

'Waterworks/Beatty Mews'

- 1005 EXPO BOULEVARD

Developer/Owner: **Concord Pacific**
 Architect: **Downs Archambault & Partners**
 Landscape Architect: **Harold Neufeldt**
 Public Artist: **Barbara Steinman**
 City Staff: **Ralph Segal (Development Planner);
 Pat Wotherspoon, Ian Smith (Area Planners)**
 Year of completion: **1998**

PROJECT DATA

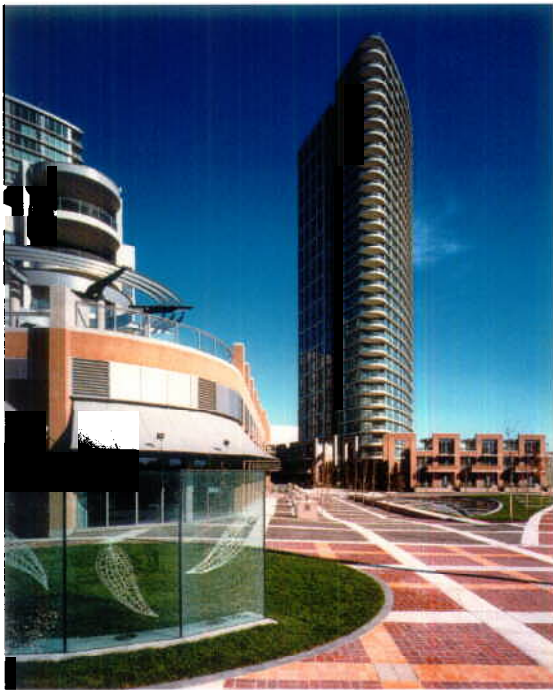
Zoning: CD-1
 Site area: 169,430 sq.ft.
 FSR: 2.9
 Use: residential
 Floor area: 489,634 sq.ft.
 Height: two towers: 300 ft.&262 ft.

The Waterworks/Beatty Mews project, bounded by Pacific Boulevard, Cambie and Nelson Streets, occupies a strategic site straddling the former Beatty Street between the Expo lands and the existing downtown (refer to context plan). The site is influenced heavily by the surrounding street and bridge geometry, the water views to the south, and the former Beatty Street, now a public pedestrian mews. The site abuts the Nelson Street approach to Cambie Street Bridge. It also terminates the northerly visual axis down Pacific Boulevard. As such, the site presents some key urban design challenges that were identified in the area specific Quayside Neighbourhood Urban Design Guidelines.

The project consists of two residential towers, one on each side of the pedestrianized Beatty Mews, with three-storey townhouses lining the mews and framing a public plaza adjacent to Pacific Boulevard. A seven-storey building containing street fronting townhouses lines Cambie Street, with a restaurant addressing the corner at Pacific Boulevard. The project is notable for its urban design solutions to a number of issues:

- the successful integration and framing of public open space into the project, both the Beatty Street Mews and the Pacific Boulevard plaza;
- the termination of the Pacific Boulevard visual axis by the careful siting and prow-like form of the 34-storey Landmark tower;
- the integration of public art into the project; and
- the high degree of residential livability achieved on this highly exposed site through several strategies such as:
 - careful placement of buffering buildings to create privacy and reduce noise from the bridge ramp and Pacific Boulevard;
 - the use of rooftop terraces and upper level private open spaces; and
 - screening and trellising.

At the Nelson/Cambie corner a retail podium is positioned tight to the sidewalk to define this urban edge. Along the Nelson Street edge, from east of the Beatty Mews to where the bridge springs, the Landmark tower is set back about 50 ft. and screened from the bridge ramp by a landscaped buffer. The location of the terraced parkade structure along this edge with the glazed amenity facility on top further reduces the impacts of the bridge on the site.



POWLES PHOTOGRAPHY

"Prow" of Landmark tower terminates Pacific Boulevard visual axis.



Cambie Street mid-rise massing



3-storey townhouses frame plaza, mews



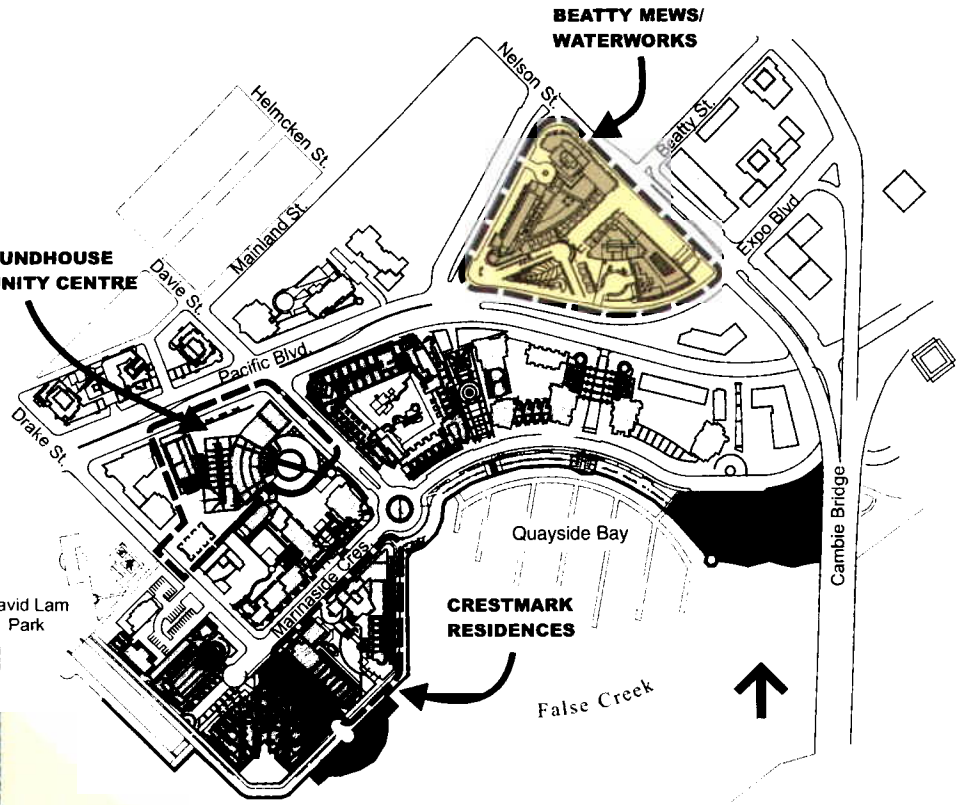
Beatty Mews

**THE ROUNDHOUSE
COMMUNITY CENTRE**

**BEATTY MEWS/
WATERWORKS**

David Lam
Park

**CRESTMARK
RESIDENCES**



Public space is fully integrated within the project: The public mews along the Beatty Street right-of-way is lined on both sides with three-storey townhouses which have entrances directly off the mews. These help animate the mews and provide “eyes on the street” along this public route. The low scale of buildings is appropriate to this pedestrian-oriented space. Townhouses continue along two sides of the public plaza fronting onto Pacific Boulevard, thus framing this pedestrian meeting space. The plaza is further animated with the location of an outdoor restaurant terrace along one side, the introduction of water and public art, and use of special paving and landscaping.

The landmark tower is notable as a formal response to the powerful axis of Pacific Boulevard. It is oriented and scaled to terminate this visual axis, with the tower’s prow shaped footprint responding both to the city street grid and to the curve of Pacific Boulevard. The design maximizes opportunities for incorporating upper level semi-private open spaces, including a second-storey outdoor children’s playspace. Parking entrances have been carefully handled with car entry courts off both Cambie Street and Pacific Boulevard, leading to enclosed parkades in screened podiums and below ground.

Overall, this project demonstrates many excellent urban design responses to a very complex set of site conditions. It demonstrates an excellent fit into the existing city fabric, reinforcing the complex geometry of the surrounding streets, and helping to tame major vehicular thoroughfares such as the Cambie Bridge and Pacific Boulevard.