the West End Community Plan and the Rezoning Policy for the West End.



The building will add a striking statement to the downtown Vancouver skyline

Project Statistics					
Site Area	41,570 sq.ft.				
Floor Area	433,657 sq.ft.				
Floor Space Ratio	9.60 FSR				
Height	385 ft.	East Tower	West Tower	Podium	
		38 storeys	38 storeys	4 storeys	
Housing Breakdown	Combined	East Tower	West Tower	Podium	
	<i>1-bedroom</i>	216	91	91	34
	<i>2-bedroom</i>	179	81	81	17
	<i>3-bedroom</i>	56	28	28	-
	<i>Townhome</i>	4	-	-	4
	<i>Total: 455</i>				
Vehicle Parking	503				
Bicycle Parking	935				



View from Alberni Street and Cardero Street

Apertures in the middle of the building massing frame the view of the ocean and the North Shore Mountains from Alberni Street to West Georgia Street.



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Pelli Clarke Pelli Architects

PFS STUDIO



View from West Georgia Street and Cardero Street

The tower and balcony design is inspired by the rippling wake of a boat turning in the water, the wind and the clouds.



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View from West Georgia Street

The design intention is to shape the towers so that they can touch the sky in a very delicate and graceful manner and have some connection to the natural environment of Vancouver.



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View from Albern Street

Visually permeable lobbies and central amenity spaces will border the central courtyard.



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View from Albemni Street

Residential units and amenity spaces will bridge over the entrance and overlook apertures of the podium.



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View from the Entrance

An airy, spacious central courtyard allows for through views from Alberní to West Georgia, humanizes the building at ground level, and provides better opportunities for pick ups and drop offs without unnecessary street impact.



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View from West Georgia and Cardero Street

The building will animate the streetscape and improve the pedestrian experience along West Georgia Street.



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View from West Georgia Street

Townhomes will be located along the western edge of the site and will further break down the scale of the building along the pedestrian mews.



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Community Benefits.

A number of benefits are associated with the proposal for 1608-1616 West Georgia Street that will contribute to the livability of the West End community:



Architectural Excellence

The proposal will contribute thoughtful architecture to Vancouver's skyline, and create a more meaningful and engaging space than what is presently on site.



Housing and Community

The proposal will add 239 family-oriented homes for downsizers and families and help to ensure that the West End continues to be a family friendly, community oriented neighbourhood.



Proximity to Commercial

The proposal is steps away from Robson Street, and will contribute to the continuing growth of the local commercial district.



Parks and Recreation

The proposal is a 5-minute walk to the seawall, the West End and Coal Harbour Community Centres, as well as Stanley Park.



Improved Pedestrian Experience

The proposal will improve the pedestrian experience along the site with carefully selected landscape features, and a large open central courtyard which allows for through views.



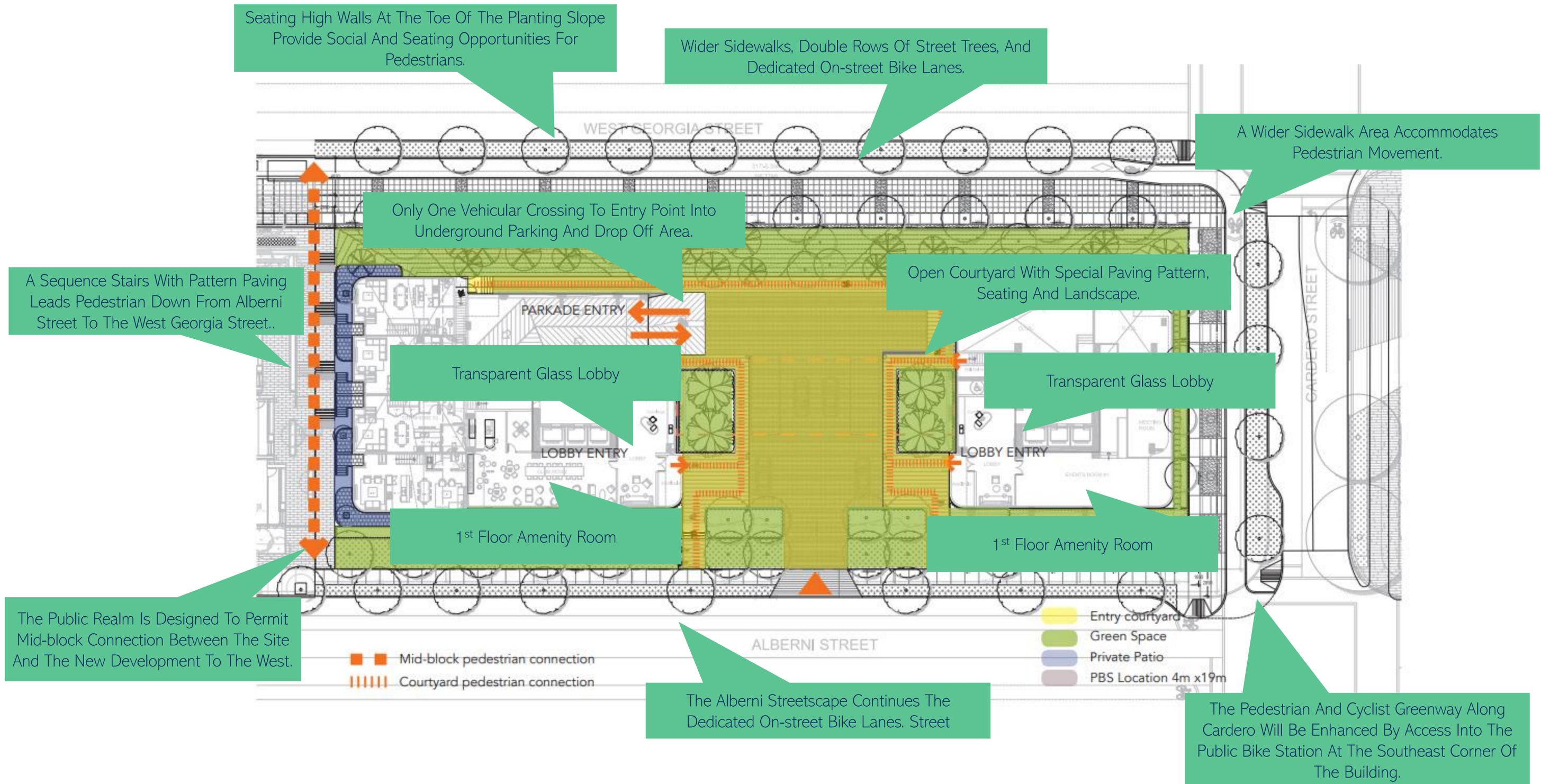
Reduced Automobile Reliance

The proposal enables the creation of a new future bike lane along West Georgia, facilitating a reduced dependence on automotive use across the larger region.

Site Plan.



Landscape Plan.



Landscape Precedents.



Entry Courtyard Landscape Precedents

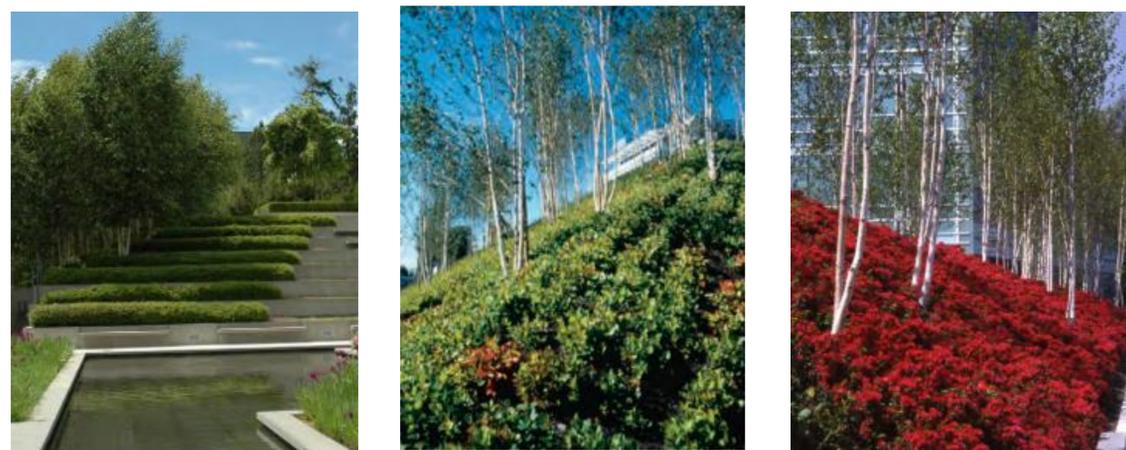


The Landscape Scheme is inspired by the mountains and forests of Vancouver

Landscape Design Rationale

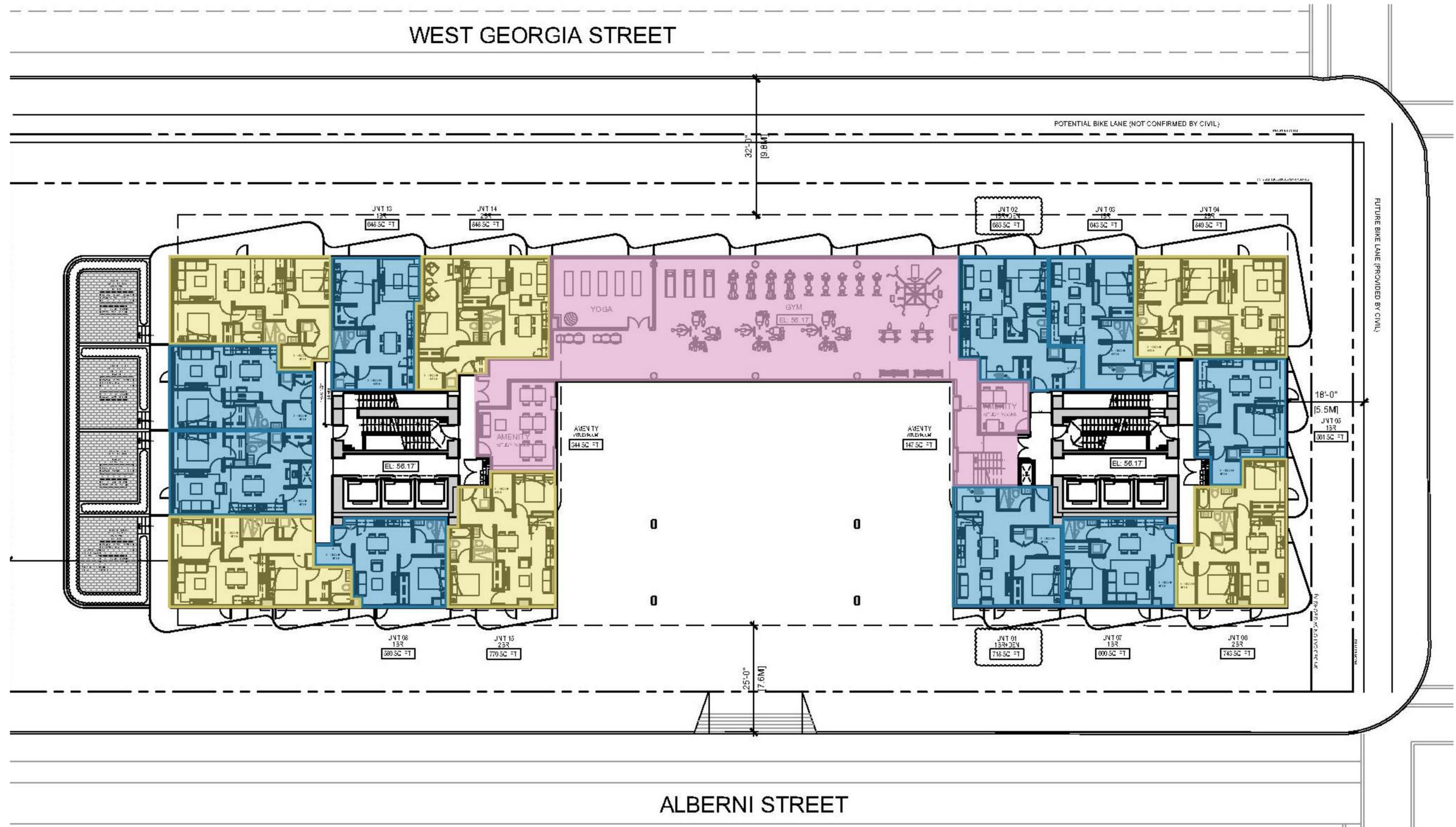
The design intent is to integrate with the green and quiet residential block typology. The landscape design concept is inspired by the adjacent North Shore natural landscape of forest and mountain.

The proposal's open space and streetscapes respond to the West End Community Plan, the neighbourhood character and the City's street design guidelines to deliver an open space design that integrates with and complements its urban context.



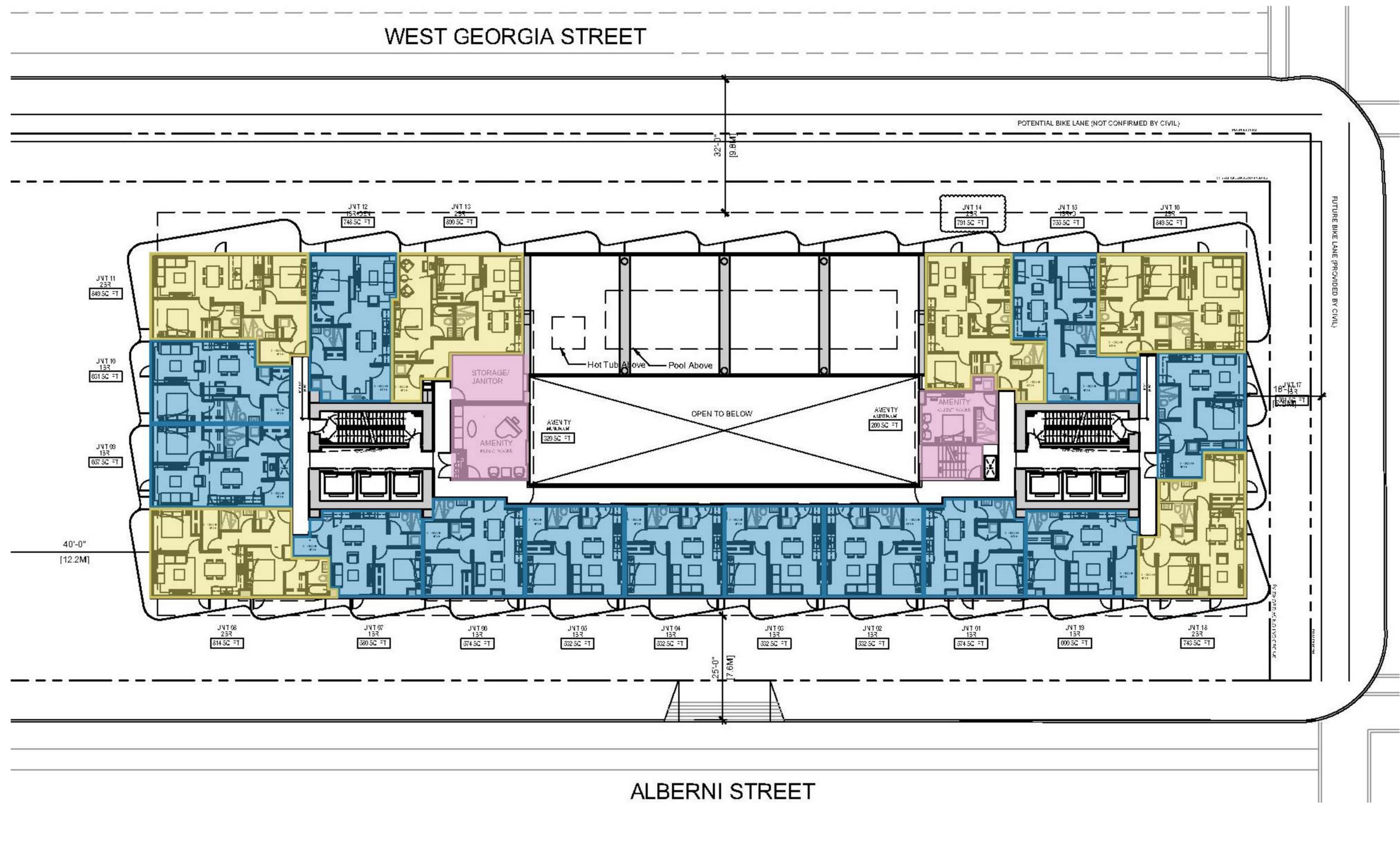
Following the site's grade change, a vegetated slope with lush planting and groves of trees embrace the buildings.

Level 2 Floor Plan.



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenity
- Bike Parking
- Parkin

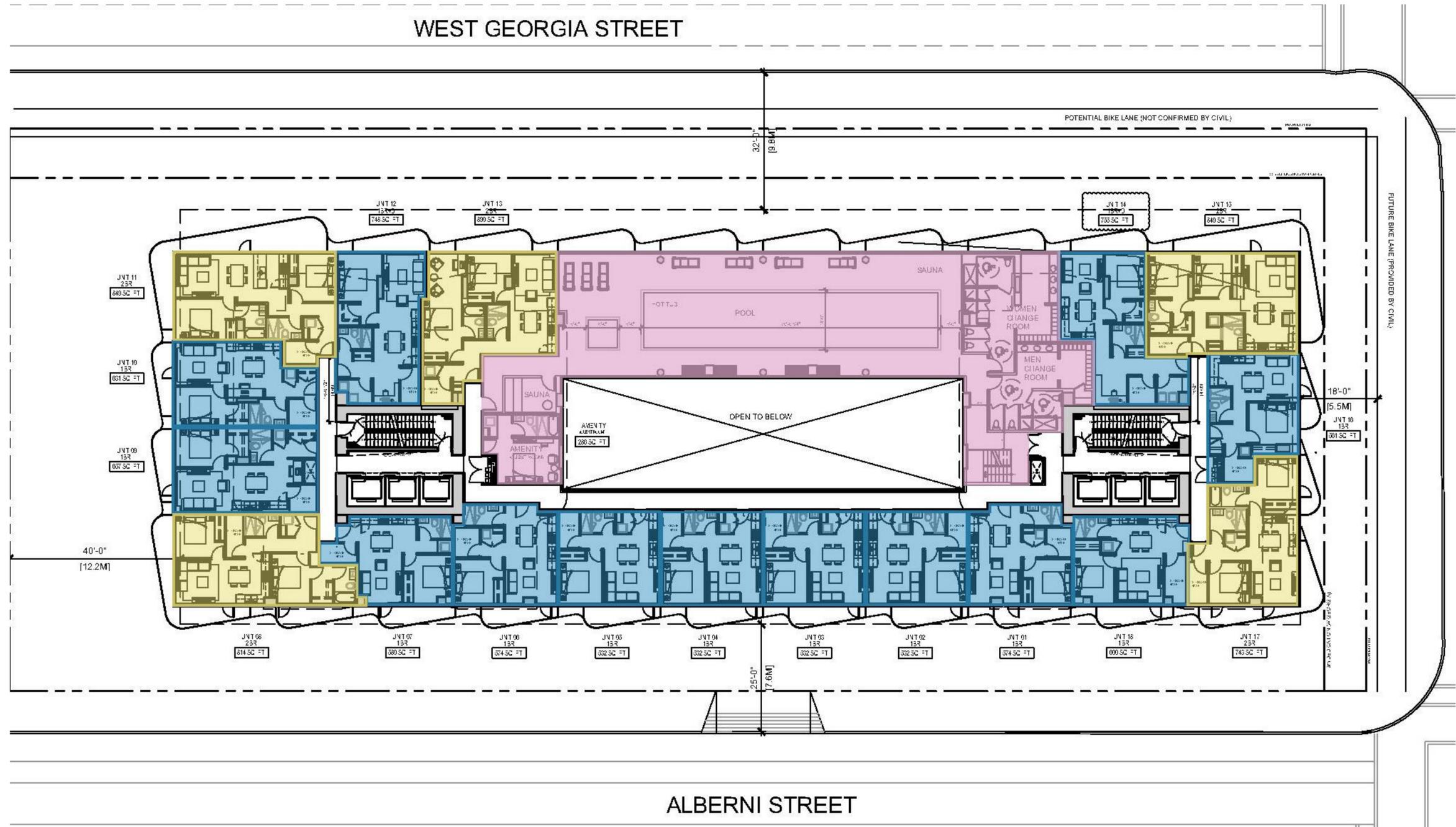
Level 3 Floor Plan.



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenity
- Bike Parking
- Parkin



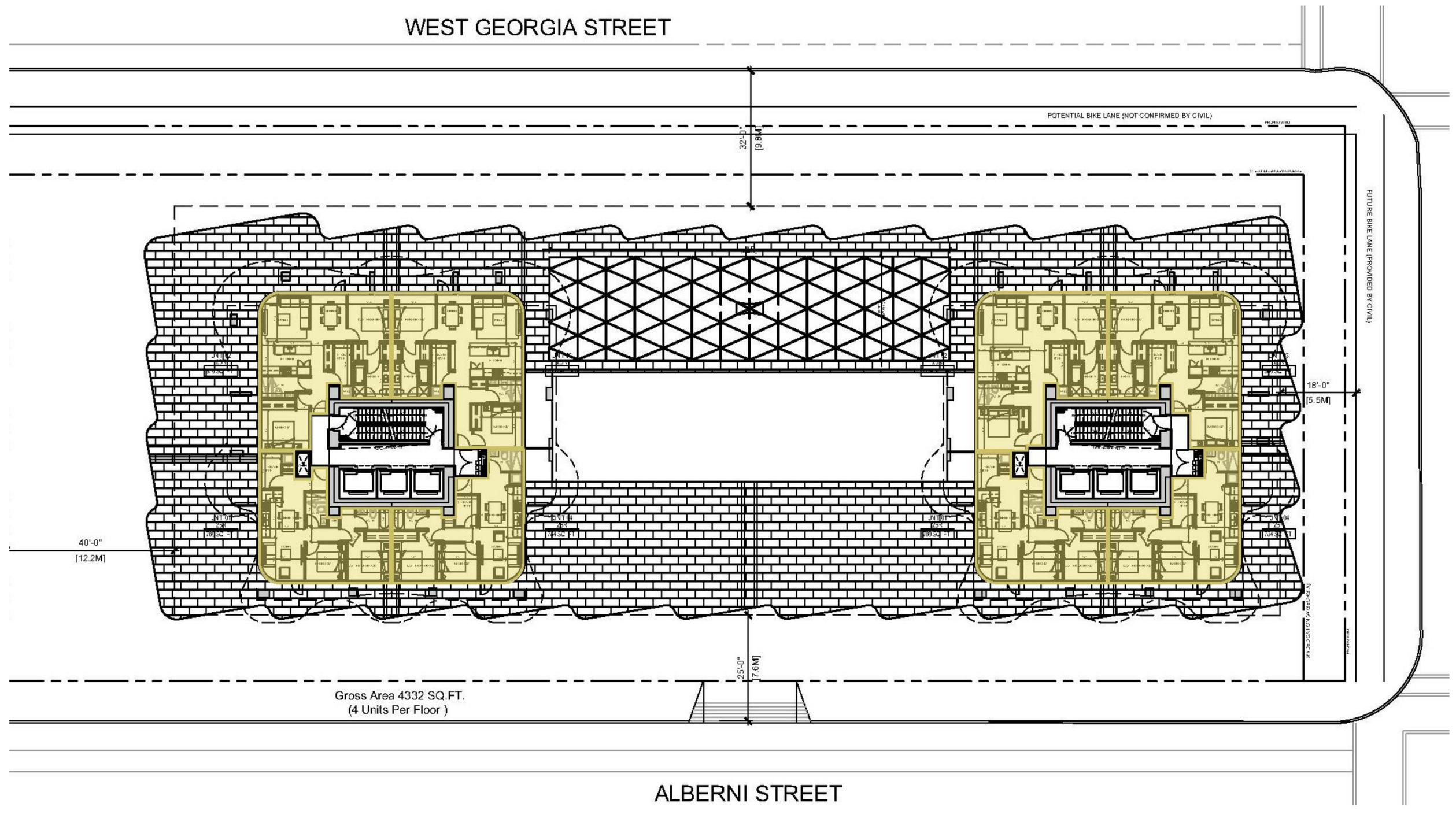
Level 4 Floor Plan.



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenity
- Bike Parking
- Parkin

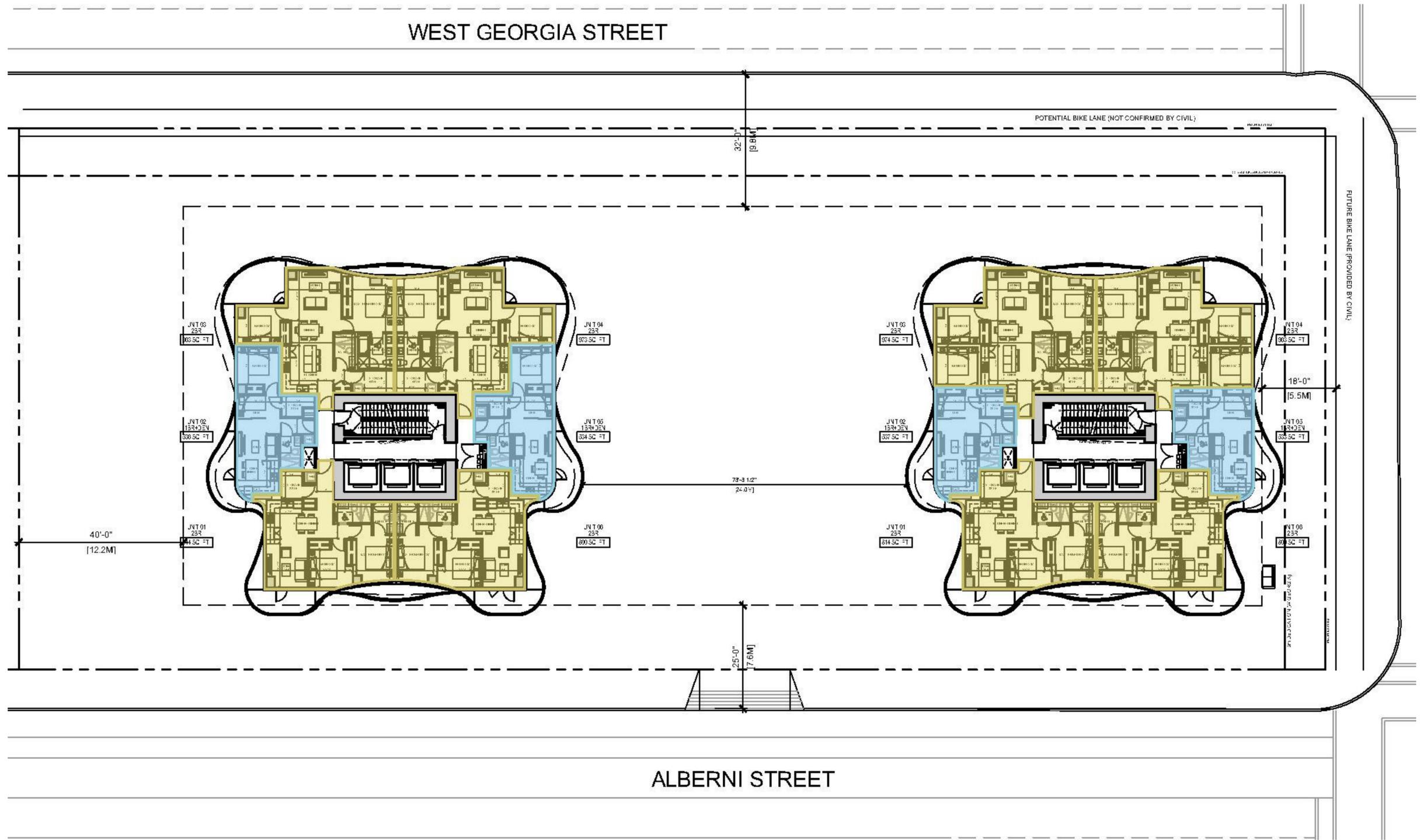


Level 5 Floor Plan.



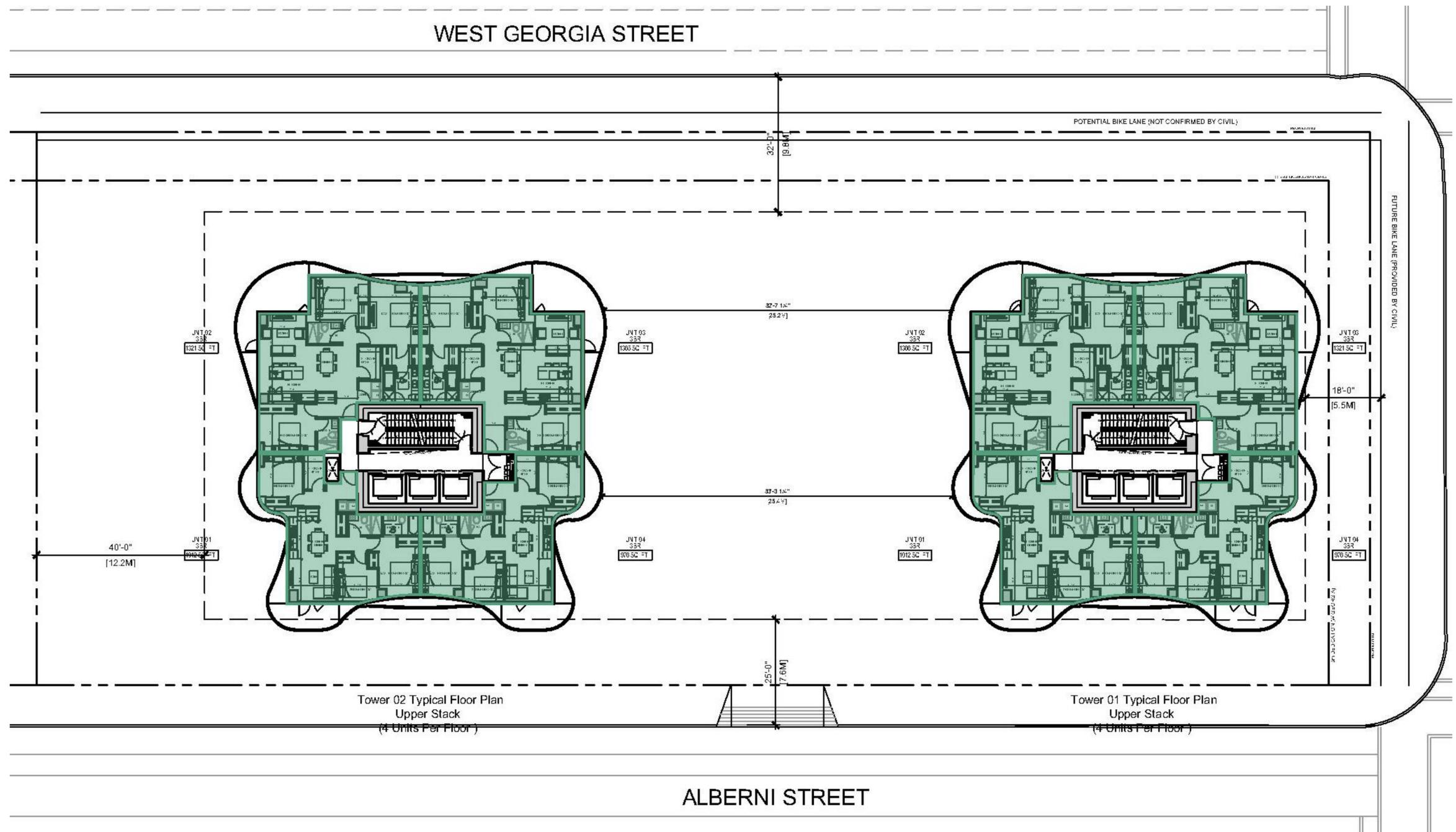
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenity
- Bike Parking
- Parkin

Levels 21-28 Typical Floor Plans.



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenity
- Bike Parking
- Parkin

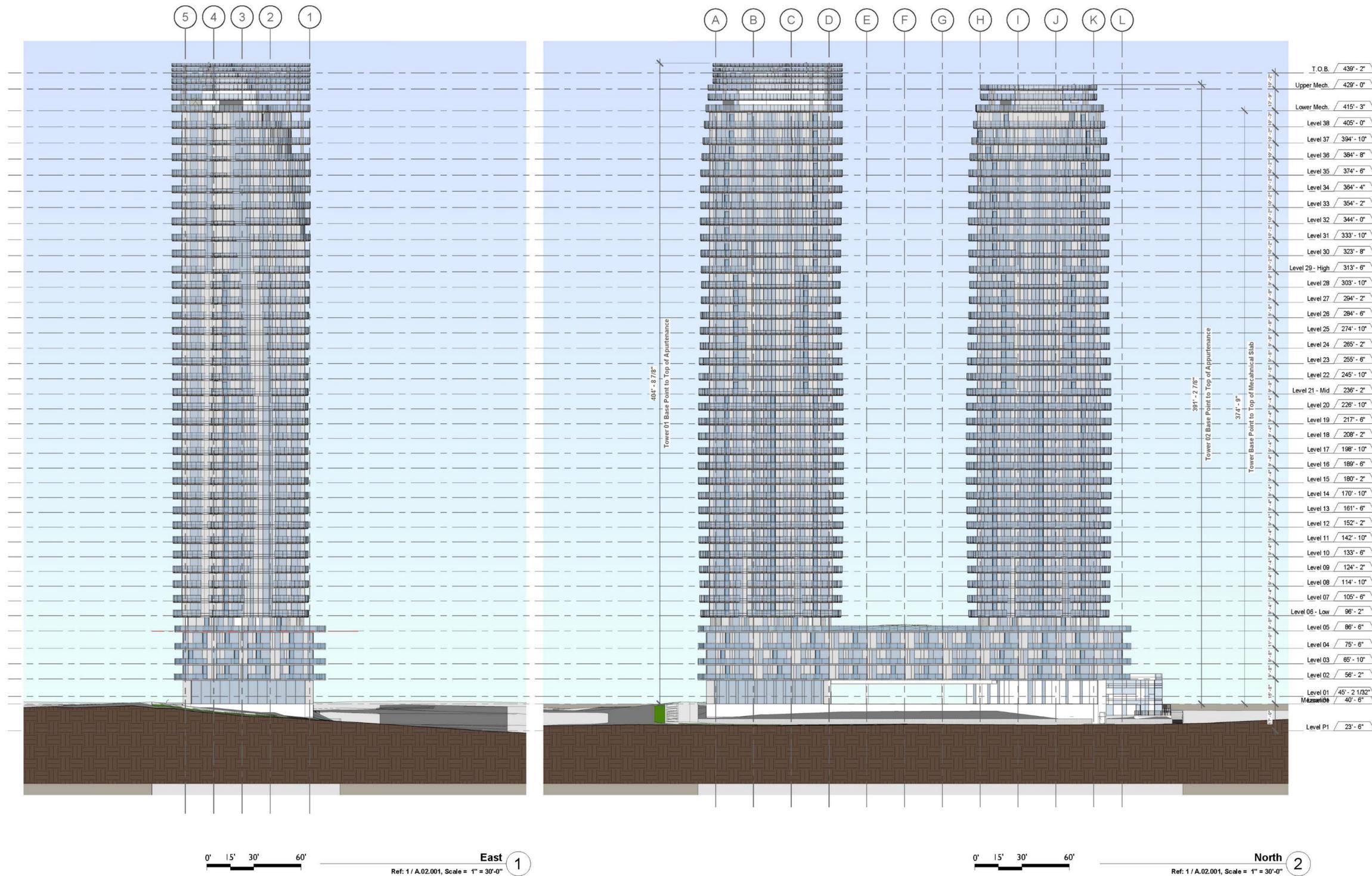
Levels 29-30 Typical Floor Plans.



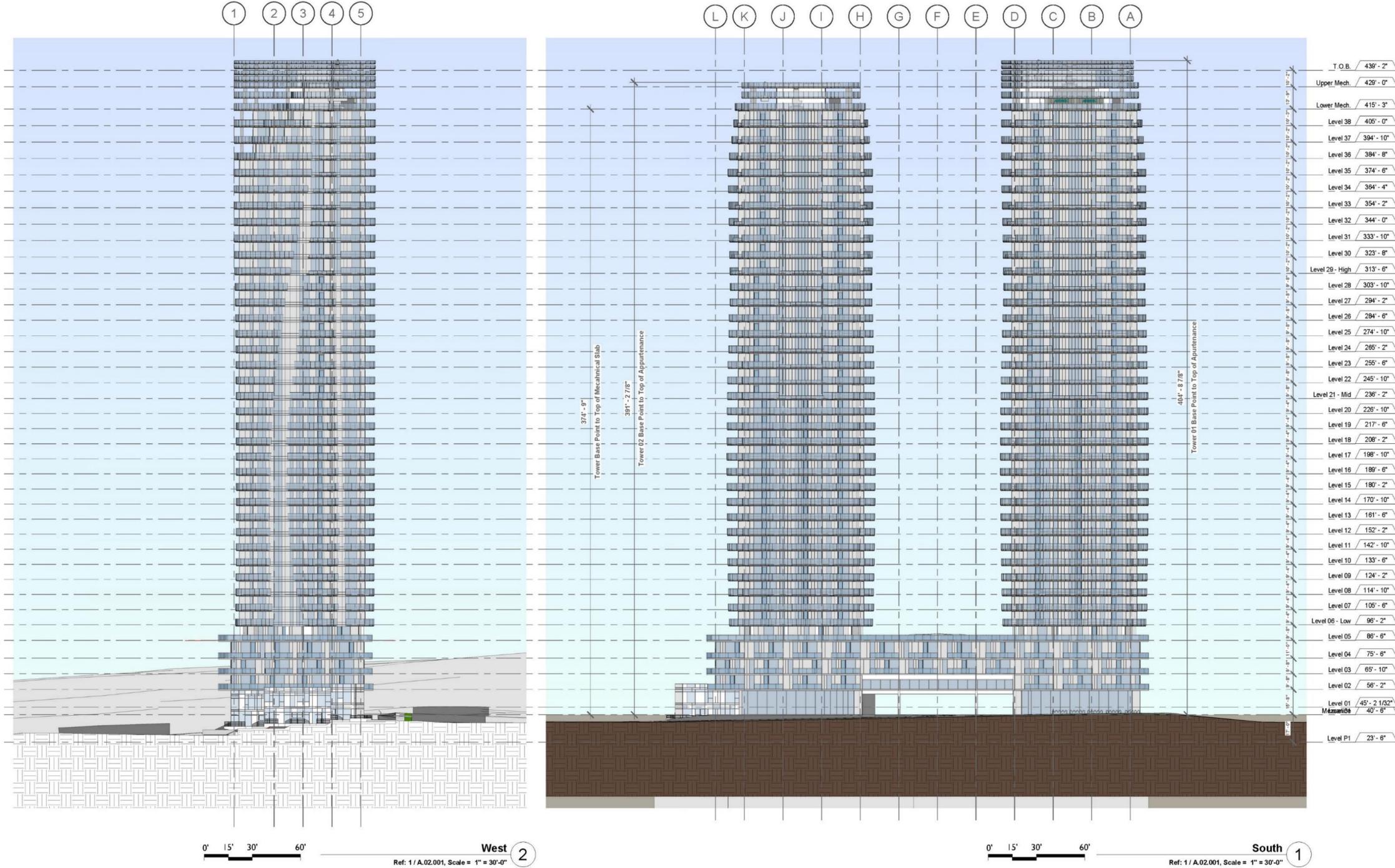
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenity
- Bike Parking
- Parkin



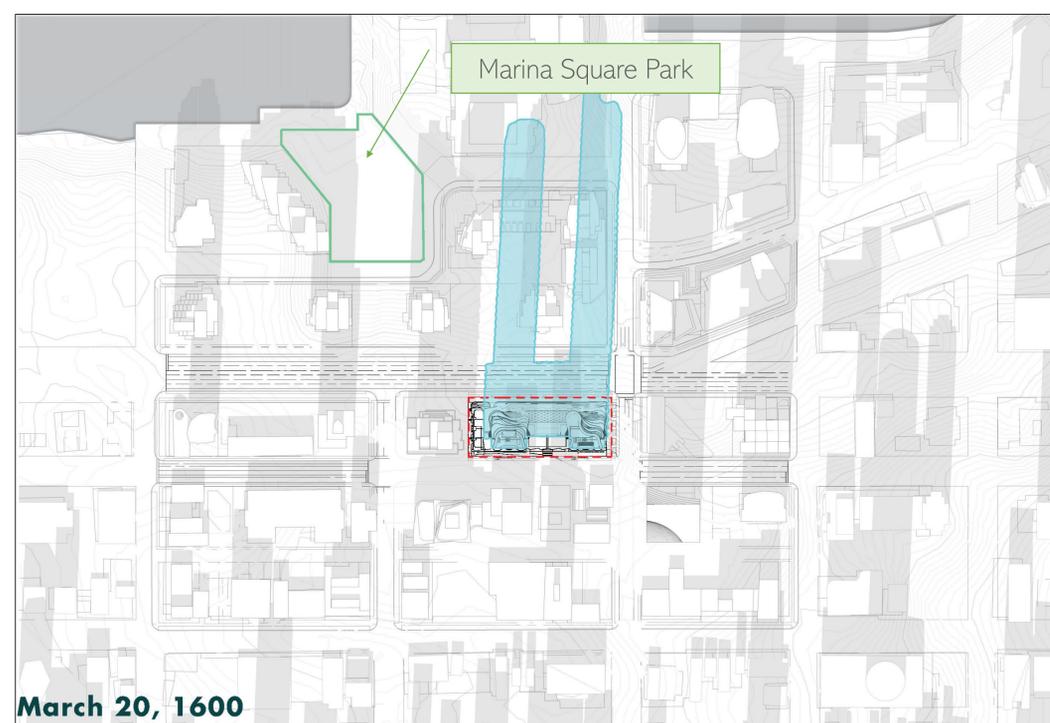
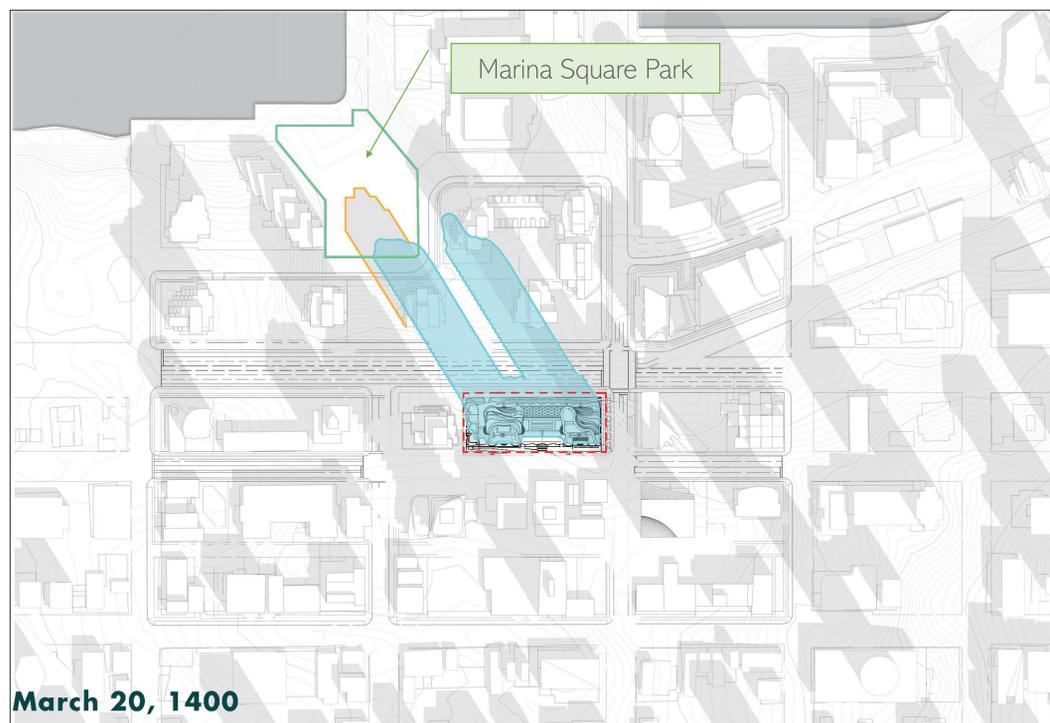
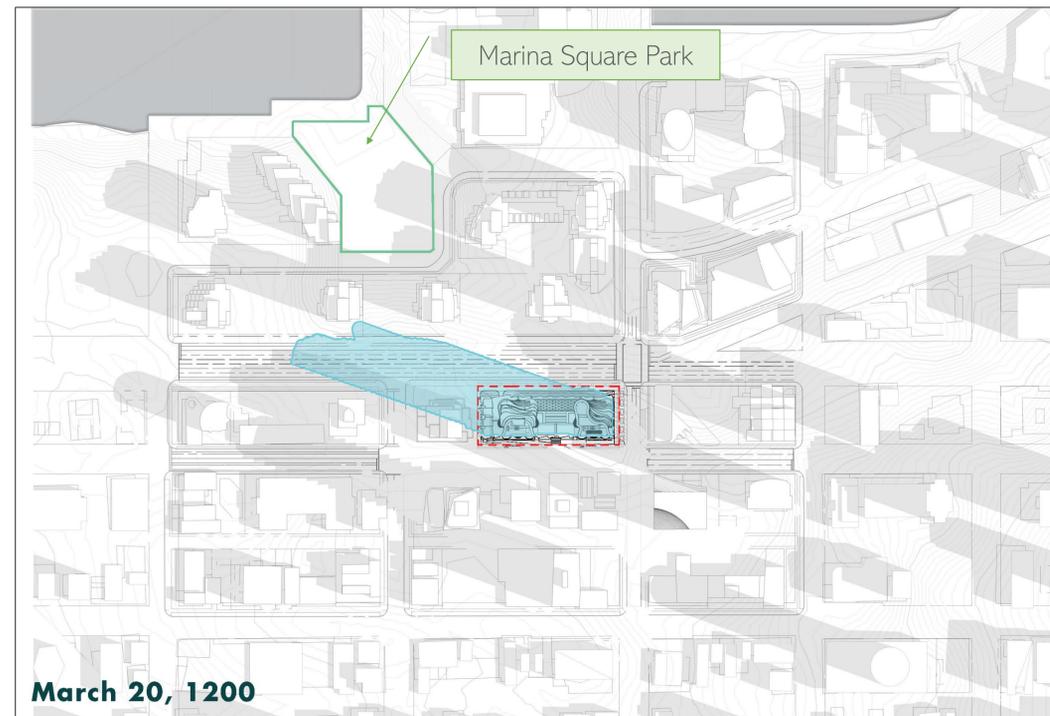
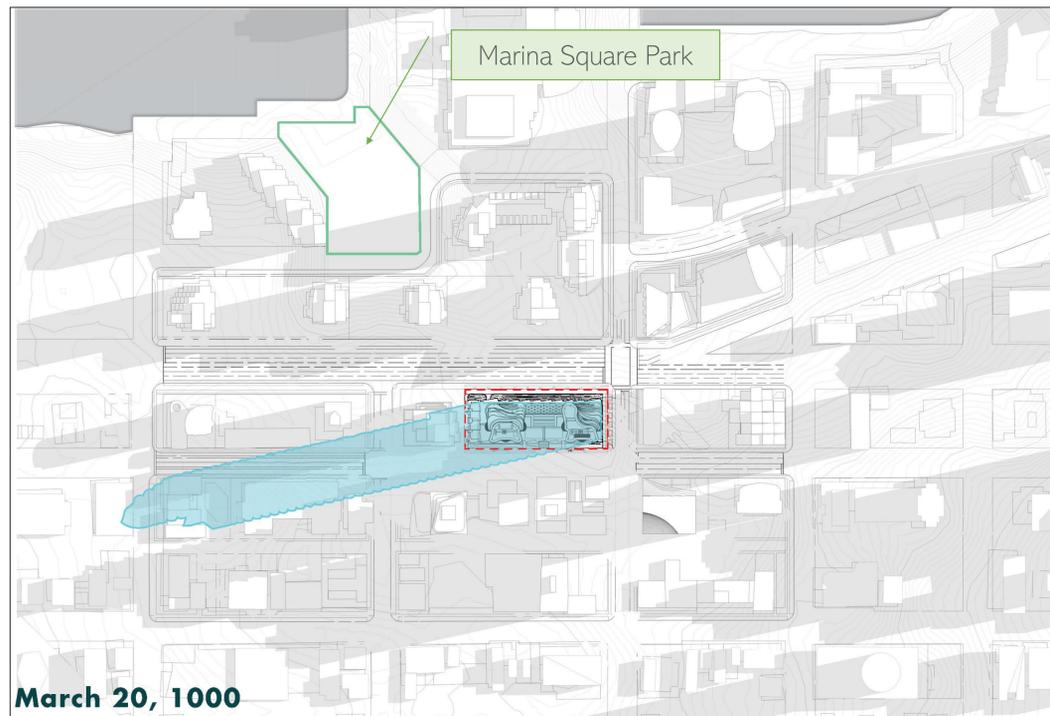
East & North Elevations.



West & South Elevations.



Shadow Studies.

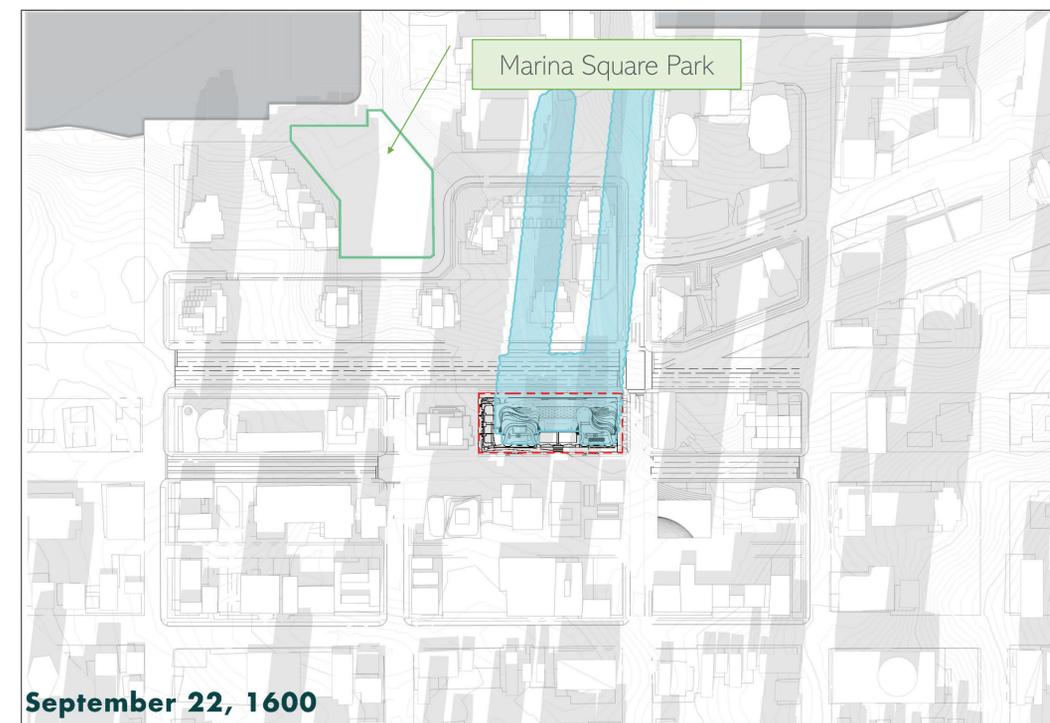
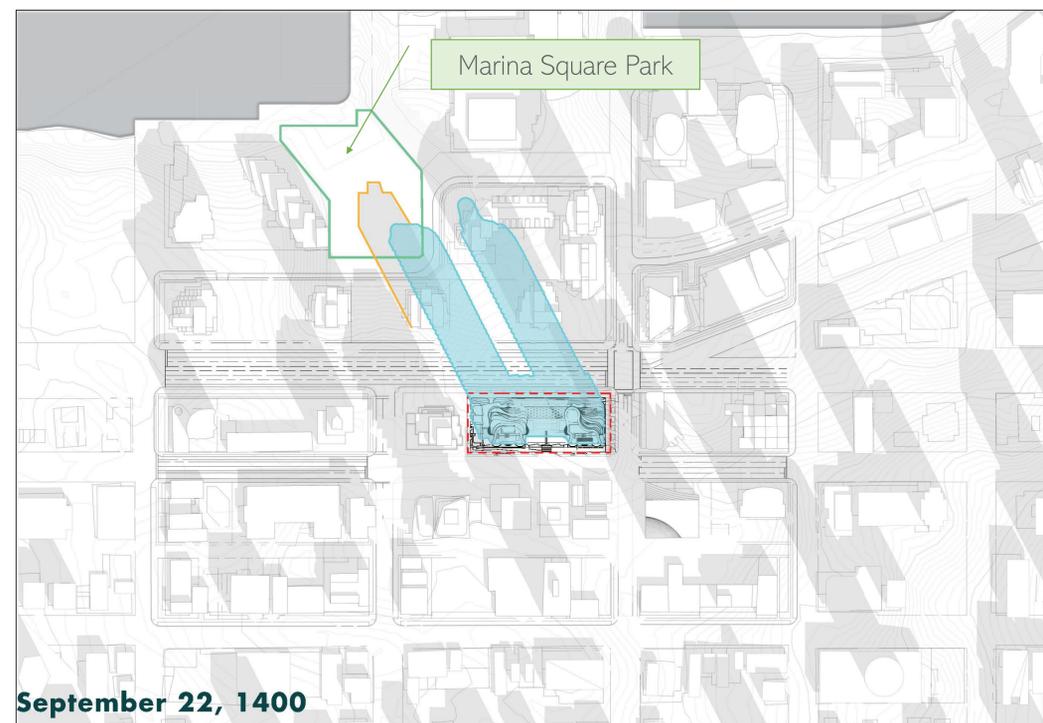
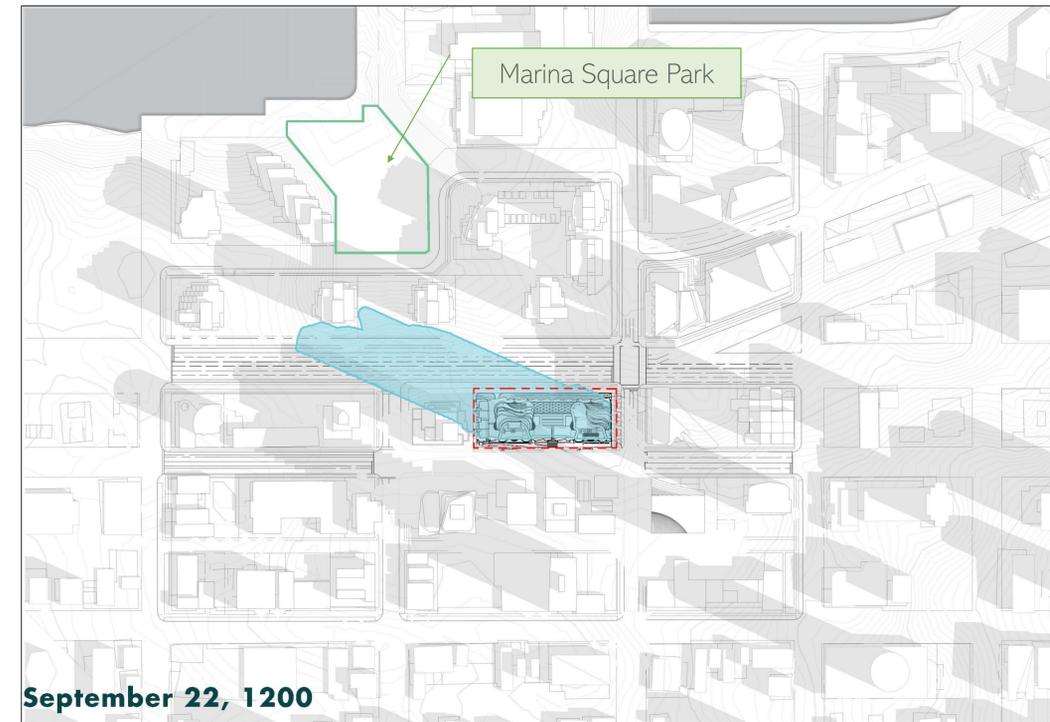
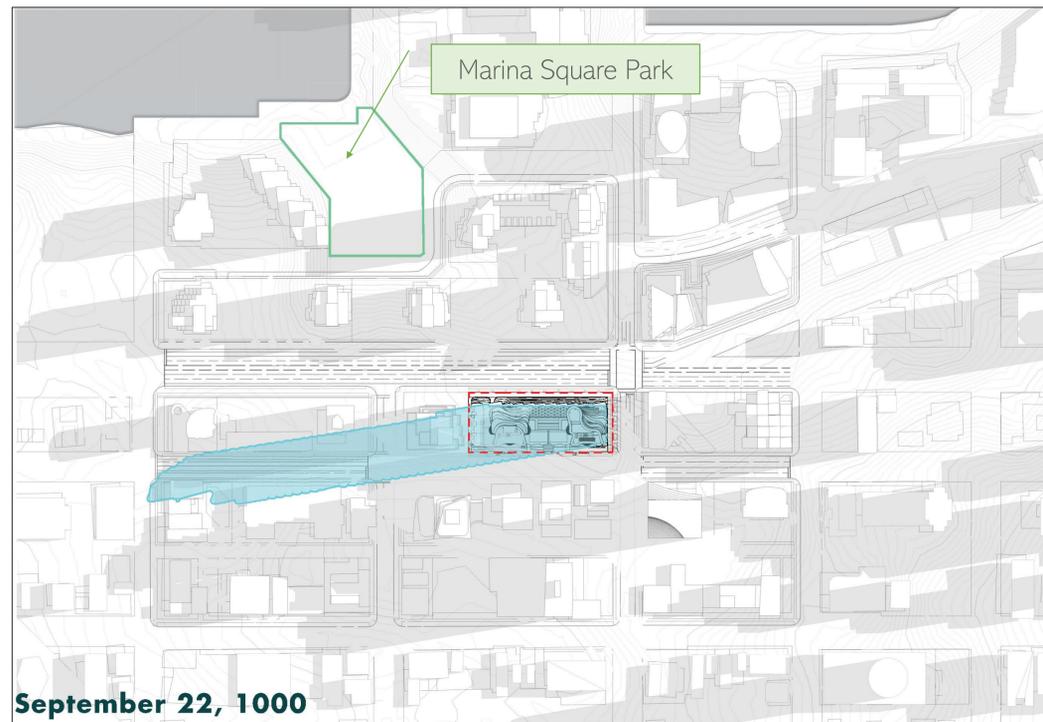


LEGEND

 Shadow Cast by Proposal

 Shadow Cast by Existing Buildings

Shadow Studies.



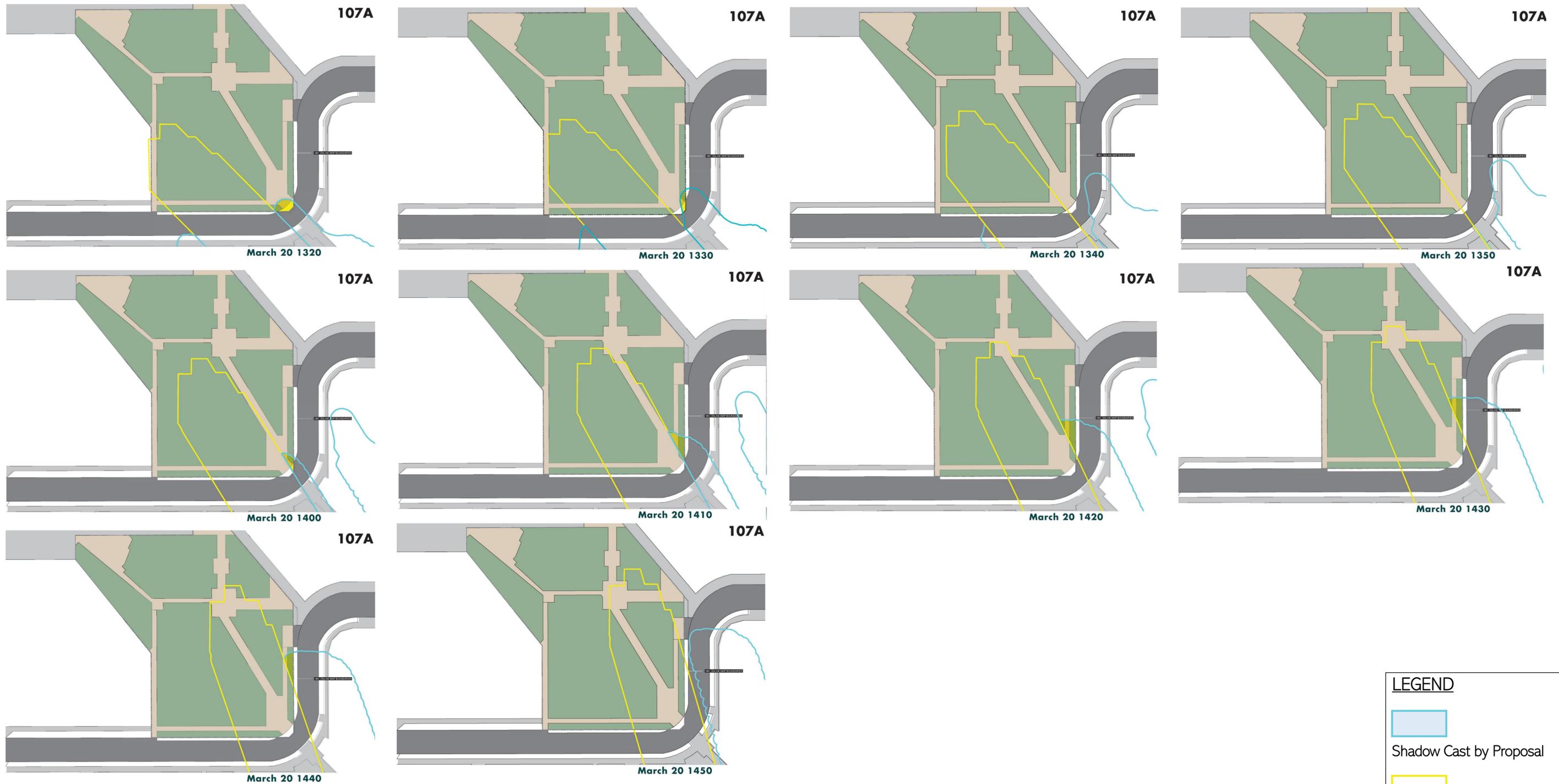
LEGEND

 Shadow Cast by Proposal

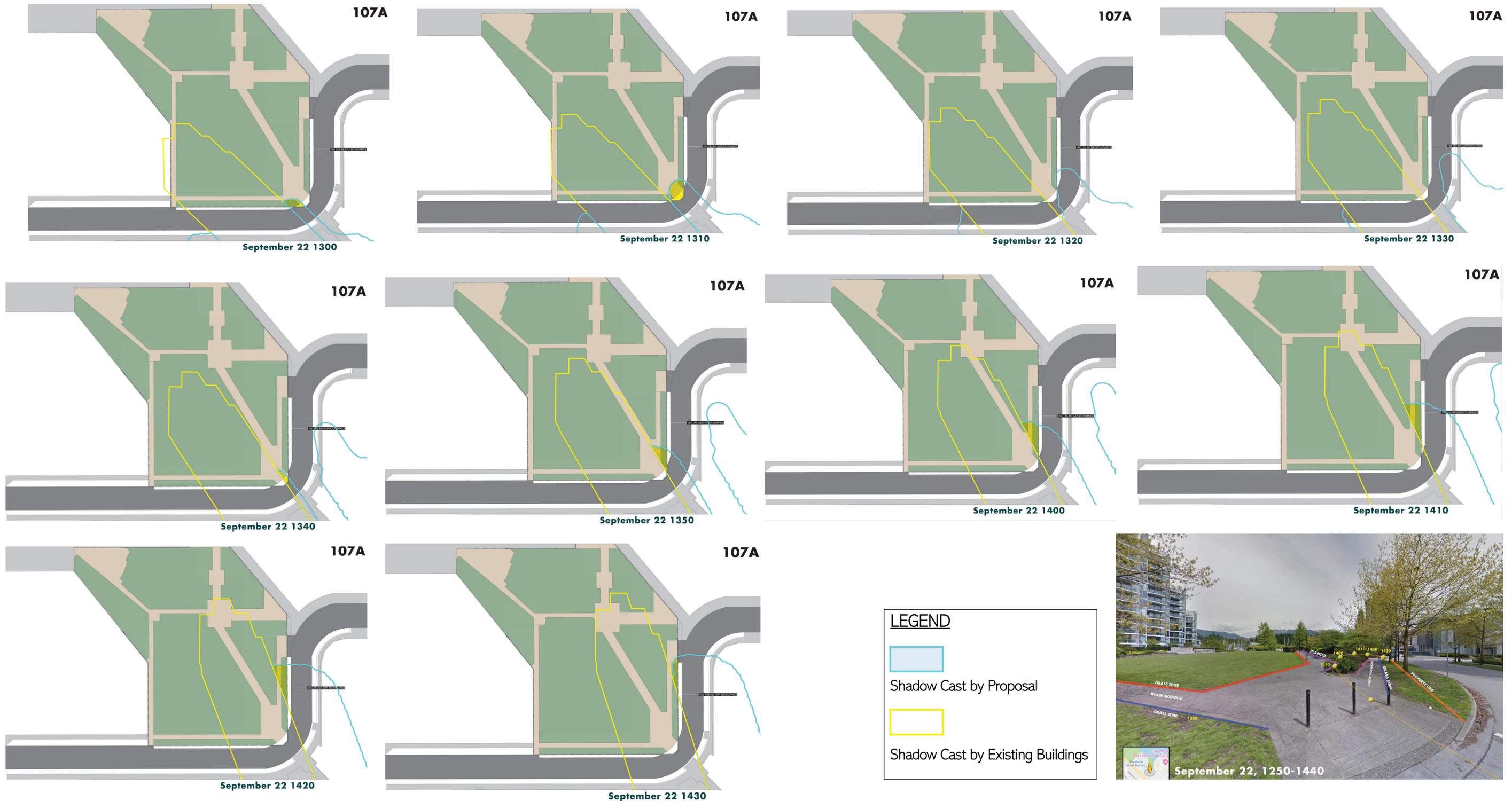
 Shadow Cast by Existing Buildings



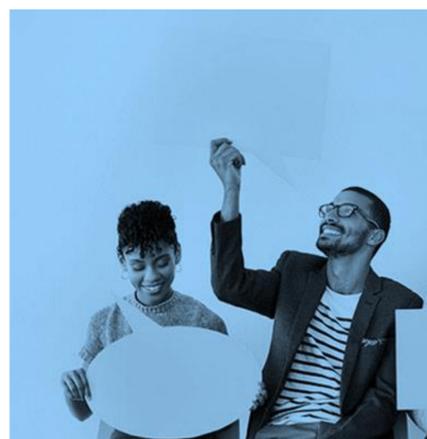
Marina Square Park Shadow Studies.



Marina Square Park Shadow Studies.



Thank You.



Thank you for attending tonight's Open House for 1608-1616 West Georgia Street.

Your feedback is important to us. Please take a moment to complete a comment card.

