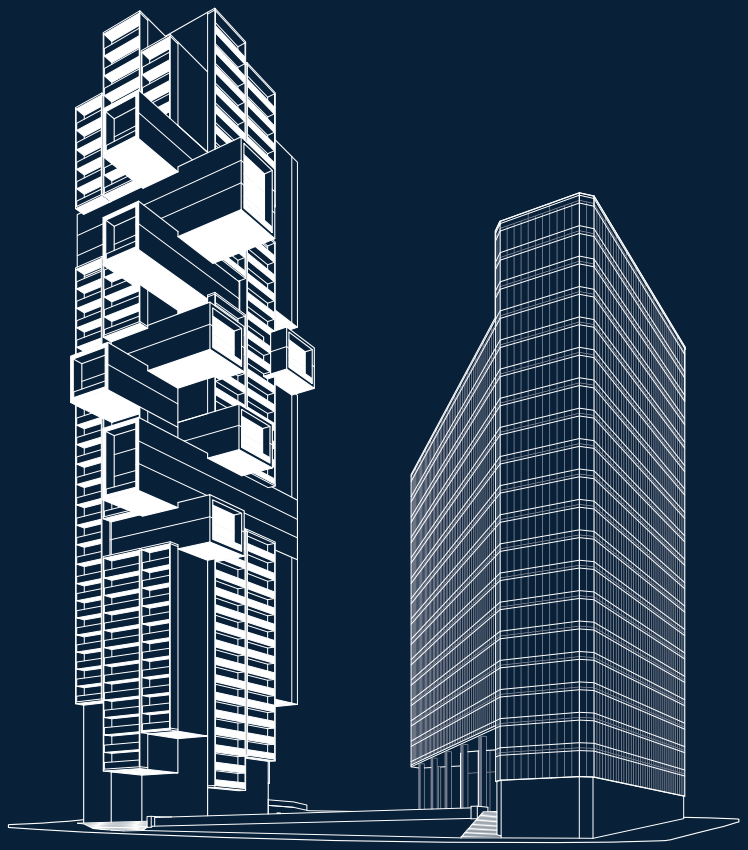


1500 West Georgia

Vancouver

APPLICATION FOR DEVELOPMENT PERMIT

DESIGN RATIONALE

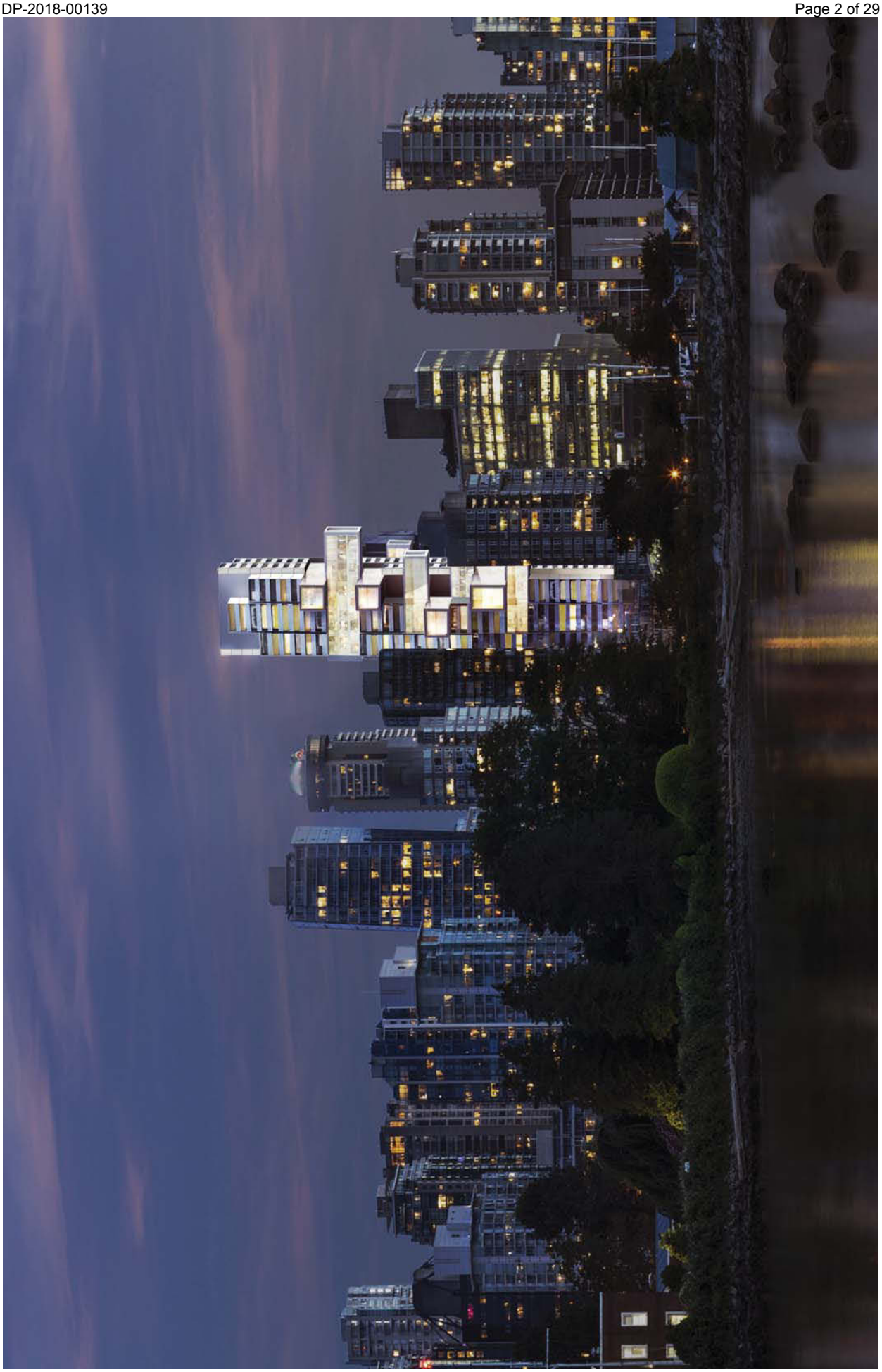
February 2018

BOSA PROPERTIES

KINGSWOOD PROPERTIES LTD.

Büro Ole Scheeren

FRANCL ARCHITECTURE



1500 WEST GEORGIA
DEVELOPMENT PERMIT

February 2018

Bosa Properties
Kingswood Properties Ltd.
Büro Ole Scheeren
Francl Architecture
PFS Studio
Kane Consulting
Bunt & Associates

DESIGN RATIONALE

DESIGN PRINCIPLES

Urban Placemaking

Consistently ranked as one of the most liveable cities, Vancouver has much to offer beyond a vibrant social environment. The “City of Glass” is known for its buildings of transparency and for its breathtaking surroundings of clear water and snow-covered mountains.

Like many cities today, its skyline is dominated by verticality – extrusions of generic towers that lack engagement with their environment, and therefore create isolation rather than connection.

The design for this building exemplifies an ambition to reconnect architecture with the natural and civic environment and go beyond the hermetic confines of towers that increasingly inscribe our lives, envisioning new possibilities for future living in a cosmopolitan and environmentally-friendly city.

It further seeks to reconnect with the heritage of the site by maintaining the water feature along West Georgia and complimenting the strong massing of Crown Life Place, without mimicking its geometry.

Engaging the Space of the City

Opening up the inert shaft of the generic tower to embrace both city and nature in a three-dimensional sculpture, and projecting the space of living outwards into the site’s surroundings, the new tower responds to the multi-directional and varied context while respecting the sculptural qualities of the existing office building on site, the views to and from neighbouring buildings.

The building’s reduced silhouette maximises unobstructed views to the surrounding water, parks, and city, and stands as a new highlight in the West End skyline.

Community and Permeability

The vertical offset of the apartment modules minimizes the footprint of the tower which touches the ground lightly and embeds itself into a multilevel landscape, liberating the ground to provide an open public plaza for residents and citizens alike.

The respectful contemporary reinvigoration and extension of the existing water feature with its characteristic cascade along West Georgia builds upon the strong architectural heritage of the site while multiple crossing paths ensure urban permeability. Public amenities around the central plaza and the extended waterscape engage the community and contribute to the network of downtown green and public space.

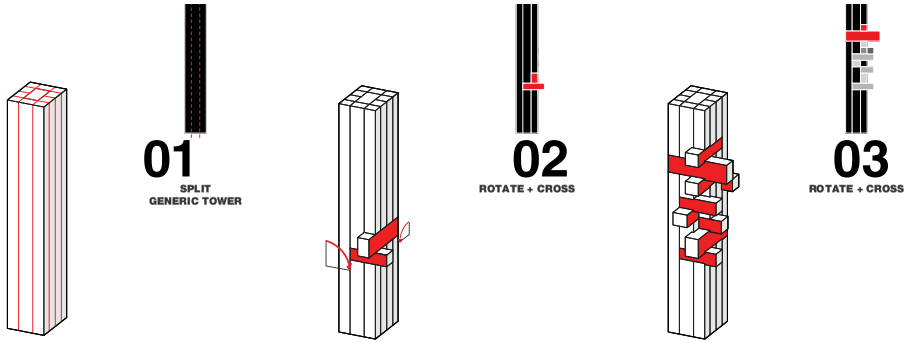
Urban Memento

Special consideration has been given to maintaining spatial qualities while enhancing and revitalizing aspects of the public plaza and its heritage. As a special place in the city for Vancouverites who have fond memories of the existing office building and water cascade, the design retains the modernist Crown Life Place in its key features, enhances the qualities of the site, and respectfully translates the original character, while offering new possibilities to the community.

High Quality Horizontal Living in a High-Rise

A system of vertically shifted apartment modules enables dynamic yet rational and efficient layouts for residential units while the horizontal rotation of these elements projects living spaces outwards to introduce the concept of horizontal living in a slender high-rise.

The multiple terraces generated from these shifts create both physical and emotional connectivity between the indoor and outdoor environment.



Divide generic tower into modular elements Define exterior and interior structure

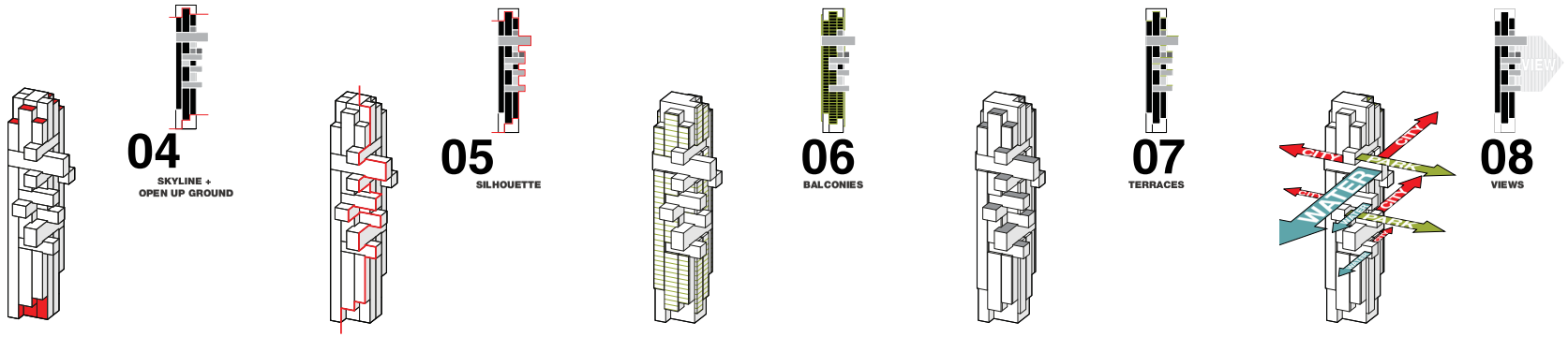
Rotate and extend tower modules into the cityscape

Arrange cantilevered elements directionally towards West Georgia’s streetscape and towards the existing office and plaza

TOWER DESIGN CONCEPT

A system of vertical modules rotates to introduce horizontal elements in a slender high-rise tower. The tower bulk is redistributed to generate an activated, non-monolithic skyline at the building top and a lifted bottom to minimize footprint for a liberated ground.

The overall massing creates interest and opportunities throughout the tower. Careful consideration has been given to distribute the horizontal modules in such a way as to view over neighbouring buildings, minimize direct facing elevations, and maximize distance views.



Articulate the top of the tower
to activate the skyline
Reduce the bottom of the tower
to minimise the footprint,
liberate the ground,
and give space to the plaza

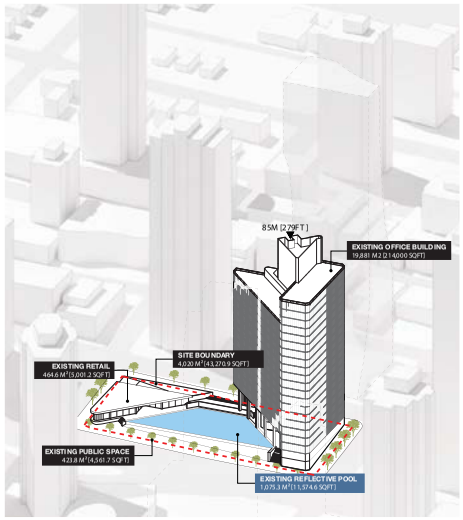
Articulate the building's use
in a distinctive silhouette
and orientated directionality
Respond to the neighbouring context

Add generous usable balconies
to the standard modules

Place multi-level
outdoor spaces and terraces
to further
characterise the appearance

Emphasize layout
on multi-directional views
that surround and anchor the building
to its urban and natural context

PUBLIC REALM AND GROUND DESIGN CONCEPT

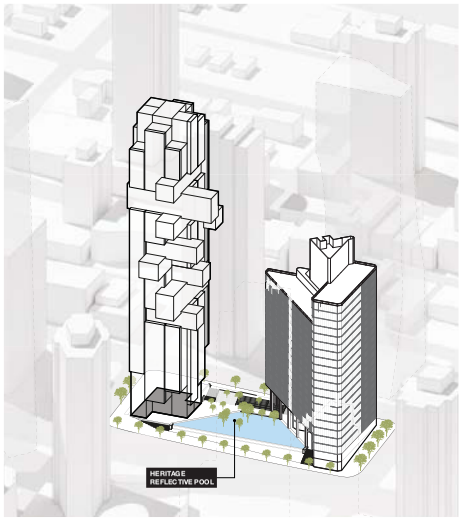


Existing Situation

Limited plaza space with substantial but segregated circulation passages on different levels

Limited seating areas, mostly as street furniture not integrated with the landscape design

Limited softscape and greenery on the site edges only



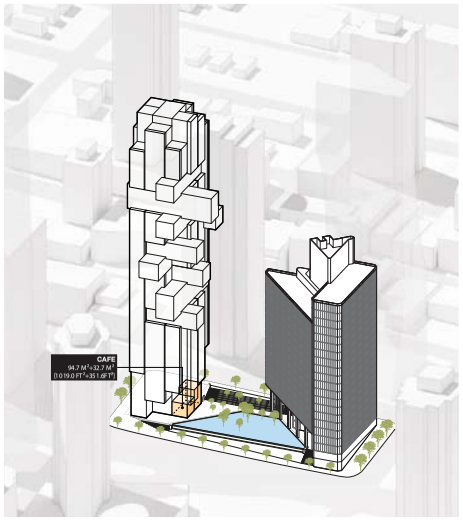
Reinvigorated Water Basin, additional Water Features, and Landscaping

Water basin shape and character with West Georgia brick slope and waterfall maintained

Added water to the public seating to the South as well as around the Alberni entrance and Nicola slope

Cluster of trees flowing from Alberni into the site and through to the water feature

Increased permeability diagonally through the site

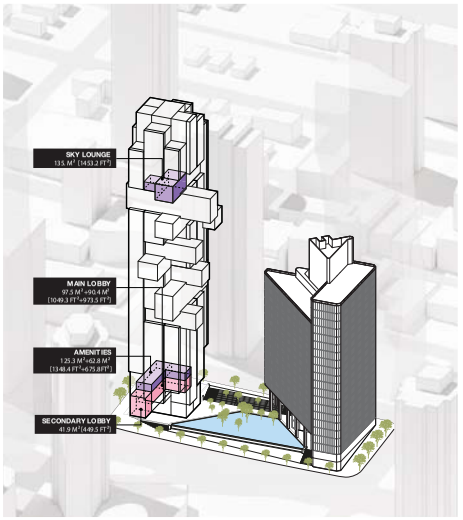


Cafe / Gallery Space

Additional public facilities for residents, office workers and passers-by alike

Addition of lively activity-generating uses to the building and plaza

Generous volume independent from residential use animating the plaza and Alberni frontages



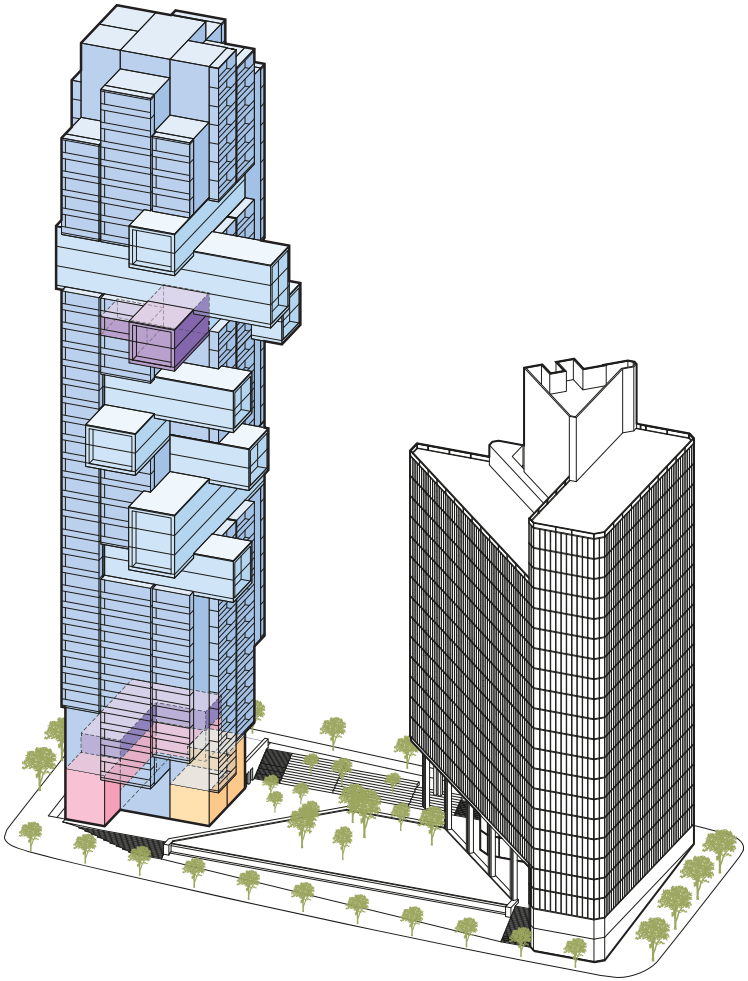
Residential Lobbies and Amenities

Spatially and visually integrated residential access and facilities

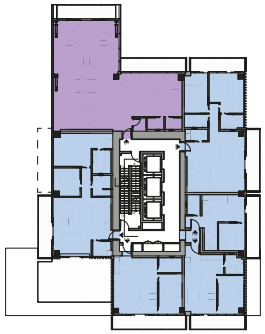
Dual residential entrance with shared interior atmosphere for ease of circulation and visual exposure

Perception of entrance, lobby and lounge spaces through facades contributing to the liveliness on and around the site

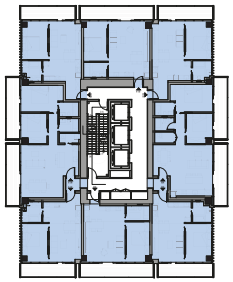
BUILDING PROGRAM



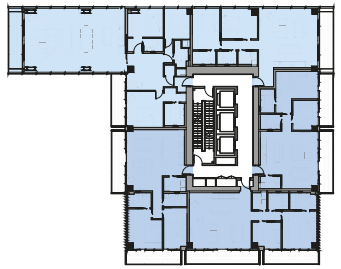
Cantilever Residential
Standard Residential
Amenities
Lobby
Cafe



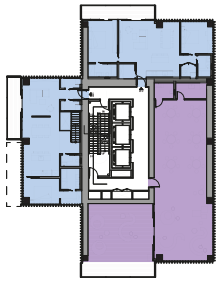
Level 27
Sky Level
Residential Amenity



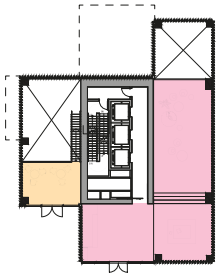
Typicial Floor
Residential Units



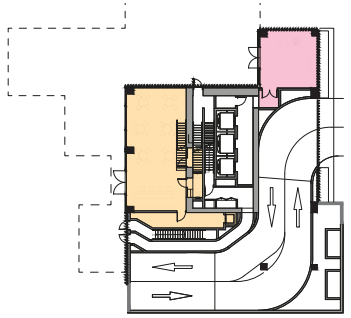
Cantilever
Residential Units



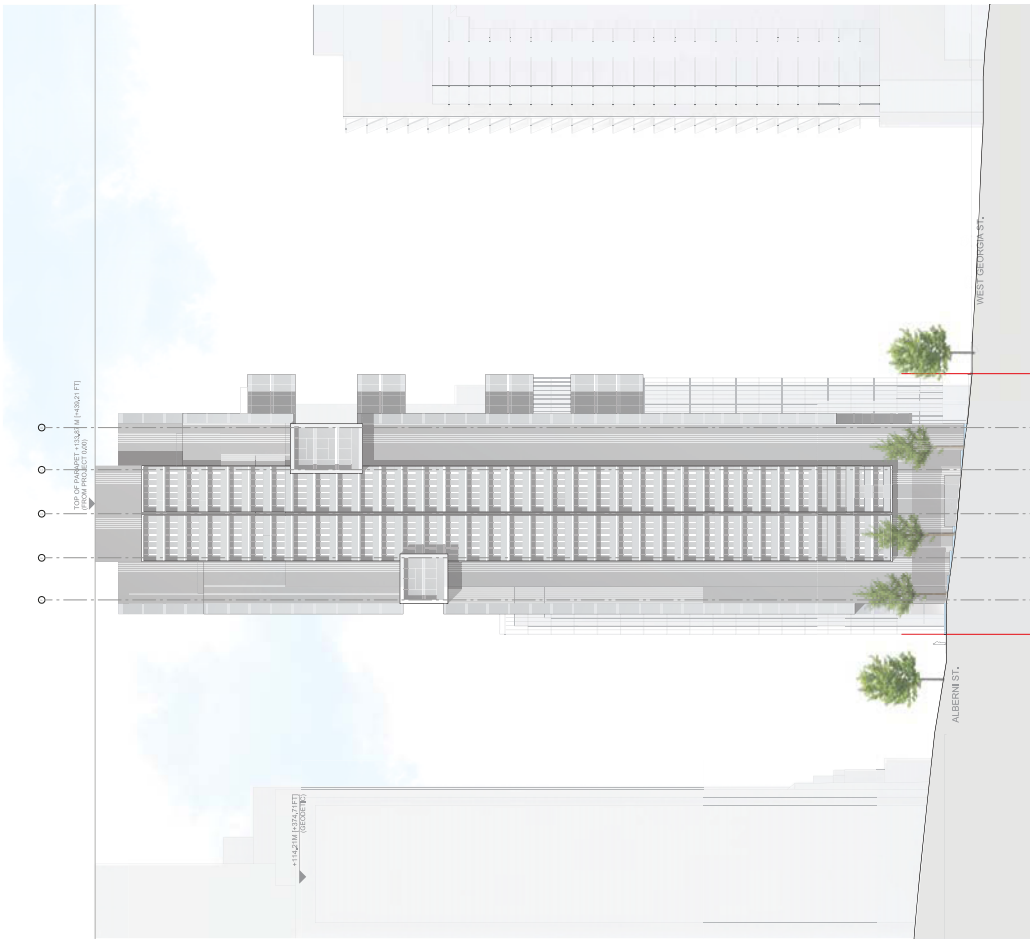
Level 02
Indoor and Outdoor
Residential Amenity



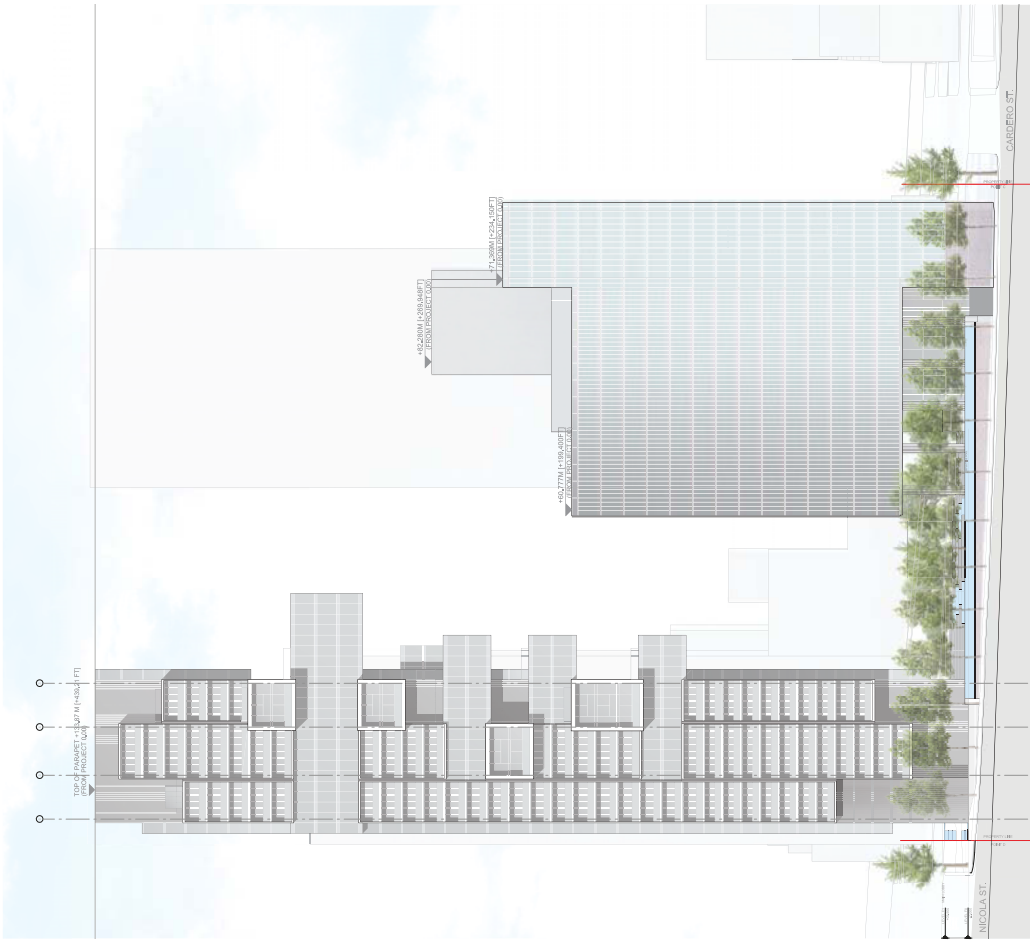
Level 01
Residents' Lobby
Cafe



Level 00
Visitors' Lobby
Cafe

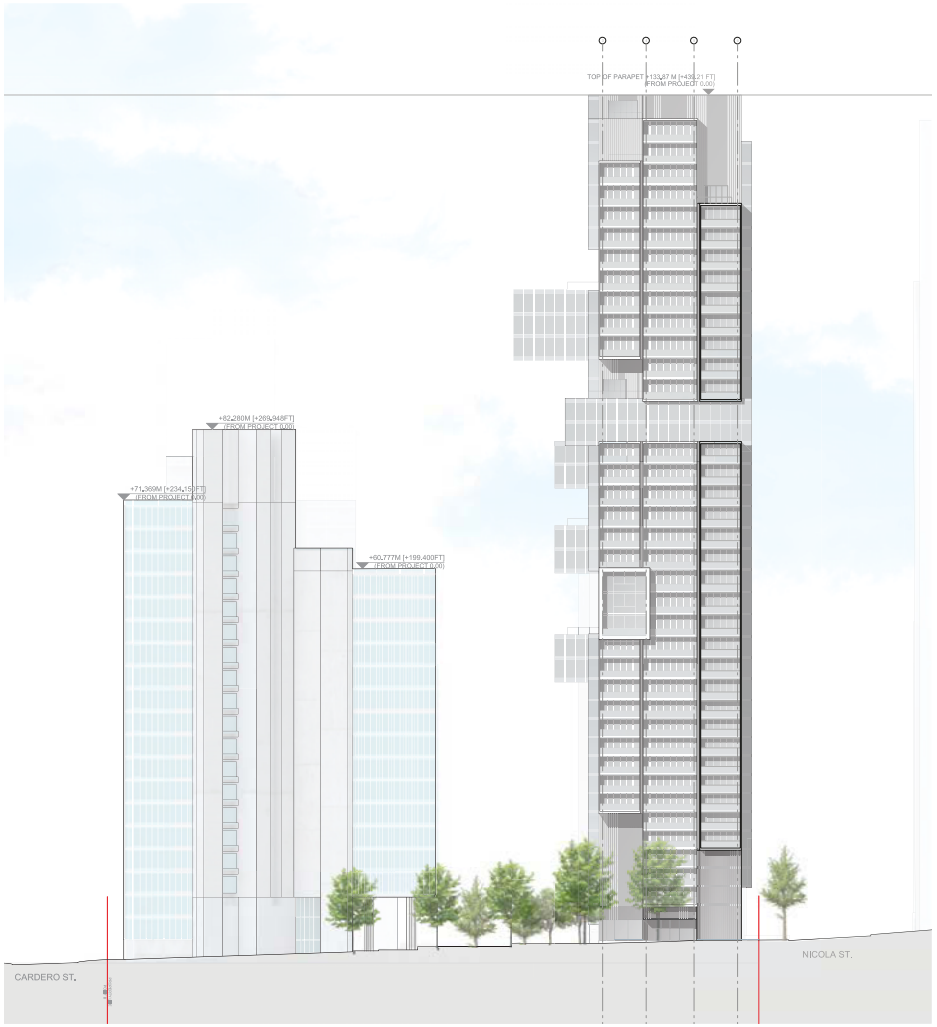


Elevation East - Nicola



Elevation North - West Georgia

ELEVATIONS



Elevation South - Alberni

Elevation West - Plaza

ANIMATED TOWER SILHOUETTE

HIGH-RISE HORIZONTAL LIVING

ACTIVATED PLAZA

WEST GEORGIA FRONTAGE

RESIDENTIAL LOBBY - ALBERNI STREET VIEW

RESIDENTIAL LOBBY - NICOLA STREET VIEW

1515 Alberni Street (Complete Application)
DP-2018-00139

MATERIALITY

Sharing a site with the modernist Crown Life Place with its sleek curtain wall facing the plaza, the new tower integrates itself with the use of complementary facade materiality and colour.

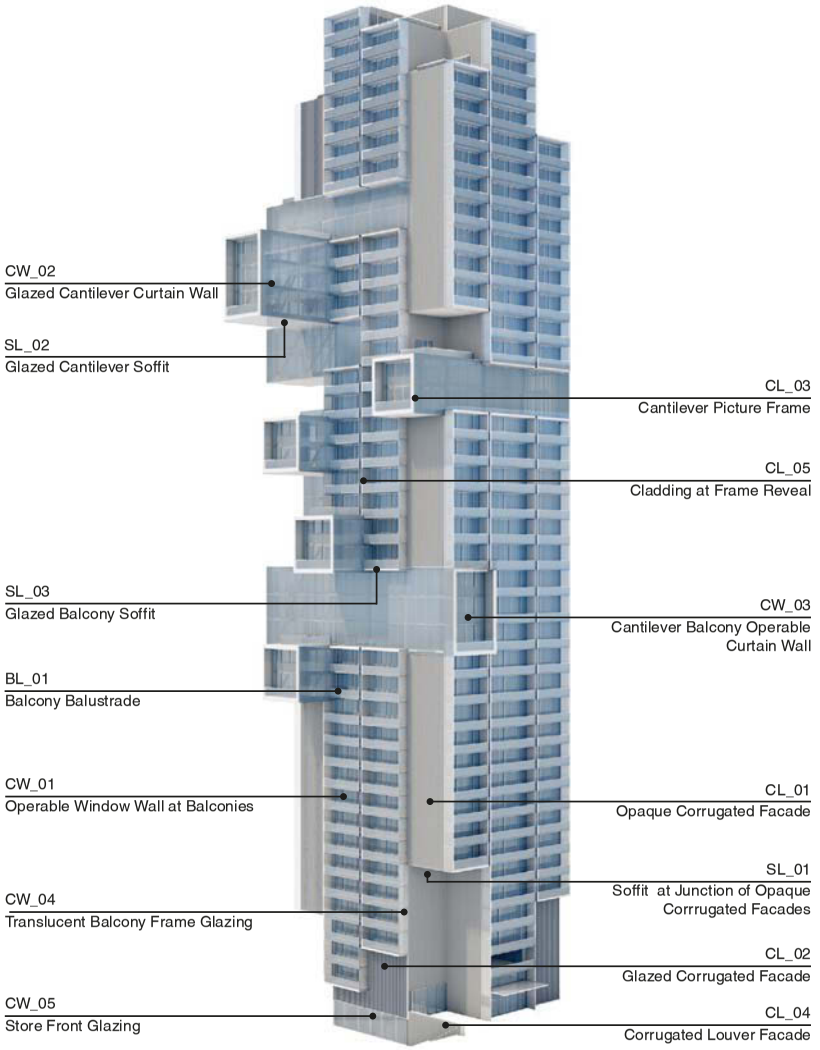
The pre-eminent cantilevers crossbars that define the building concept are designed as integral reflective glass curtain walls with glass shadowbox spandrels. Glazing is also applied to the cantilever soffits.
The respective cantilever front frames are articulated as thin aluminium sheet surfaces. Cantilever blacony facades, juliet balconies and balustrades are glazed in line with the overall project balcony glazing.

The majority of the modular elements that constitute the tower have full balcony facades set into elongated slender translucent frames. Both balcony balustrades and side, top and bottom frames are glazed with low reflectivity. Typical low-reflectivity inset balcony glazing has at least two sliding elements per balcony.

The opaque tower façades are articulated in a seamless facade of vertical metallic elements, further accentuating the verticality of the tower and contrasting with the horizontal geometry of the glazed reflective cantilever crossbars. The manipulation of the material geometry into a bespoke corrugation and the reflectivity of finish achieve a nuanced interplay of light and shadow, adding depth to what would otherwise be a flat and inactive surface. Vertical joints are concealed by the nature of the surface geometry, while horizontal butt joints with integrated sleeves are staggered to avoid a panelised appearance.

Localised areas in these corrugated façades, at the entrance lobbies where recognition and exposure to the building's surroundings is desirable, as well as in the upper northwest corner of the tower where water views are premium, continue the corrugation detail on a glazed surface.

Glazing requirements are in line with applicable sustainability standards.



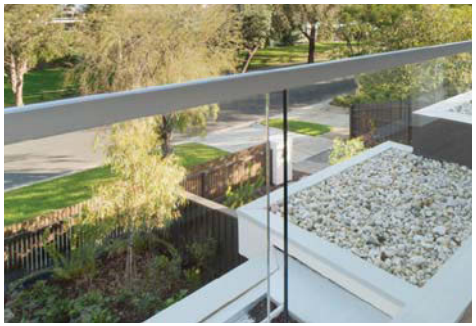

CW_02 Curtain Wall


CW_01 Operable Window Wall at Balconies


CL_03 Cantilever Picture Frame

CL_02 Glazed Corrugated Facade

CL_01 Opaque Corrugated Facade



BL_01 Balcony Balustrade

Façade Type	System Description	Glazing	Performance Target	Material	Design Intent	Typical Sizing
CW_01 OPERABLE WINDOW WALL AT BALCONIES	Thermally broken semi-unitized window wall with operable sliding doors	(Low-iron) double glazed IGUs with high performance triple silver low-e (tbc)	U-Value 0.387 (2.2) SHGC 0.35 SC 0.39	PVDF or anodized aluminum framing	Neutral, ultra clear glazing with minimal window and door details	1030 x 2705
CW_02 CANTILEVER CURTAIN WALL	Factory glazed thermally broken unitized curtain wall with glazed insulated spandrel	Low-iron triple IGUs with high performance triple silver low-e. Identical system with shadowbox detail at balcony module	U-Value 0.264 (1.5) SHGC 0.25 SC 0.28	PVDF or anodized aluminum framing Shadowbox system to match vision glass for all opaque areas	Ultra-clear, reflective glazed box Mullions and transoms behind glazing	1600 x 3060
CW_03 OPERABLE CURTAIN WALL AT CANTILEVER BALCONIES	Factory glazed thermally broken unitized curtain wall with glazed insulated spandrels and operable doors	Low-iron double glazed IGUs with high performance triple silver low-e (tbc)	U-Value 0.387 (2.2) SHGC 0.35 SC 0.39	PVDF or anodized aluminum framing Shadowbox system to match vision glass for all opaque areas	Neutral, ultra clear glazing with minimal window and door details	1833 x 2800
CW_04 TRANSLUCENT BALCONY FRAME GLAZING	Full height glazing with subframe	Low-iron laminated glazing with SGP, backpainted, frosted or fritted	n/a	Subframe as necessary	Light but muted glazing to lighten tower massing while still providing a degree of privacy	1590 x 2705
CW_05 STORE FRONT GLAZING	Thermally broken semi-unitized window wall with operable doors	(Low-iron) double glazed IGUs with high performance triple silver low-e (tbc)	U-Value 0.387 (2.2) SHGC 0.35 SC 0.39	PVDF or anodized aluminum framing	Neutral, ultra clear glazing with minimal window and door details	n/a
CL_01 OPAQUE CORRUGATED FAÇADE	Thermally broken unitized insulated metal panel system	n/a	n/a	PVDF or anodized of extruded aluminum verticals / metal panels	Highly articulated, sharply corrugated façade, with contrasting light and shadow	n/a
CL_02 GLAZED CORRUGATED FAÇADE	Thermally broken factory glazed unitized window wall with vertical louvers	double glazed IGUs with high performance triple silver low-e (tbc)	U-Value 0.264 (1.5) SHGC 0.20 SC 0.22	PVDF or anodized of extruded aluminum verticals / metal panels	Highly articulated, sharply corrugated façade, with contrasting light and shadow and integrated glazing	66% Glazed 33% Opaque
CL_03 CANTILEVER PICTURE FRAME	Metal panel frame	n/a	n/a	Anodized aluminum metals panels (alucore or similar) on framing Minimized butt joints, no bent edges	Sharp, thin picture frame like metal cladding	1620 x 3060 Typ.
CL_04 CORRUGATED LOUVER WALL	Thermally broken unitized insulated metal panel system	n/a	n/a	PVDF or anodized of extruded aluminum verticals / metal panels	Highly articulated, sharply corrugated façade, with contrasting light and shadow	n/a
CL_05 CLADDING AT FRAME REVEAL	Metal panel frame	n/a	n/a	Anodized aluminum metals panels (alucore or similar) on framing Minimized butt joints, no bent edges	Sharp, metal cladding	n/a
BL_01 BALCONY BALUSTRADE	Single-side supported glass balustrades	Low-iron laminated glazing with SGP glazing. Partial frosting, backpaint or frit in slab zone	n/a	Stainless steel or PC on GMS channels Reduced clips	Clear and minimal details with glazing in front of slab Minimized fixing points	As CW_01 behind Potentially larger (horizontal) gap can be had for MEP purposes
SL_01 SOFFIT AT JUNCTION OF OPAQUE CORRUGATED FACADES	Metal channel for shadow gap Seamless infill	n/a	n/a	Seamless plaster on calcium silicate board	Perimter shadow gap Seamless non-directional ceiling Low reflectivity	Seamless
SL_02 SOFFIT AT CANTILEVER	Glazing on subframe	(Low-iron) laminated glazing with SGP	n/a	Subframe as necessary	Soffit read in conjunction with cantilever side glazing No visible fixing	Following cantilever glazing sizes
SL_03 SOFFIT OF BALCONY FRAMES	Glazing on subframe *(tbc)*	(Low-iron) laminated glazing with SGP	n/a	Subframe as necessary	Soffit read in conjunction with balcony side glazing No visible fixing	TBC

LANDSCAPE DESIGN RATIONALE

The design of the public realm balances the heritage nature of the site with the contemporary and iconic nature of the proposed development. Recognizing that the plaza, waterfall and pond will be rebuilt as part of this project, the landscape design references the heritage character defining elements – the trapezoidal water basin, the waterfall as integral part of the Georgia Street gateway to downtown, and the plaza with its mid-block pedestrian circulation, while adding a layer of contemporary interventions to create a vibrant public realm experience.

Refreencing good heritage practices as outlined by ICOMOS, the rebuilt elements will also be distinctly expressed in contemporary additions, in order to differentiate them from the composition of the original 1970's design. The reconstructed heritage framework will include the provision of the water basin in its original trapezoidal form and approximate size as well as the wide edge condition. Technical features and extent of water depth will be adjusted for a more sustainable setup. The waterfall and brick wedge with its strong presence along West Georgia will be reconstructed referencing the original length and vertical elevation while emphasising the face detail of the waterfall for a more animated water display.

A grove of trees will be sprinkled in an informal overlay across the site, flowing from the Alberni sidewalk through the seating steps to the plaza and into the water of the reflecting pool. The trees will soften what is a very hard, urban plaza, and add a canopy layer for pedestrian comfort when passing through the plaza or spending time on it.

The Alberni edge is open to the streetscape and features inviting stepped seating, trees, and stairs for improved connectivity and permeability. Shallow water cascades on the seating steps visually connect with the reflecting pool marking the residential lobby entry, and with a further series of shallow cascades along the Nicola frontage, emphasising the concept of water as a key connector of the public realm around the site.

LANDSCAPE PLAN

GROUND PLAN

The paving treatment at the ground level creates a legible and coherent public realm by utilizing a unified paving pattern across the site.

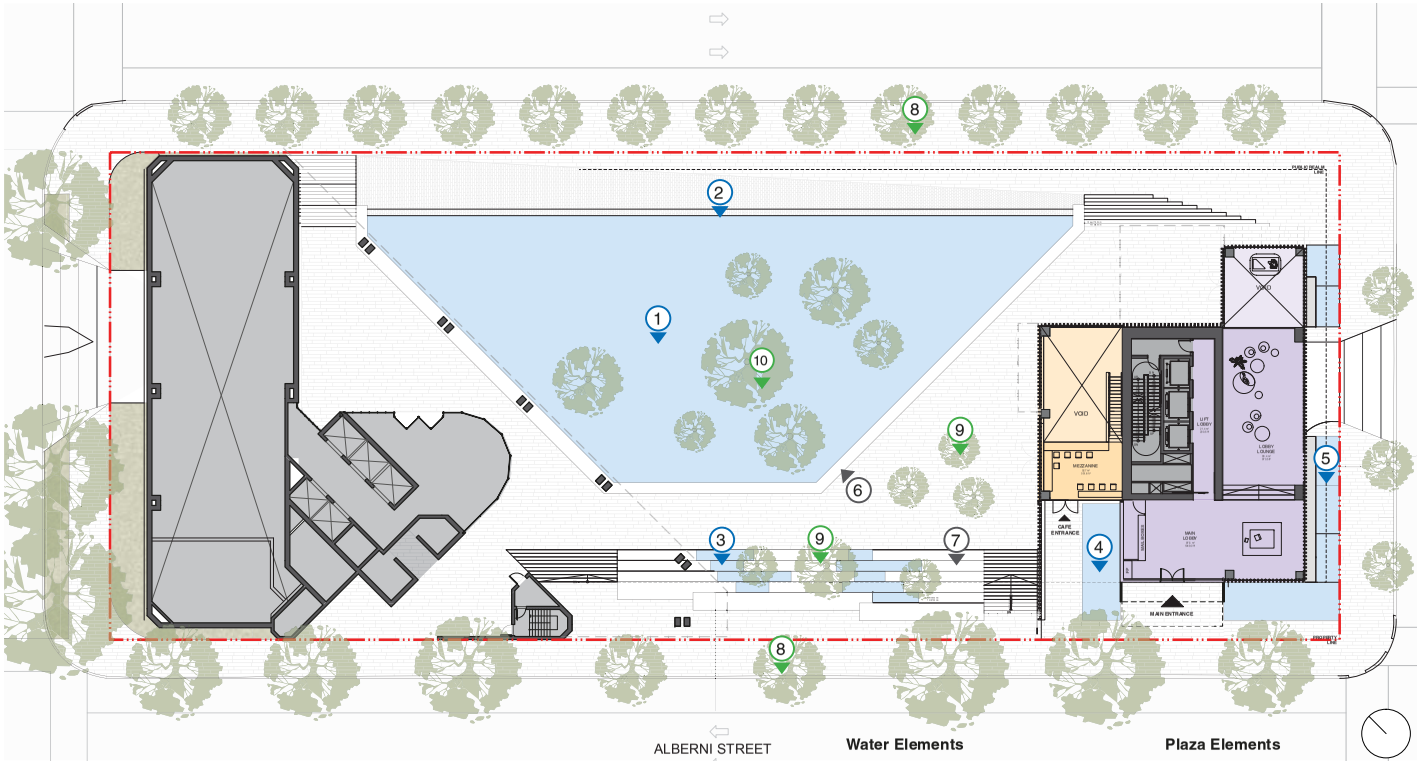
This unified paving material is only interrupted by the existing brick wedge as the significant character defining element of the original water feature and site design. Used further across the site, the same material as the paving will form the various seating edges and stairs and will clad the pool edge.

The grove of trees layered over this unified ground plain is anchored in its various locations - the water basin, the plaza surface, and the seating steps towards Alberni - using the same sharp circular detail interface.

Openings are cut into the paving, allowing an adequate urban integration of the trees where large planters would disturb the permeable nature of the plaza. This allows for a very transparent public realm with free pedestrian movement and usage across the site.

The design of the ground level also includes a variety of seating opportunities. Created as a fully integrated element of the site design, the seating manifests itself in form of bleachers at the Alberni street edge facing the pool, and with an improved water feature edge at the edge of the water basin at optimum seating height. The trees are placed strategically in coordination with these seating opportunities to provide an added layer of shading and comfort.

The original pedestrian permeability through the site will be further improved through a simplification of levels, widening of passages, as well as allowance for full accessibility. Stairs at both ends of the waterfall maintain the original pedestrian opening onto West Georgia, with additional level access at the Nicola corner of the site near the visitor lobby. Another dual set of stairs is set at either side of the seating steps and cascades, connecting both the residential tower and new cafe space and the existing office building lobby with the widened Alberni sidewalk space.



Water Elements

1. Water Basin
2. Waterfall
3. Bleacher Cascade
4. Entrance Basin
5. Nicola Cascade

Plaza Elements

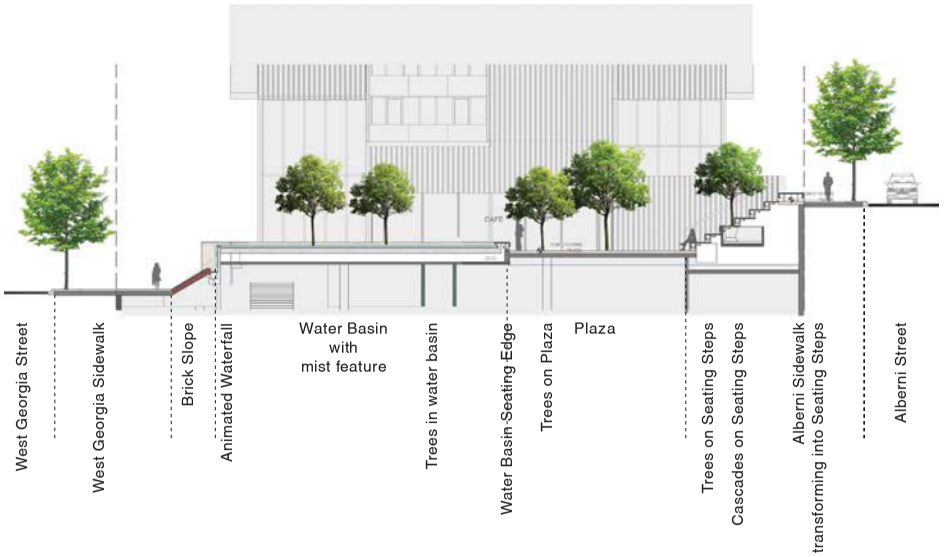
6. Water Basin Edge
7. Bleacher Seating
8. Street Trees
9. Plaza + Bleachers Trees
10. Water Feature Trees

LANDSCAPE LIGHTING CONCEPT

PFS STUDIO

PLAZA SECTION

Water Feature - Mist Feature



Water Feature - Tree Focus

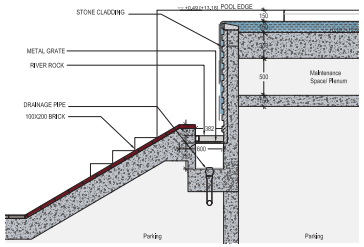
Seating Edge

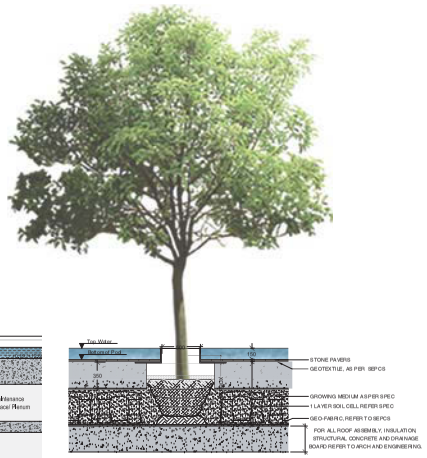
Plaza Trees

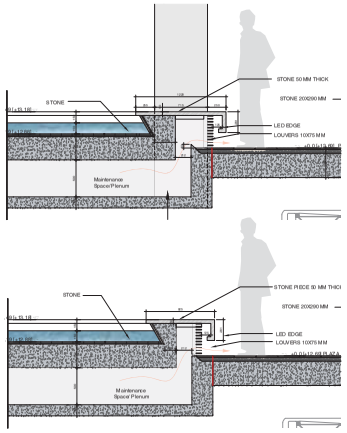
Stairs and Seating Steps

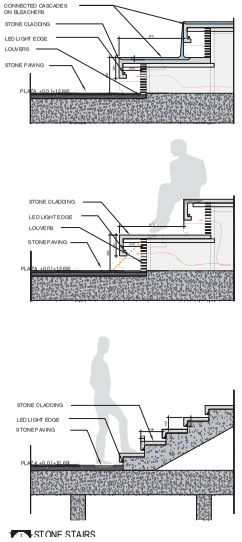
PFS STUDIO

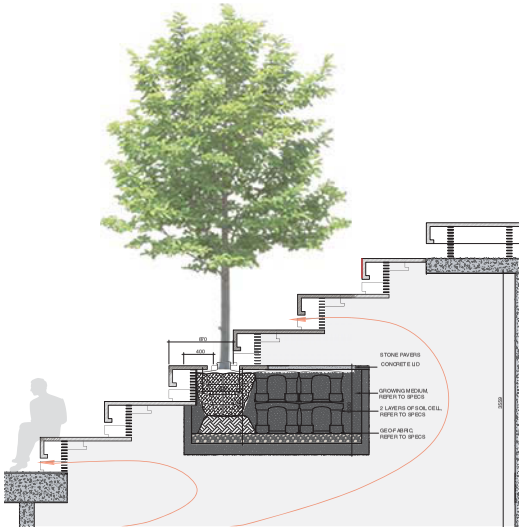
LANDSCAPING DETAILS











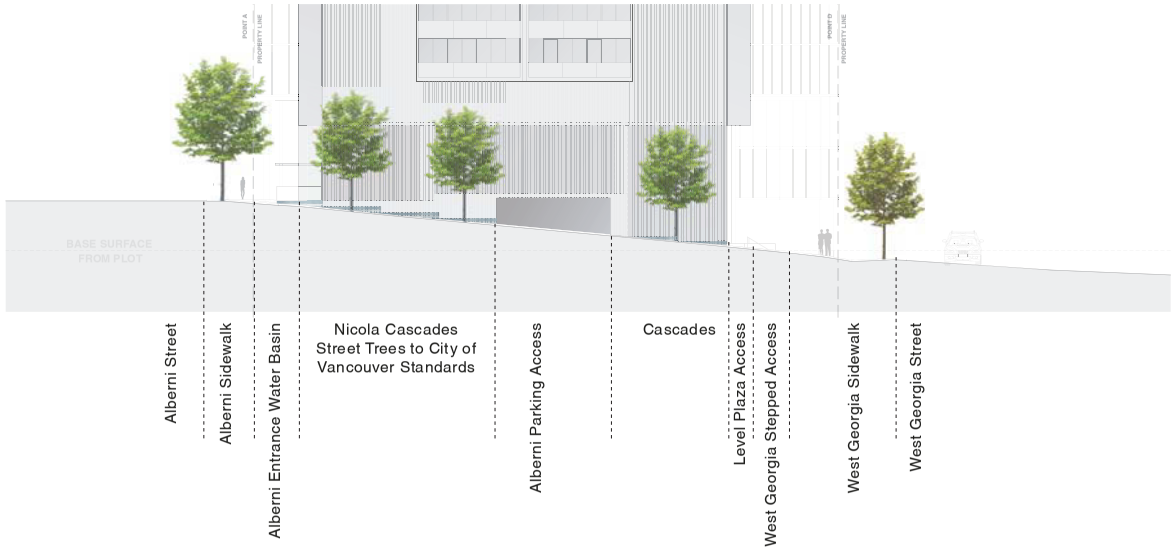
Waterfall Weir

Tree Insertion into Water Basin

Seating Edge MEP Integration

Seating / Water / Tree Steps

ALBERNI ELEVATION




Lobby Entrance Water Basin

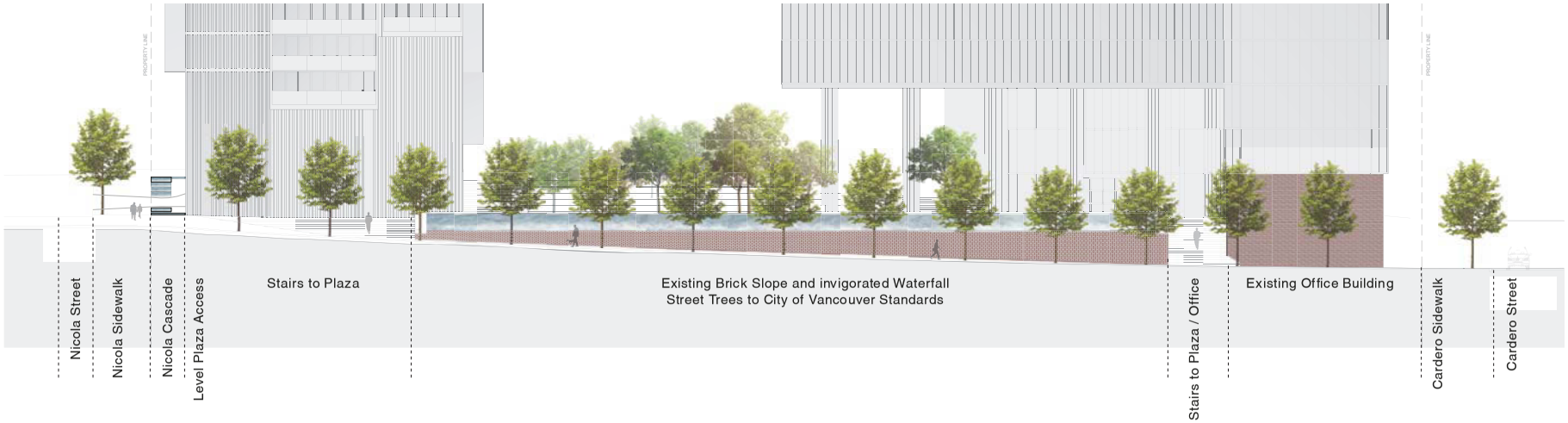

Water Cascade


Sidewalk Trees


Integrated Stairs

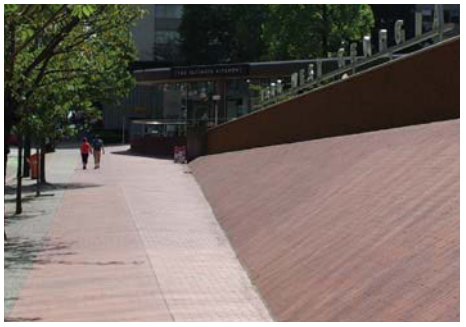
PFS STUDIO

WEST GEORGIA ELEVATION




Cascading Water along Building


Animated Waterfall Edge


Brick Slope


Access Stairs