

A **Culturally** Sustainable Tower

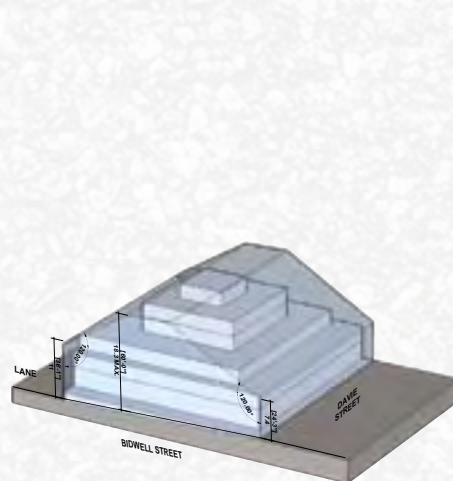
DAVIE & BIDWELL



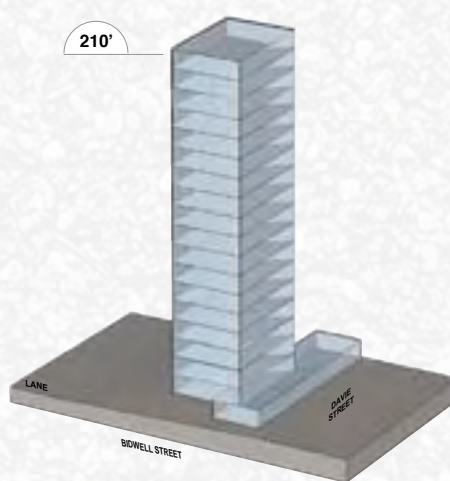
Zoning Analysis

Zoning	Existing: C-5	Proposed: CD-1
Permitted Uses	Accessory uses Animal Clinic Barber Shop or Salon Bowling Alley Club Community Centre Day Care Facility Dwelling Units <i>(in conjunction with other uses)</i> Financial Institution Fitness Centre Furniture or Appliance General Office Grocery or Drug Store Health Care Office Laundromat Photography Studio Restaurant - Class 1 Retail Store	Dwelling Units Grocery or Drug Store Retail Store
Building Height	18.3 metres 64 metres discretionary	64 metres
Site Area	Not applicable	1605 sm
Density (FSR)	2.20 FSR	6.27 FSR
Parking	As per Parking Bylaw	158
Loading	As per Parking Bylaw	2 Class B spaces
Bicycles	As per Parking Bylaw	184

*reflects requested relaxation for market rental



C-5: 4.3.1
 Outright Permitted Envelope
 as in Figure 1
60 ft / 2.2 FSR



C-5: 4.3.1 Current Zoning
 Director of Planning
 Discretionary Permitted Height
210 ft / 2.2 FSR



Proposed Project Form
210 ft / 6.27 FSR

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Cultural Sustainability

Merely “sustainable” architecture that establishes a better relation to the natural environment through technical devices is not sufficient.

Rather the issue seems to be one of **“cultural sustainability”**: an architecture capable of addressing through poetic and innovative narratives the new realities of our increasingly complex and heterogeneous social fabric.

– Alberto Pérez-Gómez, 2007

Program Distribution



Heritage Façade Retention

98 Market Condominiums

Retail

49 Rental Apartments
Levels 2 - 4

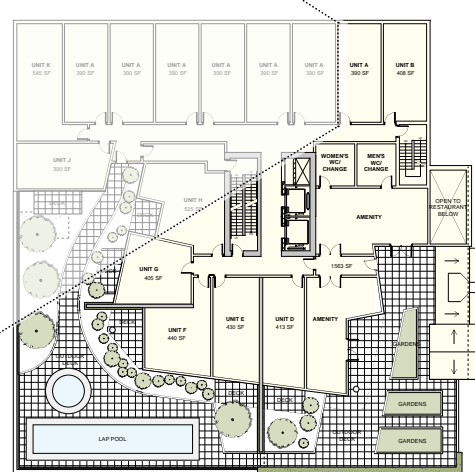
Residential Entry

Retail

Rental Apartments



Typical Market Rental Housing Unit (390sf)



“Vancouver is the most unaffordable city in Canada for housing, and ranks 15th worst in the world...”

The Demographia International Housing Affordability Survey found Vancouver had a housing affordability index of 6.6... anything above 5.1 is considered “severely unaffordable,” the report said.”

– Fiona Anderson, Vancouver Sun

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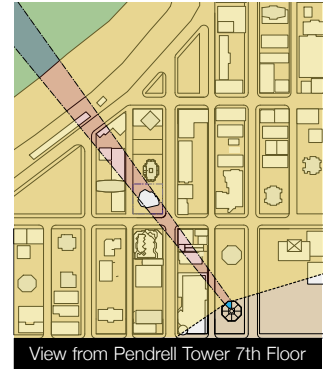
Balcony View



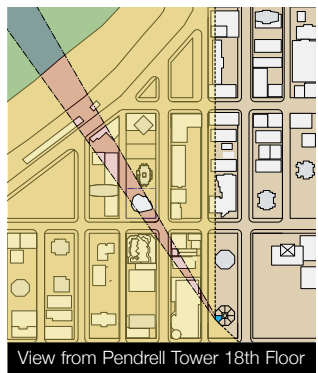
Living Room View



Bedroom View



View from Pendrell Tower 7th Floor



View from Pendrell Tower 18th Floor



Living Room View

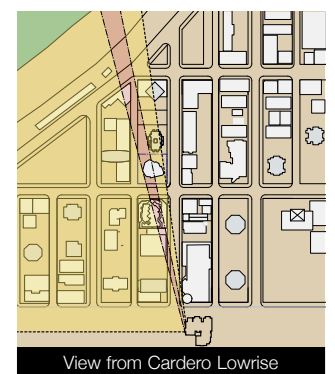


Living Room View

* Building is out of the frame in this view. Location indicated by asterisk



Balcony View



View from Cardero Lowrise

View Analysis

Primary view angles maintained



View angles blocked



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■ Aerial looking Southwest



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■ Aerial looking East



■ Aerial looking Northwest

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Streetscapes



Bidwell Street

Site



Davie Street

Site



Davie Street Retail

Site

Heritage Value

Maxine's College of Beauty, 1211 Bidwell Street, is a two-storey Mission Revival style concrete building now known as Maxine's Hideaway Restaurant located in Vancouver's West End. The building is listed on the Vancouver Heritage Register in the "C" category.

Heritage Value

With its distinctive Mission Revival style front dating from the 1930's and the core of an Edwardian house, Maxine's represents several aspects in the evolution of Vancouver's West End. The building is notable as the work of two noted BC architects Thomas B. McArravy and Ross Lort. Thomas McArravy is best known for his Art Moderne style Nanaimo City Hall, while Ross Lort's work spanned many decades and different building styles.

Mission Revival

It is the 1936 Mission Revival style central portion of the building with its three Gothic arches and metal roof tile parapet designed by McArravy and the slightly later two storey baroque parapeted eastern section (with mission bell) by Lort which give the building its primary architectural character. The early Edwardian wood frame is still intact although covered by a Mission style façade added sometime after 1936.

Rare in Vancouver

The original house is also covered in stucco and numerous external staircases and appendages. As such, the Mission style ensemble, as a rambling and picturesque composition, is of heritage value, as this style is relatively rare in Vancouver. The commercial use as a beauty school is related to its location just off Davie Street in the West End.



Original 1930's Mission Style Façade



To be removed

To be retained

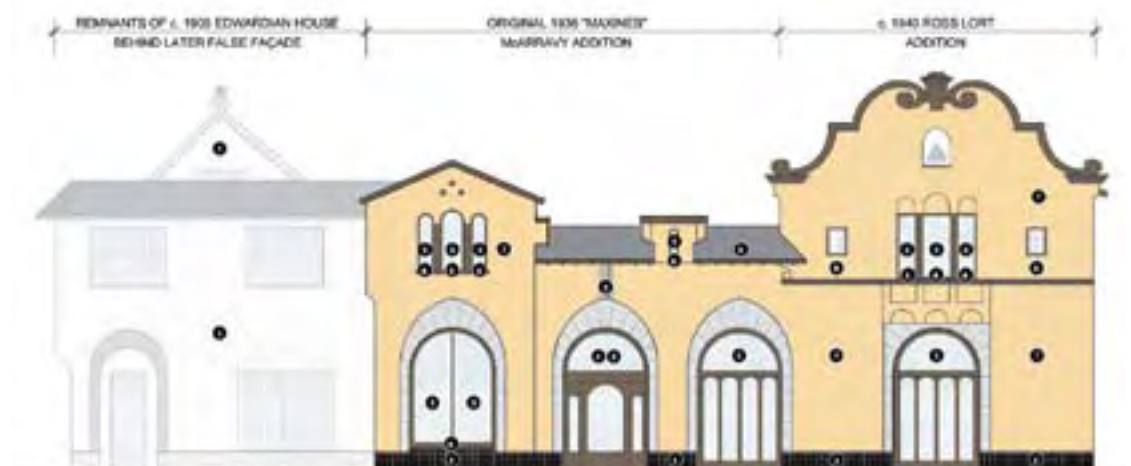
Maxine's



CVA 99 4476

With a Spanish Mission façade built in 1936 by Thomas McArravy Architect and a later addition by Ross Lort (the gable with the mission bell), the building was home to Maxine's College of Beauty Culture during the 1930s and 40s. In later decades it was the Maxine Apartments. The ghost outline of the wall sign shown in the 1936 photo "Artistic Permanent Wave..." remains on a wall inside the building – the Lort addition having enclosed it inside.

Façade Restoration



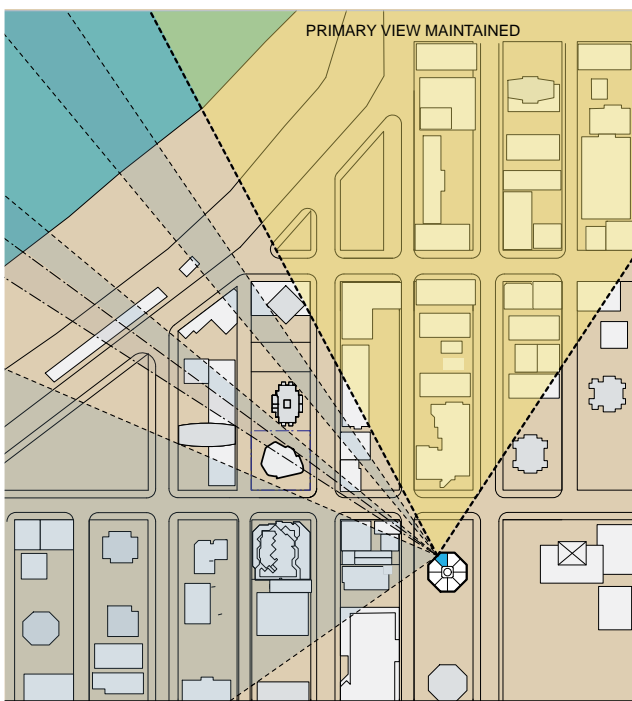
- 1 Removal of later addition facade and house
- 2 Clean and regrout tile where necessary
- 3 Removal of projecting sign
- 4 Removal of marquee awning
- 5 Repair or replicate windows where necessary
- 6 Replace with painted metal flashing
- 7 Clean concrete with low pressure washing
- 8 Rebuild roof
- 9 Clean and repaint metal grilles

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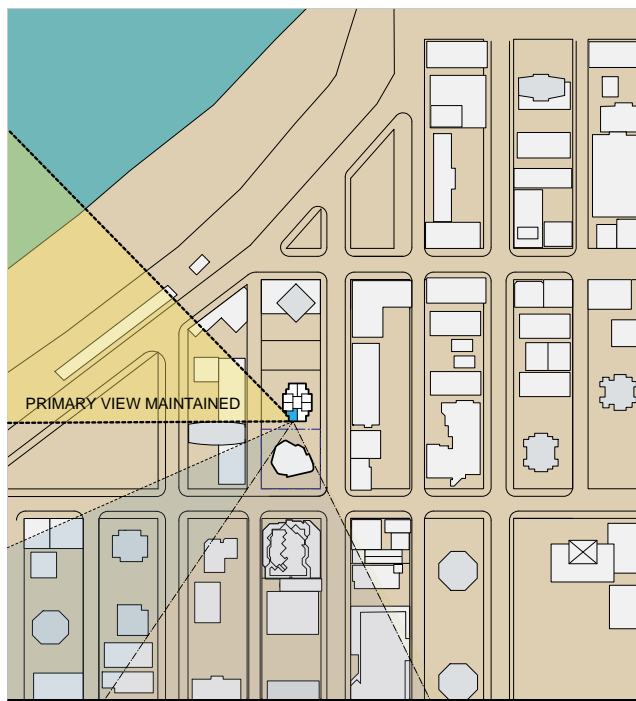
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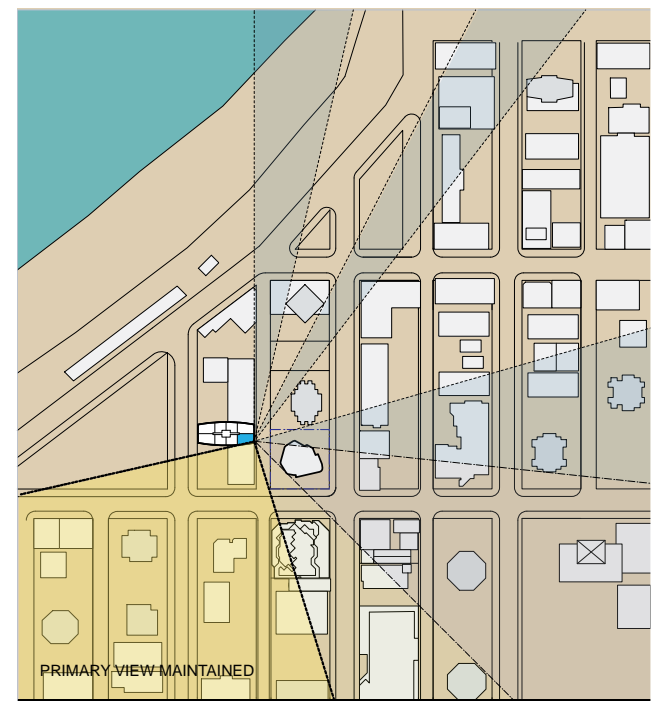
View to Davie and Bidwell from Pendrell Tower



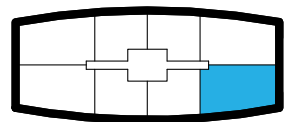
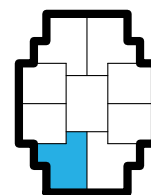
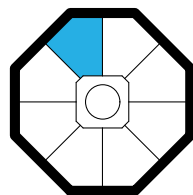
View angles from Pendrell Tower



View angles from English Bay Towers



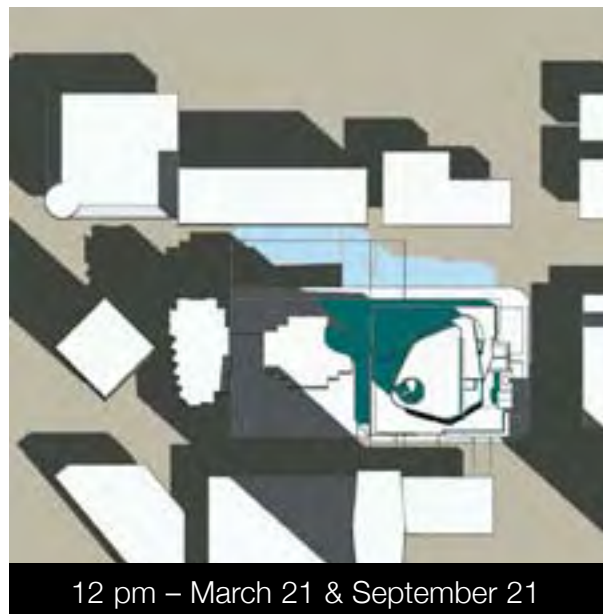
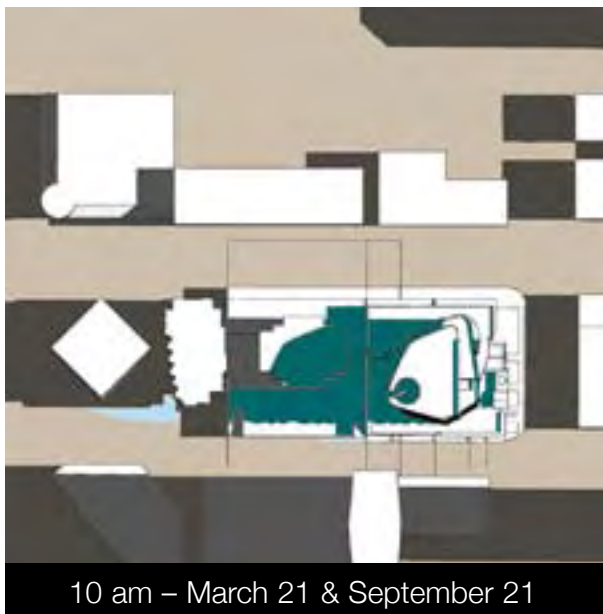
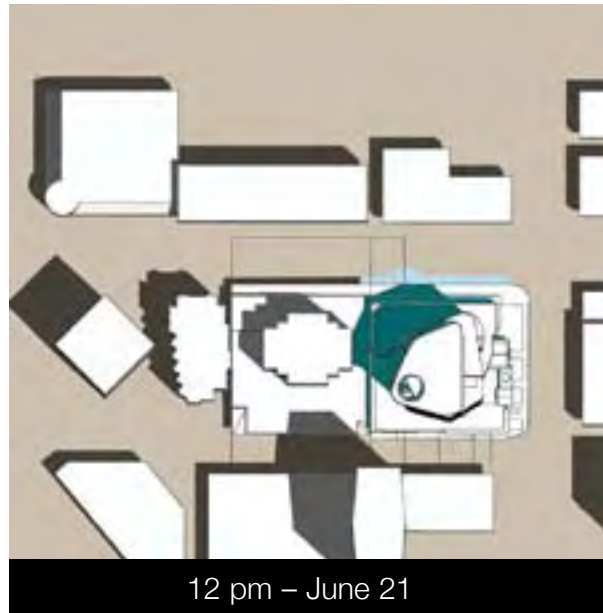
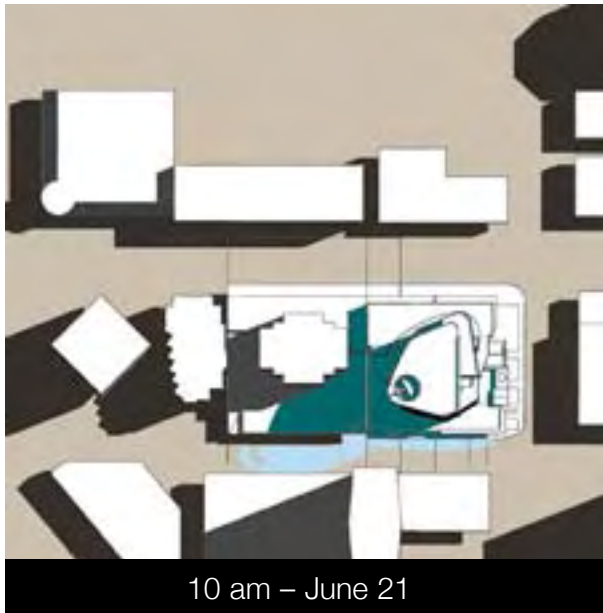
View angles from Regency Tower



View Analysis

- Primary view angles maintained
- Secondary view angles maintained
- View angles blocked

Shadow Studies



Computer-generated shadow diagrams illustrate the impact of the proposed building at the vernal equinox and at the summer solstice.

- Existing shadows
- Incremental ground shadows
- Incremental roof shadows