

DESIGN RATIONALE

In order to successfully develop a Landmark Building several workshops and studies were conducted by the design team to identify a series of key design drivers that would guide the conceptual design.

City Requirements - Summary

Building 5, being of greater height and in a prominent location, was identified as requiring significant architectural quality to serve as a "landmark" building that stands out from other "background" buildings within the neighbourhood.

The design team has focused on creating a distinctive building massing and form, while developing an architectural expression that provides a contrast and a counterpoint to the surrounding buildings.

In addition to this, a number of requirements have been incorporated into our design process to ensure the building meets the highest expectations from the City:

Landmark Status

- *A strong cohesive distinctive building silhouette.*
- *An architectural design concept connected to the site and its history.*
- *A single design language.*
- *The building shall stand out from the surrounding and background buildings.*

Far Distance View

- *Identifiable Podium + Tower structure with a Base / Middle / Top composition.*
- *Strong clear capping element perceptible from all angles.*

Middle Distance View

- *When viewed from a closer vantage point, the major building forms as seen from the far distant view remain clear and legible.*
- *The lattice screen over the glass skin adds a secondary/layer of large-scale detailing to the overall perception of the major building forms.*
- *The internal balcony cladding adds warmth and a third level of contrast to the facade materially and delineates the transition between the exterior envelope and the interior living spaces.*

Proximate Distance View

- *The building mass includes a defined one to three storey lower podium element to reinforce the streetscale connection.*
 - *The main entries have been located on the public street, weather protected and prominent.*
 - *The architectural detailing adds a third layer of visual interest through expressive connections, fastenings, material transitions and texture.*
- ### Impact On Public Space
- *The area of the shadow cast on the public space will be equal or less compared to the original building scheme at Rezoning.*

URBAN CONTEXT AND HISTORY OF SEFC

SEFC has been an industrial area since the late 1800s. Its industrial uses have included sawmills, foundries, shipbuilding, metalworking, salt distribution, warehousing, and the City's public works yard.

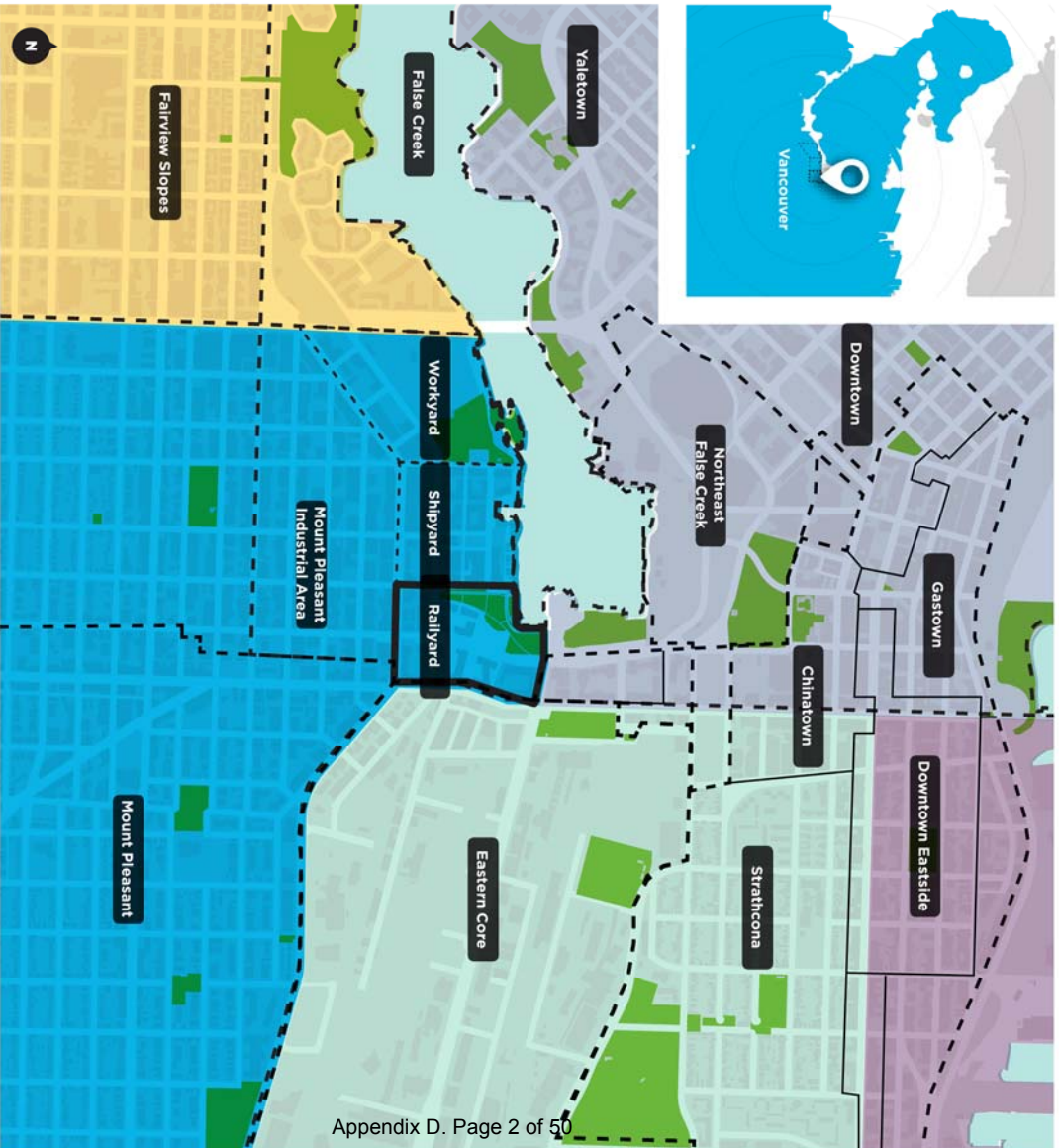
The original shoreline was near 1st Avenue and the land area north of it is comprised of fill from many sources (including Grandview Railway Cut and ash from a former incinerator in the Cambie Yard).

During the First World War, the city block at the foot of Columbia Street was home to Coughlan's shipyard, where a large contract to build 8,800 ton naval ships made the company Vancouver's largest employer in 1918.

Following the war, a number of new wood yards and coal yards appeared along the southeast False Creek shore, while the sawmills and metal working industries thrived - increasing to fold in the forest industry alone. By the 1950s, SEFC was home to the City yard and several steel and lumber operations.

In the 1960s industry began to leave False Creek and not be replaced. In 1970 City Council decided to rezone much of False Creek for housing and parks. In the 1980s Expo 86 became the reason to clear all industry from the north shore of False Creek.

The end of the 1990s presents an almost blank slate at Southeast False Creek north of 1st Avenue—a site that is soon to complete its transition from an industrial area to a sustainable, vibrant neighbourhood.



The project site is located within Southeast False Creek and considered part of the eastern "rail yard" neighbourhood.

DISTINCT NEIGHBOURHOOD PRECINCTS

The Southeast False Creek consists of 3 distinct neighbourhoods based on the historical activities on the site. The western most neighbourhood is the "Workyard", the central neighbourhood is the "Shipyard" and the eastern neighbourhood is the "Railyard". The character of these neighbourhoods is captured in the public realm plan through material selection, reuse of heritage structures, and opportunities for interpretation.

The Workyard Neighbourhood is located west of Columbia Street. The character theme of the neighbourhood has been based on the Cambie Works Yard, which was operated by the City of Vancouver. The Sawtooth building, has been retained and will be refurbished for new uses further reinforcing the "Workyard" theme.

The Shipyard Neighbourhood is located in the center of the area. The character of this area should reflect the past activities of shipbuilding. The Salt building (which was built to support the transportation of Salt) is the single remaining building from this era. The bridge crane, and other artifacts have also been retained. These artifacts and newly designed public realm elements including wharves, boardwalks and slipways serve to complete the "Shipyard" story.

The Railyard Neighbourhood is located on the east side of SEFC. The character of this area is based on the use of False Creek Flats as a railway yard. The orientation of properties between Main and Quebec Street reflect the orientation of the railway tracks to the east. A remnant of this past will continue to be seen in the form of an existing rail right of way that carves an arc through Building 1 and Building 2 of The Creek just north of 1st Avenue.



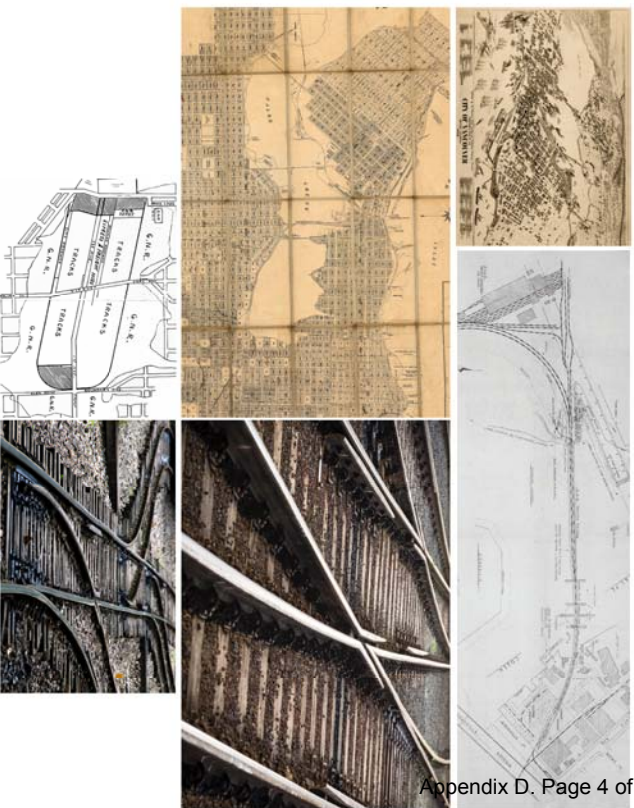
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CONCEPT - THE RAILYARD

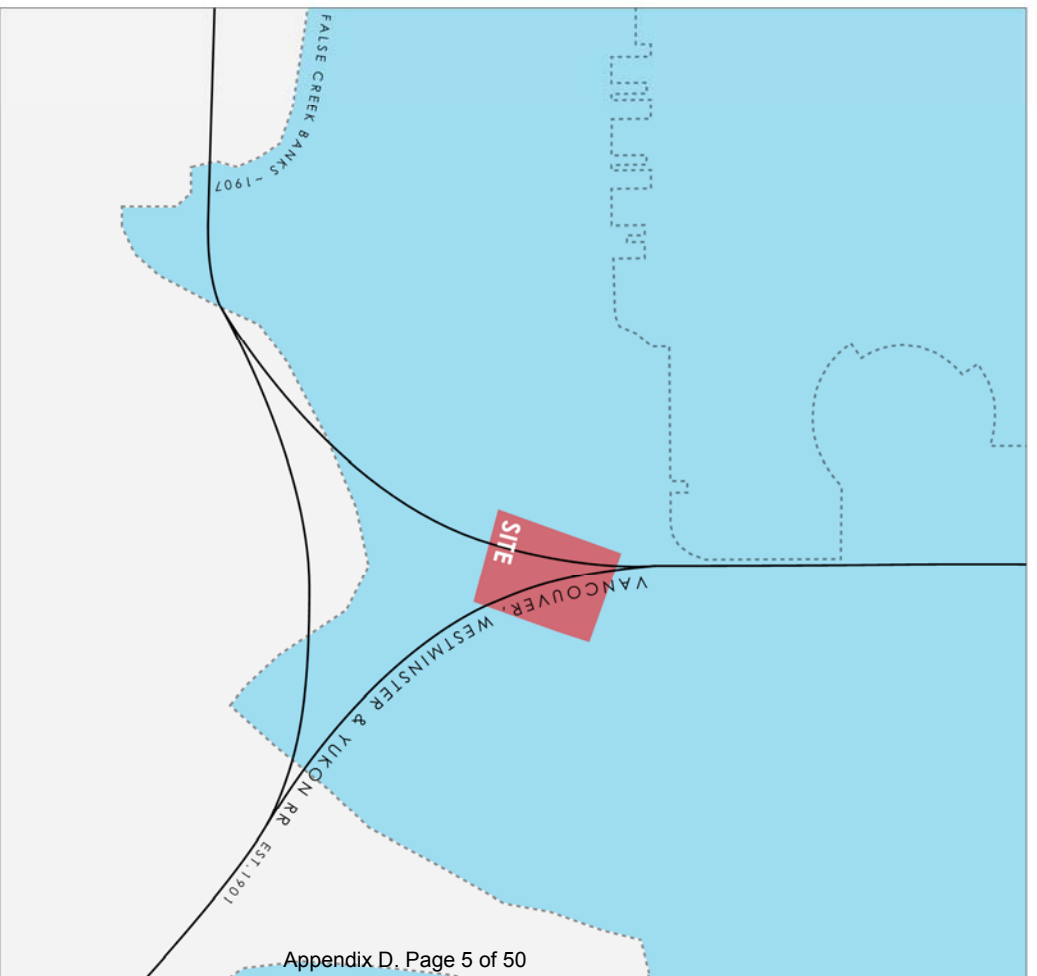
The desire to create a contextual response to the site and to derive the building's unique identity from its connection to the industrial history of the site, inspired the design team to reference the industrial rail spurs and switching yards that once crisscrossed through this area.

The orientation of properties between Main and Quebec Street still reflects the direction of the railway tracks to the east. Concert followed this design with the creation of Railspur Mews between Buildings 1 and 2.

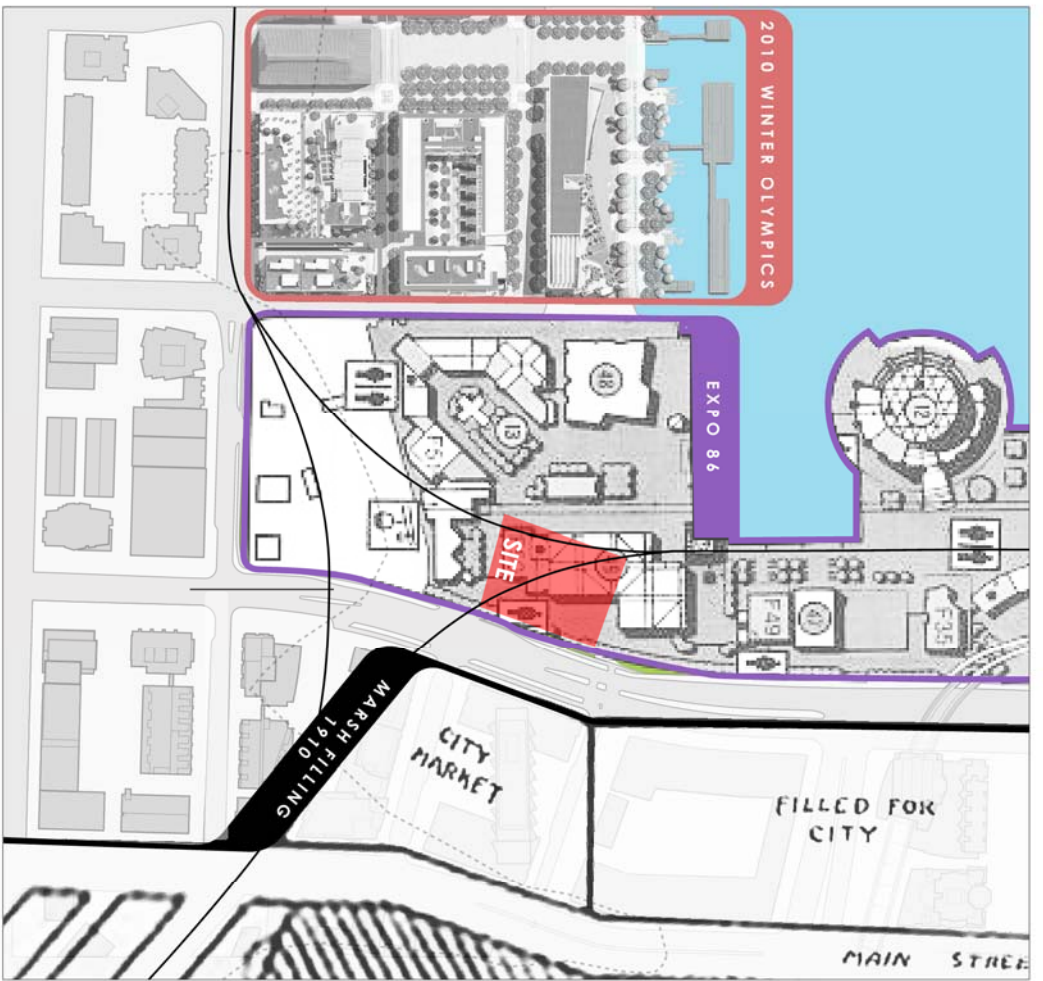


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EVOLUTION OF SEFC

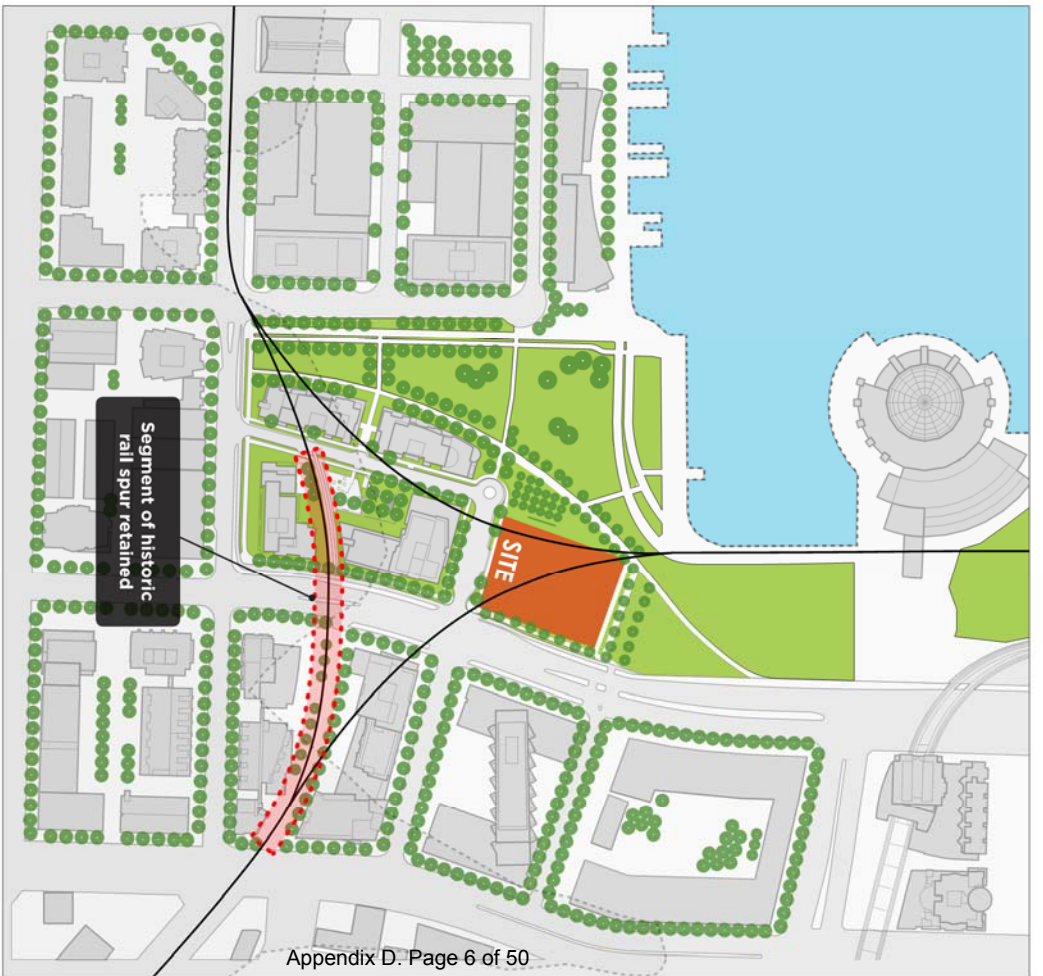


TURN OF THE 20th CENTURY



PRODUCT OF MASTER PLANS

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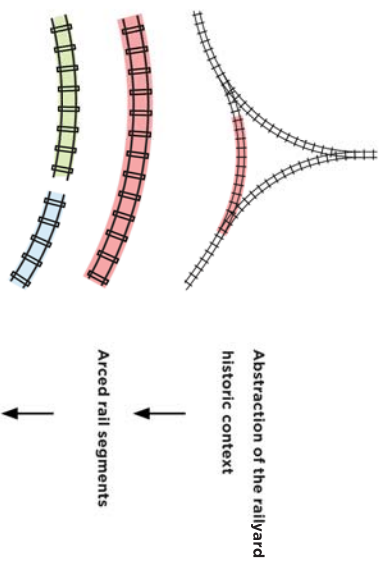


THE SITE TODAY

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MASSING PROGRESSION

ABSTRACTION OF THE RAILYARD CONCEPT

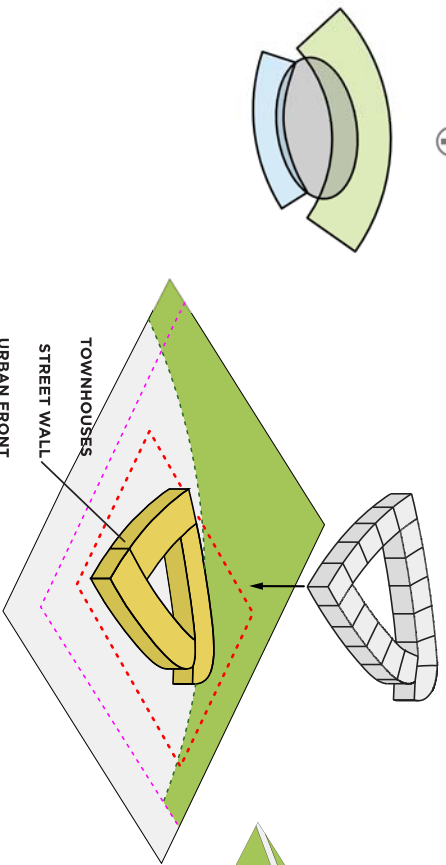


Abstraction of the railyard
historic context

Arced rail segments

Re-composition of arced segments
+
Reference to switchyards

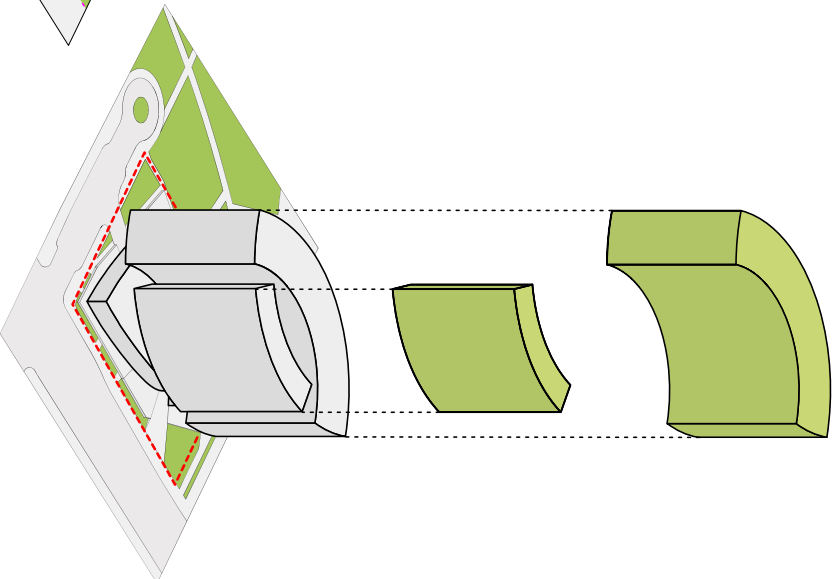
CREATE A PODIUM + PEDESTRIAN EDGE



TOWNHOUSES
STREET WALL
URBAN FRONT

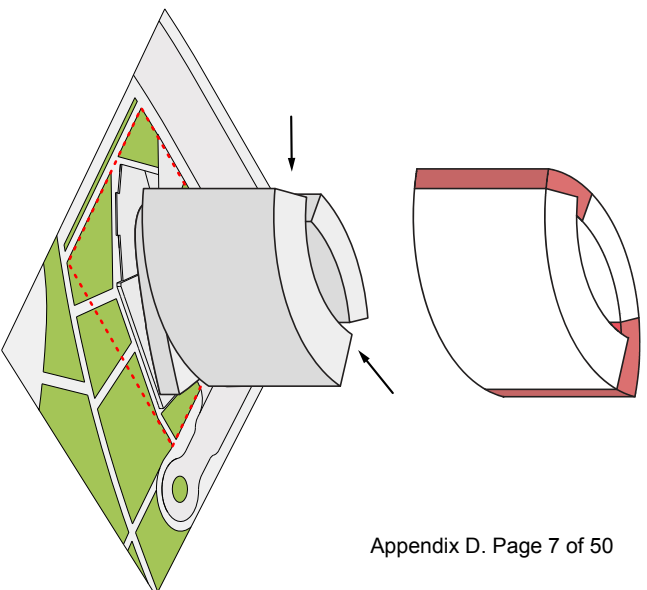
CREATE THE TOWER ELEMENT

Respond to and mirror the dominant gesture of the greenway path to generate a mass that respects the park and creates dialogue with previous developments.



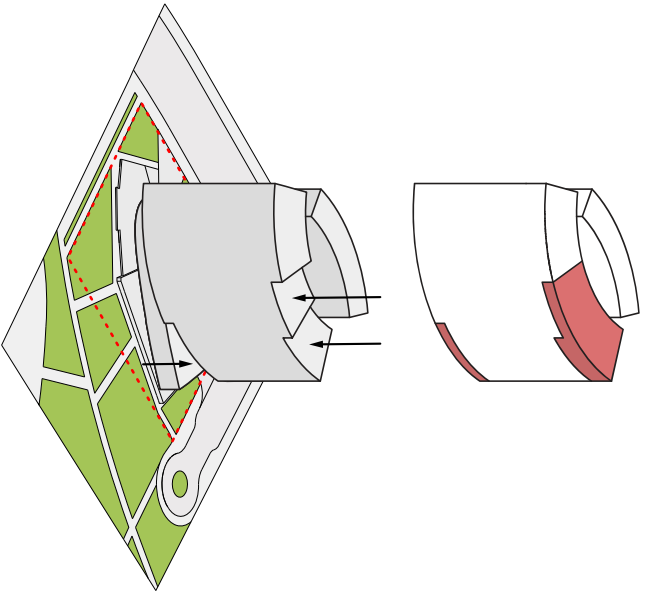
TURNING THE CORNER

Clip and subtract the mass's corners to suggest a point and counterpoint between the East and West elevations. The overall massing gesture maintains its connection to the form of the arced rail segments.



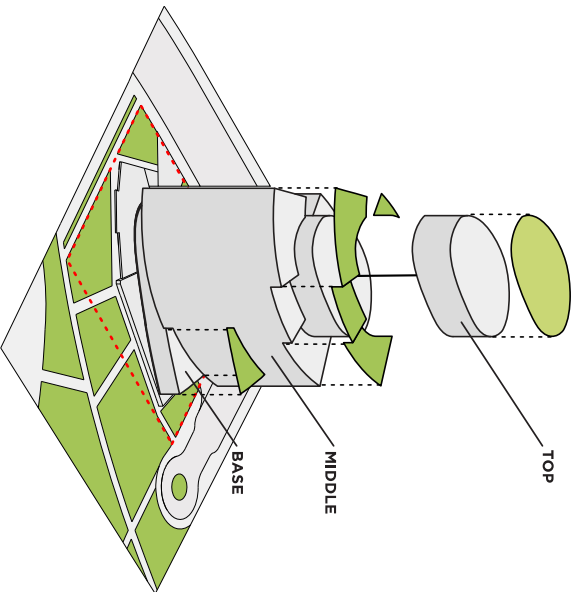
ADDRESSING THE CITY

Stepped terraces open up views of False Creek to developments to the East and a lifted base creates a semi-private place for residents above a 2 storey podium element and bring the Park towards the Corner of Quebec Street. Townhouses in the base bring the tower to the neighbourhood scale.



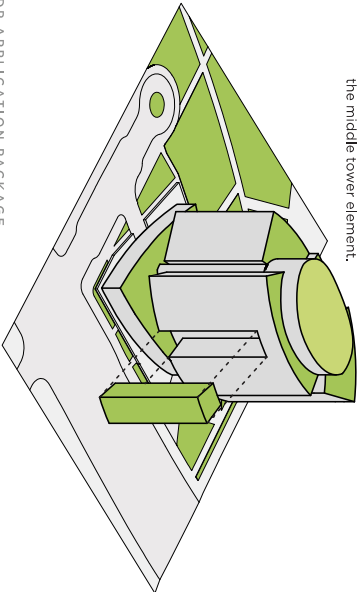
CELEBRATING THE PARK

A transparent lantern element caps the building and becomes a beacon across False Creek and throughout Vancouver. Green roofs and balconies link residents with the park space



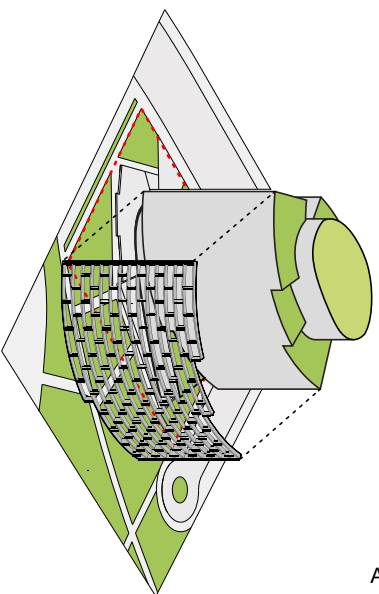
THE VERTICAL GARDEN

The connection to the Park is also emphasized on the east facade along Quebec Street by the addition of a vertical garden through the middle tower element.



THE SCREEN

The building glass skin is covered by a lattice screen. The delicacy of the thin lattice elements and the juxtaposition between glass and concrete imbues the facade with character and depth achieving an aesthetic reminiscent of the rail yards and the industrial history of the site.



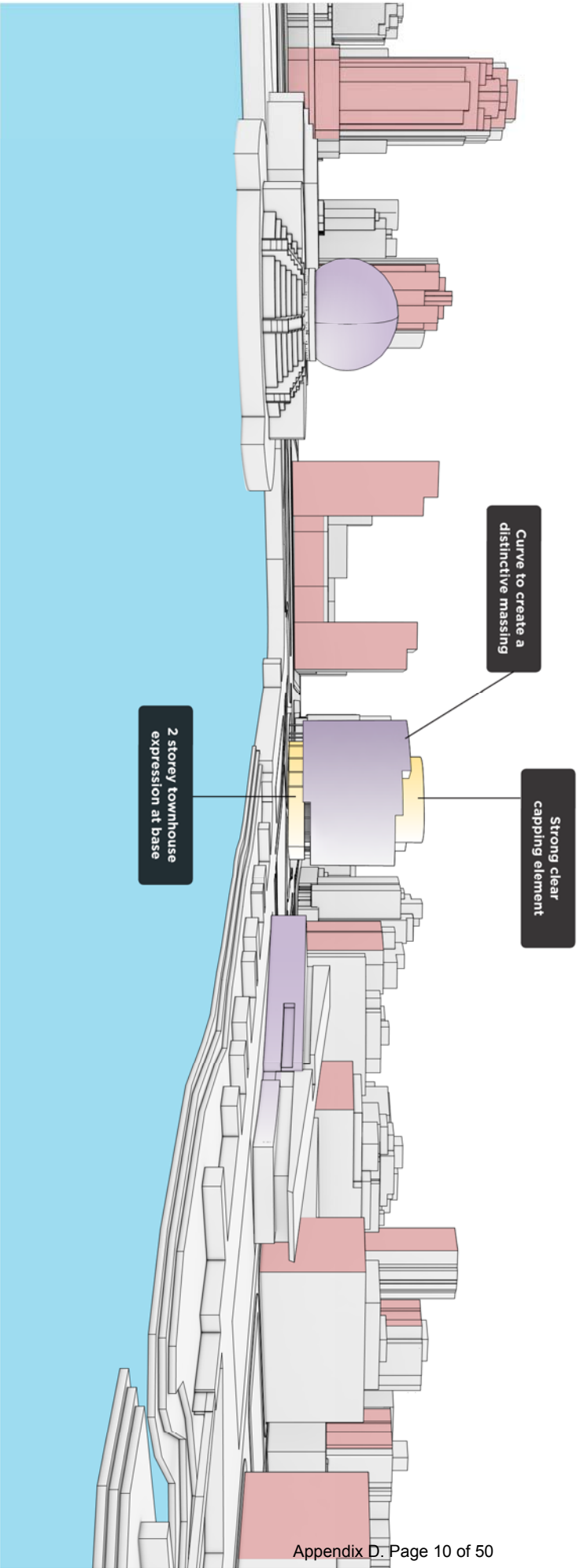
VIEW FROM THE CREEK

A subtle curve in the geometry results in a distinctive and cohesive silhouette, easily identifiable from False Creek.

A single unique design expression in combination with the above, allows for the building to stand out from the surrounding background buildings.

Finally, a clearly defined counterpoint lantern element at penthouse level is perceived as a building capping from all angles.

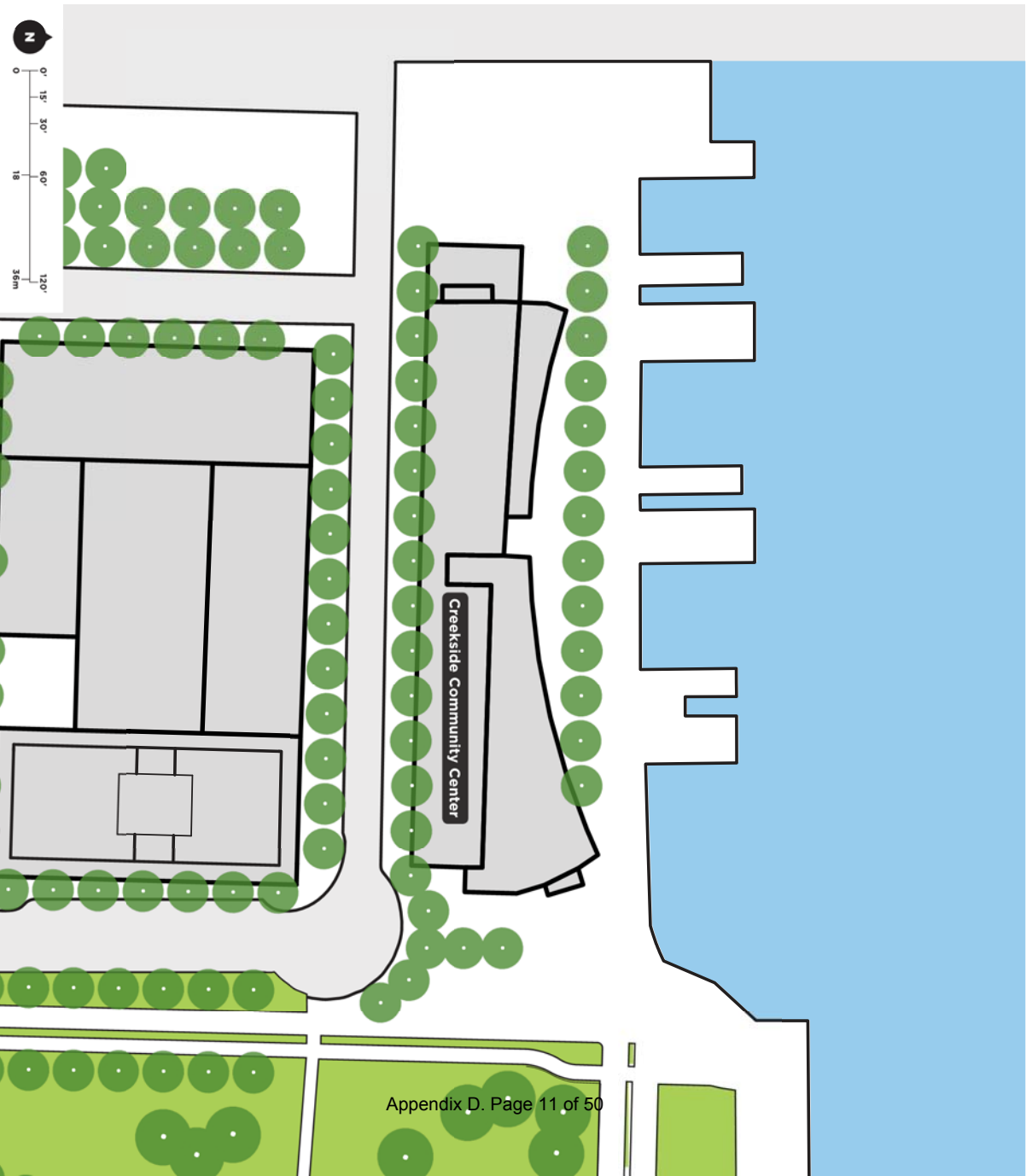
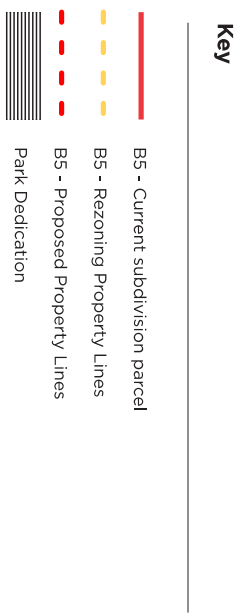
The result is a building form that is distinctive and a contrast to surrounding buildings, and derives its unique identity and design from its context.

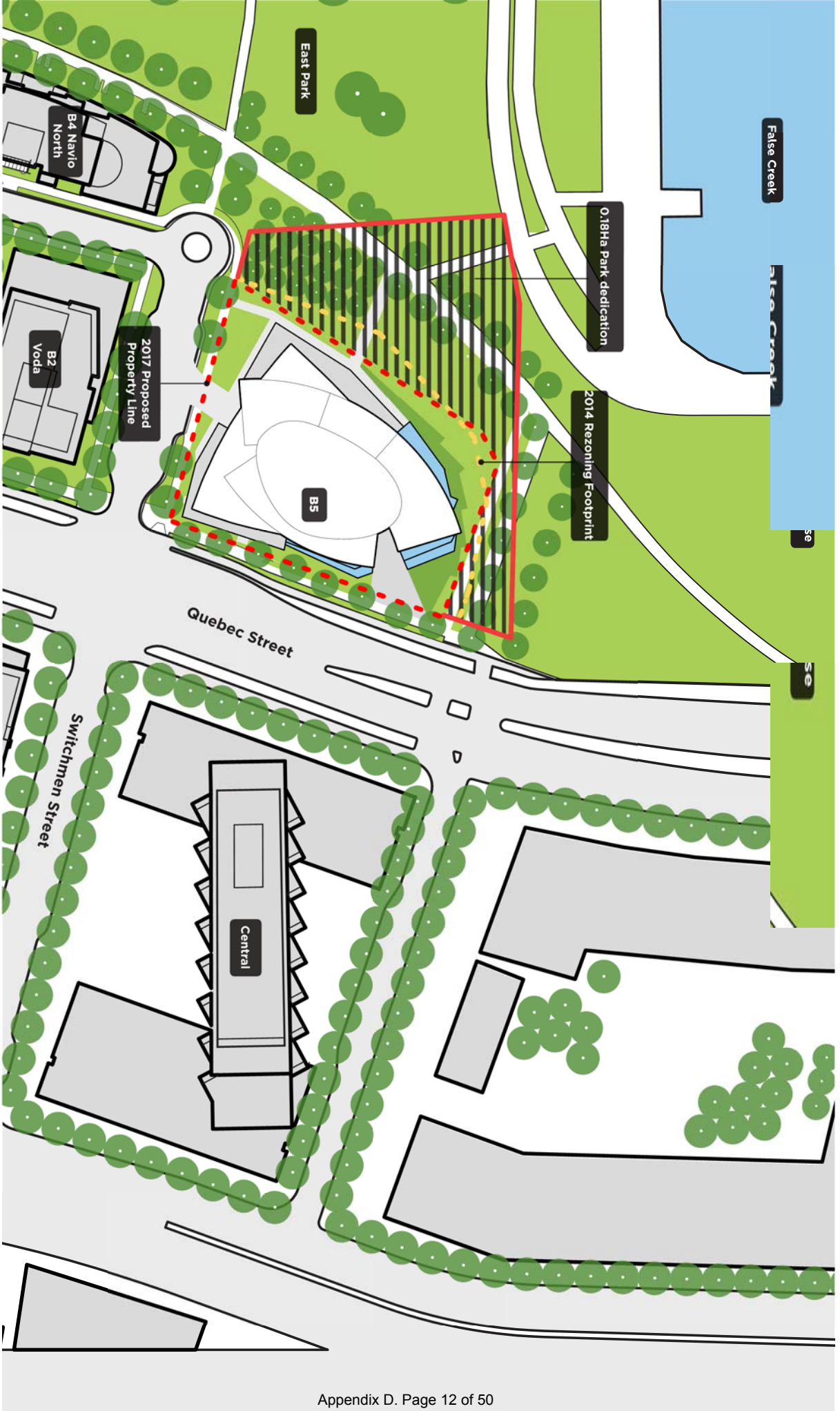


SITE PLAN

The proposed design for Building 5 is a unique, identifiable and distinctive building that derives its form and character from the neighbourhood context with the objective to achieve Landmark status.

The Building 5 design responds to the issues raised during the design review process at rezoning.





LANDSCAPE PLAN

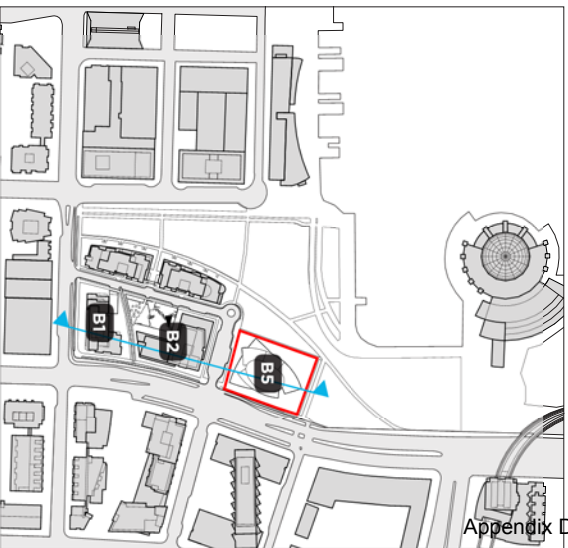
The landscape design creates a semi-public courtyard that opens to East Park, with large patios open onto the courtyard. The water feature references the site's relationship with False Creek and is further reinforced through to Quebec Street.

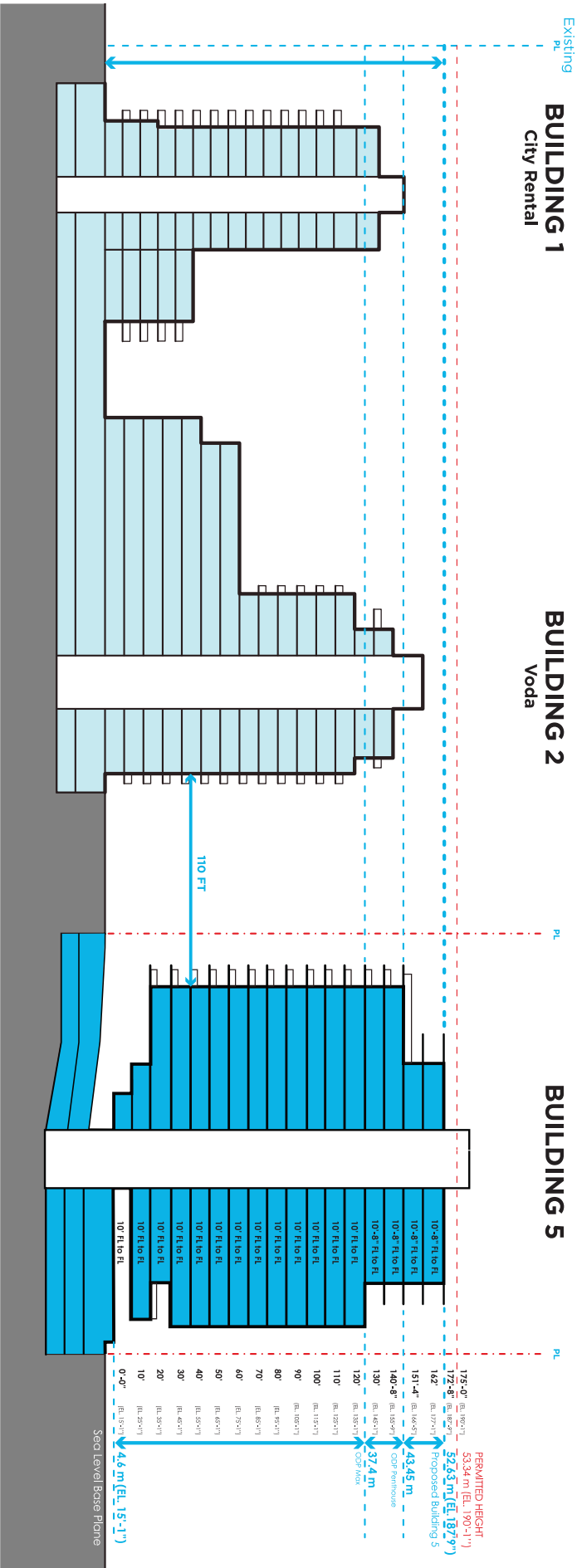
All exiting pathways will be contained within the Building 5 property line.



CONTEXT SECTION

The new proposed massing's total height will comply with the maximum height of 53.35m to the top of roof slab, measured from ground elevation of 4.6m as per City requirements.





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SHADOW ANALYSIS

The proposed massing of Building 5 reduces the overall shadow impact on public space versus the massing proposed at Rezoning (2014), as shown on the diagrams included in this section.

	Rezoning	Proposed	Difference	
March 21- 10am	50,260sf	55,944sf	+5,684sf	+11.3%
March 21- 12pm	32,366sf	24,502sf	-8,864sf	-27.4%
March 21- 2pm	26,519sf	15,093sf	-11,426sf	-43.1%
TOTALS	109,145sf	95,539sf	-13,606sf	-12.5%

-13,606
SQUARE FEET
-12.5% DECREASE

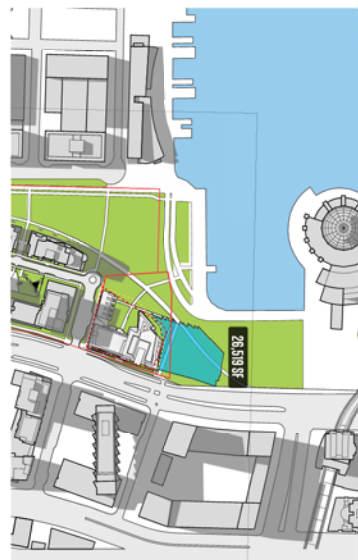
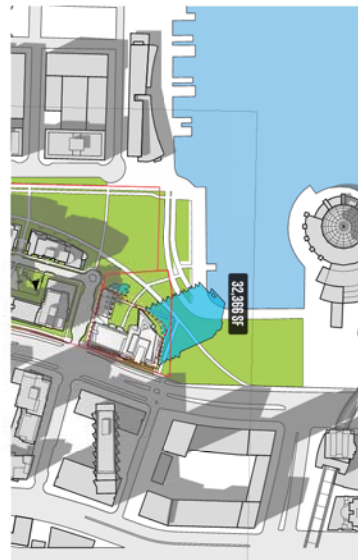
EQUINOX (SPRING/FALL)
MARCH 21/SEPTEMBER 21

10 AM

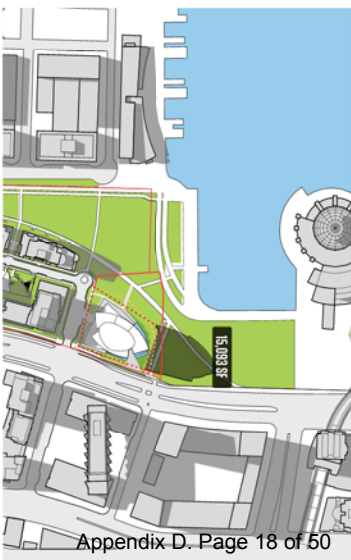
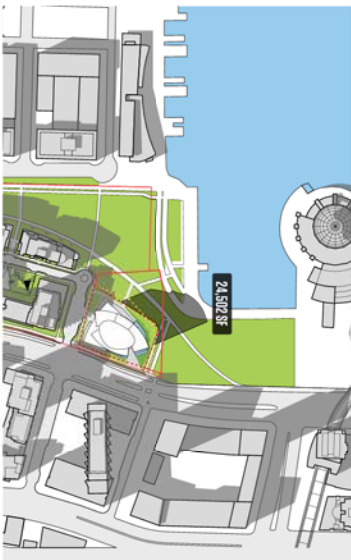
12 PM

2 PM

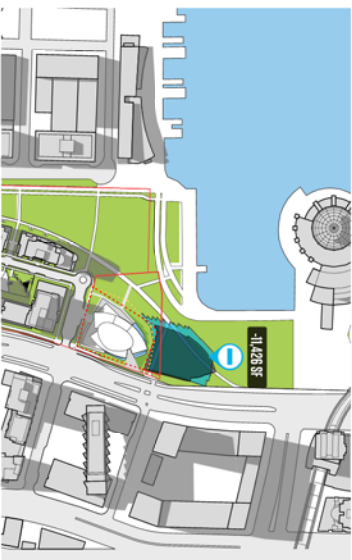
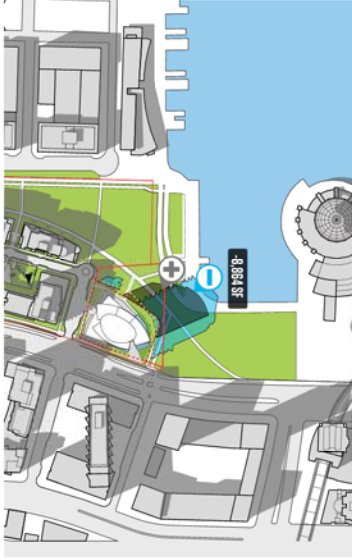
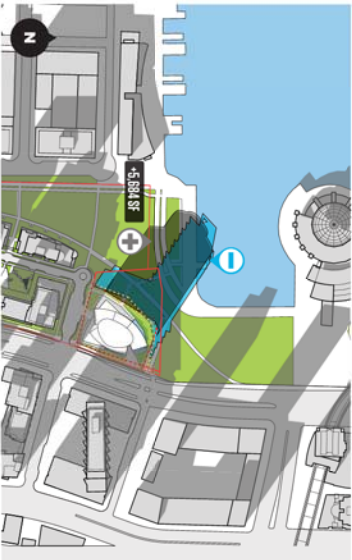
2014 REZONING



PROPOSED



DIFFERENCE



DESIGN RESPONSE CONNECTING WITH THE PARK

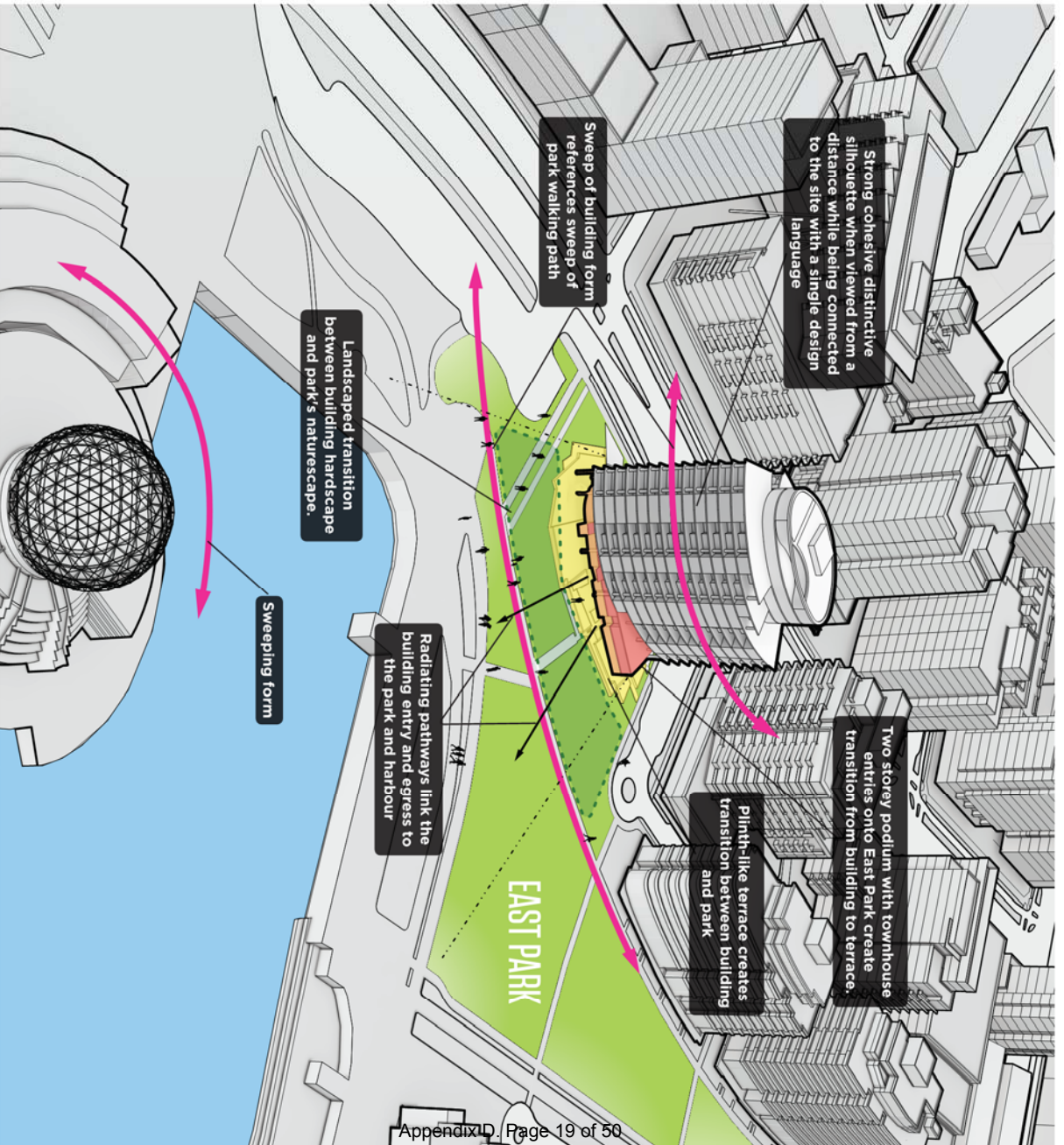
West: Green Edge

The west side of the site is heavily influenced by nature. Directly to the west side of the site is East Park. In order to promote the relationship between East Park and the west face the following key principle was developed:

Engage the Park and in doing so, Enhance the Park

This key principle would be employed through the following design methods:

- Design contextual units that respond to a park setting not an urban setting
- Create active uses at the ground plane to draw eyes and people on the park, providing passive surveillance
- Coordinate design to integrate with East Park design







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DESIGN RESPONSE ADDRESSING THE CITY

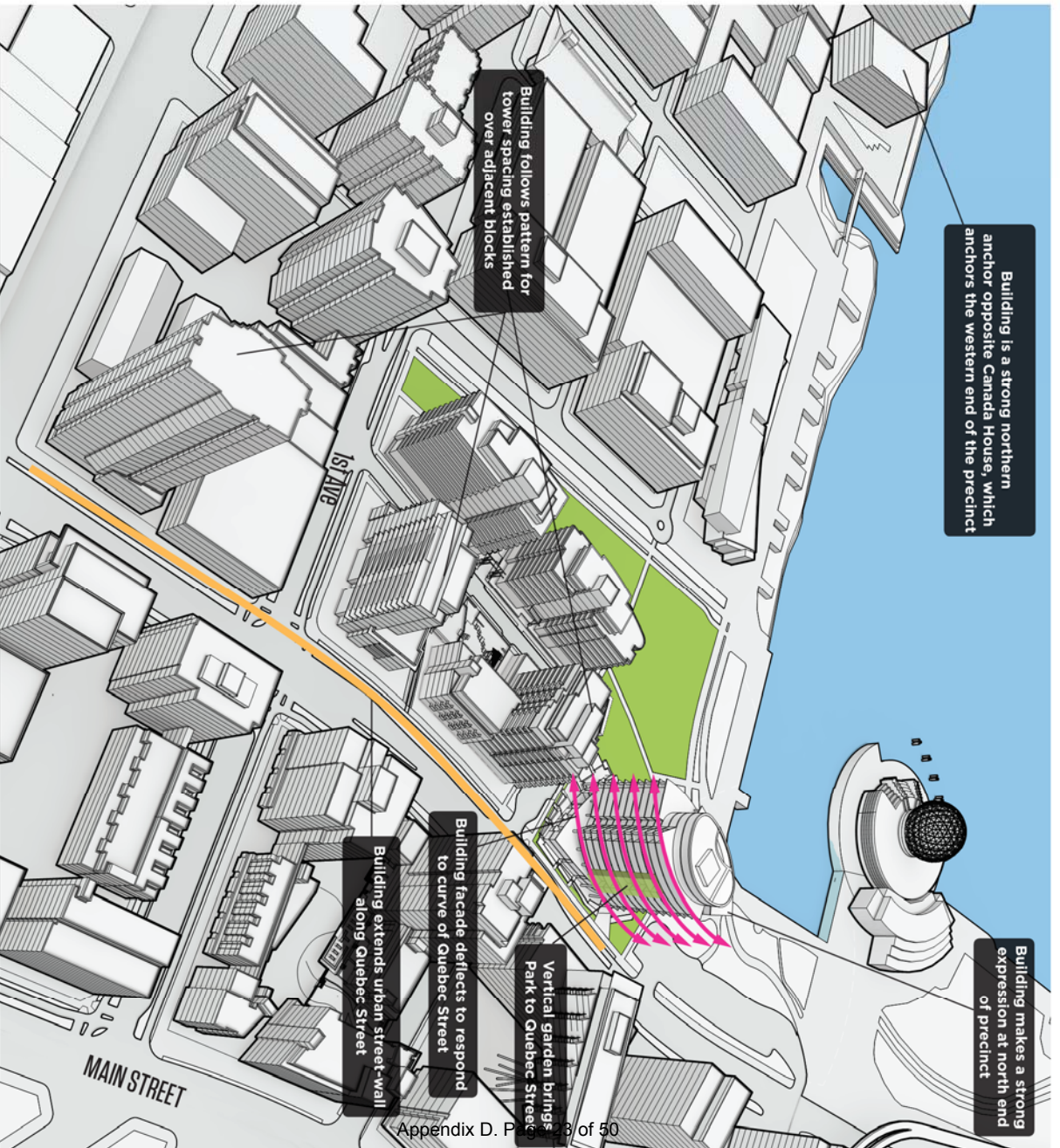
East: Urban Front

Several residential towers currently stand along the east side of the site along Quebec Street. In order to strengthen the relationship between the urban nature of Quebec St. and the east facade, the following key principle was developed:

Reinforce the Street Wall with Building

This key principle would be employed through the following design methods:

- Create a landscaped street edge to enhance the public realm
- Incorporate townhouses (residential entries will animate the site with active uses)
- Create a datum line and podium to reinforce pedestrian scale
- More uniform to respond to neighbours - but with a playful add-on patterning
- Preservation of private view corridors



View Towards Northwest



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East Park looking to the east

DESIGN RESPONSE CELEBRATING THE PARK

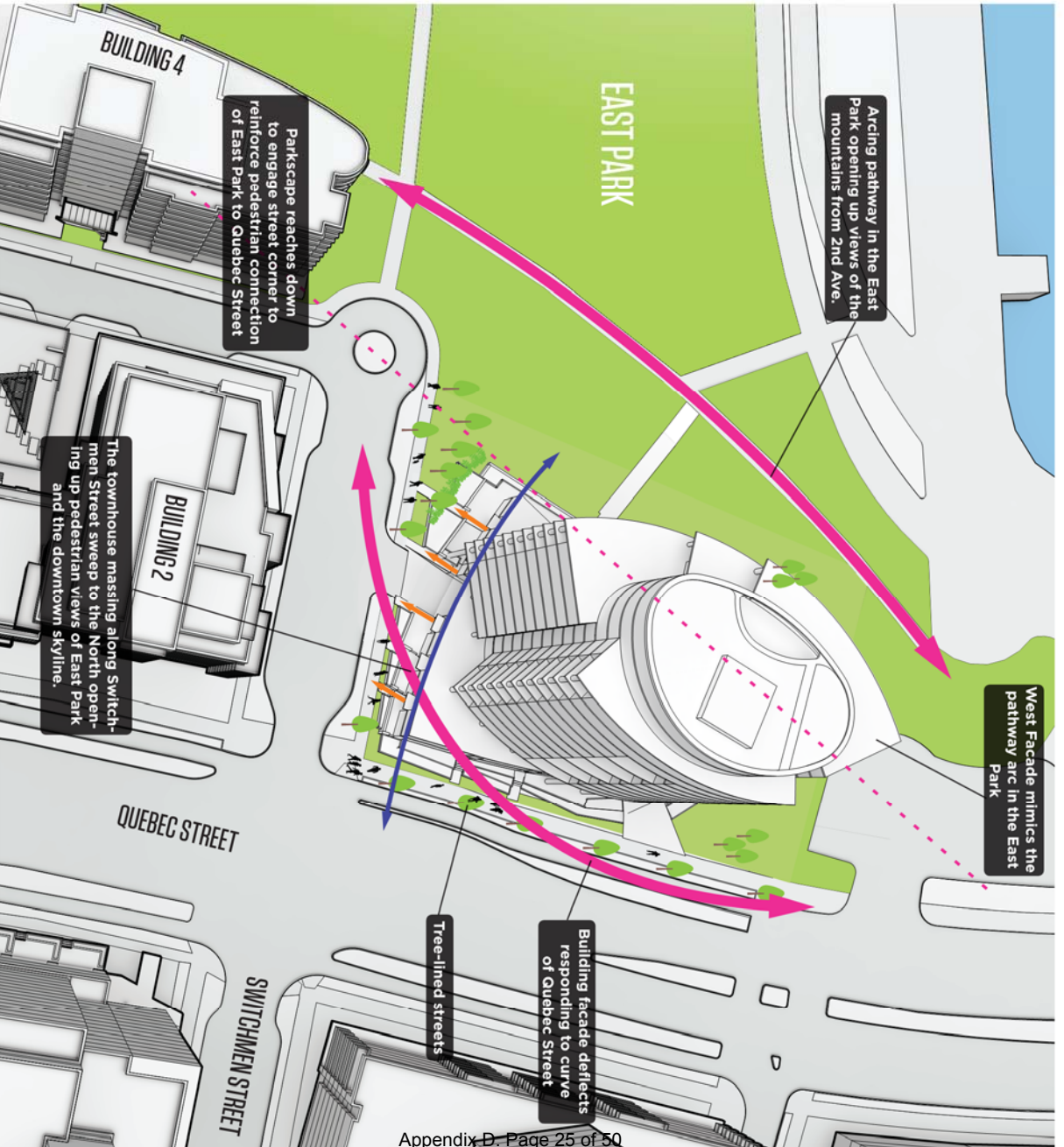
South: Elevated Urban Entrance

Along the south side of the site, the connection with East Park will still be evident. The south side of the site will interface with a new street and Building 2. By continuing the building's connection to the park, the interface between buildings and the entrance would be soft and welcoming. In order to enhance the south face's connection to the park the following key principle was developed:

Enhance the Experience of Entry

This key principle would be employed through the following design methods:

- Create a landscaped edge to connect East Park to the street corner
- Provide residential frontage to put eyes on the street
- Create softened interface with neighbours
- Addition of public art adjacent to the main entry.





MASSING IN SEFC CONTEXT

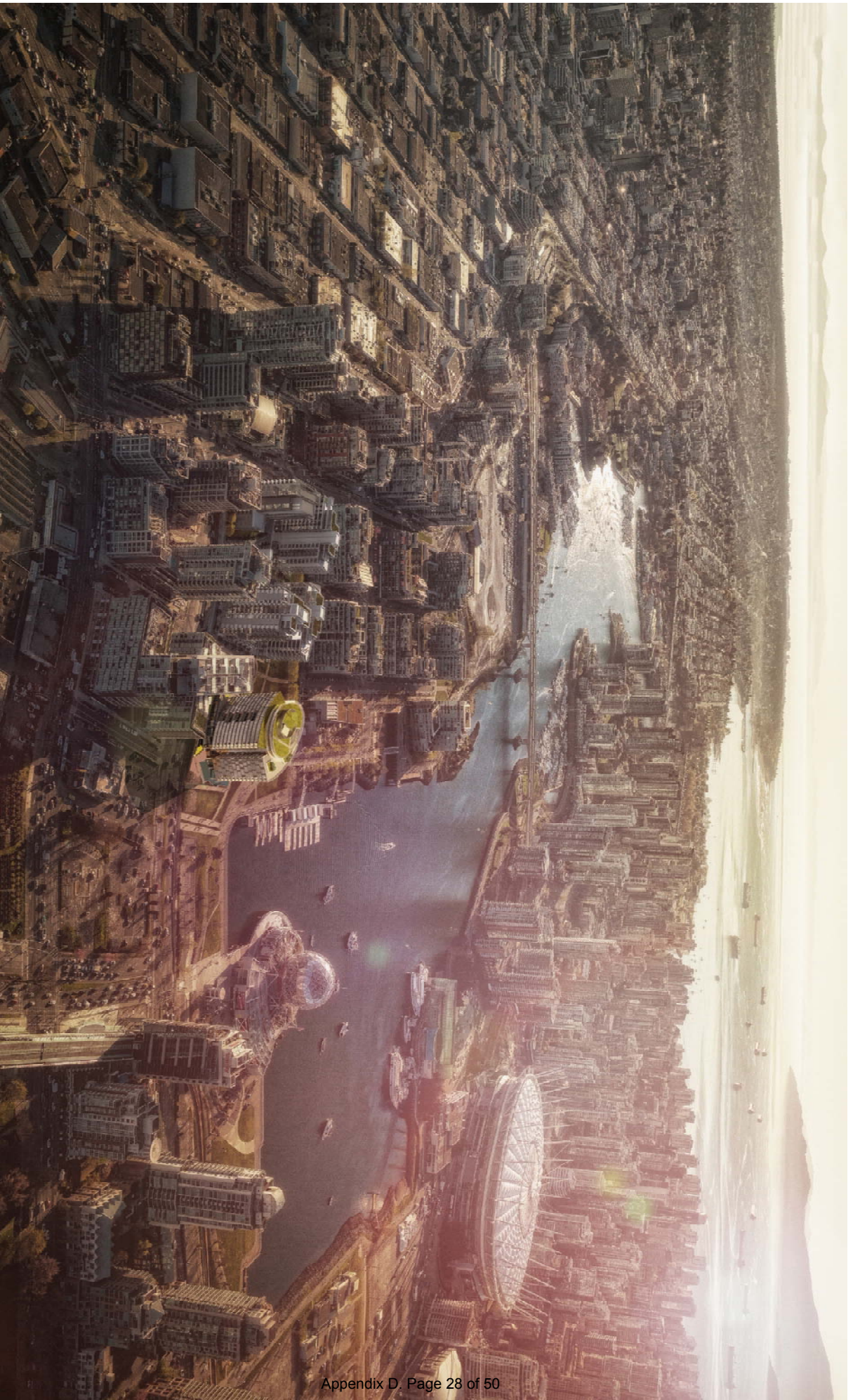
In addition to the immediate context, the greater surrounding context was also explored. The goal of studying this larger area was to evaluate broader themes including: massing, larger scale visual connections, and the site's relationship to not just the neighbourhood but also to the City.

Major Visual Connections that were explored during this design study included:

- *View from the Seawall looking east*
- *View from Creekside Park/Science World looking south*
- *View along Quebec Street*
- *View from future East Park looking east*
- *View from North False Creek looking southeast*

The following pages illustrate these relationships.

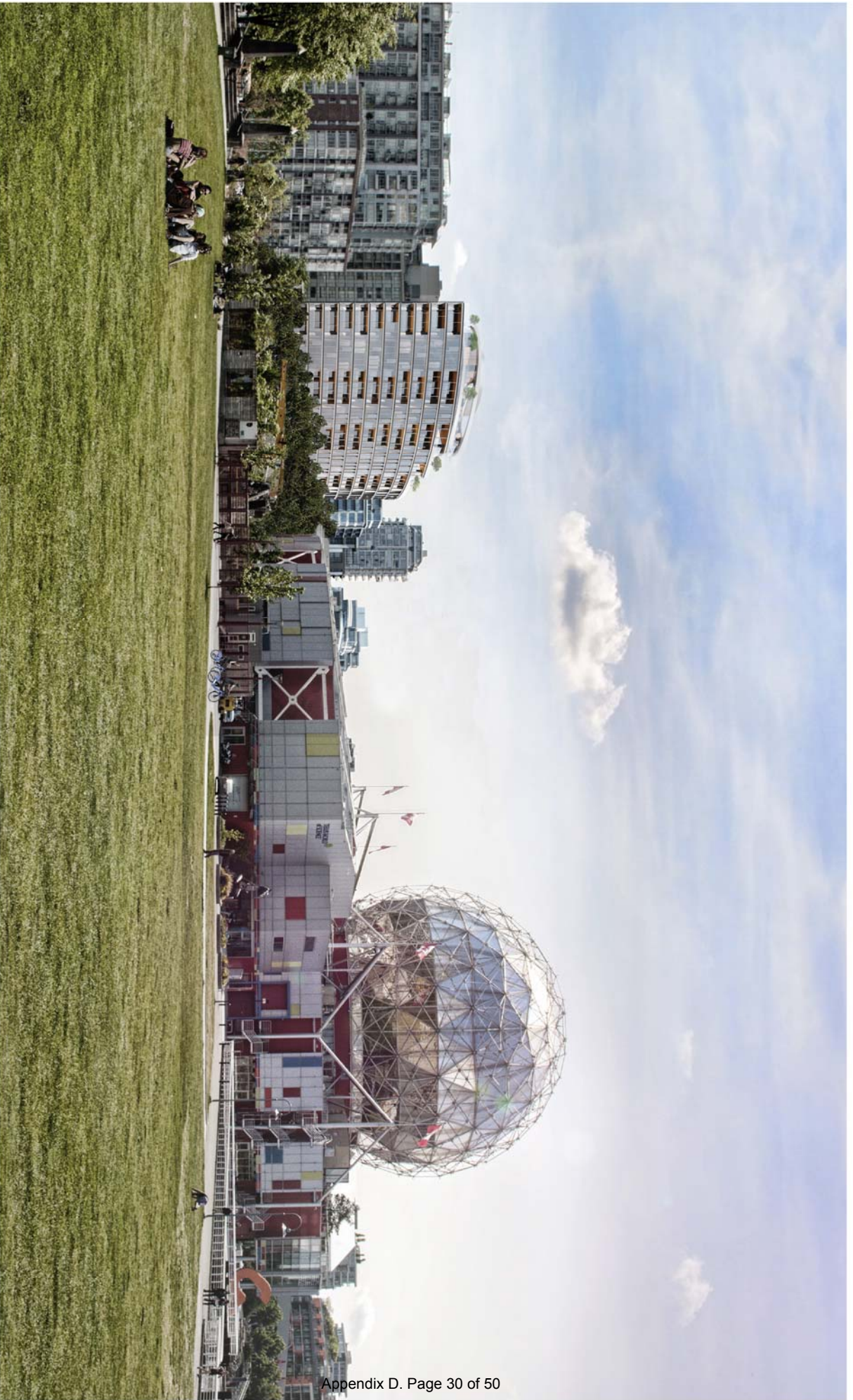




NORTHERN EDGE OF SCIENCE WORLD

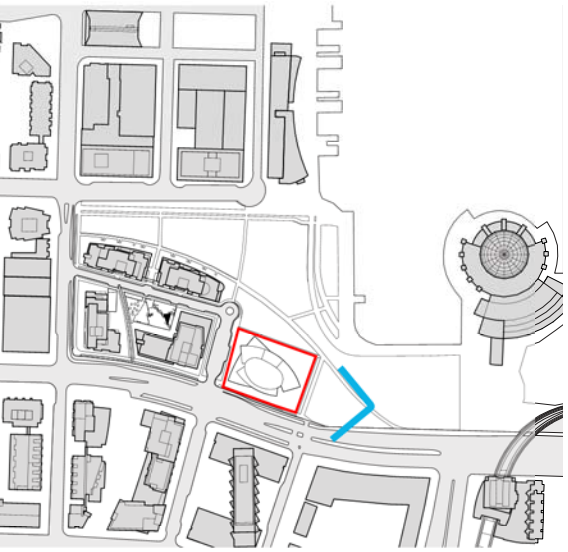
Similarly, when viewed from the open space north of Science World, the building will present a unique profile that engages the park to the west, and will be developed with a scale of articulation that will be a contrast to the typical scale of highly repetitive individual unit expression of surrounding buildings.

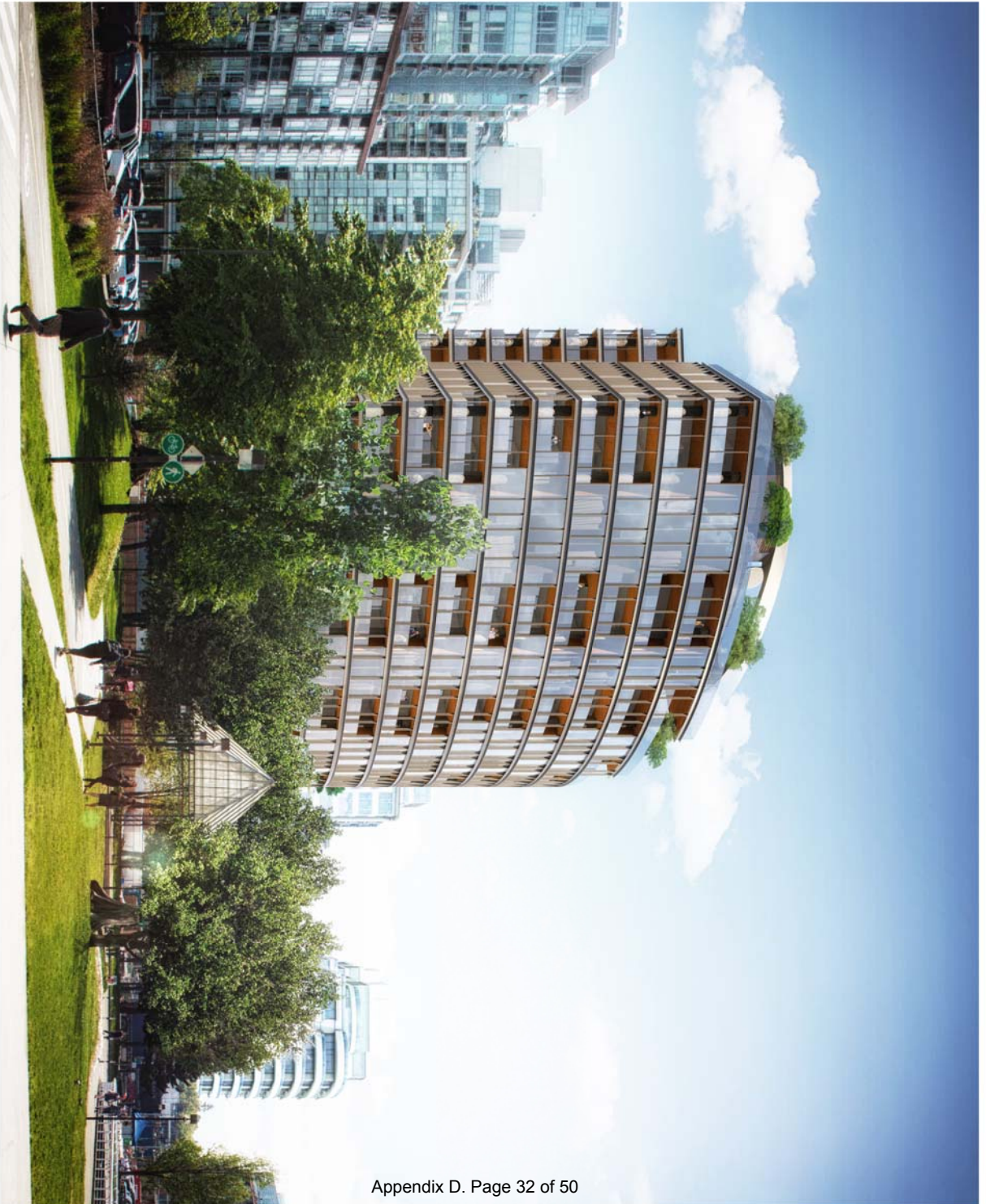




VIEW SOUTH FROM GREENWAY

The building arcs to reinforces its relationship to the Park and also provides an urban front to Quebec Street.



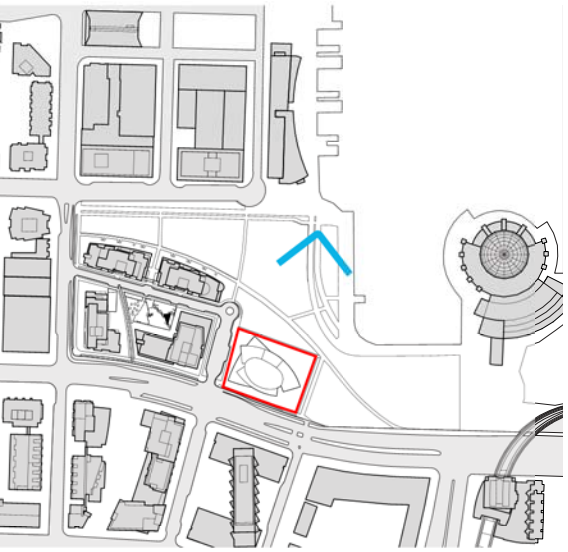


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VIEW EAST FROM SEAWALL

The Seawall is an important waterside pathway in the City of Vancouver. Given the site's direct adjacency to this heavily used pedestrian pathway the design team recognizes the importance of respecting the waterfront, while adding to the visual impact of this area.

The building will have a strong presence as a focal point at the end of the axial view looking eastward when approaching the park and building along the Seawall from the west.





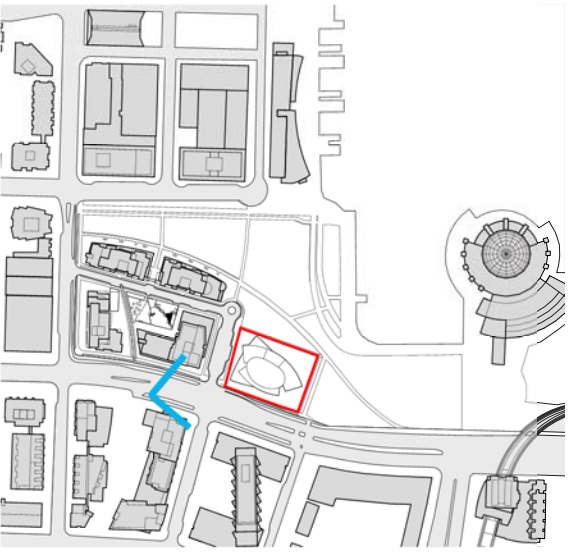
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VIEW NORTH FROM QUEBEC

A water feature adjacent to the main entrance on the northeast corner of the site along Quebec Street reinforces the sense of arrival while the vertical garden is reminiscent of the connection between the building and the Park.





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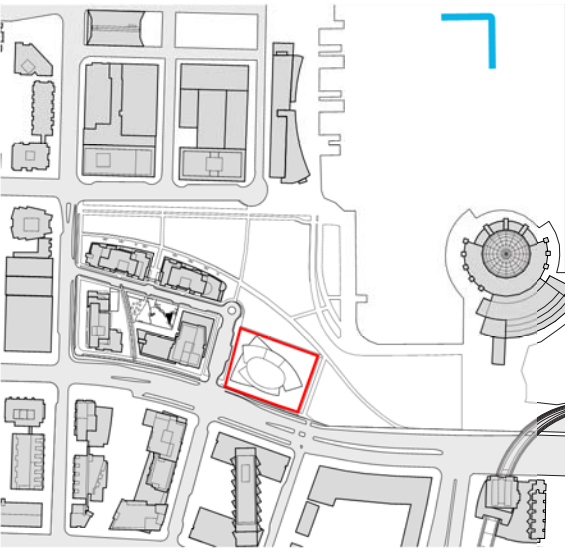
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VIEW FROM ACROSS FALSE CREEK

From across False Creek, Building 5 presents a strong cohesive distinctive silhouette with a single design language .





DETAIL - TOWNHOUSES ON SWITCHMAN

The presence of the townhouses along the south and east boundaries will animate the site with active uses, while the landscaping of the townhouses will extend the park presence down to the corner of Quebec and Switchman Streets



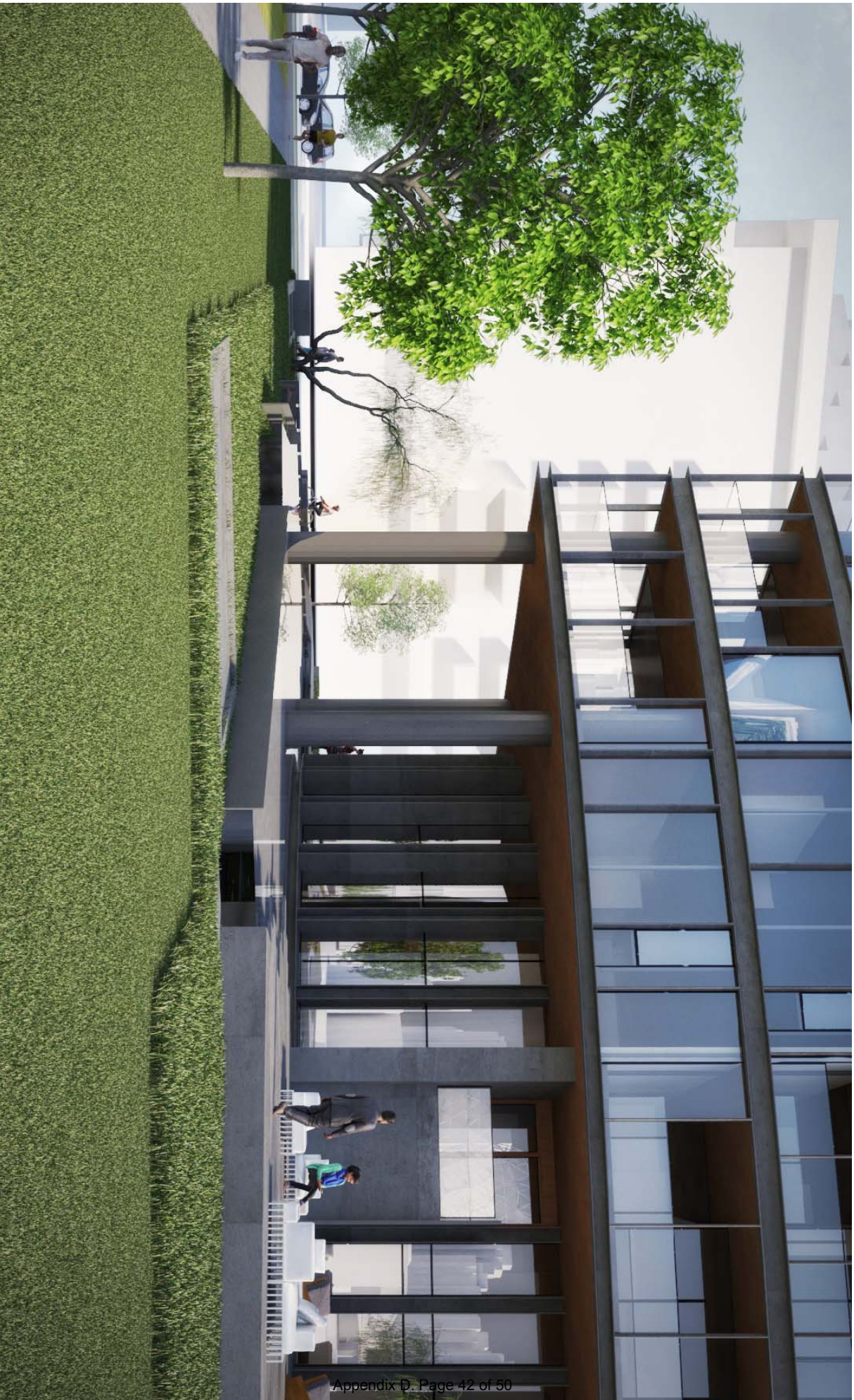
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DETAIL - BASE AT PARK

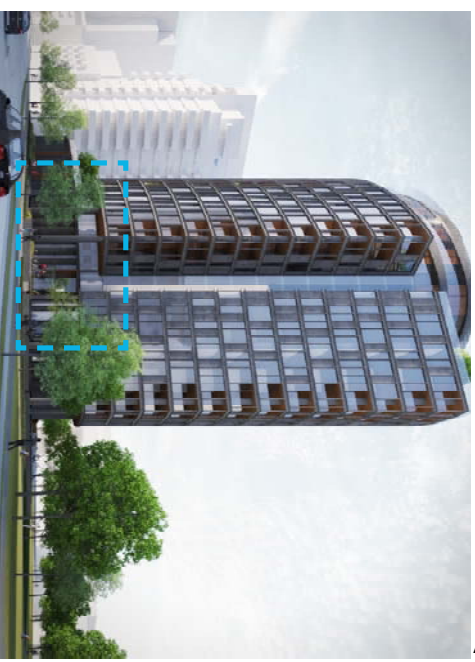


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DETAIL - ENTRY ON QUEBEC STREET

Building 5 will be the main entry located on Quebec Street, allowing for physical and visual connections to the Park from the street, through a transparent lobby and over the water feature. The main entry will be proud of the facade line and will incorporate a canopy for protection.





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DETAIL - FACADE FINS AND BALCONIES

The lattice screen elements will break up the horizontality of the building and provide further articulation of the form. The wood-like texture of the inset balconies also reflects the individuality as opposed to a monolithic building with a repetitive unit identity



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NIGHT TIME VIEWS FROM THE SEAWALL





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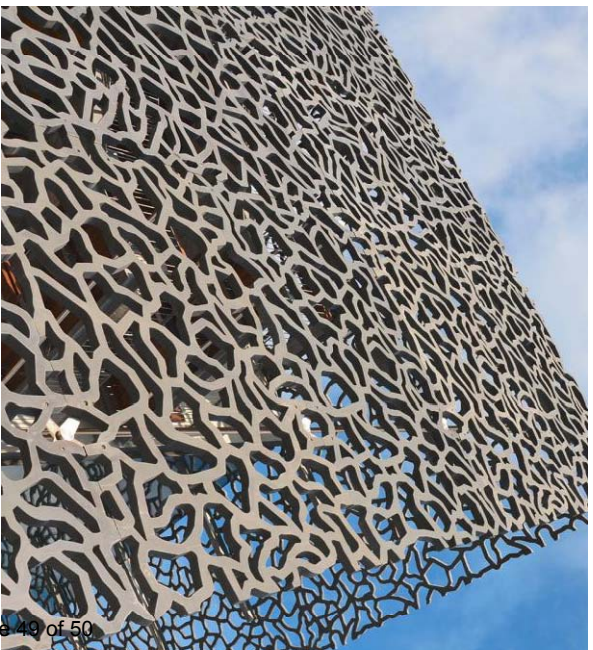
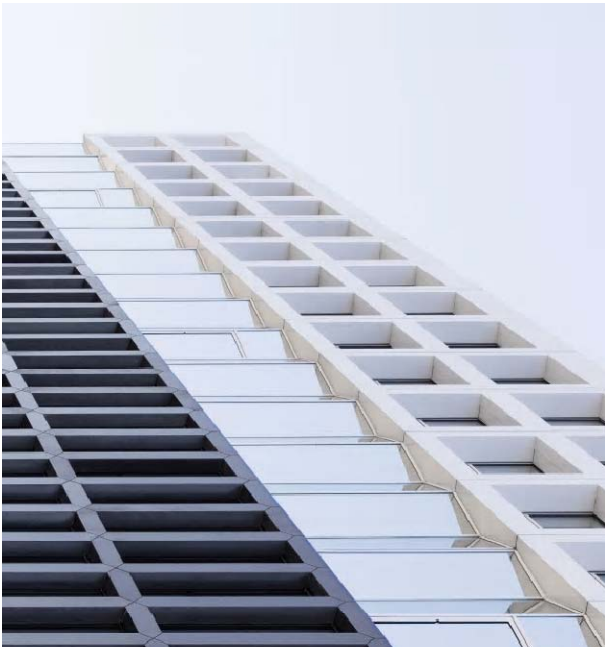
BUILDING MATERIALS

The material palette for Building 5 is heavily influenced by the surrounding context, the industrial history of the site and the West Coast Modernism. The architectural palette includes the use of natural materials, including wood, landscaping and stone. This will contrast with the surrounding buildings (which have white upstands with charcoal accents) and will reinforce the idea of creating a distinctive landmark building.

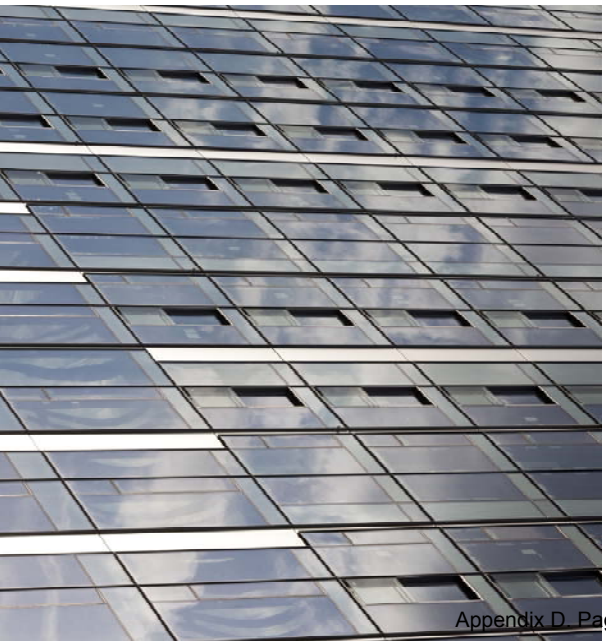
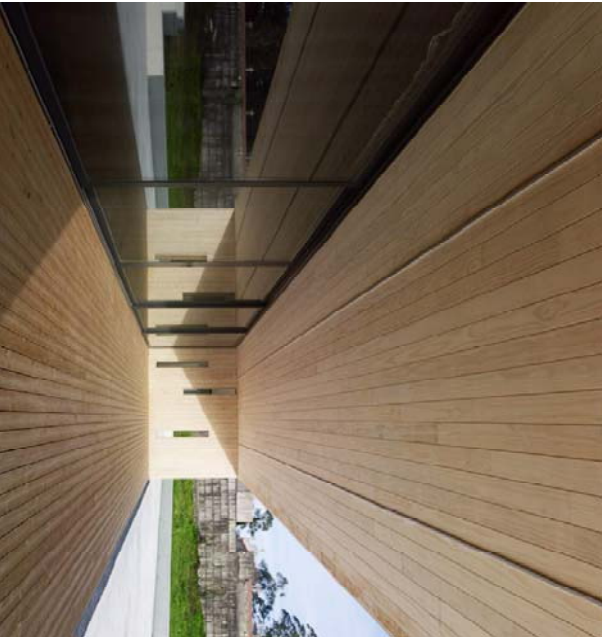
The facades respond to the park, city and mountain views with a primarily glass enclosure. The glass facade is to include either spandrel or shadow box to achieve a clean aesthetic.

The lattice screen will bring depth, texture and dynamism to the building. Natural gradation to the texture will allow for a level of richness synonymous with the natural as opposed to the unnatural. This gradation will also introduce a subtle variation in luminance as the building is perceived from different angles.

The soffits and the interior face of the inset balconies will be lined with wood-composite cladding, which adds warmth and a third level of contrast to the materiality of the facade and delineates the transition between the exterior envelope and the interior living spaces. The east facade will incorporate a multi-storey vertical garden, as a means of connecting Quebec Street with the East Park and "softening" the building's response to the urban context.



Precedent Images - Lattice Screen facades



Precedent images | Top - Vertical garden, Bottom left - Wood-composite cladding | Bottom right - High Performance Glass

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