

**April 24<sup>th</sup>, 2019****1468 Alberni****Development Permit - Urban Design Panel – April 3, 2019****1. WEST END PLAN CONTEXT RESPONSE**

The site sits within area C of the Georgia Corridor within the West End plan, which is also overlapped by Triangle West, a portion of the Central Area Plan.

The Georgia Corridor is designed within the West End Plan to be similar in character to downtown (as is Triangle West), as such; the specific context of this part of the West End is supported by the proposal.

Furthermore, this notion of specificity of context is reinforced by the other recent proposals in this corridor which are reacting to this policy and creating a new specific context in the Georgia Corridor.

Pre-dating this West End Plan, but still relevant, are a number of two-tower developments one block to east on Alberni, of which 1468 Alberni will be the latest.

See attached images:

Image 1 – Georgia Corridor / Triangle West map

Image 2 – Existing Context

Image 3 – Proposed New Towers

**2. CONSOLIDATED AND ENHANCED AMENITIES RESPONSE**

The project provides a total area of combined rental and strata indoor amenities of +/- 9630 sq. ft. (Close to the maximum exclusion).

**Level 01 Strata Amenities**

This Strata Amenity consists of +/- 6000 sq. ft. (indoor) including a two level gym and weight room, and associated change rooms and saunas; a family music room and individual music rooms, a wine room for wine storage and tasting. This amenity is accessible from Level 02 via a grand stair and connects to the main entry courtyard via the main lobby. See attached images 4, 5, 6 & 7.

**Level 05 Rental Amenities (Indoor and Outdoor Amenities)**

This Rental Amenity consists of +/-2050 sq. ft. (indoor) including a gym, a yoga room, and interior and exterior lounges and dining areas, as well as, associated outdoor and indoor kitchens. See attached images 8, 9, 10, 11, 12 & 13.

**Level 07 Strata Amenity (Indoor and Outdoor Amenities)**

This Strata Amenity consists of +/-1580 sq. ft. (indoor) including interior and exterior lounges and dining areas, as well as, associated indoor and outdoor kitchens. To note this amenity includes a shared garden/urban agriculture/edible landscaping component on the southeast side of Level 07. See attached image 14.

**1468 Alberni**

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Consolidated Response Strategies

Three other elements facilitated by the project that provide amenities for the residents and/or neighbourhood are:

The Daycare - The daycare provided in the development is an amenity to the neighbourhood and the building residents. See attached images 15 & 16.

Nicola Park – The project contributes to the future Parklet in real estate, which will be an amenity to the surrounding neighbourhood. See attached image 17.

On-site Strata owned bike share is being provided in the project as per rezoning response regarding sustainability initiatives responding to the Large Sustainable Sites Policy. See attached image 18.

**3. BUILDING MATERIALITY RESPONSE**

The design will incorporate a “water table” base to the podium, sourcing local granite as a building material. The granite will also be specified for landscape elements such as garden gate posts, paving and fences that define the private townhouse gardens and the landscape elements in the main entry courtyard. These elements will be rich in detail to add visual interest at the pedestrian scale. See attached images 19 & 20.

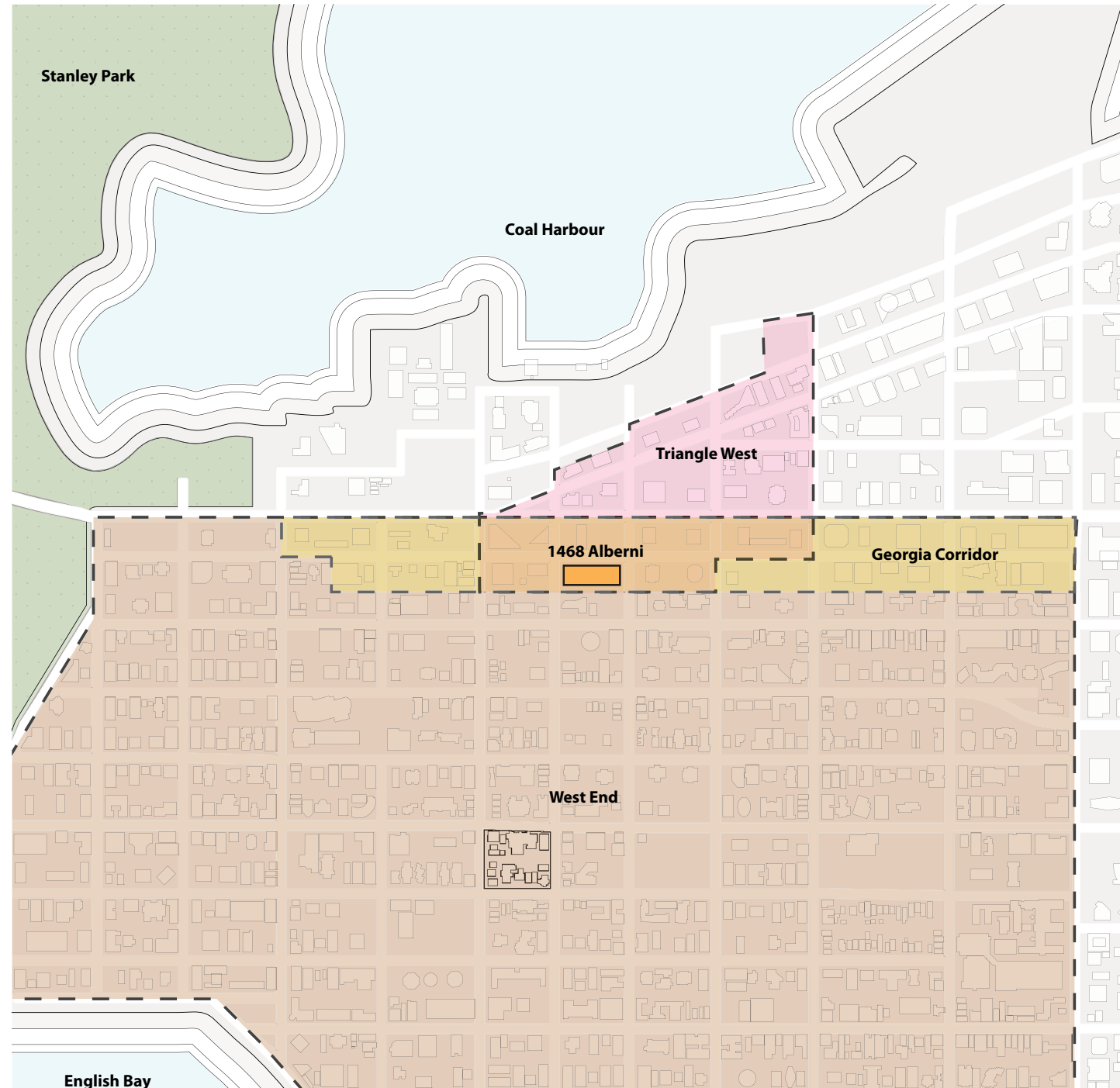
**4. PUBLIC REALM RESPONSE**

(East Tower – Public Interface Suggested Enhancement.)

Replacement of large stair elements at the northeast Alberni St podium façade by increased fenestration and landscape. See attached images 21 & 22.

**5. REZONING CONDITIONS RESPONSE**

See attachment A.

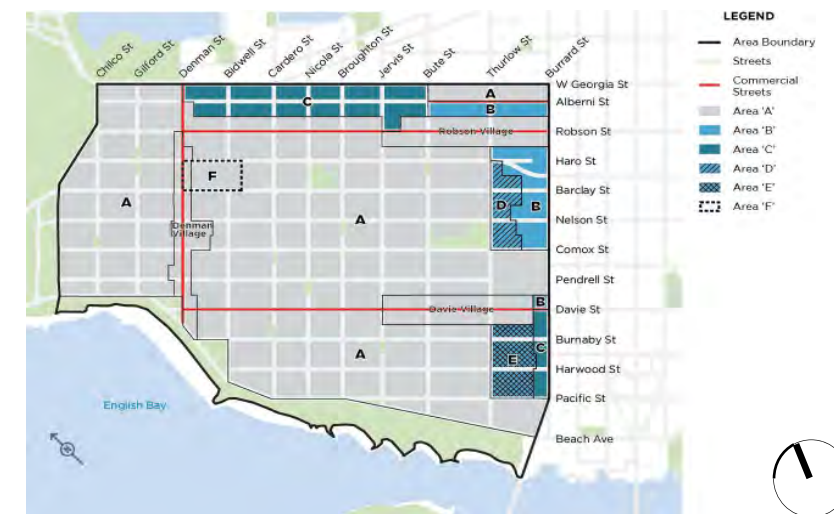


# GEORGIA CORRIDOR

The Georgia Corridor, within the West End Plan, similar in character to downtown, allows additional density and height to accommodate additional housing and job space close to transit, local services and amenities. The Corridors strategically locate opportunities for new growth through increased heights and densities along West Georgia Street Burrard Street and Lower Robson Street, to help deepen housing affordability and contribute public benefits.

# TRIANGLE WEST

In the Triangle West Policies (Adopted by City Council February 6,1990 and December 3, 1991); under 2. Central Area Plan Policy, Policy 3.2 Allow choice of use in limited areas to permit a mix of housing and office developments. Favour housing. Under Actions: "continue to favour CD-1 rezonings for housing on suitable sites."



Map 1: West End Rezoning Policy Areas

November 2013

Analysis



Use Legend:

- residential
- hotel/hostel
- retail
- restaurant/food
- office
- site

Residential Legend:

- |   |                                   |    |                                |    |                               |
|---|-----------------------------------|----|--------------------------------|----|-------------------------------|
| 1 | Bayview (28 Floors)               | 9  | 1500 Alberni (26 Floors)       | 17 | The Colonnade (5 Floors)      |
| 2 | Palais Georgia (26 Floors)        | 10 | Alberni Place (26 Floors)      | 18 | Jervis Court (12 Floors)      |
| 3 | Qube (13 Floors)                  | 11 | 717 Jervis Street (31 Floors)  | 19 | 750 Jervis Street (24 Floors) |
| 4 | West Coast Point (33 Floors)      | 12 | 750 Jervis Street (24 Floors)  |    |                               |
| 5 | Venus (36 Floors)                 | 13 | The Palisades West (23 Floors) |    |                               |
| 6 | Georgian Towers (21Floors)        | 14 | The Palisades East (31 Floors) |    |                               |
| 7 | The Lions (32 Floors)             | 15 | Robson Place (23 Floors)       |    |                               |
| 8 | 1550 Alberni Proposal (43 Floors) | 16 | Spice on Robson (6 Floors)     |    |                               |
- Two Tower Projects



Land Use

The site is located in an area described in the Land Use Bylaw as Triangle West. This area of the West End has seen a marked increase in high rise residential developments in recent years.

This development offers the upper floors optimal views to both Coal Harbour and English Bay.

PROPOSED DEVELOPMENTS

1455 WEST GEORGIA ST  
515'  
44 FLOORS

1500 WEST GEORGIA ST  
430'  
43 FLOORS

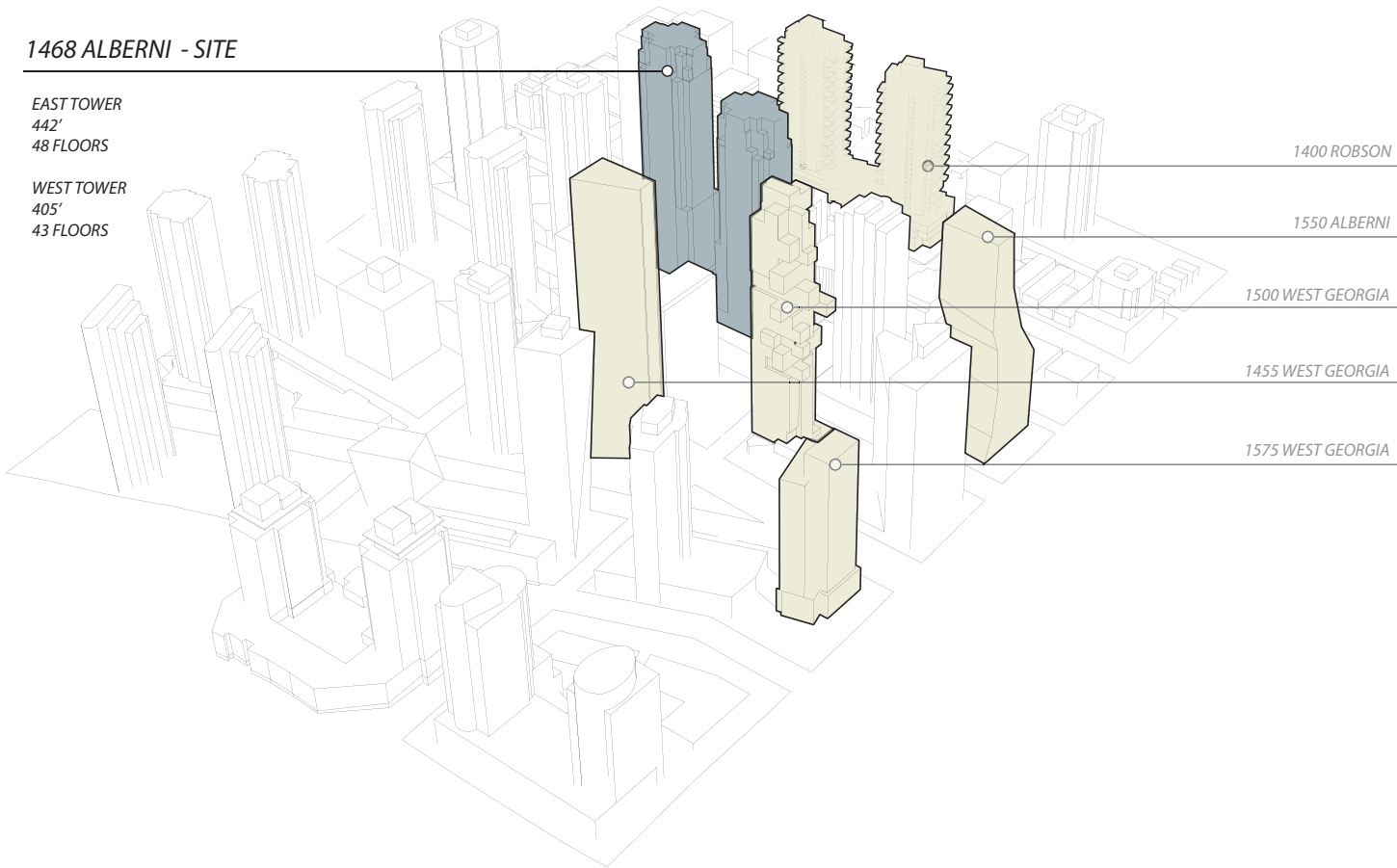
1575 WEST GEORGIA ST  
265'  
26 FLOORS

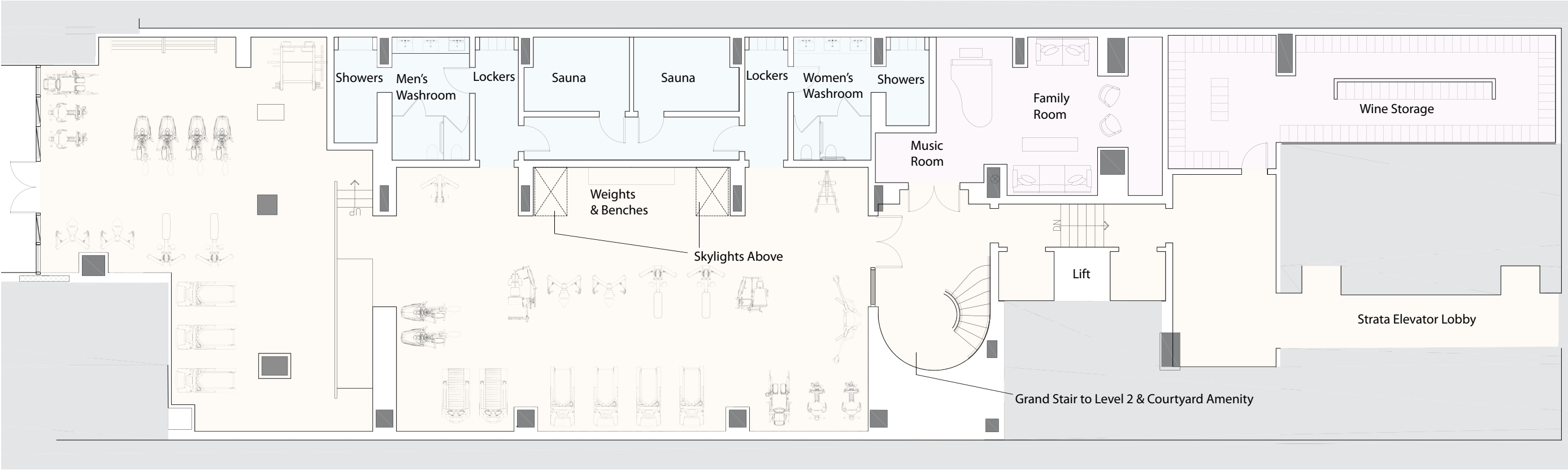
1550 ALBERNI ST  
386'  
40 FLOORS

1468 ALBERNI - SITE

EAST TOWER  
442'  
48 FLOORS

WEST TOWER  
405'  
43 FLOORS





Level 01 Strata Amenities



**Musson  
Cattell  
Mackey  
Partnership**

Oceanic Plaza  
1066 West Hastings Street  
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MCMParhitects.com

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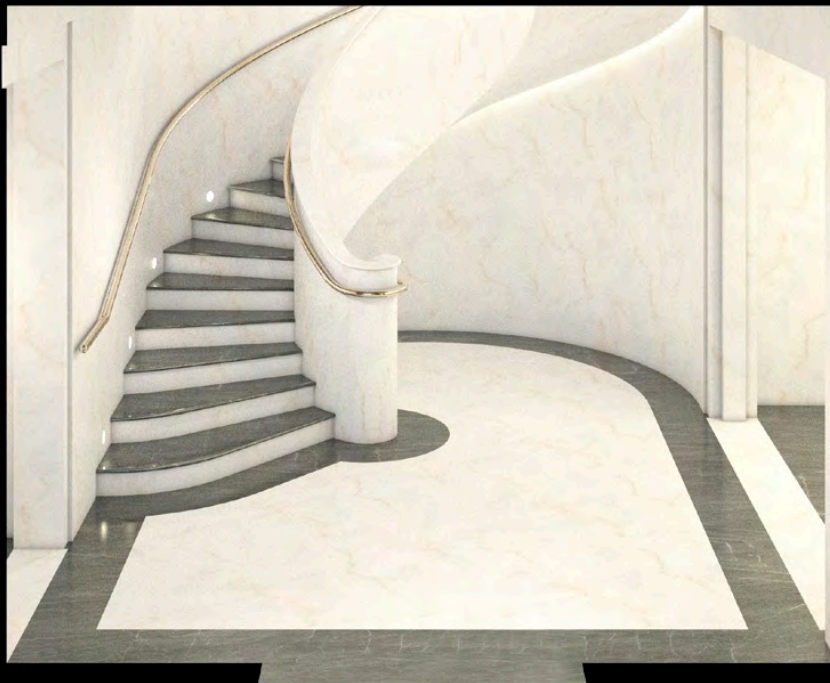
1468 Alberni  
216012

**Consolidated  
DP UDP  
Response  
Strategies**

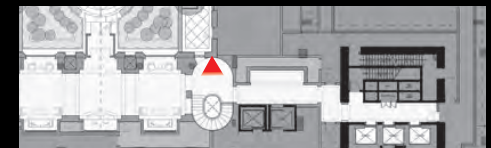


1468 ALBERNI  
CLIENT UPDATE FOR INTERIOR CONCEPT

RAMSA  
APRIL 22ND, 2019



STAIR HALL  
ORIGINAL STONE OPTION

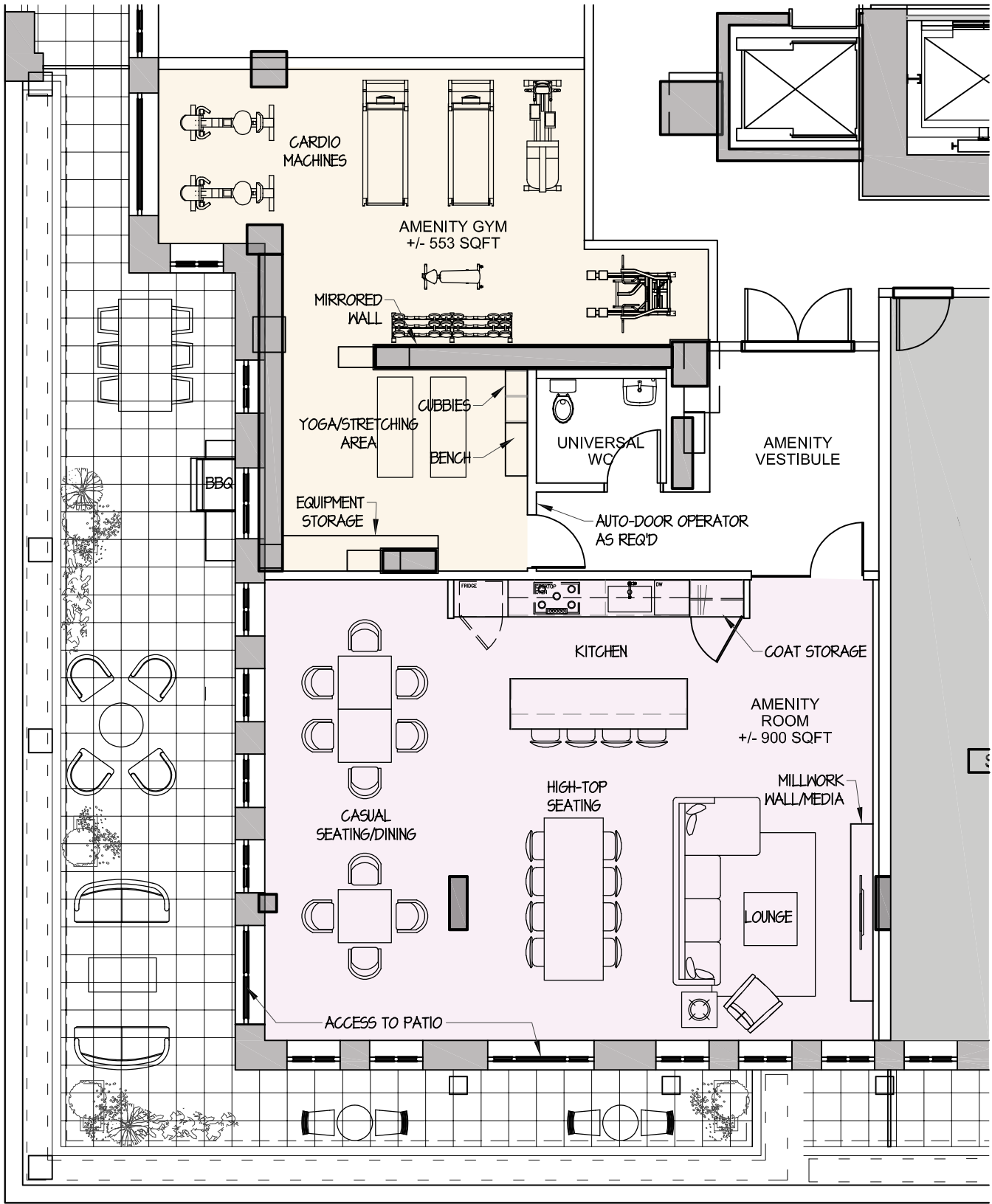






ELEVATOR LOBBY





Level 05 Rental Amenities



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subtle hints

April 12 2019





juxtaposition



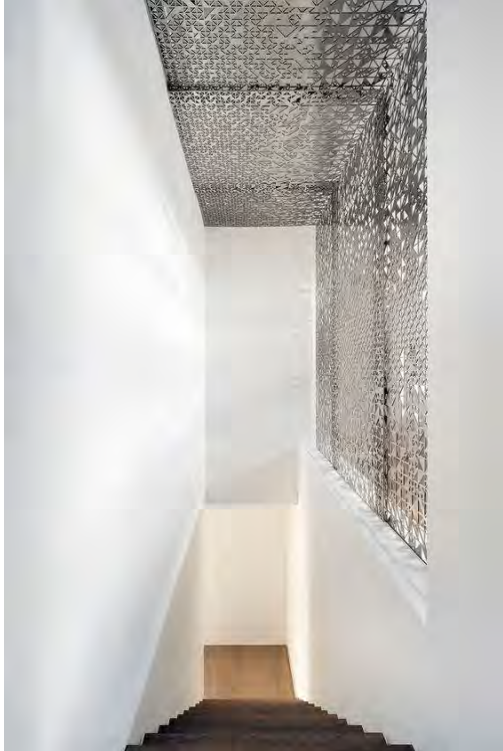
natural hues



streamlined



texture



light

level five | party room





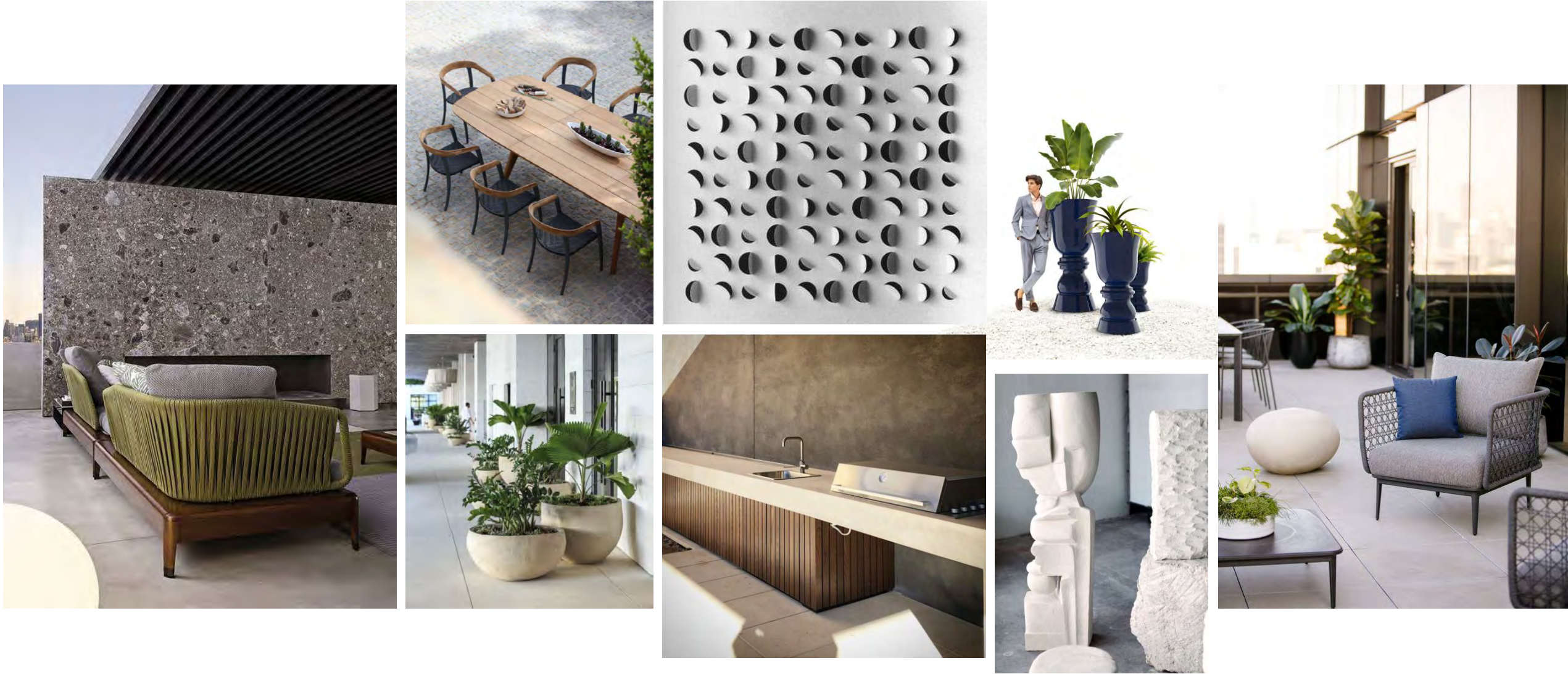
level five | party room





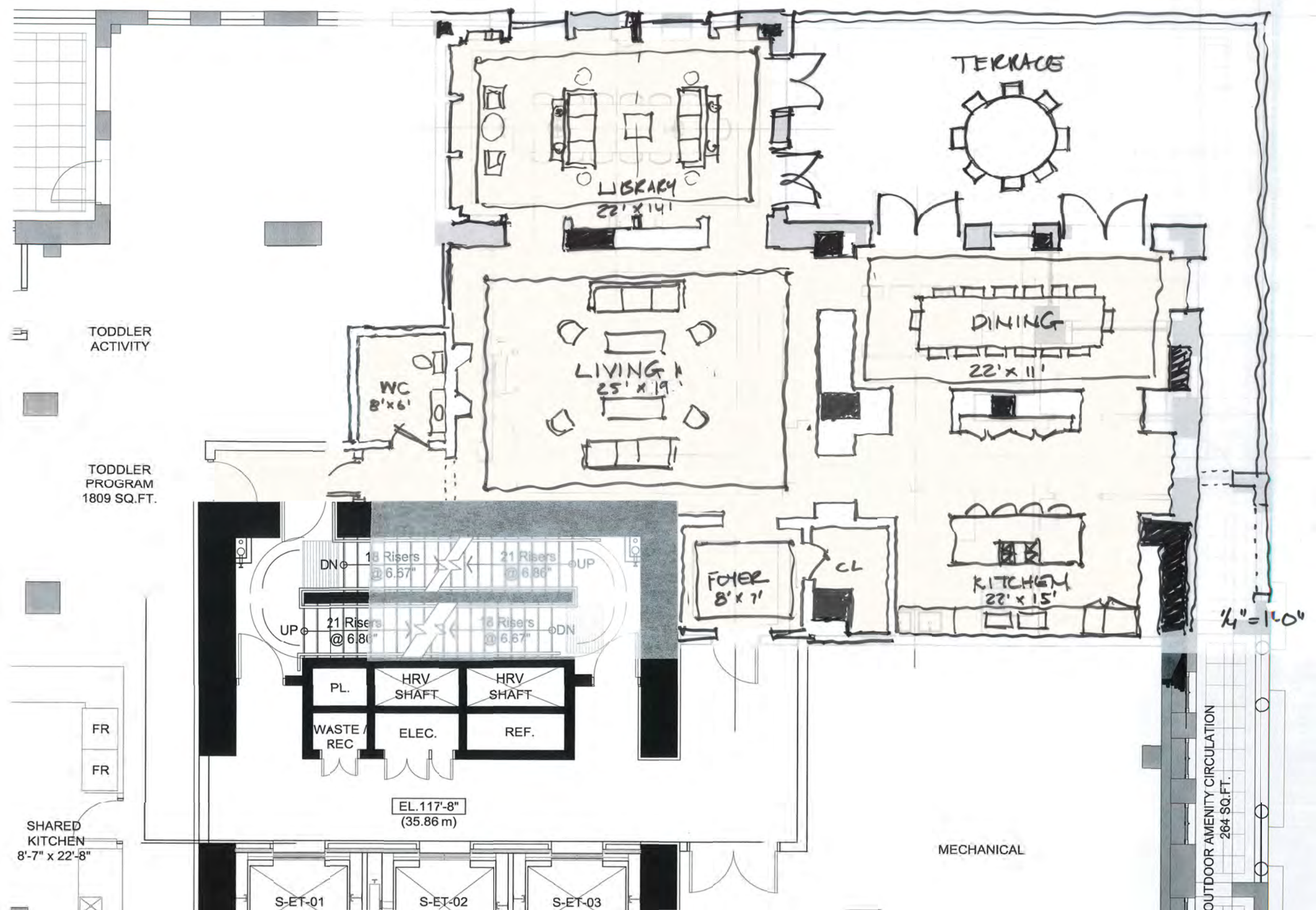
level five | fitness





level five | outdoor bbq





Level 07 Strata Amenity



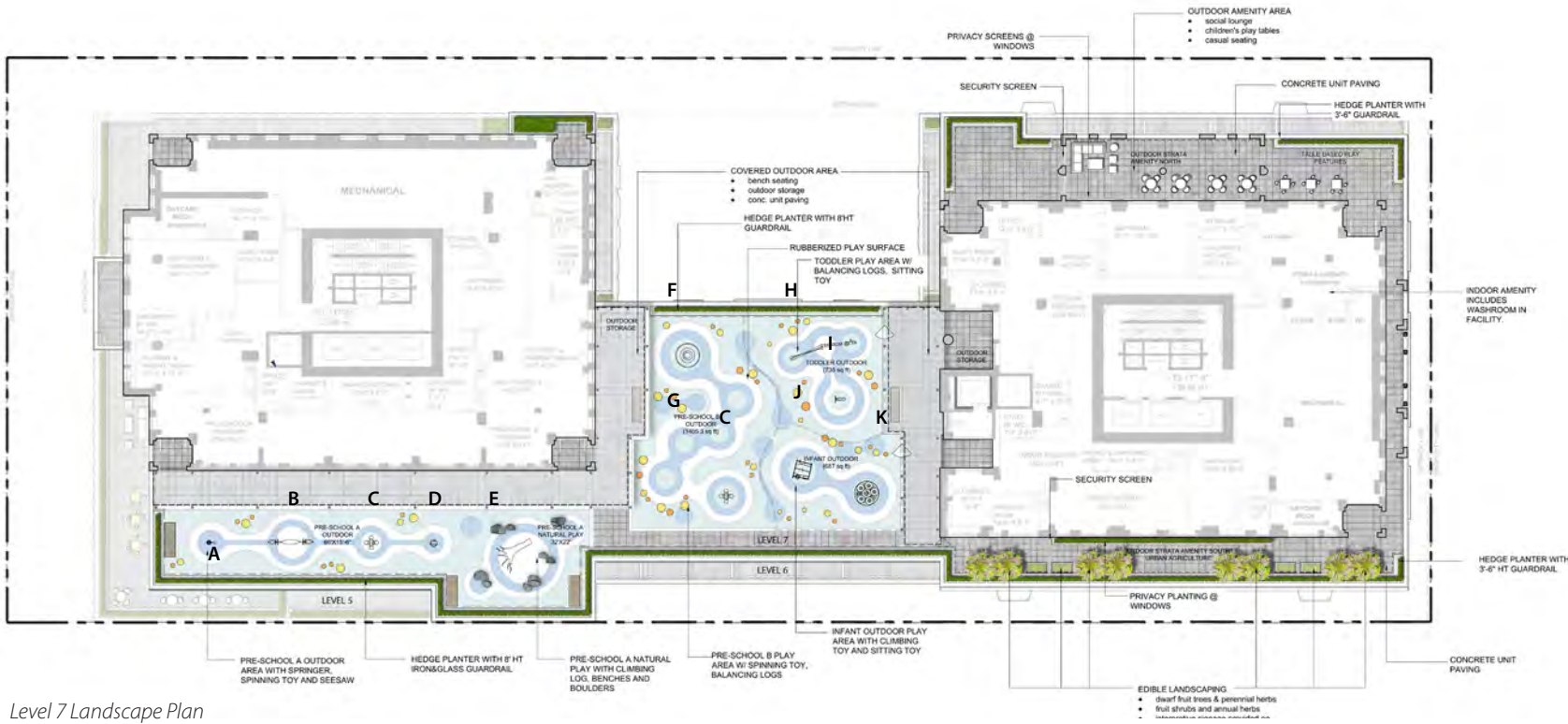
# DAYCARE

## Daycare Exterior Design

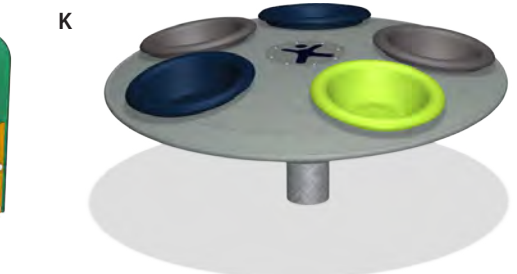
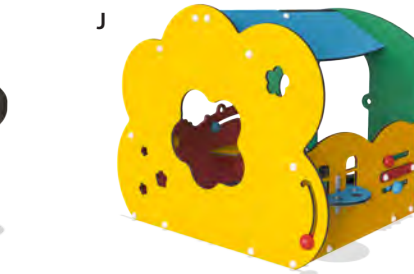
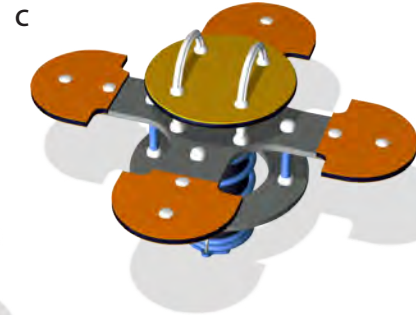
The Level 7 podium terrace is dedicated to circulation, outdoor play space for the daycare facility, and market residential amenity spaces.

The daycare outdoor area program will be further developed through discussion with the City and an identified operator, but is likely to include a mixture of natural and manufactured play elements for infant, toddler, and pre-school age groups. The three age groups will be separated by low fences, and space provided for outdoor equipment and stroller storage.

The majority of the play area will be installed over resilient paving with other surfaces incorporated for diversity. The play terrace is bordered by perimeter plantings, small trees, and seating edges. Additional opportunities for urban agriculture, such as that indicated for the residential amenity area, will be pursued to improve play value and access to nature.



Level 7 Landscape Plan



### Daycare Plan

The space planning of the daycare facilities is focused on creating efficient, functional, safe and easy to use environments specific to the child user groups and effective for their caregivers. The programming is centered around open and unobstructed activity areas allowing for child-initiated play in spaces that are easily monitored. Wherever practical play spaces are positioned adjacent to windows, maximizing natural light and encouraging a connection between the indoors and the outdoors. Nap rooms are located away from high traffic and noisy areas and designed in a way that allows easy conversion for other use during non-nap times. Storage, utility, office and kitchen areas are shared between programs wherever practical.

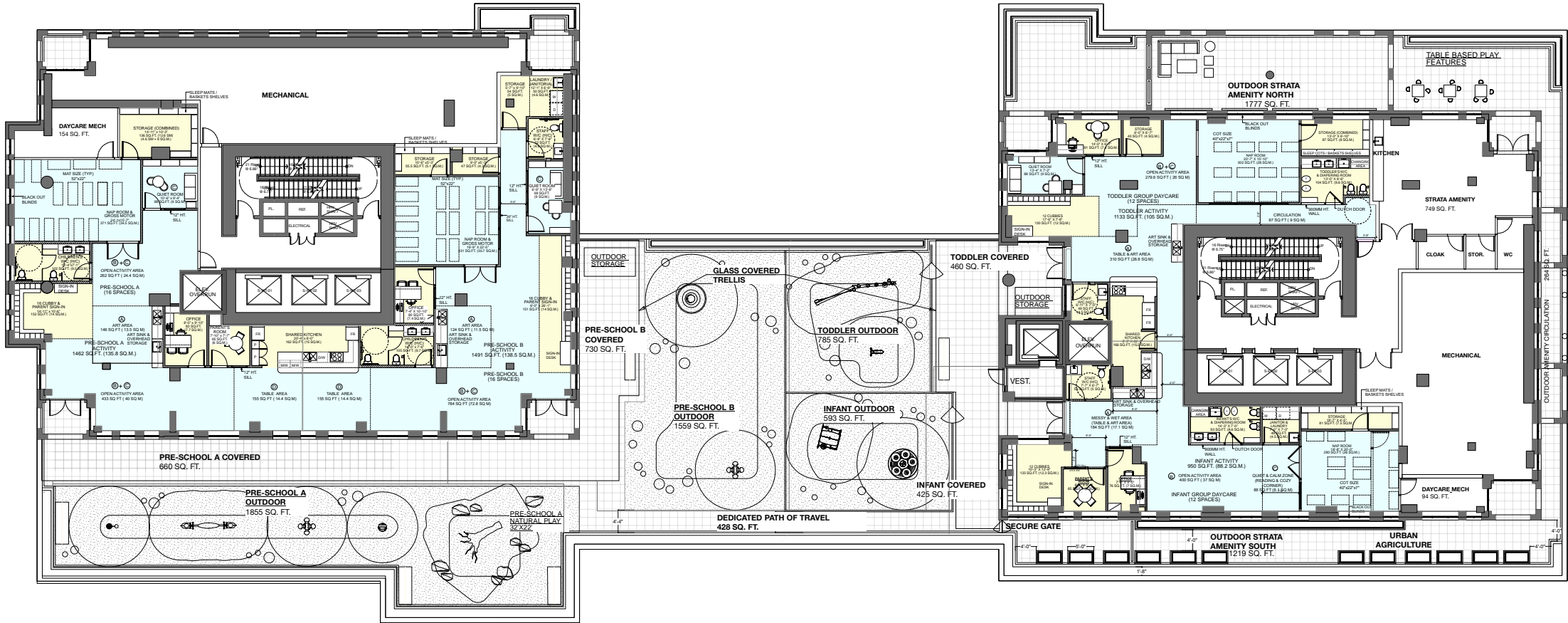


TABLE SHOWING PROPOSED INDOOR SPACE

PROGRAM (Delete or leave blank any inapplicable rows*)	Proposed Net Activity Area (m²)	Proposed Gross Indoor Area (m²) (exclude stairwells, elevator shafts and lobbies)	City of Vancouver Guidelines Minimum Recommended Net Activity Area (m²)		City of Vancouver Guidelines Minimum Recommended Gross Indoor Area (m²)	
Infant (12 spaces)	88.2 m² /949.3 sq. ft.	155.1 m² /1669.4 sq. ft.	82 m² /883 sq. ft.	Net activity areas should remain as listed per individual programs, even when support spaces are shared	182 m² /1959 sq. ft.	Gross area MAY be less if Infant/Toddler OR Toddler / 3 to 5 support spaces combined effectively.
Toddler (12 spaces)	105.3 m² /1133.4 sq. ft.	172.4 m² /1855.6 sq. ft.	82 m² /883 sq. ft.		182 m²/1959 sq. ft.	
Preschooler A (16 spaces)	135.8 m² /1461.7 sq. ft.	210 m² /2260 sq. ft.	82 m² /883 sq. ft.		158 m²/1700 sq. ft.	
Preschooler B (16 spaces)	138.5 m² /1409.8 sq. ft.	213.4 m² /2297 sq. ft.	82 m² /883 sq. ft.		158 m²/1700 sq. ft.	
TOTAL (for shared facilities)	467.8 m² /5035.3 sq. ft.	750.9 m² /8082.6 sq. ft.	<u>Average Area Requirements</u> (excluding mechanical): 680 m2 / 7,320 sq. ft.			



PUBLIC REALM RENDERED PLAN



Ground level Landscape Plan



# ENVIRONMENTAL LEADERSHIP

## POLICY

Higher buildings should demonstrate leadership and advances in sustainable design and energy consumption and as a result must be subjected, not only to current review requirements, but also to review by a Council appointed panel including respected community leaders, notable local design experts, and leaders in sustainable design.

## RESPONSE

*The project aims to demonstrate leadership through superior energy performance, going beyond the requirement for a 45% reduction in energy consumption and achieving Passive House performance for both thermal energy demand and primary energy. In addition to this focus on energy performance, strategies under consideration are itemized in the following paragraphs. Many of these strategies are further elaborated upon in the Sustainable Large Developments section.*

### **Energy Case Study**

The project takes an “envelope first” approach as required to achieve Passive House. The project will utilize strategies in keeping with the direction of the City of Vancouver Zero Emissions Building policy. It will employ technologies and techniques that are expected to become more common as development responds to the new metrics the city has brought forth. A case study sharing strategies and lessons learned could be prepared for the benefit of other high performance projects targeting low greenhouse gas emissions.

### **Transportation**

- 100% of suites have access to full 40 Amp level 2 electrical vehicle charging
- Exemplary bicycle infrastructure:
  - A custom bike share with a fleet of 25 bicycles will be provided for use of building residents
  - End of trip facilities for daycare staff
  - Bicycle repair room for residents
  - Bike parking at grade designed to make cycling an easy choice



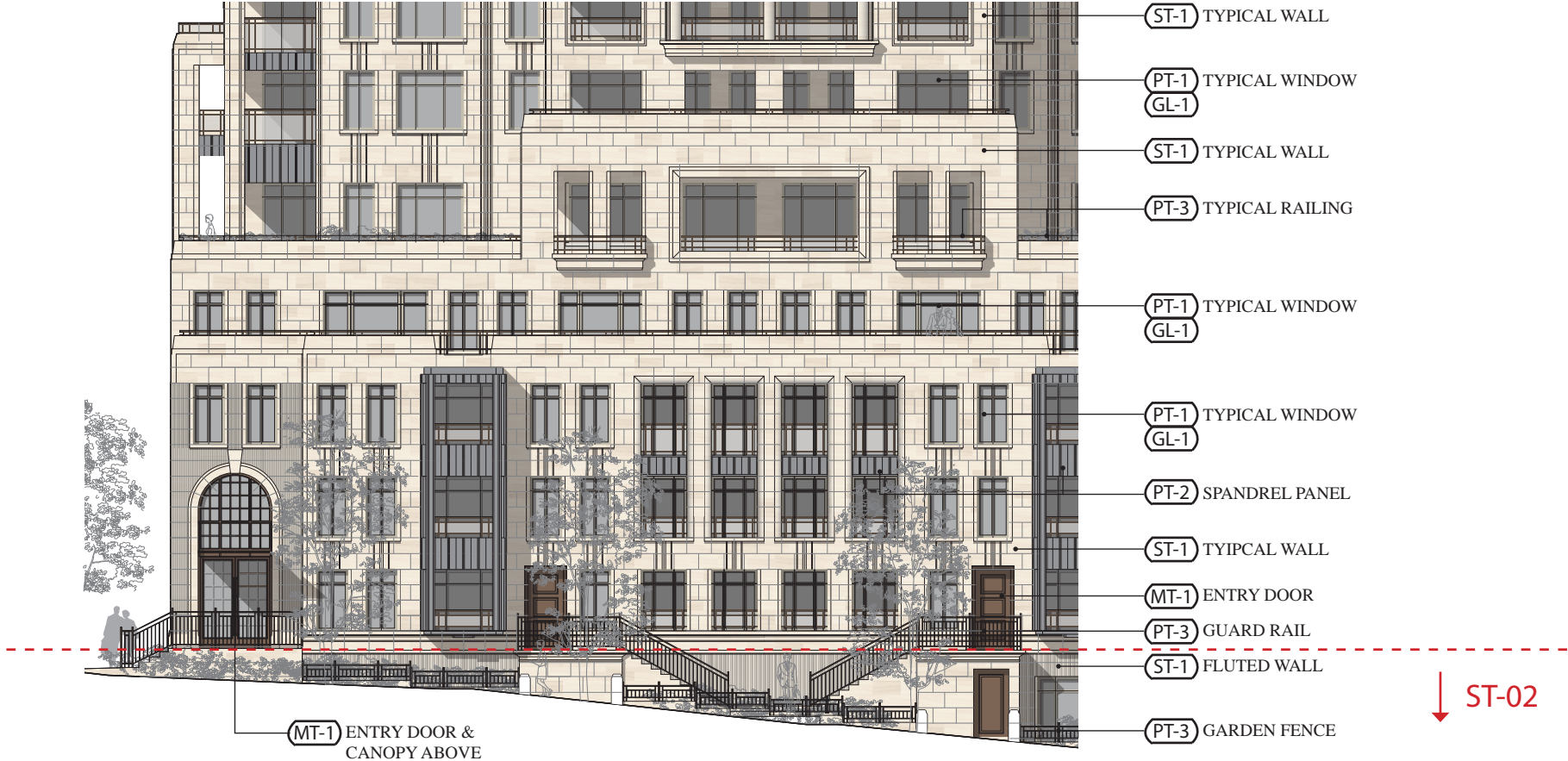
### **Waste Management**

- A waste management concierge will serve residents, picking up waste from each floor/suite and ensure it is sorted into different collection streams for reuse, recycling, composting, and garbage. A dedicated recycling closet is proposed on each residential floor for this purpose. This service will include providing residents with information and feedback on waste diversion performance.

# MATERIAL ARTICULATION

## Formal Clarity

A key material element that is unique to contemporary Vancouver high-rise design is the use of limestone cladding on the whole project. This provides a direct link between the proposal and the historic Vancouver architectural icons from which it draws its inspiration. The materials strategy of quality and authenticity is carried forward into the other major materials such as granite accents, rubbed bronze spandrels and steel details.



Exterior Pavers - local stone or granite



Water Table - local granite (ST-02)





Granite Accents to Podium Base & Landscape Elements (Alberni at Nicola)



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OP# 4  
 $\frac{1}{8}'' = 1'-0''$  Albern 4-18-2019  
EAST TOWER ALBERNI STREET FACADE





East Tower Alberni Street