

1728 Alberni & 735 Bidwell

Rezoning Application

1700 ALBERNI

MARKET RENTAL, BELOW-MARKET RENTAL & CONDOMINIUMS

August 29, 2024

bosa
properties



KINGSWOOD
PROPERTIES

HENRIQUEZ PARTNERS ARCHITECTS

Purpose of Report

Henriquez Partners Architects, on behalf of Bosa Properties and Kingswood Properties, is applying to the City of Vancouver to rezone the sites at 735 Bidwell and 1728 Alberni.

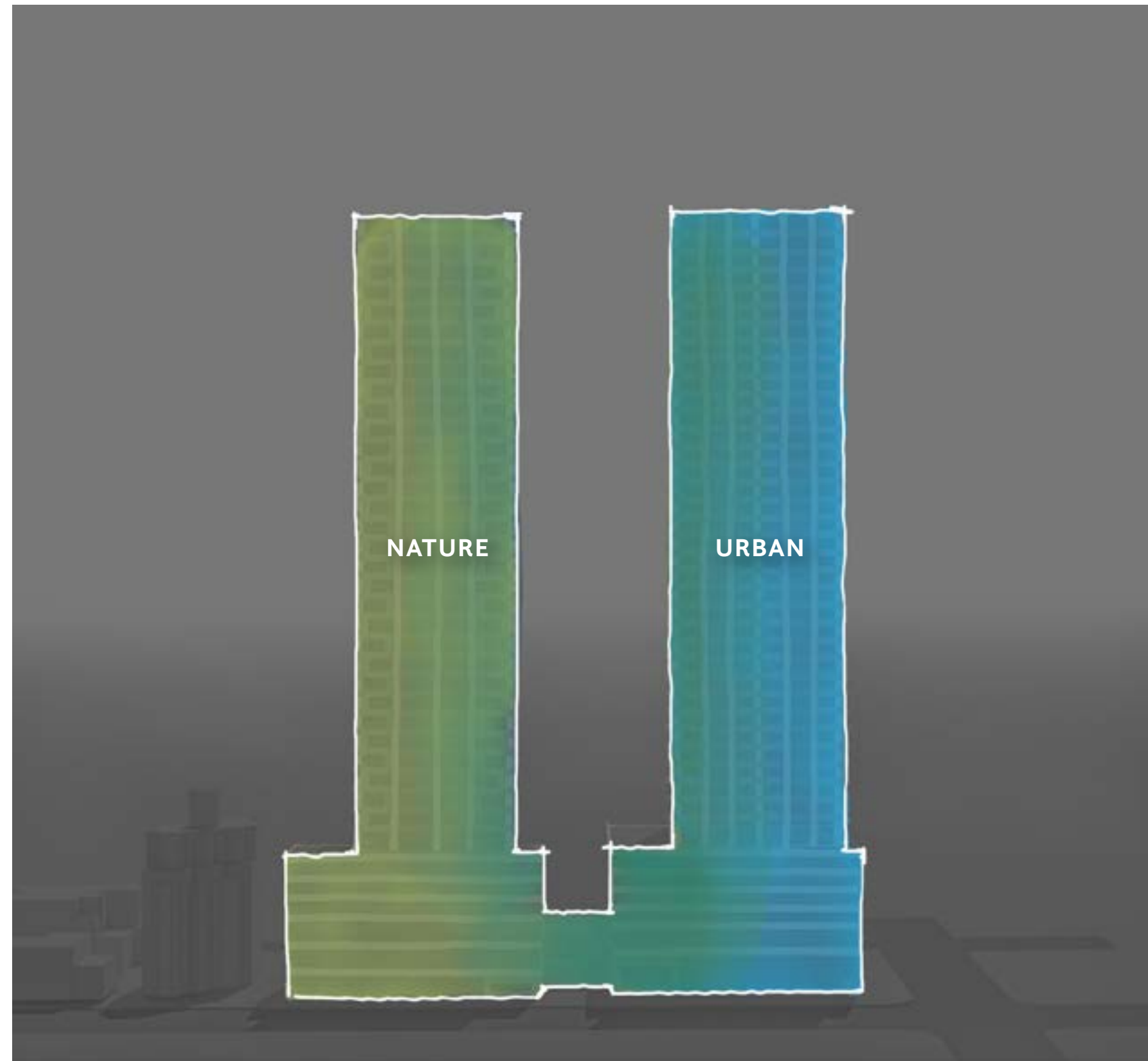
1700 Alberni has been re-envisioned to ensure it can move forward in today's challenging housing climate. Previously planned for 387 condominium units across two towers, this rezoning application aims to provide 613 housing units, including market rental, below-market rental, and condos. Collectively, the project will contribute significantly to the City of Vancouver's overall housing targets and provide new public benefits.

Inspired by the site location and the confluence of Urban + Nature, the design of 1700 Alberni draws inspiration from the immediate context and the modernist building of the West End, and particularly by the clean minimalist horizontal bands and ribbon windows that maximized views. The tectonic of each tower is a unique expression of the Nature and Urban character embodied by each tower, while complimentary to each other like choreographed dance partners.

The east tower will provide 100% secured rental housing with 20% of the residential floor area secured as Below-Market Rental (BMR), including 377 units of secured rental housing comprised of 75 units of Below-Market Rental and 302 units of Market Rental housing. The east tower will also provide retail at grade facing Bidwell Street. The west tower will provide 100% condos, including 236 residential units.

The existing properties are proposed to be consolidated and re-subdivided into two parcels, to allow the development of two residential projects.

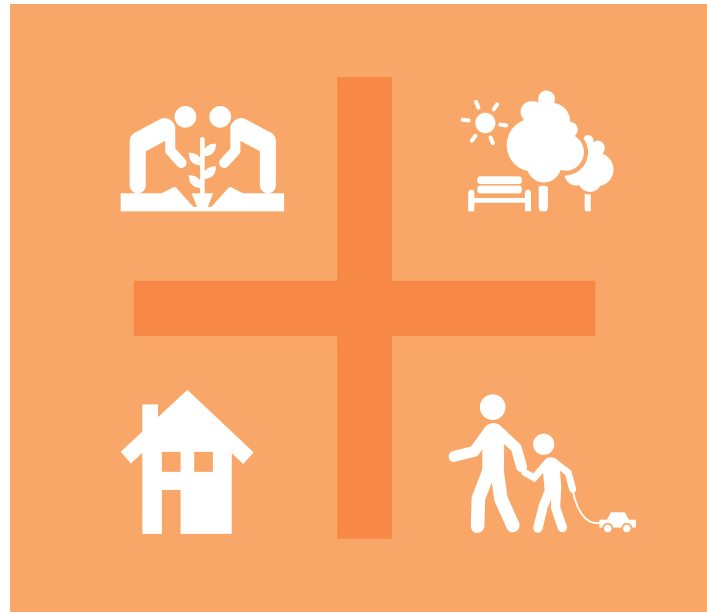
This report sets out the project's goals and objectives and provides analysis of how the proposed form of development aligns with the zoning, site and policy context.



Conceptual Elevation Diagram

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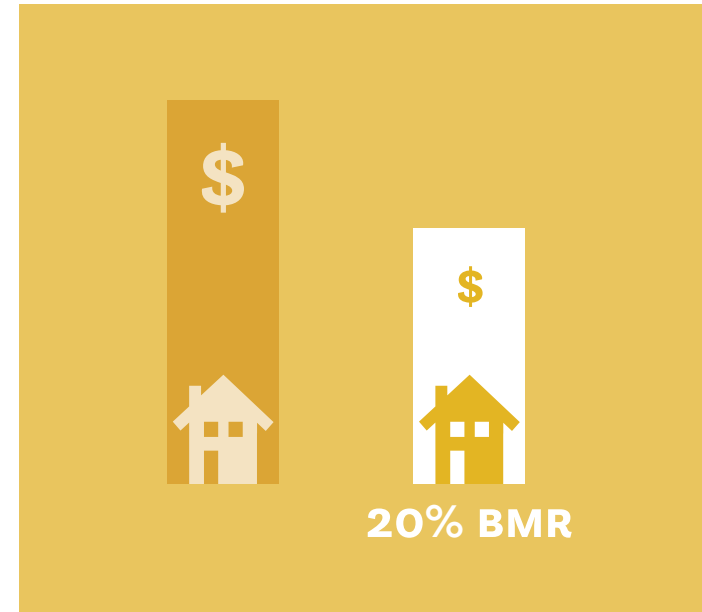
Supporting Growth

The project aligns with the goals of the *West End Community Plan* and addresses growth by focusing development opportunities along the Corridors, which allows the character of the existing Neighbourhoods and Villages to be maintained. This strategic direction will support a growing population while contributing to the City's public benefits strategy and the goals of the *Housing Vancouver Strategy* through the creation of secured market rental, below-market rental housing, and condos, and will complement other City efforts regarding livability, affordability and environmental sustainability.



Housing Options

The overall project will respond to the City's housing goals by providing a range of housing options. On the east tower, all 377 residential units will be secured rental housing in support of the City's 10-year housing goal to provide 12,000 units of social, supportive and co-op housing, and 20,000 units of purpose-built market rental. On the west tower, all 236 residential units will be condos and offer opportunities for home ownership. A minimum of 35% of all units for both towers will be two bedrooms or larger and suitable for families with children.



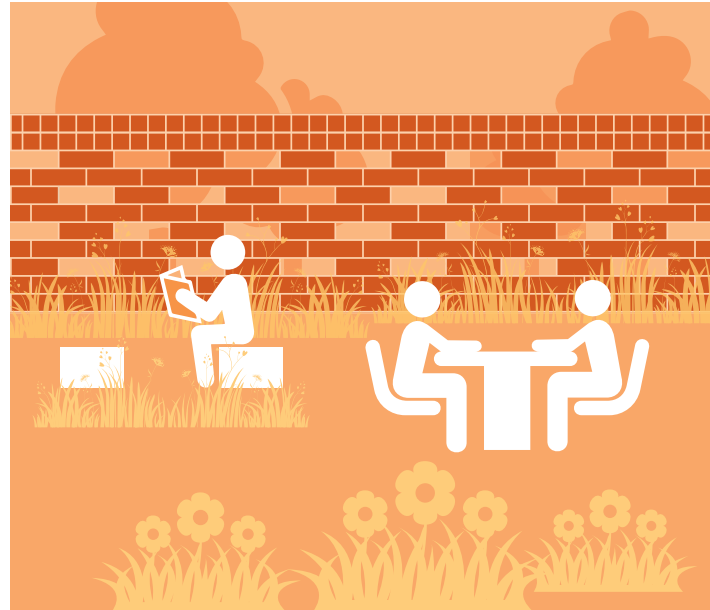
20% Below-Market

Housing affordability is one of the key challenges for Vancouver. The proposed development helps address that challenge by providing a minimum of 20% of the secured rental housing area for the east tower as Below-Market Rental (BMR) units. 30% of BMR units will be offered at 50% of CMHC reported average market rates. The remaining 70% of BMR units will be offered at 80% of CMHC reported average market rates. The 377 units of secured market rental, including 75 units of BMR will meet the one-for-one replacement of the combined 75 existing housing units on the site.



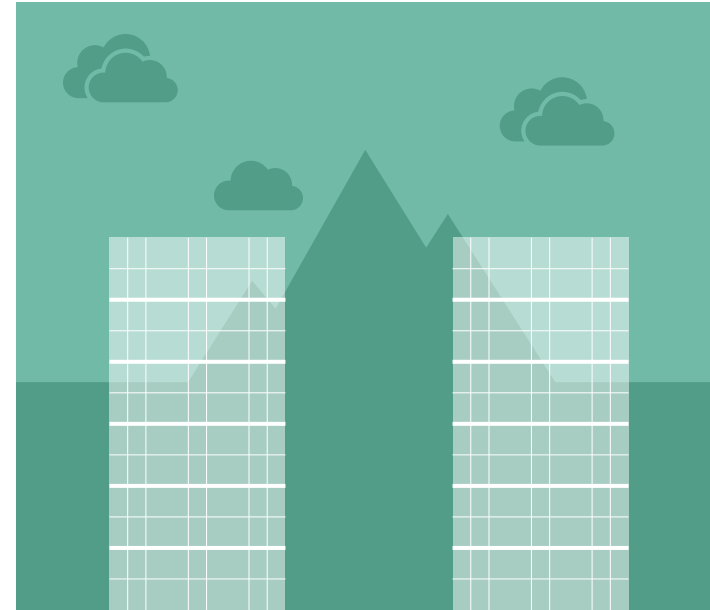
Supporting Sustainable Goals

The project supports Vancouver's goals to be the greenest city in the world and to create sustainable communities, aligning with the City's Green Buildings Policy for Rezoning and The Sustainable Larger Developments Policy. A combination of measures will be employed to meet building performance targets such as, high performance building envelope, ERVs, electrically sourced heating & cooling, and LED lighting throughout. The project responds to the current and future needs of the community and the potential of the site, increasing housing diversity, utilizing green mobility options and providing new outdoor spaces for residents and the public.



Inclusivity

The secured rental housing has been designed for inclusivity, including a single shared lobby and amenity provisions for all residents, including residents of the below-market rental. Amenity spaces have been sized to provide ample space for residents to work, meet and socialize, anticipating that more residents will continue to work from home in the future. The development will be children and pet friendly, and will provide opportunities for informal play, urban agriculture, indoor and outdoor spaces for a range of activities, dog wash and grooming, and dog relief areas, to support families of all types.



Respecting Daylight & Views

The residential towers have been located to be respectful of the surrounding neighbourhood and to minimize the impact to views and shadows on parks. The location and placement of the towers was carefully studied to minimize impacts and to maximize daylight on existing park space, compared to a tower form permitted under the *West End Community Plan*. The podium has also been sculpted to increase and maximize daylight on adjacent sidewalks to the north and to create a small pocket park to enhance the public realm and give back to the community.



West End Character

The West End is a diverse community made up of several districts that help define its character. Particular attention has been paid to incorporate common West End architectural elements such as sculptural balconies, landscaped setbacks, and a contemporary expression that draws from modernist buildings in the West End. The use of horizontal bands clad in tile is a common West End feature with a notable example at 710 Chilco near Lost Lagoon. The expression of the proposed buildings is inspired by, respectful of, and complimentary to the existing West End context.



Tower Expression

The design and expressions of the towers is inspired by the location and junction between urban and nature. The east tower embodies the more rectilinear expression of the city and urban context to the east, while the west tower embodies the more organic and flowing nature of Stanley Park to the west. Together the towers are both unique and complimentary expressions, like dance partners that come together to reflect their urban and natural surroundings.

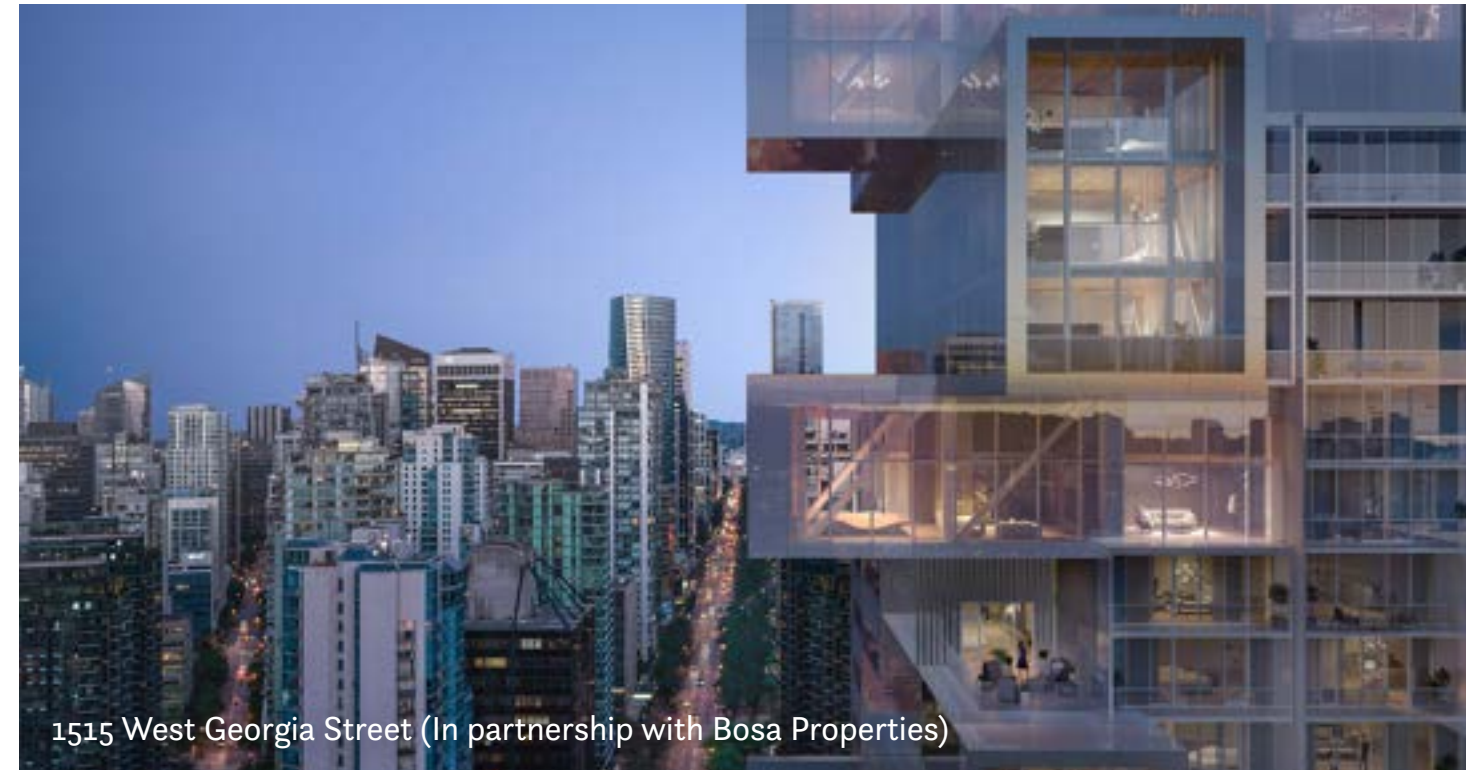


Bosa Properties

Bosa Properties Inc. (BPI) is an end-to-end real estate company offering human-centered solutions for property development and management, working alongside our US subsidiary, IPB Properties. We have been shaping communities for generations with 35 years of trusted experience. Our diverse team of in-house experts work across residential, commercial and master-planned mixed-use projects. With a track record that spans decades and deep roots in construction, we are built on a legacy of building things.

Our growing residential portfolio includes more than 20,000 homes that are built or under development, while our income portfolio includes 6,000,000 ft² of retail, industrial, office and rental properties under management.

Our mixed-use and purpose-built rental portfolio represents much of our upcoming growth with nearly 5,000 homes currently planned or being built. All BPI rental homes are pet-friendly with highly-rated on-site care, with an overall tenant satisfaction rating of 93% across our full rental portfolio. With 35 per cent of our rental portfolio in Vancouver's West End, we are committed to delivering quality housing solutions that meet the needs of the communities in which we build.



Kingswood Properties

Kingswood Properties was established on the Segal family's guiding principle of building and investing in quality over quantity. Preferring not to focus on mass production projects, President Lorne Segal, O.B.C., D.Litt.(Hon.), LL.D.(Hon.), accredits the pedigree of location and the calibre of design as key contributors to creating historic landmarks. His obsession for details runs deep, and when Lorne pioneered super-luxury living in Vancouver two decades ago with The Kingswood, a world class residential tower.

The appetite for achievement came from Lorne's father Joseph Segal. A World War II veteran, Joseph began his entrepreneurial journey in Vancouver with a modest war surplus store, and eventually built the business into a formidable empire that later expanded into real estate. "The greatest lesson I have learned from my father was that if you want something out of business, family, or life in general, you have to invest in that. What you put in is what you get out." As a second-generation leader for the past 35 years, Lorne Segal has grown Kingswood Properties' development portfolio to include multiple one-of-a-kind architectural landmark projects while expanding his family's philanthropic efforts.



Henriquez Partners Architects

Henriquez Partners Architects is guided by the optimistic belief that architecture has the potential to be a poetic expression of social justice. Our holistic approach to sustainability considers social, cultural and economic factors, which create truly complete communities.

Henriquez has significantly influenced Vancouver's skyline and the neighbourhoods within it. The studio played a pivotal role in the Woodward's Redevelopment, which is unique in the city's history due to its scale, social aspirations and the intricacy of the partnerships involved. Since this time, Henriquez has continued with progressive and civic-minded projects in Vancouver, Seattle and Toronto; cumulatively, our buildings have delivered over 9,000 housing units.

Henriquez Partners' work has received numerous local and international awards for design excellence including the Governor General's Medals in Architecture, Lieutenant Governor Awards, Architizer A+ Awards, AIA Design Awards, Architecture Master Prize and World Architecture News Awards.



P+A Landscape Architecture

Based in Vancouver, British Columbia, P+A is a versatile landscape architecture and site-planning firm offering a wide variety of design services. Collaboration is at the core of our practice. The range of our experience gained over 35 years of consulting includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities. P+A has received many awards from associations such as the Canadian Society of Landscape Architects, the Canadian Home Builders Association, and the internationally recognized Waterfront Centre, based in Washington, DC.

We maintain a talented and dedicated team of professionals who are continually challenged to create successful spaces. Our team makes every effort to understand the nuances of each project in order to provide thoughtful and innovative designs. We take pride in the quality of our work and care that the end result is the best possible solution. Our technical work is augmented with hand-drawn graphics enhancing our multifaceted approach to design.



SITE

2.0

Site &
Policy Context

Site Context

The proposed development site is located within the Alberni Corridor, and at the junction between urban and nature.

The site is located at the corner of Alberni and Bidwell Streets, one block south of West Georgia Street, one block north of Robson Street, and roughly mid way between Chilco and Cardero Streets. This stretch of West Georgia and Alberni Streets is at the doorstep to the city, between Stanley Park to the west and the gateway to the city to the east, generally marked by the intersection of West Georgia, Cardero, and Pender Streets. The site is also in close proximity to many amenities, including the vibrant retail along Robson and Denman Streets to the south and west, and the seawall and Stanley Park to the north and west.

Public transit is readily available on West Georgia, Robson and Denman Streets, providing easy connections in all directions. The close proximity to the seawall provides convenient access to bike lanes and walking paths that support alternate modes of travel for commuting and general health and enjoyment.

Two existing buildings occupy the overall site, providing a total of 75 residential units. The nine-storey tower at 735 Bidwell provides 14 residential units, and the four-storey streetwall building at 1728 Alberni provides 61 residential units. All existing units on site were previously condo units, and are now considered as secondary rental units.

The existing buildings will be demolished to allow the redevelopment of the site, and will provide 377 secured rental housing units including 75 units of secured Below-Market Rental housing, to provide five times more rental housing on site and one-for-one replacement of the 75 existing secondary rental units on site.



EXISTING TOWERS

- 1 **Lumiere Condominiums**
1863 Alberni St
- 2 **1798 W Georgia St**
(Rental Apartment)
- 3 **The Park** (Condominium)
1723 Alberni St
- 4 **Bayshore 1** (Condominium)
1790 Bayshore Dr
- 5 **Bayshore 2** (Condominium)
1710 Bayshore Dr
- 6 **Bayshore 3** (Condominium)
1777 Bayshore Dr
- 7 **Bayshore 4** (Condominium)
1717 Bayshore Dr
- 8 **Bayshore 9** (Condominium)
1680 Bayshore Dr.
- 9 **Bayshore Outlook**
(Condominium)
699 Cardero St
- 10 **Bayshore Gardens**
(Condominium)
1616 Bayshore Dr.
- 11 **Cardero** (Condominium)
699 Cardero St
- 12 **Alberni** (Condominium)
1568 Alberni St
- 14 **819 Nicola St** (Condominium)
- 15 **Robson Place** (Condominium)
777 Cardero St
- 16 **Stanley Park Place**
(Condominium)
1860 Robson St

PROPOSED FUTURE TOWERS

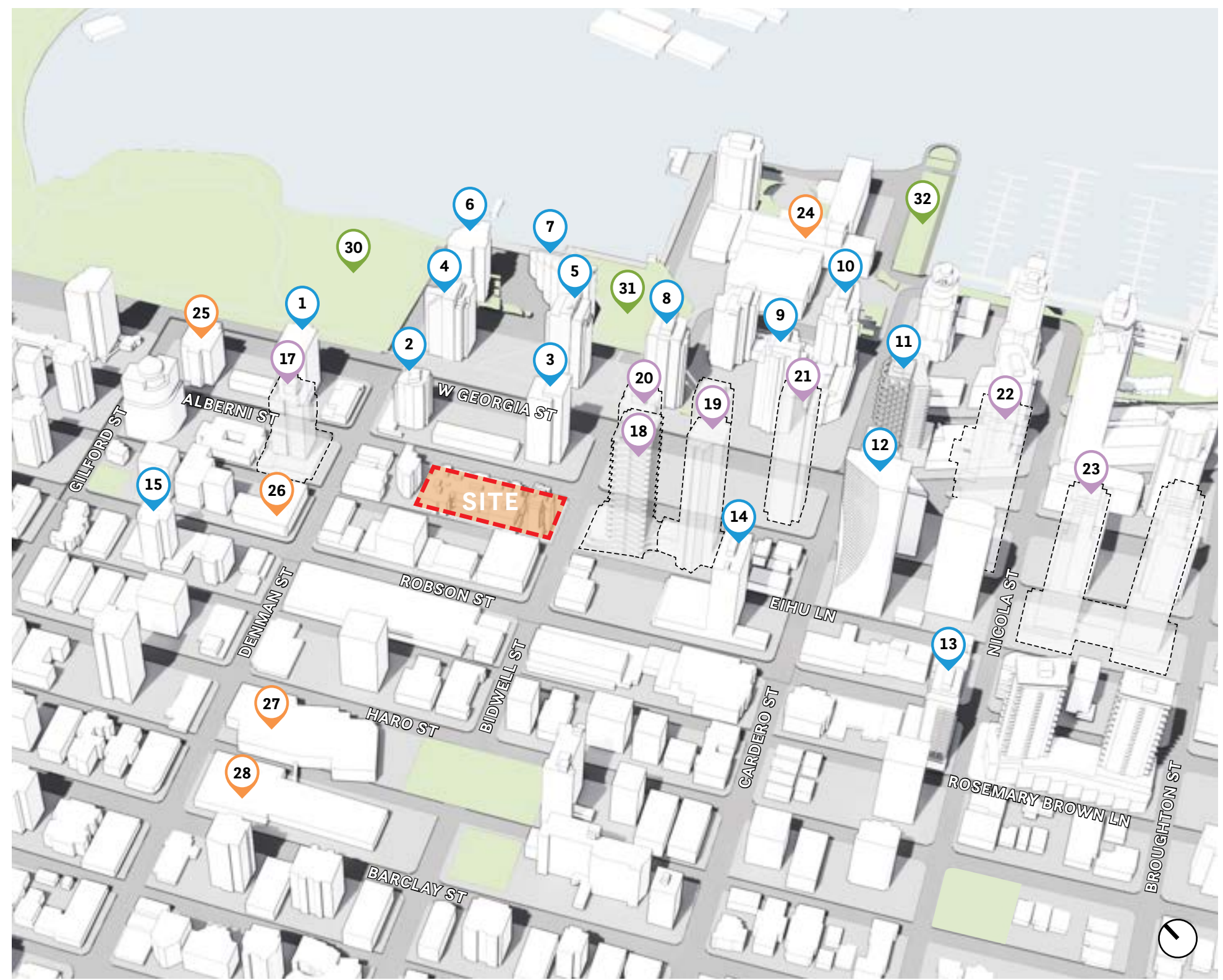
- 17 **1810 Alberni St**
(Condominium)
- 18 **1668–1684 Alberni St**
(Condominium)
- 19 **1640–1650 Alberni St**
(Condominium)
- 20 **1698 W Georgia St**
(Condominium)
- 21 **1608–1616 W Georgia St**
(Condominium)
- 22 **1515 W Georgia St**
(Condominium)
- 23 **1444–1468 Alberni St**
(Condominium)

LOCAL AMENITIES

- 24 **The Westin Bayshore** (Hotel)
1601 Bayshore Dr
- 25 **Lord Stanley Suites** (Extended Stay)
1601 Bayshore Dr
- 26 **Times Square Suites** (Hotel)
1821 Robson St
- 27 **West End Community Centre**
870 Denman St
- 28 **King George Secondary School**
1755 Barclay St

PARKS

- 30 **Devonian Harbour Park**
1929 W Georgia St
- 31 **Marina Square Park**
1675 Bayshore Dr
- 32 **Cardero Park**



Project Site Future Development

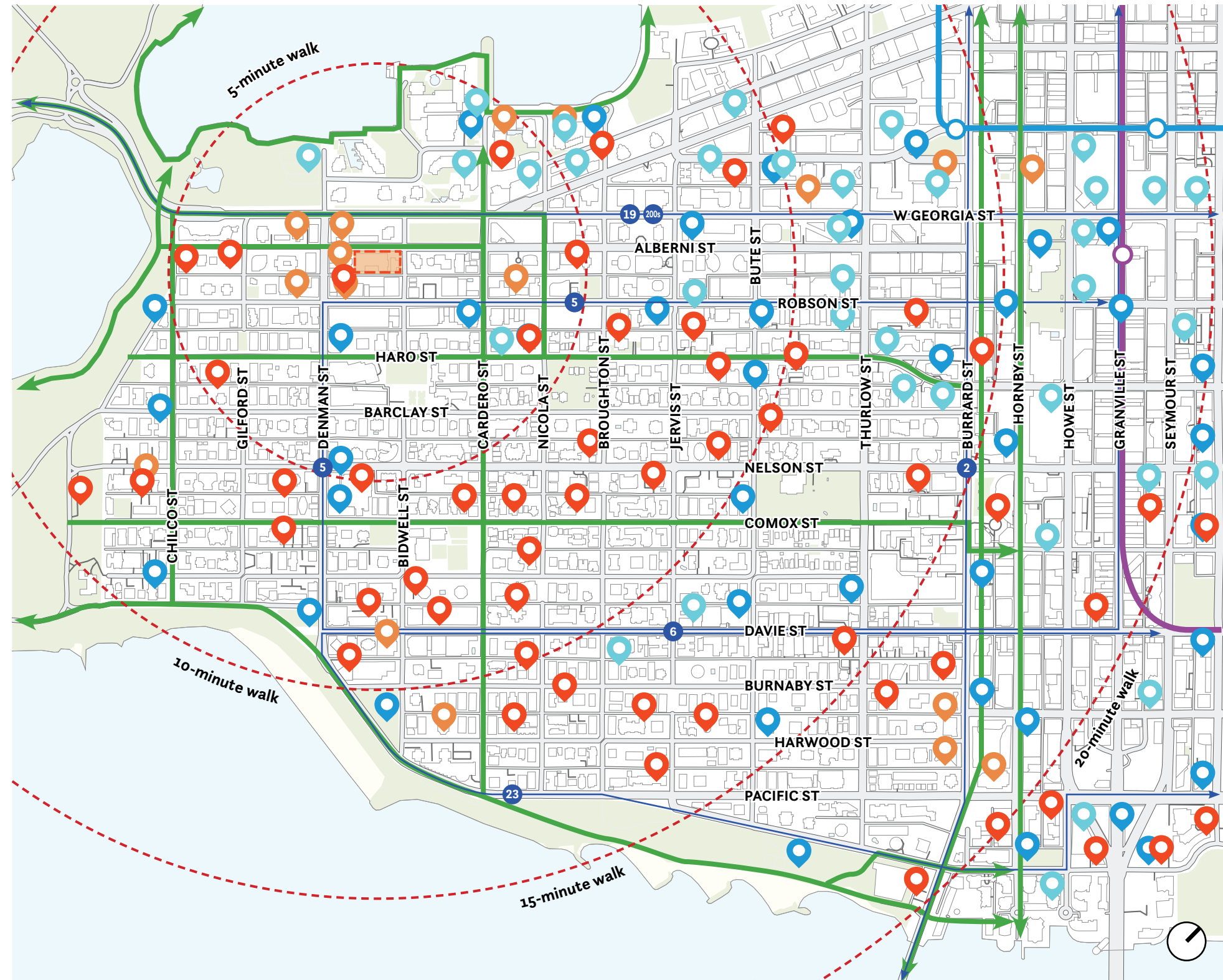
Transportation Context










The site is conveniently located near public transportation, cycling and walking paths, for reduced car dependence.

The project site is within a 5 minute walk of many shops and amenities along Robson and Denman streets, and conveniently located for access to walking and bike paths on the seawall.

Access to public transit is conveniently located one block north on West Georgia, for access to bus routes 19, 240, 241, 246, 247, 250, 253, 254, 257, N24, and one block to the south for access to bus route number 5. Public transportation provides easy access within the West End, and access to the downtown core, SkyTrain, north shore and beyond.

The site is well connected and our proposal aims to encourage alternate modes of travel to reduce car dependence and to encourage a healthy lifestyle.








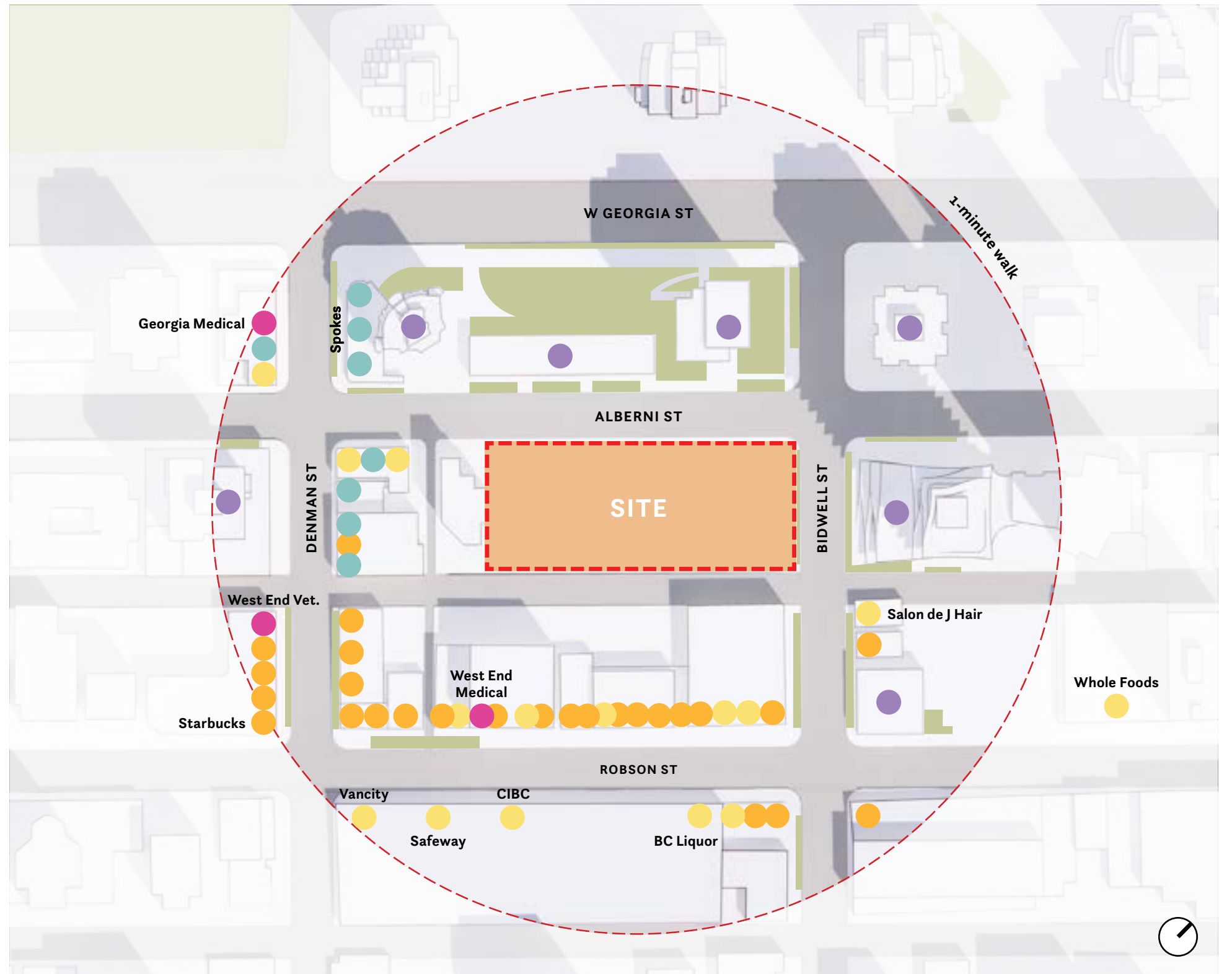
-  Project Site
-  Bus Routes
-  Expo Line SkyTrain
-  Canada Line SkyTrain
-  Bicycle Lanes
-  Mobi Bike Share Stations
-  Bike Rental Stores
-  EVO Car Share
-  MODO Car Share

Immediate Context

The site is within a 1-minute walk to many local amenities, including vibrant retail along Robson and Denman Streets.

The project site is conveniently located next to a variety of restaurants that provide a range of options for eating out and socializing. Two large supermarkets, including a Safeway and Whole Foods are within a one minute walk. A range of services, including hair and nail salons, and health and wellness clinics are nearby. A BC Liquor store and pharmacy are located at the Robson Safeway and two private pharmacies are located nearby. A number of sports shops provide a range of rental equipment, including bikes, rollerblades and scooters, to take advantage of the nearby seawall and Stanley Park.

-  Project Site
-  Restaurants
-  Services
-  Bikes / Ski Equipment Rentals
-  Healthcare
-  Residential



Streetscapes

The sites face onto Alberni Street to the north, Bidwell Street to the east, and Eihu Lane to the south.

Surrounding buildings range from two-storey residential and commercial buildings to 23-storey residential towers. Future towers to the east along Alberni and West Georgia Streets will increase overall heights and densities in the direct vicinity of the project site.

-  Project Site
-  Future Development





BIDWELL ST

SITE

Lane

DENMAN ST

1 Alberni Street looking South



ROBSON ST

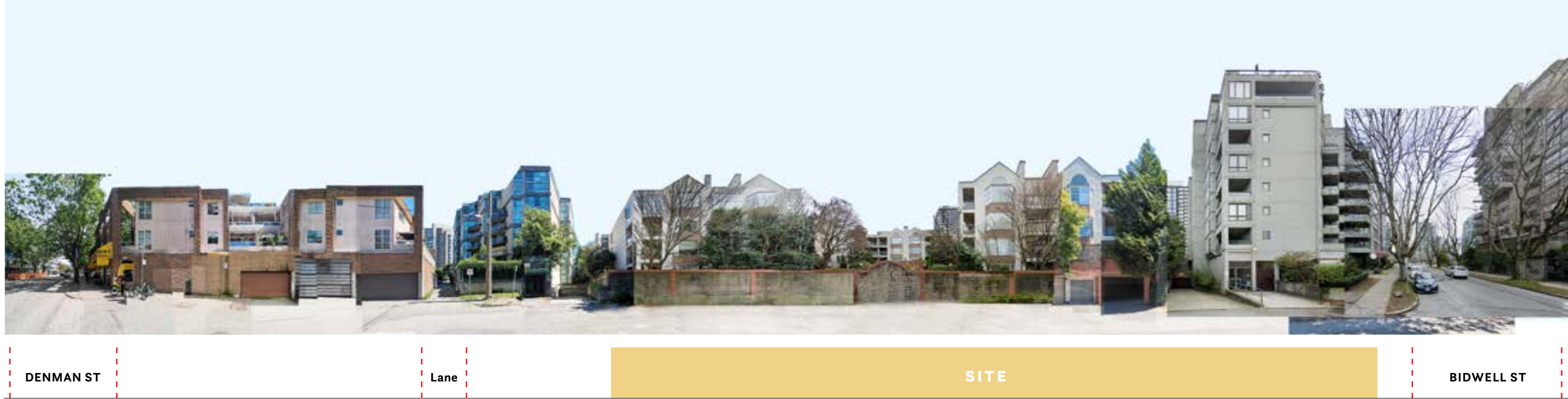
EIHU LN

SITE

ALBERNI ST

W GEORGIA ST

2 Bidwell Street looking West



3 Eihu Lane looking North



NW Corner at Denman & Alberni



NE Corner at Bidwell & Alberni



SE Corner at Bidwell and Eihu Lane

Existing Building Unit Summary

A total of 75 residential units are found in the two existing buildings on the site.

- The site at 1728 Alberni is occupied by a four-storey wood frame streetwall building constructed in 1987. The building contains 61 residential units.
- The site at 735 Bidwell is a nine-storey concrete building constructed in 1988. The building contains 14 residential units.

We are considering all previous residential condo units on site as secondary rental stock and are coordinating with existing tenants as part of our tenant relocation plan and as required by the Tenant Relocation and Protection Policy (2019).

The existing buildings will be demolished to allow the redevelopment of the site, and will provide 377 secured rental housing units including 75 units of secured Below Market Rental housing, to provide five times more rental housing on site and one-for-one replacement of the 75 existing secondary rental units on site.

1728 Alberni



735 Bidwell

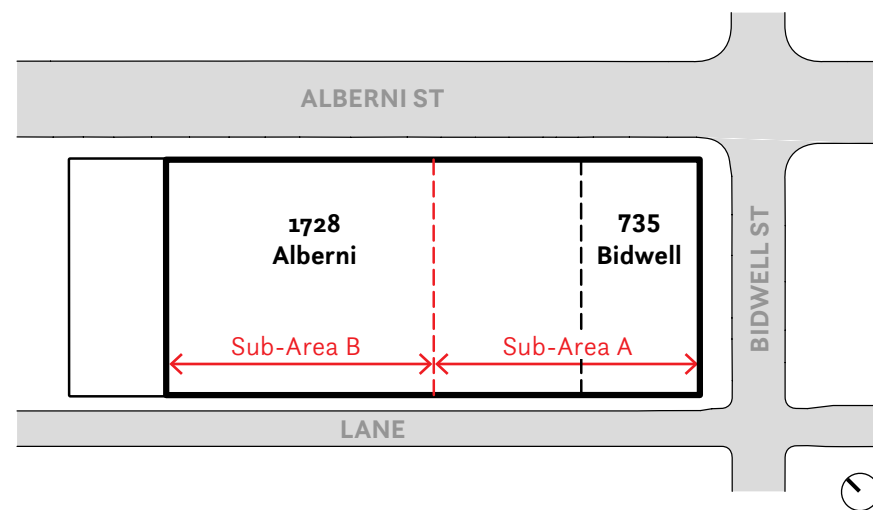


Zoning Summary

The site is located in the RM-5C zoning district, Area ‘A’ of the *West End Community Plan*, and Area ‘C’ of the *Rezoning Policy of the West End*.

The intent of the RM-5C schedule is to enable a variety of forms of residential development in the West End, including tower forms and infill townhouses, while also permitting compatible retail, office, service and institutional uses. Infill developed as secured market rental housing is encouraged. Emphasis is placed on achieving development that is compatible with neighbouring development with respect to the streetscape character, open spaces, view retention, sunlight access and privacy.

The following table provides a summary of existing and proposed zoning requirements. The following sections in this report provide supporting rationale for our proposal.



Site Plan

--- Existing P/L to be Removed
 - - - Proposed Site Subdivision

ZONING RM-5C	PERMITTED – RM-5C	WEST END COMMUNITY PLAN & WEST END – TOWER FORM, SITING & SETBACKS	PROPOSED – CD-1	
			735 BIDWELL – EAST TOWER SUB-AREA A	1728 ALBERNI – WEST TOWER SUB-AREA B
Uses	<p>Outright Cultural and Recreational Institutional Service Dwelling</p> <p>Conditional Mixed-Use Residential Office Retail Parking Utility and Communication</p>	Rezoning considered for applications that include Residential uses.	Dwelling 100% Secured Rental Housing 80% Maximum Residential FSR, Market Rental Housing 20% Minimum Residential FSR, Below-Market Rental Housing Retail at grade	Dwelling 100% Condominium
Site Area	Not Applicable	Not Applicable	1,813.70m ² (19,523ft ²)	1,801.90m ² (19,395ft ²)
Frontage	Not Applicable	Minimum 39.6 m (130ft)	Alberni: 45.4 m (149ft) Bidwell: 39.9m (130ft)	Alberni: 45.14 m (148ft)
Height	Outright: 18.3 m (60 ft) Discretionary: 58 m (190 ft)	117.3 m (385 ft)	117.3 m (385 ft) 44 storeys	117.3 m (385 ft) 41 storeys
Setbacks	Front Yard: 3.7 m (12 ft) Side Yard: 2.1 m (7 ft) Rear Yard: 2.1 m (7 ft)	Alberni: 7.6 m (25 ft)* Bidwell: 5.5 m (18 ft)* Side Yard: 2.1 m (7 ft) Rear Yard: 2.1 m (7 ft)	Front Yard: 3.7 m (12 ft) Side Yard: 2.1 m (7 ft) Rear Yard: 2.1 m (7 ft) Alberni: 7.6 m (25 ft)* Bidwell: 5.5 m (18 ft)*	Front Yard: 3.7 m (12 ft) Side Yard: 2.1 m (7 ft) Rear Yard: 2.1 m (7 ft) Alberni: 7.6 m (25 ft)*
FSR	Outright: 1.00 Discretionary: 2.20	Established through rezoning	16.11	14.60
Floor Plate	Not Applicable	Tower: 511 m ² (5,500ft ²)	Tower: 613 m ² (6,600ft ²) Podium: 846.5 m ² (9,112ft ²)	Tower: 643.5 m ² (6,925ft ²) Podium: 1,150 m ² (12,380ft ²)
Horizontal Angle of Daylight	One angle of 50 degrees over 24.0 m or Two angles with sum of 70 degrees	Not Applicable	Provided 24.4m (80ft) tower separation	Provided 24.4m (80ft) tower separation

*measured from the curb to the face of the building.

Proposed Zoning

The existing properties are proposed to be consolidated and re-subdivided into two parcels, approximately equal in size, to allow the development of two residential projects. We are proposing a single CD-1 with separate sub-areas to address both towers.

The east tower will provide 100% secured rental housing with a minimum of 20% of the residential floor area secured as Below-Market Rental (BMR), and retail at grade facing Bidwell, and will provide 377 units of secured rental housing comprised of 75 units of Below-Market Rental and 302 units of Market Rental housing. The west tower will be 100% condo residential and will provide 236 units.

It is intended that the two towers will be built at the same time, however, the project has been designed to ensure it can be phased if necessary. Therefore, infrastructure and site servicing should be separated for each tower as much as possible. It should also be noted that the proposed subdivision line is located within the existing building at 1728 Alberni St. If the East Tower is to move forward as the first phase, existing buildings at both 735 Bidwell and 1728 Alberni St would need to be demolished to allow for subdivision and construction of the East Tower.

The combined sites are proposed to be rezoned to allow additional height and density in coordination with City policy. In addition, some variances are proposed to viably deliver more housing, family units, and additional public benefits. More detail on these variances can be found in section 4.3 Form of Development & Variances, p76-77 of this report.

The following sections in this report provide information on our proposed variances and supporting rationale for our proposal.



 Project Site

Rezoning Context

The project at 1700 Alberni has been in development since 2019, and was submitted for rezoning in 2020, with a revised design in 2021.

Schematic design for the project began in 2019 with the engagement of Heatherwick Studio following a privately-staged international design competition. Initial concepts were submitted to the City as an Application for Rezoning Advice (AFRA) in 2019, and for an initial rezoning application on December 23, 2020. The initial rezoning application included 401 condo units and an FSR of 10.88.

The project was revised in 2021 in response to staff and market conditions. The revised design was a significant departure from the original rezoning application and featured a revised pinecone inspired expression with staggered balconies clad in light green glazed terracotta. The revised rezoning application was submitted in December 2021 and included 387 condo units and an FSR of 10.47.

While the 2021 revised application was well received, the design faced significant constraints including view cone 20.1 impacting the top 8 floors of the West Tower, and a reduction of 9 floors, and impacts to an additional 2 floors on the East Tower to avoid any increase in park shadowing of Marina Square Park. In today's challenging housing climate, it was determined that this application was no longer viable, and has been re-envisioned to ensure it can move forward.



2020 Rezoning Application



2021 Revised Rezoning Application

Housing Challenges

The project at 1700 Alberni is being re-envisioned to address the current challenges of Vancouver’s condominium and rental housing market.

Since the start of the project in 2019, Vancouver’s condo and rental housing market has faced several significant challenges. High property prices and rapid market appreciation have made homeownership increasingly unattainable for many residents, particularly first-time buyers. This situation has been exacerbated by a housing supply shortage due to lengthy approvals and record setting inflation caused by labour and supply chain shortages that were exacerbated by the pandemic, and have impeded the development of new housing projects.

In the rental market, the scarcity of market and affordable rental units has led to skyrocketing rents, placing a financial burden on renters and contributing to increased rates of housing insecurity. The COVID-19 pandemic further intensified these issues by disrupting construction and leading to economic uncertainties

that affected both rental and condo markets. Additionally, foreign investment and speculative buying have contributed to price inflation, creating volatility and accessibility issues.

Overall, the combination of high demand, restricted supply, affordability issues, and economic fluctuations has created a challenging environment for both buyers and renters in Vancouver’s housing market. These challenges have led to many projects being unable to proceed.

1700 Alberni has been re-envisioned to ensure it can move forward in today's challenging housing climate, providing a mix of market rental, below-market rental, and condos. Collectively, the project will significantly contribute to the City of Vancouver's overall housing targets and provide new public benefits.

Rezoning History



Policy Context

The proposed development has been shaped in direct response to the policy context, the neighbourhood, and the unique site conditions.

A number of City policies, guidelines and administrative bulletins have informed the design of our project and have been addressed in various sections in the following report.



Urban Design

The project sites are located in an area designated for future growth, and is aligned with the goals of the *West End Community Plan* by providing housing and public benefits to support the local community.

The project aligns with the goals of the *West End Community Plan* and addresses growth by focusing development opportunities along the Corridors, which allows the character of the existing Neighbourhoods and Villages to be maintained. This strategic direction will support a growing population while contributing to the City's public benefits strategy and the goals of the *Housing Vancouver Strategy* through the creation of secured market rental, below-market rental housing, and condos, and will complement other City efforts regarding livability, affordability and environmental sustainability.

Our proposal supports existing policy. Refer to the "Zoning Summary", p 18, "Proposed Zoning", p19, "West End Community Plan", p 24, and "Rezoning Policy", p 26, sections in our report for more context and information on our proposed response. The following policies and guidelines have informed our Urban Design proposal.

- **West End Community Plan (2013)**
- **West End Rezoning Policy (June 2024)**
- **RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedule (April 2024)**
- **West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines (July 2022)**
- **Zoning By-law (3575)**



Housing

Our proposal includes a mix of housing options to address Vancouver's challenging rental housing and condo markets, in response to the City's housing goals.

Providing a range of housing options in the West End contributes to a healthy and vibrant community, a strong downtown, and a more equitable city for people of all income levels. Our proposal includes 100% secured rental housing for the east tower, with 20% of the residential FSR as Below-Market Rental, and 100% condo units for the west tower, for a range of rental housing and home ownership options. Refer to our "Housing Strategy" section, on page 30 in our report for further information on our housing proposal. The following policies and guidelines have informed our Housing proposal.

- **Housing Vancouver Three-year Action Plan (2024-2026)**
- **Housing Vancouver 10-year Housing Targets (2024-2033)**
- **Housing Vancouver Strategy (2018)**
- **Vancouver's Housing and Homelessness Strategy 2012–2021 (2011)**
- **Rental Housing Stock Official Development Plan (April 2021)**
- **Criteria for 100% Secured Rental and Below-Market Housing (Nov 2020)**
- **Rental Incentive Programs Bulletin (June 2024)**
- **COV Rental Incentive Program Review (July 2019)**
- **Tenant Relocation & Protection Policy (June 2019)**
- **Tenant Relocation & Protection Policy – Process and Requirements (June 2024)**
- **High-Density Housing for Families with Children (July 2022)**
- **Housing Design and Technical Guidelines (Sept 2021)**
- **Family Room: Housing Mix Policy for Rezoning Projects (2016)**



Built Form

The proposed towers on podium have been designed to meet the intent of the *West End – Tower Form, Siting and Setbacks* and *West End Community Plan* requirements.

Additional height and density up to 117.3m (385)' are proposed to meet the height limit as defined in the West End Community Plan. The proposed heights have been reviewed to mitigate impacts to views and shadows. Refer to the “Form of Development”, p 27, “View Cone”, p28, “Building Height”, p 75, “Shadow Studies”, p 78, and “Enclosed Balconies”, p 70, sections in our report for our rationale in support of the proposed form of development, including building heights, setbacks, tower separations, floor plate sizes and dimensions, and enclosed balconies.

- **Public View Guidelines (July 2024)**
- **West End – Tower Form, Siting and Setbacks (August 2023)**
- **Higher Buildings Policy (November 2018)**
- **Citywide Development Guidelines Early Actions – Public Views, Solar Access, and Residential Tower Floorplates (July 2024)**
- **Balcony Enclosure Guidelines (2022)**



Privacy & Views

The residential towers have been sculpted to help protect privacy and views from existing residential towers and to minimize impacts to the surrounding neighbourhood.

In a dense urban environment targeted for future growth, such as Area ‘A’ of the West End Community Plan’s Georgia Corridor, privacy and overlook are central concerns for livability. Refer to the “Tower Separations”, p 74, section in our report for information on our response.



Sustainability

The project is aligned with Vancouver’s goal to be the greenest city in the world and is designed to meet the City’s Green Building Policy for Rezoning.

Refer to the “Sustainability Strategy”, p 31, section in our report for information on our strategies to meet our sustainability objectives. The following policies and guidelines have informed our Sustainability proposal.

- **Greenest City 2020 Action Plan (2015)**
- **Green Building Policy for Rezoning (July 2023)**
- **Sustainable Large Developments (July 2024)**
- **Embodied Carbon Guidelines (Oct 2023)**
- **Rain City Strategy (2019)**
- **Transportation 2040 (2012)**
- **Low Carbon Energy System Policy (2017)**
- **Urban Agriculture Guidelines for the Private Realm (2009)**

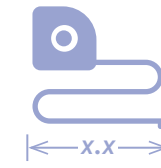


Community

The project has been designed to support public benefits.

The project is expected to deliver significant public benefits, including much needed affordable housing, retail, and public art. A separate CAC proposal will be made as part of this application.

- **Community Amenity Contributions Policy (June 2024)**
- **Public Art Policies and Procedures for Rezoned Developments (Nov 2021)**



Technical

Our project has been designed in coordination with a number of COV technical requirements.

Refer to the “Project Statistics”, p 36, “Building Program”, p 37, “Technical Requirements”, p88, “Programatic Plans”, p 90-110 sections in our report for information on our response to the technical requirements for the project. The following policies and guidelines have informed our Technical design proposal.

- **Parking By-Law**
- **Transportation Demand Management for Developments (June 2024)**
- **Transportation Assessment and Management Study Guidelines for Consultants**
- **Bulk Storage and In-suite Storage – Multiple Family Residential Developments (Nov 2022)**
- **Garbage & Recycling Storage Amenity Design Supplement (July 2022)**
- **Design Standards for Public Bike Share (PBS) Rezoning and Development Application Requirements (2020)**

West End Community Plan

The two project sites are proposed to be redeveloped in accordance with the *West End Community Plan*.

The *West End Community Plan* was adopted in 2013, in order to provide a clear and flexible framework to guide positive change, development and public benefits in the West End. The plan accounts for growth over 30 years, including an estimated 7,000 to 10,000 new residents and 7,000 to 10,000 new jobs. The City of Vancouver engaged with community members during the planning process at 110 public events, which included 7,551 participants.



Plan Principles



Achieve a green, environmentally sustainable urban pattern.



Support a range of affordable housing options to meet the diverse needs of the community.



Foster a robust, resilient economy.



Enhance culture, heritage and creativity in the city.



Provide and support a range of sustainable transportation options.



Protect and enhance public open spaces, parks and green linkages.



Foster resilient, sustainable, safe and healthy communities.

Built Form Guidelines



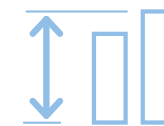
Appropriate form and scale to reinforce the dome-shaped skyline.



Strengthen the urban frame. Reinforce the edges of the West End in contrast with the existing neighbourhoods.



Adhere to prevailing view corridors. Protect view corridors and recognize spatial separation.



Recognize transitional role in form and scale urban design to mediate between established development and respective sites.



Ensure public open space and village areas have solar access.



Building forms to be responsive to adjacent and nearby private views.



New development to contribute to ground oriented focus in uses and public realm quality.

Georgia Corridor

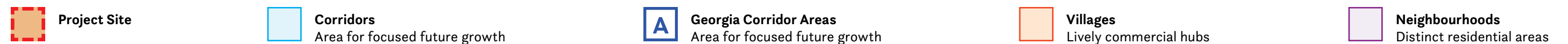
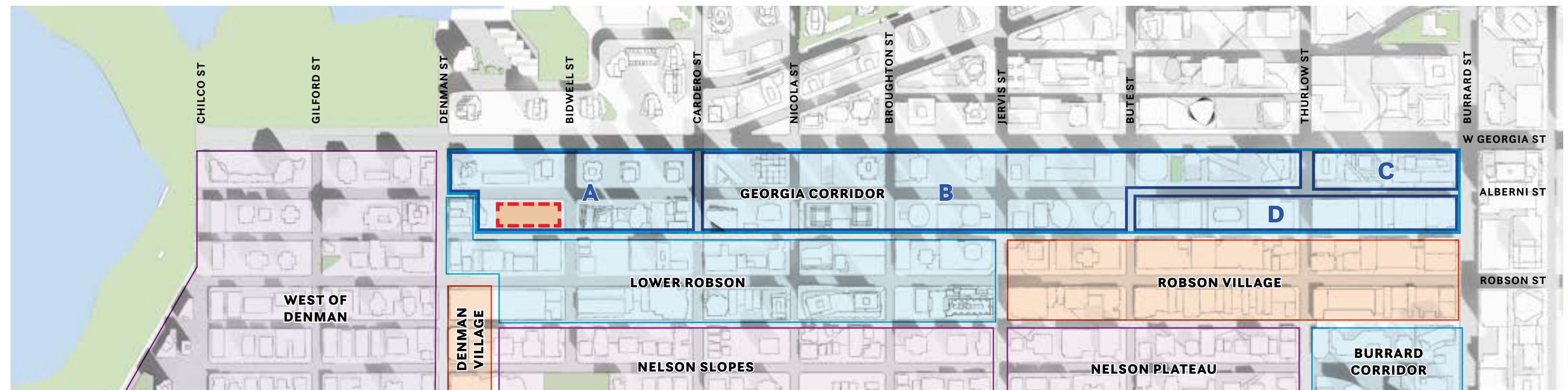
Situated between West Georgia and the lane north of Robson Street, the Georgia Corridor stretches from Denman to Burrard and includes a portion of the Central Business District. The Georgia Corridor is considered a transitional area between the Neighbourhoods and downtown, and is a newer area of the West End with the majority of new housing and office space built during the past 40 years. Focusing development opportunities along the Corridors allows the character of the existing Neighbourhoods and Villages to be maintained, while managing population growth and delivering Public Benefits to the community.

- Opportunities for new growth through increased heights and densities.
- Opportunities for additional homes and job space.
- Denser development near transit, services, and amenities.
- Development contributes public benefits to meet the needs of the community.
- Building heights should not exceed view corridor limits.
- Floor plate sizes should maximize views and sunlight on sidewalks.

Area A

Rezoning considered for developments that include a residential component. Density increases will be considered to support the Public Benefits Strategy of the West End Community Plan.

- **Height:** up to 117.3 m (385 ft)
- **Density:** Established through rezoning
- **Minimum Frontage:** 39.6 m (130 ft)
- **Tower Floor Plate:** Should not exceed 511 m² (5,500 ft²)
- **Tower Form:** Tower on podium



Rezoning Policy

The **West End Rezoning Policy** (2024) provides guidance for the intensification of the West End to address long-term demand for job space, new housing and provision of public amenities, and requires that new development be focused in 6 areas, each with its own rezoning requirements. Our two sites are located within Area 'C' of the policy.

Rezoning applications are permitted in Area C for market residential development that provide Public Benefits as defined in the West End Community plan, including secured market rental or social housing.

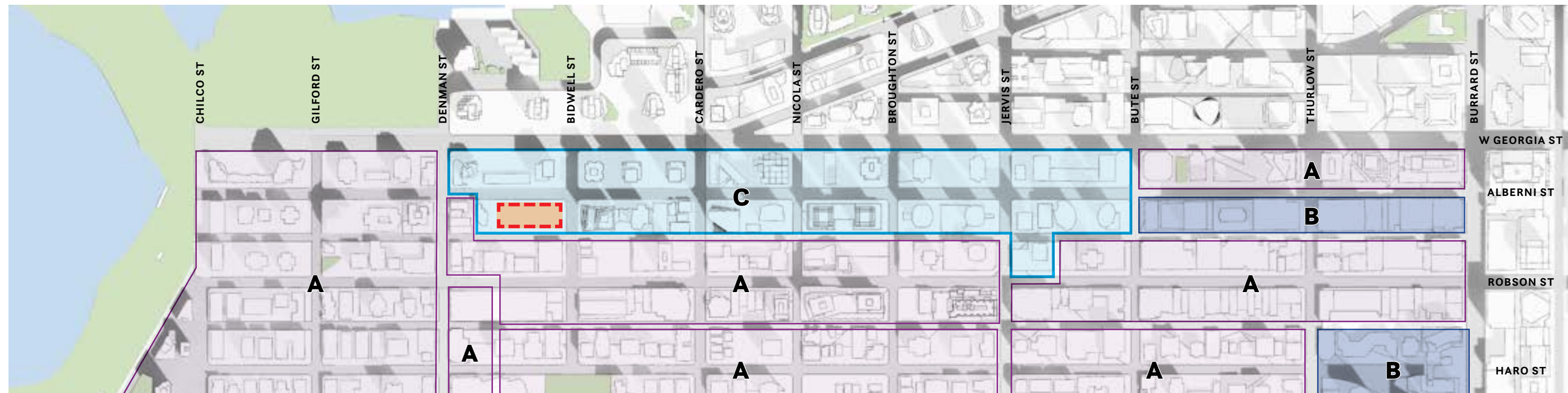
In Area C, the housing Public Benefits are noted in section 17.6 of the West End Community Plan, and indicate that strategies should include all types of housing along the continuum. This flexibility of housing type allows Area C to respond to the evolving housing needs of the city.

Our proposal meets the goals of the West End Rezoning Policy and West End Community Plan by providing a range of housing options. We are proposing a balance of secured Market Rental, Below-Market Rental, and condos in response to the current housing market and as the Public Amenity for our project.

Area C

Rezoning applications considered for increasing density for market residential developments for provision of Public Benefits.

- **Density:** Established through rezoning
- **Minimum Frontage:** 39.6 m (130 ft)
- **Tower Floor Plate:** West of Cardero, should not exceed 511 m² (5,500 ft²)
- **Floor Area Increase:** 20% additional floor area for projects that include secured market rental with 20% of FSR as Below-Market rental.



Form of Development

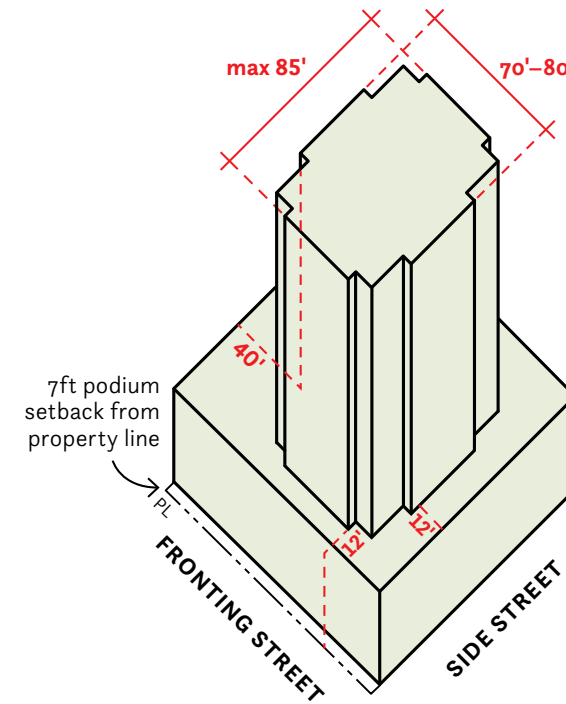
Our form of development has been guided by the *West End – Tower Form, Siting and Setback Administrative Bulletin* (2023) and the requirements of Area A of the *West End Community Plan’s* Georgia Corridor.

Our “Tower on Podium” is designed to generally meet maximum floor plate dimensions of 85' facing the Bidwell side street, and no more than 80' facing the Alberni fronting street. In the north-south dimension we are proposing 26m (85.3') for both towers. In the east-west direction we are proposing 24.75m (81.2') for our east tower and 23.575m (77.3') for our west tower. The minor relaxation to floor plate dimensions is to achieve our proposed tower floor plate sizes.

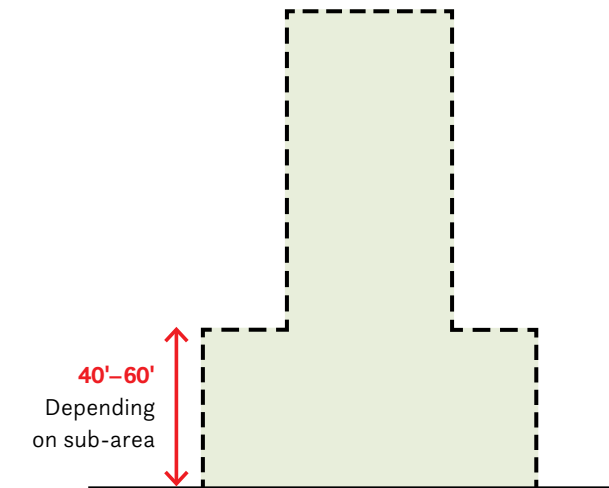
As supported by City Council on July 10 2024, it was confirmed that current policy and practice permits flexibility of residential floorplate guidelines. Our proposal is seeking to increase the tower floor plate size from the permitted 511 m² (5,500 ft²) in the West End Community Plan to allow for additional density and to support the housing goals of the project, including a tower floor plate size of 643.5 m² (6,925 ft²) for the east tower and 613 m² (6,600 ft²) for the west tower and to deliver additional community benefits.

Both towers meet all setback requirements to property lines and 24.4m (80') tower separation between existing and potential future tower, and have been reviewed to minimize shadows on parks and impacts to public views. Refer to Built Form Fit and Shadow Studies in section 4 of this report.

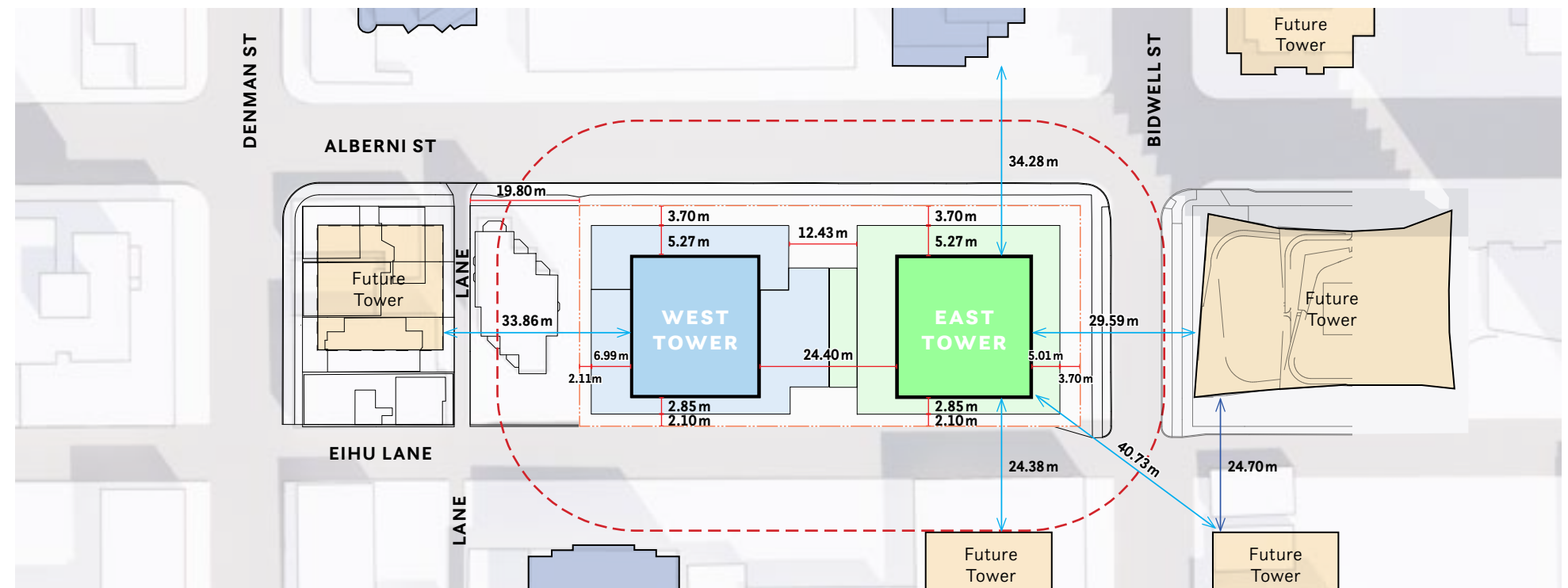
Both towers are proposed to maximize the permitted building height of 117.3m (385') from the *West End Community Plan*. Refer to the following pages for more information on how our proposal responds to View Cones and Shadows.



Tower on Podium



Tower on Podium



View Cone

The project site falls below and is not impacted by view cones 3.2.1, 20.1, 20.2 and B1.

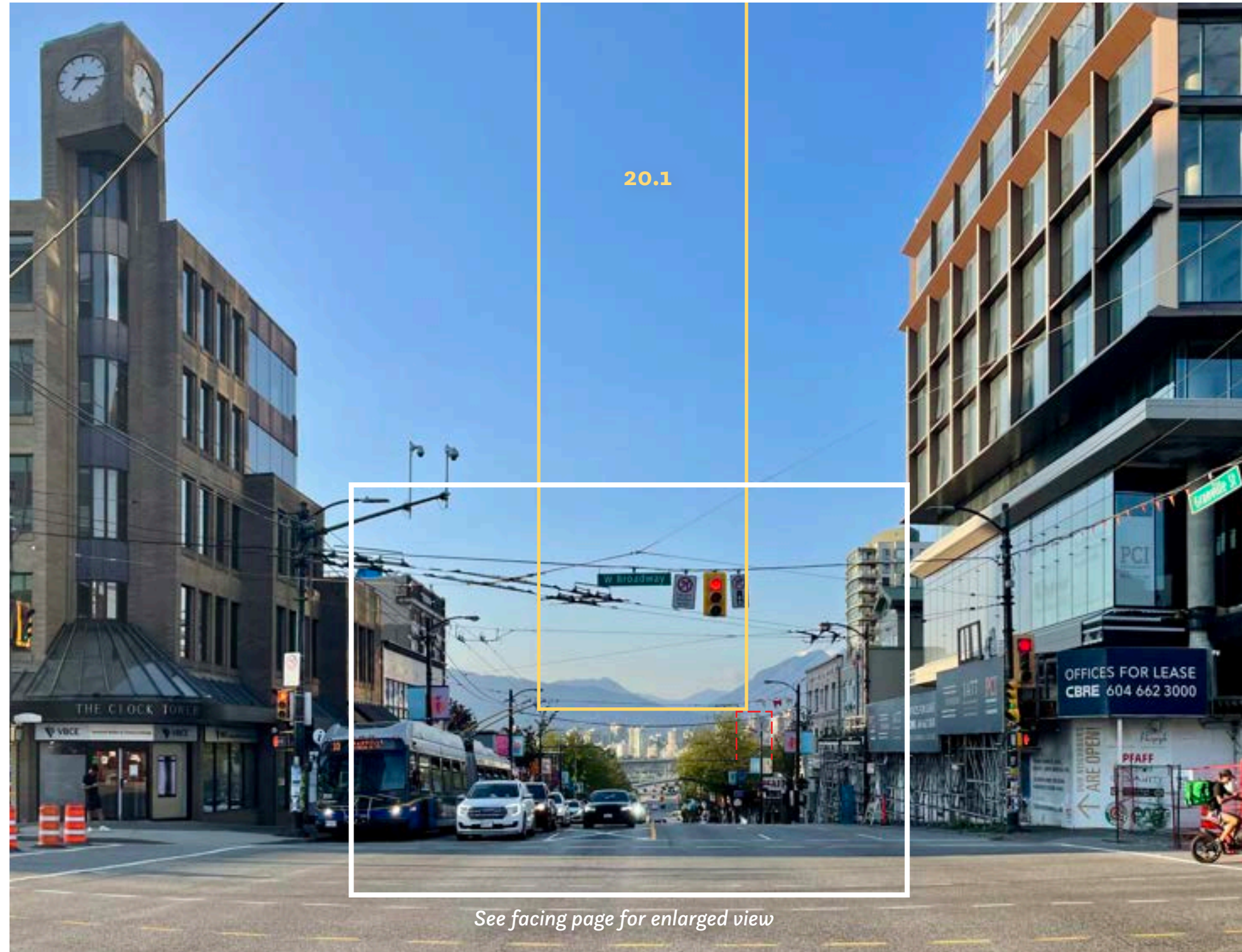
On July 10 2024, City Council approved the replacement of the View Protection Guidelines with the new Public Views Guidelines, including amendments to some of the public views.

View cones 3.2.1 and B1 are well above the permitted building height of 117.3m (385') permitted in Area A of the West End Community Plan's Georgia Corridor. View Cone 20.2 did not impact our site and was deleted from the Public Views list.

View Cone 20.1

View cone 20.1 originates from the south crosswalk at Granville Street and Broadway and provides a view of the north shore mountains. The view cone was amended on July 10, 2024 to update the protected view in response to changes in urban context and to support enabled Broadway Plan developments.

The view boundaries have been revised, including a shift of the western edge to align with the eastern-most edge of the building at 2421 Granville Street, and raising of the lower plane to align with the uppermost extent of the English Properties and aligned with the roof of the tower at 1763 Comox Street. The eastern edge of the view cone has not been revised and is aligned with the southwestern-most edge of the tower at 1265 Burnaby Street.

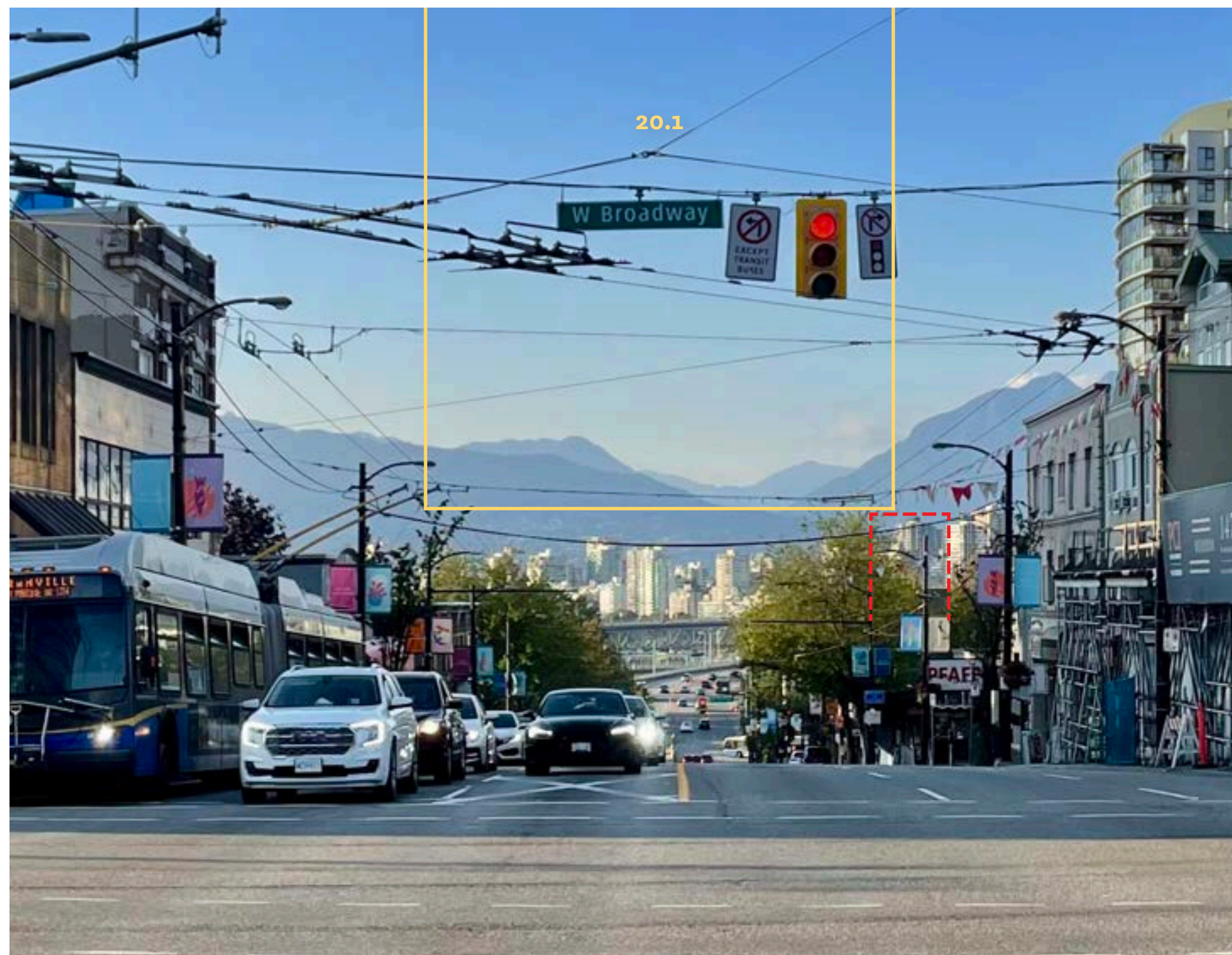


See facing page for enlarged view

View of Granville Street Protected View 20 – Intersection of Granville and Broadway

Our site is located below the eastern edge of view cone 20.1, and is not impacted by the revised view cone.

While a public view assessment is still required to confirm the heights of view cone 20.1 above our site, we know from our previous view assessment that our site is not impacted by the now deleted view cone 20.2, and that the height of the revised view cone 20.1 are equal or higher than the lower plane of the deleted view cone 20.2. We will work with staff through the rezoning process to ensure compliance with the updated view cone, and will verify our compliance once we receive the information from the updated view assessment.



Zoomed-in View of Granville Street Protected View 20 – Intersection of Granville and Broadway



Project Site

Housing Strategy

Our proposal includes a mix of housing options to address Vancouver’s challenging rental housing and condo markets, and in response to the City’s housing goals.

Providing a range of housing options in the West End contributes to a healthy and vibrant community, a strong downtown, and a more equitable city for people of all income levels. Our proposal includes 100% secured rental housing for the east tower, with 20% of the residential FSR as Below Market Rental, and 100% condo units for the west tower, for a range of rental housing and home ownership options.

Bosa Properties and Kingswood Properties are proposing a rental structure for the below-market rental units similar to social housing projects in the West End where 30% of Below Market Rental units will be offered at deep affordability of 50% CMHC reported average market rates, and where 70% of below-market rental units will be offered at low end of market rates of 80% CMHC reported average market rates.

The below-market rental units and rates would be secured as part of the secured rental agreement and would be owned and operated jointly by Bosa Properties and Kingswood Properties.

The **75** below-market rental units meet the rental replacement requirement of **75** units for the combined sites. In addition, the **302** units of market rental and **236** condo units further support the West End’s overall housing goals. A total of **613** residential units are proposed to help address Vancouver’s need for housing.

+ Secured Rental Housing

100% of all residential units for the east tower will be secured rental housing, including a minimum of 20% of the secured rental housing FSR area will be provided as Below-Market Rental housing.

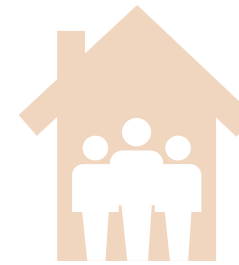


+ Home Ownership

100% of the residential units for the west tower will be condo units, to provide a range of housing options on the site and in response to the city overall housing goals.

+ True Affordability

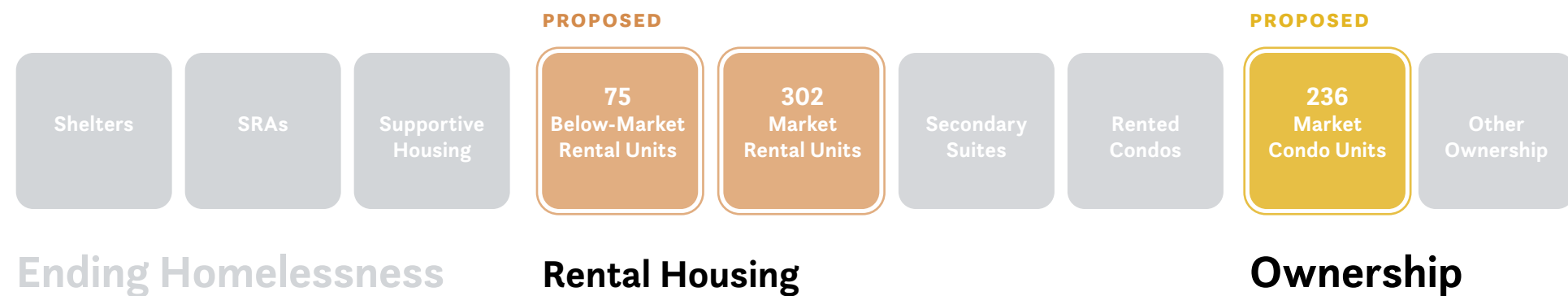
30% of Below-Market Rental units will be offered at 50% of CMHC reported average market rates. The remaining 70% of BMR units will be offered at 80% of CMHC reported average market rates.



+ 35% Family Units

A minimum of 35% of all units for the overall site will be two bedrooms or larger and suitable for families with children and in compliance with the requirements of the High Density Housing for Families with Children Guidelines.

Housing Continuum



Sustainability Strategy

The project supports Vancouver’s goals to be the greenest city in the world and to create sustainable communities, aligning with the City’s Green Buildings Policy for Rezoning and The Sustainable Larger Developments Policy.

The City's Sustainable Large Developments Policy supports the current and future needs of the community and the site potential, increasing housing diversity, utilizing green mobility options and providing new outdoor spaces for residents and the public.

To meet the City’s Green Building Policy requirements and align with the Sustainable Large Developments Policy the project has been designed to align with the following strategies and targets.



Exploring Low Carbon Energy System

The project will explore the option of a user-owned on-site Low Carbon Energy System (LCES) at the DP stage. Each tower will provide an air source heat pump on the roof that can be designed as a City-recognized LCES. Suites will be provided with four pipe fan coil units connected to the LCES.



Performance Limits

The project will meet performance limits for high-rise buildings connected to a City-recognized Low Carbon Energy System and to meet the following performance limits:

Thermal Energy Demand Intensity (TEDI)	30 kWh/m ²
Thermal Energy Use Intensity (TEUI)	120 kWh/m ²
Greenhouse Gas Emissions Intensity (GHGI)	3 kgCO ₂ e/m ²



Airtightness Testing

Airtightness is critical to reducing heat loss through the building envelope. The project will be designed and tested to meet a minimum of 2.0 L/s m² @ 75 Pa for the overall building and 1.5 L/s m² @ 50 Pa for suites.



Enhanced Commissioning

In addition to high performance system design, the project energy systems will be commissioned, ensuring the ongoing performance targets of the project are met and to identify areas for further improvement.



Metering & Reporting

Each utility will be metered for the whole building and sub-metered for each major use. This will allow an accounting of energy use and reporting that will provide accountability to building operators and users, and provide information to the City to inform future policy.



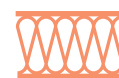
Embodied Carbon Emissions

The project will limit embodied carbon emissions where possible and will prepare a whole-building life-cycle assessment (LCA) to determine embodied carbon in kgCO₂e/m² to inform future city policy.



Reduced Thermal Bridging

The project will use good building practices to minimize thermal bridging, which is critical to maintaining building envelope performance and reducing operational energy requirements.



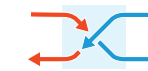
High Performance Building Envelope

The building envelope will be designed to meet or exceed the project’s performance limits and to reduce heating and cooling energy demand. This will be achieved by increasing the area and insulation value of opaque wall and roof assemblies and by using high performance window systems.



Verified Direct Ventilation

Outdoor air ventilation will be provided to all occupiable indoor spaces and will be designed to ASHRAE 62.1 to reduce occupant exposure to indoor pollutants by ventilating with appropriate flows of outdoor air.



Ventilation Heat Recovery

The project will utilize Energy Recovery Ventilators (ERVs) with 75% sensible effective performance to meet fresh air and ventilation requirements.



Low-Emitting Materials

To further improve indoor air quality within the building, healthier material options for interior finishes and coatings will be selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation.



Indoor Air Quality Testing

To ensure the quality of the indoor environment prior to occupancy, testing will be conducted for formaldehyde, particulates, ozone, total volatile organic compounds and carbon monoxide. Results will be shared with the City of Vancouver upon application for Occupancy Permit. Testing airborne pollutant levels will confirm that source control strategies have been effectively implemented, and demonstrate spaces are suitable for occupancy.



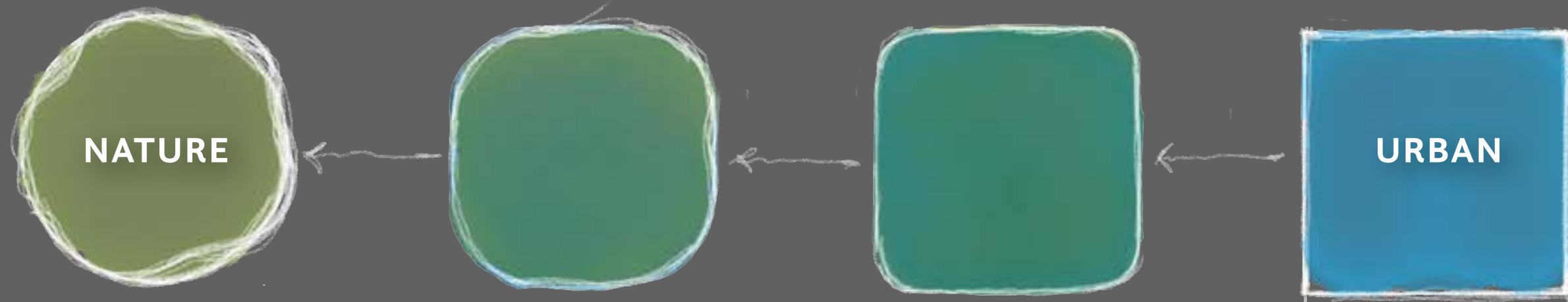
Integrated Rainwater Management

Onsite rainwater management has become an increasingly important sustainability feature in urban areas with the associated climate change issues. The project will meet the requirements of the ‘Rainwater Management Bulletin’ to capture 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from rooftops, paved and landscape areas. The project will employ Tier 1, Tier 2 and Tier 3 measures to achieve these targets, including: green roofs, landscape and soil retention, permeable paving, water detention and Jellyfish treatment system.



Energy Efficiency

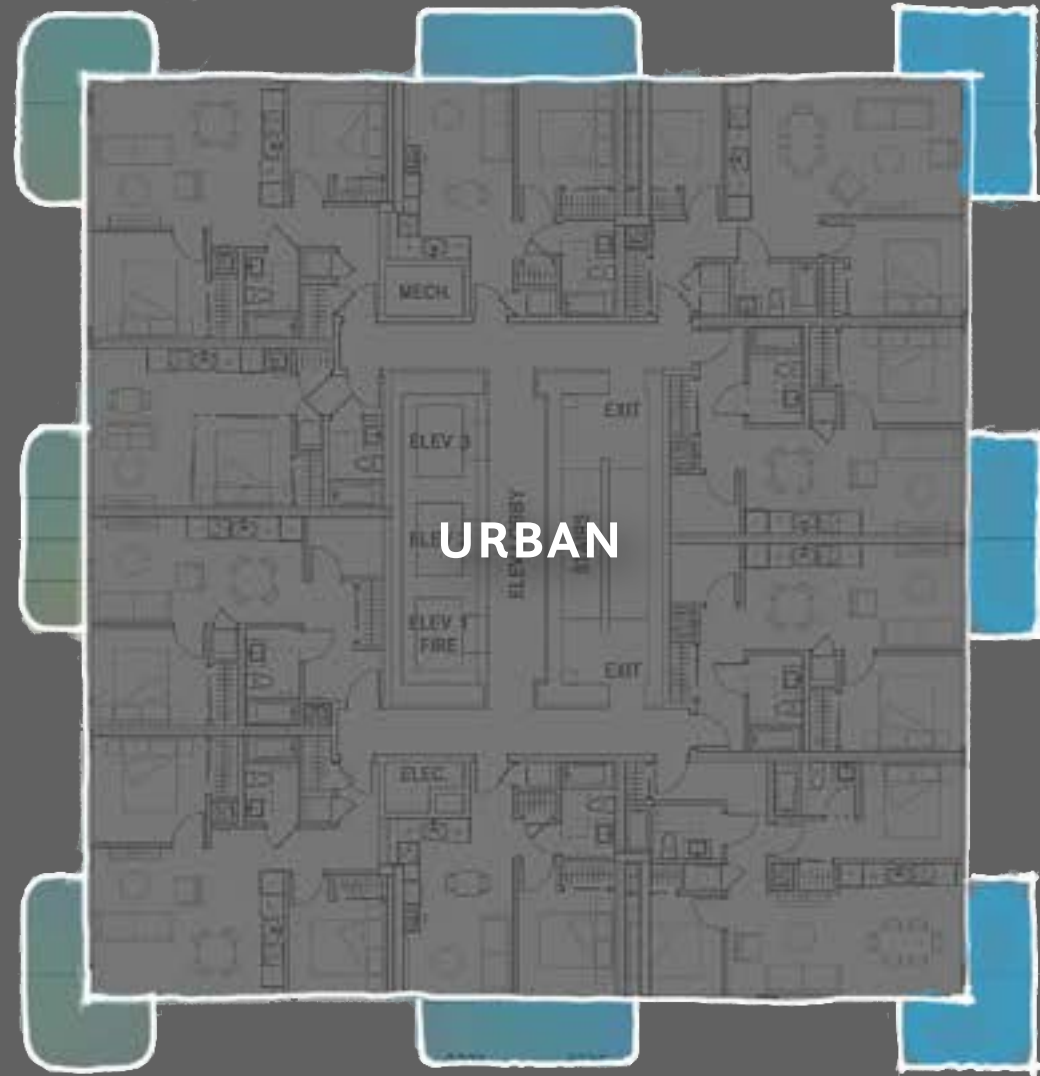
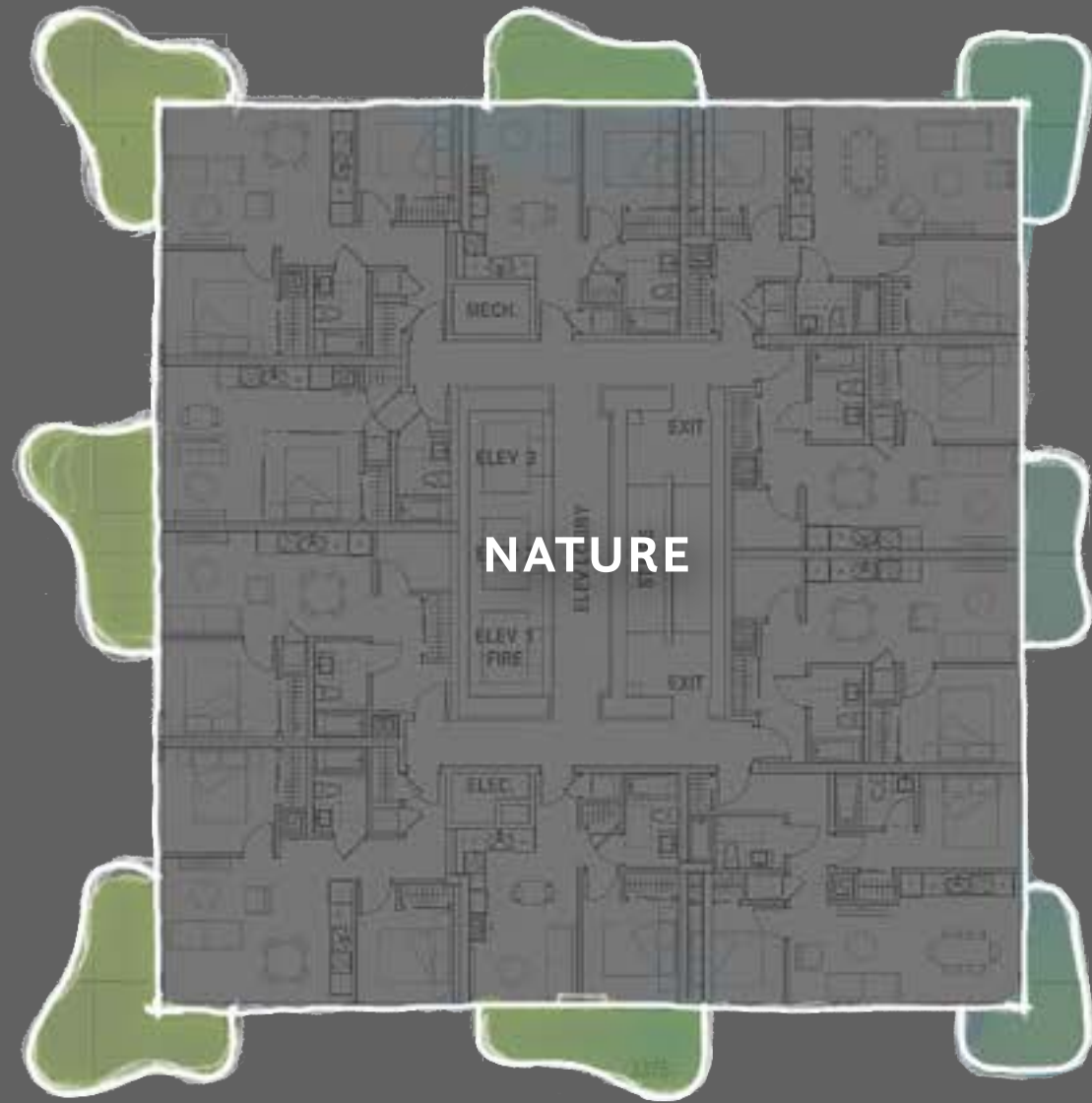
Operational energy requirements will be reduced by using a high performance air source heat pump for domestic hot water heating and LED lighting throughout the project.



Conceptual Plan Diagram

3.0

Proposed
Development



Conceptual Plan Diagram

Project Description

The development at 1700 Alberni is proposed to include two towers on podium. The east tower will provide 100% secured rental housing, including 20% of the residential floor area at below-market rental rates in support of the City’s housing goals. The west tower will provide 100% condo units to provide a range of housing options within the overall project.

The towers have been designed to celebrate the site’s location in the West End, and the confluence of urban and nature. The materials and character of the buildings have been inspired by the horizontal bands, ribbon windows and tile that have defined many of the West End’s modernist buildings. This common influence has been expressed differently for each tower, with each one having its own individual identity that embodies the characteristics of the surrounding context as an expression of urban and nature.

The East tower with its rectilinear urban expression is 44 storeys, and will provide a total of 377 secured rental housing units including 75 units of below-market rental, for one-to-one replacement of the 75 existing residential units on the overall site. A shared lobby provides access to all residential units with no distinction between residents of the market or below-market units. The residential lobby faces Alberni street, while retail at grade faces Bidwell Street. Indoor amenity is located at the roofs of the podium and tower, with adjacent outdoor amenity at

both locations, and will provide a range of indoor and outdoor amenities for all tenants including families with children.

The West tower with its more organic expression of nature is 41 storeys, and will provide a total of 236 condo units. The residential lobby and two townhouse units face Alberni street. Indoor amenity, including a pool, is located at level 2, with additional indoor and outdoor amenity located at level 3 above. Private roof decks will be provided for a portion of the podium roof and at the roof of the tower.

A pocket park is located at a gap between both podiums, to provide a public seating area along Alberni and an opportunity for public art. The gap also provides increased daylighting on Alberni and enhancement to the public realm.

All building services, including parking entry and loading are located off Eihu Lane to the south.

Public Benefits Include

- Provision of 100% Secured Rental Housing at the East tower.
- A total of 377 secured rental housing units, including 75 Below Market Rental units, to replace the 75 existing secondary rental units.
- 20% of residential area for the East tower as secured Below-Market Rental units.
- True Affordability with 30% of BMR units at 50% CMHC reported average market rates and 70% at 80% CMHC reported average market rates.
- A minimum of 35% of units suitable for families with children.
- Enhanced amenities, public realm, on-site public art, pocket park, landscaping, and retail.

Project Statistics

Project Data Summary

PROJECT DATA	WEST TOWER – SUB-AREA B			EAST TOWER – SUB-AREA A			COMBINED SITE	
Site Area	1,801.90m ²	19,395.50ft ²		1,813.70m ²	19,522.50ft ²		3,615.6 m²	38,918 ft²
Floor Space Ratio (all uses)	2.2 permitted	14.60 proposed		2.2 permitted	16.11 proposed			
Interior FSR Area Summary								
Condominium	24,216.11 m ²	260,660 ft ²						
Market Rental				22,784.75 m ²	245,252 ft ²			
Below Market Rental				5,988.04 m ²	64,454 ft ²			
Retail				443.07 m ²	4,769 ft ²			
Total Interior Area	24,216.11 m²	260,660 ft²		29,215.86 m²	314,476 ft²		53,431.97 m²	575,136 ft²
Exclusions								
Amenity	639.43 m ²	6,882 ft ²		628.69 m ²	6,767 ft ²			
Storage Exclusions	458.37 m ²	4,933 ft ²						
Other	552.50 m ²	5,947 ft ²		267.96 m ²	2,884 ft ²			
Total Exclusions	1,650.30 m²	17,763 ft²		896.65 m²	9,651 ft²			
Excluded Below Grade	12,454.13 m ²	134,055 ft ²		9,941.32 m ²	107,007 ft ²			
Gross Constructible	38,320.54 m²	412,478 ft²		40,053.83 m²	431,135 ft²			
Balcony Area								
Permitted	2,905.93 m ²	31,279 ft ²	12.0%	3,452.73 m ²	37,164 ft ²	12.0%		
Proposed	4,796.08 m ²	51,625 ft ²	19.81%	3,291.95 m ²	35,434 ft ²	11.44%		
Building Height	117.34 m	385 ft	41 storeys	117.34 m	385 ft	44 storeys		

Area Summary

FSR AREA SUMMARY	WEST TOWER		EAST TOWER		
	Condominium	Market Rental	Below Market Rental	Retail	
Interior FSR Area (m ²)	24,216.11 m ²	22,784.75 m ²	5,988.04 m ²	443.07 m ²	
Exterior FSR Area (m ²)	2,100.50 m ²	0.00	0.00	0.00	
Total FSR Area (m²)	26,316.61 m²	22,784.75 m²	5,988.04 m²	443.07 m²	
Site Area	1,801.90 m²		1,813.70 m²		
FSR	14.60		16.11		

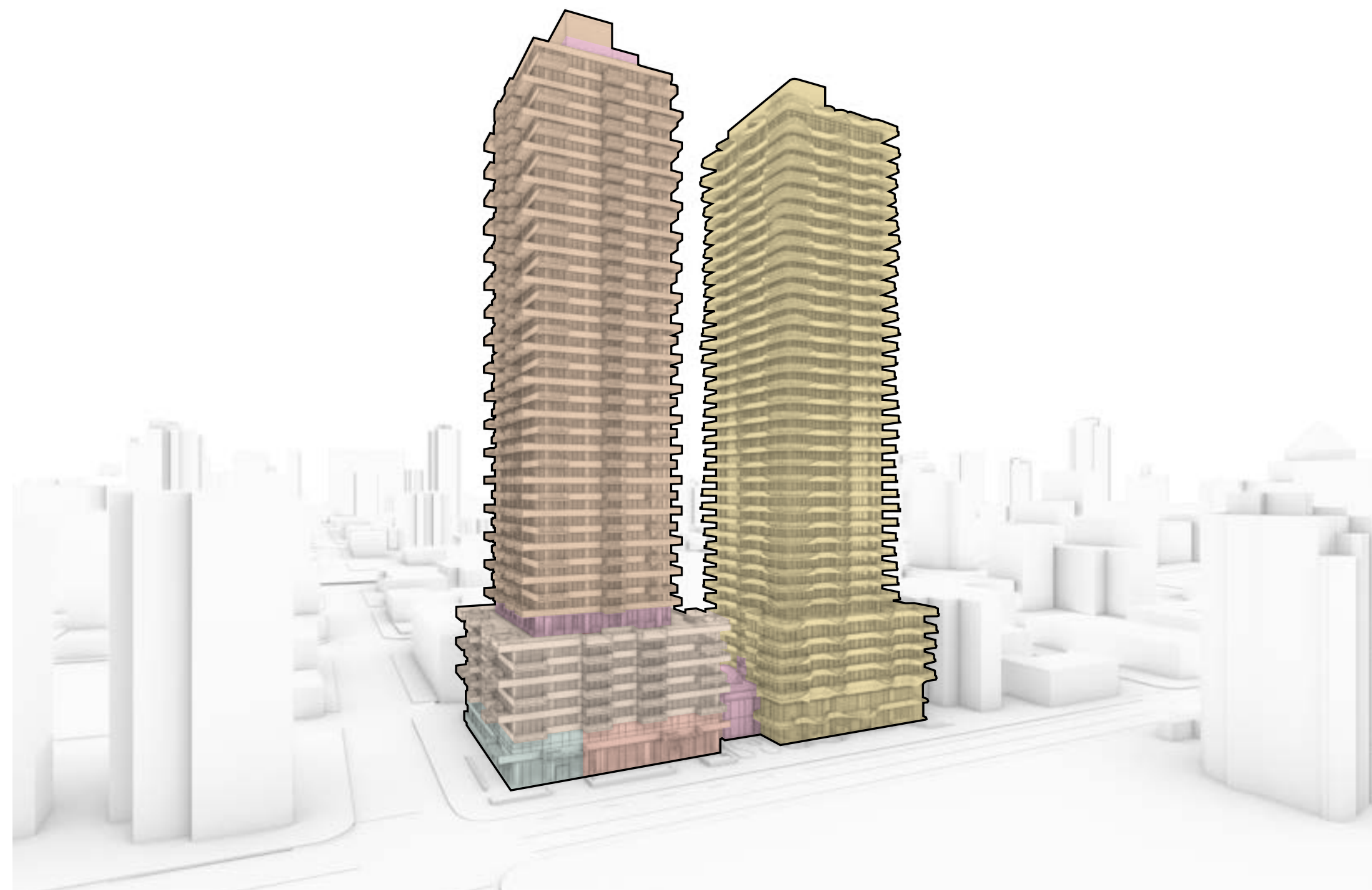
SHARED FSR AREA SUMMARY	WEST TOWER		EAST TOWER		
	Condominium	Market Rental	Below Market Rental	Retail	
Area (m ²)	24,216.11 m ²	21,879.00 m ²	5,750.00 m ²	425.46 m ²	
% of Use Ratio	100%	77.99%	20.50%	1.52%	
Shared Area (m ²)	0.00	905.75 m ²	238.04 m ²	17.61 m ²	
Total Area (m²)	24,216.11 m²	22,784.75 m²	5,988.04 m²	443.07 m²	

Unit Summary

UNIT TYPE	WEST TOWER		EAST TOWER			
	Condominium	Market Rental	Below Market Rental			
Studio	0	0%	0	0%	20	27%
1 Bedroom	124	53%	196	65%	25	33%
2 Bedrooms	83	35%	106	35%	30	40%
+3 Bedrooms	29	12%	0	0%	0	0%
Total Units	236	100%	302	100%	75	100%
Family Units	112	47%	106	35%	30	40%

Building Program

- Condominium
- Market Rental
- Below Market Rental
- Rental Common Areas & amenities
- Amenity
- Retail



Nature + Urban

The site is positioned at the doorstep between nature and urban and surrounded by natural beauty and urban connectivity.

Vancouver is a striking example of how urban development can harmonize with natural beauty. Nestled between the rugged Coast Mountain range and the Pacific Ocean, the city seamlessly blends metropolitan sophistication with breathtaking landscapes. Its skyline is marked by sleek high-rises and modern architecture, yet just a short distance away, lush forests and serene beaches offer a stark contrast.

Stanley Park, a vast urban forest, provides a green oasis with miles of trails, scenic seawalls, and views of the city's skyline against a backdrop of dense trees. The city's layout integrates natural elements with urban spaces, such as the waterfront developments along False Creek and Coal Harbour, which capitalize on the stunning ocean views and access to water.

Vancouver's commitment to sustainability is evident in its green building practices and extensive public transit system, which supports both environmental preservation and urban efficiency. The city's numerous parks exemplify this balance by offering green retreats within the bustling urban environment.

In essence, Vancouver exemplifies a dynamic fusion where modern urban living and pristine natural landscapes coexist, enriching both the city's character and its residents' quality of life. This confluence of Nature + Urban has been a significant influence that has informed our design.





SITE



NATURE + URBAN

Vancouver seamlessly integrates urban development with nature. This confluence of nature and urbanity informed the building design.



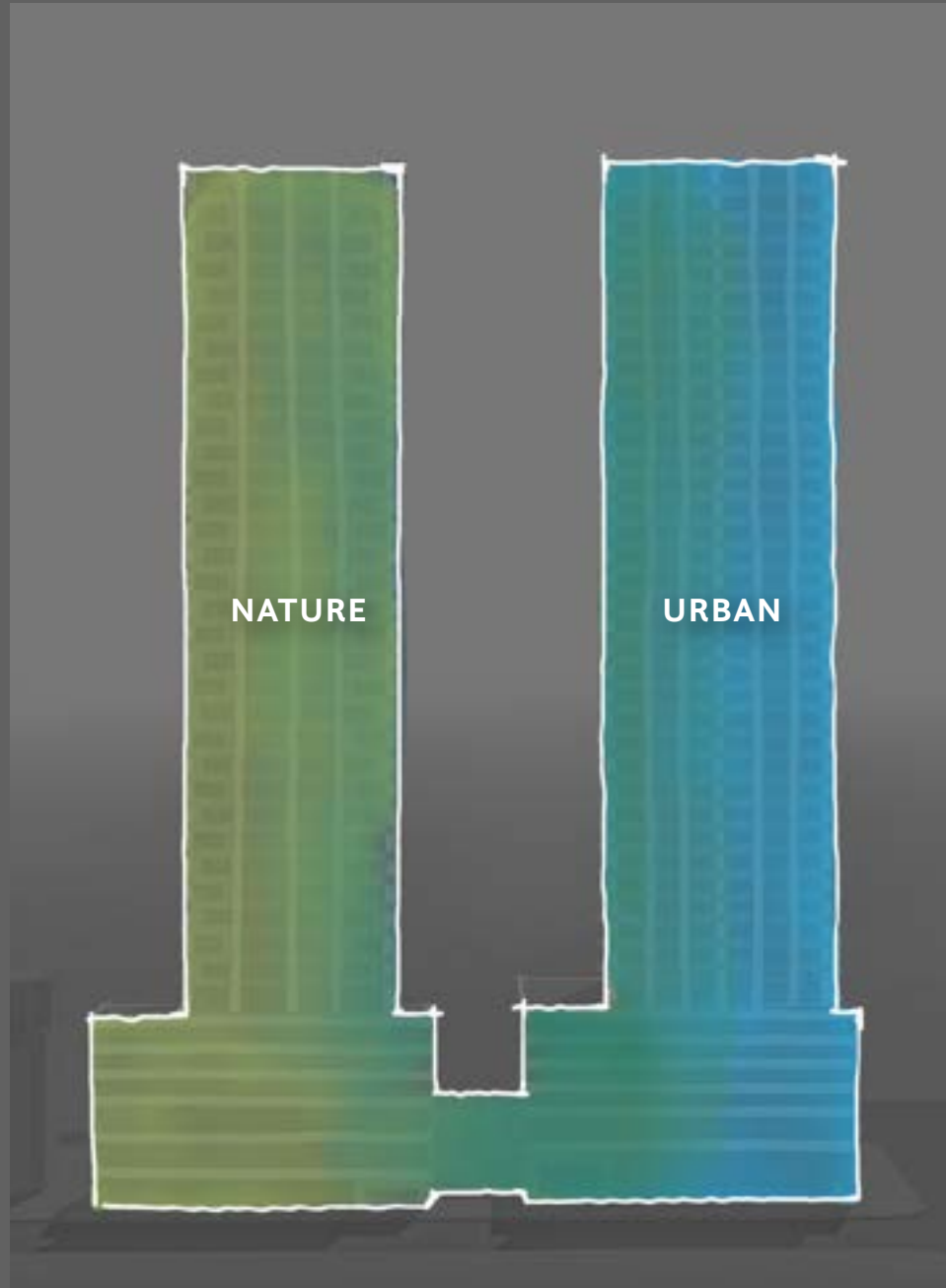
Design Inspiration

As evident in Vancouver's fabric, nature and urban spaces can come together through a harmonious blend of design and choreography to create a dynamic and mutually enriching environment.

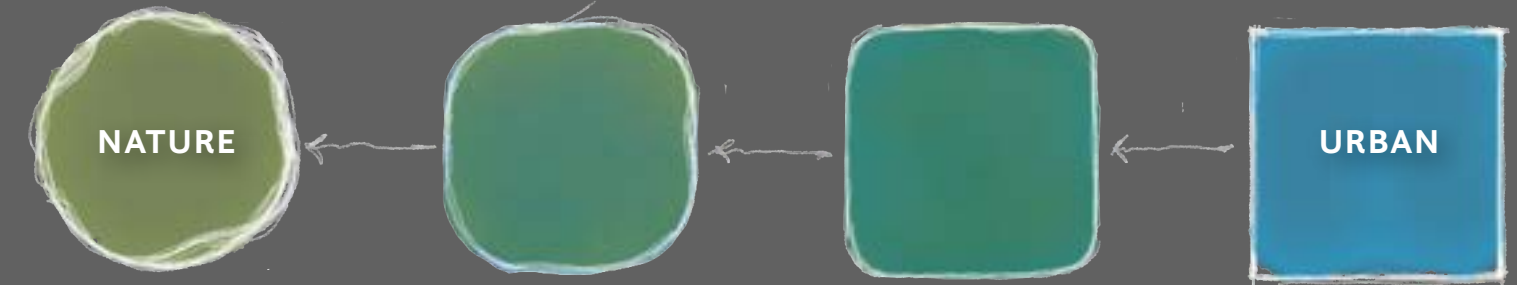
Just like dancers coordinate their movements, the towers at 1700 Alberni have been choreographed by synchronizing their form, expression, and aesthetics to create a cohesive pair.

Each tower has its own individual expression that balances each other through synchronized movements and mutual support. The east tower embodies the more rectilinear expression of the city and urban context to the east, while the west tower embodies the more organic and flowing nature of Stanley Park to the west. Together the towers are both unique and complimentary expressions, like dance partners that have come together as a reflection of their urban and natural surroundings.





Conceptual Elevation Diagram



Conceptual Diagram



Conceptual Plan Diagram



Design Inspiration

Modernism flourished in the post WWII development of the West End.

The zoning plan of 1927 allowed the construction of six-storey concrete apartments in the West End, but it wasn't until after WWII that these buildings began to make an appearance. Many of the buildings were cutting-edge Modernism designed by a number of young architects. Along Chilco Street, Semmens and Simpson created a series of striking buildings, and one of Arthur Erickson and Geoff Massey's first projects is an apartment on Chilco at Comox Street that featured horizontal bands and blue tile. These modernist buildings were defined by their clean minimalism, horizontal expression and ribbon windows that maximized views, and the free-wheeling laid-back lifestyle of the Mid-Century West End that they supported. The West End was characterized as a place for young people and swingers in the CBC film entitled *West End 66*.

Modernism continued to flourish in the 60s and 70s, both in the six-storey concrete apartment buildings and in the expression of towers that would emerge from zoning changes.

CBC West End 66:

<https://www.youtube.com/watch?v=TYjxfmG95NE>

Our Alberni towers have been inspired by the modernist buildings in the West End, and particularly by the horizontal bands, ribbon windows and materiality from buildings like Arthur Erickson and Geoff Massey's apartment building at Chilco and Comox Street.



The White House – 2033 Comox Street



1049 Chilco Street – Arthur Erickson



2050 Nelson Street

Materiality & Expression

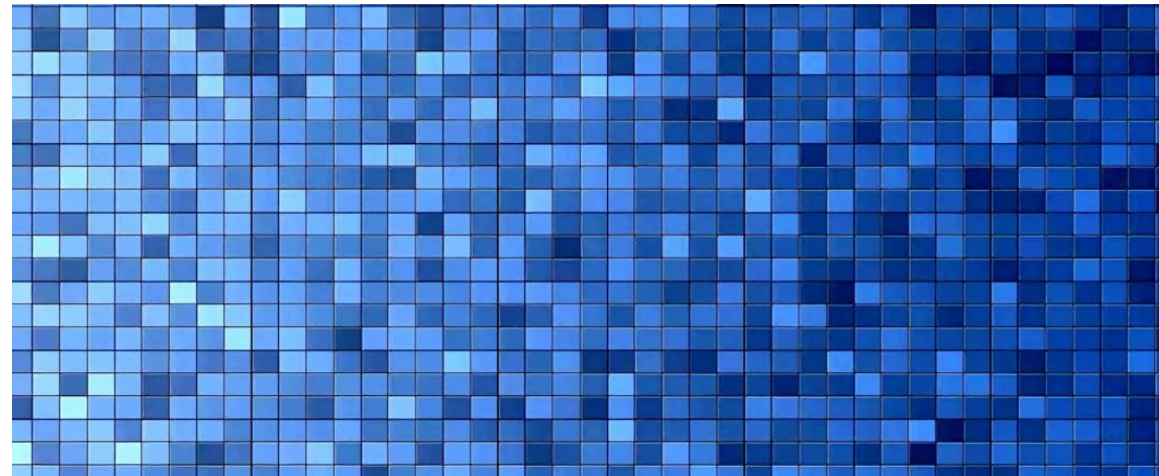
The project will employ a refined palette of materials that draws inspiration from the rich historical context of the West End.

High quality building materials will be used throughout the project in a refined palette that integrates with the rich historical context of its surroundings. The solid horizontal bands of the building are intended to be clad in tile, with aluminum window wall ribbon windows above, in reference to the modernist West End buildings. Each tower will have a different expression to highlight its individual character. A range of colours, textures and materials will be explored at the development permit stage to further highlight the individual character of each building while ensuring they come together as complimentary dance partners.

Both towers will have aluminum and glass guardrails. The glass guardrails at the east tower will be rectilinear, while the glass at the West tower will be curved like an Aalto vase, to follow the more organic lines of the balconies.

Planters will be provided between balconies at the west tower as a further expression of the surrounding nature that it embodies.

The building entries will integrate warm and welcoming materials, including large wood entry doors, benches and finishes. These materials complement the solid horizontal bands on the building and along with the landscaping at grade will enhance the public realm while distinguishing public and private.

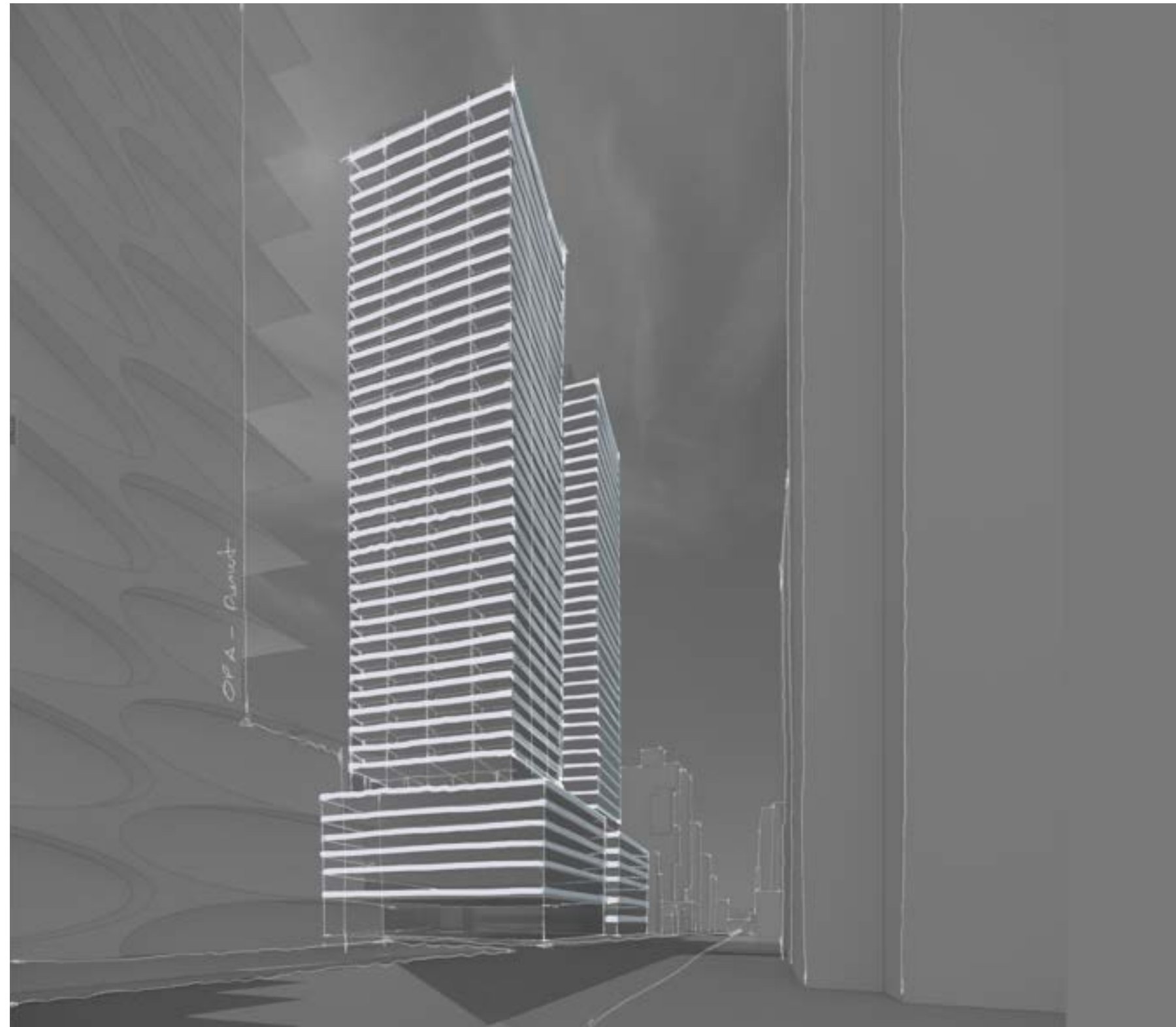


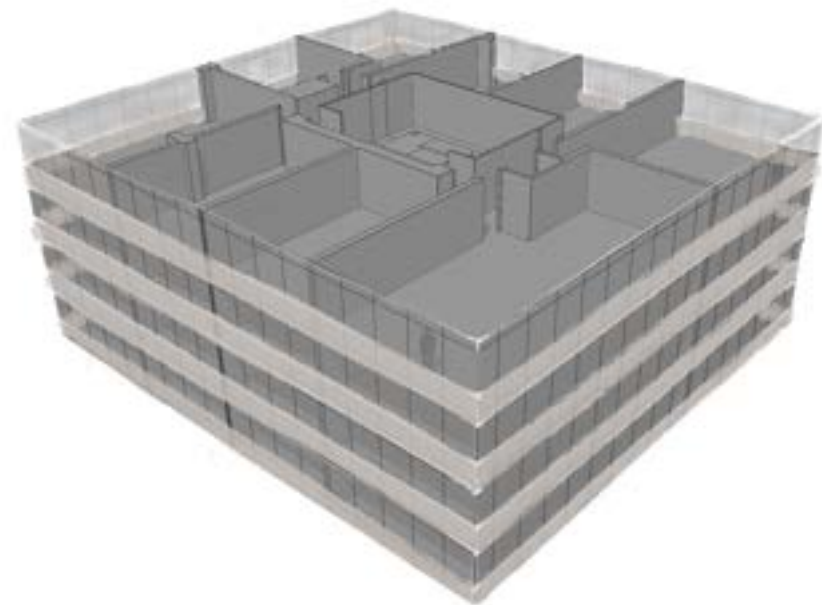
Design Narrative

The architectural expression of the two residential towers has been developed as a contemporary interpretation of the modernist West End tower and the influence from the natural and urban context.

The design of 1700 Alberni was inspired by the modernist buildings in the West End, and particularly by the clean minimalist horizontal bands and ribbon windows that maximized views and by the tile that added colour, texture and materiality to many of the buildings. The apartment building at Chilco and Comox Street by Arthur Erickson and Geoff Massey is a nearby and striking example that demonstrates the integration of the tile and horizontal bands.

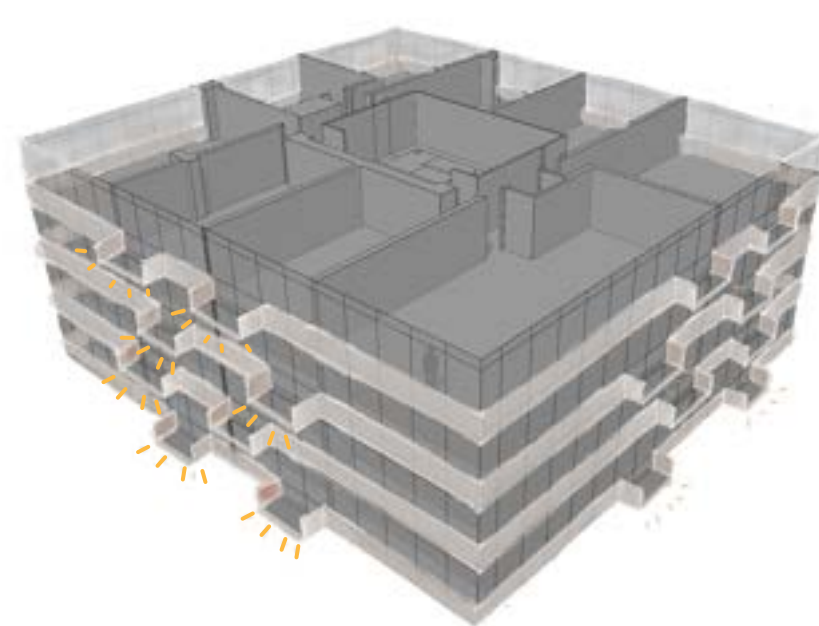
The expression is further developed by the integration of balconies that push, stretch, distort and break the otherwise regular horizontal bands. Each tower responds differently. At the east tower the bands are harder, rectilinear, and are broken and folded at balcony edges as an expression of the urban character that it embodies. At the west tower the bands are softer and have been stretched by the extrusion of the organic balconies as an expression and embodiment of nature. While each tower shares the same horizontal bands, the different responses provide a unique expression to each tower.





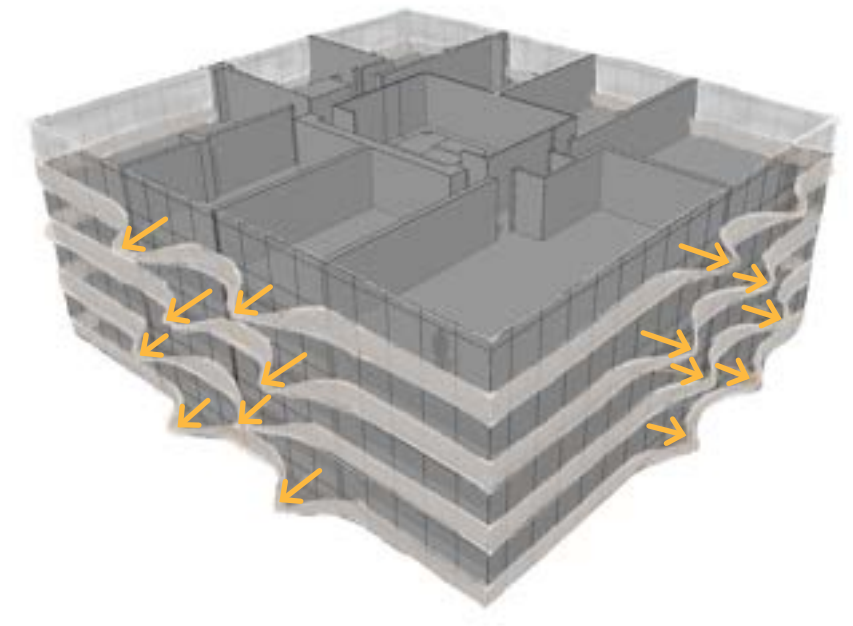
1 Horizontal Band Definition

Horizontal bands provide a clean, minimalist design inspired by West End modernism. The horizontal ribbon windows maximize views, and daylight, while the solid bands create a modernist expression that also help increase the amount of solid walls for better overall energy performance.



2 Harder Bands are Broken East Tower – Urban Expression

The harder horizontal bands of the east tower are metaphorically broken by the rectilinear balconies that open the horizontal bands to allow light and views.



3 Softer Bands are Stretched West Tower – Nature Expression

The softer horizontal bands of the west tower are metaphorically pushed and stretched by the organic balconies that similarly allow light and views without breaking the horizontal bands.



Nature – West Tower Expression



North Elevation of West Tower



Urban – East Tower Expression



North Elevation of East Tower



NE Corner of East Tower



NW Corner of West Tower



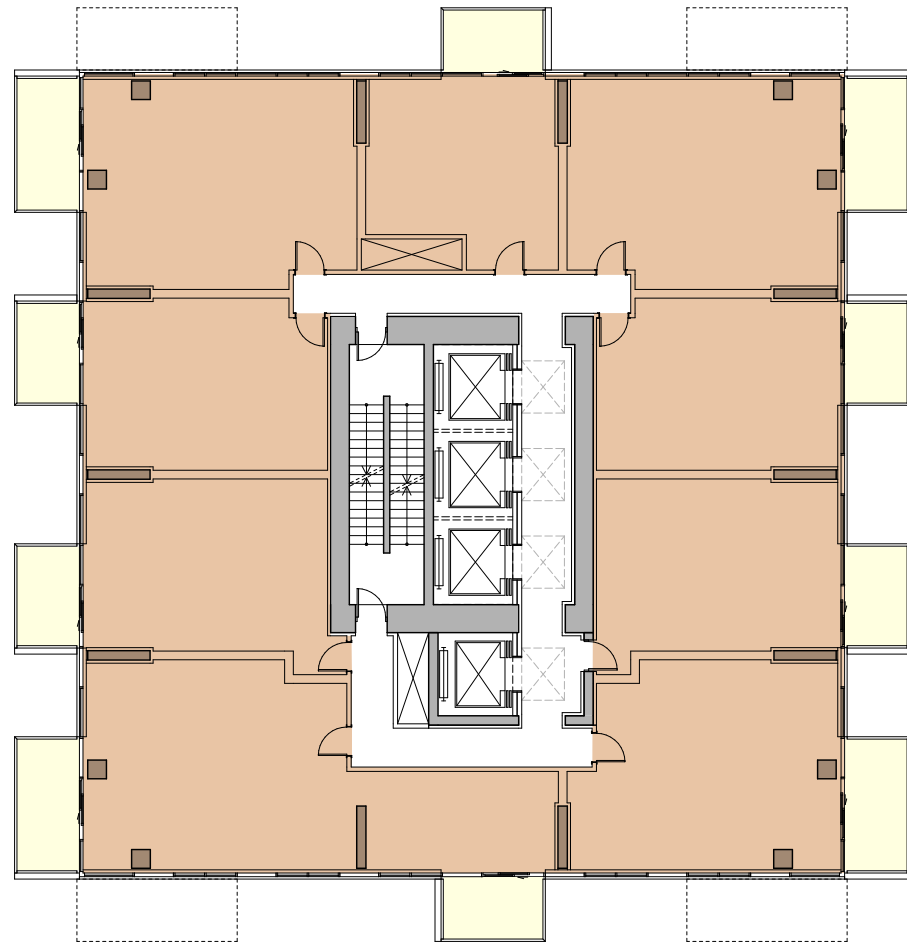
East Tower Podium



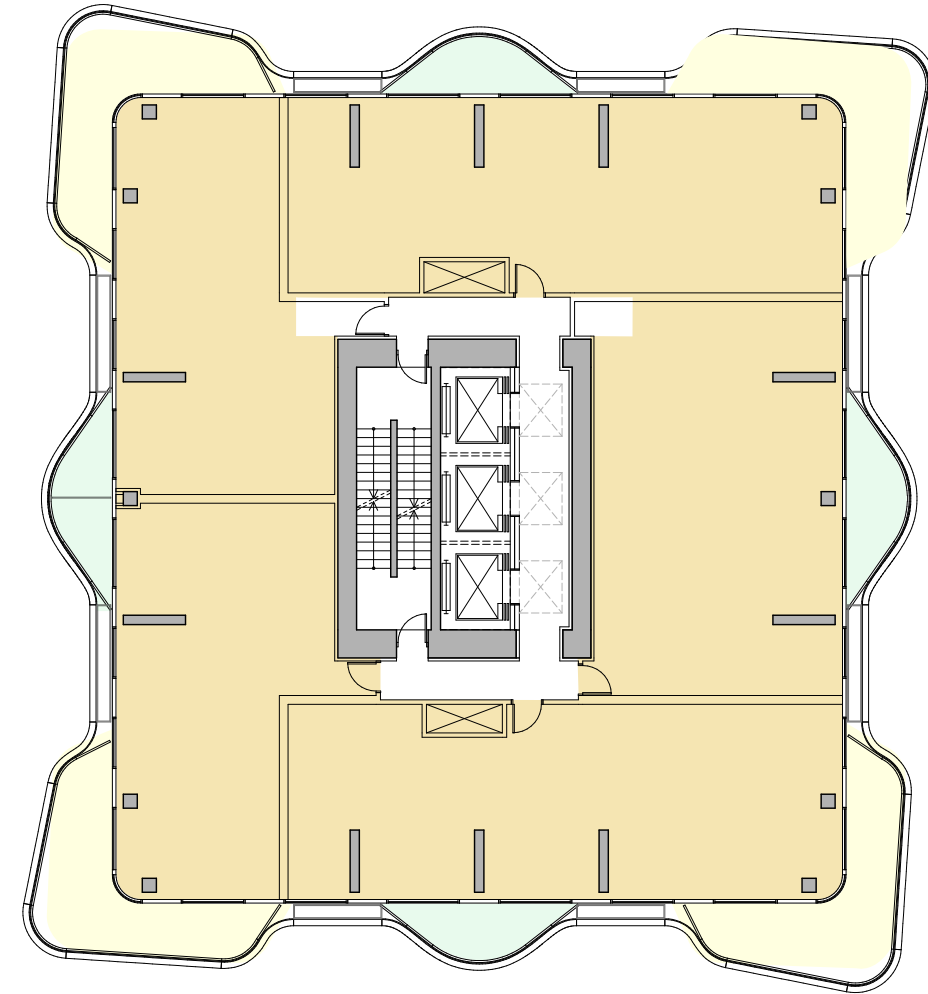
West Tower Podium







West Tower - Typical Floor



West Tower - Typical Floor



Landscape Narrative

Situated in proximity to Stanley Park, 1700 Alberni Street is a connecting element that links the urban realm to the natural. The proposed landscape is designed to emphasize the transition from the urban rectilinear forms to the curvilinear forms found in nature while being complementary to the site context and architecture.





Curvilinear Forms



Urban and Nature Integration at Grade



Urban and Nature Integration at Podium



Rectilinear Forms

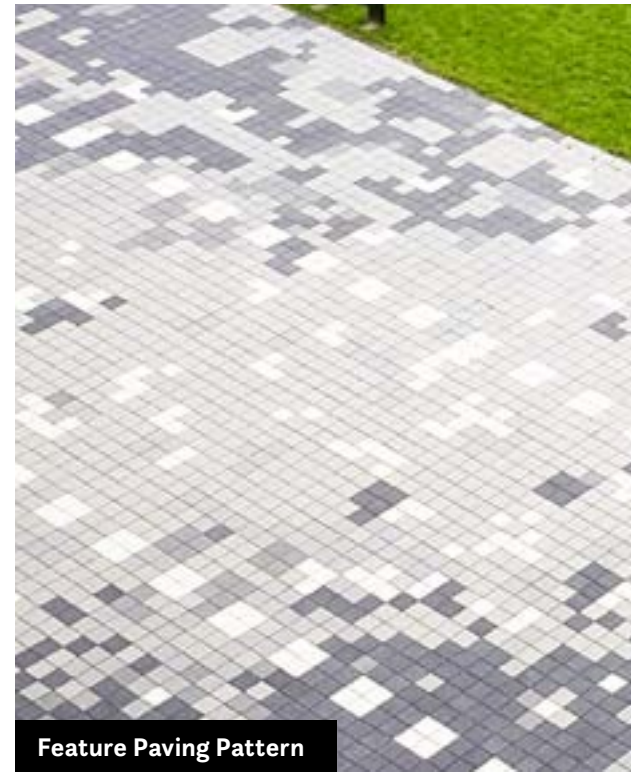
Ground Plane

At the ground level, a dappled paving pattern, reminiscent of light filtering through trees, encompasses the project on the north and east sides. Generous walkways connect the residential lobbies and commercial core to the public realm. The 'speckled' paving pattern animates the hardscape and contrasts to the natural forms of the softscape areas.

A small pocket park facing Alberni Street is proposed to articulate the transition between the East and West buildings. A reflecting pool with seating area, spills out into the courtyard and provides a rest stop for residents, and passerby. A feature landscape wall integrated into the building at this node provides opportunity for integration of public art to enhance the theme of urban to nature. The landscape slowly shifts as it transitions to the east and the more rectilinear forms expressed in the urban environment reflected in the architecture and landscape design.

A proposed retail and exterior patio anchor the north east corner with rectilinear landscape forms echoing the architectural design. This animated CRU node helps to facilitate a strong visual and physical connection at the southeast corner of the site where Alberni and Bidwell Streets intersect.

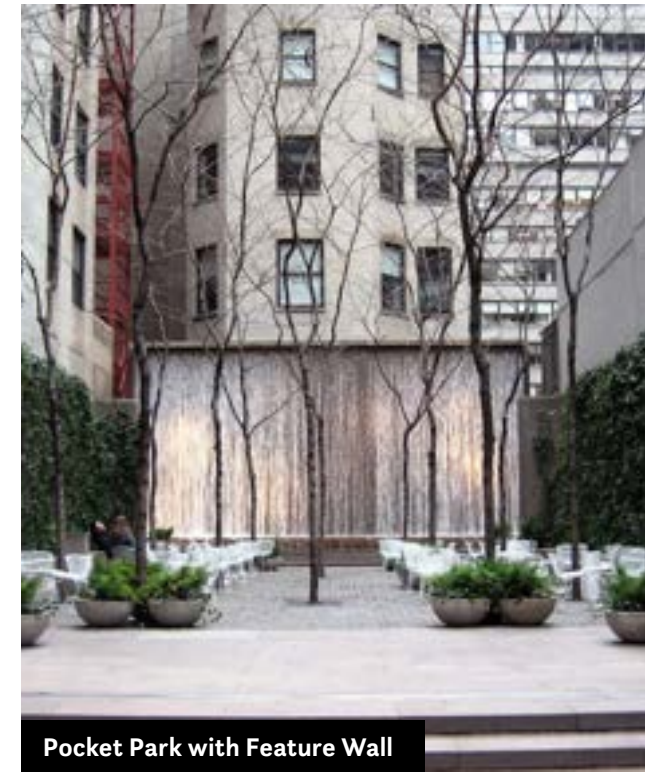
A concrete walkway is proposed adjacent Eihu Lane to allow for safe circulation for pedestrians. A public bike share is proposed at the southwest corner in consideration of the general traffic route as well as solar access for the bike station. Bollards will be provided where appropriate, and all mechanical shafts at the lane will be flush at grade complete with vehicular-rated grate.



Feature Paving Pattern



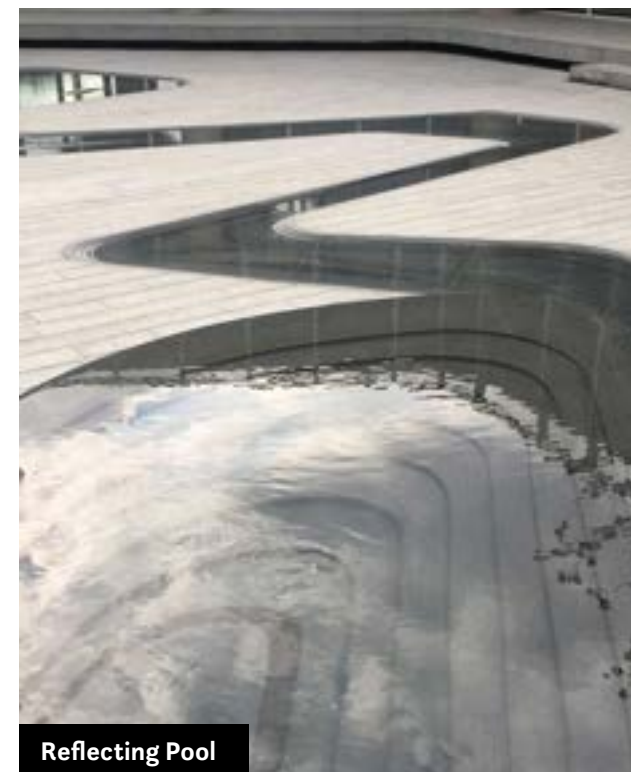
Retail Patio Interface



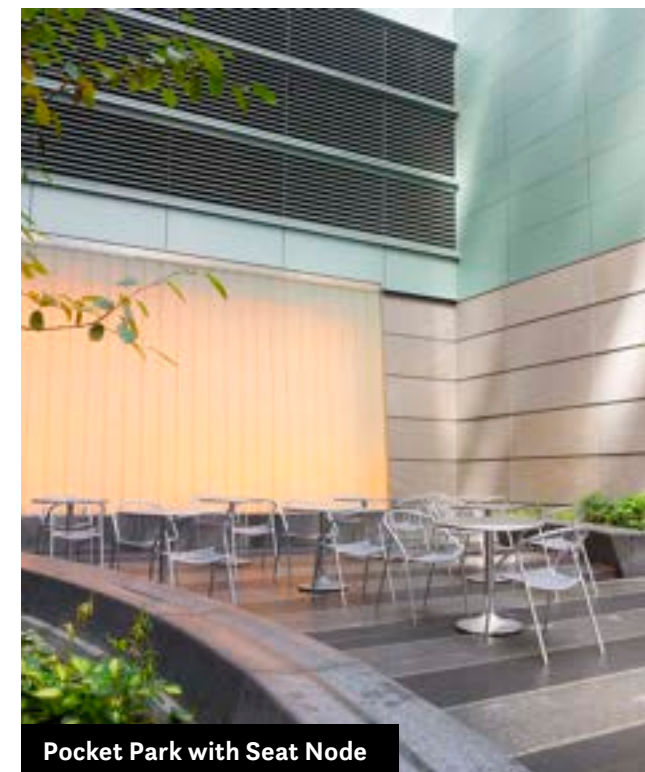
Pocket Park with Feature Wall



Curvilinear Landscape Edge

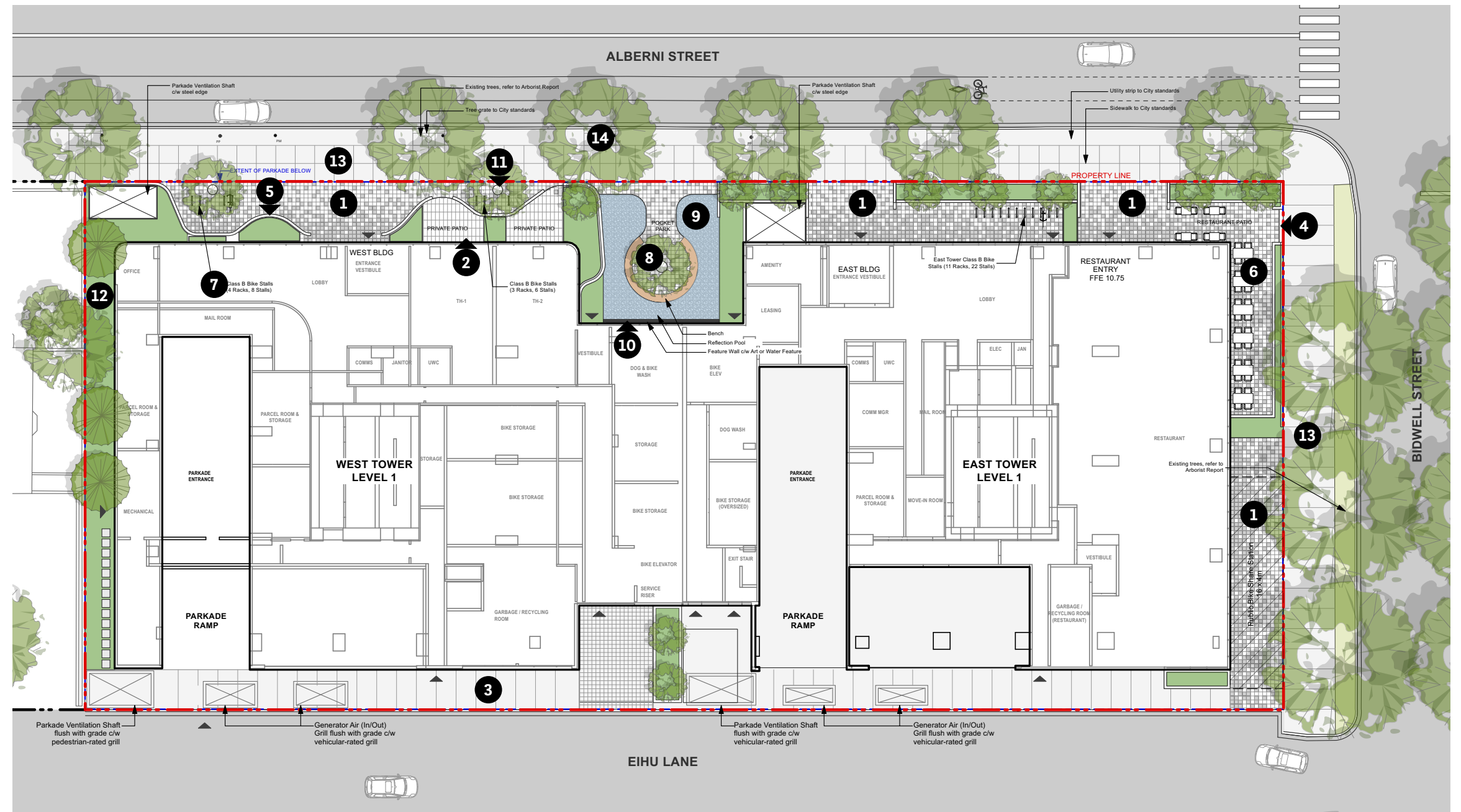


Reflecting Pool



Pocket Park with Seat Node

- 1 Feature Paving
- 2 Private Patio
- 3 Concrete Paving
- 4 Concrete Stairs
- 5 Planter Wall
- 6 Retail Seating
- 7 Class B Bike Rack
- 8 Seating Node
- 9 Reflecting Pool
- 10 Feature Wall
- 11 Tree in Grate
- 12 Planting
- 13 Streetscapes to City Standards
- 14 Street Trees to be Retained



Ground Floor Plan

Podium Amenity & Residential Patios

The landscape pattern expressed at the podium level continues to contrast the transition from the urban to the natural articulated in the architecture. For the east tower, generous patios are provided for the units on the west side with rectilinear planters contrasting to and transitioning to the organic shaped plantings provided for the west building.

Plantings will incorporate a variety of plant material to provide screening and separation between the two buildings, and provide opportunities to engage with the nature through a selection of edible plantings, non-toxic ornamental and native plantings. The exterior amenity for the west building is adjacent to the interior amenity space and anticipates a variety of programmed uses including, outdoor kitchen and dining, children's play, social seating nodes and outdoor workstation.



Curvilinear Landscape Edge



Outdoor Kitchen and Dining



Edible Landscapes



Lounge Seating with Perimeter Planting

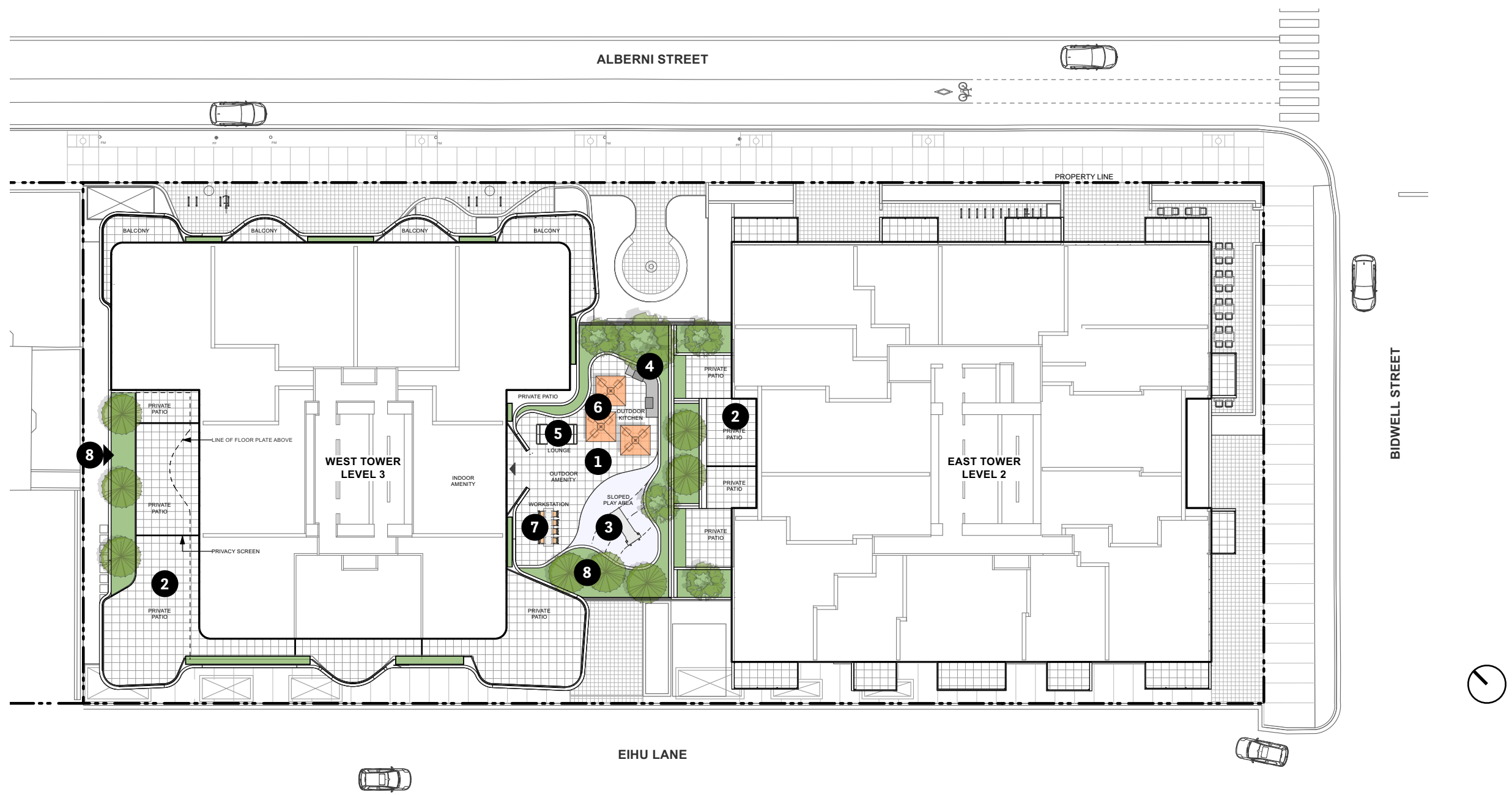


Outdoor Workstations



Children's Play

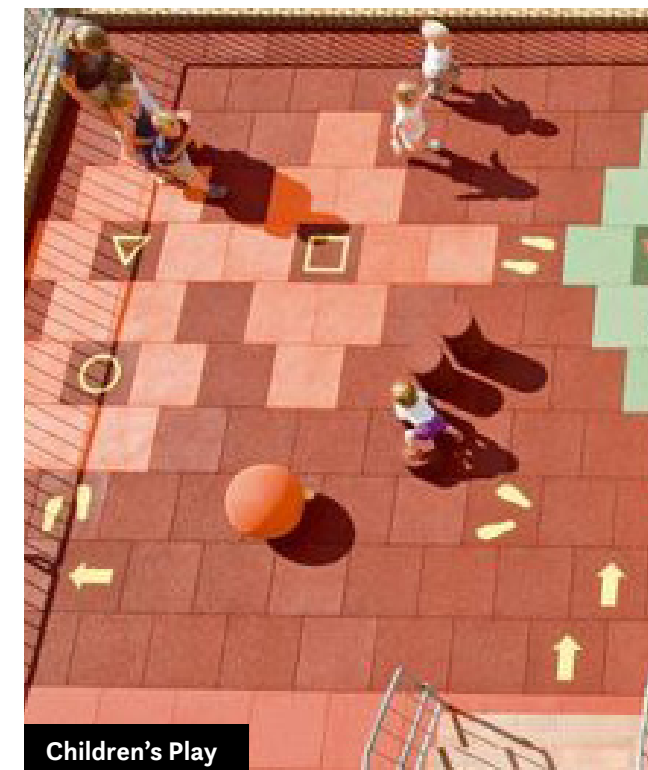
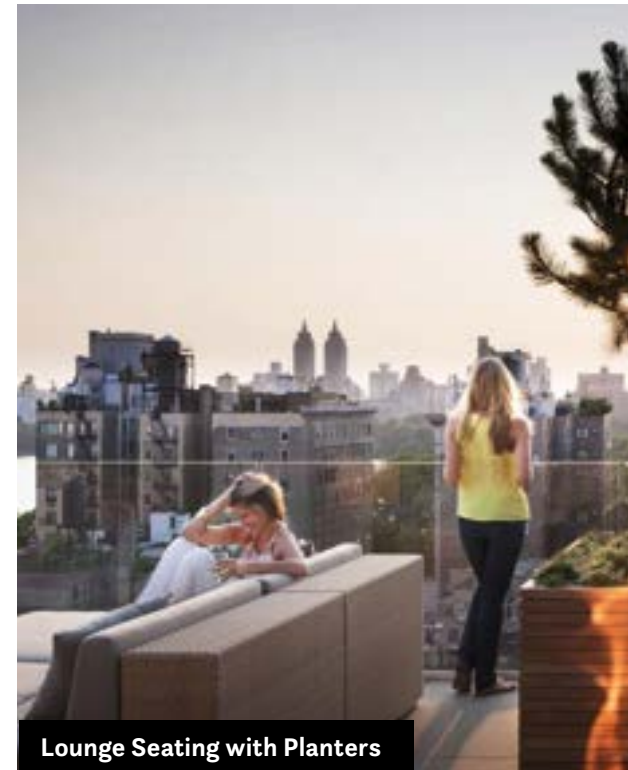
- 1 Feature Paving
- 2 Private Patio
- 3 Children's Play
- 4 Outdoor Kitchen and Dining
- 5 Lounge Seating
- 6 Movable Patio Seating
- 7 Workstation
- 8 Planting



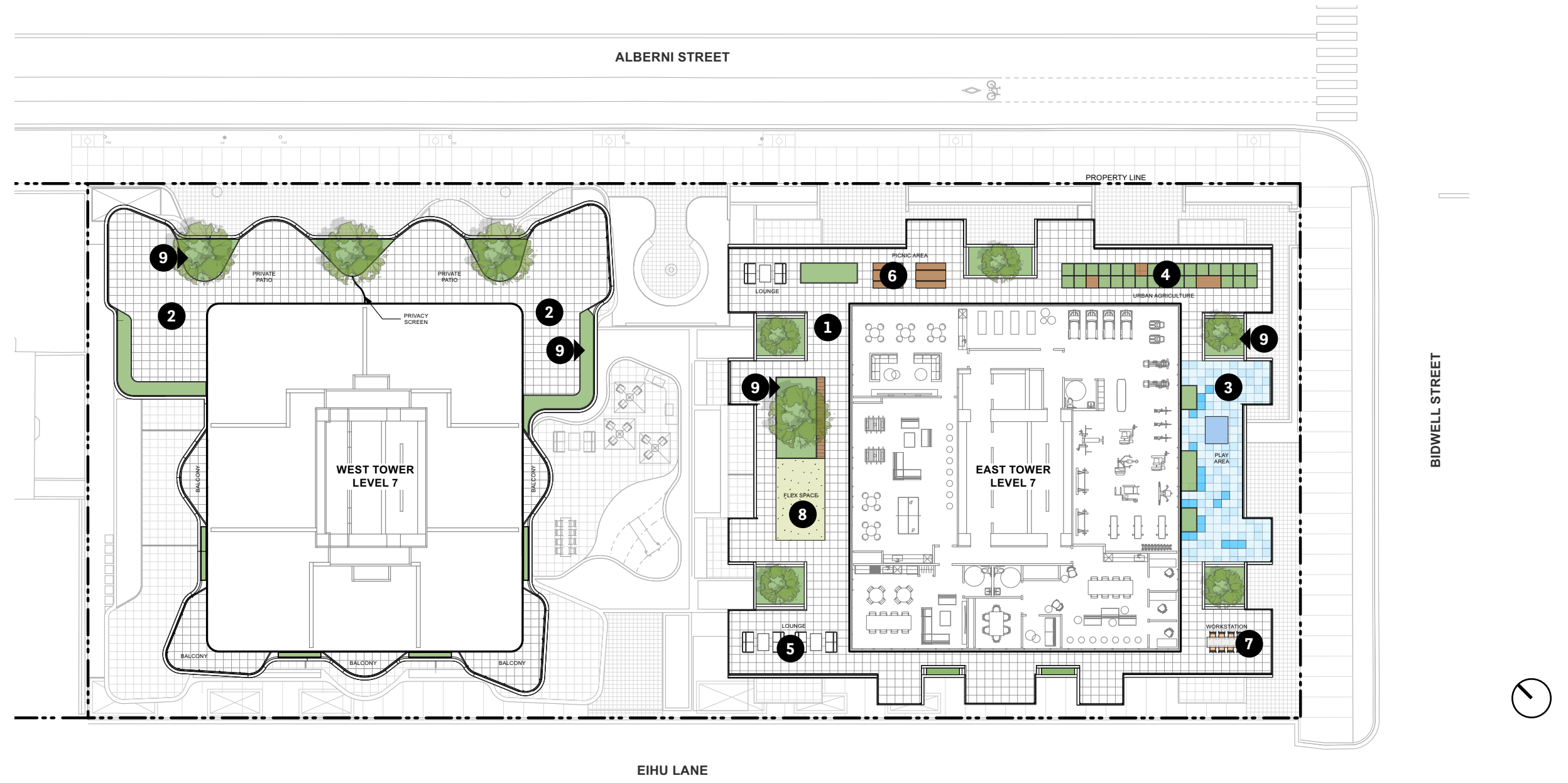
Lower Podium – Rooftop Plan

Level 7 Amenity & Residential Patios

The urban, rectilinear nature of the east building is articulated throughout the landscape design at Level 7, contrasting strongly to the curvilinear forms of the west building. A large outdoor amenity space is provided adjacent the interior amenity for residents of the east building with programming to include a range of activities such as urban gardening, workstation, children's play, social seating nodes and outdoor dining. Rectilinear plantings articulate key points along the building edge and provide opportunities for tree plantings visible from the streetscape below. On the west building, a variety of planters articulate the flow of the patio and building edge and provide opportunities for a layered landscape of tree and shrub plantings.



- 1 Amenity Paving
- 2 Private Patio
- 3 Children's Play
- 4 Urban Agriculture
- 5 Lounge Seating
- 6 Picnic Area
- 7 Workstation
- 8 Flex Lawn
- 9 Planting



Level 7 Upper Podium – Rooftop Plan

Rooftop Amenity & Landscape

Further up at the rooftop, the east building accommodates a second large exterior amenity, which is provided adjacent to the interior amenity at the 42nd floor. Programming of this space will include flexible use space for residents along with opportunities for social engagement and interaction. Plantings proposed along the north edge of the patio provide enclosure for the roof top space while allowing for the expansive views northward. A variety of planting will be provided including trees to anchor the two corners. On the west building at 39th floor, residents are provided with large patios in conjunction with perimeter planters that help to articulate the flow of patio and building edge and provide opportunities for a variety of tree and shrub plantings.



Perimeter Planting at Rooftop Decks



Generous Outdoor Social Space

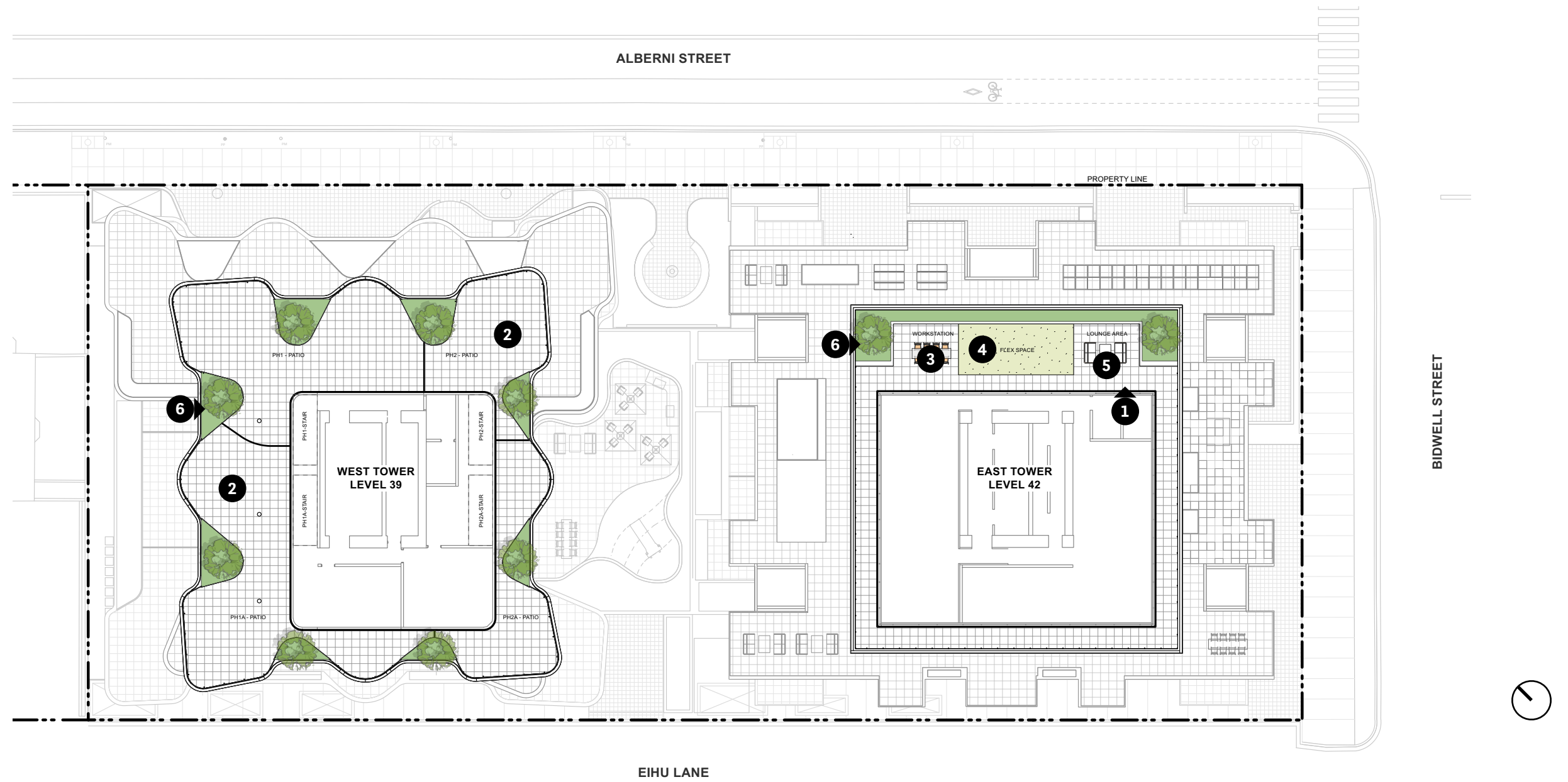


Planting at Balconies to Cascade over Architectural Elevation



Lounge Seating with Perimeter Planting

- 1 Amenity Paving
- 2 Private Patio
- 3 Workstation
- 4 Flex Lawn
- 5 Lounge Seating
- 6 Planting



East & West Tower – Rooftop Plan

Enclosed Balconies

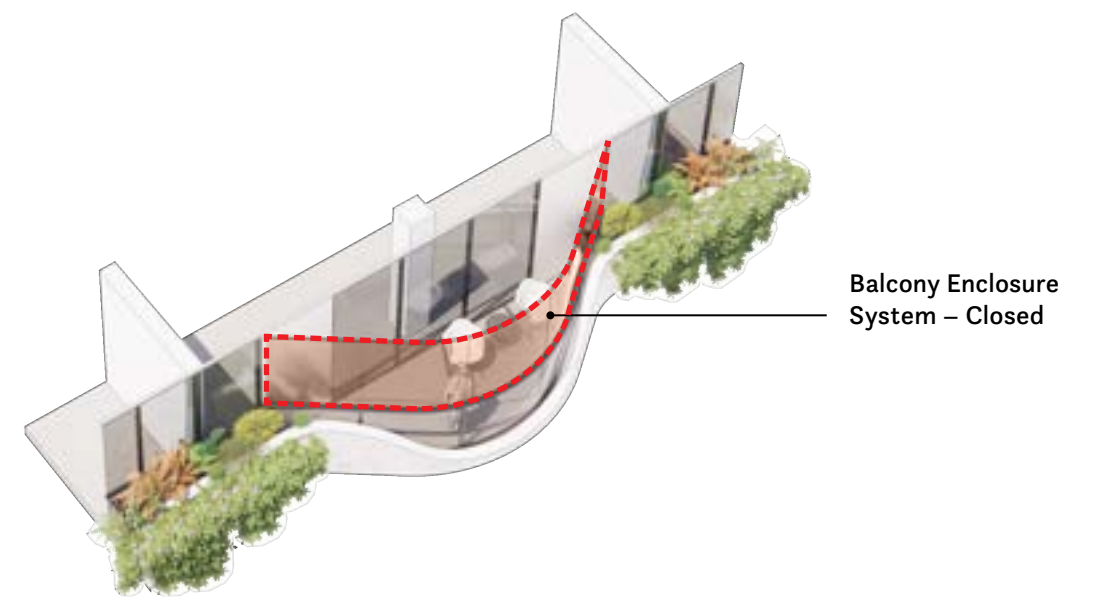
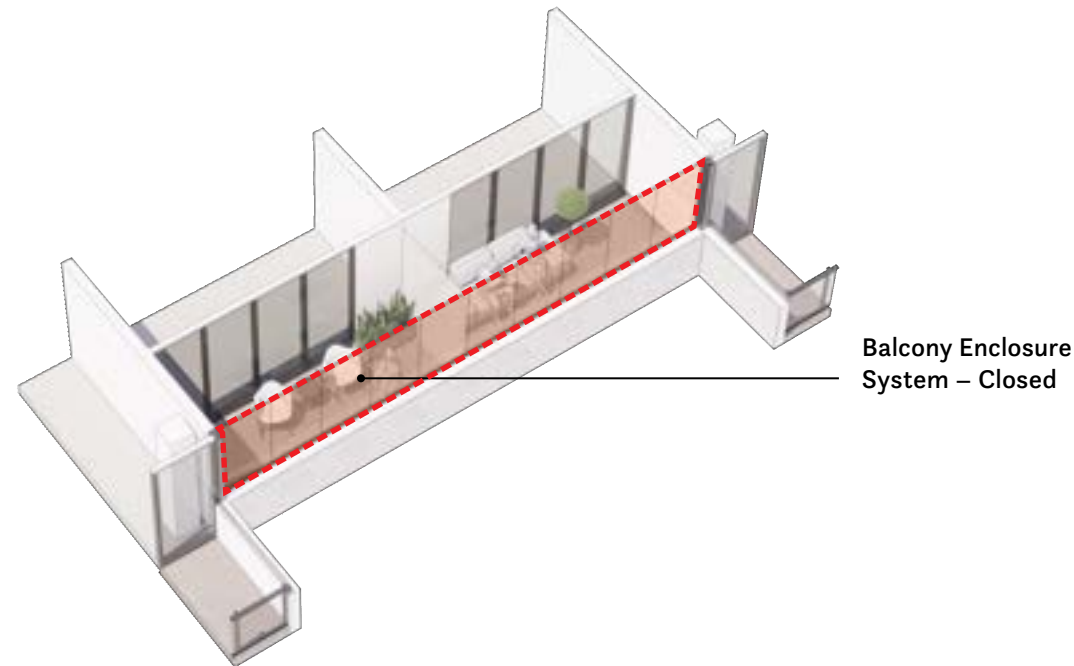
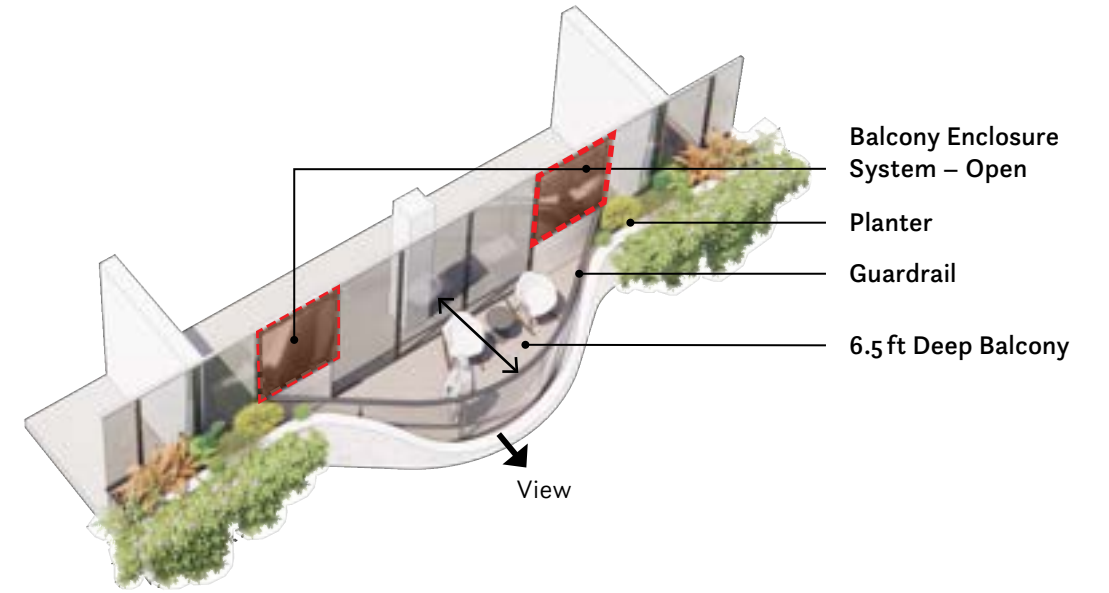
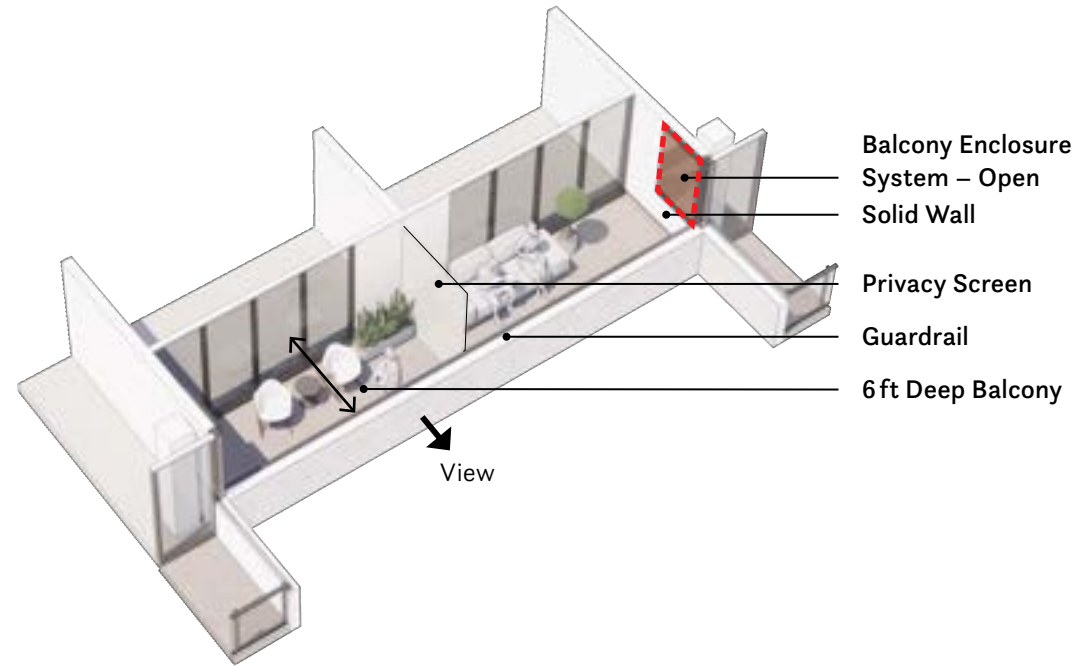
Enclosed balconies will enhance and extend the use of private outdoor space, as an amenity for residents that is usable all year and over a broader range of weather conditions.

At the west tower, enclosed balconies are proposed for the middle balconies at the tower, on all four facades, from levels 3 to 38.

At the east tower, enclosed balconies may be considered on the east and west elevations, such as from levels 2 to 6. The balconies are located mid-point on the elevation to complement the overall design and expression of the podium.

The enclosed balconies have been developed with Vancouver’s *Balcony Enclosure Guidelines (2022)* in mind. The placement of the enclosed balconies at the mid-point of the tower elevations avoids increasing the apparent bulk of the tower, and has been designed to create an identifiable element on the facades.

The addition of balcony enclosure systems significantly improves these outdoor living areas, especially on higher floors, providing greater flexibility for residents and usability beyond the summer months. The clear glass system will provide wind and acoustic protection, while maintaining views, and will be frameless and in line with the glazed balcony guards, providing an uncluttered and clean appearance. The system is fully retractable, allowing 100% openable area above the guards.



East Tower Enclosed Balconies

West Tower Enclosed Balconies

Public Art Opportunity

The proposed pocket park between towers along Alberni street provides an opportunity for public art to enhance the public realm.

We are proposing to include on-site public art to enhance the project and public realm. We believe that the pocket park provides an opportunity for art that will enhance the public realm and provide activation to the park.

Public art can play an important role to activate the pocket park by creating a focal point to draw pedestrians into the space and by transforming the space from a passive seating area into a more vibrant and activated space. Art engages people visually and emotionally, making the park more inviting and memorable. It fosters a sense of identity and pride among residents, and can spark conversations, creativity, and cultural exchange. By incorporating art, the park becomes not just a place to pass by, but a destination where people gather, interact, and connect. This increased activity and engagement will help ensure the park's ongoing use and contribution to the overall vitality of the neighborhood.



Pocket Park



4.0

Design Analysis

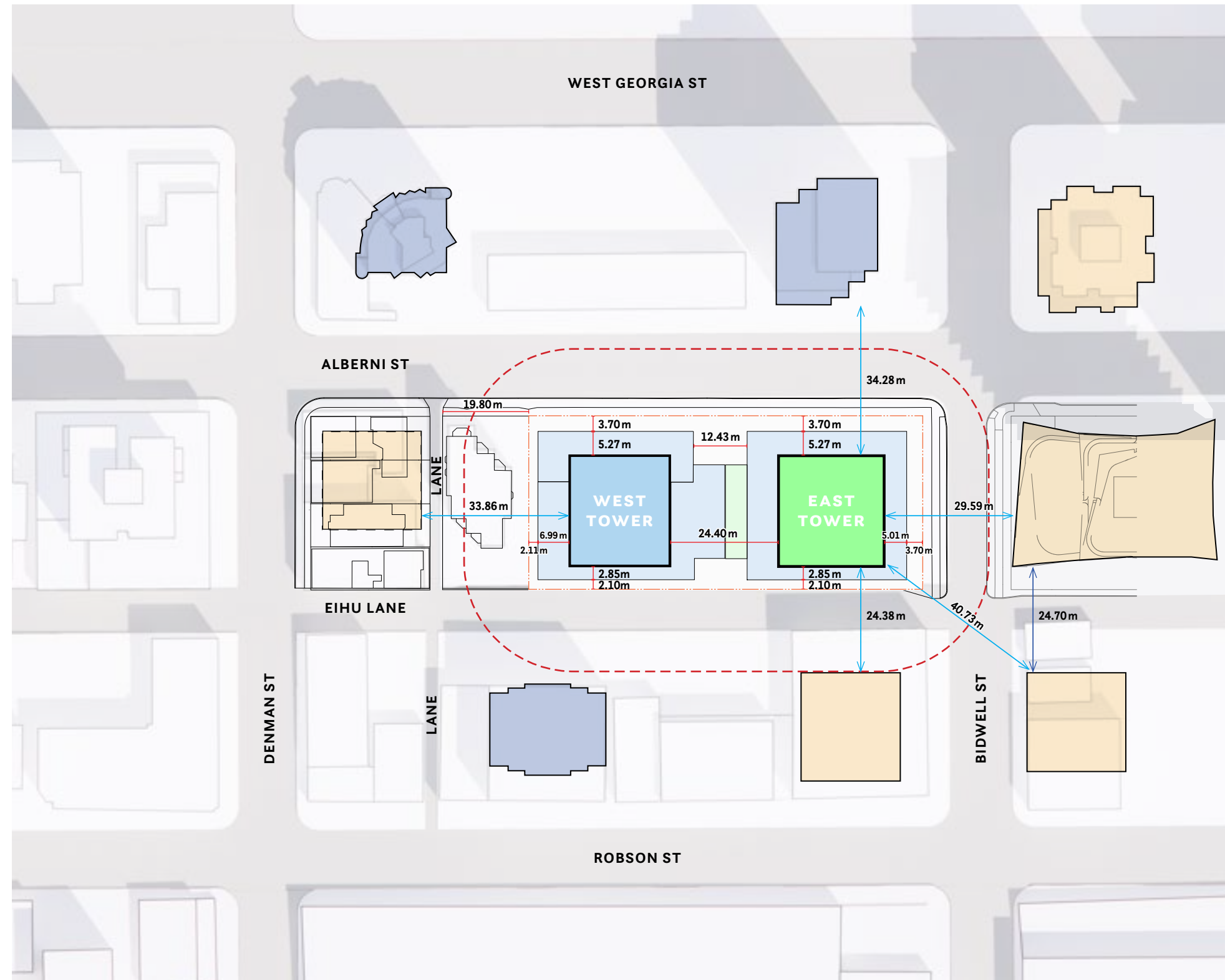
Tower Separations

In the context of the *West End Plan* and within corridors designated for future growth, relationships to existing and future towers are key considerations for the livability of the neighbourhood.

Separations to neighbours in response to the *West End – Tower Form, Siting and Setbacks* requirements directly inform the siting of the proposed towers. These separation distances ensure that residents of the proposed and neighbouring buildings are provided a sense of privacy.

The location of our proposed towers are guided by the size of the properties, the required setbacks, and the maximum width, depth and area of the floor plates, and to minimize impacts on protected views and shadows on parks to the north.

The setbacks facing Alberni and Bidwell Streets and floor plate sizes ensures towers are spaced a minimum of 24.4m (80') from existing and future development. Towards the west, the north-south lane directly west of 1778 Alberni prevents consolidation of 1778 Alberni with the properties facing Denman Street. The site frontage at 1778 Alberni is only 19.80m (65'), and prevents development of a tower. Future consolidation of the properties facing Denman would be the nearest property to the west to allow a tower form and would allow in excess of the minimum required 24.4m (80') tower separation.



Building Height

Tower heights are proposed to meet the 117.3m (385') height limit as defined in the West End Community Plan.

Building heights are measured to the top of the parapet at the last residential floor from the ground plane and exclude the rooftop amenities, planters, vegetation, elevator overrun, and mechanical rooms. The height and placement of mechanical rooms and elevator overrun have been kept to a minimum to minimize shadowing and to maximize daylight on the parks to the north. The mechanical rooms contain the towers electric air source heat pumps for heating, cooling and hot water, eliminating the need for gas.

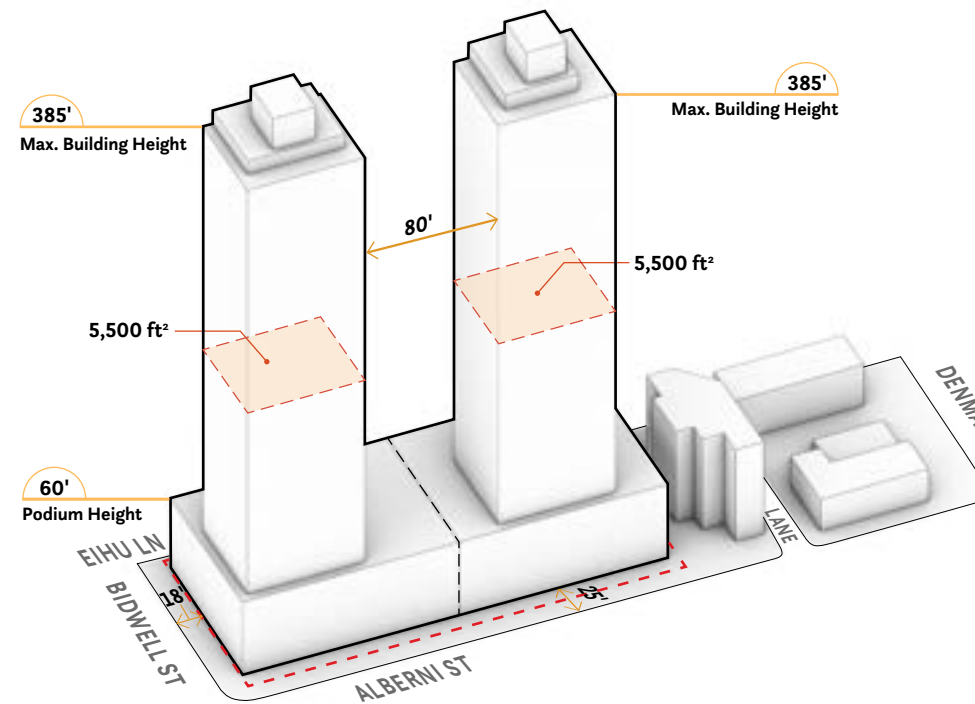
The perimeter of the outdoor amenity roof includes planters for trees that provide soft landscaping for the amenity levels and partial screening of the core. The roofs of the mechanical rooms are proposed to include lush planting for rainwater retention and to further screen the elevator overrun. The green rooftops complement the design intent of the towers and greening of the West End.



Form of Development & Variances

Guided by the *West End – Tower Form, Siting and Setback Administrative Bulletin* (2023) and the requirements of Area A of the West End Community Plan for the Georgia Corridor, the form of development is shaped in response to the programmatic, contextual and environmental needs.

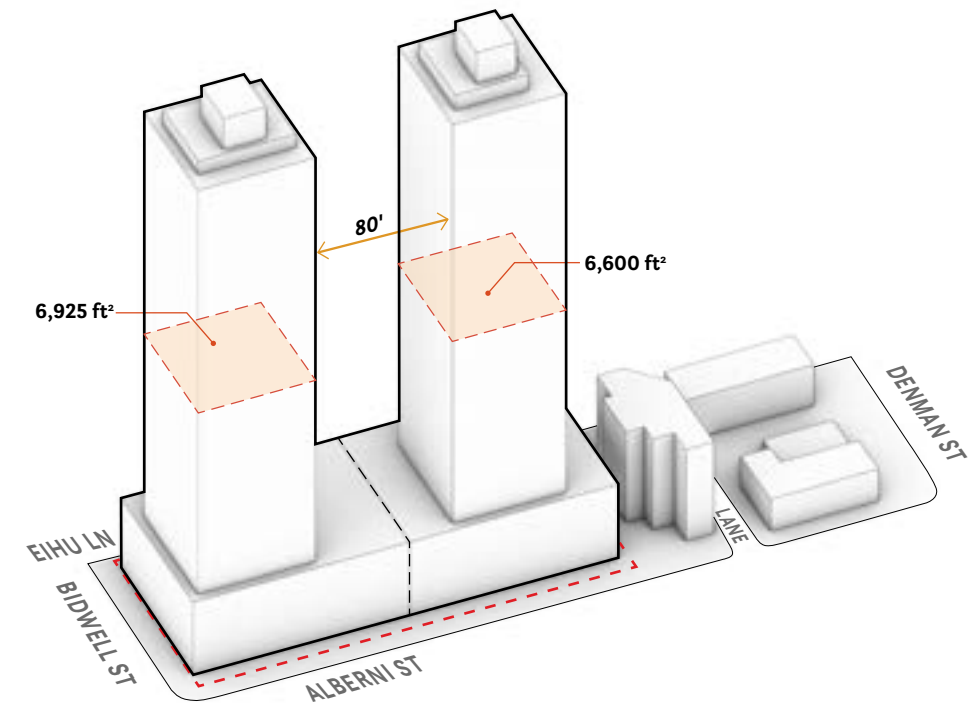
The combined sites are proposed to be rezoned to allow additional height and density in coordination with City policy and seeking some variances to enable, the delivery of more housing, family units, and public benefits, to enhance the overall design as a complementary two-tower site, and to reduce the impact of shadowing on Alberni Street and nearby parks.



1 Baseline Massing

The *West End – Tower Form, Siting and Setbacks Bulletin* was used as the starting point for the projects form of development and to help guide design decisions.

The baseline massing is used to understand how our proposed form of development performs. For shadows on the parks, the baseline has informed tower placement to mitigate shadows and maximize daylight on the parks. Refer to Shadow Studies in Section 4.4 for more information.

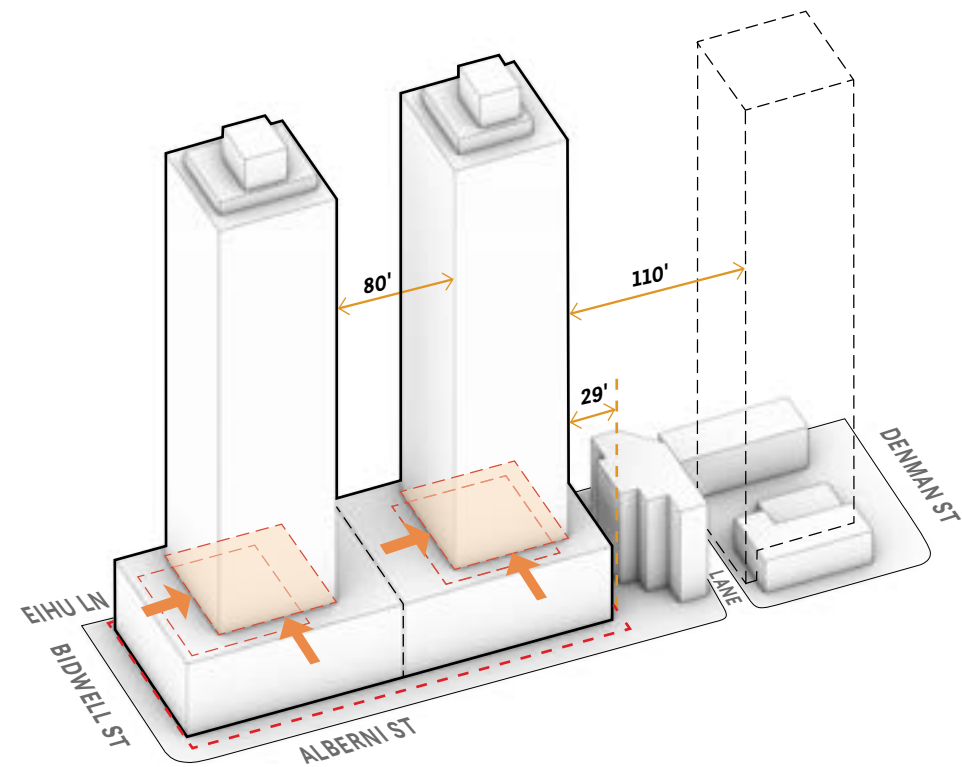


2 Tower Floor Plate

To ensure project viability, improve efficiency and provide more housing and family units, the floor plate areas for both towers have been increased as noted below. Both towers have increased by 20% to allow for the secured rental housing, including the Below-Market rental. The east tower has also increased by an additional 325sf to allow for an additional elevator to better serve the rental units. We are also proposing a minor increase in the floor plate dimension in the east-west direction – 24.75 m (81.2') for our east tower only, with all other dimensions aligning with policy.

Proposed Variance

- East Tower Floor Plate = 6,925 ft²
- East Tower Floor Plate Dimensions = 81.2' × 85.3'
- West Tower Floor Plate = 6,600 ft²
- West Tower Floor Plate Dimensions = 77.3' × 85.3'

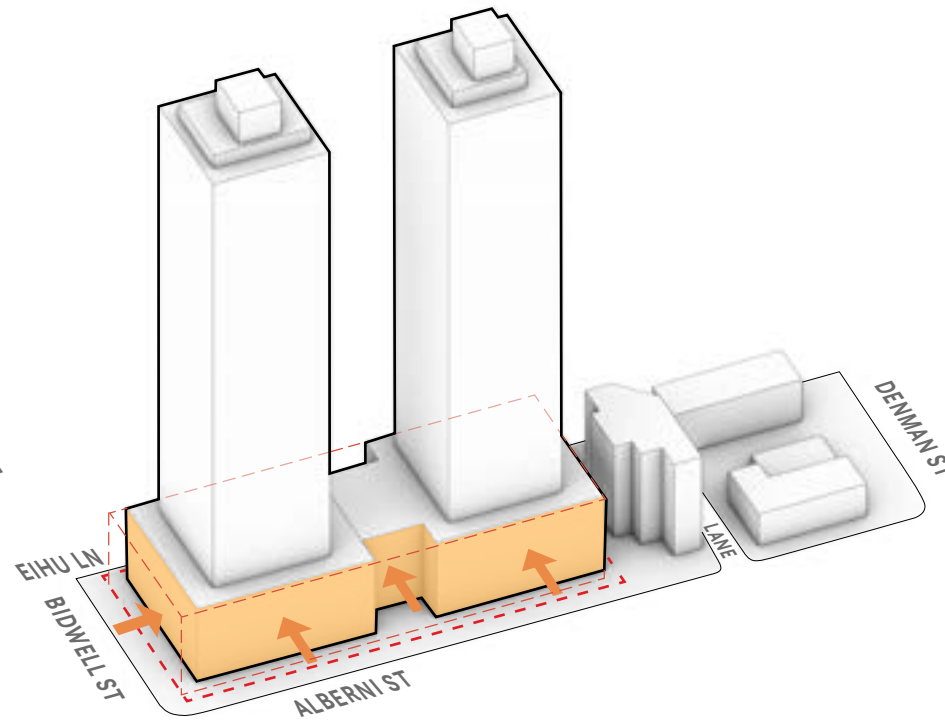


3 Tower Placement

Based on our shadow study analysis both towers have been shifted south and west to help minimize shadowing and maximize daylight on Marina Square Park and Devonian Harbour Park. The shift results in a reduction in the tower set-back to the west property line to 29' but maintains + 80' separation to potential future tower development (Refer also to Section 2.4 & 4.4 of this report).

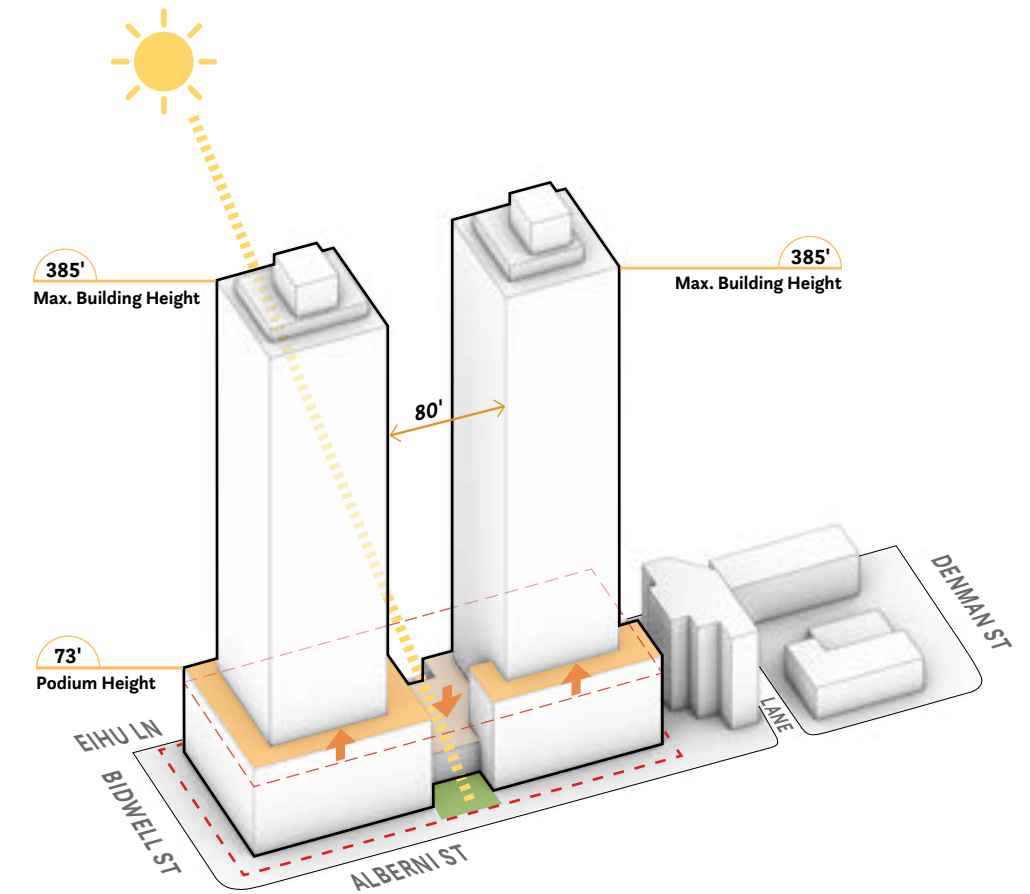
Proposed Variance

- West Tower Set-back to west property line = 29 ft



4 Streetscape

The podium facades are pushed back from the property line on Alberni and Bidwell Streets, extending the public realm and allowing additional space for landscaping, bikes and seating areas. The area between the towers is pushed back even further to create space for a pocket park and break-up the podium massing.



5 Podium Height

The proposed podium massing is lowered between the towers to provide a better scale and interface at the new pocket park, reinforce tower identity, and to improve light and views between the towers. Displaced density is proposed to be reallocated to the podium height of each tower. Our shadow study analysis confirms the improvement that this massing shift provides on Alberni Street (Refer also to Section 4.4 of this report).

Proposed Variance

- East Podium Height Increased = 73'
- West Podium Height Increased = 73'

Shadows

Vancouver's solar access policies help ensure that everyone has access to sunlight in public spaces such as parks, schools and villages.

City Council approved unifying solar access requirements across approximately 85 percent of the city on July 10th, and will be following up next year with a specialized strategy for the Downtown. The approved and upcoming changes are early actions for the Citywide Development Guidelines and to balance the need for more housing, job space and hotel rooms while ensuring that Vancouver continues to grow as a liveable, equitable and vibrant community.

The West End – Tower Form, Siting and Setbacks bulletin requires that shadows generated by proposed developments must be minimized on parks, public open spaces and West End Shopping Villages between the hours of 10:00am and 4:00pm PDT at the fall and spring equinoxes. It also requires that in the Villages, that shadows should not extend beyond the curb of the sidewalks on the north side of the street.

We have designed our project to minimize shadows on Devonian Harbour Park and Marina Square Park to the north. Minor shadow impacts are proposed and are described on the following pages, including specific measures taken to minimize impacts.



Devonian Harbour Park



Marina Square Park

Shadow Studies

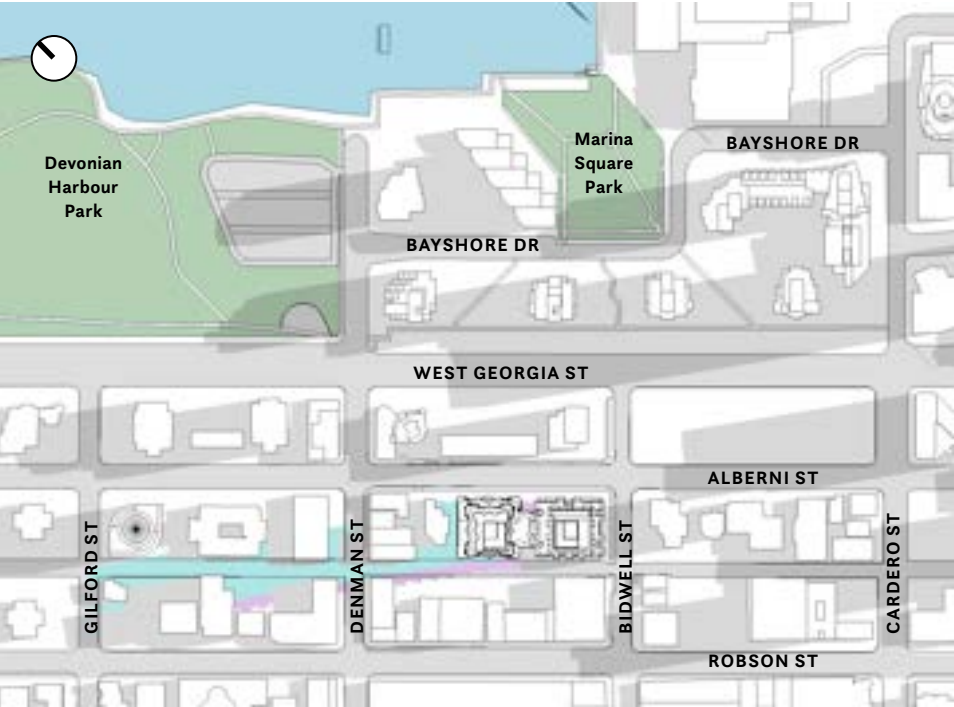
Autumnal Equinox – September 22

Shadow studies have been prepared for the fall equinox, at the hours of 10:00, 12:00, 2:00, and 4:00 pm PDT (UTC-7).

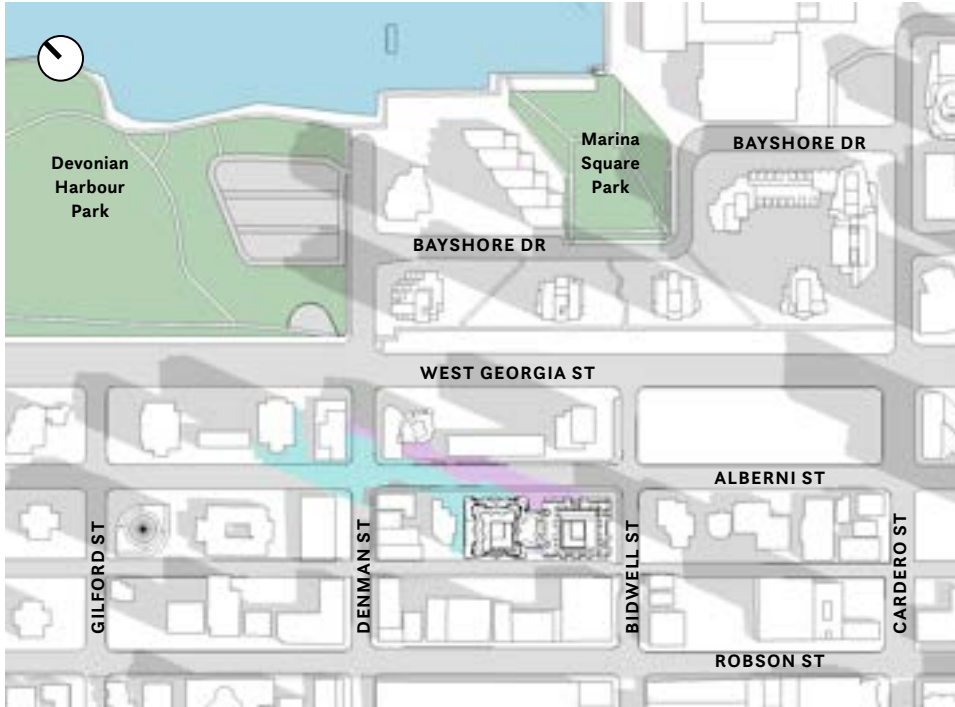
Shadows were reviewed to ensure impacts are minimized on Parks, public open spaces, West End Villages, semi-private open spaces, and private open spaces.

Shadows on Devonian Harbour Park and Marina Square Park have been reviewed in more detail to understand how our proposed shadows compared to a baseline massing that complies with the West End Community Plan and The West End – Tower Form, Siting and Setbacks bulletin. Refer to the separate shadow studies for Devonian Harbour Park and Marina Square park for more information on how our development has responded to maximize access to sunlight on both parks.

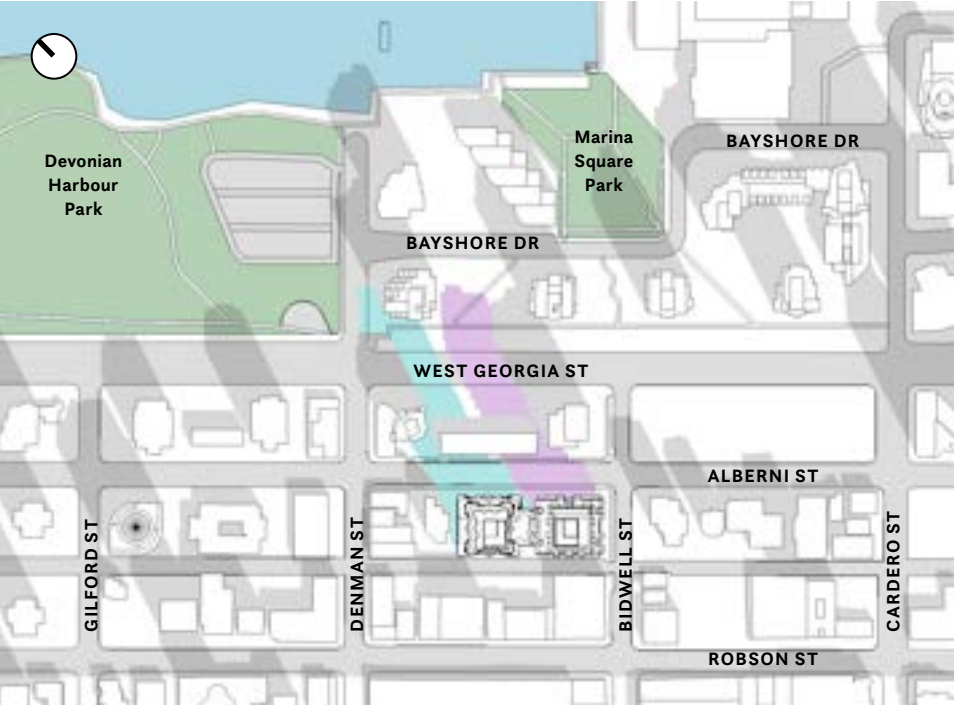
- East Tower – Proposed Incremental Ground Plane Shadows
- West Tower – Proposed Incremental Ground Plane Shadows
- Existing Shadows
- Existing Parks & Public Open Space



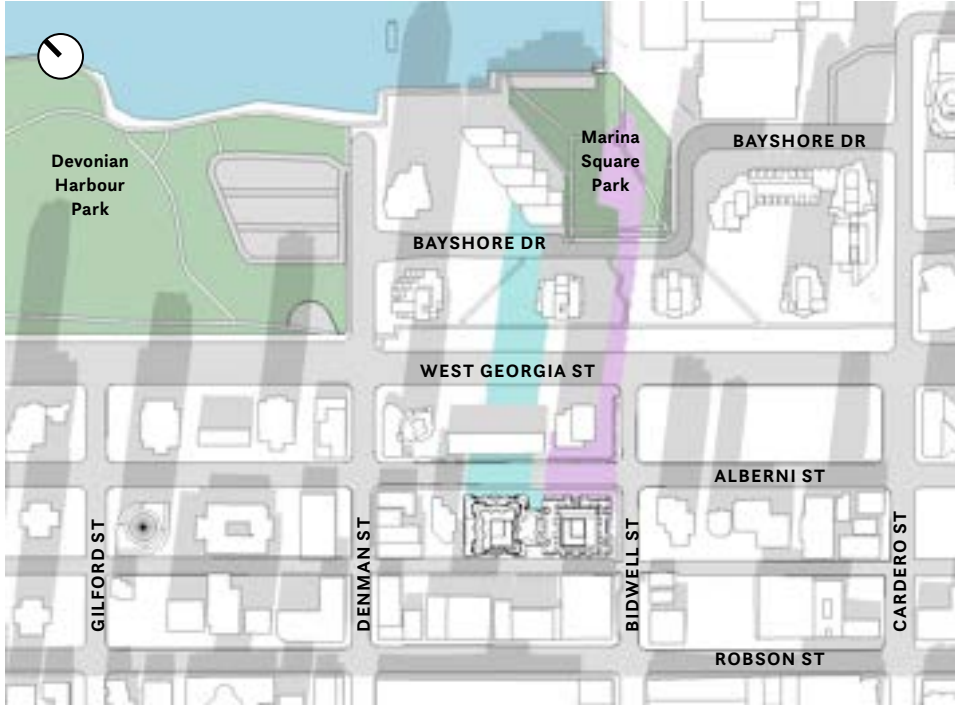
10:00 AM



12:00 PM



2:00 PM



4:00 PM

Shadow Studies

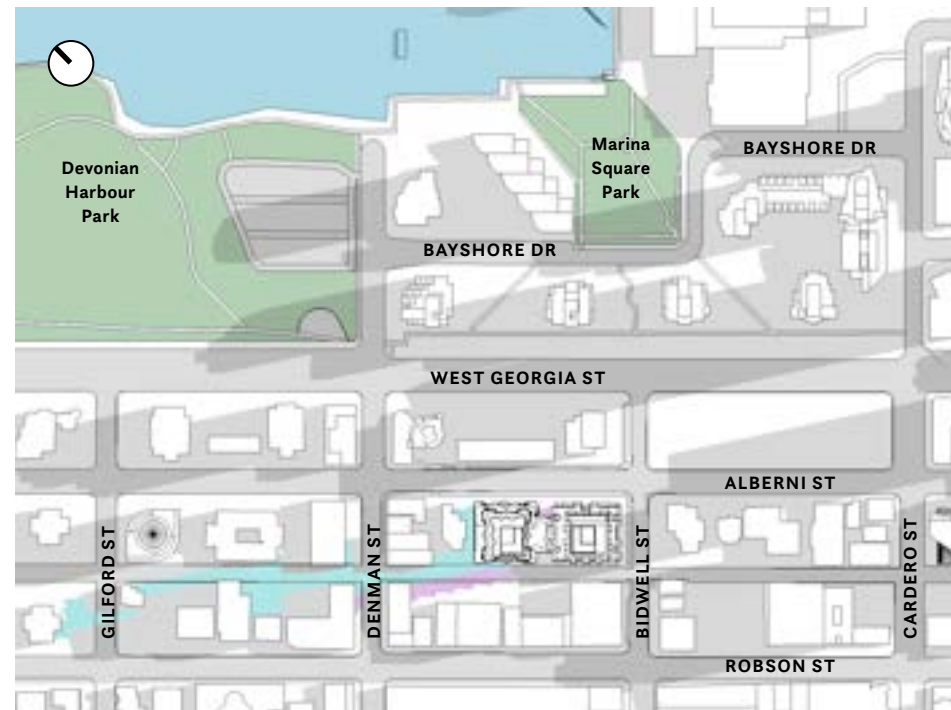
Vernal Equinox – March 19, 2024

Shadow studies have been prepared for the spring equinox, at the hours of 10:00, 12:00, 2:00, and 4:00 pm PDT (UTC-7).

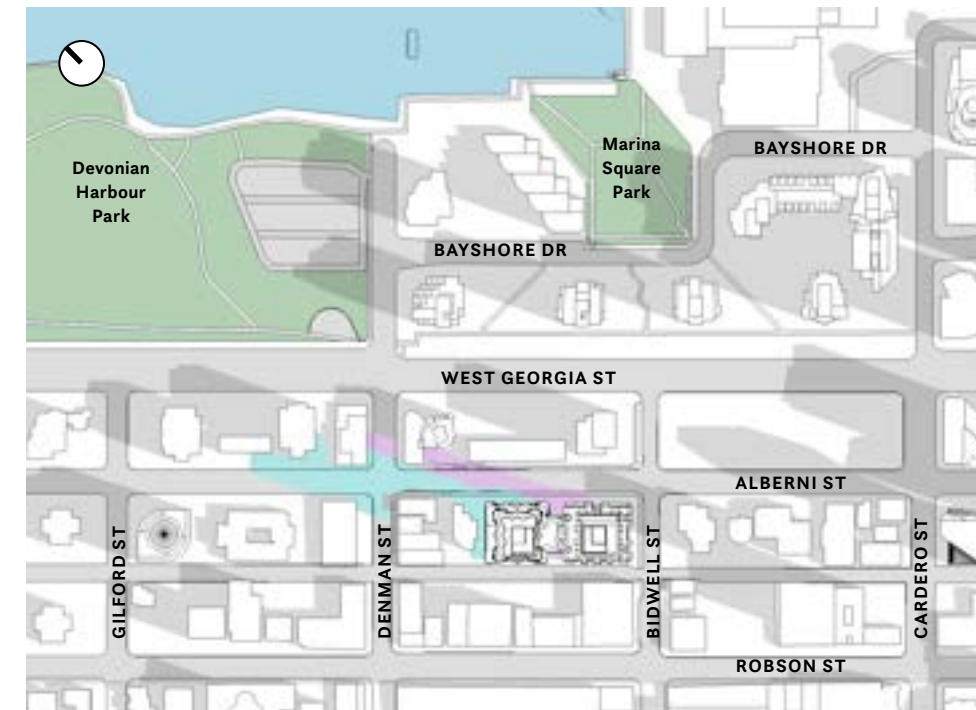
Shadows were reviewed to ensure impacts are minimized on Parks, public open spaces, West End Villages, semi-private open spaces, and private open spaces.

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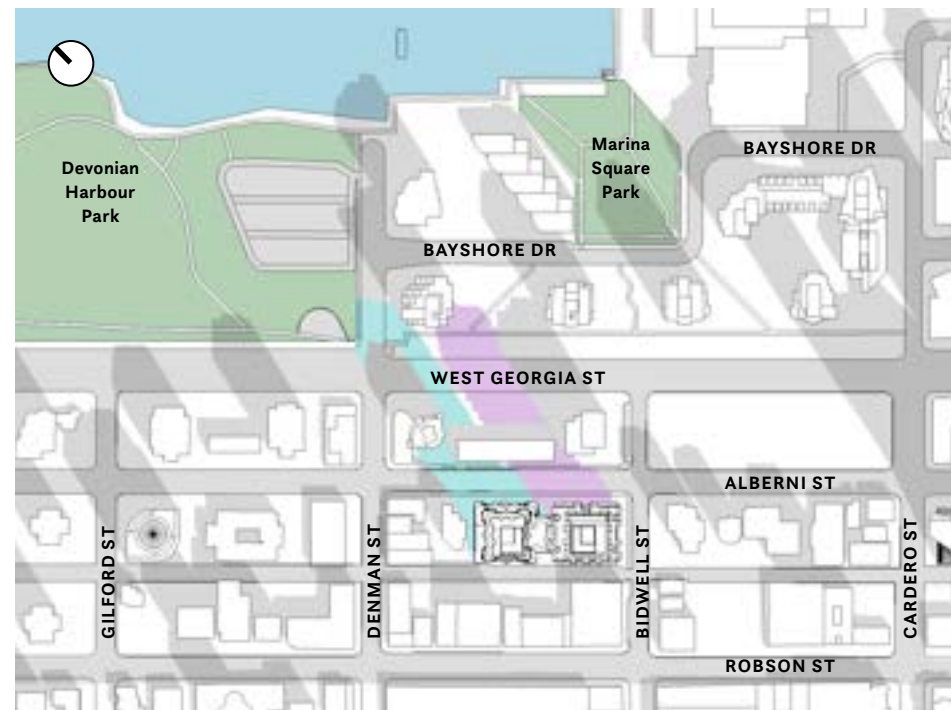
- East Tower – Proposed Incremental Ground Plane Shadows
- Existing Shadows
- West Tower – Proposed Incremental Ground Plane Shadows
- Existing Parks & Public Open Space



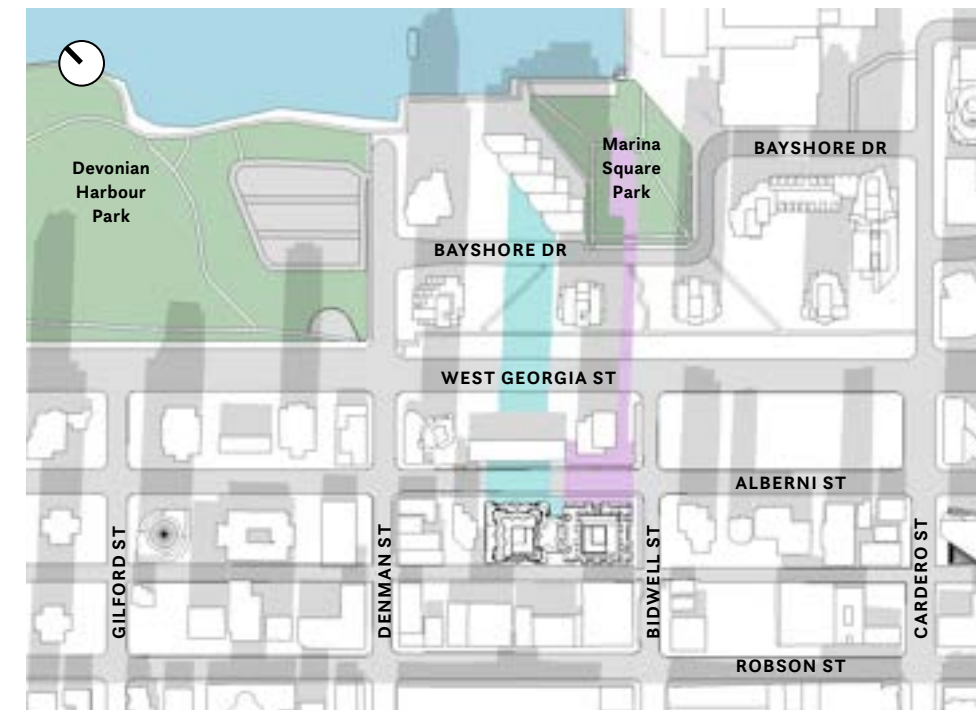
10:00 AM



12:00 PM



2:00 PM



4:00 PM

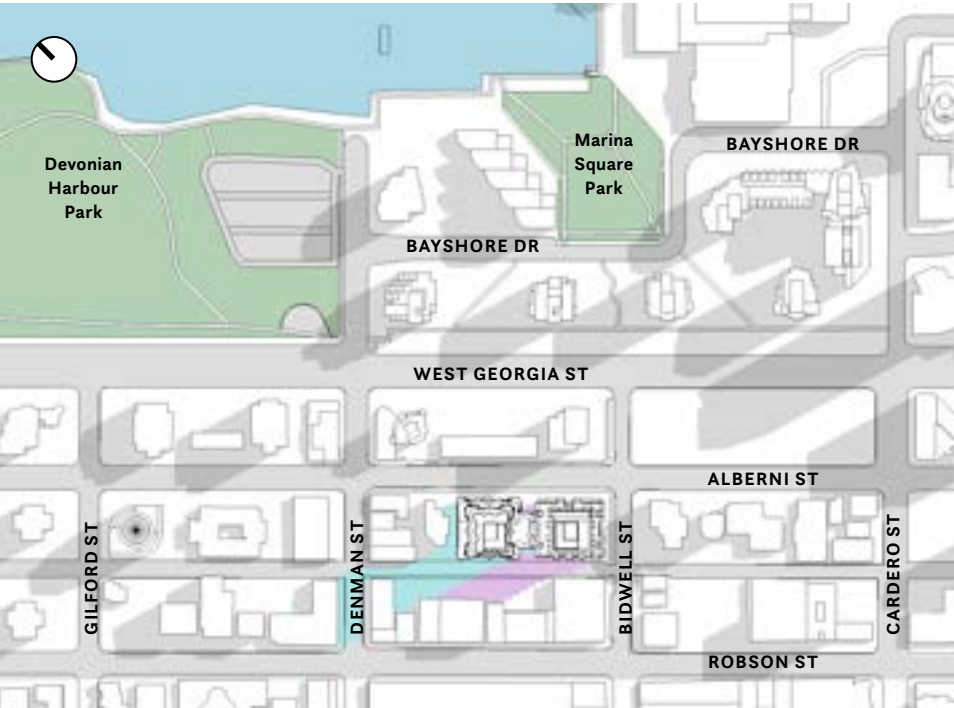
Shadow Studies

Summer Solstice – June 20

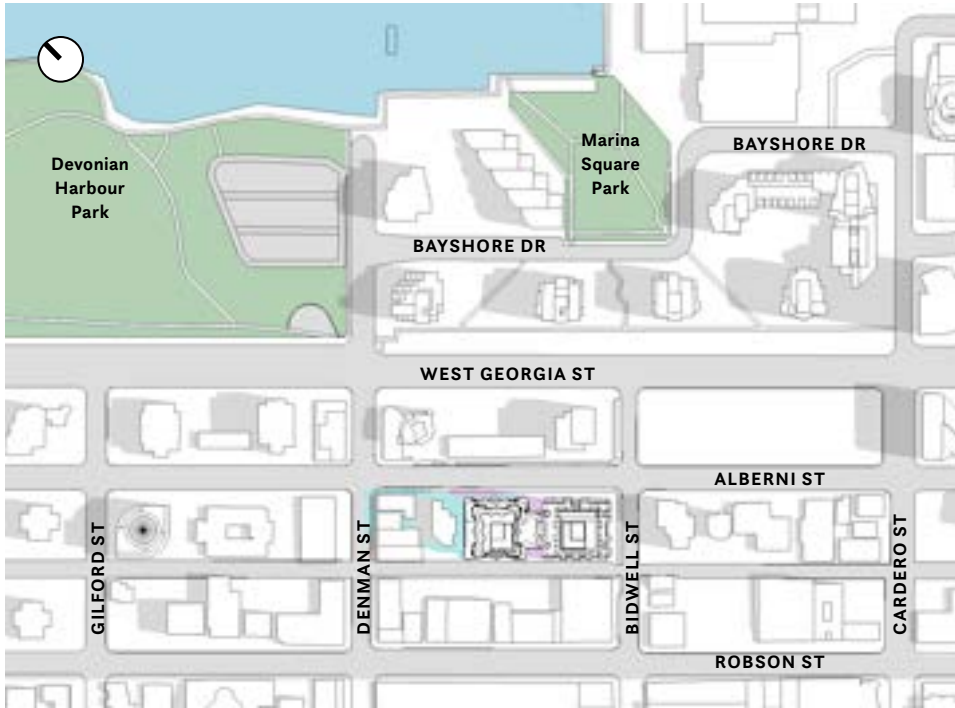
Shadow studies have been prepared for the summer solstice, at the hours of 10:00, 12:00, 2:00, and 4:00 pm PDT (UTC-7).

Shadows were reviewed to ensure impacts are minimized on Parks, public open spaces, West End Villages, semi-private open spaces, and private open spaces.

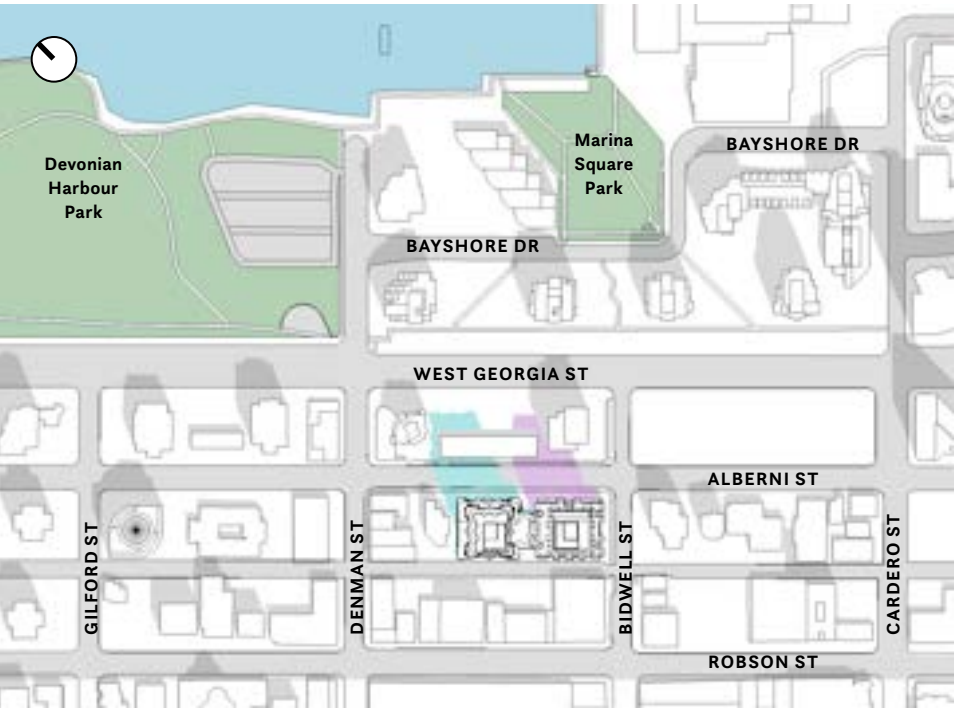
There are no impacts to Devonian Harbour Park and Marina Square Park during the summer months.



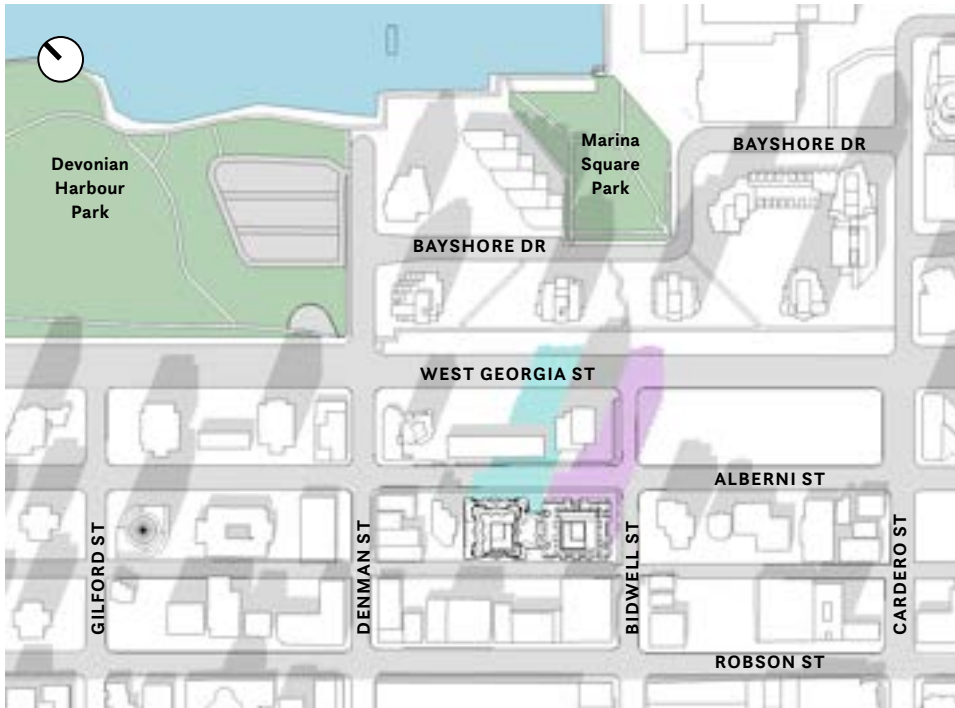
10:00 AM



12:00 PM



2:00 PM



4:00 PM

- East Tower – Proposed Incremental Ground Plane Shadows
- West Tower – Proposed Incremental Ground Plane Shadows
- Existing Shadows
- Existing Parks & Public Open Space

Marina Square Park

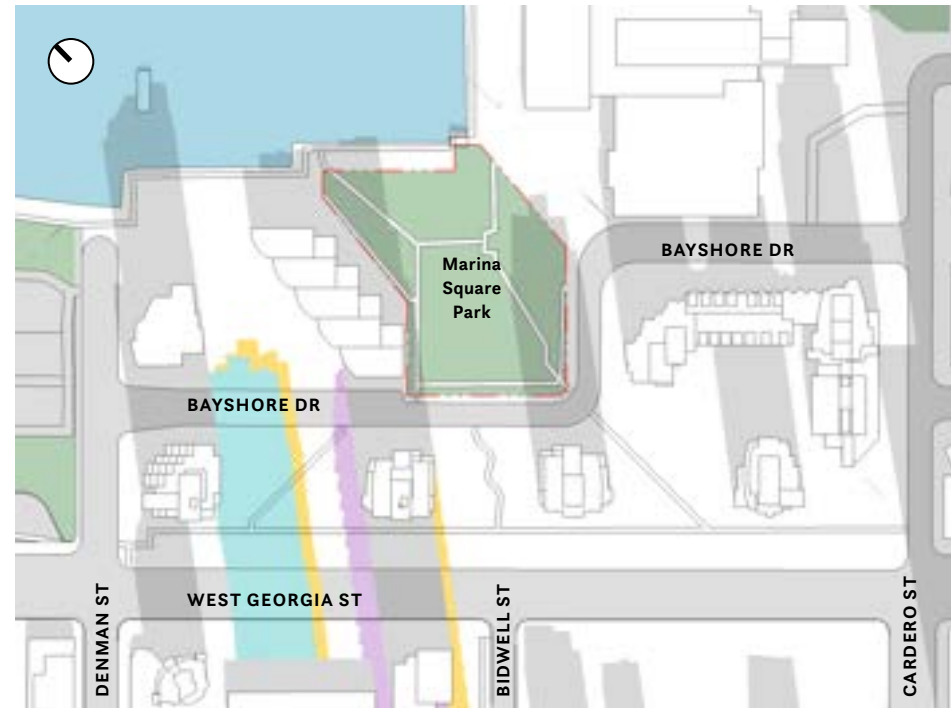
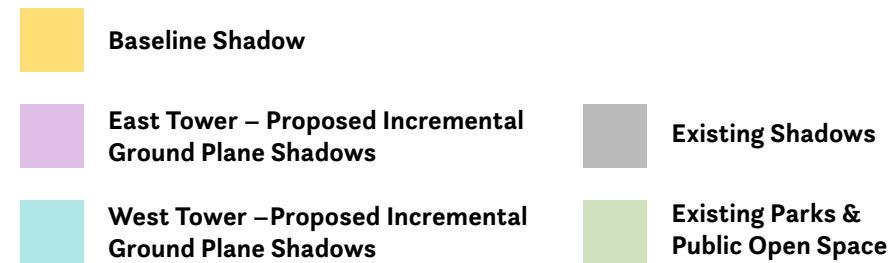
Autumnal Equinox – September 22

Detailed shadow studies have been prepared for the fall equinox to understand how the shadows from our proposed massing compare to the shadows from a baseline massing that complies with the West End Community Plan and The West End – Tower Form, Siting and Setbacks bulletin. Refer to separate diagrams for a description of the baseline and specific measures taken to minimize impacts.

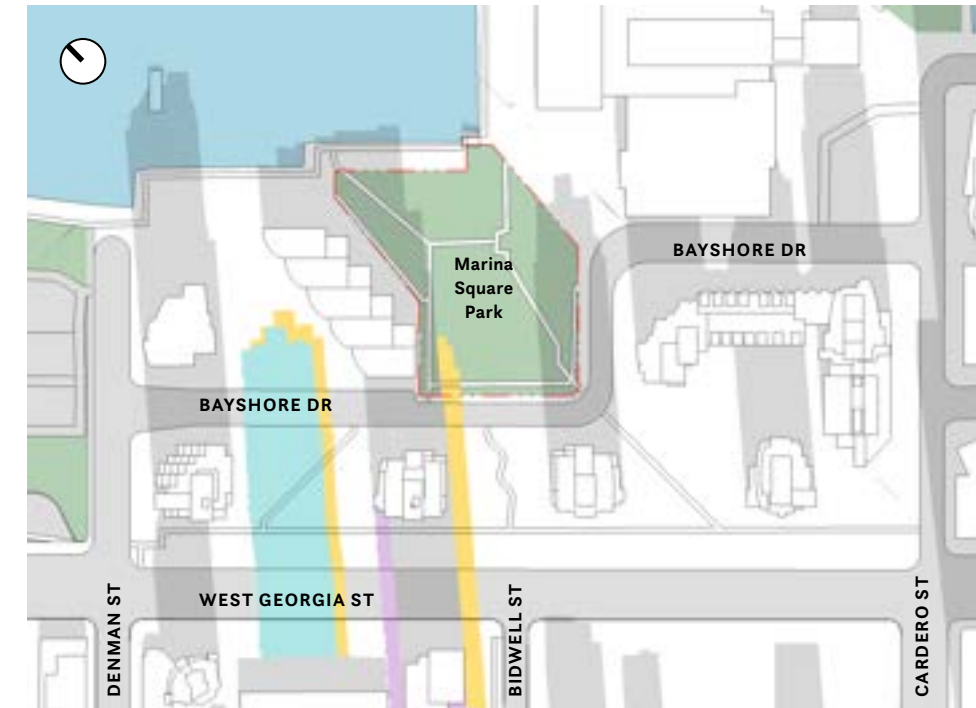
Shadows were reviewed to ensure impacts are minimized on Marina Square Park during the hours of 10:00am and 4:00pm PDT (UTC-7).

The baseline massing provides shadows on the park from 3:03 to 4:00pm. Our proposed massing provides shadows on the park from 3:15 to 4:00pm, for a **reduction of 12 minutes**.

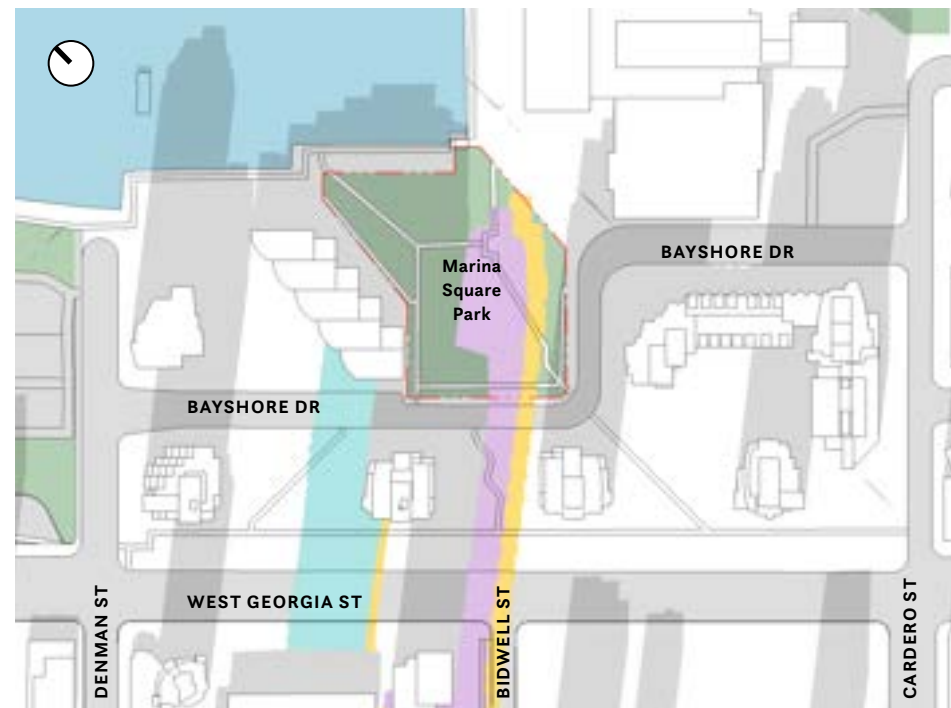
At 4:00pm, the baseline massing provides 1,854 m² of shadow on the park. Our proposed massing provides 1,481 m² of shadow on the park, providing a **20% reduction** of shadows on the park.



3:03 PM – Baseline Shadow Enters the Park



3:15 PM – East Tower Shadow Enters the Park



4:00 PM

SHADOW CONDITIONS	TIME	BASELINE SHADOW (m ²)	EAST TOWER SHADOW (m ²)	SHADOW REDUCTION (%)
Baseline Shadow Enters the Park	3:03 PM	0	0	0
East Tower Shadow Enters the Park	3:15 PM	149.12 m ²	0	100%
4 PM on Autumnal Equinox	4:00 PM	1,854.36 m ²	1,481.01 m ²	20%

Marina Square Park

Vernal Equinox – March 19

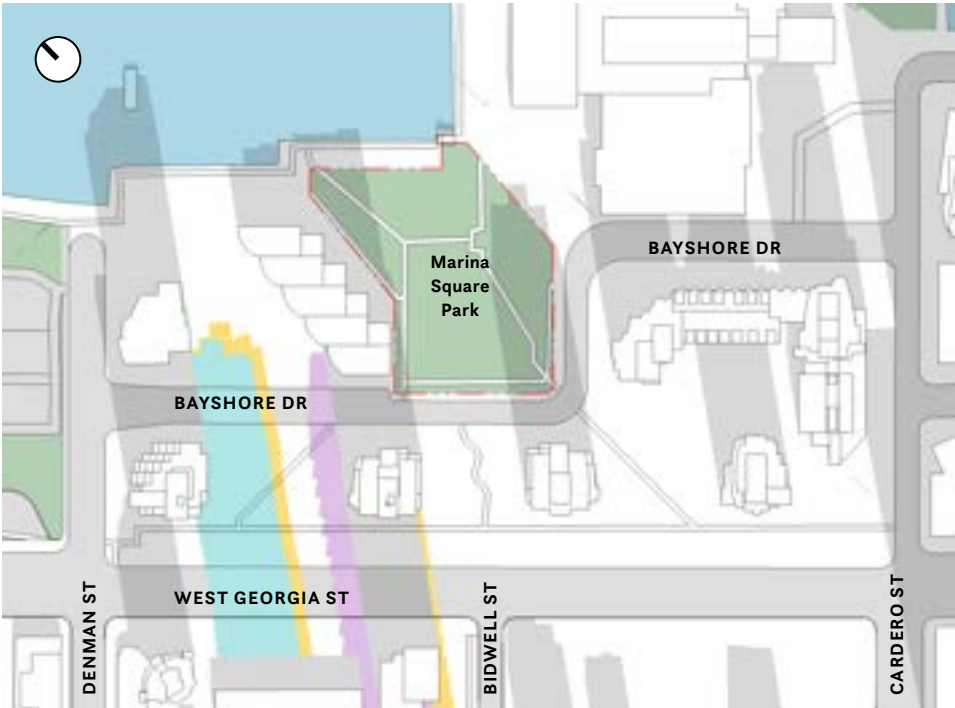
Detailed shadow studies have been prepared for the spring equinox to understand how the shadows from our proposed massing compare to the shadows from a baseline massing that complies with the West End Community Plan and The West End – Tower Form, Siting and Setbacks bulletin. Refer to separate diagrams for a description of the baseline and specific measures taken to minimize impacts.

Shadows were reviewed to ensure impacts are minimized on Marina Square Park during the hours of 10:00am and 4:00pm PDT (UTC-7).

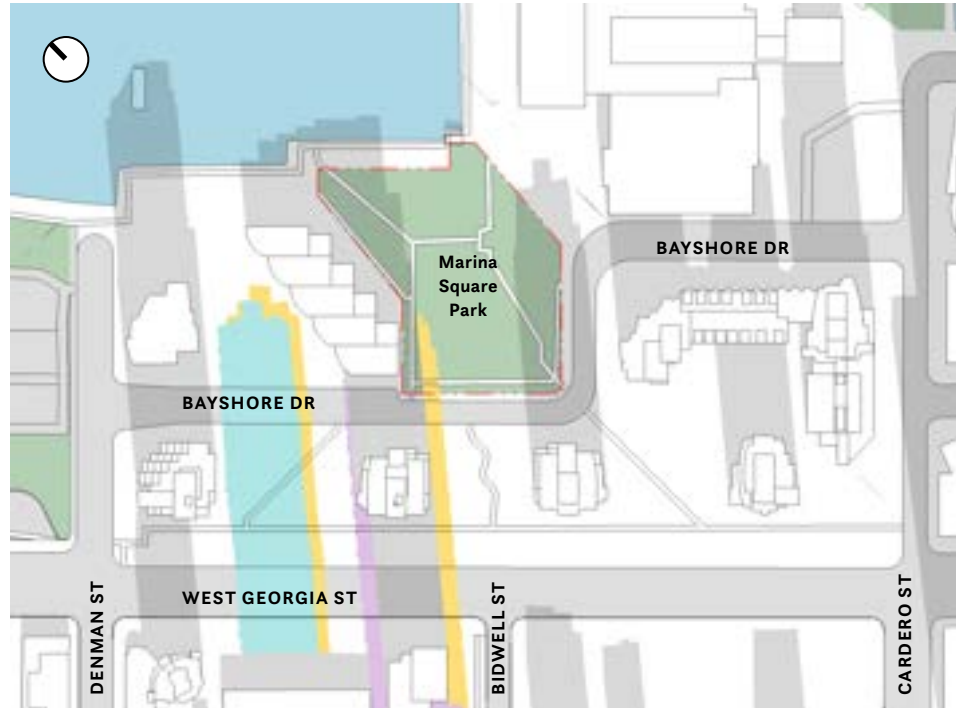
The baseline massing provides shadows on the park from 3:15 to 4:00pm. Our proposed massing provides shadows on the park from 3:30 to 4:00pm, for a **reduction of 15 minutes**.

At 4:00pm, the baseline massing provides 1,432 m2 of shadow on the park. Our proposed massing provides 835 m2 of shadow on the park, providing a **42% reduction** of shadows on the park.

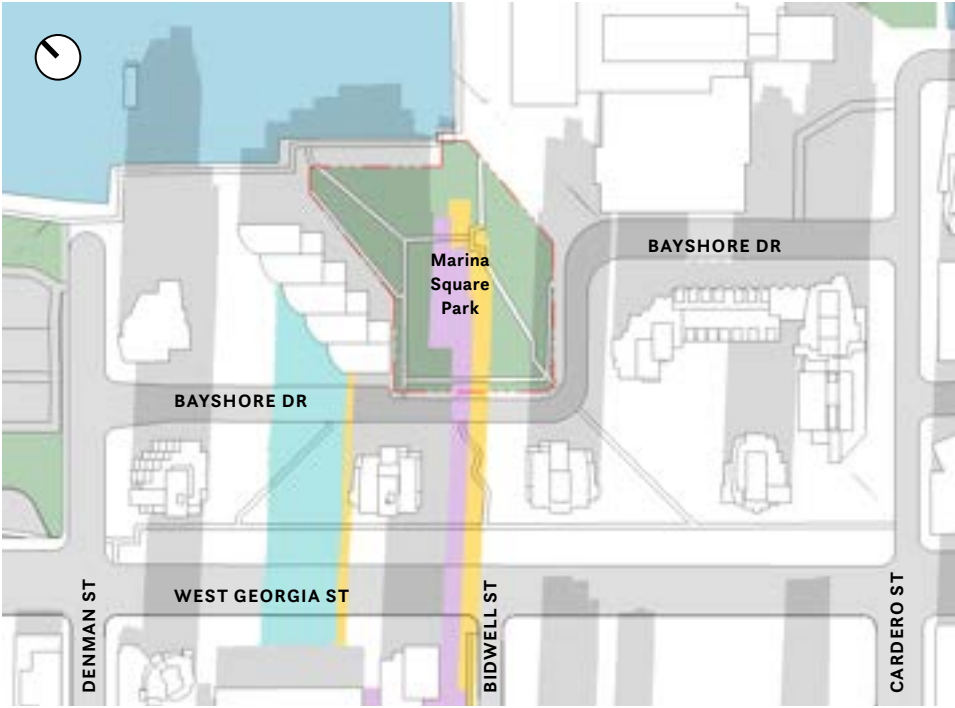
- Baseline Shadow**
- East Tower – Proposed Incremental Ground Plane Shadows**
- West Tower – Proposed Incremental Ground Plane Shadows**
- Existing Shadows**
- Existing Parks & Public Open Space**



3:15 PM – Baseline Shadow Enters the Park



3:30 PM – East Tower Shadow Enters the Park



4:00 PM

SHADOW CONDITIONS	TIME	BASELINE SHADOW (m ²)	EAST TOWER SHADOW (m ²)	SHADOW REDUCTION (%)
Baseline Shadow Enters the Park	3:15 PM	0	0	0
East Tower Shadow Enters the Park	3:30 PM	164.02 m ²	0	100%
4 PM on Vernal Equinox	4:00 PM	1,431.93 m ²	834.59 m ²	42%

Devonian Harbour Park

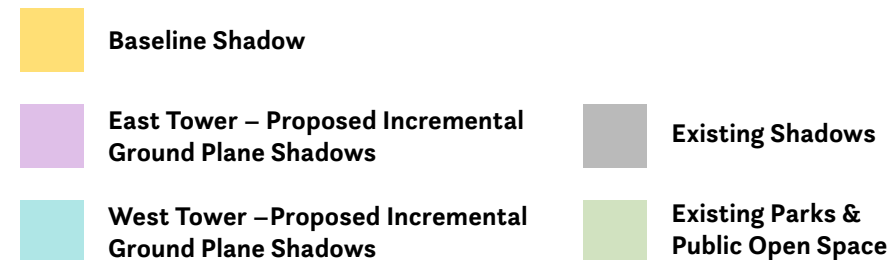
Autumnal Equinox – September 22

Detailed shadow studies have been prepared for the fall equinox to understand how the shadows from our proposed massing compare to the shadows from a baseline massing that complies with the West End Community Plan and The West End – Tower Form, Siting and Setbacks bulletin. Refer to separate diagrams for a description of the baseline and specific measures taken to minimize impacts.

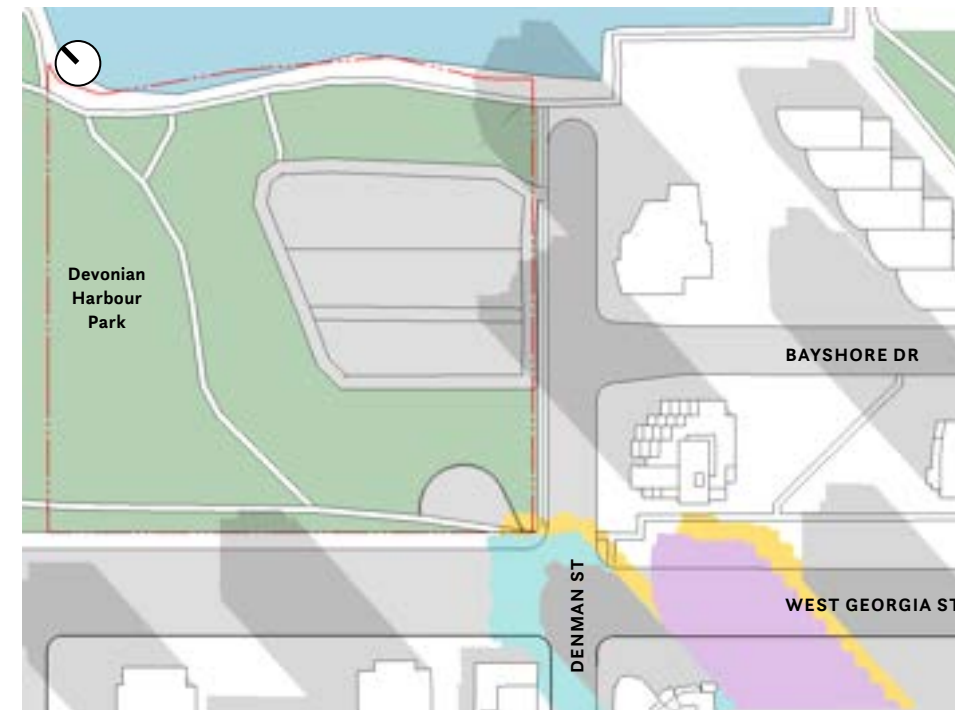
Shadows were reviewed to ensure impacts are minimized on Devonian Harbour Park during the hours of 10:00am and 4:00pm PDT (UTC-7).

The baseline massing provides shadows on the southeast corner of the park from 1:05 to 1:36pm, for a duration of 31 minutes. Our proposed massing provides shadows on the park from 1:14 to 1:43pm, for a duration of 29 minutes and a **reduction of 2 minutes**.

At the midpoint, the baseline massing provides 50 m² of shadow on the park, while our proposed massing provides 37 m² of shadow on the park, providing a **26% reduction** at the midpoint from each shadow.



Shadow diagrams below show times when the shadows from our proposed massing enters, crosses and leaves the site.



1:14 PM – West Tower Shadow Enters the Park



1:28 PM – West Tower Shadow at Midpoint



1:43 PM – West Tower Shadow Leaves the Park

SHADOW CONDITIONS	TIME	BASILINE SHADOW (m ²)	WEST TOWER SHADOW (m ²)	SHADOW REDUCTION (%)
Baseline Shadow Enters the Park	1:05 PM	0	0	0
Baseline Shadow at Midpoint	1:20 PM	49.7 m ²	21.75 m ²	56%
Baseline Shadow Leaves the Park	1:36 PM	0	8.72 m ²	N/A
West Tower Shadow Enters the Park	1:14 PM	40.54 m ²	0	100%
West Tower Shadow at Midpoint	1:28 PM	21.85 m ²	36.51 m ²	N/A
West Tower Shadow Leaves the Park	1:43 PM	0	0	0

Devonian Harbour Park

Vernal Equinox – March 19

Detailed shadow studies have been prepared for the spring equinox to understand how the shadows from our proposed massing compare to the shadows from a baseline massing that complies with the West End Community Plan and The West End – Tower Form, Siting and Setbacks bulletin. Refer to separate diagrams for a description of the baseline and specific measures taken to minimize impacts.

Shadows were reviewed to ensure impacts are minimized on Devonian Harbour Park during the hours of 10:00am and 4:00pm PDT (UTC-7).

The baseline massing provides shadows on the southeast corner of the park from 1:12 to 1:57pm, for a duration of 45 minutes. Our proposed massing provides shadows on the park from 1:22 to 2:05 pm, for a duration of 43 minutes and a **reduction of 2 minutes**.

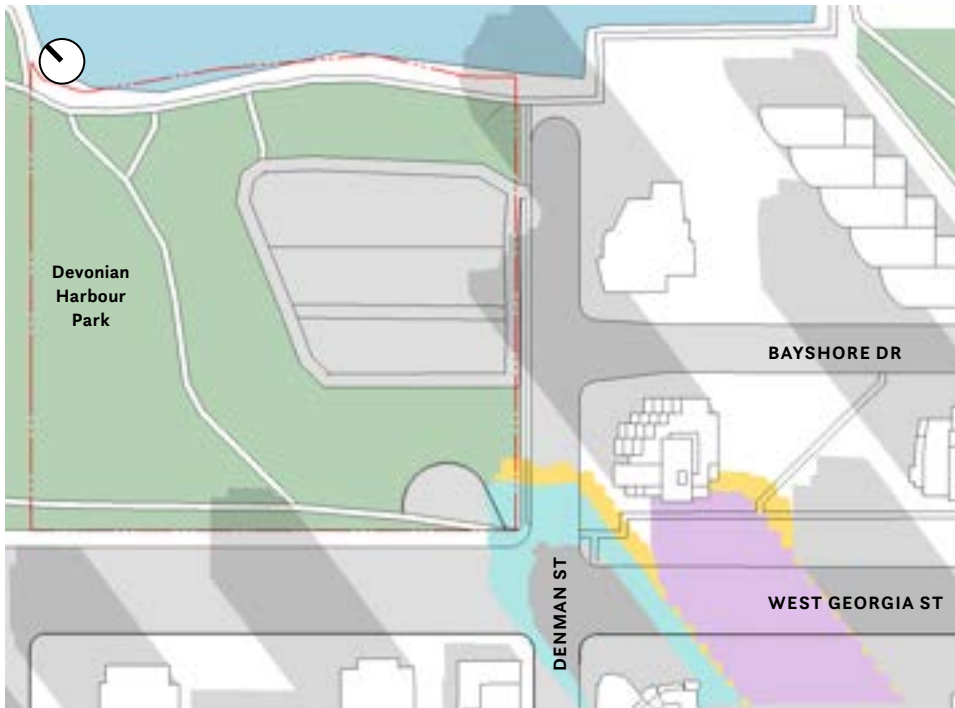
At the midpoint, the baseline massing provides 132 m2 of shadow on the park, while our proposed massing provides 106 m2 of shadow on the park, providing a **20% reduction** at the midpoint from each shadow.

- Baseline Shadow**
- East Tower – Proposed Incremental Ground Plane Shadows**
- West Tower – Proposed Incremental Ground Plane Shadows**
- Existing Shadows**
- Existing Parks & Public Open Space**

Shadow diagrams below show times when the shadows from our proposed massing enters, crosses and leaves the site.



1:22 PM – West Tower Shadow Enters the Park



1:44 PM – West Tower Shadow at Midpoint



2:05 PM – West Tower Shadow Leaves the Park

SHADOW CONDITIONS	TIME	BASELINE SHADOW (m ²)	WEST TOWER SHADOW (m ²)	SHADOW REDUCTION (%)
Baseline Shadow Enters the Park	1:12 PM	0	0	0
Baseline Shadow at Midpoint	1:35 PM	131.58 m ²	96.02 m ²	27%
Baseline Shadow Leaves the Park	1:57 PM	0	23.48 m ²	N/A
West Tower Shadow Enters the Park	1:22 PM	79.83 m ²	0	100%
West Tower Shadow at Midpoint	1:44 PM	100.05 m ²	105.9 m ²	N/A
West Tower Shadow Leaves the Park	2:05 PM	0	0	0

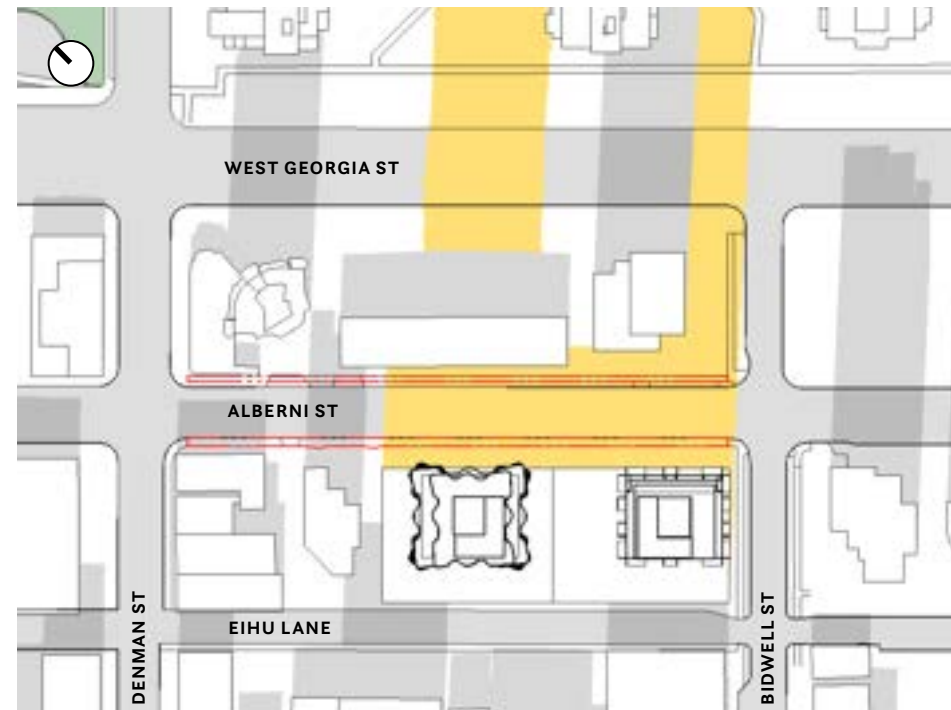
Podium Shadows

The West End – Tower Form, Siting and Setbacks bulletin proposes to limit podium heights to 60' to provide sunlight on the north sidewalk within Villages. And while Alberni Street is not a recognized Village, the intent of providing sunlight onto the public realm is a public benefit that we've looked to maximize for our project.

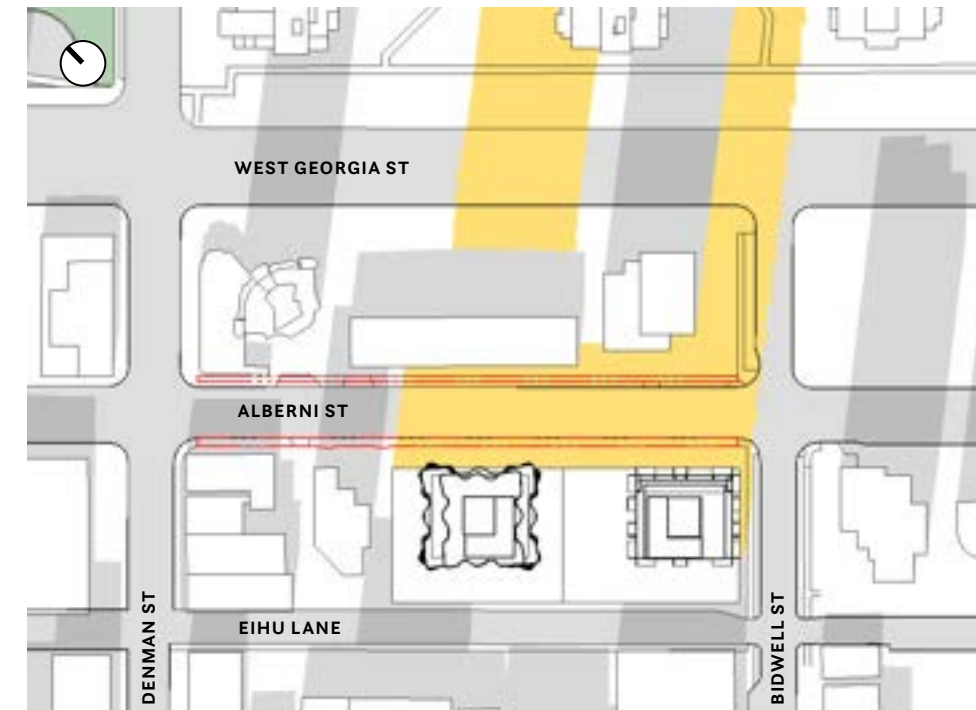
In comparison to a baseline massing at 60', we are proposing to redistribute the massing by raising the height of the podium by one floor, and to split the podium between towers to provide an opening that will allow sunlight to reach both the north and south sidewalks on Alberni street, for improved daylighting on the public realm.

The diagrams to the right show the baseline and proposed massing shadows at 4:00pm on the spring and fall equinoxes. As shown on the diagrams, the height of the podium in the gap between towers has been lowered sufficiently to provide sunlight on the north sidewalk, as well as on south sidewalk at the entry to the pocket park, for a significant improvement over the baseline.

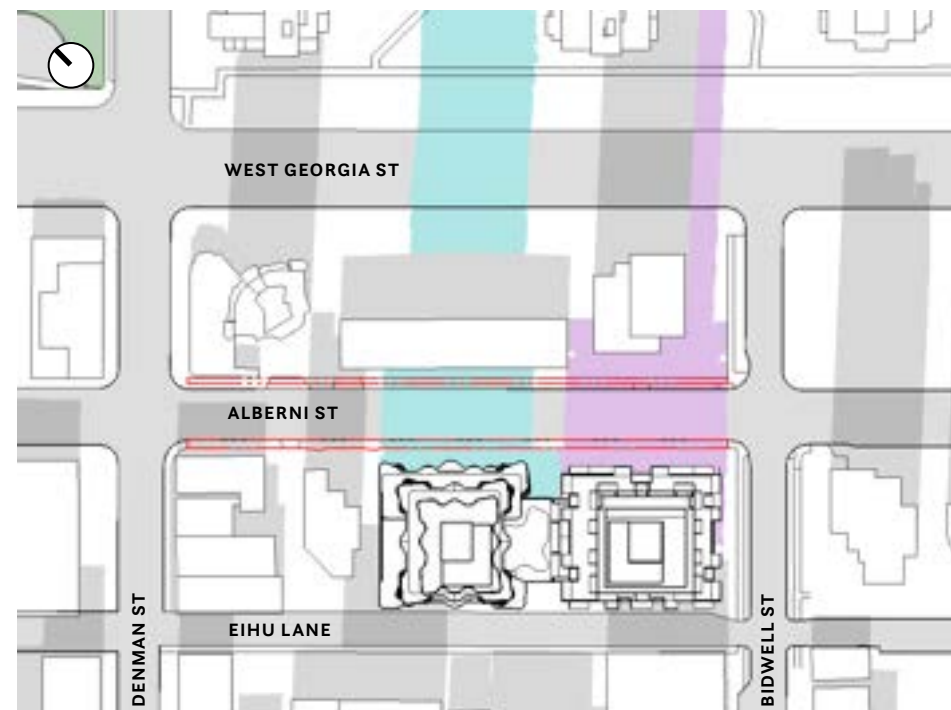
- Baseline Shadow
- East Tower – Proposed Incremental Ground Plane Shadows
- West Tower – Proposed Incremental Ground Plane Shadows
- Existing Shadows
- Existing Parks & Public Open Space



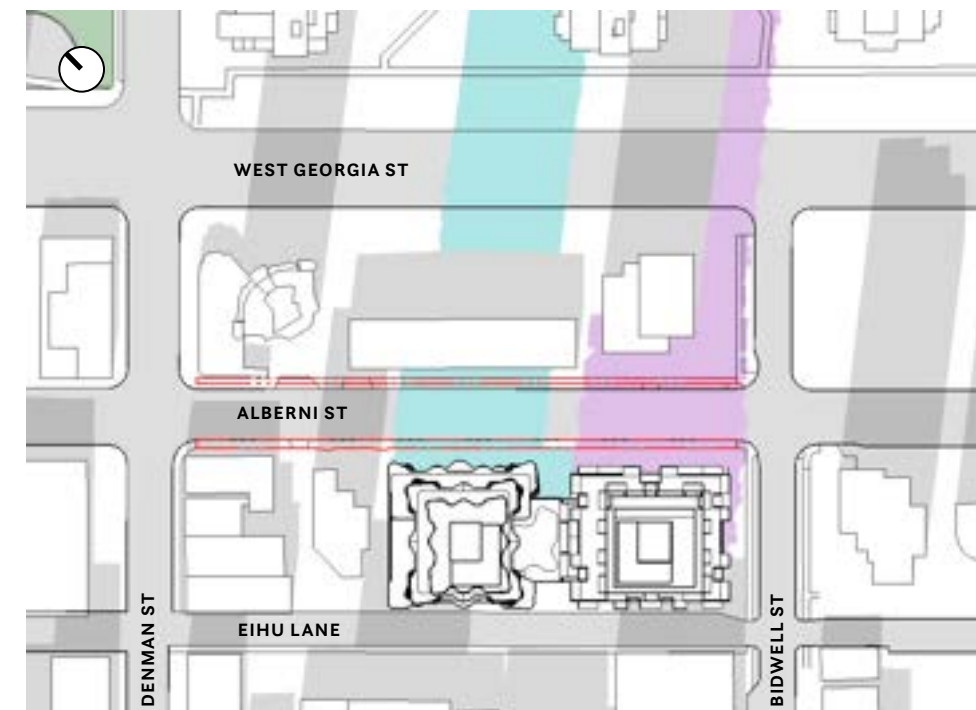
4:00 PM – Baseline Shadow on March 19



4:00 PM – Baseline Shadow on September 22



4:00 PM – Proposed Shadow on March 19



4:00 PM – Proposed Shadow on September 22



Retail at the Corner of Alberni and Bidwell

Technical Requirements – WEST TOWER

Parking Summary

USE	AREA / UNITS	REQUIRED (MIN.)	PERMITTED (MAX.)	PROPOSED
Condominium	24,216.11 m ² / 236units	0	N/A	303
Visitor		12	N/A	12
Total	24,216.11 m²	0	N/A	315
Small Car Parking (included in above)		0	0	74
Accessible Parking				
Condominium		9	N/A	9
Total	24,216.11 m²	9	N/A	9

Bicycle Parking Summary

USE	AREA / UNITS	REQUIRED (MIN.)		PROPOSED	
		CLASS A	CLASS B	CLASS A	CLASS B
Condominium	24,216.11 m ² / 216units	535	13	535	14
Total	24,216.11 m²	535	13	535	14

BICYCLE SPACE TYPE	REQUIRED	PROPOSED
Horizontal Class A	201* min.	172*
Vertical Class A	137 max.	158
Lockers	46 min.	54*
Stacked	137 max.	124
Oversized	23 min.	27*
Total		535

*Min. 40% of bike stalls need to be horizontal inclusive of lockers and oversized.

Loading Summary

USE	AREA / UNITS	REQUIRED			PROPOSED		
		CLASS A	CLASS B	CLASS C	CLASS A	CLASS B	CLASS C
Condominium	24,216.11 m ² / 236units	1	2	0	1	2	0
Total	24,216.11 m²	1	2	0	1	2	0

Passenger Loading Summary

USE	AREA / UNITS	REQUIRED (MIN.)			PROPOSED		
		CLASS A	CLASS B	CLASS C	CLASS A	CLASS B	CLASS C
Condominium	24,216.11 m ² / 236units	1	0	0	1	0	0
Total	24,216.11 m²	1	0	0	1	0	0

Storage Summary

USE	Storage Units	Required (MIN.)	Volume (MIN.)	Proposed
Residential Storage	236	236	5.7 m ³	236
In-Suite Storage	206	N/A	5.7 m ³	206
Off-Suite Storage	30	N/A	5.7 m ³	30
Total				236

Technical Requirements – EAST TOWER

Parking Summary

USE	AREA / UNITS	REQUIRED (MIN.)	PERMITTED (MAX.)	PROPOSED
Residential	28,772.79 m ² / 377 units	0	N/A	157
Retail	443.07 m ²	0	N/A	0
Visitor		19	N/A	19
Total	29,215.86 m²	19	N/A	176
Small Car Parking (included in above)		0	39	26
Accessible Parking				
Residential		14		14
Retail		0		0
Total	29,215.86 m²	14		14

Bicycle Parking Summary

USE	AREA / UNITS	REQUIRED		PROPOSED	
		CLASS A	CLASS B	CLASS A	CLASS B
Residential	28,772.79 m ² / 377 units	782	20	787	20
Retail	443.07 m ²	1	0	1	0
Total	29,215.86 m²	783	20	788	20

BICYCLE SPACE TYPE	REQUIRED	PROPOSED
Horizontal Class A	314* min.	221*
Vertical Class A	235 max.	218
Lockers	78 min.	78*
Stacked	235 max.	232
Oversized	39 min.	39*
Total		788

*Min. 40% of bike stalls need to be horizontal inclusive of lockers and oversized.

Loading Summary

USE	AREA / UNITS	REQUIRED			PROPOSED		
		CLASS A	CLASS B	CLASS C	CLASS A	CLASS B	CLASS C
Residential	28,771.52 m ² / 377 units	2	2	0	2*	2	0
Retail	443.06 m ²	0	1	0	0*	0	0
Total	29,214.58 m²	2	3	0	2*	2	0

*Note: Refer to Report by Bunt & Associates for Transportation and Loading Strategy.

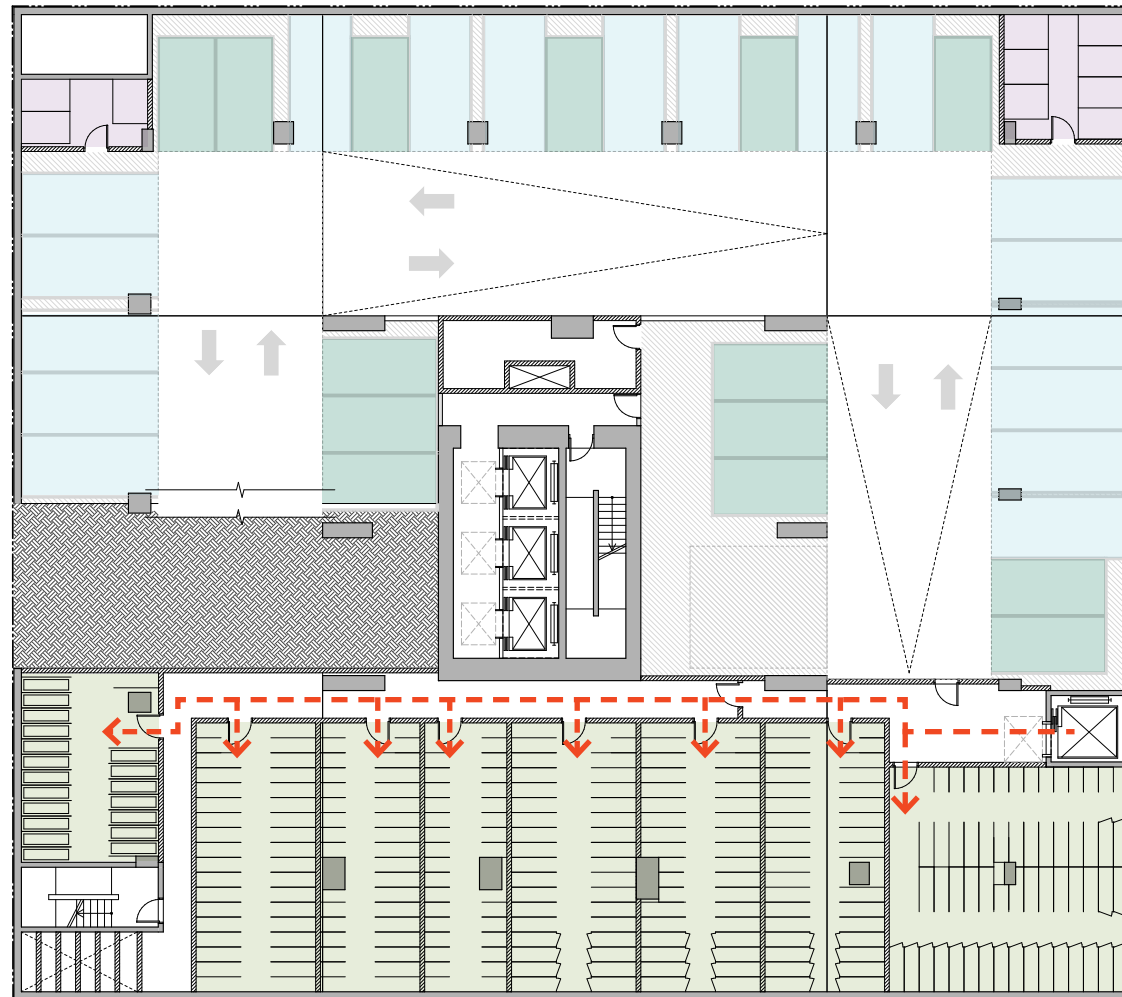
Passenger Loading Summary

USE	AREA / UNITS	REQUIRED			PROPOSED		
		CLASS A	CLASS B	CLASS C	CLASS A	CLASS B	CLASS C
Residential	28,771.52 m ² / 377 units	2	0	0	2	0	0
Retail	443.06 m ²	0	0	0	0	0	0
Total	29,214.58 m²	2	0	0	2	0	0


Storage Summary

USE	Storage Units	Required (MIN.)	Volume (MIN.)	Proposed
Residential Storage	377	377	5.7 m ³	377
In-Suite Storage	128	N/A	5.7 m ³	128
Off-Suite Storage	249	N/A	5.7 m ³	249
Total				377

-  Parking
-  Small Car Parking
-  Storage Lockers
-  Bike Storage
-  Access to Bike Rooms

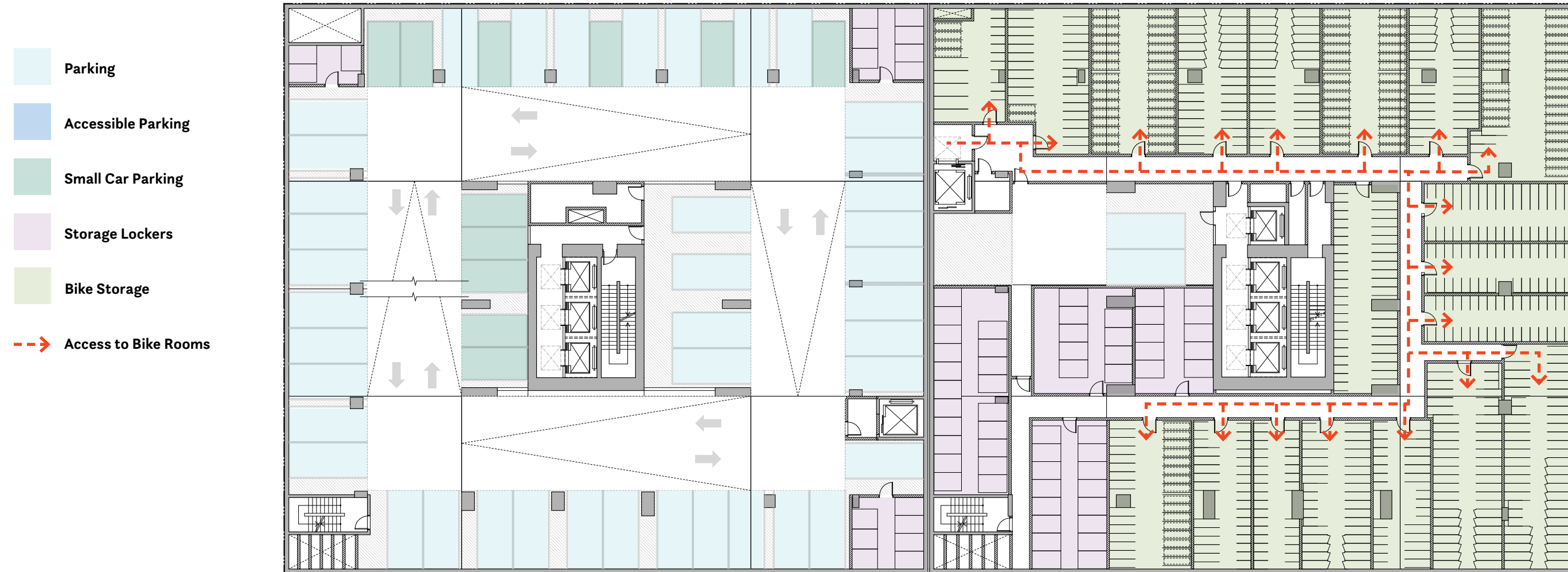


Parking Level P7

-  Parking
-  Small Car Parking
-  Storage Lockers

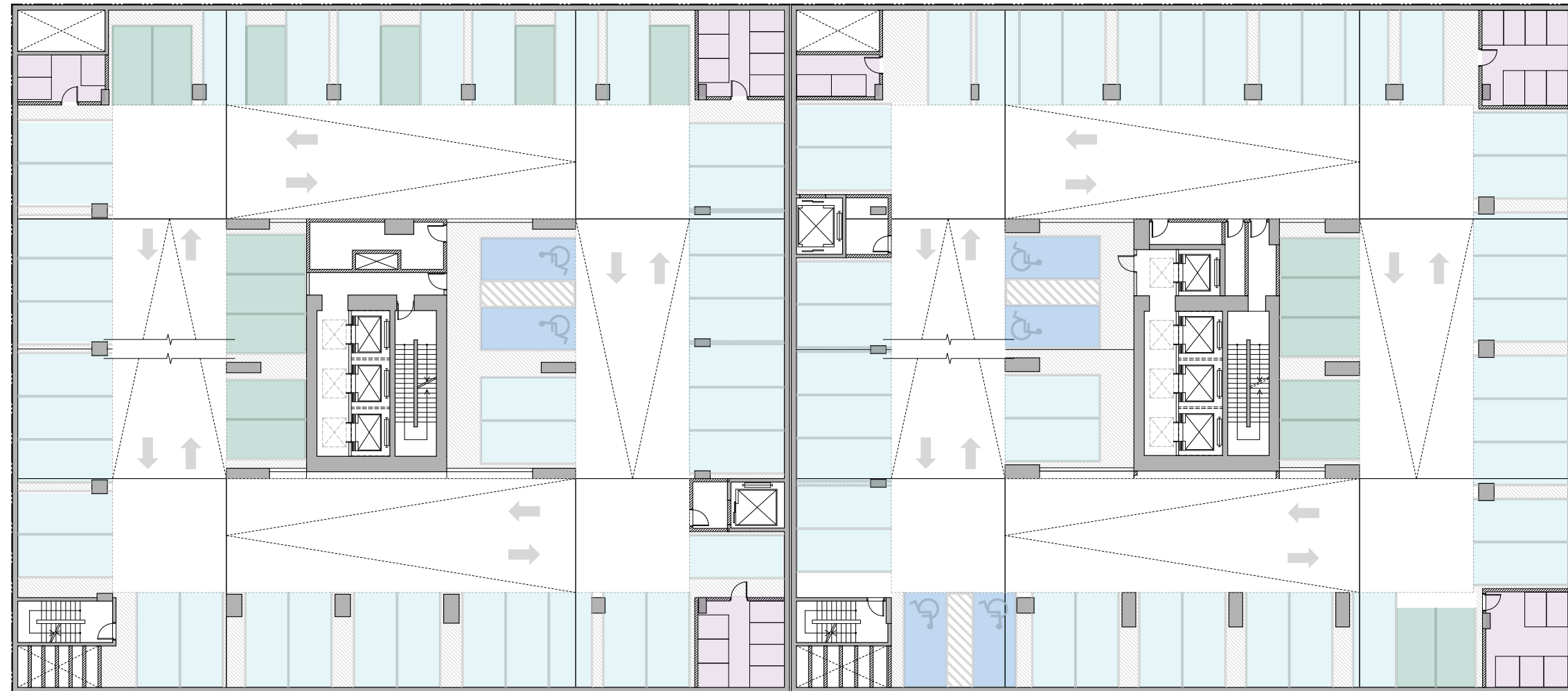


Parking Level P6



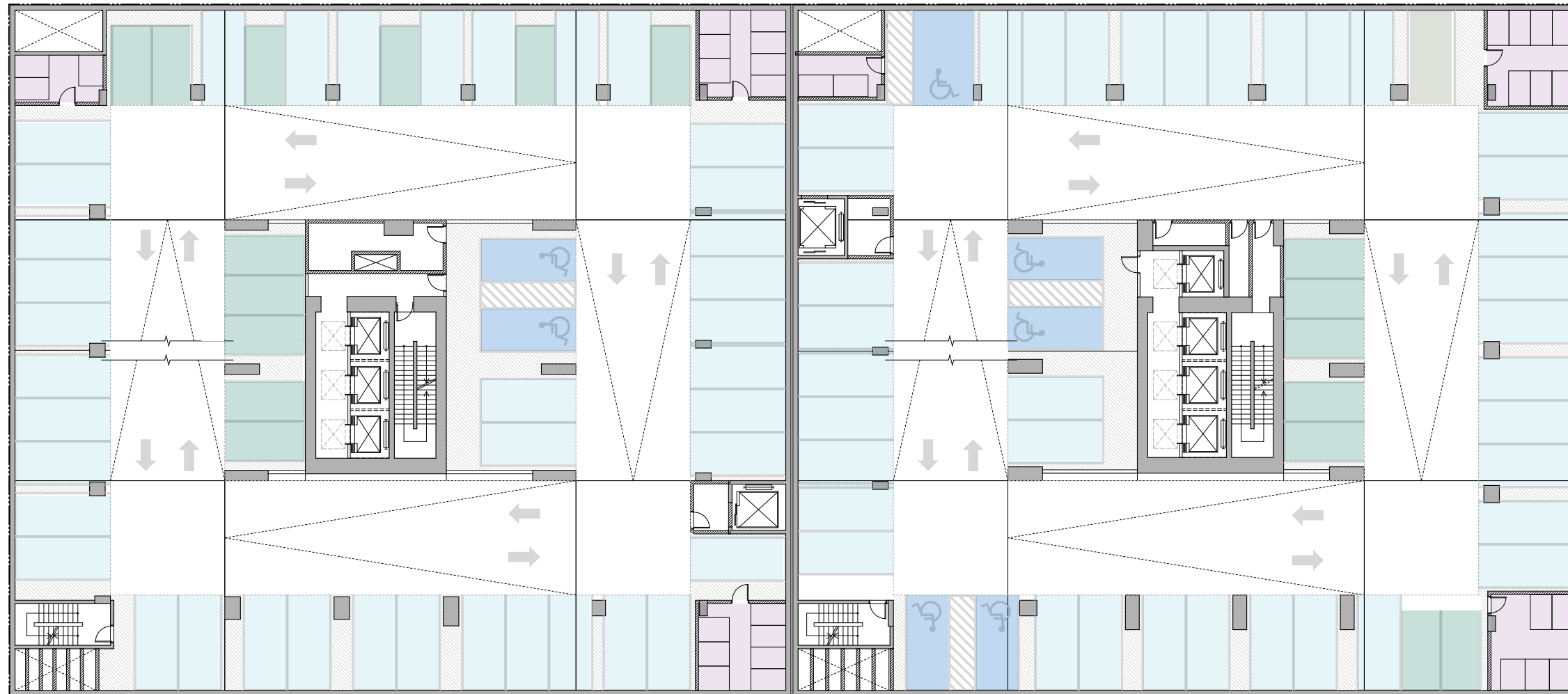
Parking Level P5

-  Parking
-  Accessible Parking
-  Small Car Parking
-  Storage Lockers



Parking Level P4

- Parking
- Accessible Parking
- Small Car Parking
- Class A Loading
- Storage Lockers



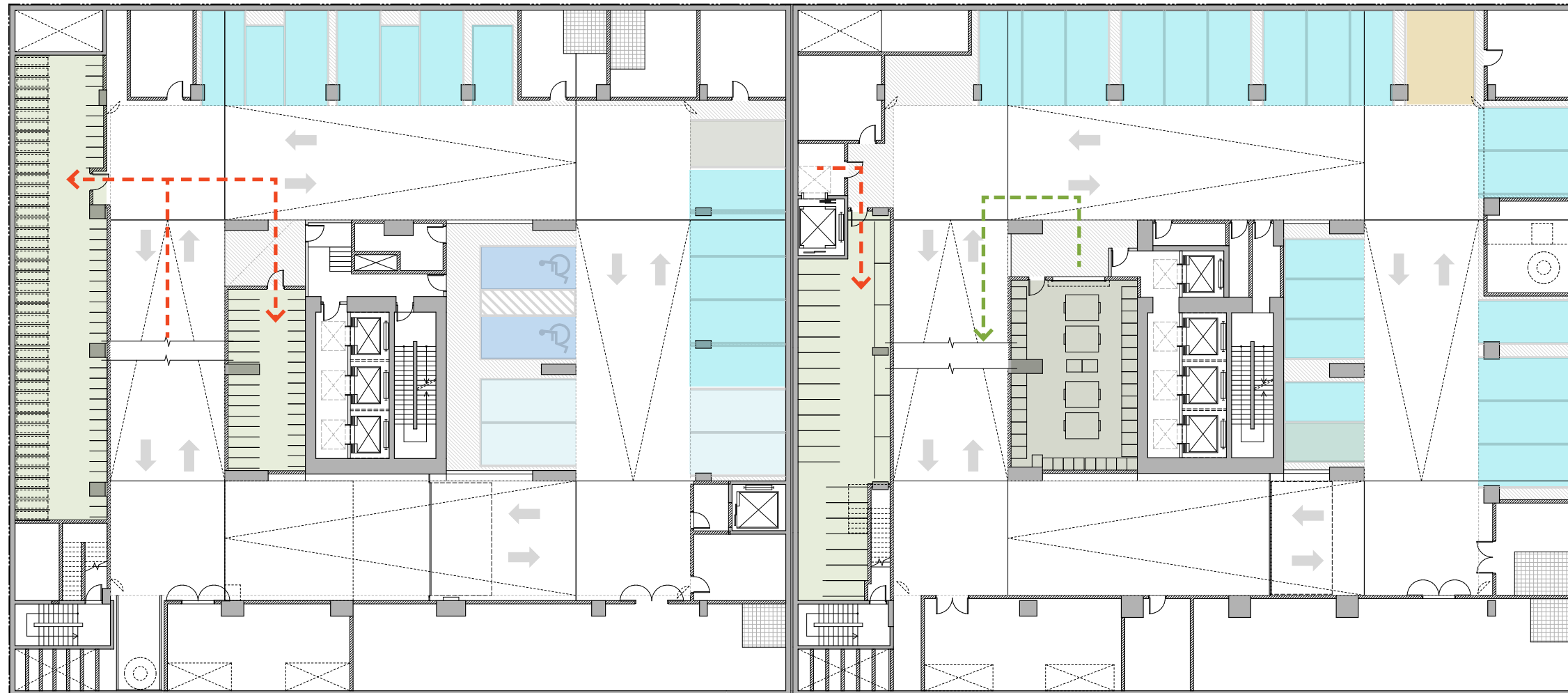
Parking Level P3



Parking Level P2

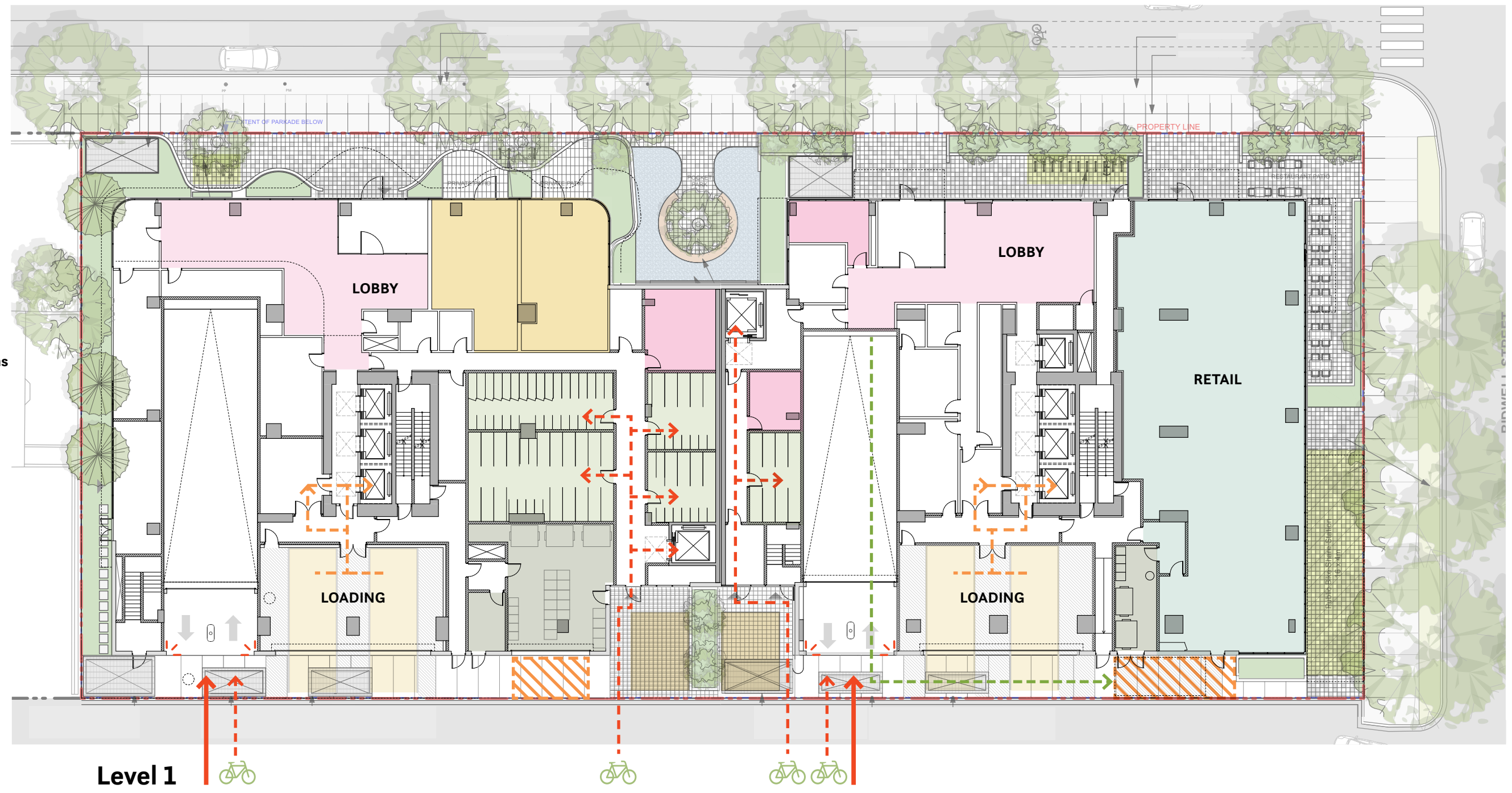
4.6 Programmatic Plans

- Parking
- Visitor Parking
- Accessible Parking
- Small Car Parking
- Storage Lockers
- Bike Storage
- Class A Passenger Loading
- Class A Loading
- Access to Bike Rooms
- Garbage & Recycling Room



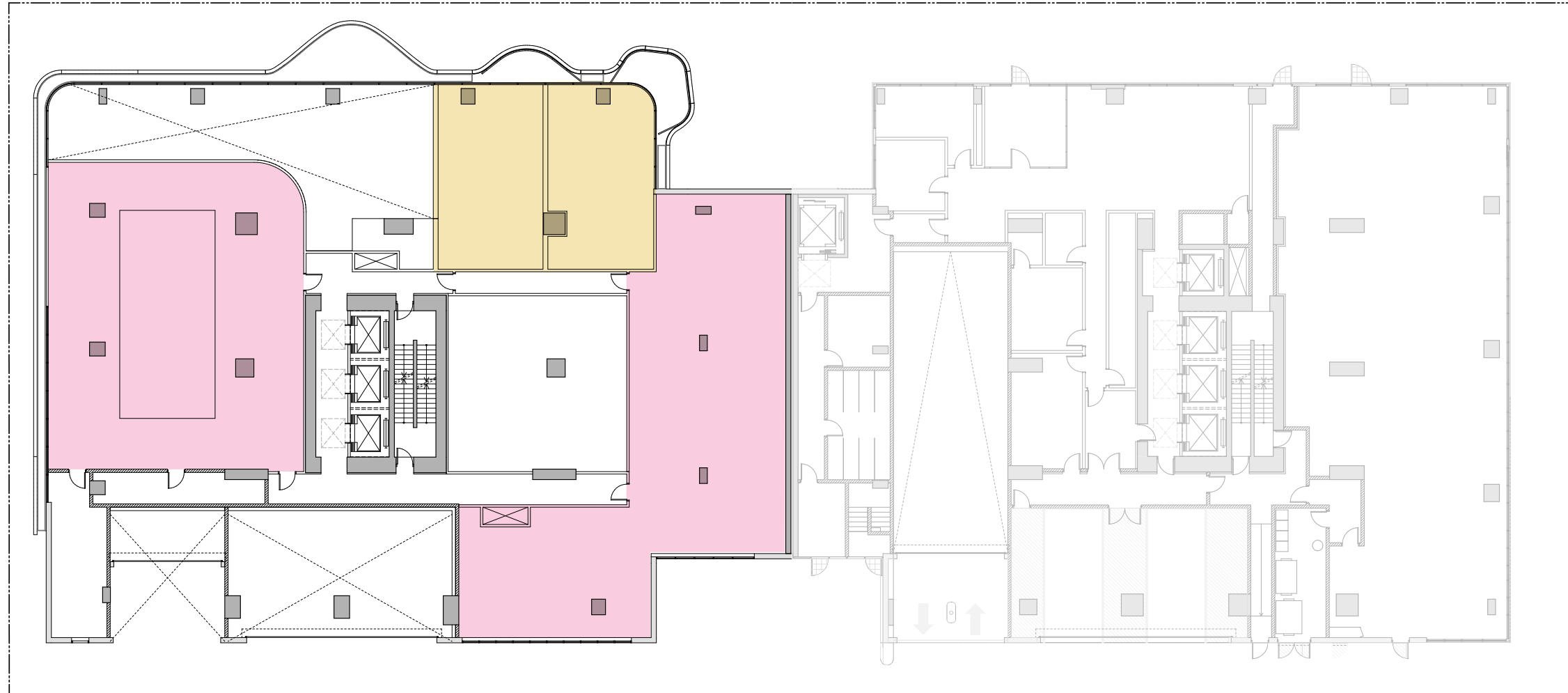
Parking Level P1

- Lobby
- Amenity
- Condominium
- Retail
- Bike Racks
- Bike Storage
- Access to Bike Rooms
- Class A Passenger Loading
- Class B Loading
- Public Bike Share
- Garbage & Recycling Room
- Garbage Truck Loading Area
- Path for Garbage Pull-out Service
- Loading Access Path
- Warning Signal
- Parking Entry



Level 1

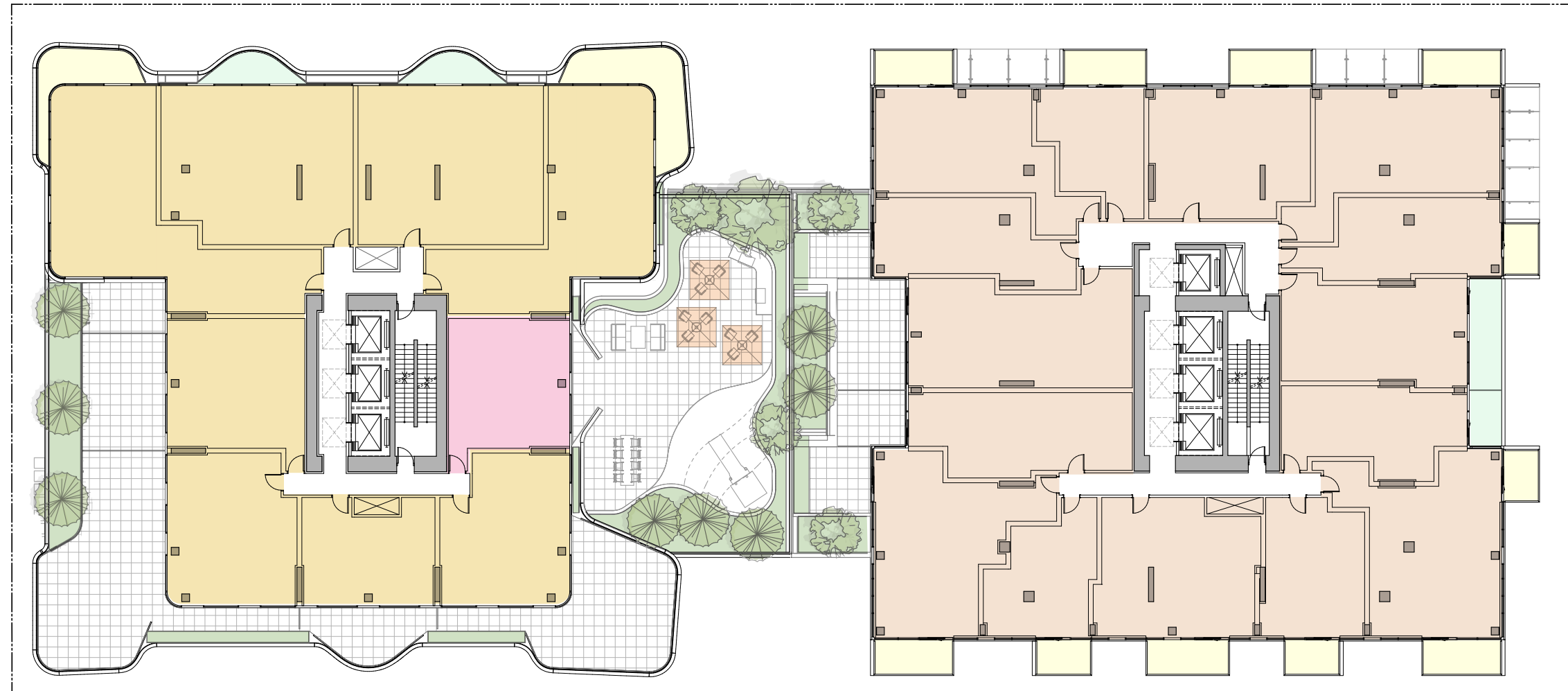
- Condominium
- Amenity



Level 2

Level 1

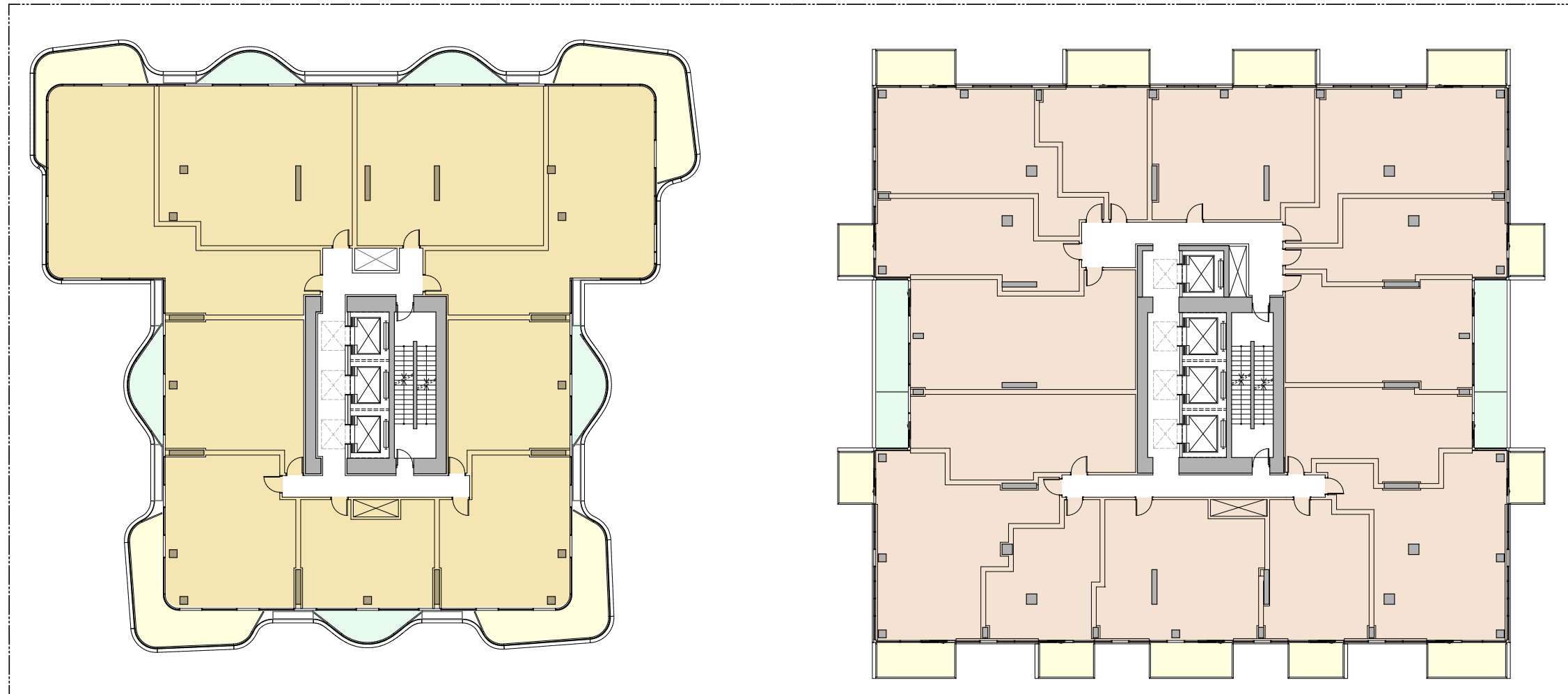
-  Condominium
-  Below Market Rental
-  Amenity
-  Balcony
-  Enclosed Balcony



Level 3

Level 2

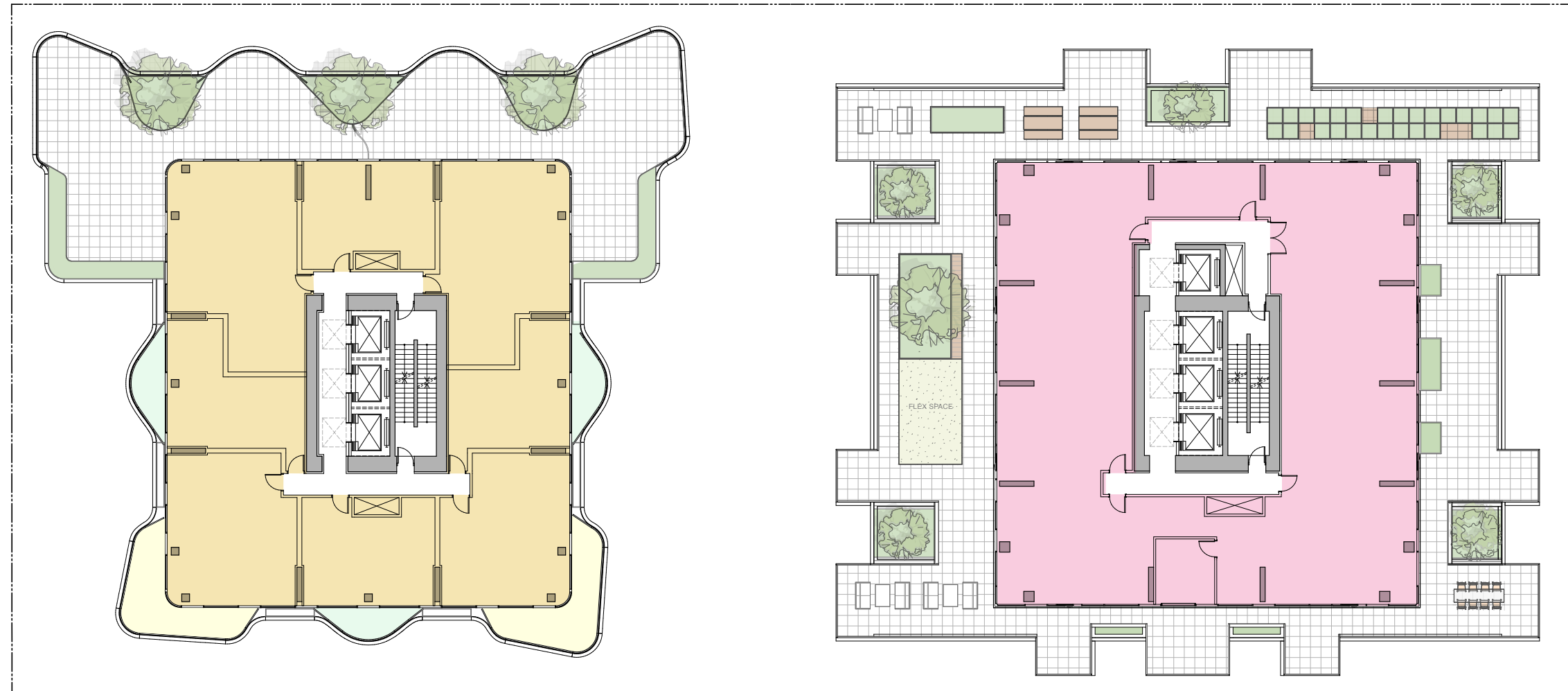
- Condominium
- Below Market Rental
- Balcony
- Enclosed Balcony



Levels 4-6

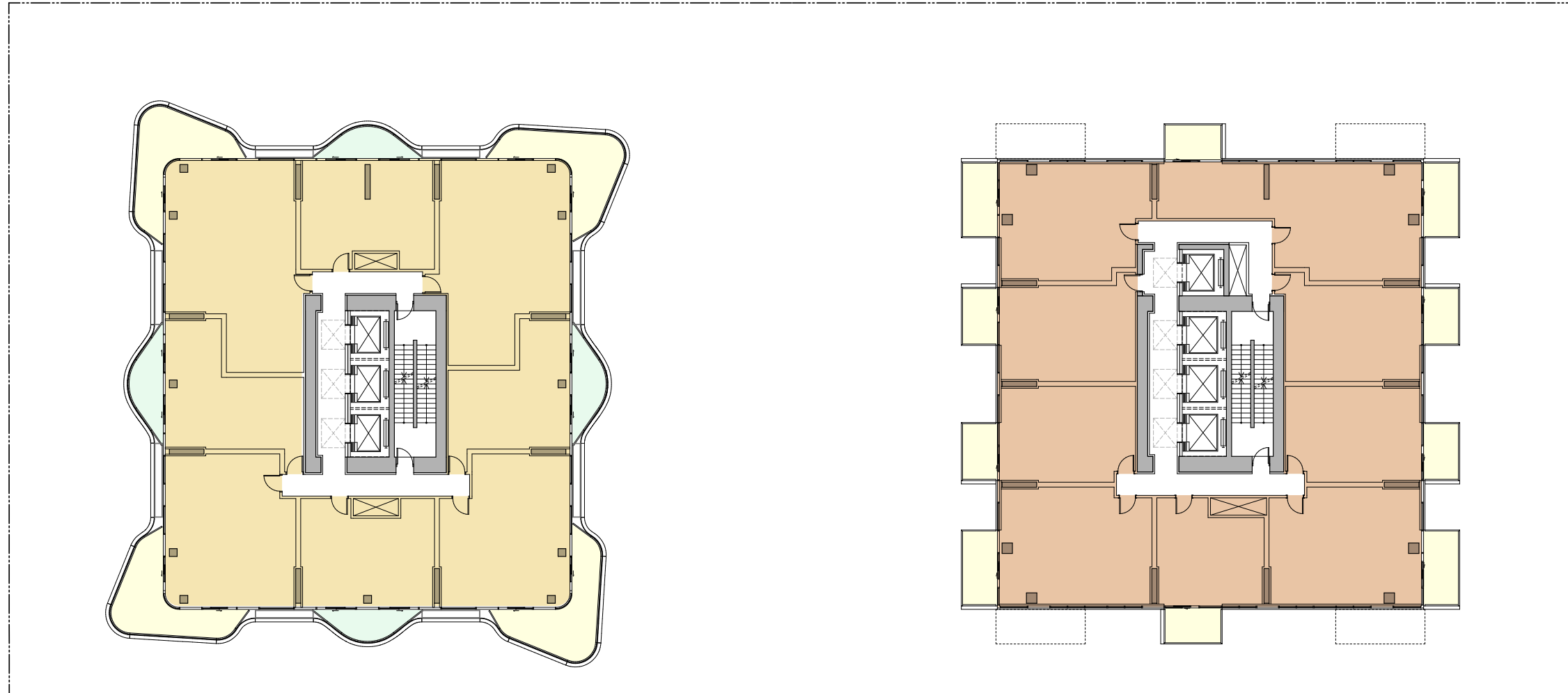
Levels 3-6

-  Condominium
-  Amenity
-  Balcony
-  Enclosed Balcony



Level 7

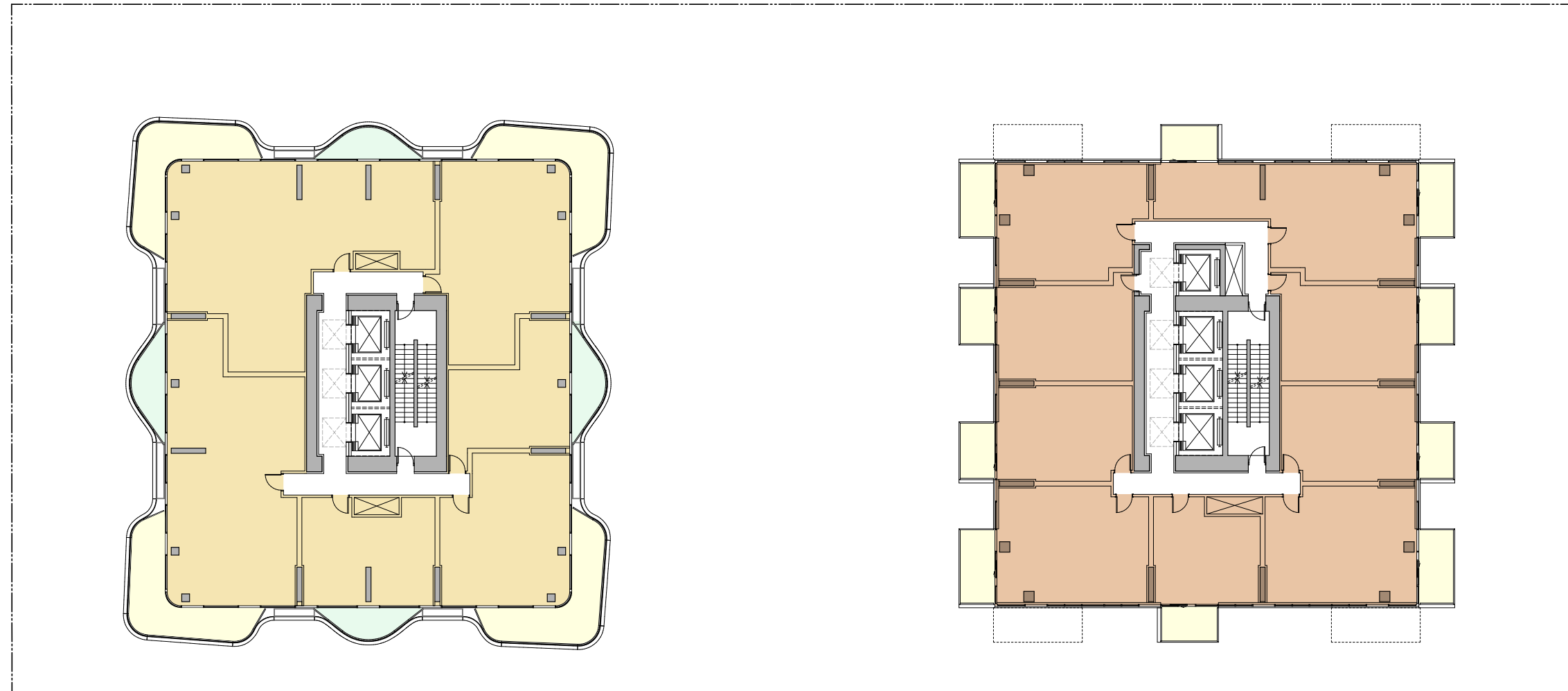
- Condominium
- Market Rental
- Balcony
- Enclosed Balcony



Levels 8-17

Levels 8-39

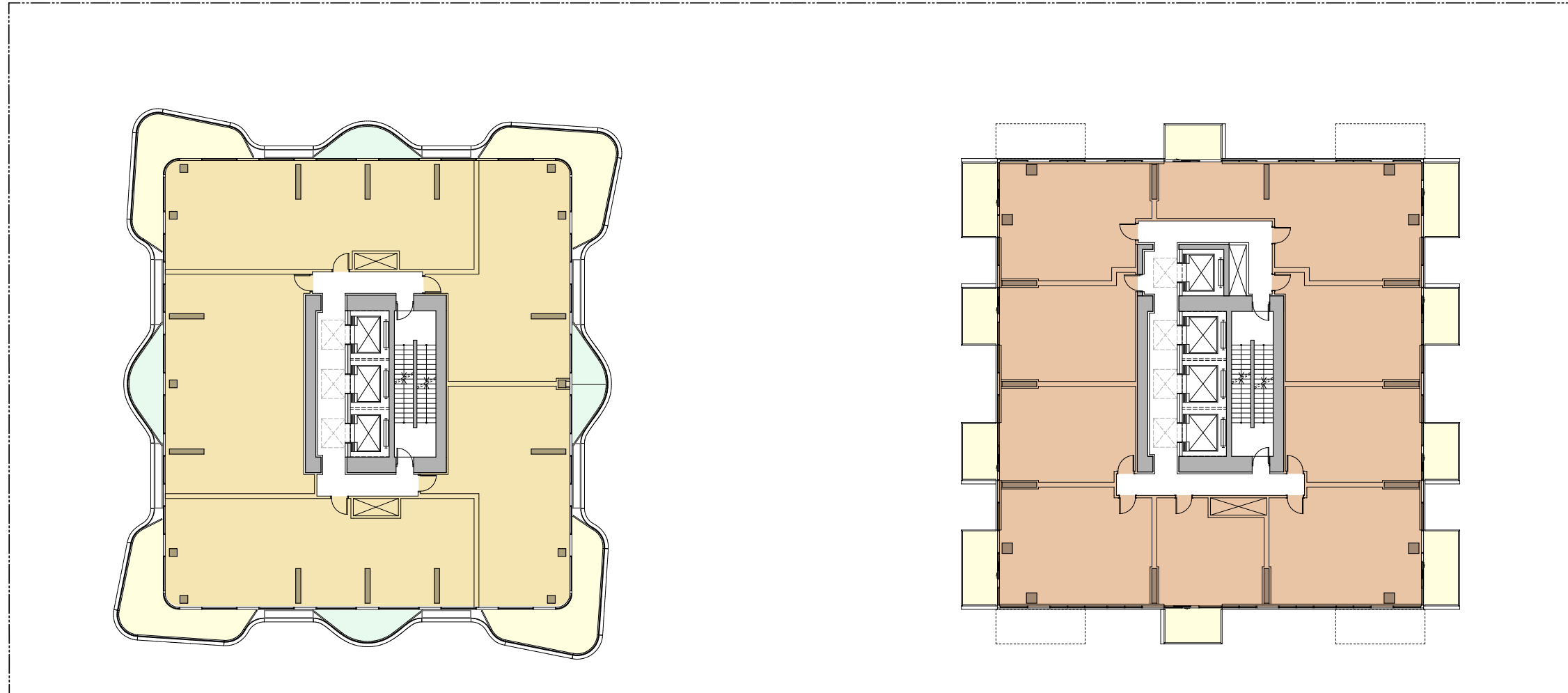
-  Condominium
-  Market Rental
-  Balcony
-  Enclosed Balcony



Levels 18–30

Levels 8–39

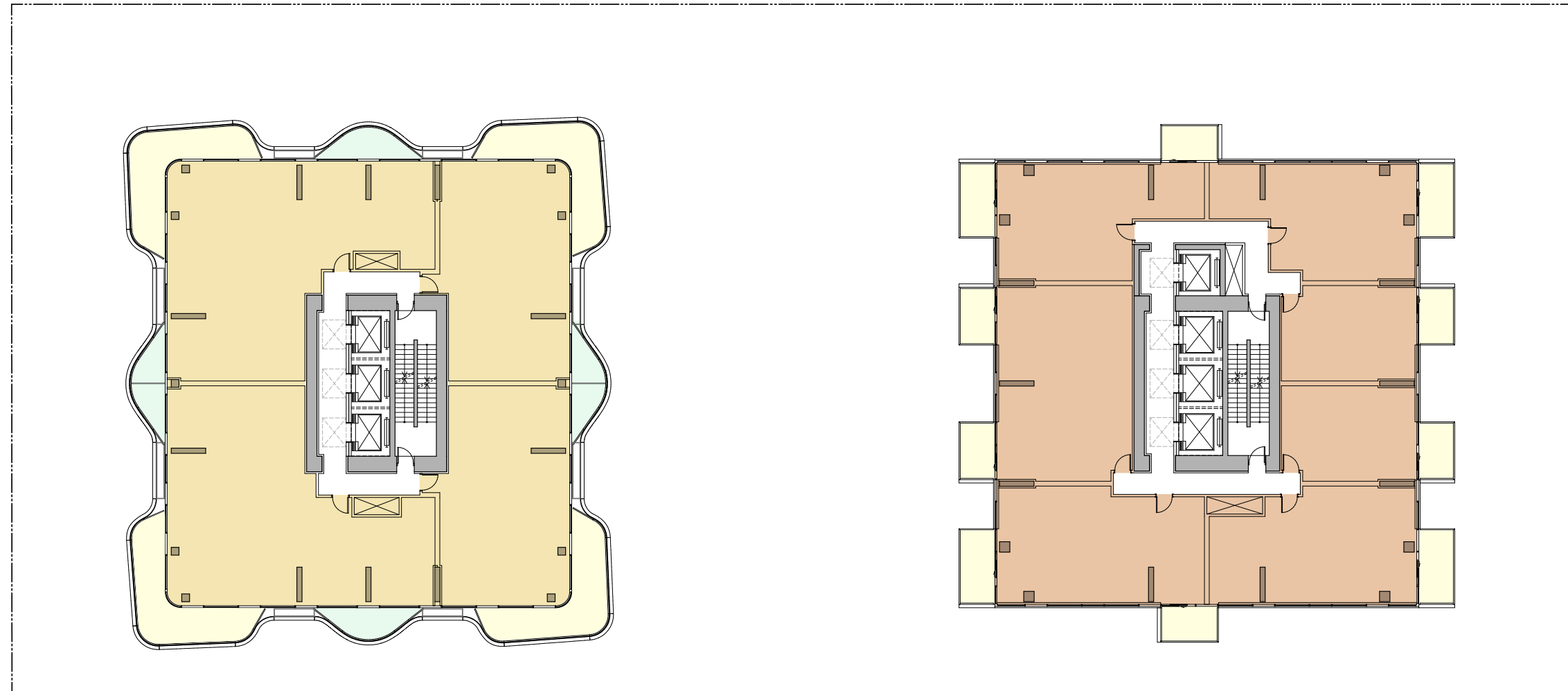
- Condominium
- Market Rental
- Balcony
- Enclosed Balcony



Levels 31–35

Levels 8–39

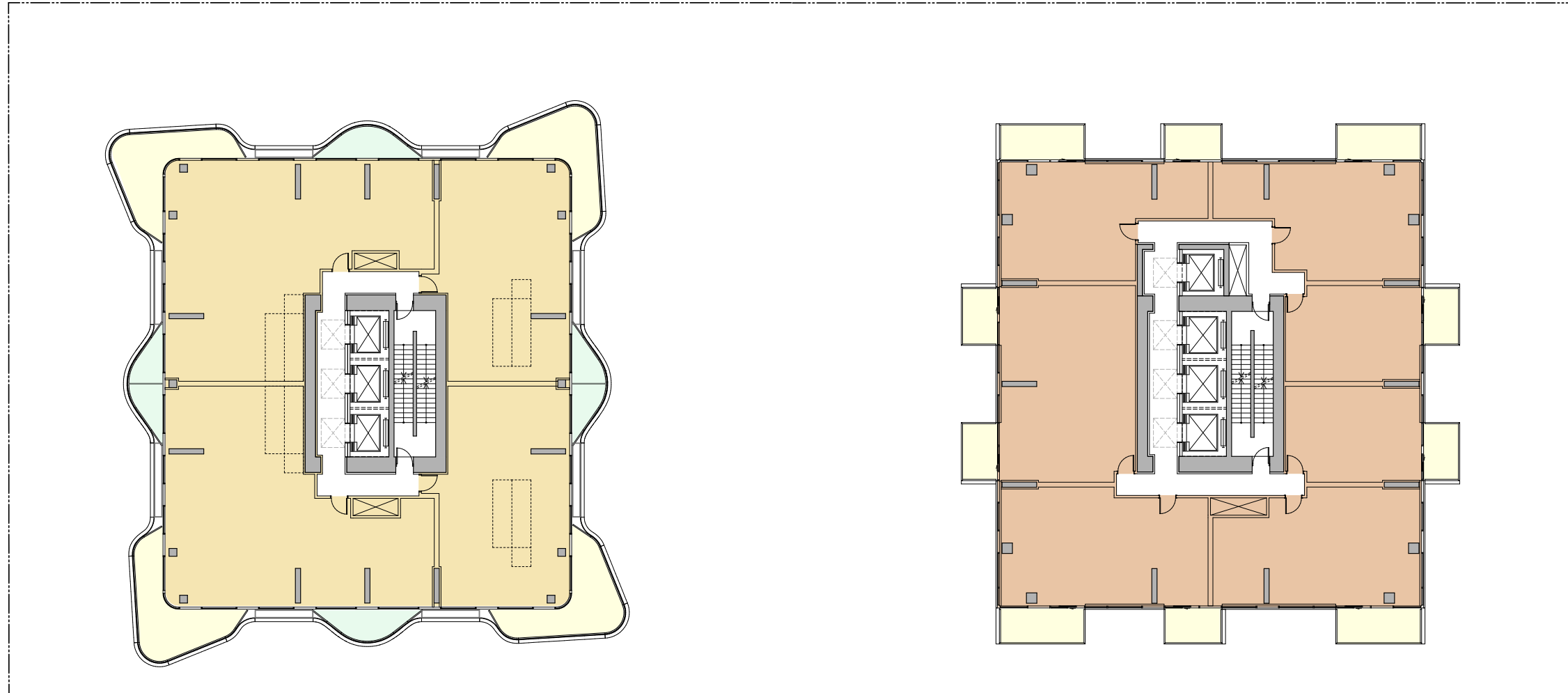
-  Condominium
-  Market Rental
-  Balcony
-  Enclosed Balcony



Level 36 SPH

Level 40 SPH

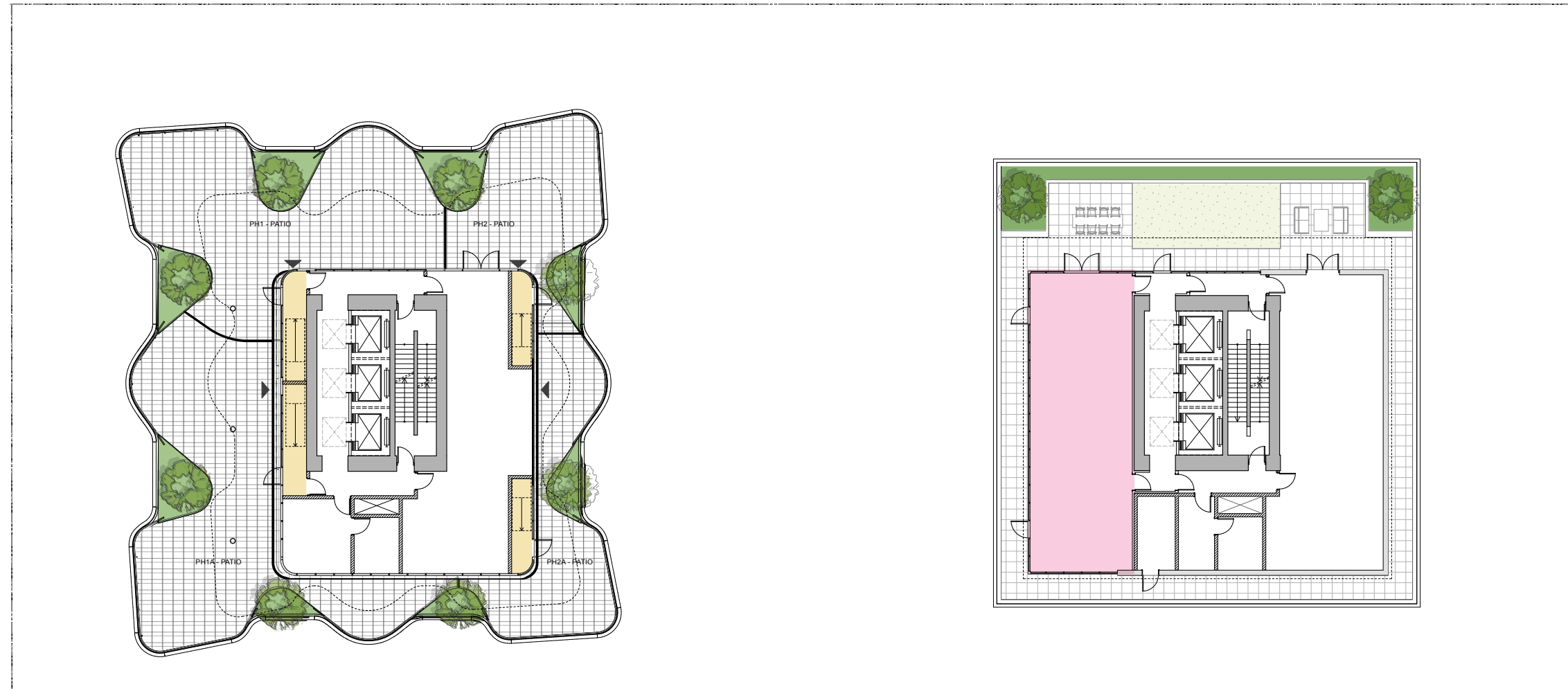
- Condominium
- Market Rental
- Balcony
- Enclosed Balcony



Levels 37-38 PH

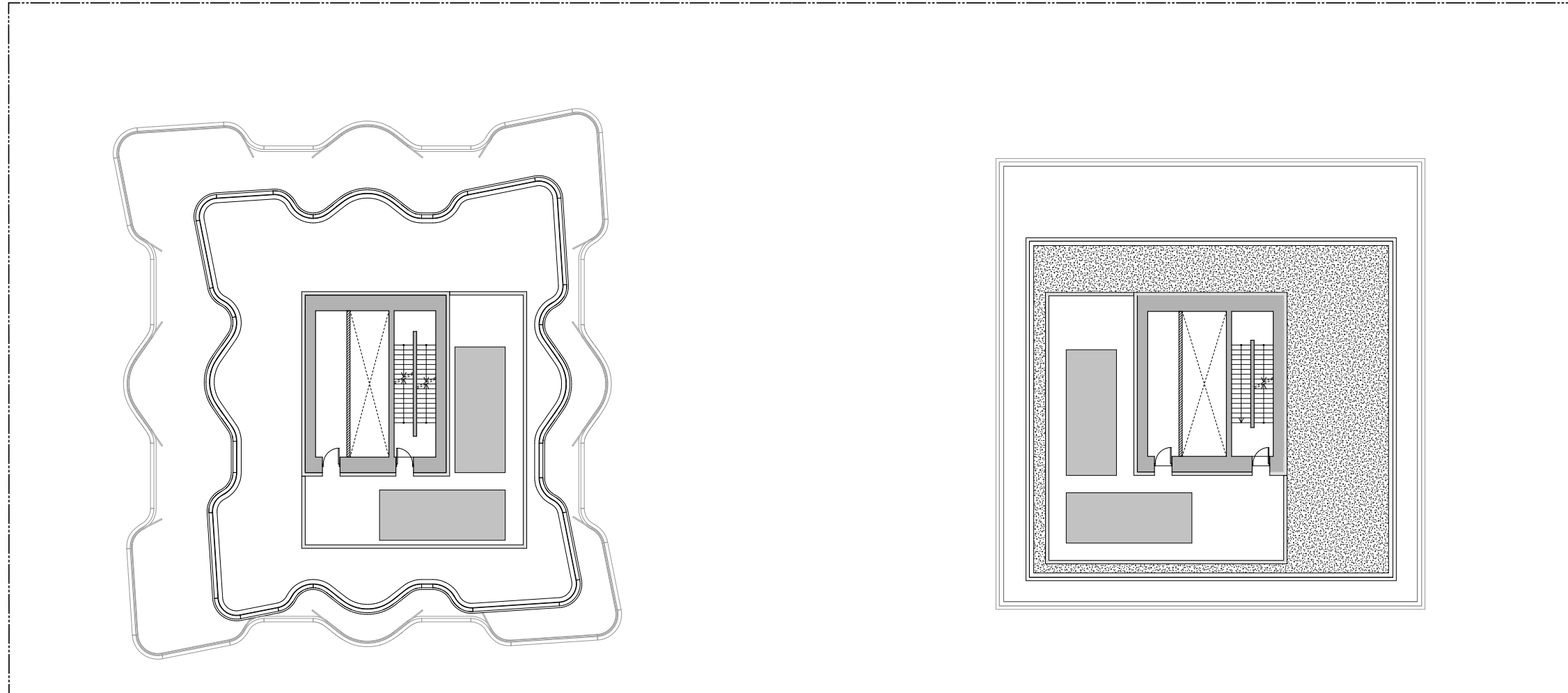
Level 41 PH

- Condominium
- Amenity



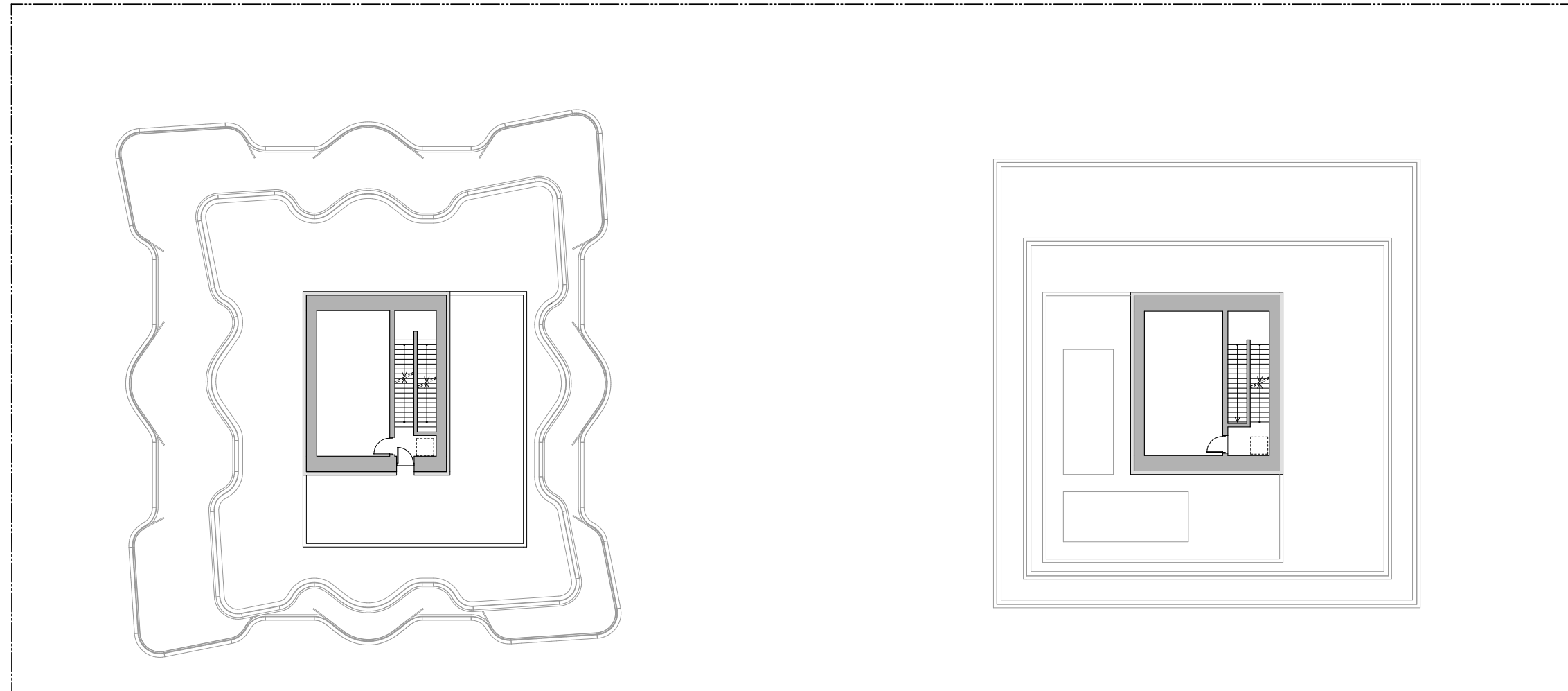
Level 39 – Roof Deck Amenity

Level 42 – Roof Deck Amenity



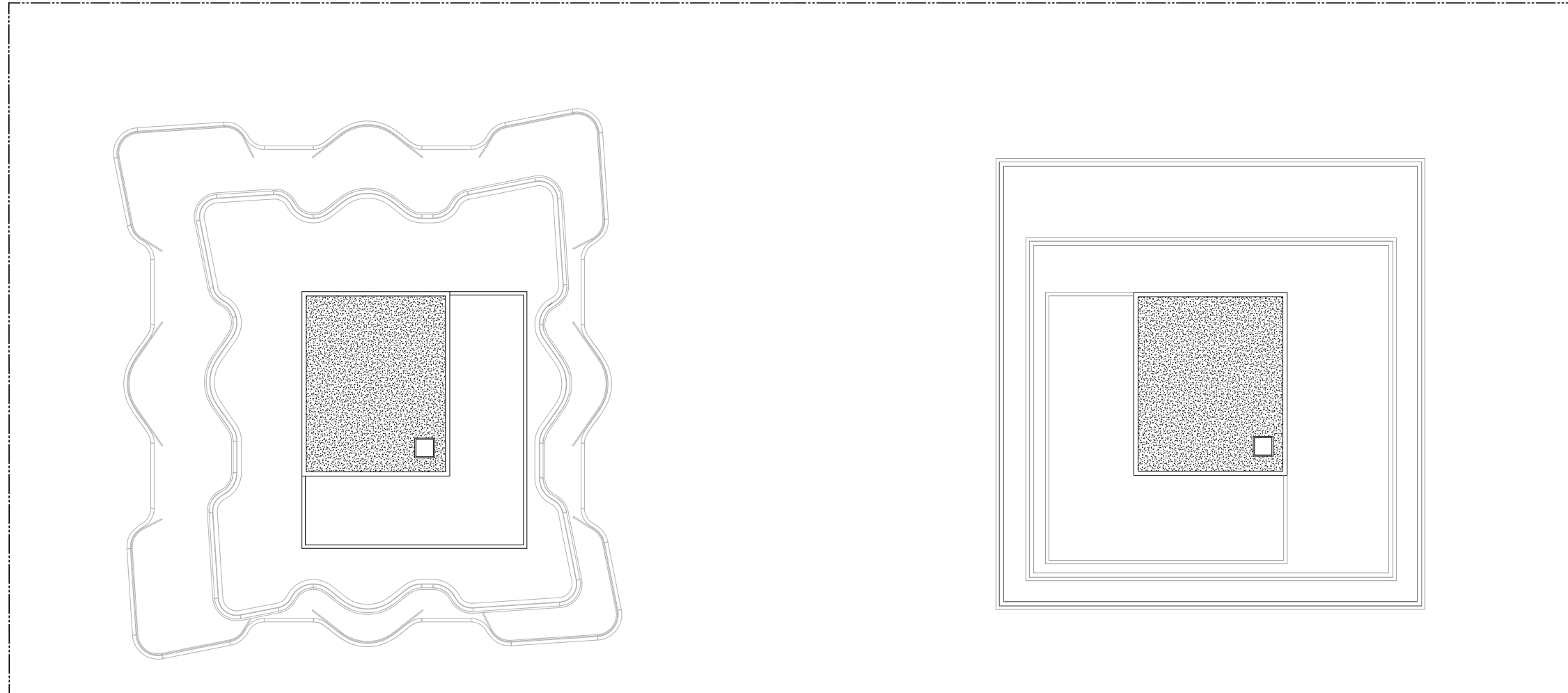
Level 40 – Mechanical Rooftop

Level 43 – Mechanical Rooftop



Level 41 – Elevator Control

Level 44 – Elevator Control



Level 42 – Rooftop

Level 45 – Rooftop



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properties**



KINGSWOOD
PROPERTIES

HENRIQUEZ PARTNERS ARCHITECTS