



MARCON HENRIQUEZ PARTNERS ARCHITECTS

516 West Pender Hotel

Rezoning Application

November 3, 2022

Purpose of Report

Henriquez Partners Architects, on behalf of our client Marcon, is applying to the City of Vancouver to rezone 516–534 West Pender Street and 509 Richards Street.

The proposed redevelopment will address the desperate need for new hotel rooms in the downtown core and achieve the most efficient and sustainable use of the project site by providing a building that will meet the highest standards of design. The building program comprises hotel, office and retail in the Central Business District of Downtown, and is consistent with the existing pattern of development in the area and the Downtown Official Development Plan's permitted uses.

The project includes the retention of the historic Captain Pybus Building facade (534 West Pender Street) and the full retention of the Lumbermen's Building (509 Richards Street). This development will create a vibrant public realm and distinctive, animated streetscape.



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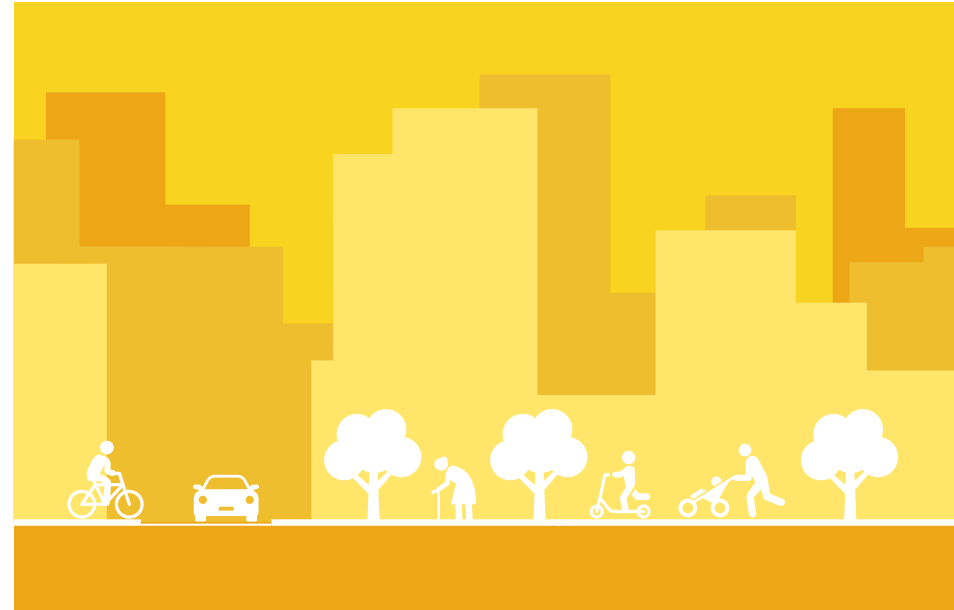
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Addressing the need for Additional Hotel Rooms

New hotels are desperately needed in Vancouver to address a recent decline in hotel rooms and to support the recovery of the tourism industry. This project addresses the decline of supply in the downtown core, in a location where hotel development is encouraged. It provides a new destination hotel of similar size to other Downtown hotels and will set a new benchmark of exceptional quality.

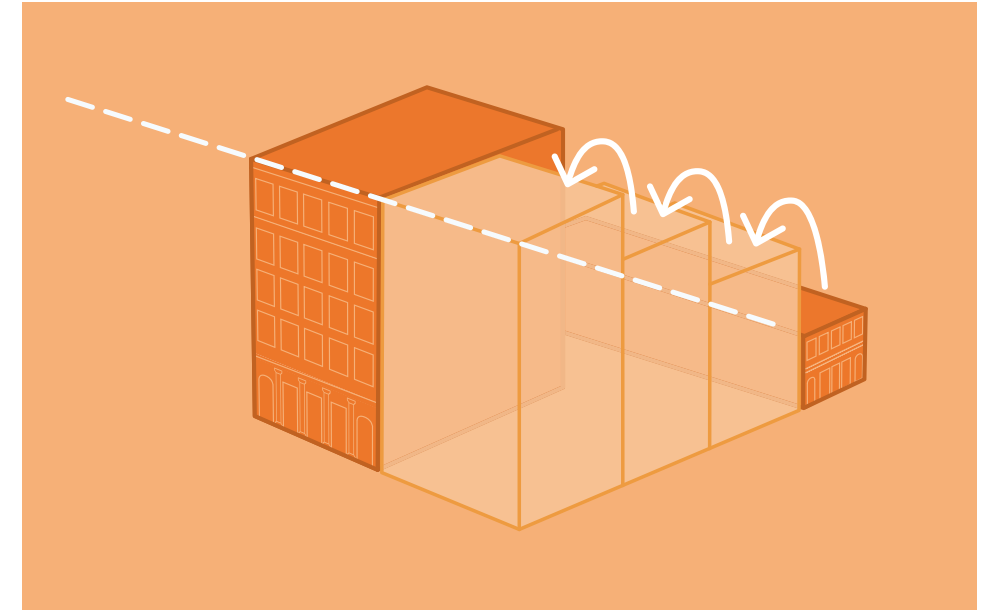
The new hotel will bring significant employment benefits to the local economy, both during construction and once in operation.



Enhance Downtown

The project is a major investment in the future of the downtown core. It locates a new major hotel in an area with great accessibility, both within the downtown and the commercial core and also to the adjacent heritage and tourist destinations of Victory Square and Gastown to the east.

It will animate an area that is currently, for many, more a route than a destination, for the benefit of local residents and visitors alike.



Respecting Heritage

The project incorporates 2 heritage buildings on site: the Captain Pybus Building at the west end of the site, and the Lumbermen's Building at the east. These buildings become generators for the design of the building, respecting their scale and their traditional role in the street wall. The Captain Pybus building facade is maintained and restored and becomes an integral component of the building form.

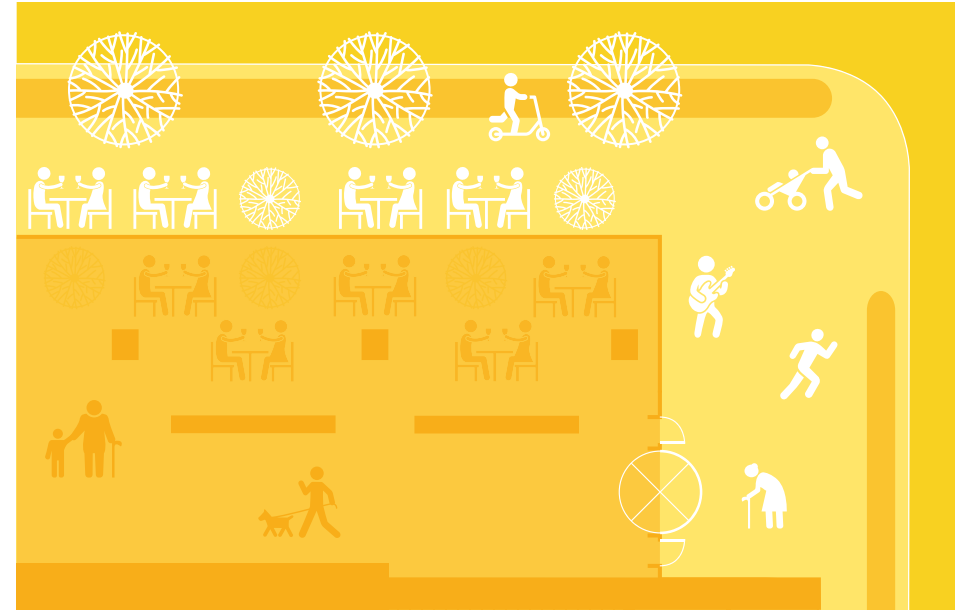
The composition steps around the site from the Captain Pybus building on West Pender Street to the Lumbermen's building on Richards Street, tying the heritage and contemporary buildings together and mediating between the varying scales of the heritage buildings.



Responding to the Local Context

The site is located at the edge of the Downtown core, at a point of transition in the city fabric. The project responds to the Downtown context to the west with its larger footprints and contemporary materiality, but also to the historic context to the east, with smaller modules, a stepped skyline, and warmer, more natural materials.

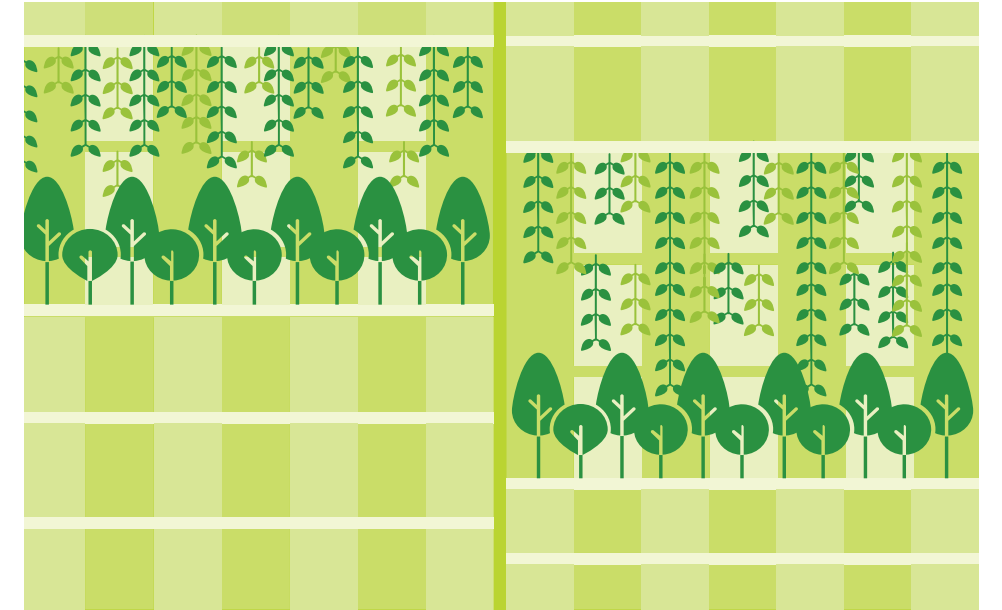
It also respects and reflects the underlying urban grid that has informed the development of the local area over time.



Enhancing the Public Realm

The existing site consists of a parking garage with sidewalk entry and small convenience retail with narrow sidewalks. This is replaced with an enhanced and activated public realm, with additional public space and openness, knit into the local pedestrian network. This will greatly improve and enhance the local public realm and the experience for pedestrians.

The existing narrow sidewalks are increased on both street frontages, accentuated with a further setback on Richards Street, at the corner, to create a public forecourt to the hotel. A dramatic 4-storey story atrium space is open to the street with full height glazing along Pender Street maintaining visual connectivity between the street and the active public functions of the hotel within. Hard and soft landscaping further enhance the pedestrian quality of the area



Biophilia & Integrated Landscape

Planting is an integral component of the design, supporting the idea of the building by highlighting the recess that spirals around the building, connecting the building into the site. The extensive greenery on the building provides natural visual relief and ecological value in the downtown core, in addition to further benefits such as occupant connectivity to nature, habitat and passive cooling.

At ground level, tree planting both inside and out helps to connect the public realm with the hotel lobby, blurring the separation between inside and outside. This creates a larger green space to the benefit of both the hotel lobby and the public realm.



Marcon

Since 1985, Marcon has been acquiring, developing, building and managing properties across Metro Vancouver. We built our business by focusing on quality and craft. Our foundation and our strength in construction has afforded us the opportunity to apply these values to urban environments on a much larger scale, fostering distinctive, dynamic experiences and important landmarks.

Through our partnerships, we are stewards of community, creativity and capital. Landowners who want to enhance the value of their holding. Trades people who want to be treated with respect and fairness. Civic planners with a vision for a better, more livable, built environment. Not-for-profit partners who share our common goal of creating inclusive communities.

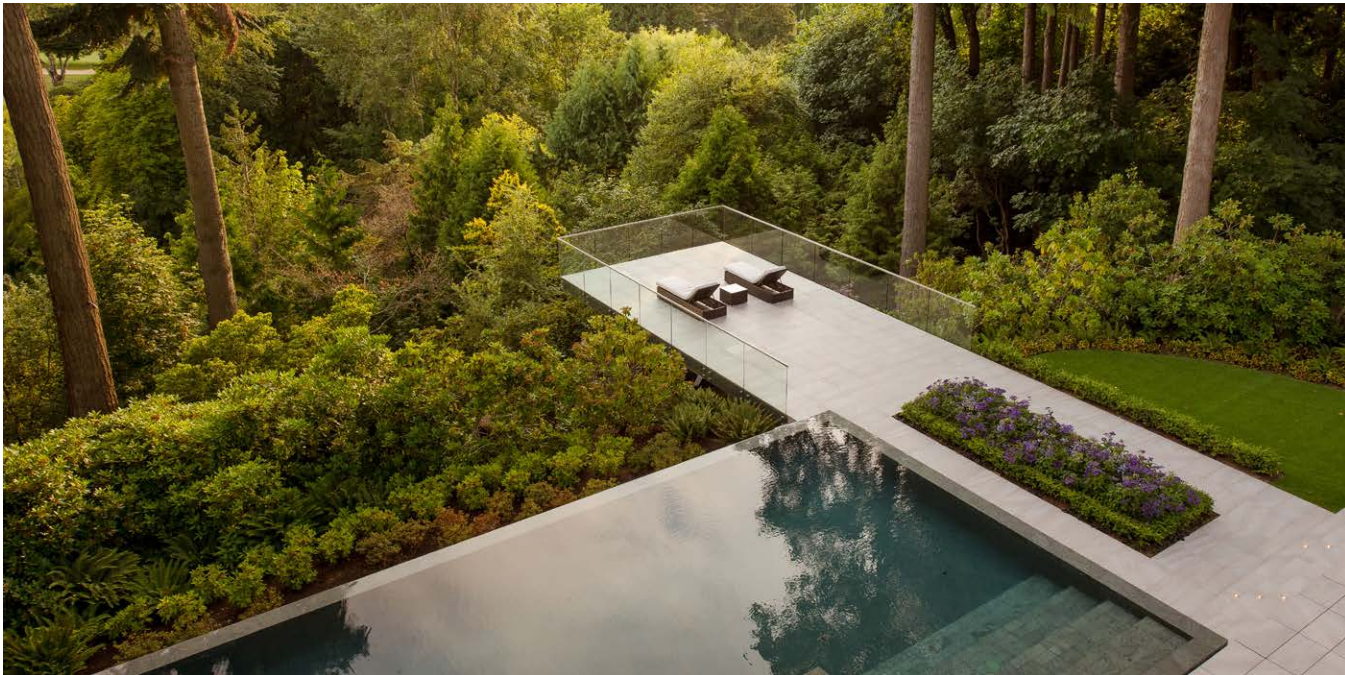
Together, we're building for life.



Henriquez Partners Architects

Henriquez Partners believe that socially responsible community development and environmental stewardship are the foundation of good design. The firm has consistently demonstrated the ability to manage projects from design through to construction, and the technical expertise to create structures that stand the test of time. Henriquez Partners' buildings have received numerous awards for design excellence, including multiple Governor General's Medals in Architecture and Lieutenant Governor Awards.

In addition to many unique civic structures, the firm's experience features the inclusive, \$330-million Woodward's Redevelopment and a ground-breaking experiment in affordable ownership, 60 West Cordova. Their experience also includes an array of LEED certified projects such as the award-winning, LEED Gold BC Cancer Research Centre and TELUS Garden, bringing the first LEED Platinum office tower to Vancouver. Henriquez Partners operates on the philosophy that no building is too small if it contributes to the community in a meaningful way.



Landscape Architect **Paul Sangha Creative**

Paul Sangha Creative's award-winning landscape designs result from a rigorous design process – one that is grounded in an understanding of each site's unique characteristics, the natural environment and the desires of the client. Our staff is experienced in landscape architecture, architecture, urban design, interior design and horticulture, and we embrace these skill sets to create landscapes that inspire and endure through time.

We remain fiercely committed to crafting spaces that are both visually striking and multi-functional, designing timeless landscapes with a sensitivity to materials, water and ecology. We embrace all scales and locales. Our projects range from the Pacific Northwest, Southern California and Hawaii, to the East Coast of the United States, Middle East and China.



Heritage Consultant **Donald Luxton & Associates Inc.**

Donald Luxton & Associates Inc. is a Western Canadian full service cultural and heritage resource management consulting firm. With seven employees in Vancouver, our firm offers a diverse range of consulting services in planning, heritage, culture and building technology. We provide progressive and practical solutions to the complicated and evolving issues that surround heritage conservation and cultural resource management today.



2.0

Site Analysis

Site Context

The site is located at the southwest corner of West Pender Street and Richards Street.

The site consists of three separate parcels that are intended to be consolidated as part of the rezoning application. The parcel at 516 West Pender Street is occupied by a 6-storey parking structure at the corner of West Pender and Richards streets. The parcel at 534 West Pender Street is occupied by the Captain Pybus Building, a 2-storey retail/office building, mid-block on West Pender street. The parcel at 509 Richards Street includes the Lumbermen's Building, an 8-storey office and heritage building.

The site is situated two blocks from Vancouver Harbour and at the eastern edge of the Central Business District. The site is also located close to some of Vancouver's iconic landmarks such as Harbour Centre, one of the tallest office towers in the city, Vancouver Convention Centre and Canada Place.

The neighbourhood consists of buildings ranging from 3-storey heritage buildings to 30-storey office towers and hotels. The site is conveniently served by public transport with a number of bus routes operating on West Pender Street, and access to SkyTrain and Seabus within two blocks walking distance.

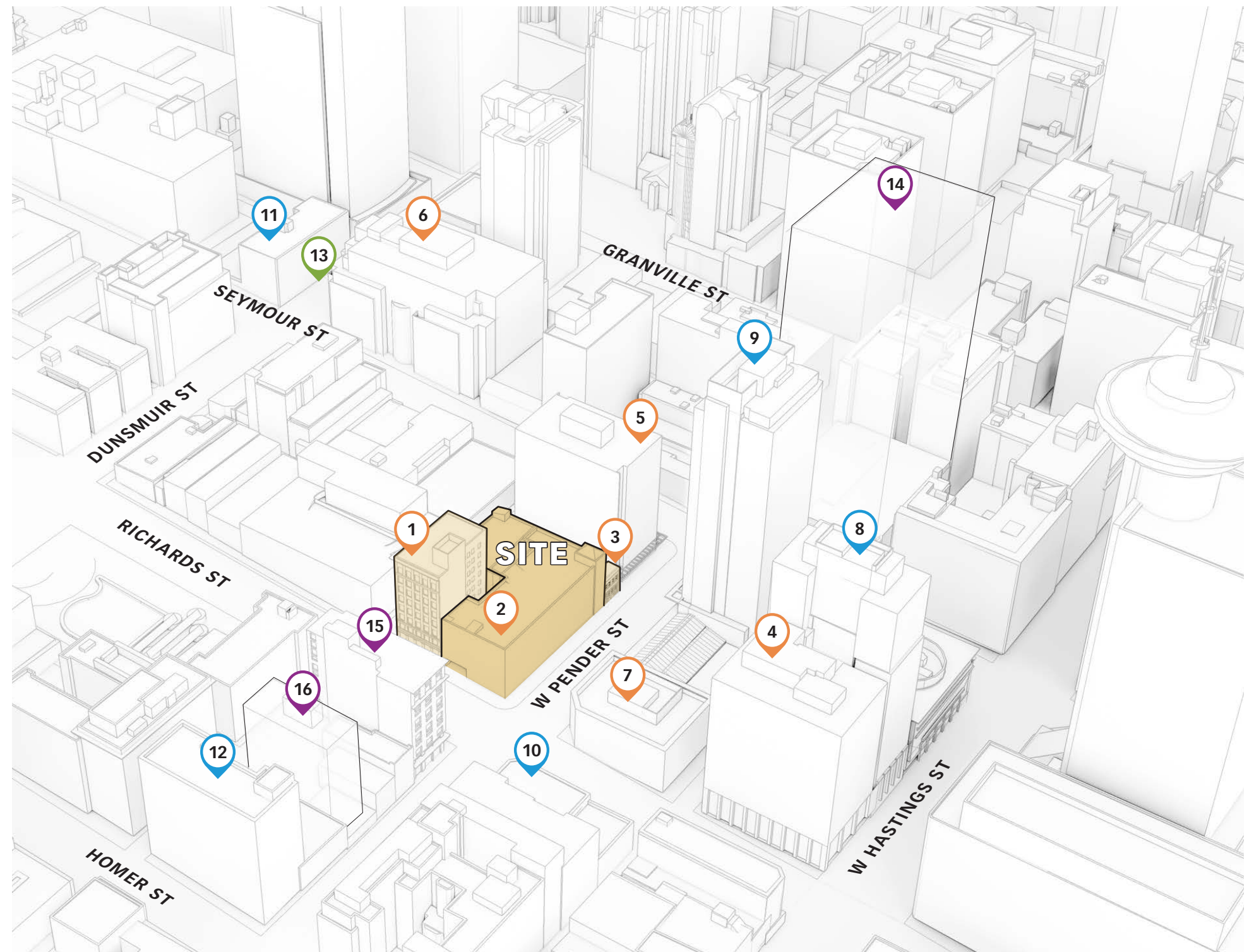
Civic Address

516 and 534 West Pender Street, and
509 Richards Street, Vancouver, BC



Site Aerial Plan

- | | |
|---|--|
| <p>1 Lumbermen's Building
Heritage / Office
509 Richards Street
8 storeys; 30m</p> <p>2 Existing Parking (To be demolished)
Parking
501 Richard Street
6 storeys; 17m</p> <p>3 Captain Pybus Building (Facade to be retained)
Retail
532 West Hastings Street
2 storeys; 9m</p> <p>4 Standard Building
Heritage / Office
510 West Hastings Street
15 storeys; 54m</p> <p>5 Adler University
Institutional / Office
520 Seymour Street
10 storeys; 46m</p> <p>6 BCIT Downtown Campus
Institutional / Office
555 Seymour Street
8 storeys; 35m</p> <p>7 Offices at Conference Plaza
Office
515 West Pender Street
3 storeys; 11m</p> <p>8 Delta Hotels
Hotel
550 West Hastings Street
23 storeys; 73m</p> | <p>9 Conference Plaza
Residential
438 Seymour Street
30 storeys; 90m</p> <p>10 440 Richards Street
Mixed Use
440 Richards Street
3 storeys; 11m</p> <p>11 St. Regis Hotel
Hotel
602 Dunsmuir Street
6 storeys; 21m</p> <p>12 British Canadian Securities Building
Residential
402 West Pender Street
9 storeys; 37m</p> <p>13 Granville Skytrain Station</p> <p>14 443 Seymour Street (Approved CD-1)
Retail / Office
29 storeys; 103m
(replacing existing parkade)</p> <p>15 454 W Pender Street (Under construction)
Residential
11 storeys; 32m</p> <p>16 424 W Pender Street (Approved CD-1)
Residential
11 storeys; 32m</p> |
|---|--|



Heritage Buildings on Site

The project includes the Lumbermen's and Captain Pybus Buildings. The Lumbermen's Building will remain a separate building and is not intended to be redeveloped. The facade of the Captain Pybus Building is proposed to be retained and incorporated as a meaningful part of the new development. Both buildings become respected parts of the composition, as described in the design narrative.

Lumbermen's Building

The 8-storey Lumbermen's Building, originally known as the North West Trust Co. Building, is a reinforced-concrete commercial structure with terracotta ornament, built in 1911–12 and located on Richards Street south of West Pender Street in downtown Vancouver. The building is also evaluated as "group B" in Vancouver Heritage register list.

The Lumbermen's Building has heritage value for its fine Edwardian Commercial architecture and for being representative of the numerous commercial buildings erected by financial companies in downtown Vancouver during the years immediately before the First World War. This building was the decorated version of the Commercial Style, in which the elevation is treated in three parts – a base and a cap, both of which are finished in ornamental terracotta; and a five-storey, relatively plain brick-faced 'shaft' between them.

The building also has value for being a work by architects J. Matheson & Son and for having been built by Dominion Construction, both important firms in Vancouver's development during that period.

The building has changed hands frequently and was used for a series of ground-floor retail uses, reflecting the consolidation of the financial sector and the declining land values in this part of downtown. Alterations undertaken in 1980 concealed much of the ornament in the former ground-floor banking hall, but left it essentially intact. That same initiative changed the layout of most of the upper-floor offices.

Our proposal will retain the Lumbermen's building as a separate building on the consolidated site.

Sources:

Canada's Historic Places

<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=2048>

Vancouver Heritage Foundation

<https://www.vancouverheritagefoundation.org/location/509-richards-st-vancouver-bc>



Lumbermen's Building, 509 Richards Street

Captain Pybus Building

The Captain Pybus Building was constructed in 1909 along West Pender Street in Downtown Vancouver. The two-storey masonry building features a prominent cornice, full-width storefront, and second storey windows with arched lintels. The building has maintained its original function since its construction, with commercial space on the ground floor and office space in the upper storey. Although the building is not listed on the Vancouver Heritage Register, the building has a variety of heritage values including its original and continuous mix of uses, its association with the early development of Downtown Vancouver, and its association with original owner, and well-known Master Mariner, Captain Henry Pybus.

Our proposal will retain the facade of the original building and maintain its historic retail uses at grade, and will conserve the values of the Captain Pybus building through a conservation plan.



Captain Pybus Building (c. 1985)



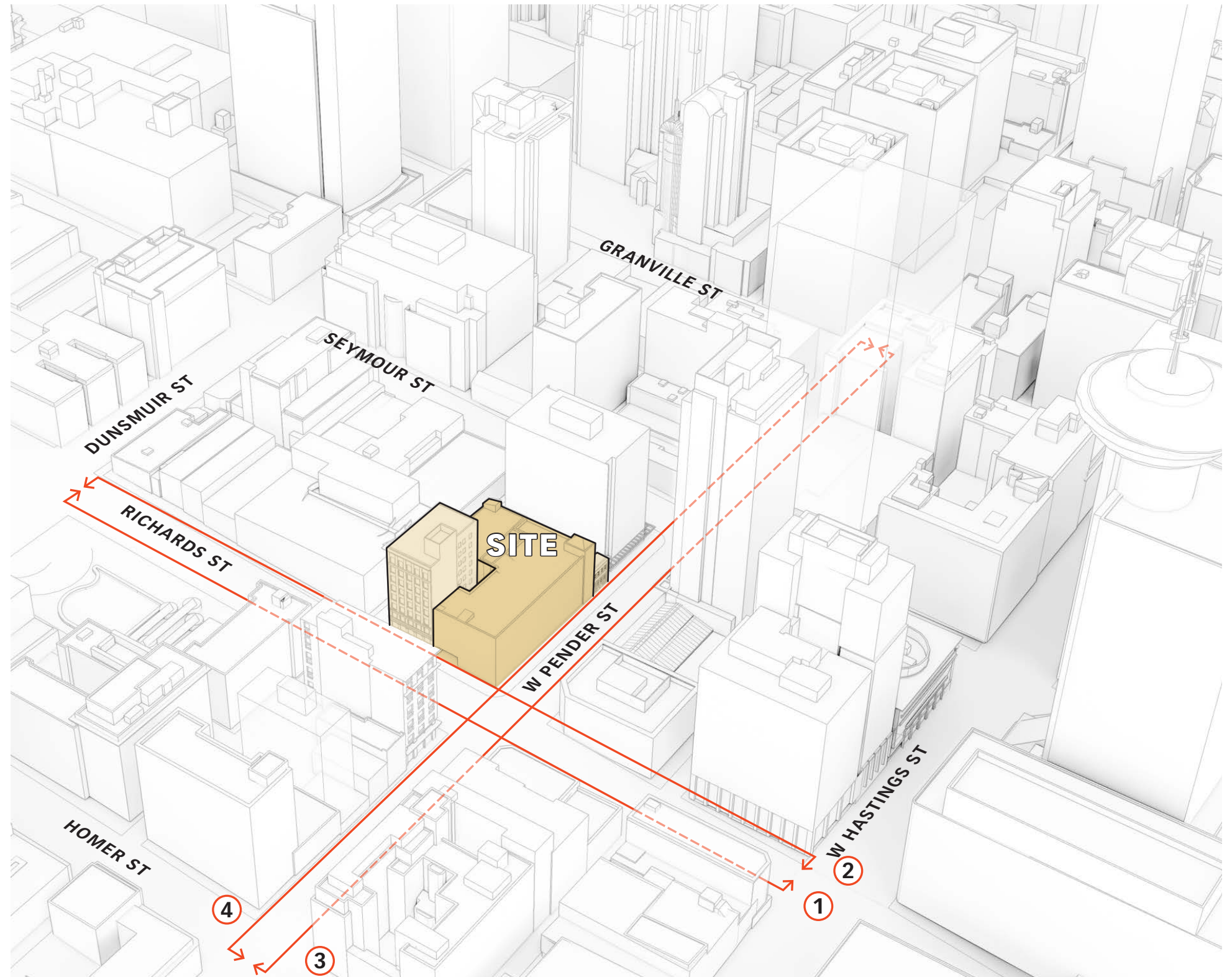
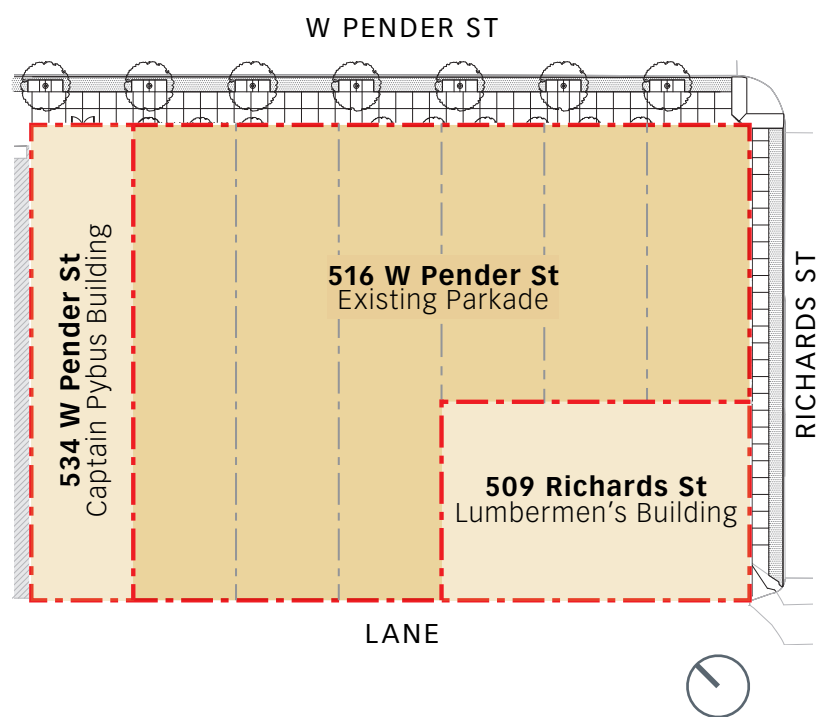
Captain Pybus Building, 534 West Pender Street

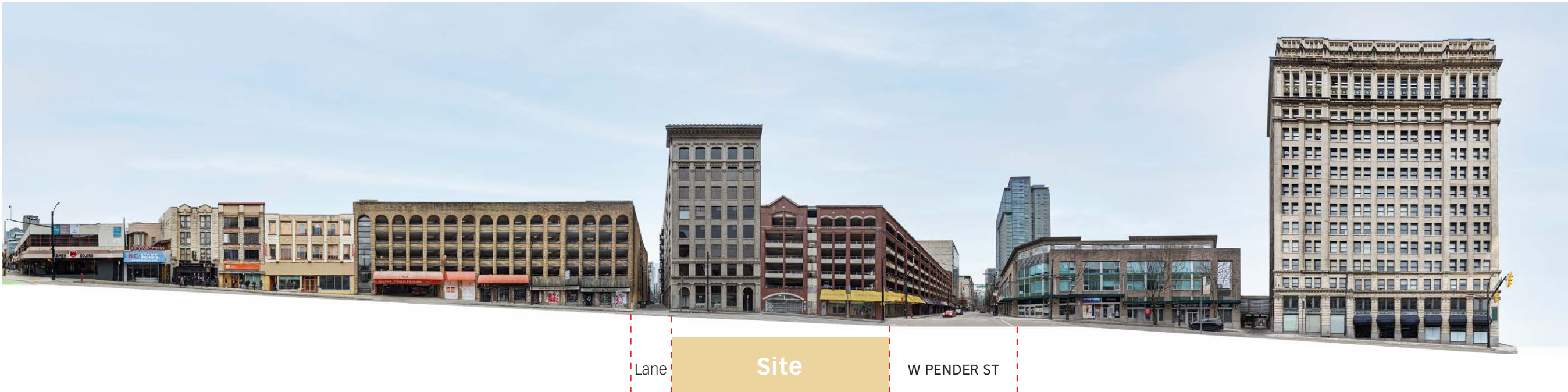
Streetscapes

The site faces onto West Pender Street to the north-east and Richards Street to the south-east. It also faces onto a lane to the south.

The following pages analyze the local streetscapes.

The new building at 454 West Pender (currently under construction) is included in outline.

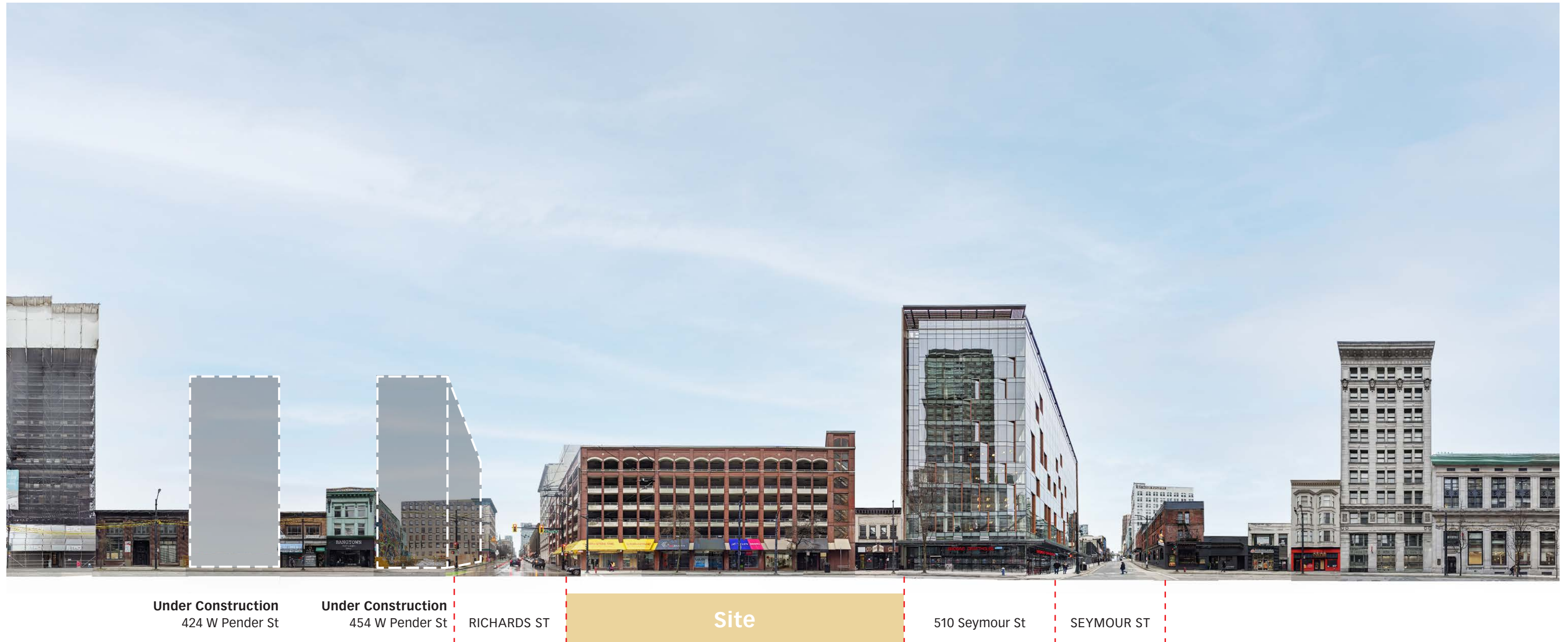




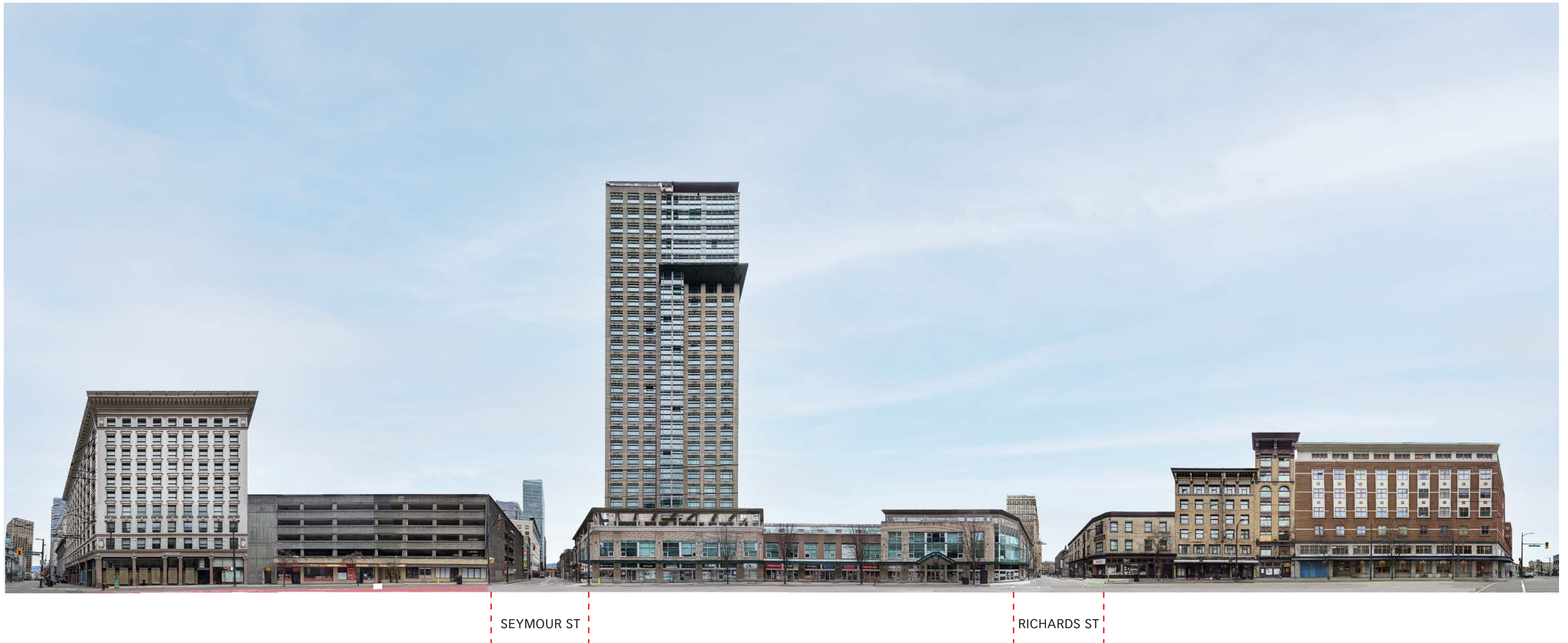
1 Richards Street looking West



2 Richards Street looking East



③ West Pender Street looking South



④ West Pender Street looking North

Area Character

516 West Pender is located in the Downtown core, at a point of transition in Vancouver's urban fabric. The immediate surroundings include a mix of building types, sizes and age. The site is at the interface between the heritage context to the east and the more contemporary Downtown to the west.

Historic Context

The historic context is defined by narrower buildings reflecting the city's historic grid. A variety of building heights express a sawtooth character to the blocks. Building facades are predominantly constructed in brick in a variety of colours and textures that create a rich tapestry of expressions. Windows tend to be punched openings into these solid brick walls.



Stepped / Sawtooth Skyline and Modular Lot Size



Variety of Brick Textures and Colours – Brickwork is a dominant material



510 Seymour – Seymour at W Pender



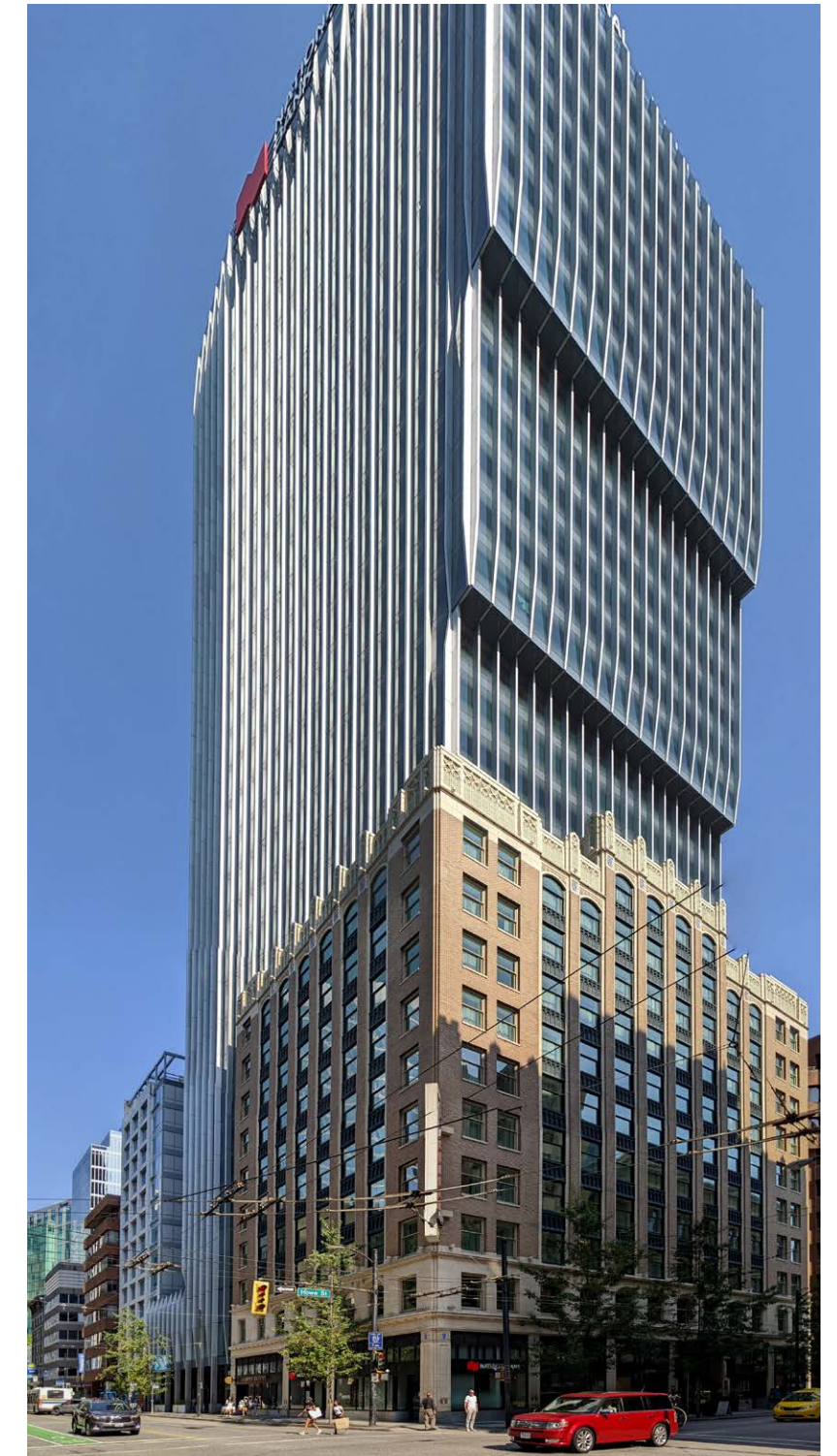
601 W Hastings – West Hastings at Seymour

Downtown Context

The Downtown context is defined by larger consolidated lots, allowing for taller buildings with larger floor plates. The materiality of contemporary developments is predominantly glass. When redeveloped in combination with heritage buildings, the new developments tend to contrast the historic context, such as at the EXchange Hotel at West Pender and Howe.



Fairmont Pacific Rim Hotel – Cordova St



EXchange Hotel – W Pender at Howe

Zoning Summary

The site is in the Downtown District (DD) in Area C1 of the Central Business District.

Downtown District

The Downtown District is the regional centre of commercial development. Redevelopment in this critical area is guided by the Downtown Official Development Plan and accompanying Downtown Design Guidelines. The intent of these two policies is to:

- Improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit;
- Ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of the Downtown;
- Provide flexibility and creativity in the preparation of development proposals;
- Encourage more people to live within the Downtown District;
- Decentralize some office employment to other parts of the City;
- Improve transportation and encourage transit usage;
- Create a distinctive public realm and a unique and pleasing streetscape in the Downtown District.

ZONING	PERMITTED – DD (AREA C1)	PROPOSED – CD-1
Uses	Hotel Light Industrial Office Commercial Other Commercial Parking Garage Parks and Open Space Public and Institutional Retail Commercial Social, Recreational and Cultural, including Casino – Class 1 and Bingo Hall.	Office Hotel Retail Restaurant
Site Area	Not Applicable	2,029.10 m ² (21,841 ft ²)*
Frontage	Not Applicable	Not Applicable
Height	91.4 m (300') Outright 137.2 m (450') Conditional	± 97 m (318') To underside of View Cone E
Setbacks	Not Applicable	Not Applicable
FSR	7.00	21.35 (New); 1.46 (Existing); 22.81 (Site)
Site Coverage	Not Applicable	100%
Retail Continuity	Required on West Pender only	Proposed along West Pender

* Site area includes 534 and 516 West Pender (1,666.70 m²) and 509 Richards Street (362.40 m²)

Rezoning Policy

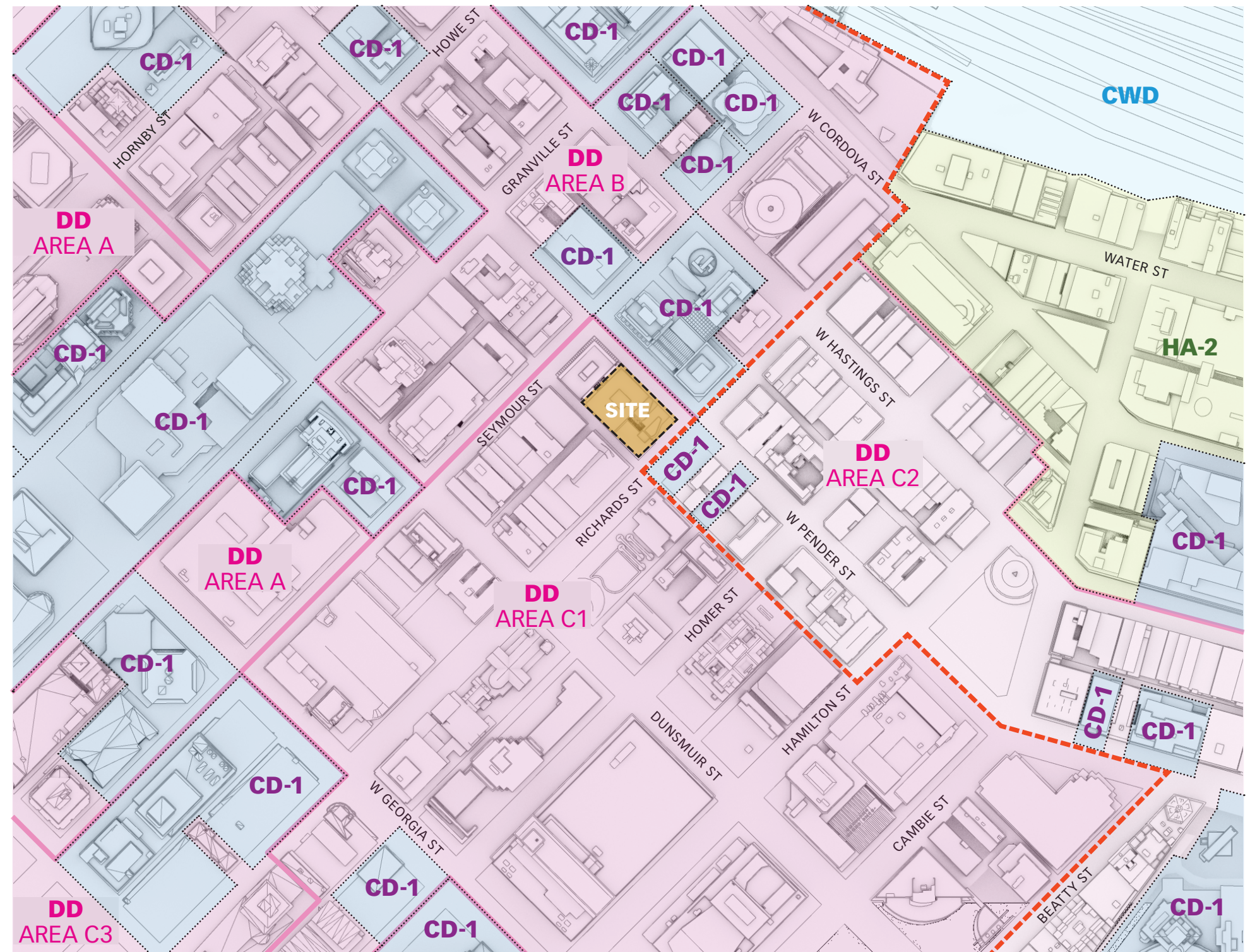
The rezoning policy for the CBD provides guidance for the commercial (non-residential) intensification of the CBD and CBD Shoulder, that are fundamental to meeting the long-term demand for job space. The policy requires that new development is non-residential. Proposals under the policy are required to adhere to the policies and guidelines related to the Downtown Official Development Plan (DODP) and other relevant Council-approved policies while providing additional opportunities to strengthen the commercial character of the area.

Rezonings for non-residential development may be considered throughout the CBD and CBD Shoulder.

Proposed Zoning

HPA on behalf of Marcon, is proposing to consolidate and rezone the properties at 516 and 534 West Pender Street, and 509 Richards Street to a site specific CD-1 zoning.

The proposal is predominantly hotel, with supporting retail, restaurant and office uses, and addresses a critical shortage of hotel rooms in the Downtown Core.



Zoning Map

Central Business District (CBD) ← Transition Zone

Policy Context

A number of City policies inform the design of the proposed development. The policy context identified in this section and neighbourhood context helped shape our response to the site, neighbourhood and the form of our proposed development.

The site falls within Downtown District Zoning Area C1. It also falls within Character Area E, “The Core”

- **Downtown Official Development Plan** (See Zoning Summary)
- **Rezoning Policy for the Central Business District (CBD) & CBD Shoulder** (See Zoning Summary)
- **Downtown (Except Downtown South) Design Guidelines**
- **DD (Except Downtown South) C-5, C-6, HA-1 & HA-2 Character Area Descriptions**
- **Central Business District Policies**
- **Heritage Policies & Guidelines**
- **Higher Buildings Policy**
- **Green Building Policy for Rezoning**
- **View Protection Guidelines** (View Cones)
- **Vancouver Neighbourhood Energy Strategy**
- **Vancouver Economic Action Strategy**
- **Interim Hotel Development Policy (2018)**
- **Metro Core Jobs and Economy Land Use Plan**

Downtown Design Guidelines

These guidelines prescribe the general criteria for new developments, and are intended to encourage the increased awareness of the immediate and overall environment. Key objectives are summarized below.



Public Open Space

To provide varied, accessible and interconnected open spaces to be used by a wide range of people throughout the year, for resting, visual relief, group activities, and public gatherings



Social and Cultural Amenities

These spaces are desirable to achieve a vital downtown. Heritage retention are key to create spaces difficult to achieve today.



Views

Existing views should be protected and new pedestrian views created where possible.



Environmental

Provision of sunlight and weather protection are encouraged to ensure continual pedestrian use.



Physical Design

To be of high quality, energy efficient, minimize negative environment effects, and create a pedestrian environment that is attractive and in scale with pedestrians.

Downtown Character Areas

The Downtown contains a number of different “character” areas which give the city a sense of time, place, diversity, and individuality, and should be preserved, enhanced and developed appropriately.

Area E – The Core

Our site is located in Area E. This area is defined by the intersection of three major Downtown streets (Georgia, Burrard and Granville Mall) and a mixture of major, prestige, public and private projects, and open spaces that lend the area to be identified as “The Core”.

The intent of this area is to grow as a strong, elegant Downtown focus, to take advantage of its central location.



Hotel, Office, and Retail

High density office and hotel uses with retail at grade are the targeted uses for this area.



Circulation and Amenity

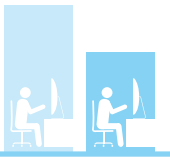
Increased traffic and parking supply in the downtown core is discouraged. Alternate modes of transportation are encouraged.

Central Business District Policies

The policy applies to the Central Business District and outlines priorities extracted from the Central Area Plan: Goals and Land Use Policy. The key objectives are summarized below.



Reshape Central Business District
To reshape the downtown peninsula major office zoning into a compact, high amenity central business district (CBD), centered on transit.



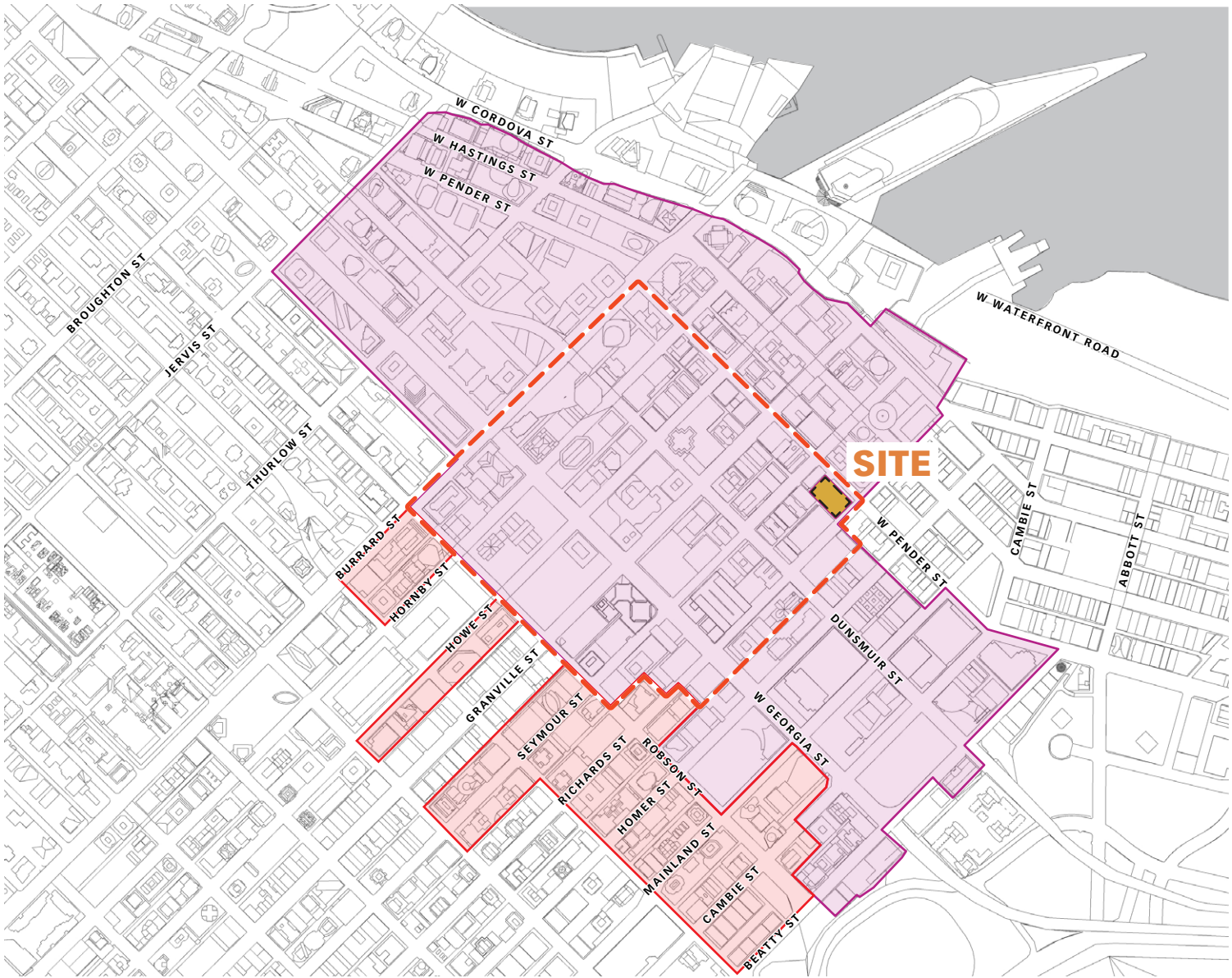
Reduce Office Capacity
Seek a reduction of overall central area office zoned capacity, in areas that don't meet CBD office criteria. Note that office is encouraged in Area E – The Core.



Discourage Residential Use
To delete or not encourage housing as a permitted use in the defined CBD or Uptown office district. In The Core, residential rezonings should generally not be considered.

Higher Building Policy

The intent of these guidelines is to mark the prominence of the Central Business District in our downtown skyline, while also providing opportunities for strategically placed height at prominent “gateways”. The general height for higher buildings in the Downtown and outside of the CBD, CBD Shoulder and gateway sites is 114.3 m (375').



- Project Site
- Central Business District
- Central Business District Shoulder
- The Downtown Core Character Area

Central Business District and Downtown Core Character Area

Our site is located in the CBD, within the Downtown Core, and within DD Area C1 that allows for building heights of 91.4m (300') outright and discretionary height of up to 137.2m (450'). Building heights on our site are limited by View Cone E1, as described in Section 2.10 (pg 27) of this report.

Immediate Context

Our site is located at the northeast corner of “The Core” Downtown character area, intended for higher density, and across from DD Area C2 which is a transition zone.

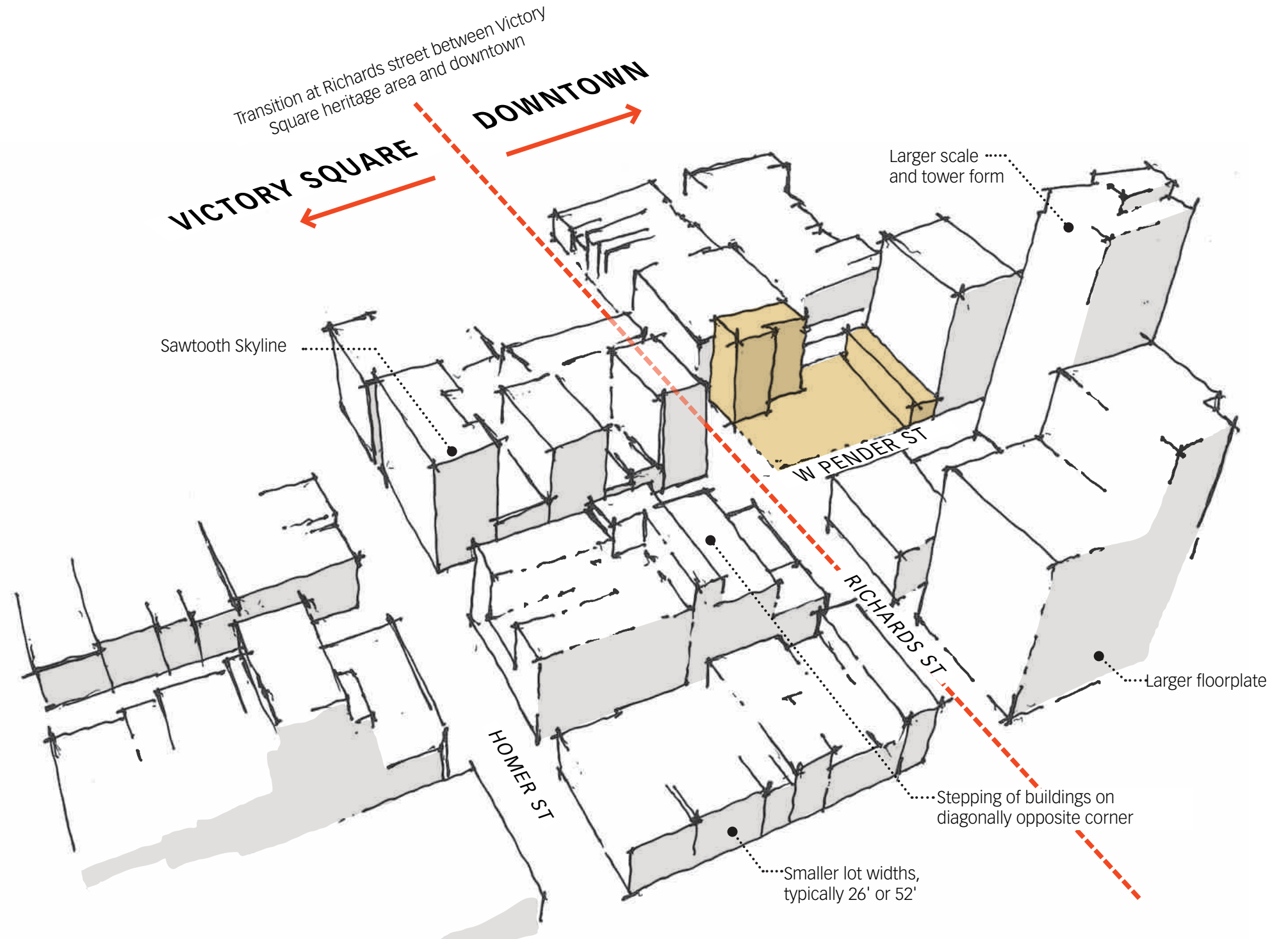
This location, at the very corner of the downtown Core and Central Business District, with higher densities to the west of Richards Street, and its adjacency to the transition area to the east, with many lower scaled heritage buildings, has played a critical role to inform and shape our contextual response.

Our intent is to acknowledge and respect the heritage context, in a form of development appropriate for its location in the Downtown core.

Downtown Transition Area

Area of transition from the larger massing of the Downtown to the smaller scaled sawtooth skyline of the historic Victory Square and Gastown areas.

To the east, the Victory Square and Gastown areas have a smaller, tighter historical grain, whilst to the west and north the city grows in scale. Buildings to the west are typically taller and have bigger footprints.



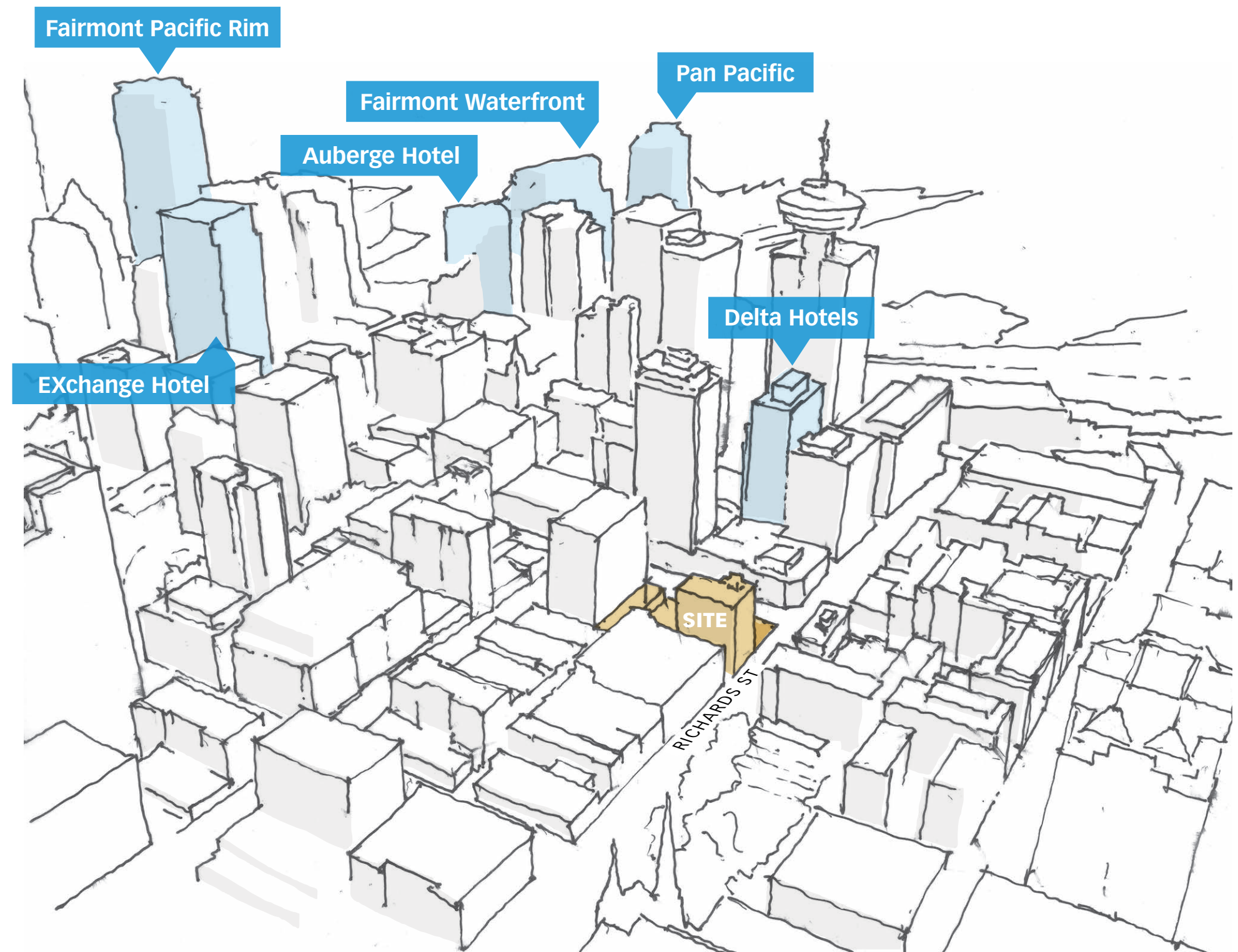
Downtown Hotels

New hotels are desperately needed in the Downtown to address the sharp decline in hotel rooms and to support the recovery of the tourism industry.

For the past 15 years the number of hotel rooms in Vancouver has been in decline due to several overlapping factors, including hotel closures, conversions to residential uses, competition with short term rentals, challenging land economics, zoning restrictions, and the impacts of the COVID-19 pandemic.

The City of Vancouver noted in their 2018 Interim Hotel Development Policy that hotel rooms declined by 1,105 over the preceding decade. In the wake of the pandemic, the number is now above 3,000. Destination Vancouver released a 2019 study warning that Vancouver risks losing its competitive edge and could result in \$2.6 billion in lost revenue over 10 years, 22,000 lost jobs, and \$355 million in lost taxes.

The site 516 West Pender is an opportunity to address this decline by providing a Downtown hotel in The Core, in a zoning area that allows and encourages hotel development. The proposal will help address the declining hotel room supply and boost tourism, whilst improving employment and revitalizing the area.



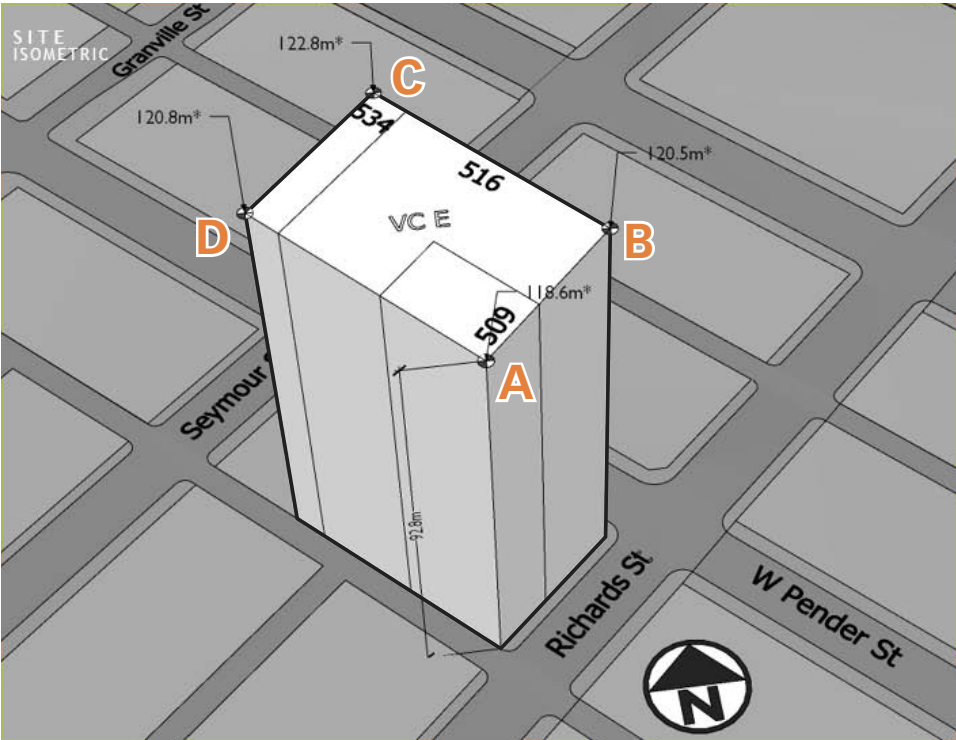
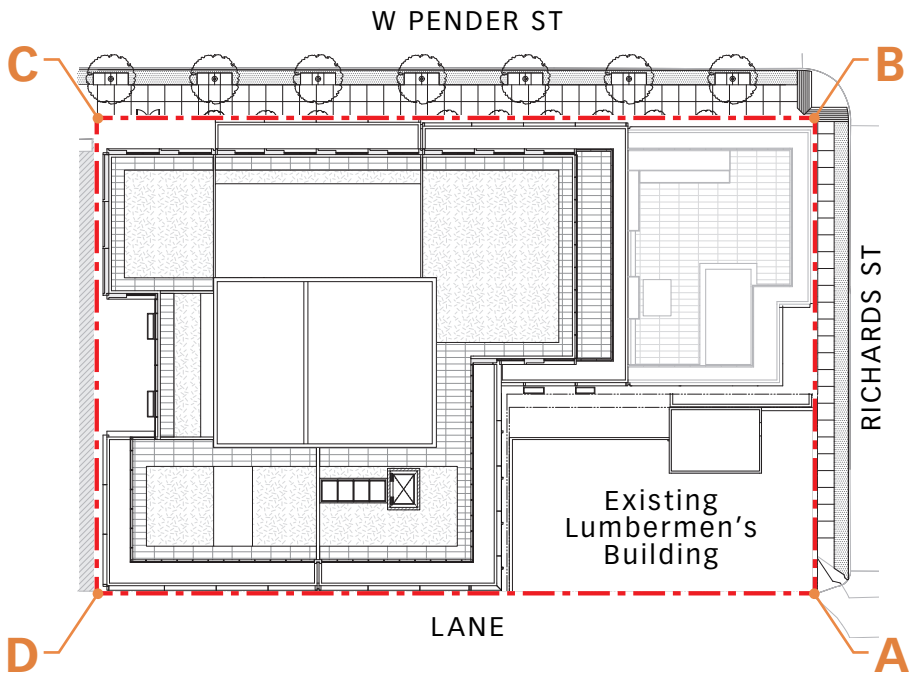
View Cone E1

Our proposed building height is constrained by View Cone E1.

View Cone E1 originates from the mid span of Cambie Bridge, north of the 6th Avenue on-ramp, and is a protected view of the north shore mountains. The spires of BC Place and the top of the Harbour Centre form part of the protected view.

Our site is located in the CBD, within the Downtown Core, and within DD Area C1 that allows for building heights of 91.4m (300') outright and discretionary height of up to 137.2m (450').

Our proposal will respect View Cone E1.



View Cone 3d Diagram from COV

Point A		Point C	
To U/S of VC E1:	118.60 m	To U/S of VC E1:	122.80 m
Building Grade:	25.32 m	Building Grade:	23.34 m
Height from Grade:	55.24 m	Height from Grade:	99.46 m
	181.23 ft		326.31 ft
Point B		Point D	
To U/S of VC E1:	120.50 m	To U/S of VC E1:	120.80 m
Building Grade:	23.59 m	Building Grade:	25.31 m
Height from Grade:	96.91 m	Height from Grade:	95.49 m
	317.95 ft		313.29 ft



View Cone E1 from COV website



3.0

Proposed Development



Project Description

This proposal is to consolidate 516 and 534 West Pender Street and 509 Richards Street, and rezone the entire site from Downtown District (DD) to CD-1 for the purpose of developing a 32-storey mixed-use project to replace the existing 6-storey parking structure. The proposal retains the entire 8-storey Lumbermen’s building and the facade of the 2-storey Captain Pybus building on site.

The base of the proposed building contains a combination of retail and restaurant uses along with the entry lobby to the hotel and office space. Above, the project includes a 29-storey hotel offering and 2-storey office space. This proposal also provides underground parking and at-grade loading space for the building occupants, accessed from the back lane.

The building form has been sculpted in a variety of building heights and sizes, resulting in a varied composition of forms. At the corner of Richards and West Pender Street, the facade is sculpted to relate to the neighboring Lumbermen’s building at 509 Richards Street, and elevated off the ground plane to create an active and transparent frontage.

Social outdoor green space is provided for the hotel and office at levels 3, 11, 30 and 31.

Located within area C1 of the Central Business District (CBD), the project will provide much needed office, hotel and retail space that will support the creation of jobs and the commercial nature of the CBD.

The built form will strengthen the urban fabric of the downtown core while making a significant contribution to the beauty and visual power of the city within the overall dome shape of the city’s skyline.

To nurture the building occupants and surrounding community, the project offers numerous public benefits, including the following:

Public Benefits

- Expansion of office, retail and hotel space
- Expansion and enhancement of the public realm
- Animation of the commercial streetscape
- Contribution of development cost levies and community amenity contribution for public benefits
- Replacement of above grade parking for higher and better use
- Contribution to public art
- Retention of the historic Pybus Building facade
- Creation of jobs for the office, hotel, restaurant and retail uses

What We Heard

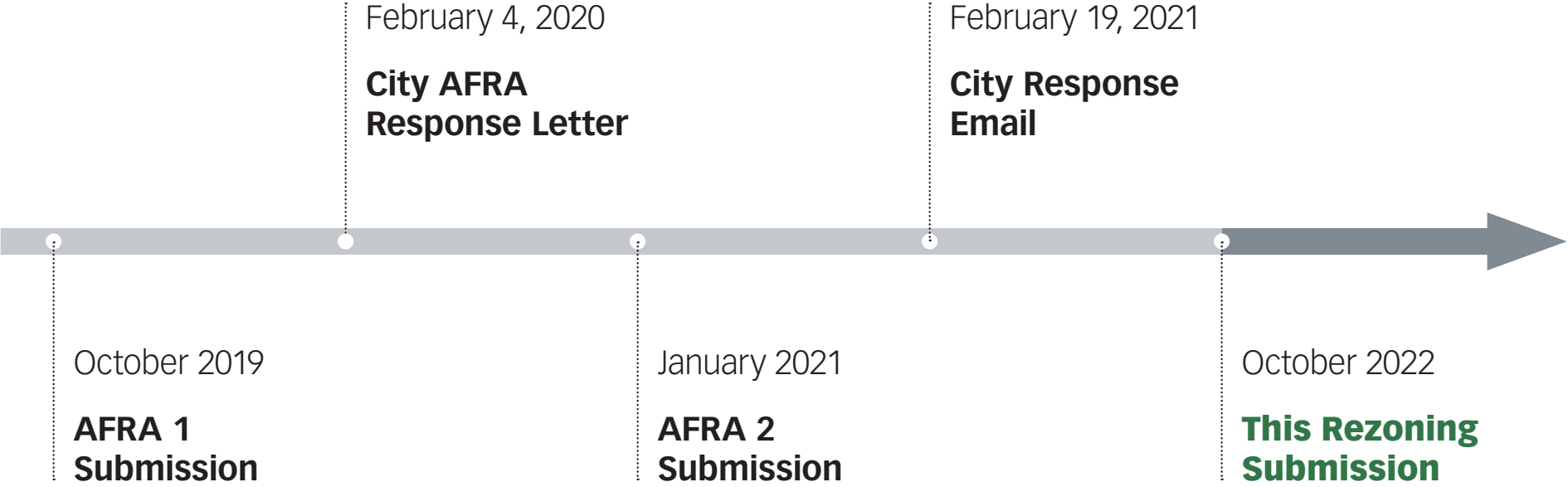
There have been a number of consultations and engagements with the City on this project.

An Application for Rezoning Advice (AFRA) was submitted in October 2019 with a response in February 2020. An updated design was reviewed in 2021, with additional comments.

We have heard various concerns, recommendations and requirements. We have taken these into account in the development of the design, as shown in our design rationale narratives.

Both City letters are included with the project appendices, along with a detailed, point-by-point matrix of responses to the points raised. This section provides a high level summary of the key issues that have been addressed in this application, with a focus on the form of development and heritage impact.

Rezoning Timeline





Break Up the Massing

The City asked that the proposal break up the mass and increase dynamism.

This design responds with a fundamental conceptual response to the urban analysis through a contextual module, subdivision into slender towers and stepping of both the lower levels and the skyline. This reduces the apparent bulk of the building.

A significant notch at the level of the neighbouring Lumbermen's building is also created facing Richards Street to further reduce the bulk, and to better respond to the heritage context.



Enhance the Relationship with the Lumbermen's Building

The City highlighted need to respect the scale and design quality of the neighbouring buildings and heritage context.

In particular, the City emphasized being sympathetic to the adjoining heritage building and the relationship to key horizontal datums.

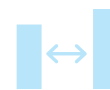
This proposal responds by making the top cornice of the Lumbermen's Building a key datum and a conceptual generator for the new building design. Additional facade references have been included in our design response. Please see Heritage Response section.



Introduction of Nature

The City asked that the development introduce nature through biophilic design, including substantial integration of greenery.

Greenery has been incorporated as a key design element – a ribbon that wraps around the building, articulating the facades, accentuating the key levels, and extending up onto the roof. Green landscaping is also used at ground level to visually tie the public realm into the building lobby.



Northwest Wall, Blank Walls & Lightwells

The City noted a requirement for the walls facing neighbours to read as true facades, and a concern about the west lightwell.

The design includes a substantial reduction in blank walls. The west wall is articulated with the same design grid and matching high quality materials, tying this facade into the composition. The lightwell is tied into the system of recesses above the level of the neighbour.



Provision & Usability of Open Space

The City asked for a deeper setback from the curb at Richards Street, and open space for resting and visual relief.

The 9 m setback provides a significant zone for gathering, resting and visual relief. The visual experience, however, is even bigger as the public realm is drawn into the hotel lobby through design continuity that blurs the distinction between inside and out. Columns have been recessed so as not to impede the physical space or visual continuity.



Heritage response at 534 W Pender (Captain Pybus Building)

The City noted a need for a strong heritage conservation effort and response.

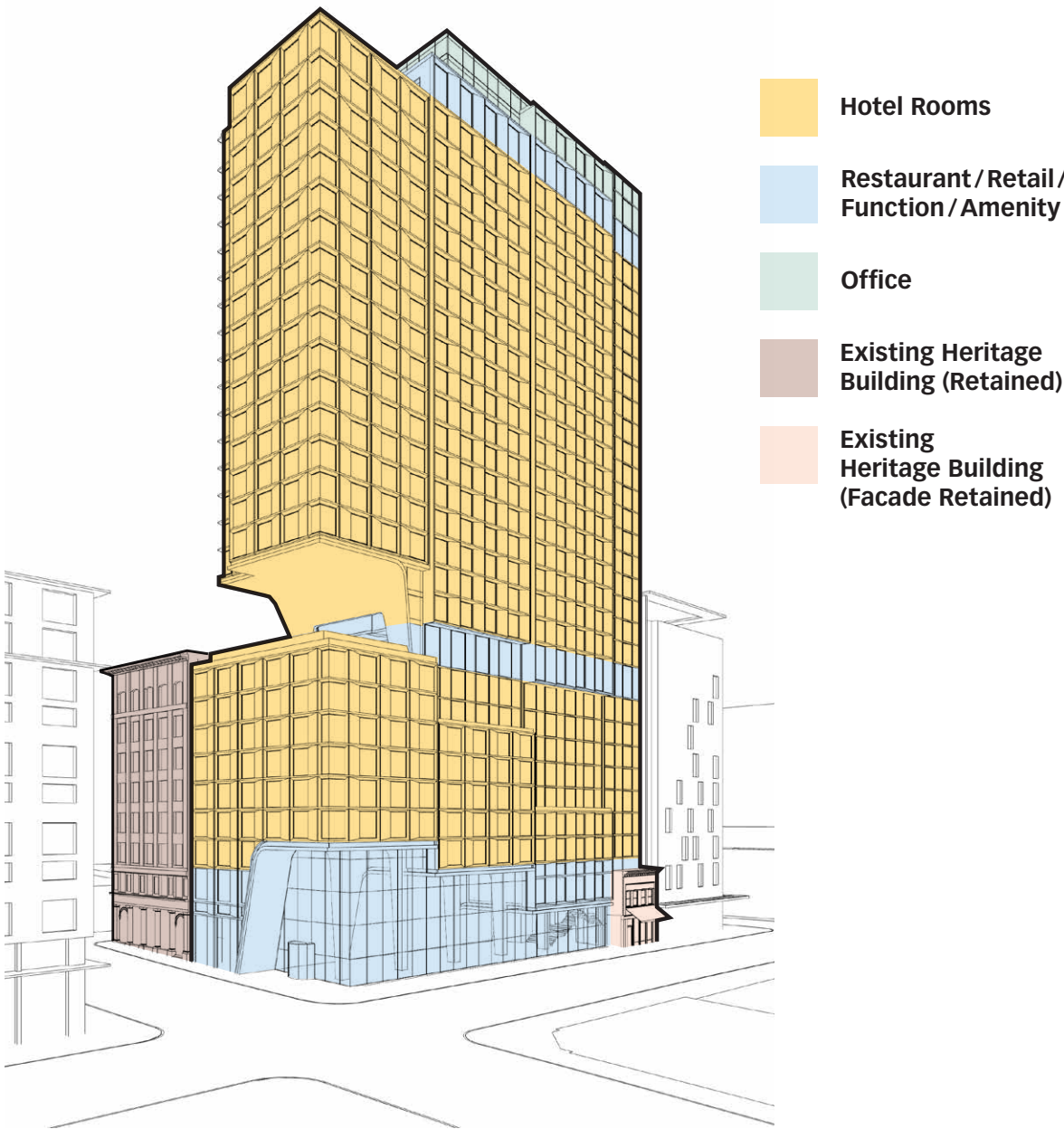
The design integrates this heritage resource substantively into the building design. The design responds appropriately to the size and scale of the building, and avoids stranding it as an out of place remnant. It retains its importance by remaining useful, becoming both a retail space and an entrance into the new hotel. Some material retained from the disassembly of the building will be reused on site.

Building Program

Program Summary

	New Building FSR Areas (m²) *						Existing	New & Existing
Level	Hotel	Restaurant	Retail	Office	Shared Area	Total	Lumbermen's Building	Total
Roof	0.00	0.00	0.00	0.00	216.66	216.66	0.00	216.66
31	0.00	0.00	0.00	1,088.11	26.85	1,114.96	0.00	1,114.96
30	603.48	0.00	0.00	272.85	268.73	1,145.06	0.00	1,145.06
29	1,436.62	0.00	0.00	0.00	39.36	1,475.99	0.00	1,475.99
28	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
27	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
26	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
25	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
24	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
23	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
22	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
21	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
20	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
19	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
18	1,437.30	0.00	0.00	0.00	38.69	1,475.99	0.00	1,475.99
17	1,395.37	0.00	0.00	0.00	38.27	1,433.64	0.00	1,433.64
16	1,395.37	0.00	0.00	0.00	38.27	1,433.64	0.00	1,433.64
15	1,350.83	0.00	0.00	0.00	38.27	1,389.10	0.00	1,389.19
14	1,398.88	0.00	0.00	0.00	38.94	1,437.82	0.00	1,437.82
13	1,166.77	0.00	0.00	0.00	39.73	1,206.50	0.00	1,206.50
12	1,186.68	0.00	0.00	0.00	43.74	1,230.42	0.00	1,230.42
11	0.00	1,158.34	0.00	0.00	34.66	1,193.01	0.00	1,193.01
10	1,383.99	0.00	0.00	0.00	37.97	1,421.96	0.00	1,421.96
9	1,383.99	0.00	0.00	0.00	37.97	1,421.96	36.20	1,421.96
8	1,413.08	0.00	0.00	0.00	38.27	1,451.35	334.19	1,785.54
7	1,413.08	0.00	0.00	0.00	38.27	1,451.35	334.19	1,785.54
6	1,470.47	0.00	0.00	0.00	37.97	1,508.45	334.19	1,842.64
5	1,490.83	0.00	0.00	0.00	37.97	1,528.81	334.19	1,863.00
4	1,349.10	0.00	0.00	0.00	41.81	1,390.09	334.19	1,724.28
3	1,164.77	0.00	0.00	0.00	104.85	1,269.62	334.19	1,603.81
2	565.65	0.00	0.00	0.00	379.54	945.20	335.39	1,280.59
1 (Lobby)	396.31	281.02	60.90	0.00	488.11	1,226.34	362.22	1,588.56
P1	178.08	0.00	0.00	0.00	0.00	178.08	224.30	402.38
P2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total (m²)	37,953.68 m²	1,439.36 m²	60.90 m²	1,360.96 m²	2,491.77 m²	43,306.68 m²	2,963.22 m²	46,269.9 m²
Total (ft²)	408,530.01 ft²	15,493.14 ft²	655.52 ft²	14,649.25 ft²	26,821.19 ft²	466,149.22 ft²	31,895.83 ft²	498,045.06 ft²
FSR						21.35	1.46	22.81
						New	Existing	Site

* Excludes Balcony/Patio areas and below grade exclusions



Project Statistics

Project Data Summary

	Proposed (m²)	Proposed (ft²)
Site Area	2,029.10 m²	21,841.05 ft²
FSR Area (New Building)	43,306.68 m²	466,149.22 ft²
FSR		21.35 FSR
FSR Area (Existing Building)	2,963.22 m²	31,895.83 ft²
FSR		1.46 FSR
FSR Area (Full Site)	46,269.90 m²	498,045.06 ft²
FSR Total		22.81 FSR
Combined FSR Areas by Use (New and Existing)		
Hotel	40,270.77 m²	433,470.96 ft²
Restaurant	1,527.24 m²	16,439.07 ft²
Retail	371.91 m²	4,003.21 ft²
Office	4,099.98 m²	44,131.82 ft²
Total FSR Area	46,269.91 m²	498,045.17 ft²
Building Height	97 m	318.0 ft
Storeys		32 storeys

Parking Summary

PARKING SPACES				
Use	Area (m²)/ units	Required (min.)	Permitted (max.)	Proposed
Hotel	40,270.77 m² / 578 units	0	351	136
Restaurant	1,527.24 m²	0	14	5
Retail	64.62 m²	0	6	0
Office	1,444.05 m²	0	36	5
Total	43,306.68 m²	0	407	146
Small Car Spaces (included in above)		N/A	25% of req. stalls	9 (6%)

PASSENGER PARKING (included in above)				
	Area (m²)/ units	Required (min.)	Permitted (max.)	Proposed
All Uses	46,270.77 m² / 578 units	9	N/A	11

ACCESSIBLE PARKING (included in above)				
	Area (m²)	Required (min.)	Permitted (max.)	Proposed
All Uses	46,270.77 m²	18	N/A	18

Bicycle Parking Summary

BICYCLE SPACES					
Use	Area (m²)/ units	Required		Proposed	
		Class A	Class B	Class A	Class B
Hotel	40,270.77 m² / 578 units	19	6	24	6
Restaurant	1,527.24 m²	4	6	4	6
Retail	64.62 m²	0	0	1	0
Office	1,444.05 m²	8	0	22	0
Bike Share	N/A	0	0	14	0
Guest Lockers	N/A	0	0	26	0
Total	43,306.68 m²	31	12	91	12
		Required		Proposed	
Horizontal Class A		46 min.		44	
Vertical Class A		27 max.		8	
Locker		19 min.		34	
Oversize		3 min.		5	
Total				91	

Loading Summary

LOADING SPACES							
Use	Area (m²)/ units	Required			Proposed		
		Class A	Class B	Class C	Class A	Class B	Class C
Hotel	40,270.77 m² / 578 units	3	3	0	4	3	0
Restaurant	1,527.24 m²	0	2	0	2	0	0
Retail	64.62 m²	0	0	0	1	0	0
Office	1,444.05 m²	1	1	0	1	0	0
Total	43,306.68 m²	4	6	0	8	3	0

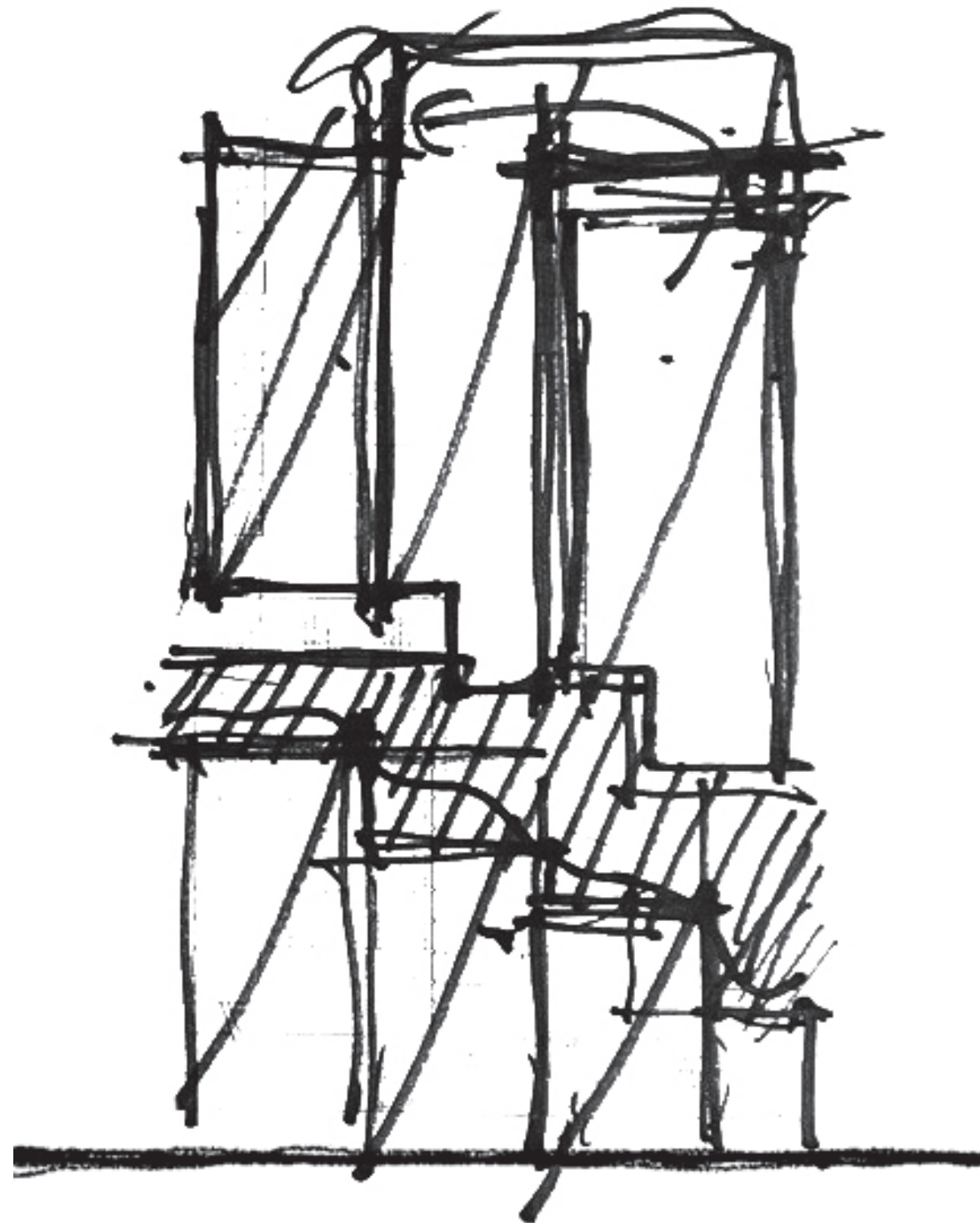
* There are no changes to the existing Lumbermen’s Building. Parking, Bicycle Parking, and Loading Summaries reflect only the new building. A full description an motivation for the Loading Variances are included in the Transportation report by Bunt and Associates. *To be read in conjunction with the TDM, TAMS, and Loading Management Plan reports included with this submission.*

Design Rationale

To respond to the current hospitality deficit by creating a new landmark building in the downtown core which adheres to the principles of heritage preservation and architectural excellence.

Located in the heart of Vancouver's downtown core, between Gastown and the financial district, the design rationale of our building stemmed from its urban context, the local urban fabric, and acknowledgement of the historic urban grid. A building shaped by its surroundings.

After this essential acknowledgment, several design strategies were employed to shape its mass, integrate it to its context, reactivate public and private networks, and improve livability through biophilic design.



Conceptual Sketch



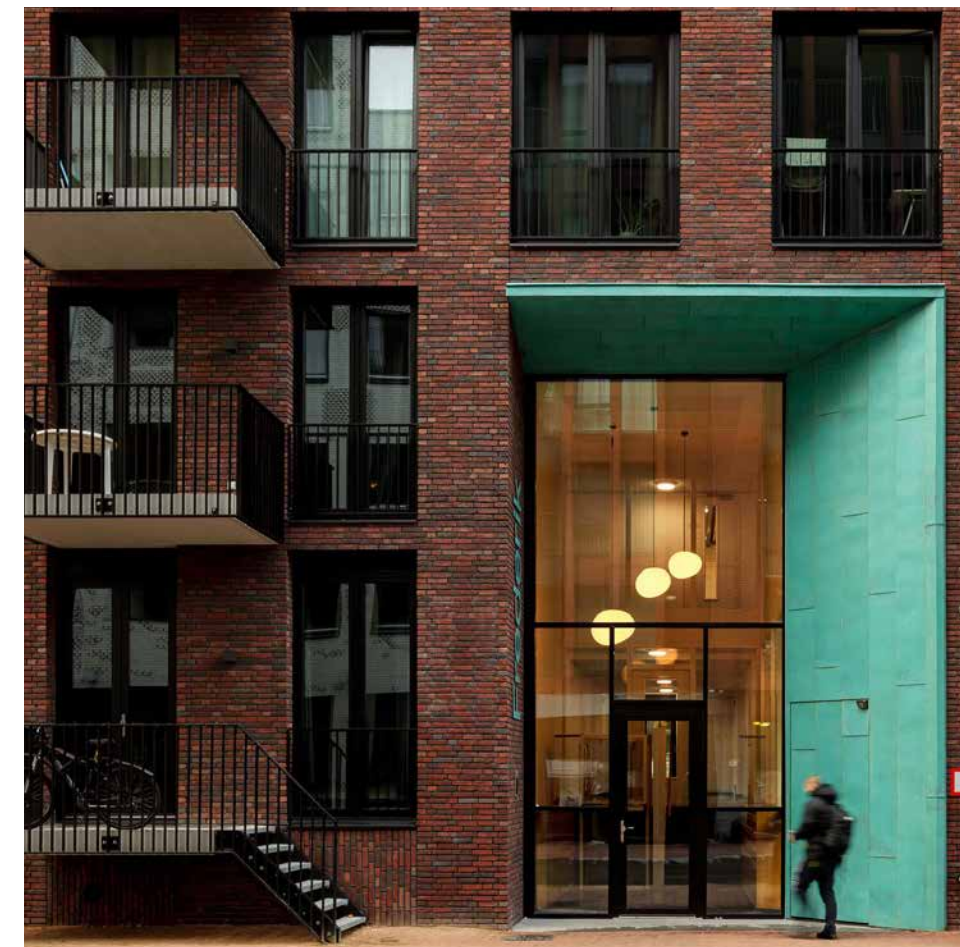
Arrival and Corner Activation



Skyline Activation and Identity



Biophilic Design and Ground floor Activation



Heritage and Contemporary Character



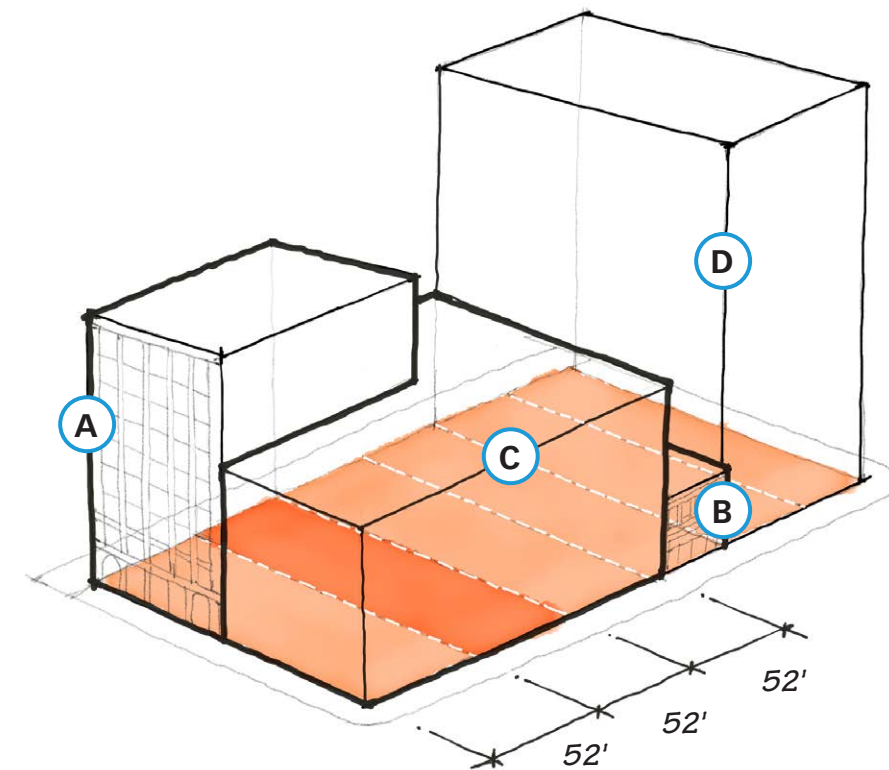
Heritage Integration

Heritage & Context Integration

The design acknowledges the site and the local urban fabric. It integrates new construction into its heritage context.

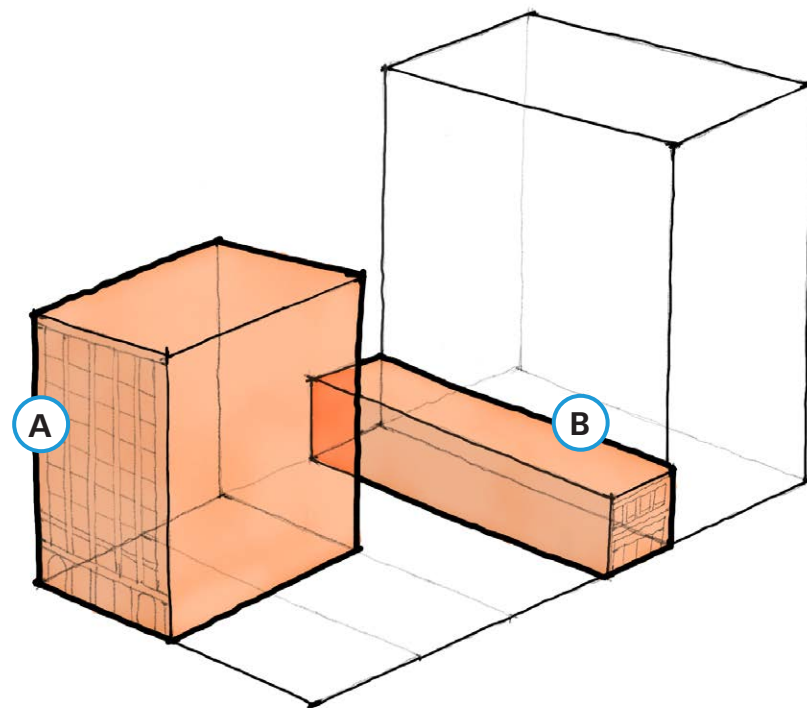
Our design aims to repair the urban fabric by acknowledging the original city block sub-grid dimensions and using them as a form generator. The current site is a 4-storey parkade with heritage buildings on either side. The 1909 “Captain Pybus” building to the north, and the 1912 “Lumbermen’s” building to the south, act as book ends to the existing parkade.

- A** Lumbermen’s Building
509 Richards Street
- B** Captain Pybus Building
534 West Pender Street
- C** Existing Parking Garage
516 West Pender Street
- D** 510 Seymour Street



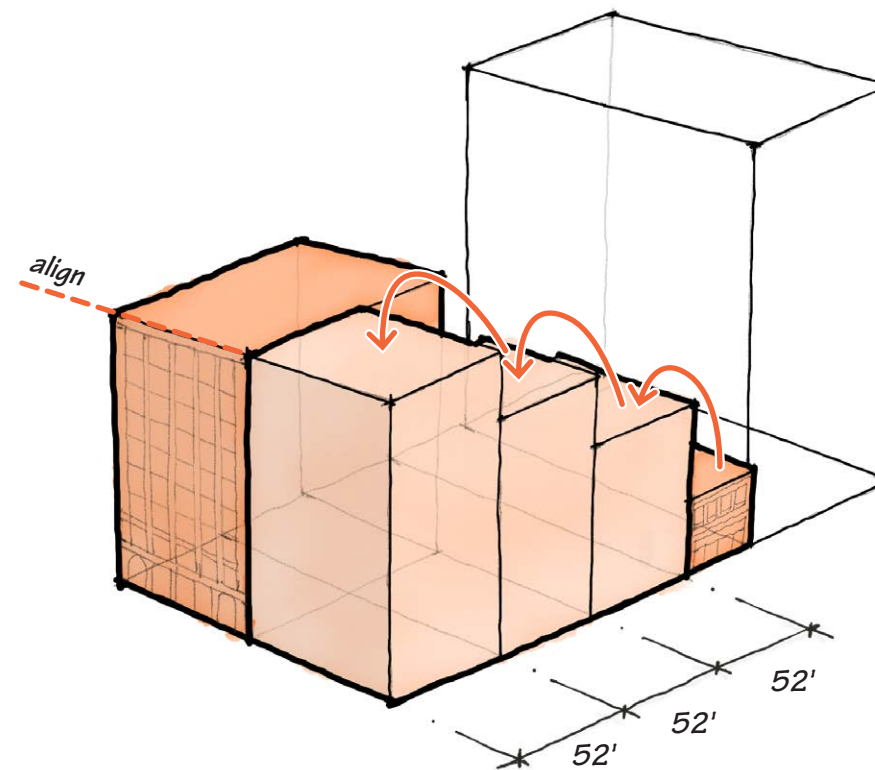
1 Underlying Historic 52' Grid

The 52' module typical in the area is taken as a generator, setting up a guiding principle for the site and subdivision of the building mass.



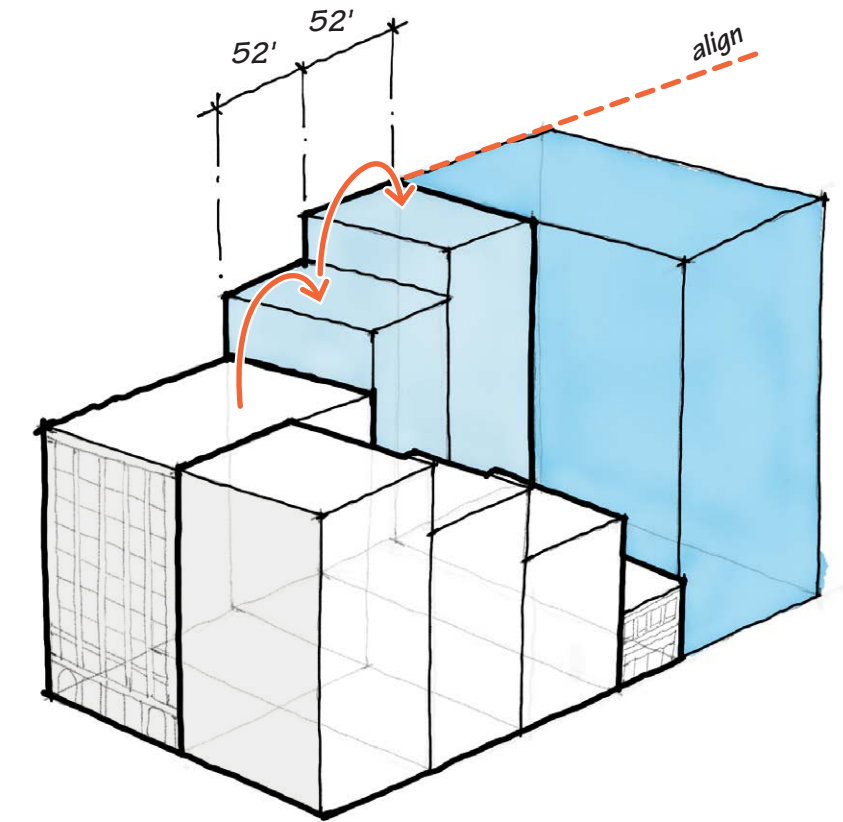
2 Heritage Buildings on Site

The Lumbermen's Building is an 8-storey office building facing onto Richards Street. The Captain Pybus building is a 2-storey building with retail at the ground floor and office space above.



3 Stepped Podium Connects Buildings

The podium steps around the site to connect both heritage buildings on the site. This is the first massing move, repairing the lost historical fabric and consolidating the block with new street walls.



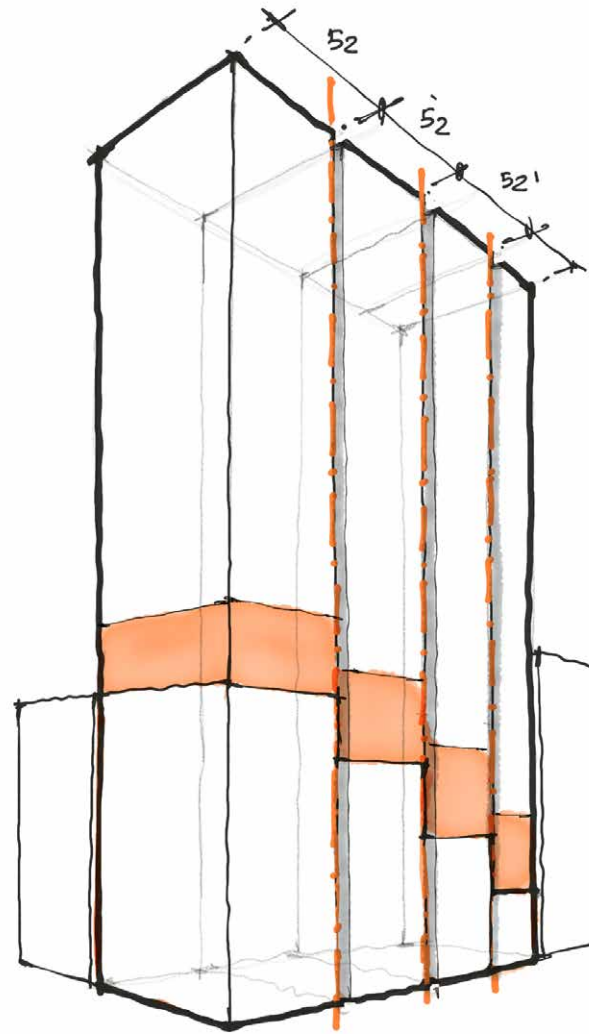
4 Stepped Podium Completes the Block

A similar stepping approach around the back of the site connects to the recently built building at 510 Seymour Street. The 52' grid translates to the back of the site, offset by half a module. This spiral integrates all 3 buildings on the block.

Massing & Articulation

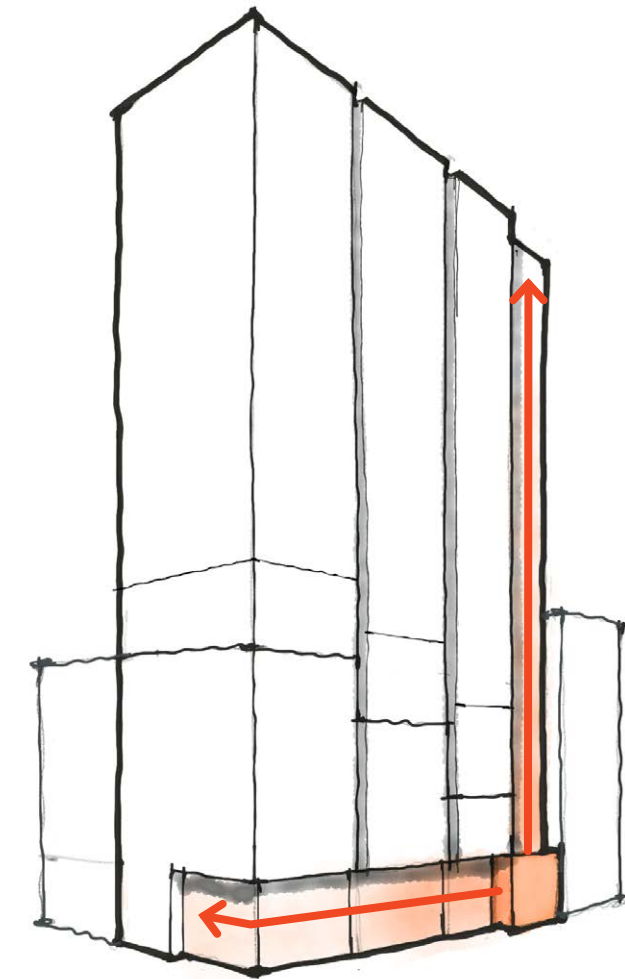
Massing is further adjusted for sustainability, livability, volume separation, height restrictions, and orientation

Through a series of finer massing moves, the building acknowledges and is influenced by its context. The building is subdivided vertically, as suggested by the original 52' grid, and is sculpted in response to the various contextual forces.



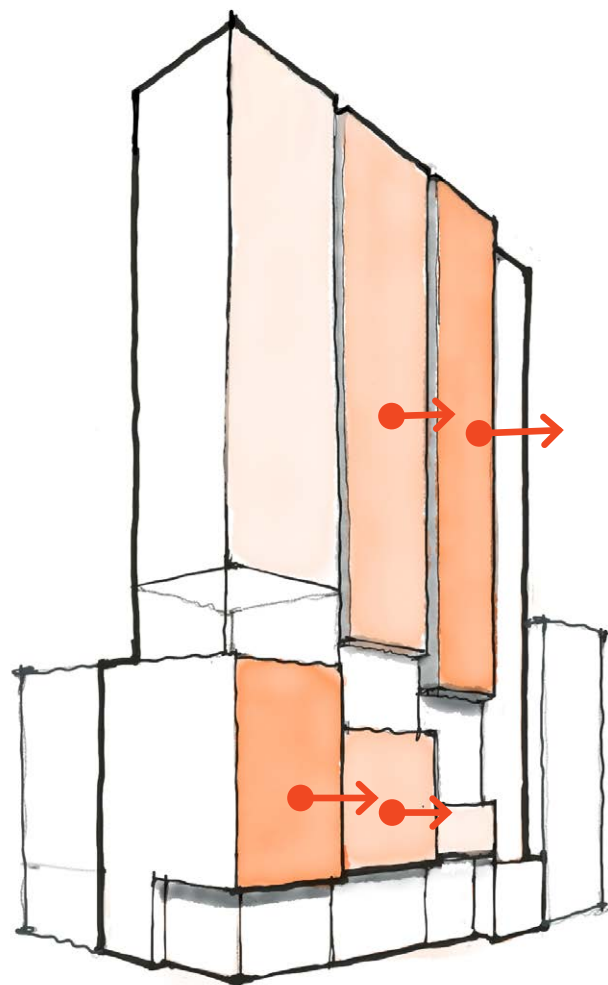
6 Massing Acknowledgment of Historical Grid

The 52' historical grid is used as the primary driver for the building's 3-dimensional articulation. Podium and tower are defined and separated by an offsetted terracing module.



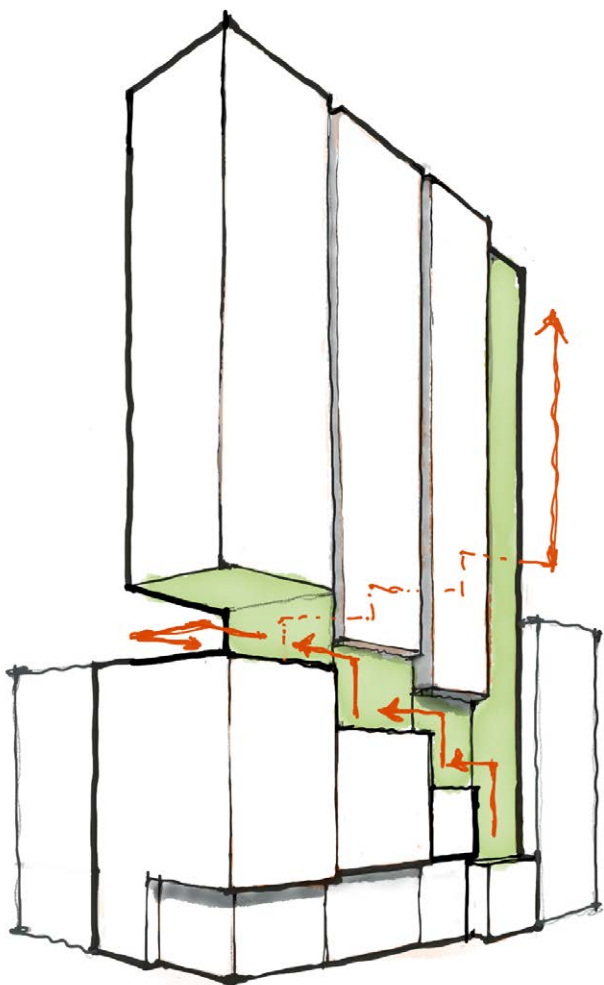
7 The Captain Pybus Building Informs the Articulation of the Ground Level and Vertical Separation

The heritage building's presence is celebrated by helping to establish horizontal relief at ground level, and vertical separation from the adjacent building at 510 Seymour Street.



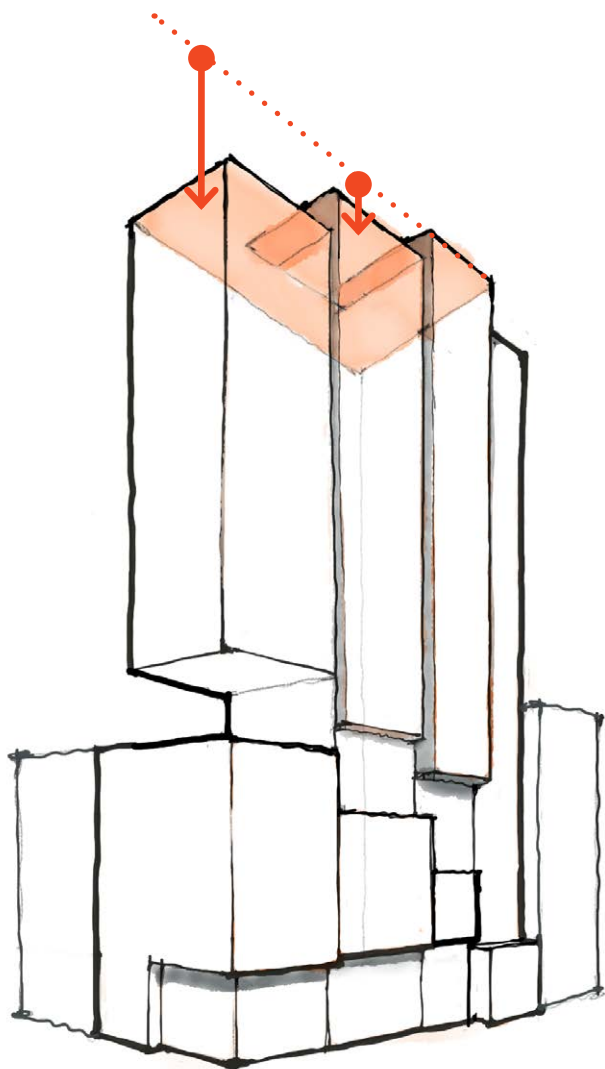
8 Facade is Articulated

The facade is articulated to increase differentiation along the block. This makes the horizontal scale legible, responds to the variety of the historic streetwall, and increases interest along Pender Street.



9 Greenery Spirals around the Building to Emphasize the Separation

The setback between the podium and the tower is filled with planted terraces and green walls. This biophilic approach enhances liveability for the building users and introduces visible greenery into the urban context.



10 Roof is Terraced Down to Enhance the Skyline

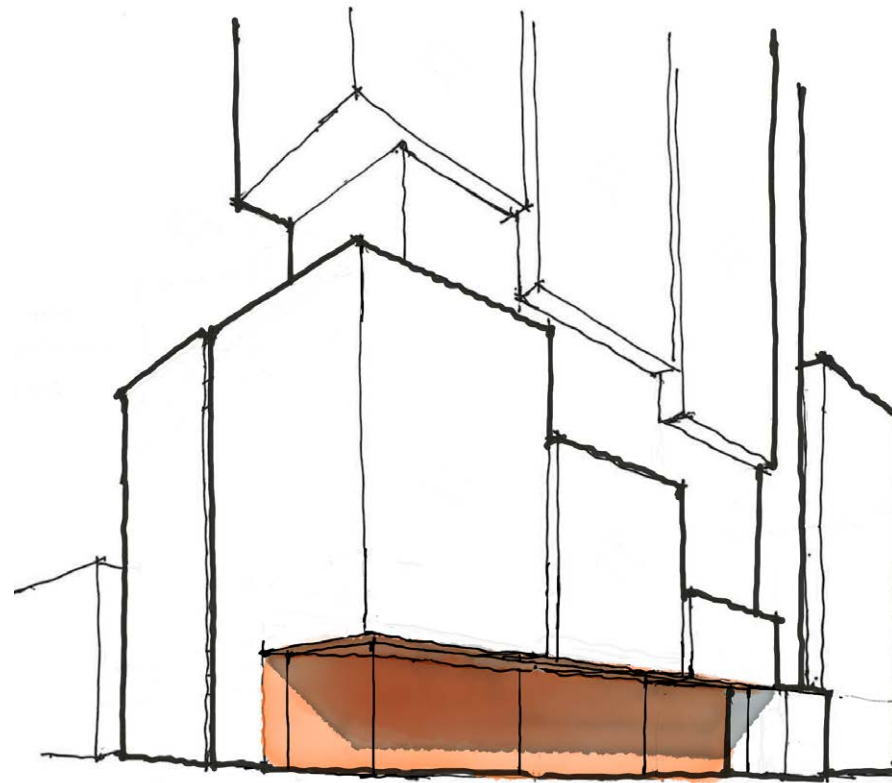
The building roof top is further sculpted and shaped to create an identifiable beacon, contribute to Vancouver's downtown skyline and respect the view cone.

Public Realm Activation

The building mass is further articulated at ground level to respond to the scale of the street and to activate the public realm.

At the ground floor, the buildings' corner is articulated to support and reactivate pedestrian networks along the street, and to welcome people into the building.

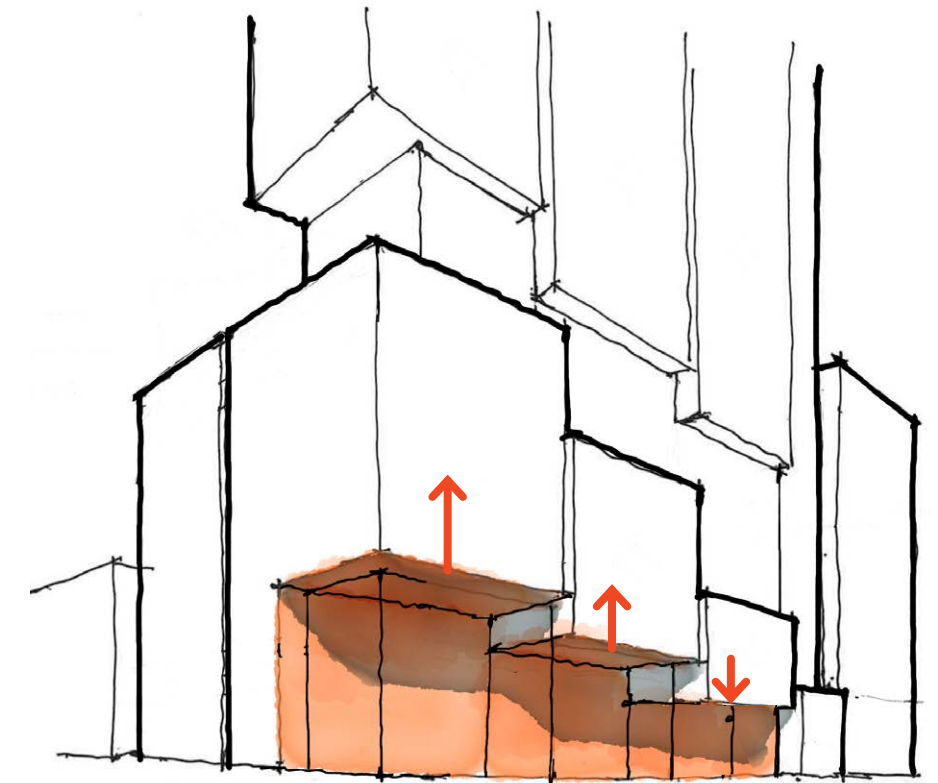
The corner of the building is raised, shaped and set back to create a welcoming, active space at the corner of Pender and Richards, while emphasizing the conceptual foundations of the design. Further sculpting enhances the building's hospitality programs and visually identifies the public areas.



11 Human Scale Atrium along West Pender Street

The hotel lobby is located along West Pender Street providing an active frontage for the entire length of the building. This edge is glazed and set back to provide active space both inside and outside the building.

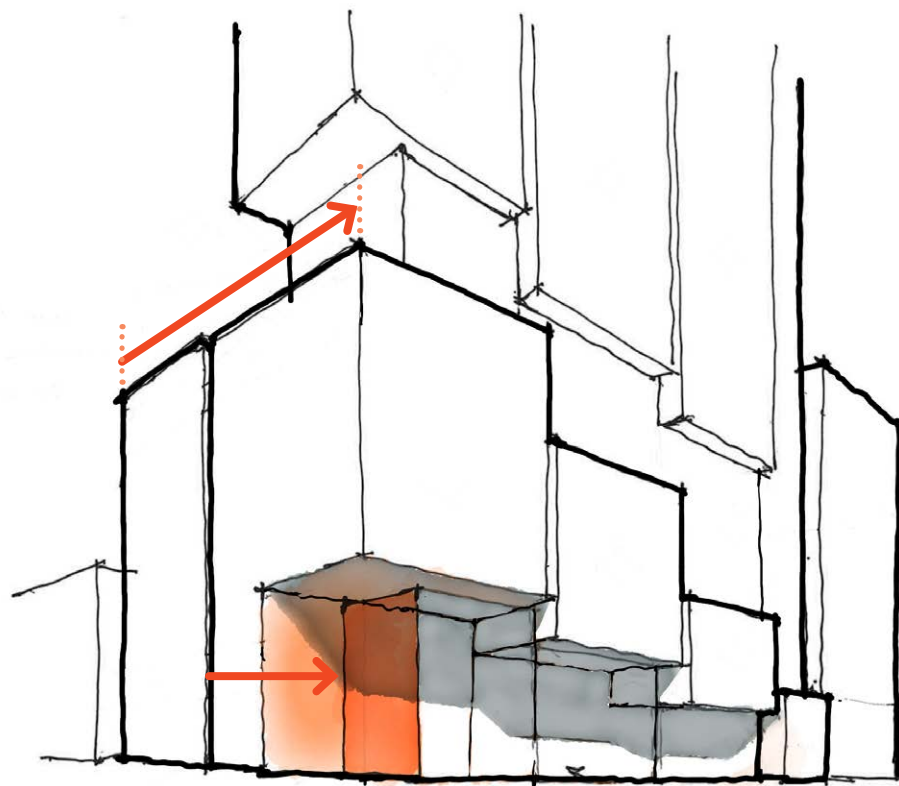
This provides a clear interface to the building and a human scale, and grounds the building into the site.



12 Open Up the Corner and Link to the Heritage Building

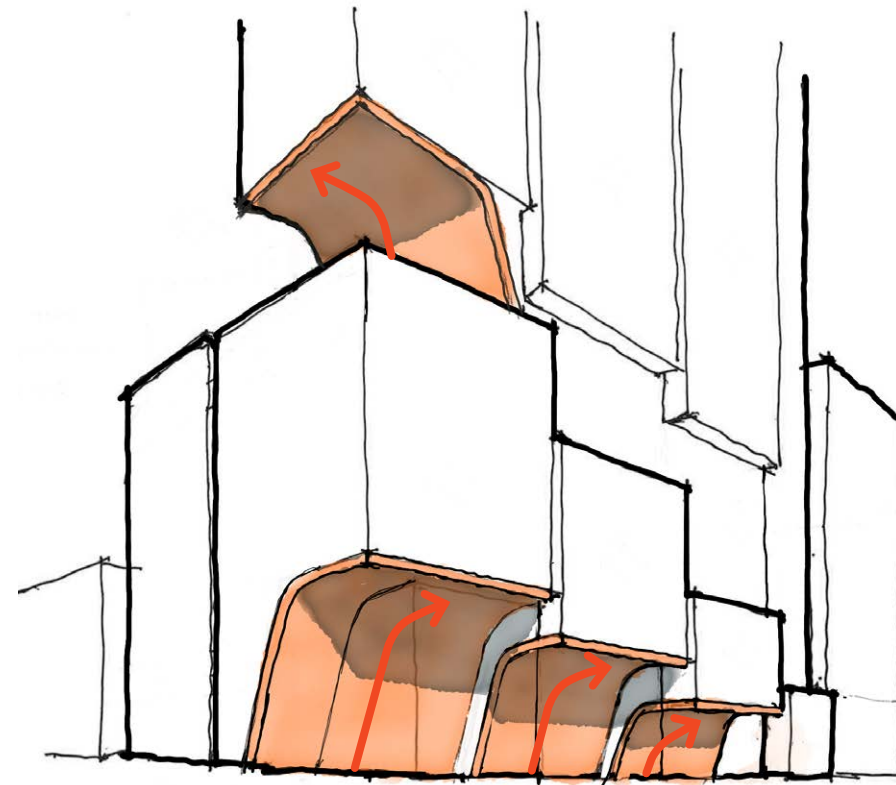
The site subdivision is enhanced and supported by varying the height of the lobby along West Pender Street. This opens up the lobby to the corner, enhancing its presence on the street.

This move also highlights the importance of the Captain Pybus Building as an integral element of the design and part of the podium composition.



13 A Deeper Setback at Richards Street Creates a Public Forecourt to the Building

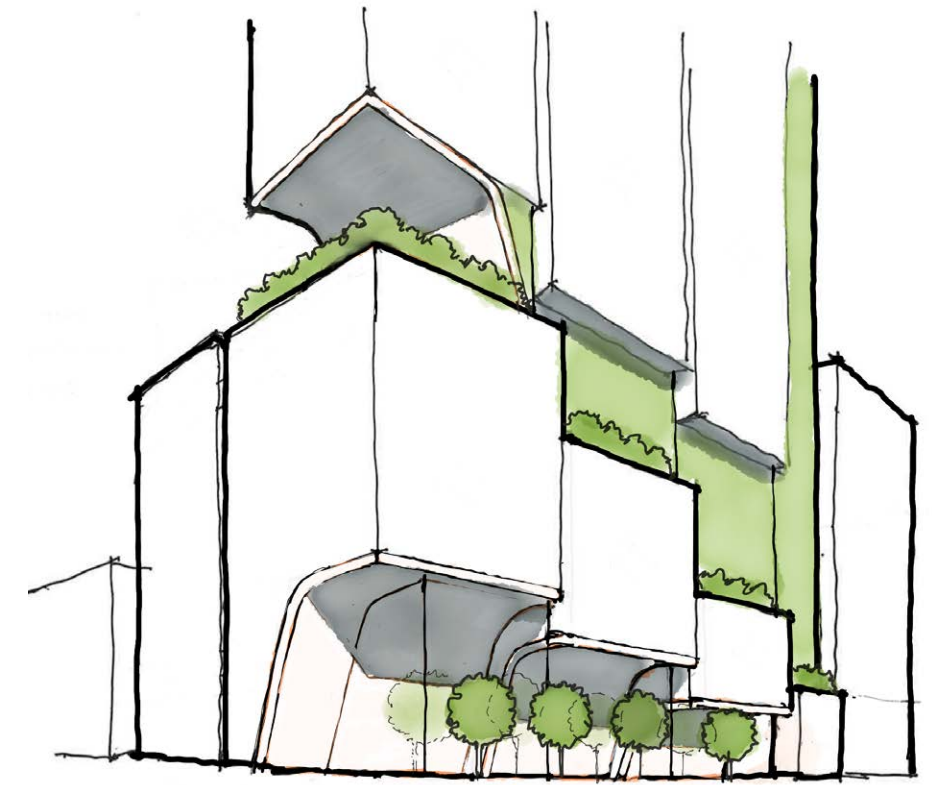
While respecting the continuity of the historical block, a 9m ground floor setback along Richards Street enriches the public realm and activates pedestrian activity. This will be the location of the main hotel entrance and will provide street animation along Pender Street.



14 Sculptural Elements Celebrate the Key Public Spaces

Architectural features are introduced to recognise and emphasize the key public areas of the building, and to help activate the public realm at ground level.

A similar approach at the upper level separates the tower from the podium maintaining respect for the Lumbermen's Building datum. This supports the legibility of the separation, viewed from afar and from the street below.



15 Greenery Unites the Building and Emphasizes the Connections Between Inside and Out

At ground level the separation between inside and out is blurred by planting both in the lobby and along the street. At the upper levels planting spirals around the building expanding the biophilic idea.



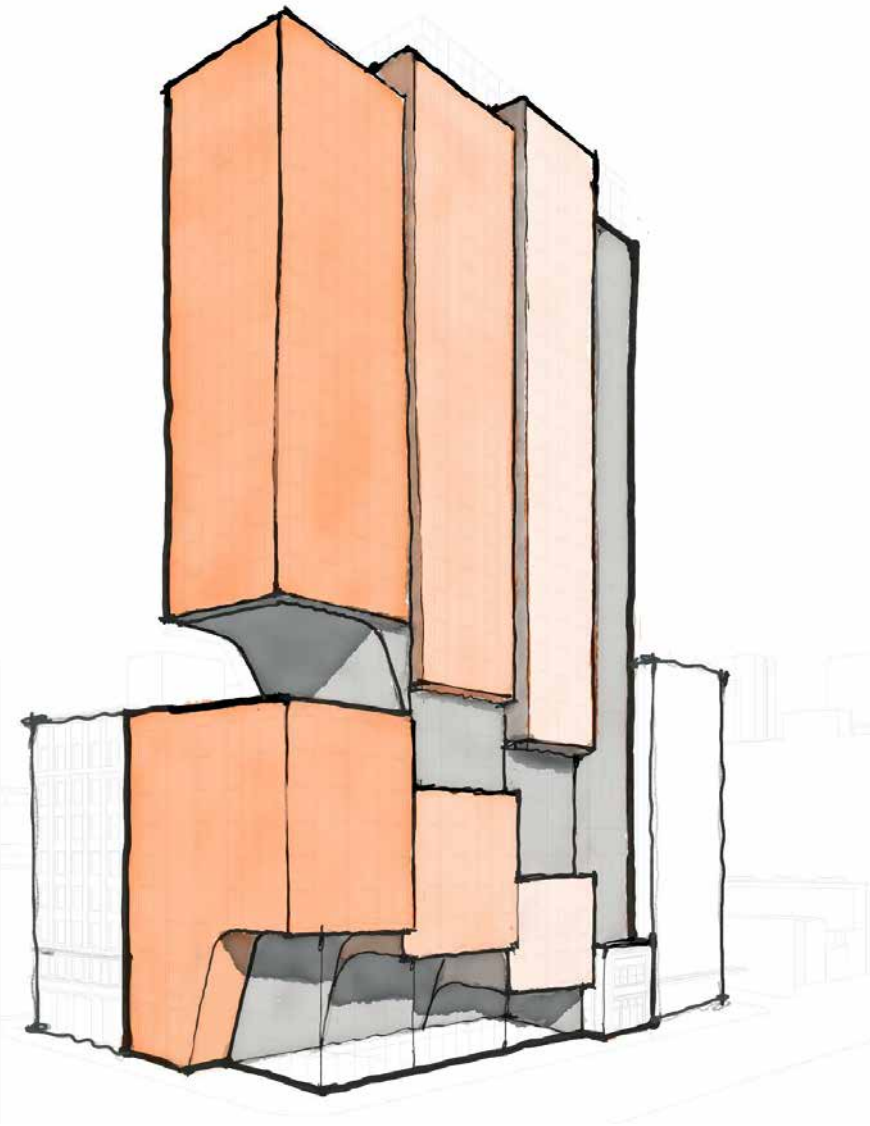


Tectonics

Material, texture, and form are inspired by the nearby heritage context, but remain contemporary.

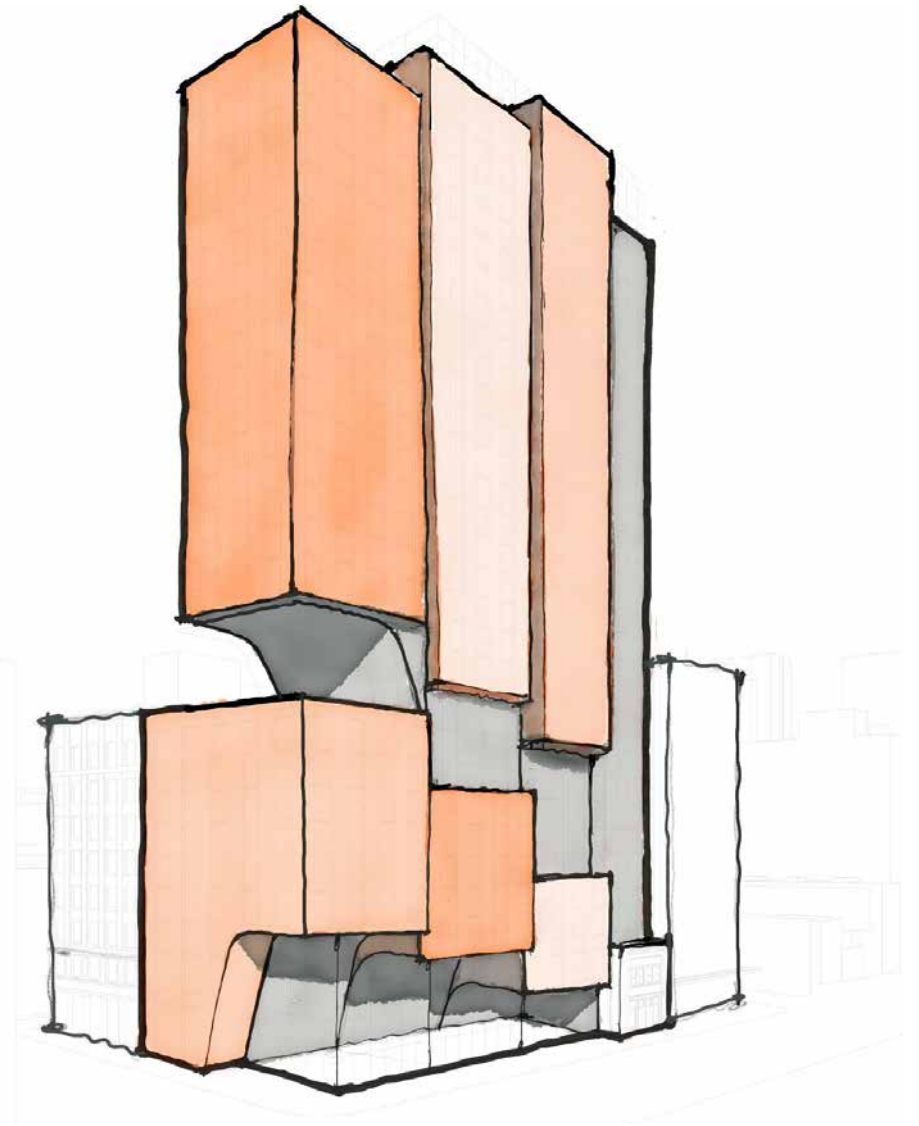
The materiality of the new building is inspired by the historical context of Victory Square and Gastown to the east, which has a rich tapestry of warm colours and natural materials. This is reimagined in a contemporary palette and formal response which seeks an architecture of excellence that complements its context and acknowledges the rich history of the site.

The immediate context of the Lumbermen's building is referenced through shared datums and a contemporary interpretation of the punctured facade.

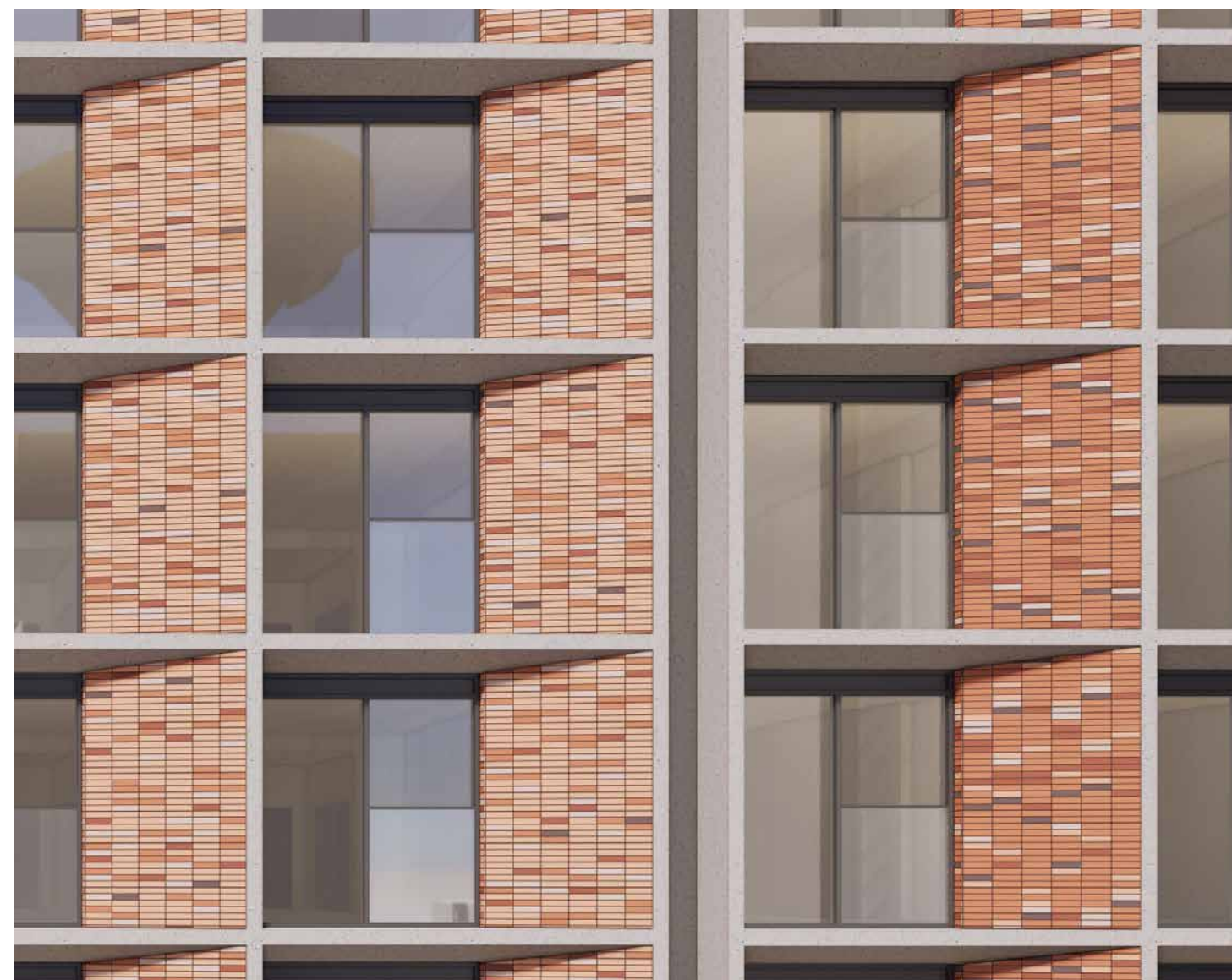
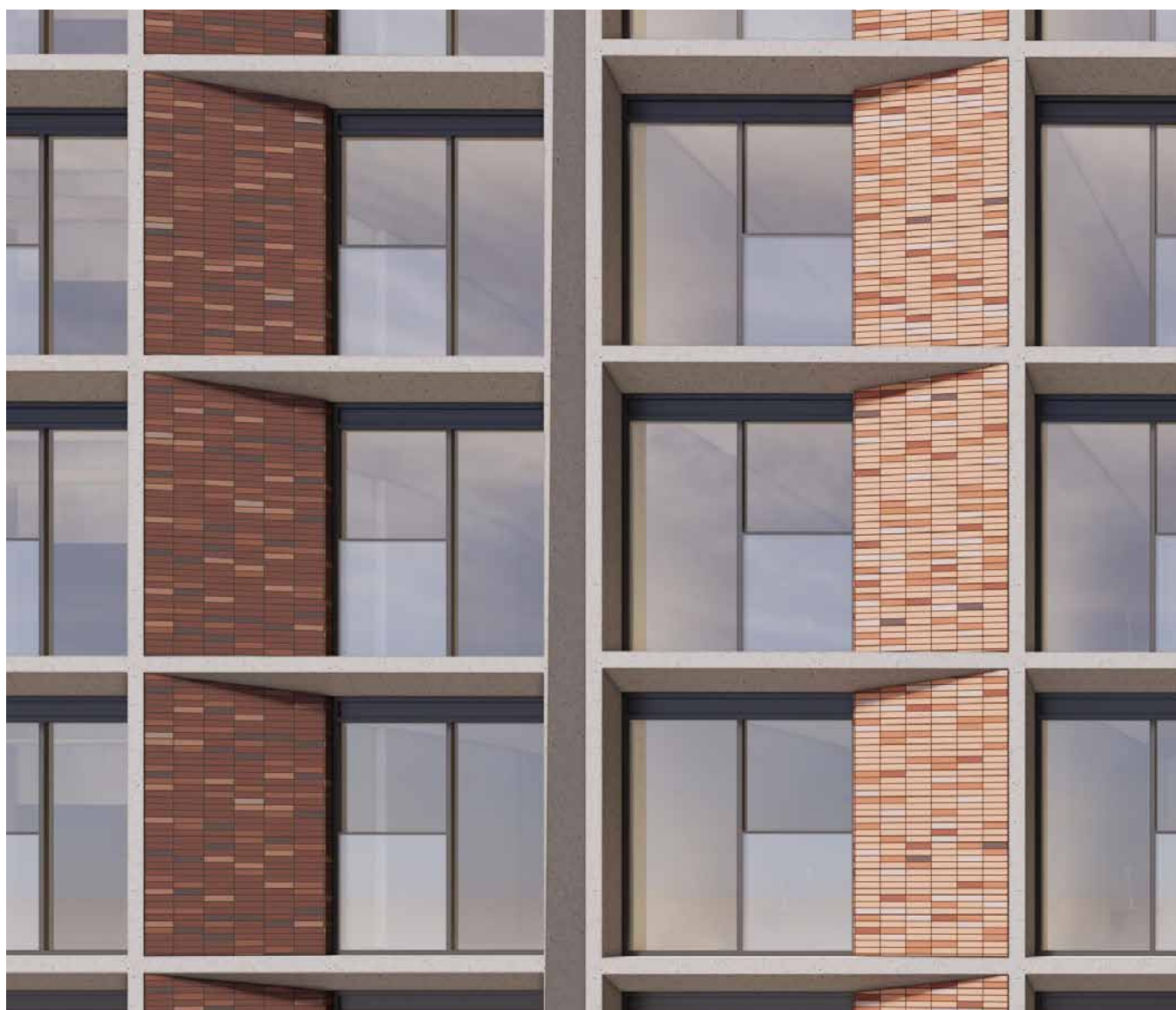


16 Complementary Tones of Brickwork are Used to Differentiate Between the Building Masses

Varying brick colours support the legibility of the historical 52' module.



17 Colour is Shuffled to Create a More Dynamic Massing



South-East Elevation



North-East Elevation



South-West Elevation



View from North



Materiality

The palette draws inspiration from the heritage buildings on the site and in the area, but juxtapose these with a contemporary palette.

Brickwork was a predominant material when the area was initially developed, and form a large portion of the facades of the two heritage buildings on the site. The Lumbermen's Building is a typical example, a grid of punctured openings in a masonry wall, constructed by hand in the technologies of the day.

In contrast, the new tower uses brickwork within a precast concrete frame, using the technologies demanded by a contemporary high-performance facade and speed of installation, whilst maintaining the textural benefits of brick. The design refers to the historical brick grid but does not replicate it, rather re-imagining it within a precast grid. This grid is utilised to create colour and shape variations that emphasize the subdivision of the facade, supporting the building concept.

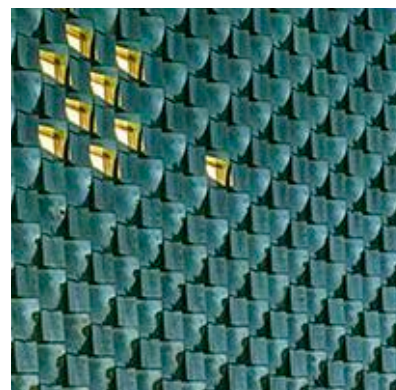
Contemporary materials such as frameless and structural glass, and metal paneling contrast against the solidity of the brick and precast to highlight important moments in the design. These are typically the places of public interface, such as the atrium and the restaurant deck.



1 Pre-manufactured Brick Panels



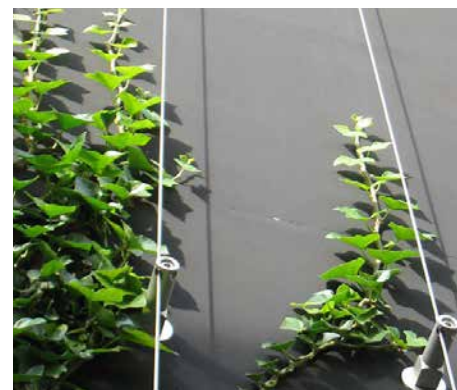
2 Precast Concrete



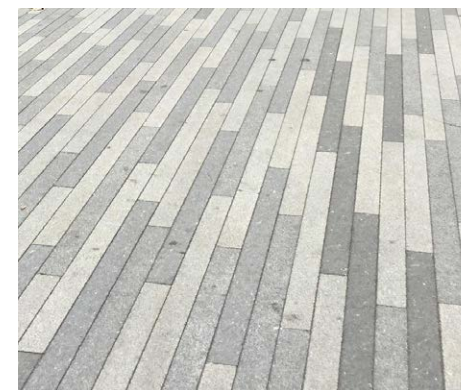
3 Metal Accent Panels



4 Structural Glazing



5 Stainless Steel Cable Creeper frame



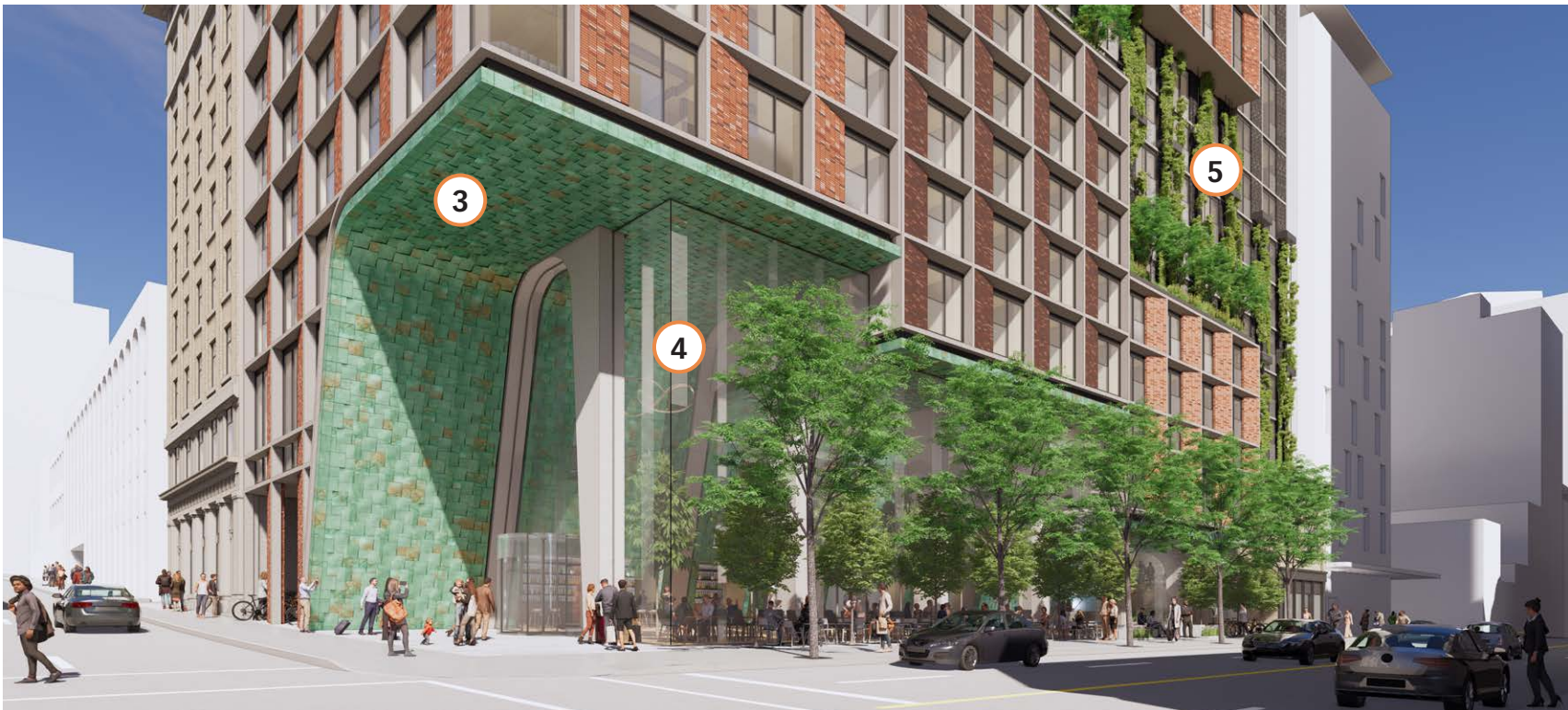
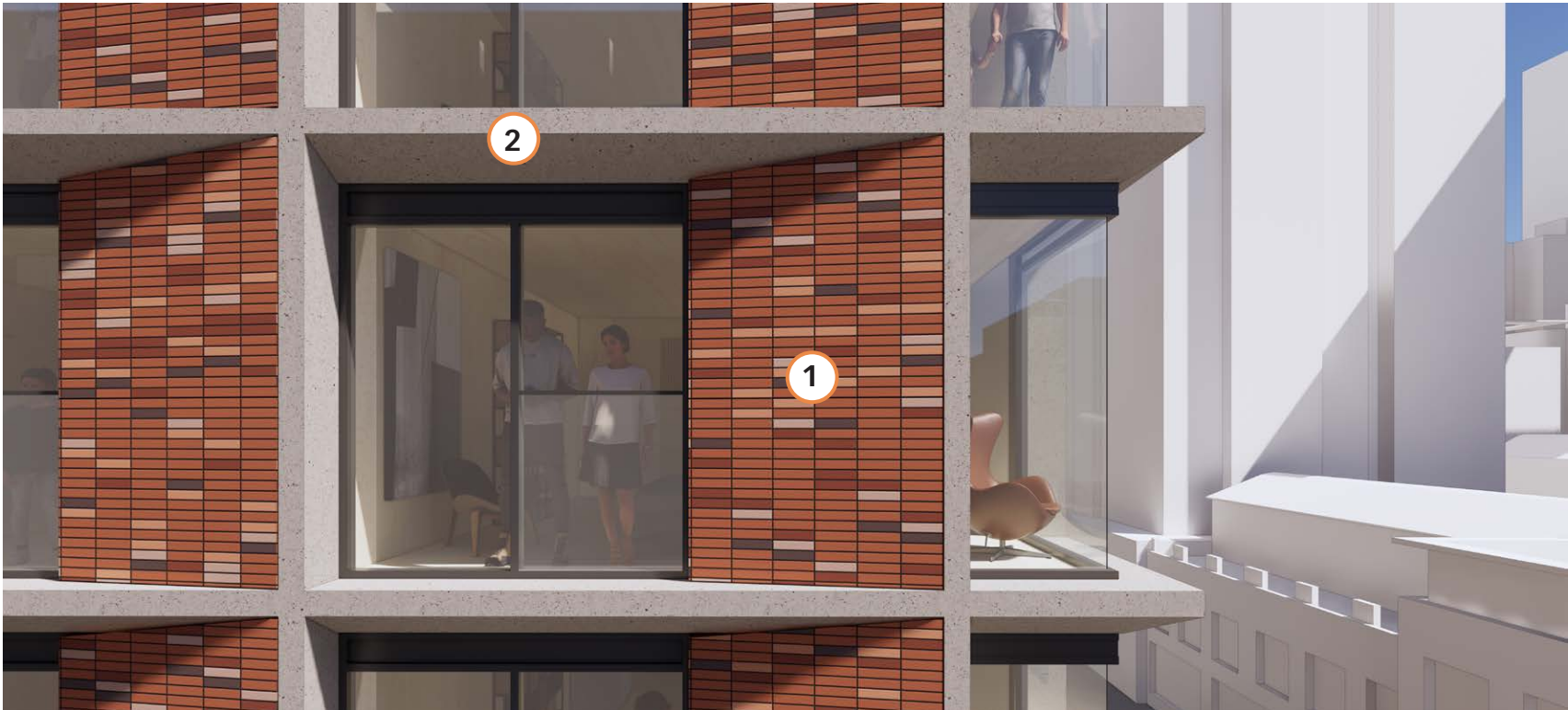
6 Stone Pavers – Restaurant & Pool Decks



7 Frameless Glass Guard Railings



8 Integral Planters







Landscape Design

The landscape is integral to the building design. The biophilic idea reinforces the narrative and helps to integrate the building into the public realm.

A network of vegetation spirals around the building, creating a green system that connects to the neighbours and the heritage context whilst providing relief and amenity to the building occupants. Amenity and restaurant decks at upper levels provide green spaces for the use of occupants and visitors. Trees and raised planters provide significant ecological value through their ability to provide habitat and food for birds and insects, providing shade, attenuating rainwater, combatting the urban heat island effect and improving air quality.

At the ground level, a grid of trees extending between inside and out, creates a visual and physical connection that blurs the boundary between the public realm and the public facing functions of the hotel lobby, activating both. This area is further enriched with public art and key amenities like bike racks and sculptural seating. These address functional needs, enhance interest in the site, and contribute to the wider urban fabric.



Sidewalk Garden Grove



Indoor Garden Grove



Public Art Feature



Movable Metal Planters



Sculptural Seating Cubes



Bicycle Stands



Indoor Tree



Outdoor Tree



Sidewalk Tree

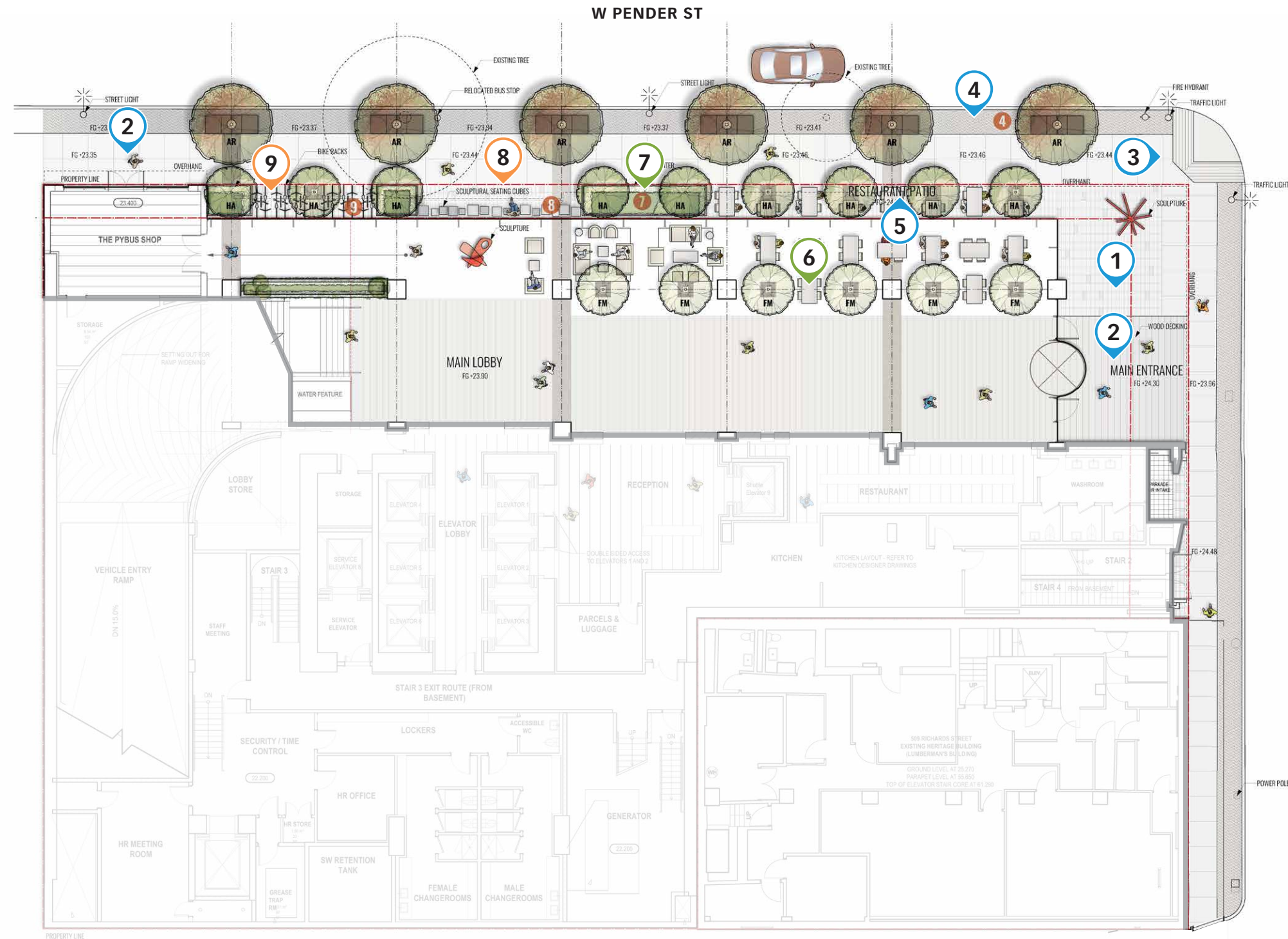


Tree Grate



Materials Palette – Wood, Stone, Textured Accents

- 1 Plaza
- 2 Hotel Entrance
- 3 Sidewalk
- 4 Boulevard
- 5 Patio
- 6 Forest Atrium
- 7 Raised Planters
- 8 Public Sculptural Seating
- 9 Public Bike Racks



Ground Floor Plan



Planted Terrace Gardens around Facade



Jacob Wire System for Facade Vines



Trees in Planters – Seasonal Interest



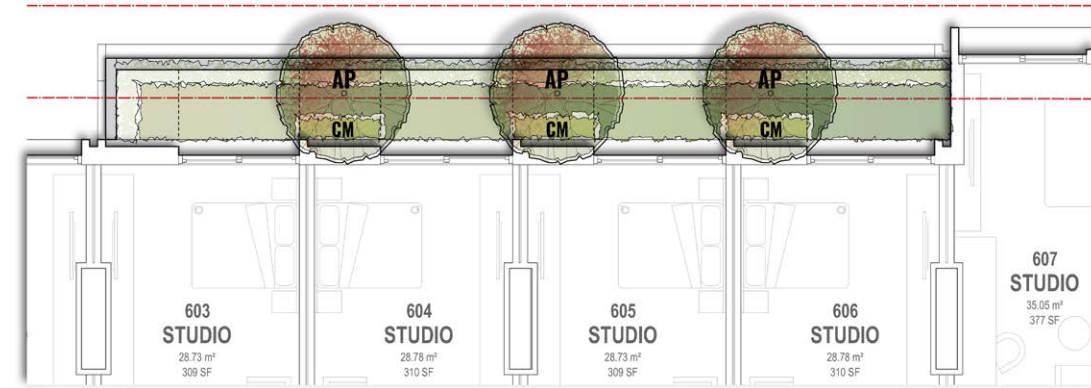
Evergreen Vines



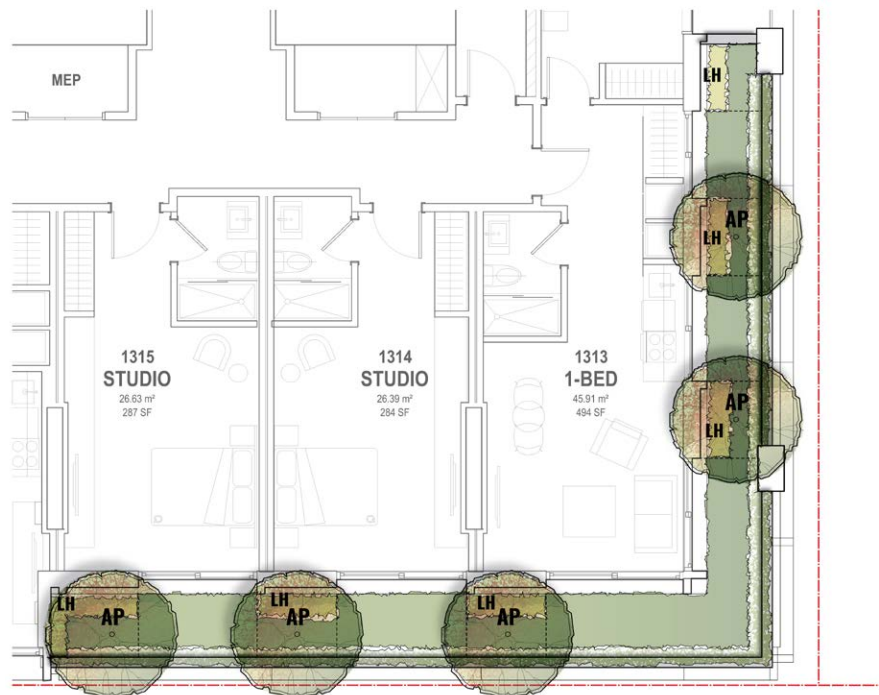
Intensive Green Roof – Flowers, Grasses, and Shrubs



Shade Tolerant Vines



L6 Planter Plan

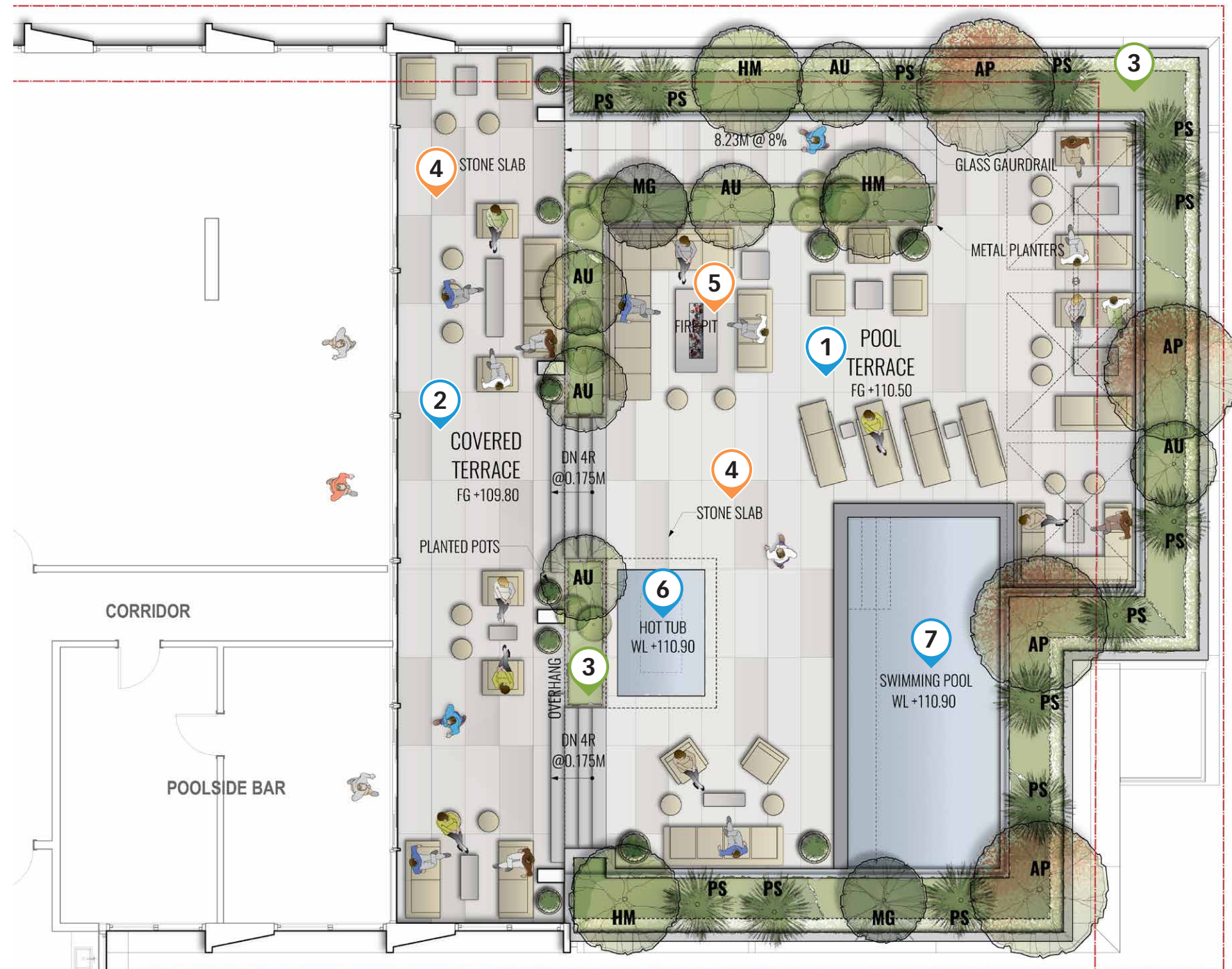


L15 Planter Plan

- 1 Pool Terrace
- 2 Covered Terrace
- 3 Planter
- 4 Stone Slab
- 5 Fire Pit
- 6 Hot Tub
- 7 Swimming Pool



USABLE TERRACE GARDENS



L30 Floor Plan







4.0

Design Analysis

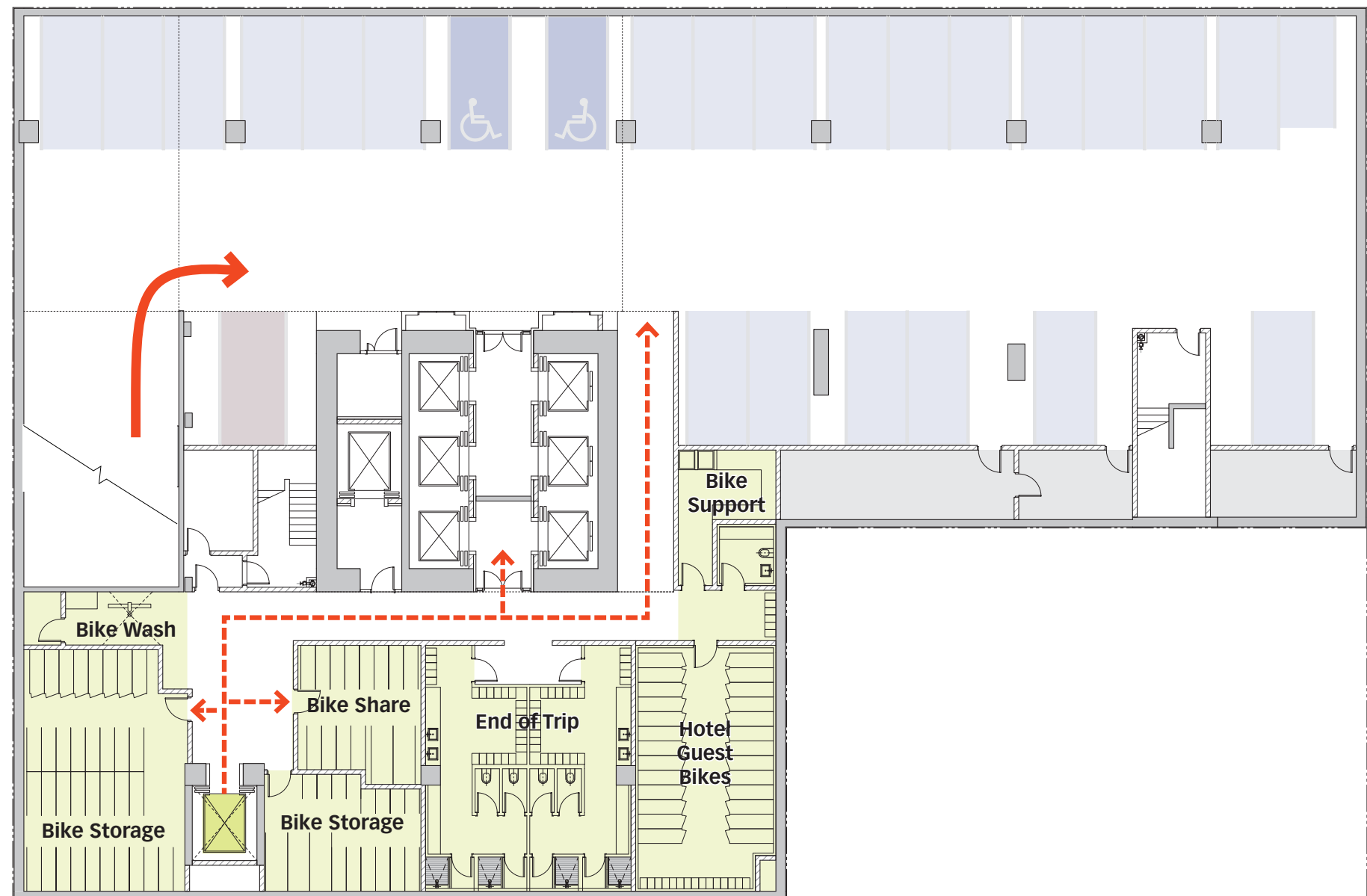
Parking & Loading

The parkade provides parking and support services over 6 levels.

Level P6 (Lowest Basement Level)

As well as general parking, Level P6 includes a facility for bicycle parking and related services. Bicycle access to this area is via a dedicated bicycle elevator that connects the facility to an entrance at level 2 (directly accessible from the lane)

The bicycle provision is increased from requirements as set out in the TDM plan and also provides for a fleet of shared bicycles for the free use of staff. An additional area is also included to provide secure storage for hotel guest bicycles. The facility is further supplied with enhanced end-of-trip facilities and additional services such as the maintenance and washing of bikes.



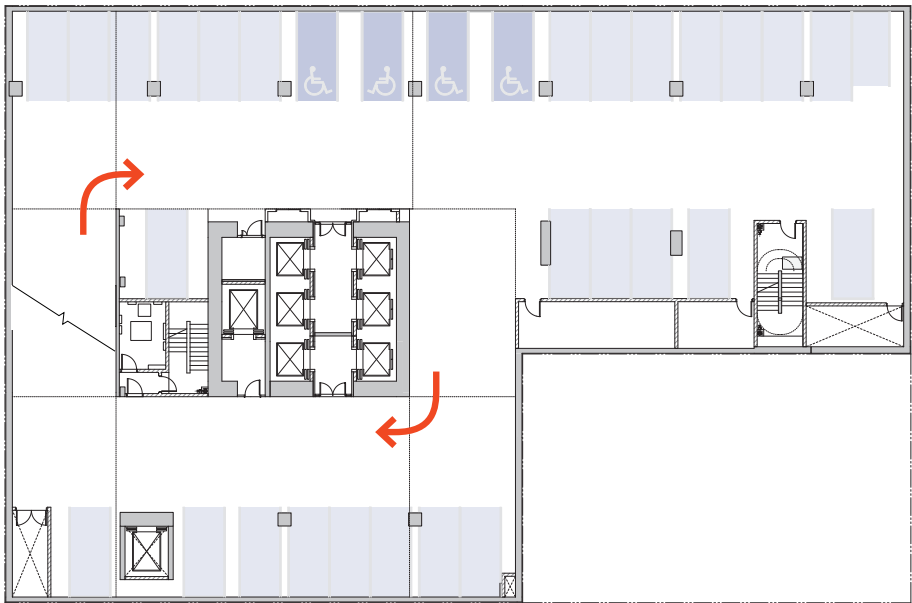
Level P6

Level P2–P5

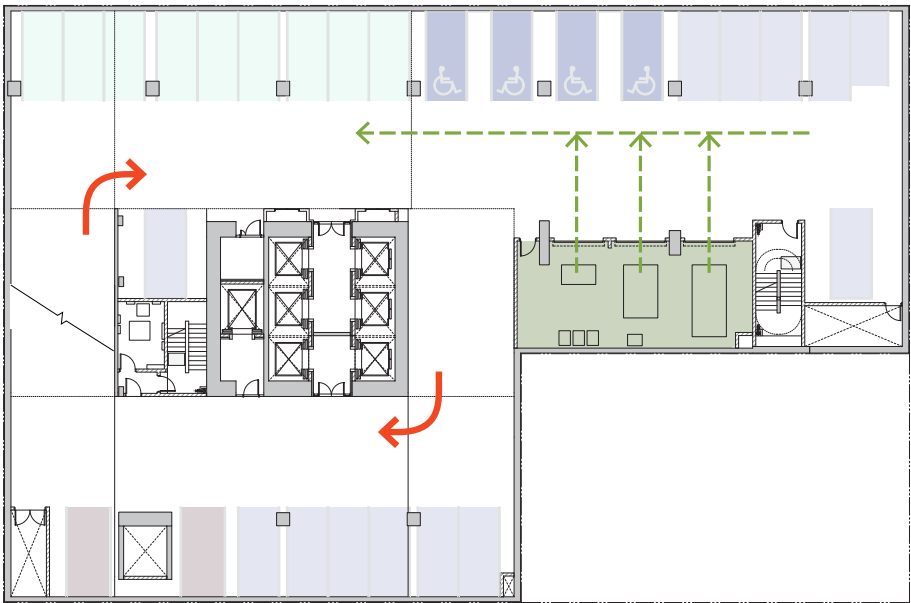
Levels P2 to P5 provide parking for the hotel as well as additional loading and passenger stalls.

Additional services such as the main electrical infrastructure for the building and the buildings waste facility are included on these levels.

The waste facility on level P3 includes facilities for the separation of waste for recycling, including e-waste and batteries. A bank of 9 car-share stalls is also provided at level P3. These vehicles will be publicly accessible to all and their immediate availability will help to reduce vehicle use and parking demand for both building employees and guests.

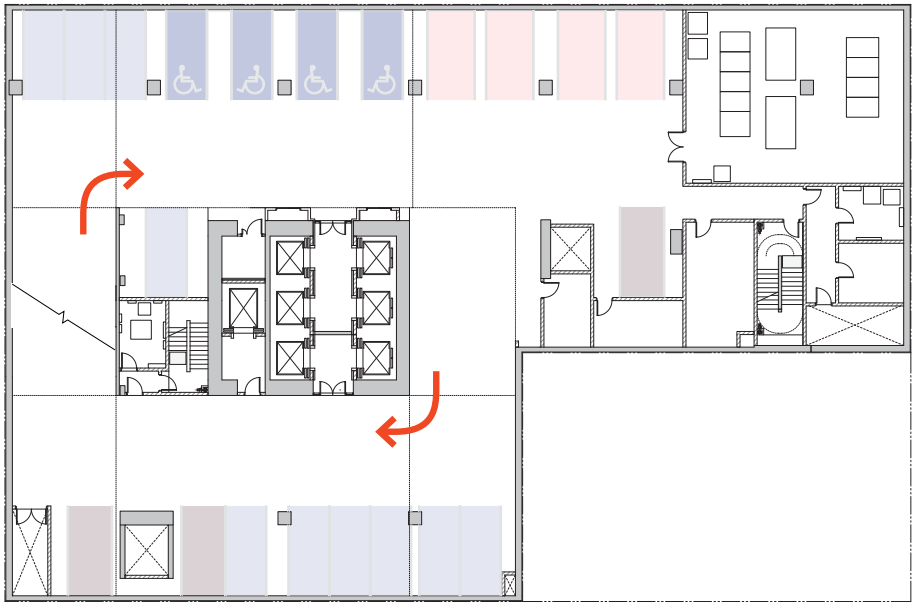


Levels P5–P4



Level P3

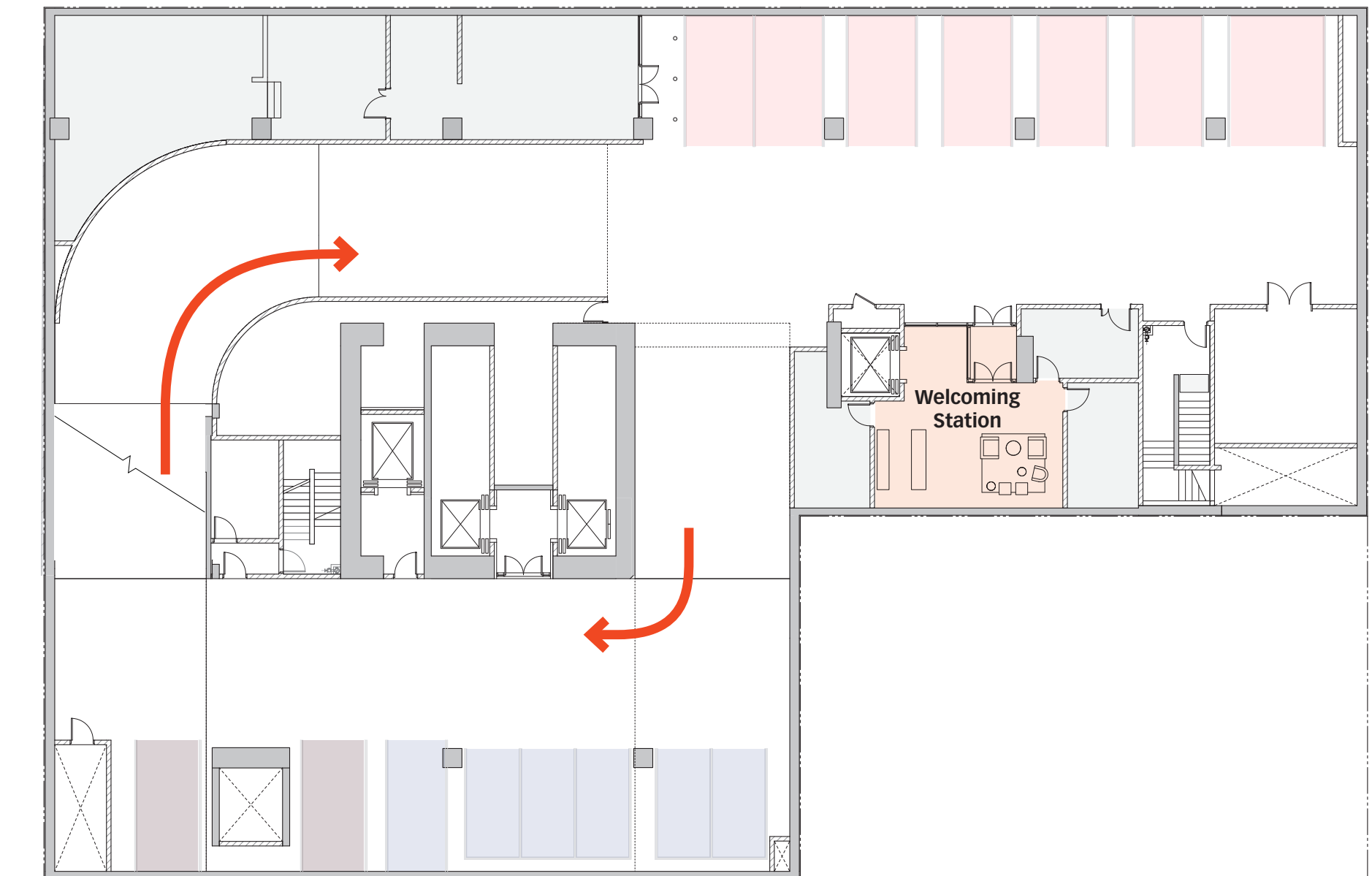
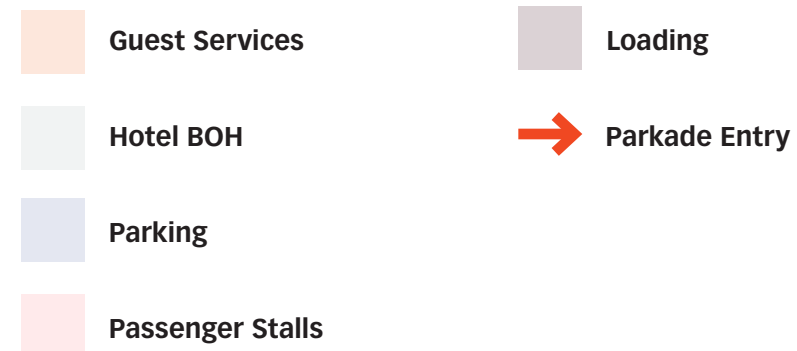
- Parking
- Accessible Parking
- Loading
- Car Share Stalls
- Passenger Stalls
- Garbage & Recycling Room
- Path for Garbage Pull-out Service
- Parking & Loading Entry



Level P2

Level P1

The entry ramp from the lane arrives at Level P1, the main entrance level to the parkade. At this level a bank of passenger stalls provide for short term “drop off and go”. A welcoming station at this level provides direct access up to the reception at level 1 above. This facility will be manned and managed to provide a warm and comfortable arrival for new and returning hotel guests. Additional passenger stalls at level P2 provide for overflow and a more direct access for guests who already have room access control.



Level P1

Above Grade

Level 1

Level 1 is the main access level, with entrances at the west and east of the building. The west entrance is via the existing heritage building on West Pender Street (the Captain Pybus Building) and the east entry is from a new plaza area that has been created at the corner of Richards and Pender Streets. The entire Pender Street frontage is activated with retail, food and beverage offerings, and hotel lobby programming.

A welcoming station / reception is situated at the elevator from the basement, and gives access to the main elevator core. Support spaces at the rear of the site include staff facilities. Further staff and back of house facilities are located at levels 4, 5 and 6. The entrance ramp to the parkade continues through this level from the entry in the lane at level 2.

Guest Services/Lobby

Hotel BOH

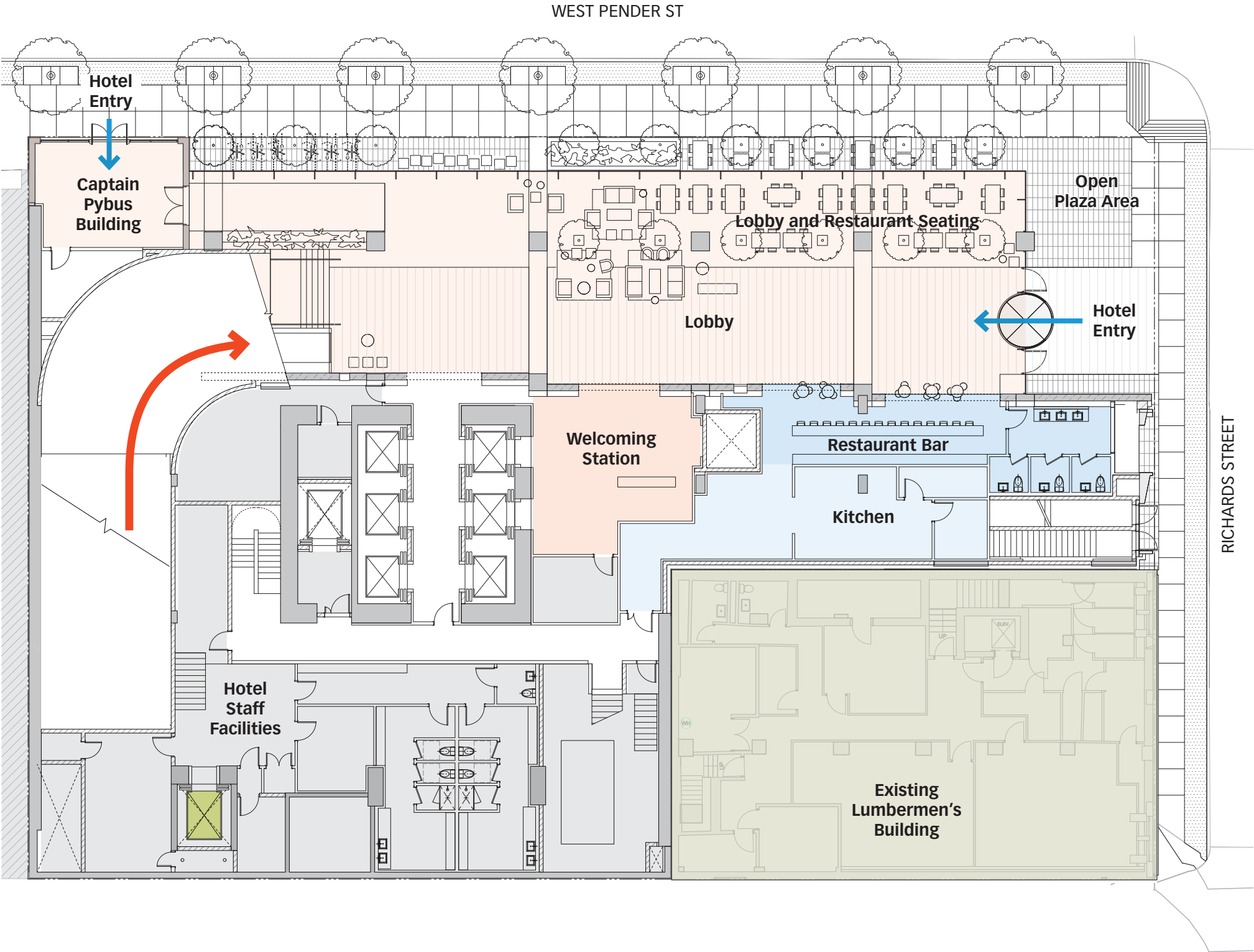
Restaurant

Kitchen

Bike Elevator

Parkade Entry

Existing Lumbermen's Building



Level 1 – Entry Level, Restaurant and Lobby



Lobby Cross Section – Looking Towards Pender Street

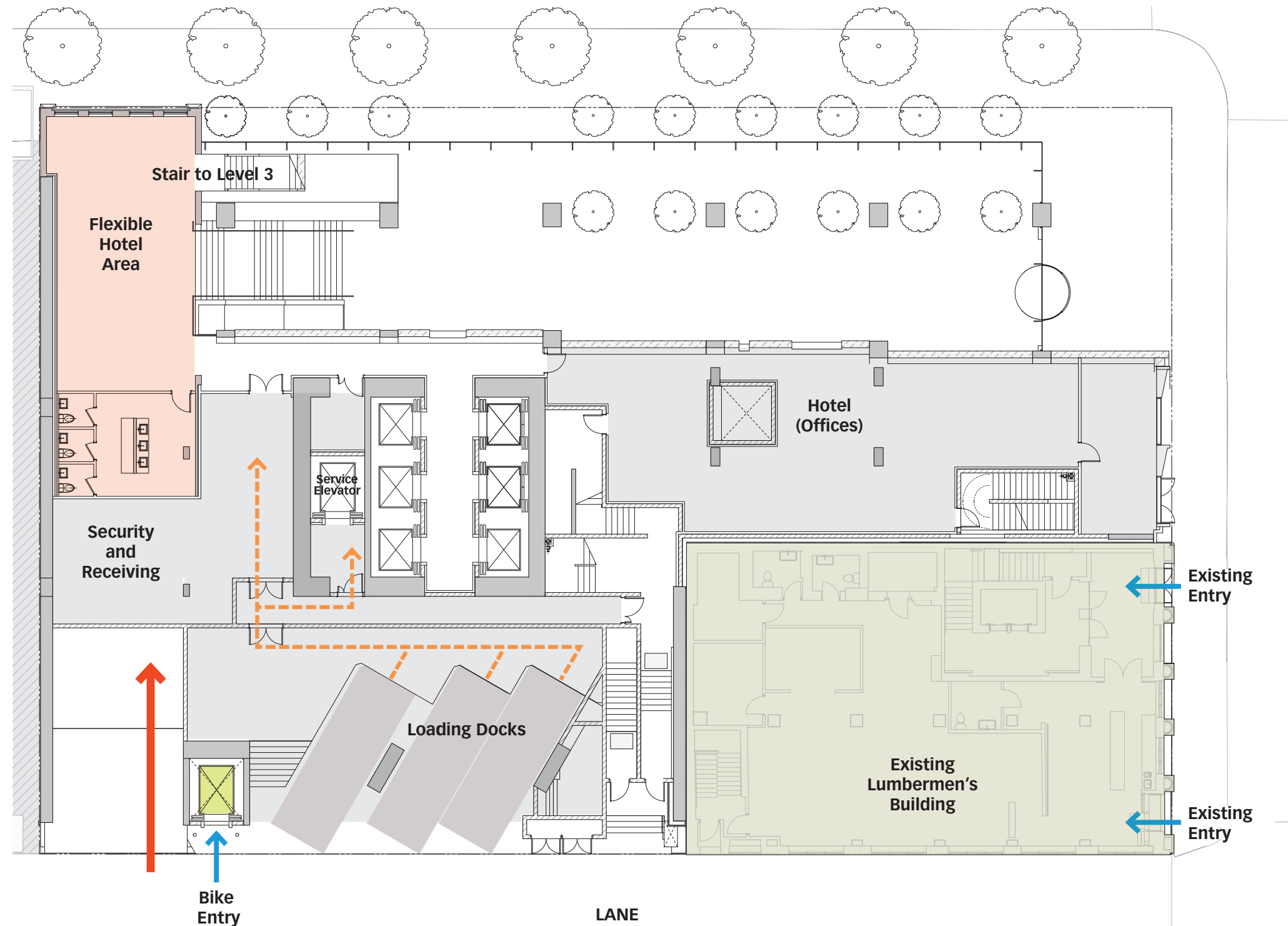
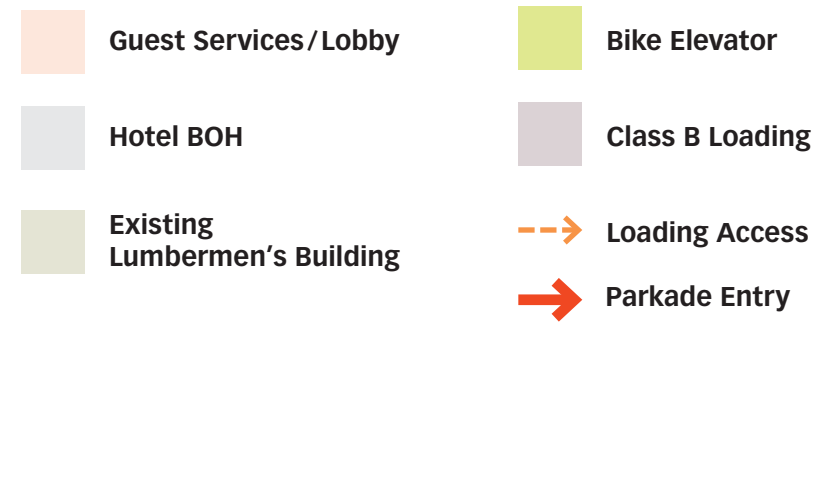


Lobby Cross Section

Level 2

The front of level 2 is mainly an open area above the hotel lobby below, with a stair up to the function rooms at level 3.

The rear of level 2 opens directly to the lane, with entrances to the Parkade and bike elevator. The loading docks connect directly to the hotel service areas and the service elevator.



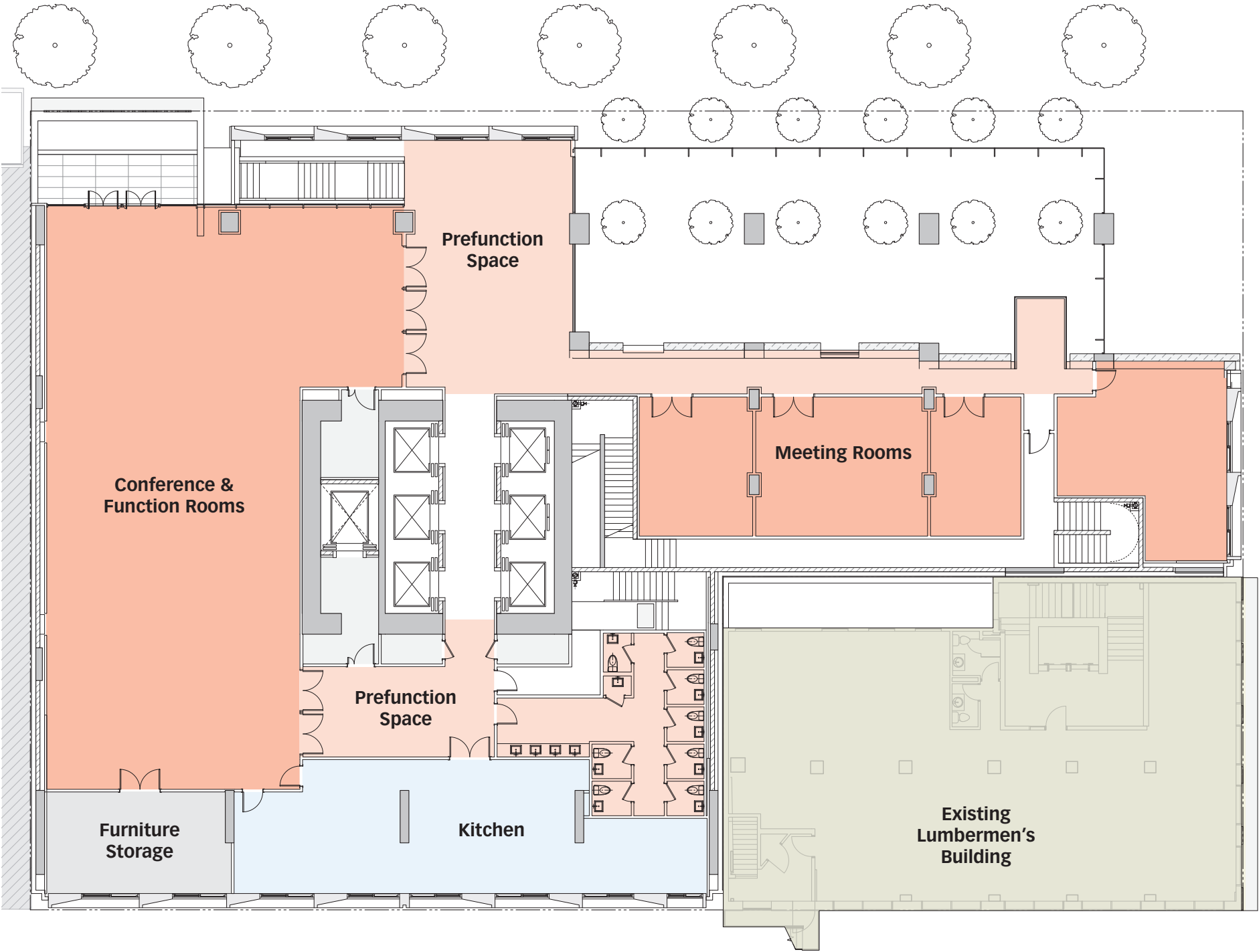
Level 2

Level 3

Level 3 is dedicated to hotel function areas. These include a primary sub-divisible function room, and meeting rooms of various sizes.

A separate kitchen serves these areas.

- Meetings & Conference
- Hotel BOH
- Kitchen
- Existing Lumbermen’s Building

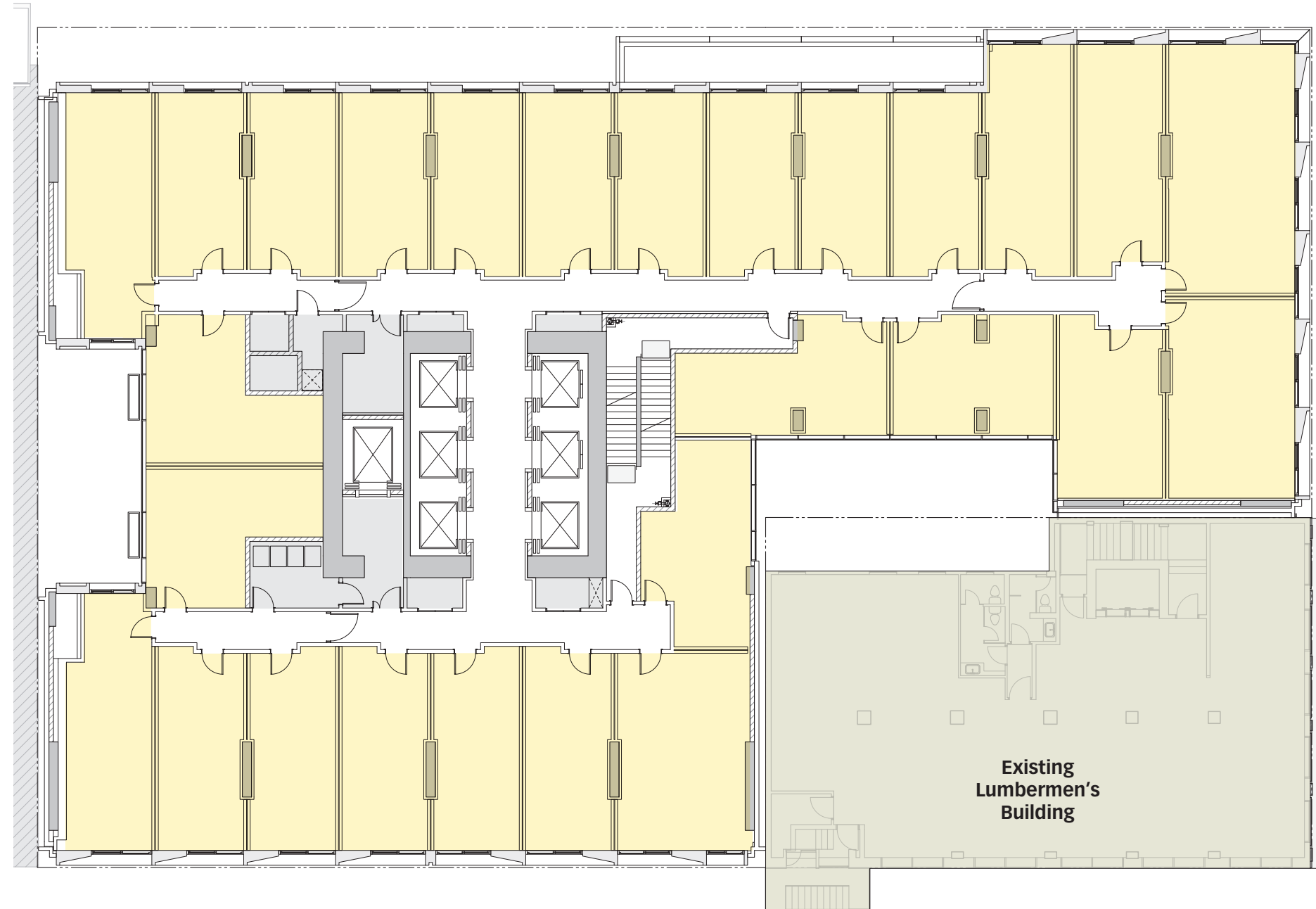


Level 3 – Function Rooms

Levels 4–10

Levels 4 to 10 are mostly dedicated to hotel rooms, but also include hotel house-keeping functions and areas dedicated to hotel staff rooms.

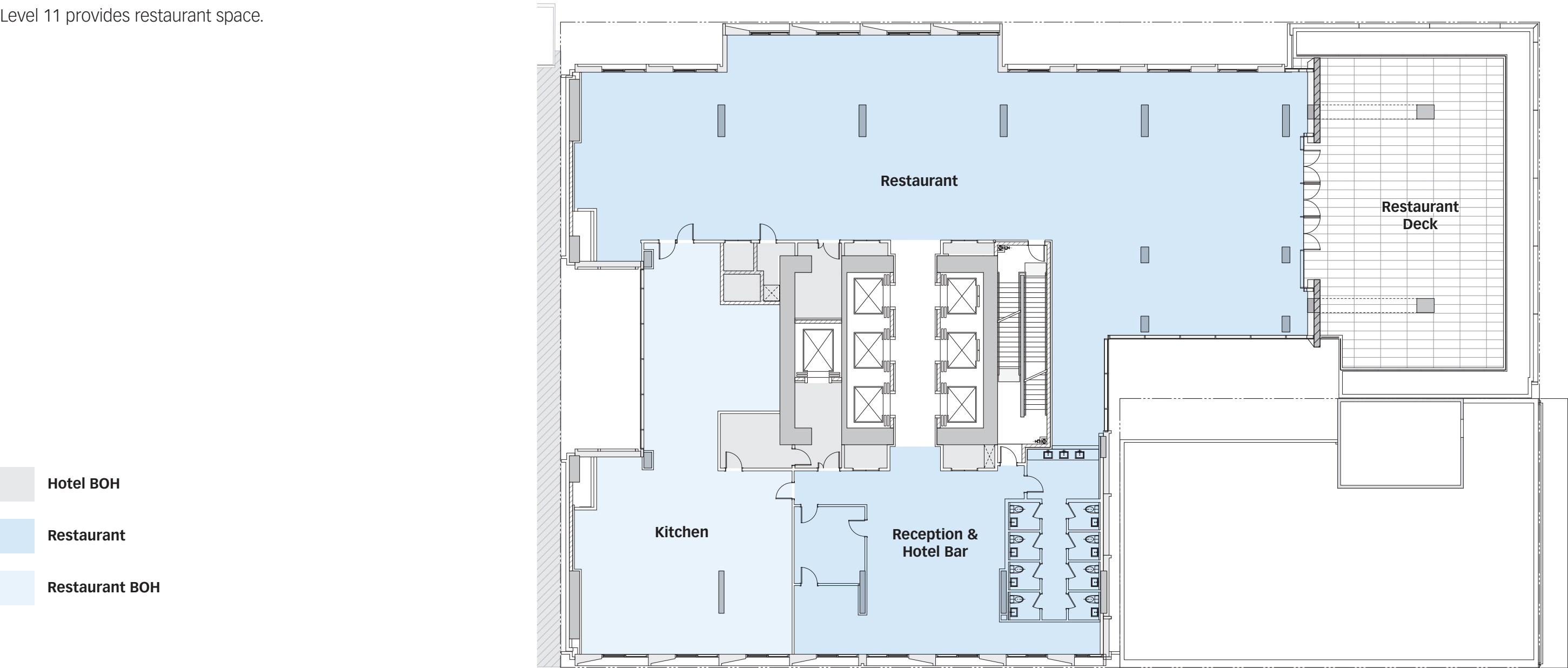
- Hotel Rooms
- Hotel BOH
- Existing Lumbermen's Building



Typical Hotel Level – Lower Level Rooms

Level 11

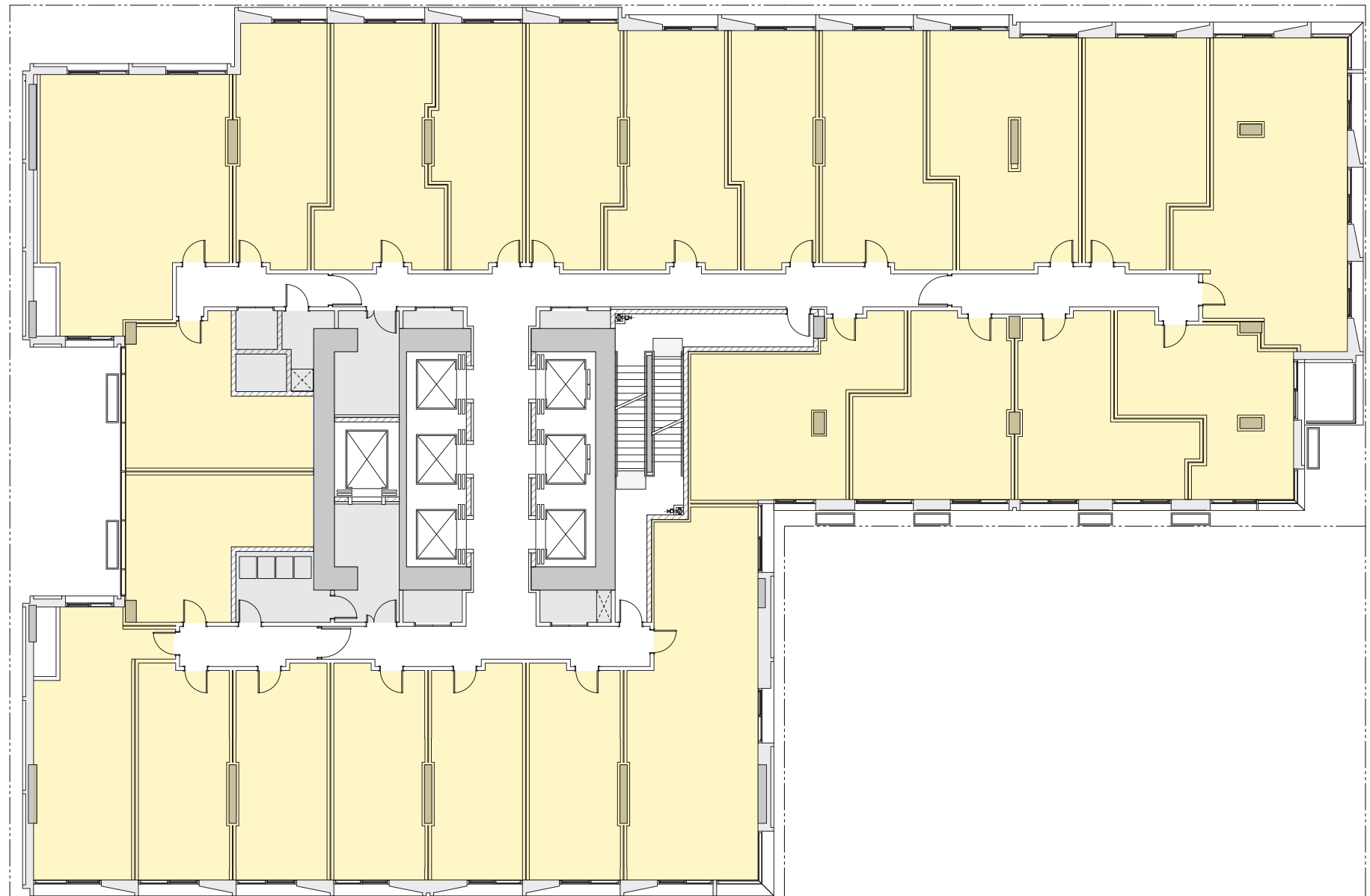
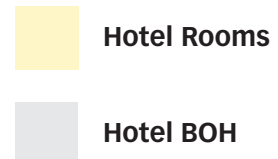
Level 11 provides restaurant space.



Level 11 – Hotel Restaurant

Levels 12–29

Levels 12 to 29 provide hotel rooms in a number of permutations to provide flexibility for guest requirements.

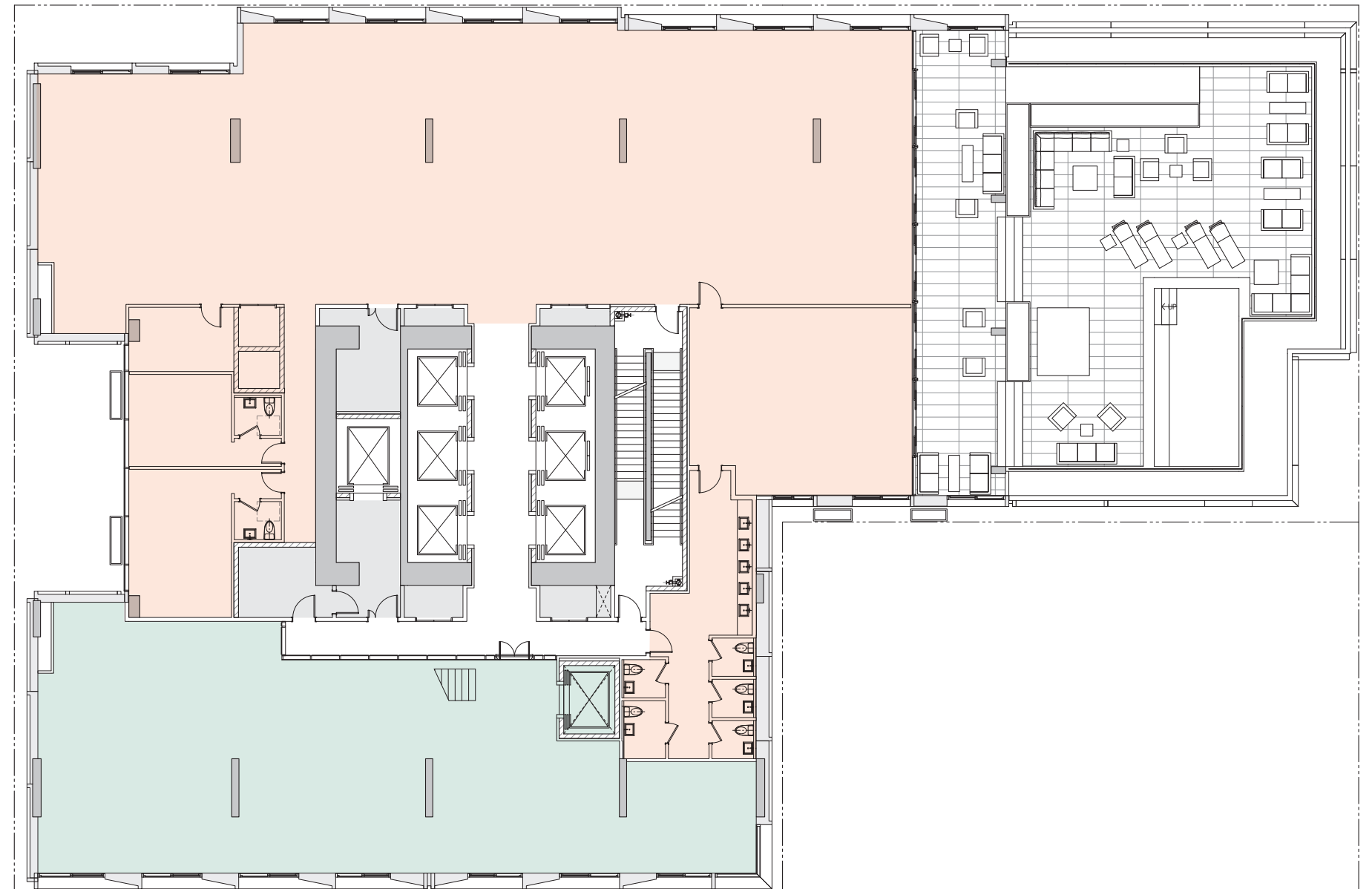
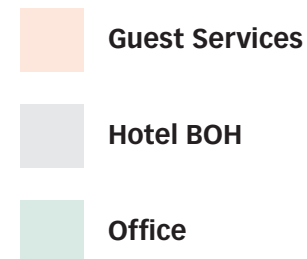


Typical Hotel Level – Upper Level Rooms

Level 30

Level 30 includes a number of hotel amenity functions. This will be a high quality facility for the use of hotel guests, including functions such as the hotel gym and health spa. This level also provides an outdoor pool deck with fantastic views towards the North Shore.

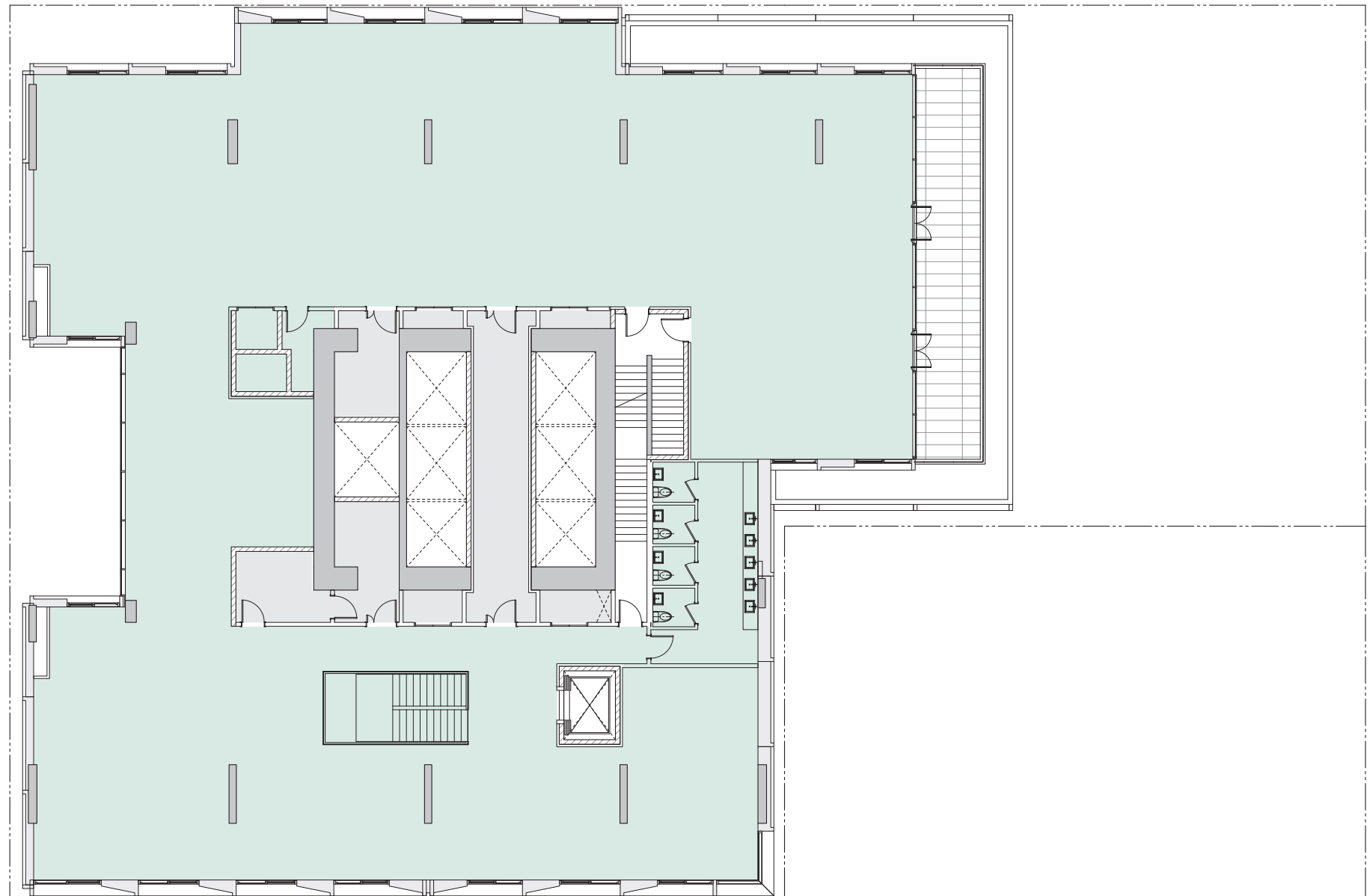
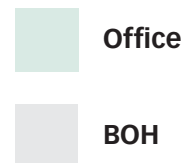
This level also provides the public-facing front entry to an office facility. This level is expected to house the office reception and meeting rooms. A separate elevator and stair gives access to the office level above.



Level 30 – Hotel Gym, Spa and Pool Deck, Office Entry Floor

Level 31

Level 31 provides flexible office space.

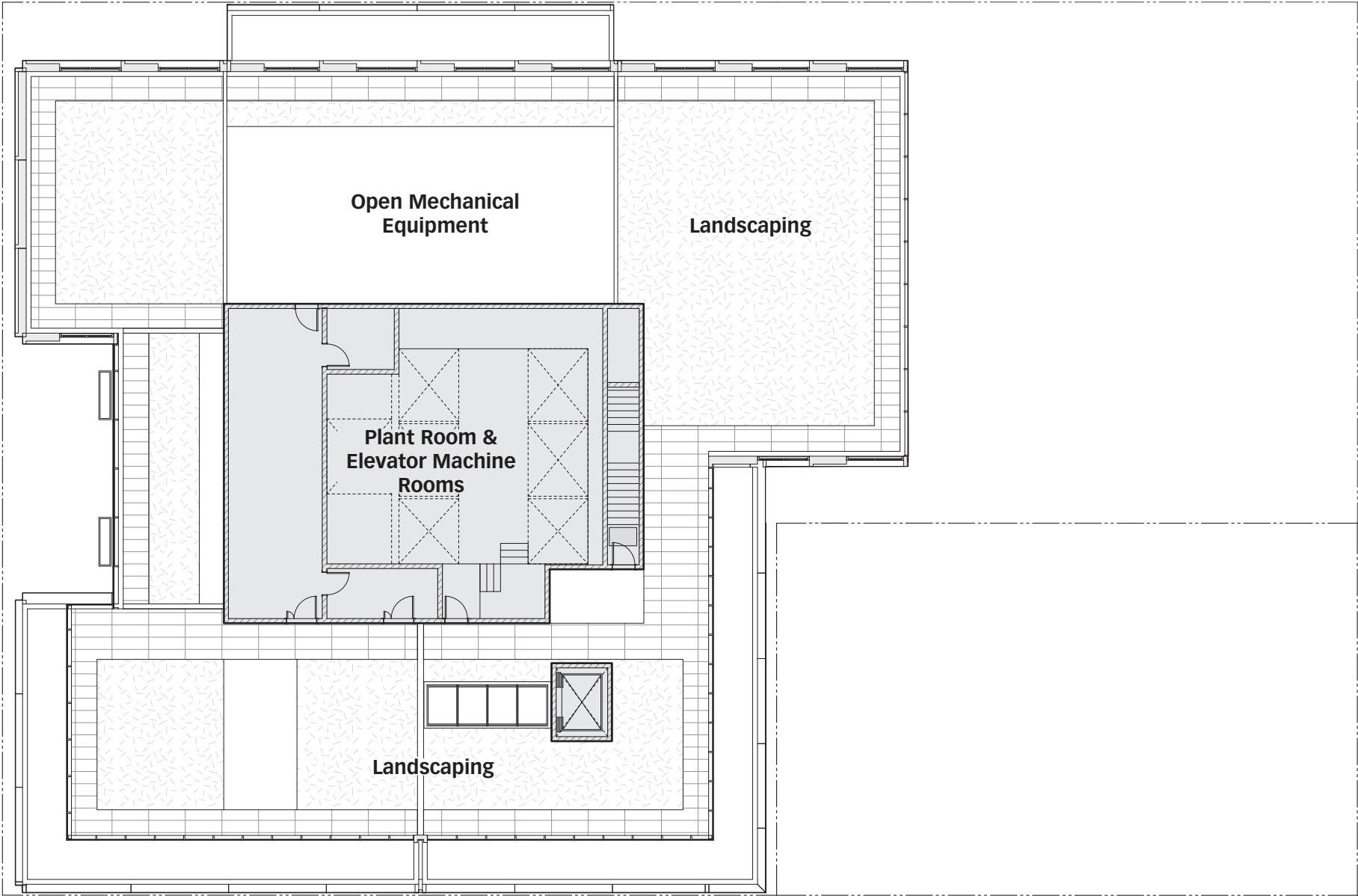


Level 31 – Offices

Level 32 – The Roof

Level 32 includes a number of service areas, both internal and open to the air.

Equipment & Elevator Machine Rooms



Roof Level

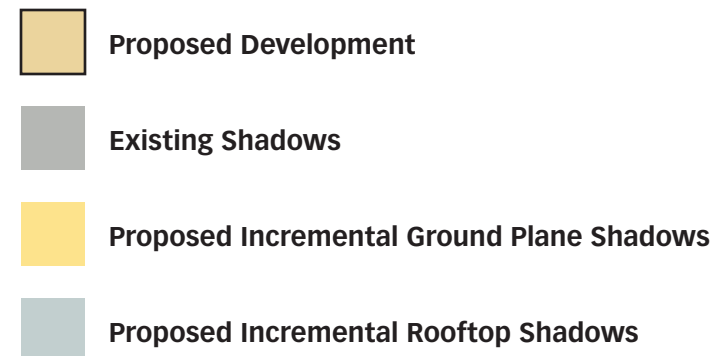
Shadow Analysis

Detailed shadow studies have been prepared to better understand the impact of the project on the surrounding context.

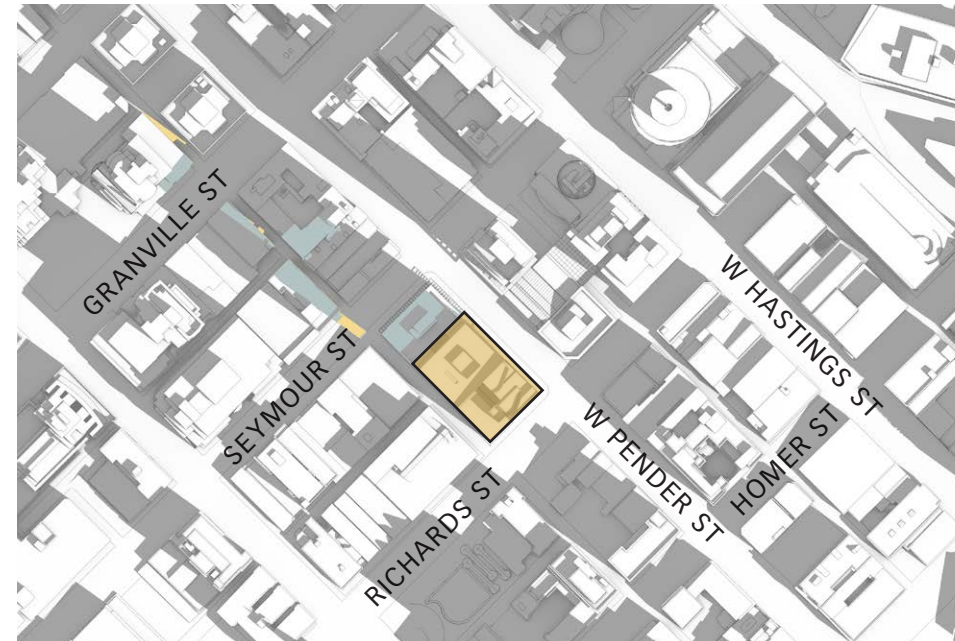
The site is located within the Central Business District of Vancouver's downtown and targeted as the highest-density commercial area within the City and within the Greater Vancouver Region. As such it is generally anticipated that high density development in the CBD will be contributing to overall ground plane shadows.

The site is located at the eastern edge of the CBD's area C1 and expected to see incremental development over time.

The most notable increase to ground plane shadows will occur at noon when the shadow of the proposed building would provide increased shadowing on the north sidewalk of West Pender Street.



Autumnal Equinox – September 22



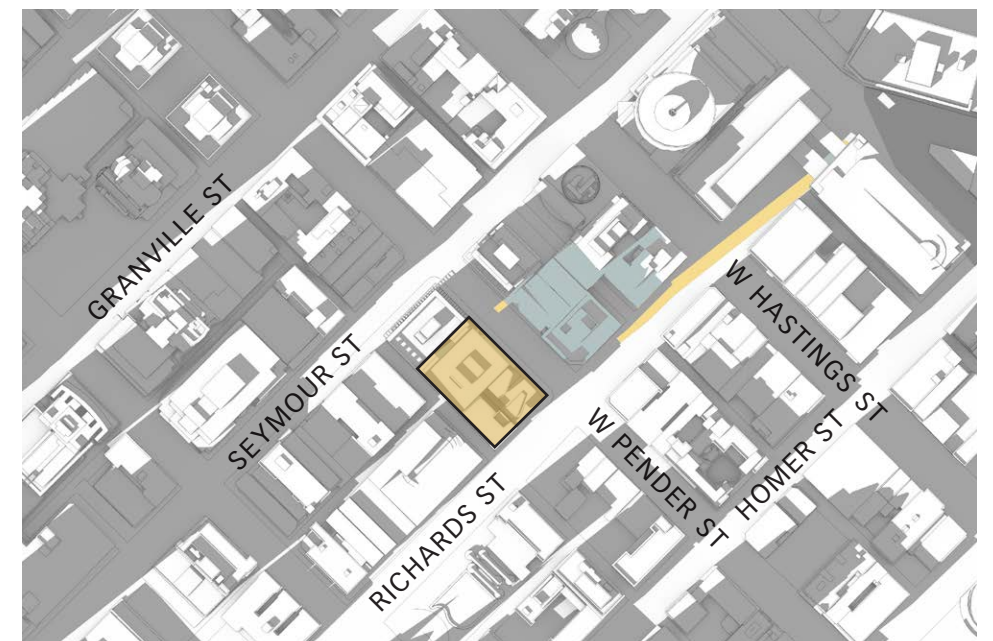
10:00 AM



12:00 PM

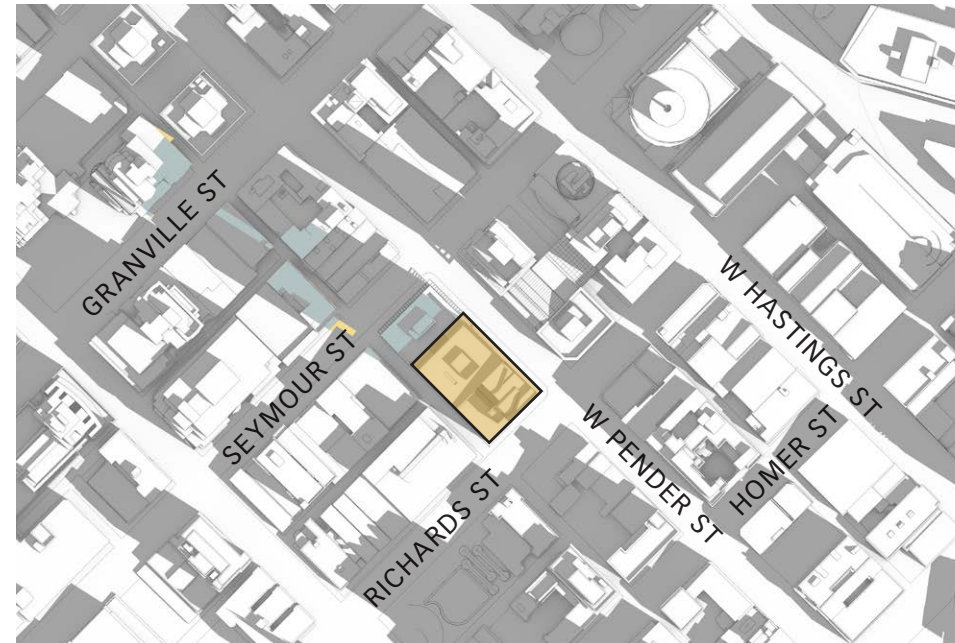


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Vernal Equinox – March 21

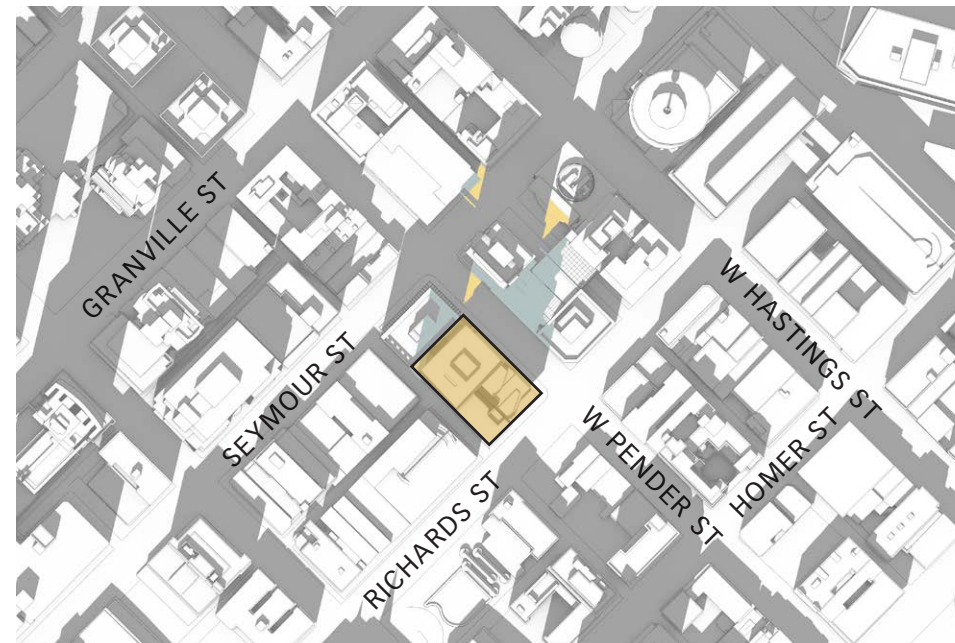


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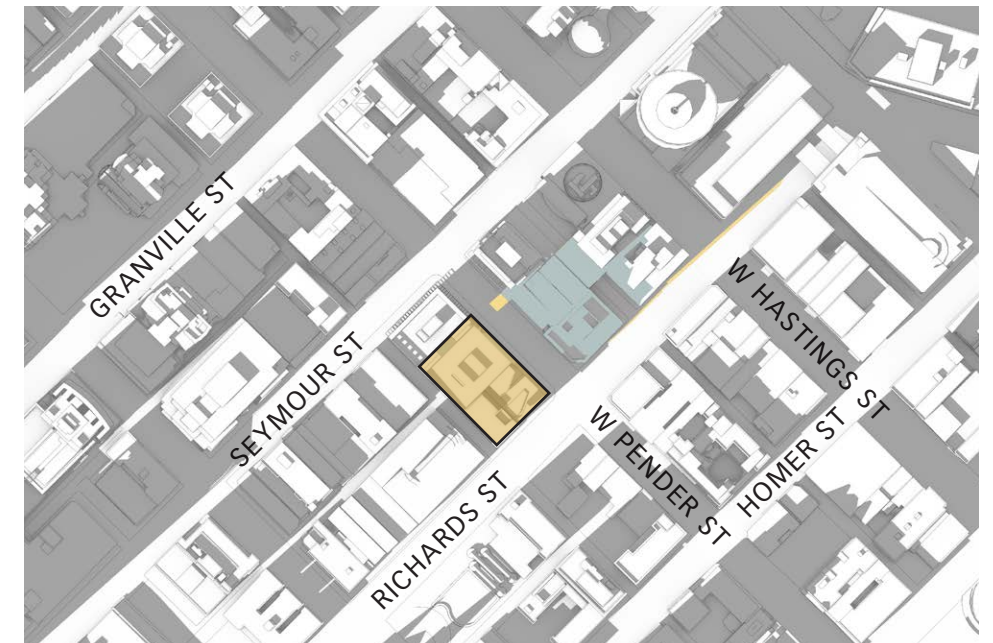


12:00 PM

-  Proposed Development
-  Existing Shadows
-  Proposed Incremental Ground Plane Shadows
-  Proposed Incremental Rooftop Shadows

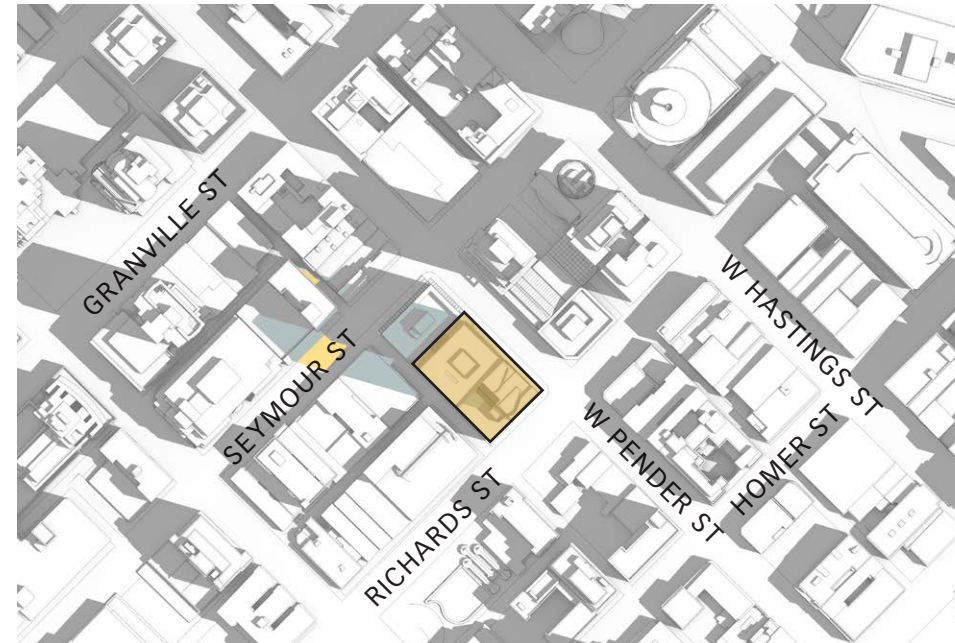


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Summer Solstice – June 21



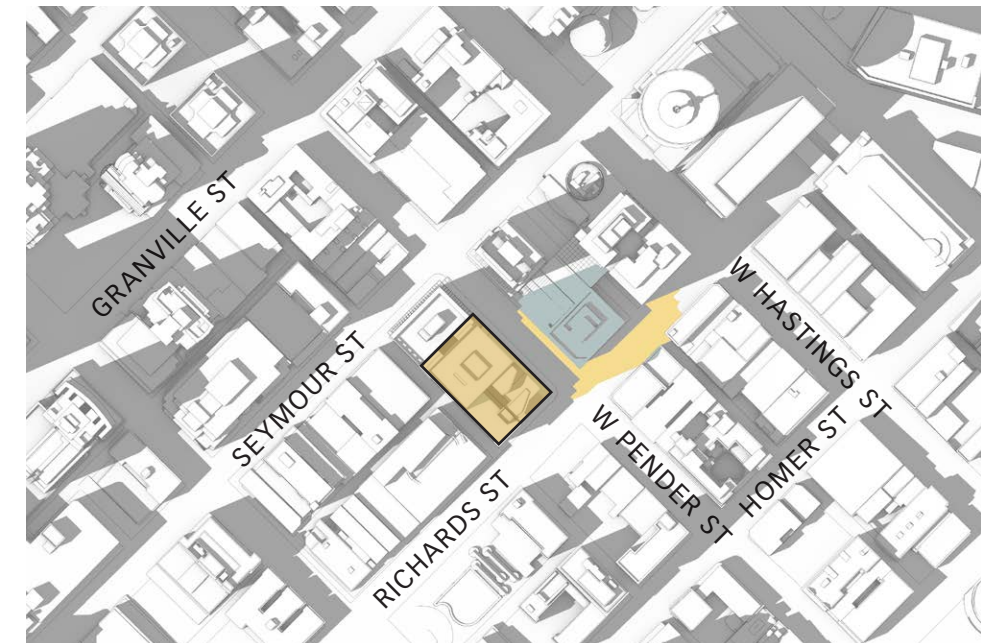
10:00 AM



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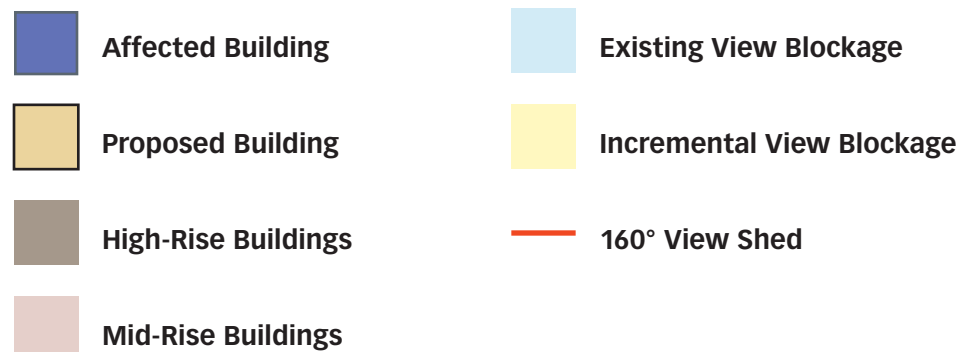
- Proposed Development
- Existing Shadows
- Proposed Incremental Ground Plane Shadows
- Proposed Incremental Rooftop Shadows

View Study

A view study has been prepared for the upper levels of the Conference Plaza building looking towards the south. The building is surrounded by a high density of mid-rise towers on the south that impact views from the lower portion of the tower.

The Conference Plaza building is located in within the Central Business District and was approved under CD-1 (316). While residential development in the downtown core is generally discouraged by CBD policy, it is sometimes permitted in situations where a significant public interest may be lost. The Conference Plaza building was approved in that context and understanding that the residential use would be located in a densely populated commercial zone.

The views offered by the Conference Plaza residential building towards the south are of city views. The close proximity of the proposed development will impact current views, which are anticipated to be impacted further as incremental development densifies Area C1 of the CBD.



Conference Plaza, 438 Seymour Street

View Height: 30th Storey (102m)

Incremental View Impact: 41.47° (25.92%)

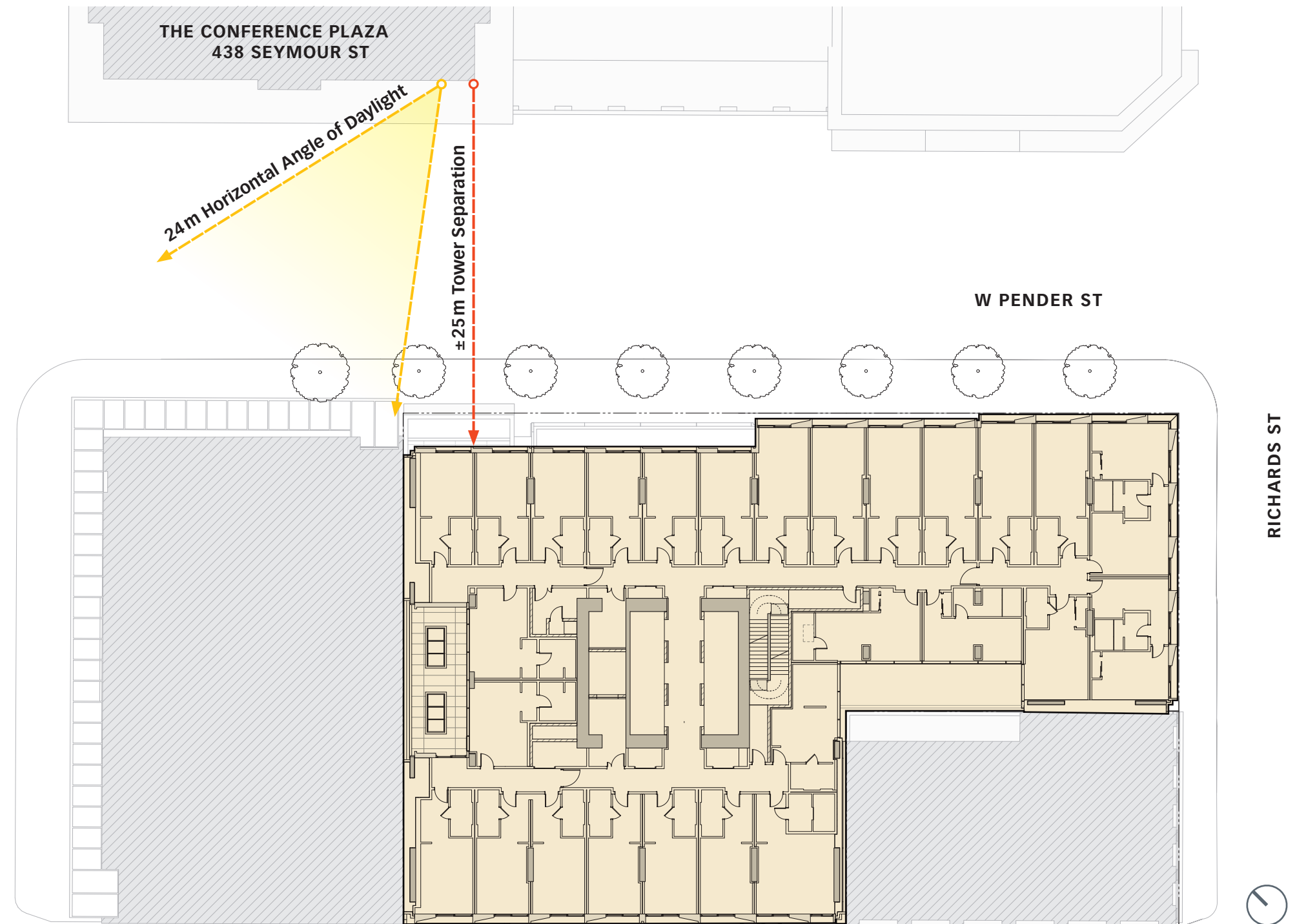
City View Maintained: 57.13° (35.70%)

Tower Separation

The proposed tower will respect the existing residential tower to the north.

While there is no specific policy for spatial separation of towers within area C1 of the Central Business District, the tower placement has been reviewed to ensure it does not impact the 24m horizontal angle of daylight for the adjacent Conference Plaza residential tower to the north.

 Proposed Building



Tower Separation

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 Buildings Policy for Rezoning.

The Green Buildings Policy for Rezoning sets out requirements for developments applying for rezoning to help transition industry toward more sustainable building practice. This proposal meets or exceeds the requirements as set out in the 2022 update of this policy.



Performance Limits and Energy Modeling

The project will meet performance limits for high-rise buildings. The energy report (addendum) demonstrates (through energy modeling) that the project is on track to meet VBBL energy requirements at Building Permit (BP) stage.



Embodied Carbon Emissions

This project limits embodied carbon where possible. The Life Cycle Assessment (LCA), included as an addendum, demonstrates that the project is on track to meet the VBBL requirements at Building Permit stage.



Building Resiliency

The project has considered the potential risks and hazards for the project and occupants for the useful life of the project and have developed strategies and measures to mitigate against these risks. A Resilient Buildings Narrative is included as an addendum.



Integrated Rainwater Management

Onsite rainwater management has become and 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 24mm 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 measure to achieve these targets, including: green roofs, landscape and soil retention, permeable paving, water detention and Jellyfish treatment system.



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 and 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.



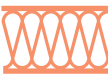
Airtightness Testing

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 1.2 L/s m2 @ 50 Pa for suites.



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 greater than 75% performance to meet fresh air and ventilation requirements.

Sustainability



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.



Energy Efficiency

Operational energy requirements will be reduced by using high performance domestic hot water heating and LED lighting throughout the project. Low energy appliances will be specified.



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.



Biophilia

Greenery has been incorporated as a key design element – a ribbon that wraps around the building, articulating the facades, accentuating the key levels, and extending up onto the roof. Green landscaping is also used at ground level to visually tie the public realm into the building lobby.



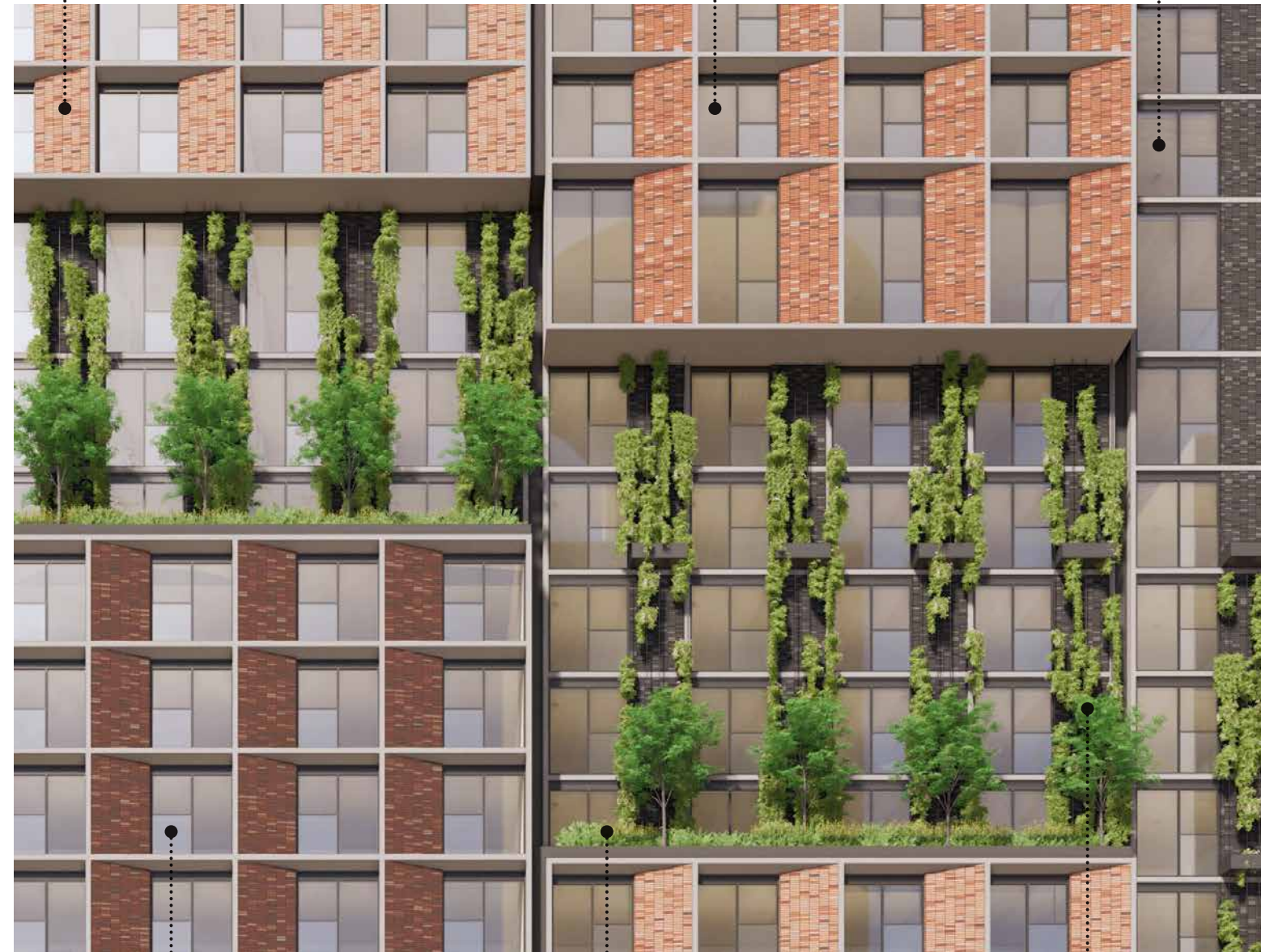
Reduced Window/Wall Ratio

The Window / Wall ratio has been reduced to below 50%, significantly improving building thermal performance and solar heat gain.

Highly insulated
High performance
building envelope

Reduced
Window / Wall
Ratio

High Performance Glazing,
Airtightness Testing &
Energy Modeling



Juliet Balconies for
Reduced Thermal
Bridging

Integrated
Rainwater
Management

Biophilic
Integrated
Vegetation



