1810 ALBERNI STREET, VANCOUVER, BC **ISSUED FOR DEVELOPMENT PERMIT OCTOBER 24, 2017**

DRAWING LIST:

ARCHITECTURAL

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- L-4 TYPICAL LEVELS (PLANTERS) LANDSCAPE PLAN
- L-5 MECHANICAL LANDSCAPE PLAN
- L-6 SECTIONS





CLIENT:

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LANDSCAPE ARCHITECT:

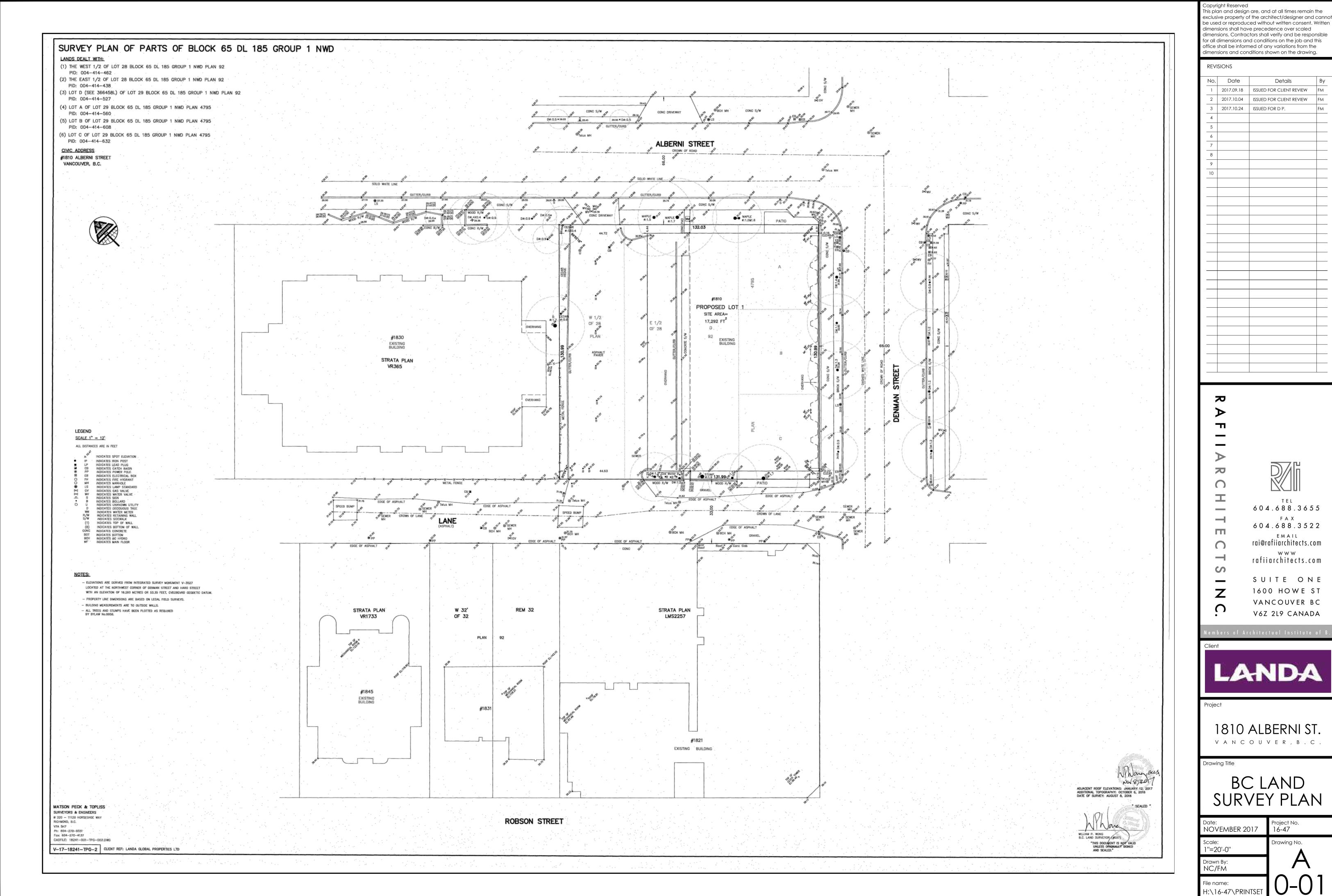
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DESIGN RATIONALE

THE PROJECT

The project is situated in the West End, at the southwest corner of Alberni Street and Denman Street and it is in a C5a Zoning. The C5a zoning allows for commercial and residential mix-use. It comprises an 18-storey tower anchored on a three-storey, forty foot high podium, to a total of 21 storeys, rising to a permitted height of 210 feet. The proposed building houses 36 high-end suites and provides on the second and third floors, 24 much-needed, affordable market rental housing units at a location that is near all amenities, shopping and public transit. The ground floor features 3900 square feet of commercial retail space facing both Alberni and Denman.

THE ARCHITECTURE

The tower has been designed as an array of "boxes" oriented in different directions which interplay with each other and departs from the more common vertical box of concrete and glass. The project concept is based on a two-lobe floor plan which houses two condominiums per floor, joint only by the elevator core. The series of boxes affords views of the North Shore, Stanley Park and the Lions' Gate Bridge, and the Downtown core. The careful placement of these "boxes" allows for planting which has been used at different levels adding a "green" feeling to the building. In order to be able to do this, it has been necessary to depart from the guidelines prepared by the City. These guidelines require that the tower be 80'x85' and no more than 5500 sq. ft in area as shown on figure 1.

Intead, the proposed tower, while larger in footprint as a result of the interplay of the boxes as shown on figure 2, appears not only more interesting as well as dramatic in character, but also less massive, because it is not monolithic. To attain this, we are seeking a relaxation from the guidelines

Nevertheless, the average area of every floor plate above the podium is still under 5500 sq. ft. (5484 sq. ft.)

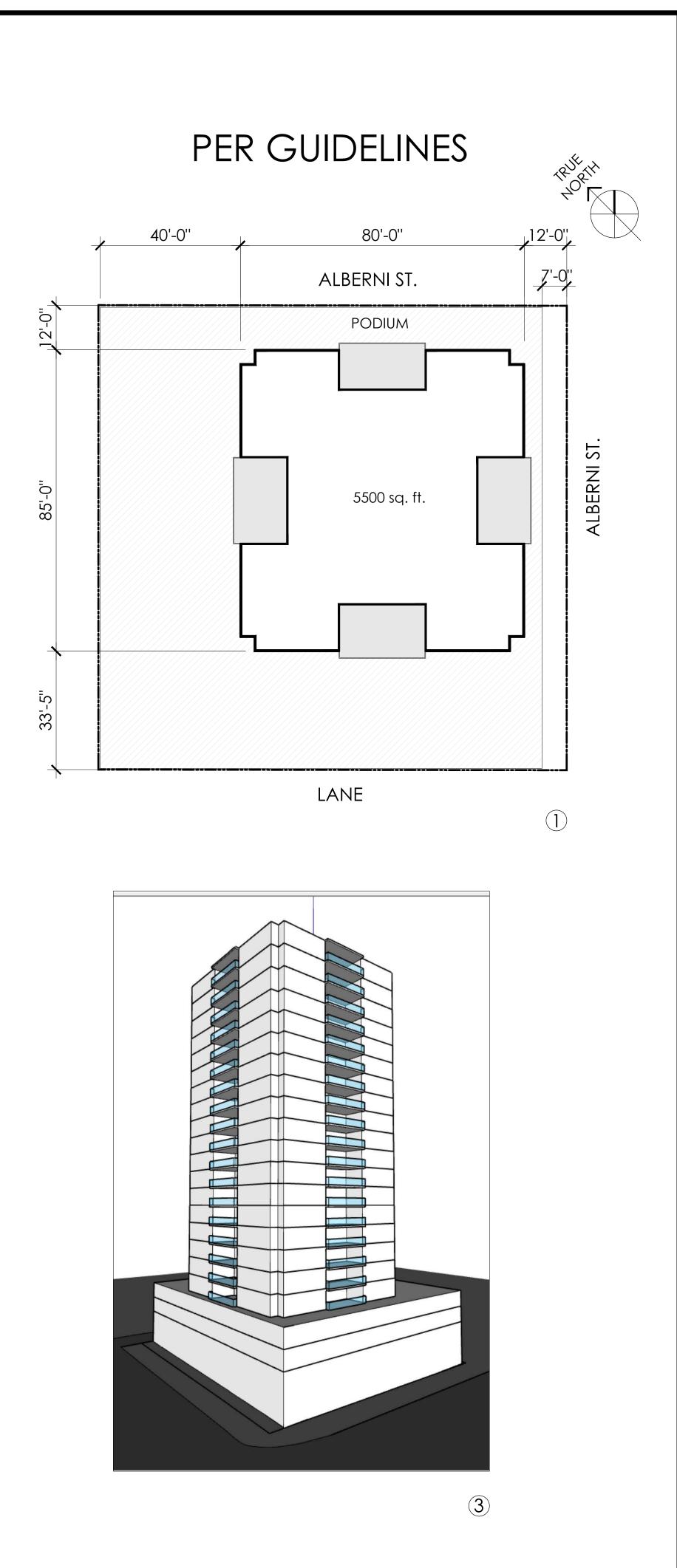
Figures 3 and 4 illustrate a 3D model of the tower complying with the guidelines and compared to the proposed tower shown in figure 4.

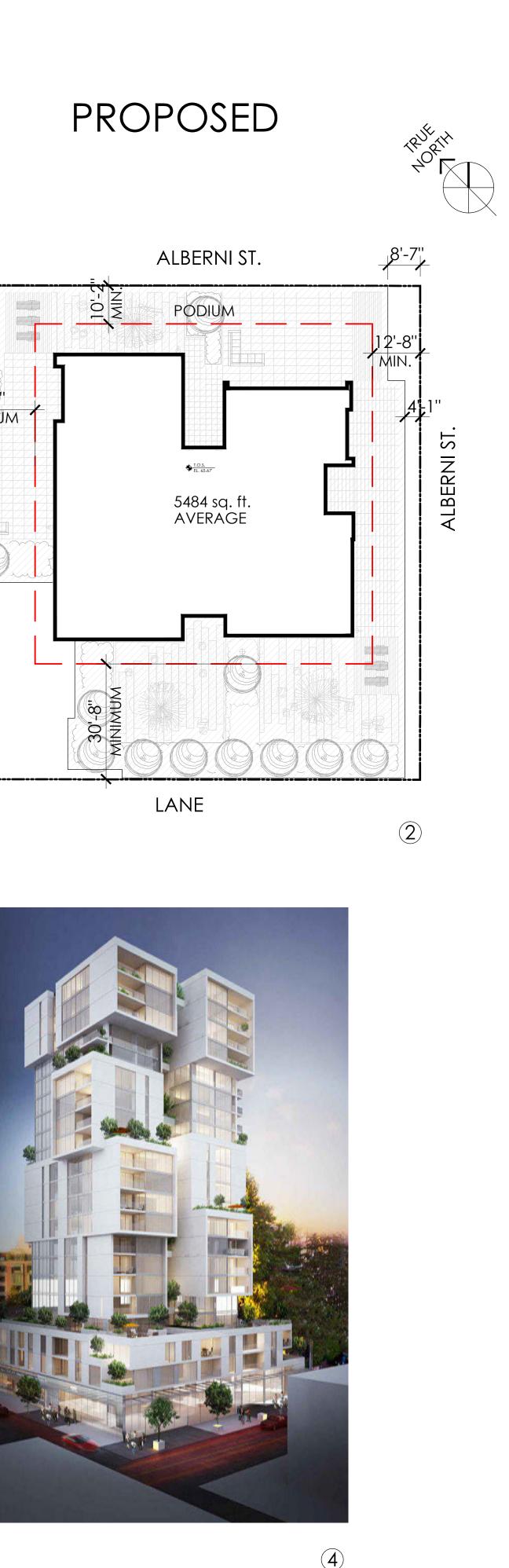
Goals we have tried to achieve:

- To benefit from great views from different directions.
- To express a bold vision.
- To come out of the "condo tower norm and standard morphology".
- To raise the standard of urban living.
- To create variety within the otherwise monotonous units.
- To create a sense of place.
- To engage with nature.

REQUESTED RELAXATIONS FROM THE GUIDELINES

- To permit the width and depth of the building to be within the shown dashed rectangule of 89'-6" x 90'-2" (Figure 2) as opposed to the 80'x85' specified on the City design guidelines.
- 2. To permit the 27.5% SMALL CAR STALL percentage as opposed to the 25% allowed as we are providing more than the minimum required full size parking stalls.





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PROJECT DATA

CIVIC ADDRESS: SITE AREA zoning

1810 ALBERNI STREET, VANCOUVER, BC V6G 1B3 LEGAL DESCRIPTION: PARTS OF BLOCK 65, D.L. 185, GROUP 1, NWD 17,292 s.f. C5-A

FSR PROPOSED

HEIGHT RETAIL HEIGHT SITE COVERAGE

7.536 (130,322 s.f.) 210' (PERMITTED & PROPOSED) 16' (FLOOR TO FLOOR) N/A

				MARKET HOU	JSING						SOCI	AL HOUSING				CR	U	MECHANICAL
	NET RES. AREA	AMENITY	UTILITIES	STORAGE	WALL EXCLUSION	TOTAL GROSS	*FSR	NO. UNIT	NET RES. AREA	AMENITY	STORAGE	WALL EXCLUSION	TOTAL GROSS	*FSR	NO. UNIT	TOTAL GROSS	*FSR	TOTAL
LEVEL 1	2444	1283	407	0	43	4177	2444	-	1679	0	0	14	1693	1679		3906	3906	
LEVEL 2	251	2214		0	14	2479	251		12290	0	689	91	13070	12290	12			
LEVEL 3	446			0	0	446	446	5	12049	530	240	114	12933	12049	12			
LEVEL 4	5184			80	20	5284	5184	2										
LEVEL 5	5102			80	14	5196	5102	2										
LEVEL 6	5325			80	47	5452	5325	2										
LEVEL 7	5325			80	47	5452	5325	2										
LEVEL 8	5325			80	47	5452	5325	2										
LEVEL 9	5758			80	61	5899	5758	2										
LEVEL 10	5581			80	50	5711	5581	. 2										
LEVEL 11	5581			80	50	5711	5581	. 2										
LEVEL 12	5578			80	60	5718	5578	2										
LEVEL 13	5251			80	45	5376	5251	. 2										
LEVEL 14	5175			80	27	5282	5175	2										
LEVEL 15	5175			80	27	5282	5175	2										
LEVEL 16	5178			80	17	5275	5178	2										
LEVEL 17	5041			80	3	5124	5041	. 2										
LEVEL 18	5265			80	33	5378	5265	2										
LEVEL 19	5602			80	56	5738	5602	2										
LEVEL 20	5602			80	56	5738	5602	2										
LEVEL 21	5602			80	56	5738	5602	2										
MECH.																		607
TOTAL	99791	3497	407	1440	773	105908	99791	. 36	26018	530	929	219	27696	26018	24	3906	3906	607
TOTAL %							76.57%	,						19.96%			3.00%	0.47%

* FSR EXCLUDES AMENITY, UTILITIES & IN-SUITE STORAGE (40 S.F. PER SUITE)

**TOTAL BALCONY AREA EXEMPTED, IF IT DOES NOT EXCEED 12% OF FSR AREA (15,639 S.F.)

SOCI				RKING	PA	P				
		IDED	PROV			REQUIRED				
]	TOTAL	H/C	SMALL	REGULAR	HC incl.	MIN.				
BACH	19 ⁵	2	1	14	2	17 ¹	SOCIAL HOUSING			
	81 ⁵	2	25	52	2	66 ¹	MARKET HOUSING			
1 BED	5	1	0	3	1	3 ²	CRU			
	4	0	4	0	0	4 ³	VISITOR			
2 BED	109	10	30	69			TOTAL			
2 BED	100%	9.2%	27.5%	63.3%			TOTAL %			
3 BEC			2)	so ft (140 M	tall por 1507	136,000	¹ Per Parking bylaw			

¹ Per Parking bylaw 4.3.6 - One stall per 1507 sq. ft. (140 M2)

² Per Parking Bylaw 4.2.5.3

³ Per Parking Bylaw 4.5A.1 (Visitor Stalls Min. 0.075 per Unit, Max. 0.15 per Unit)

⁴ Max. Allowed Number of Small Stalls = 25%

HC in Social Housing and Market Housing requirment per 4.8.4.a

HC in Commercial (CRU) per 4.8.4.b

⁵ HC parking stalls counted as 2 parking stalls

YARDS

	REQUIRED)	PROPOSED		
	PODIUM	TOWER	PODIUM	TOWER	
FRONT	0'-4" (0.1m) ***	12.00' (3.66m)	0'-0'' (0.0m) ****	10'-2" (3.66m)	
REAR	0'-0'' (0.0m)	24.93' (7.60m)	0'-0'' (0.0m)	<mark>30'-8"</mark> (9.34m)	
SIDE (DENMAN ST)	5'-11" (1.80m) *	12.00' (3.66m)	3'-11" (1.20m) **	<mark>12-8</mark> " (3.86m)	
SIDE	0'-0''' (0.0m)	40.00' (12.19m)	0'-0'" (0.0m)	<mark>34'-8"</mark> (10.56m)	

18'-0" TO SIDEWALK CURB
16'-0" TO SIDEWALK CURB
14'-9" (4.5 m)TO SIDEWALK CURB
14'-5" (4.4 m)TO SIDEWALK CURB

LOCKER STORAGE (489 S.F.) EXCLUDED

	L2	L3	TOTAL HC	TOTAL
BACHELOR	2	2		4
1 BEDROOM	5	4		9
1 BEDROOM HC		1	0 (0 2207)*	1
2 BEDROOM HC		1	2 (8.33%)*	1
2 BEDROOM	3	1		4
3 BEDROOM	2	3		5
TOTAL	12	12		24

* Min. 5% of units to be wheelchair accessible

STATEMENT OF PROPOSED VARIANCES OR RELAXATIONS (REFER TO THE DESIGN RATIONALE)

		BIKE STORAGE- C	CLASS "A"		
	REQUIRED	PROV	/IDED	TOTAL	LOCKERS
		HORIZONTAL	VERTICAL		
SOCIAL HOUSING	30*	20	10	30	0
MARKET HOUSING	45*	45		45	15
CRU	1	2		2	2
TOTAL	76	67 (87.0%)	10 (13.0%)**	77	17 (22.1%)***

*Minimum 1.25 spaces for every dwelling unit ** Maximum vertical percentage 30% allowed

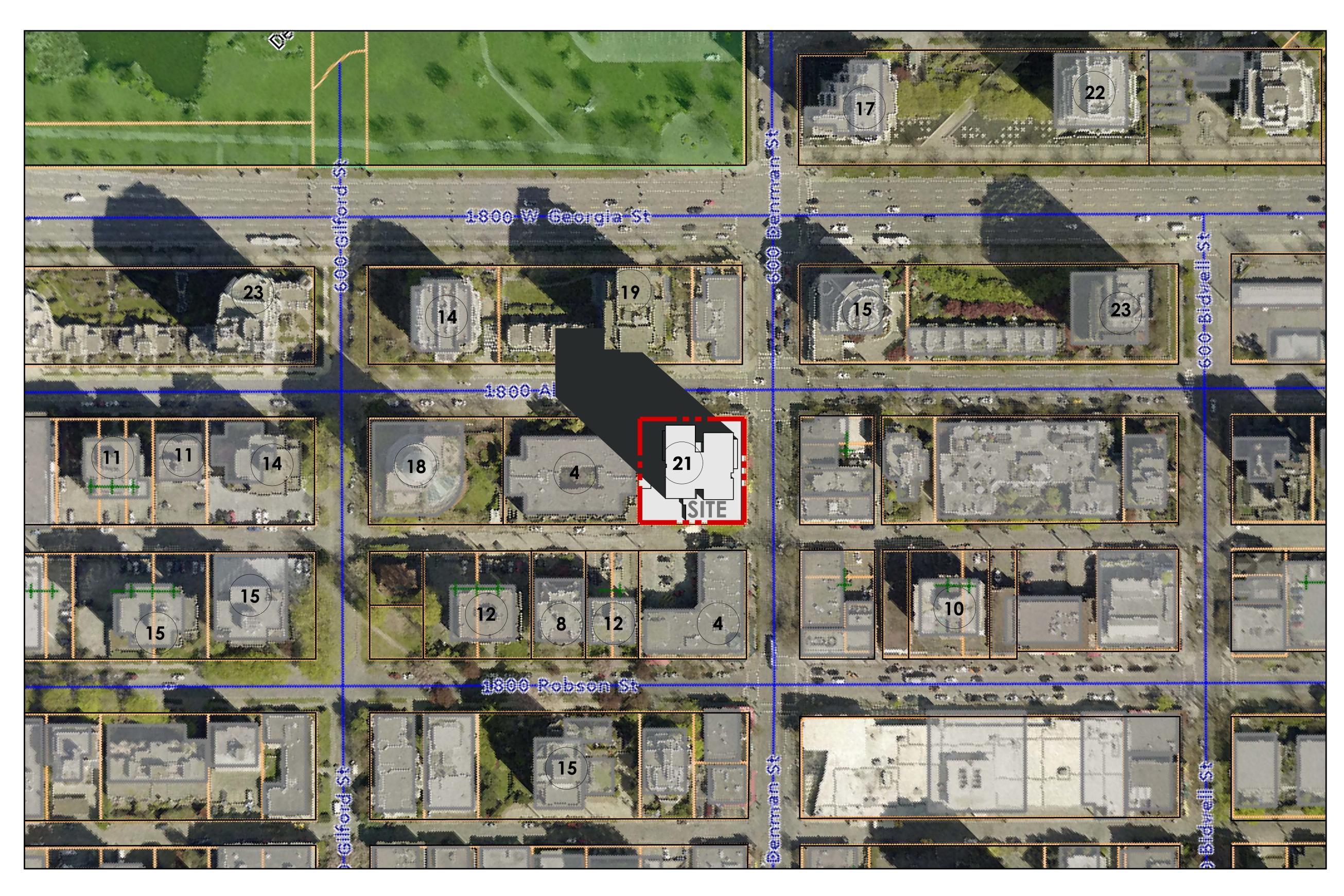
***Minimum percentage of locker required 20%

BIKE STORAGE- CLASS "B"						
	REQUIRED PROVIDED					
SOCIAL HOUSING		5				
MARKET HOUSING	6	5				
TOTAL	6	10				

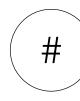
TOTAL FSR	*TOTAL	*	**BALCONIES	6
GROSS	FSR	MARKET	SOCIAL	TOTAL
01033	1 SIX	HOUSING	HOUSING	TOTAL
9776	8029			
15549	12541		709	
13379	12495		358	
5284	5184	0		
5196	5102	230		
5452	5325	425		
5452	5325	425		
5452	5325	425		
5899	5758	437		
5711	5581	239		
5711	5581	423		
5718	5578	465		
5376	5251	227		
5282	5175	292		
5282	5175	440		
5275	5178	530		
5124	5041	265		
5378	5265	427		
5738	5602	556		
5738	5602	556		
5738	5602	556		
607	607			
138117	130322	6918	1067	7985
	100.00%	5.31%	0.82%	6.13%

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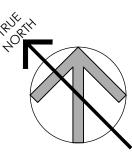


LEGEND:



) number of stories

40'	80' 12	20'	200'
) 2	20	40	60m



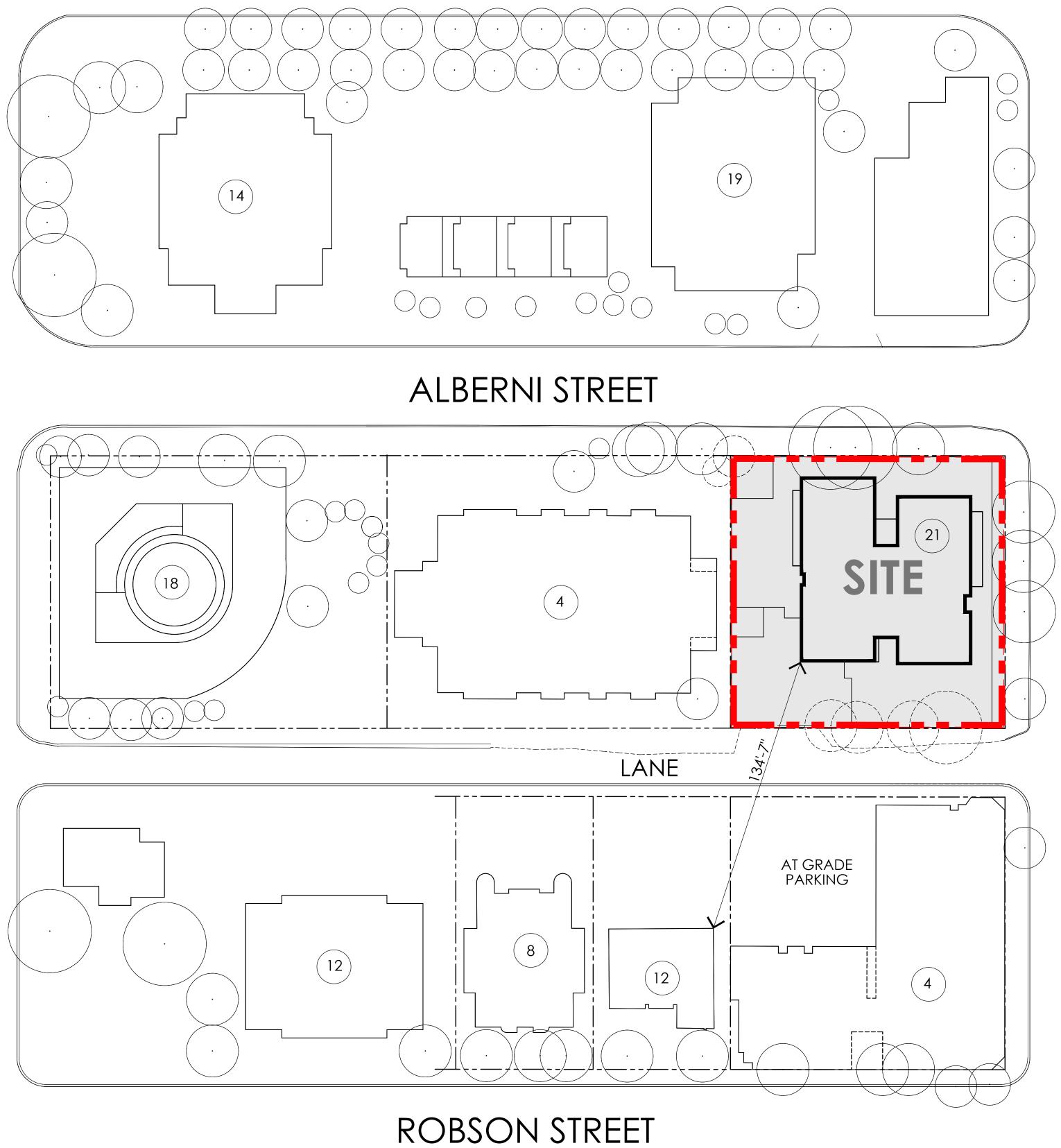
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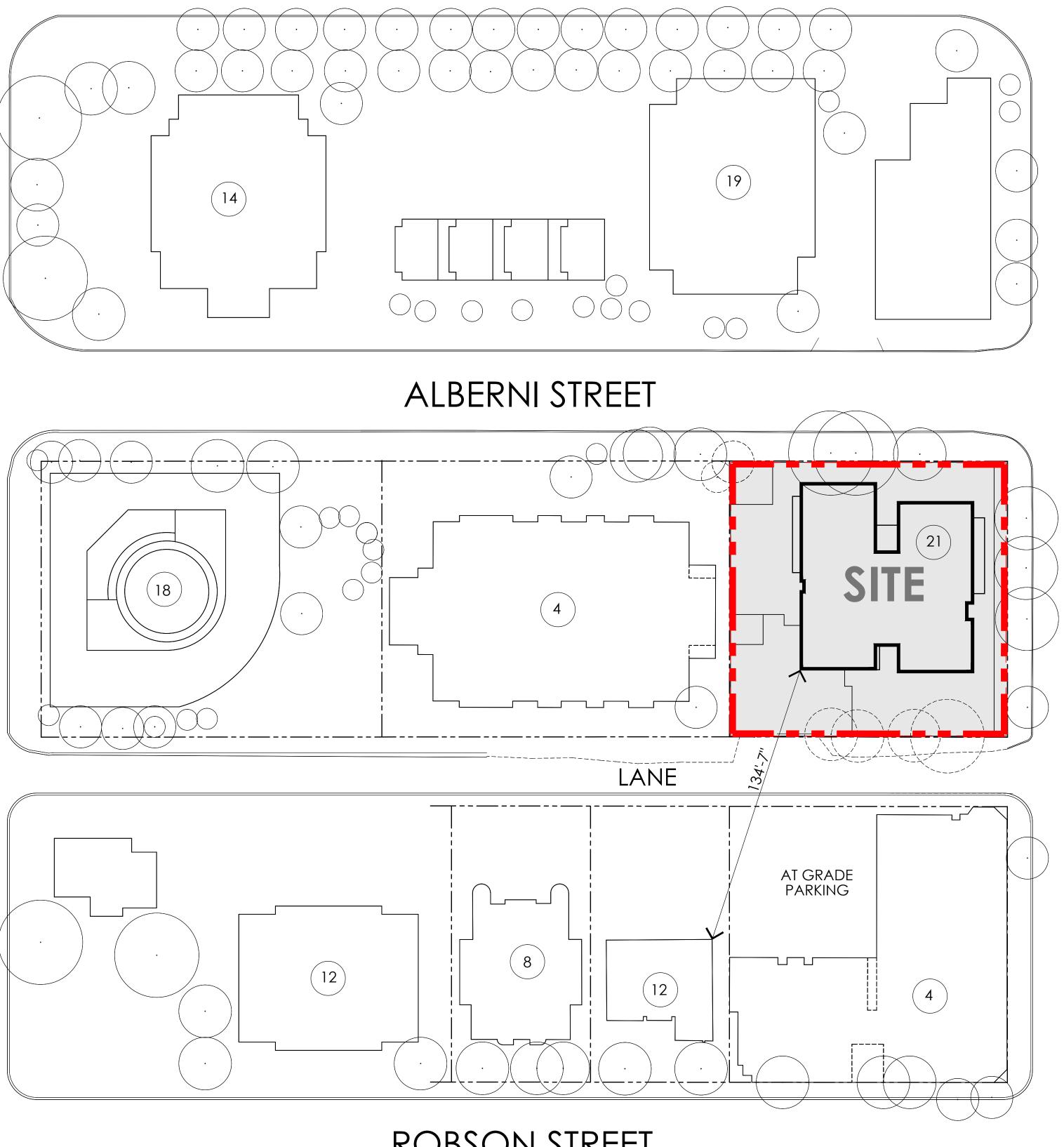


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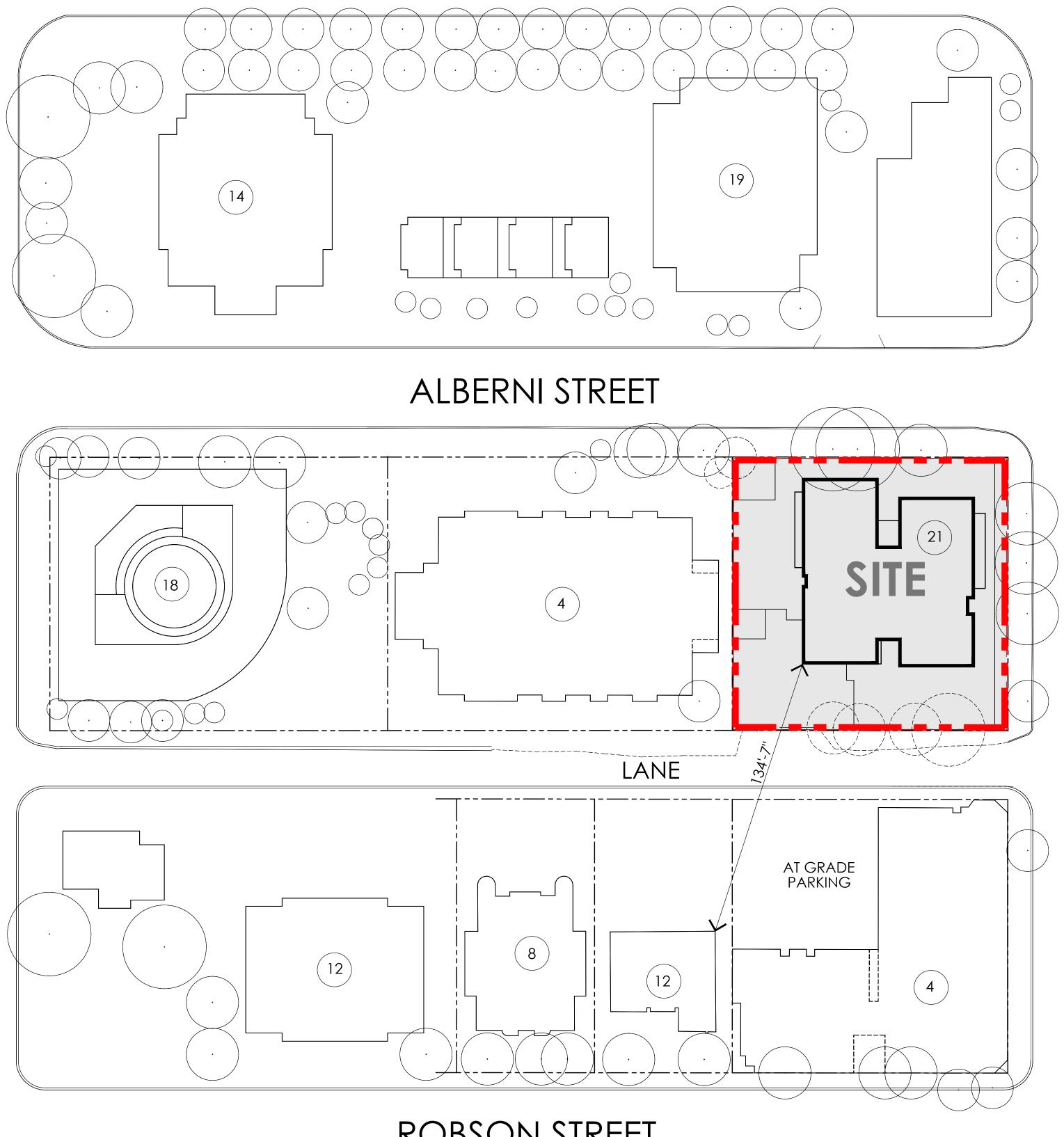
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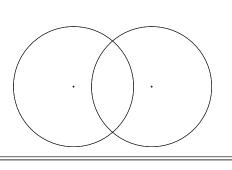
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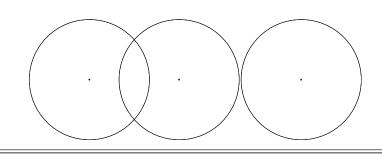




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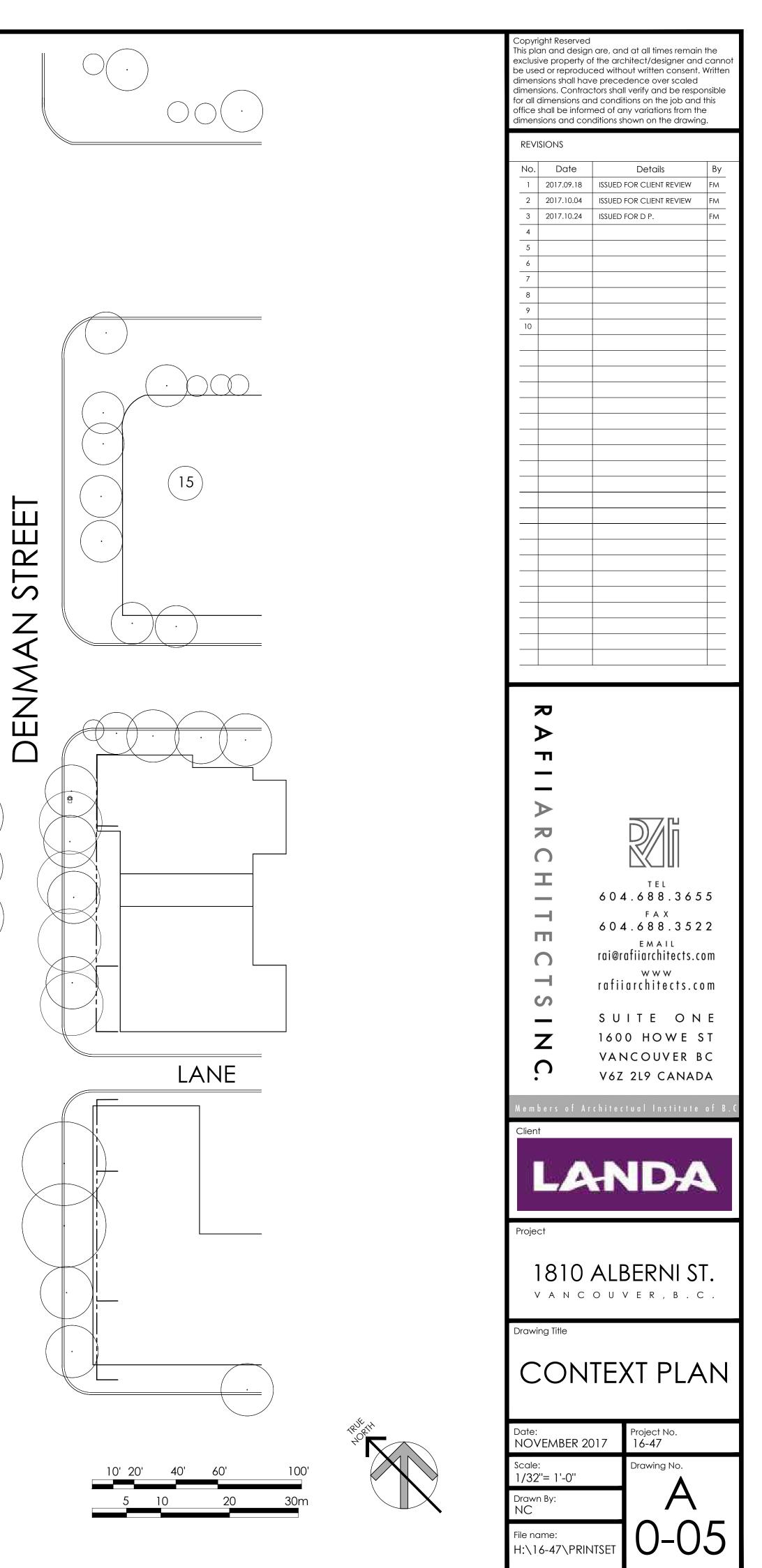




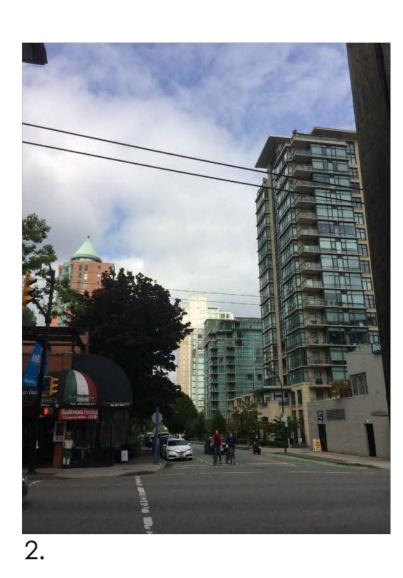




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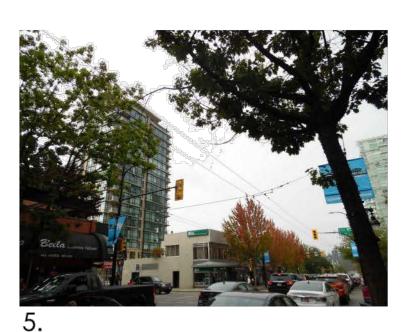








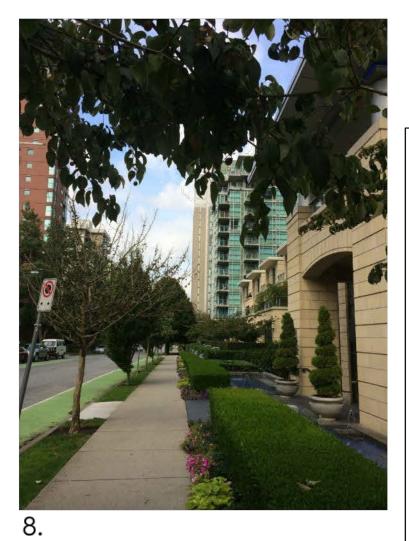






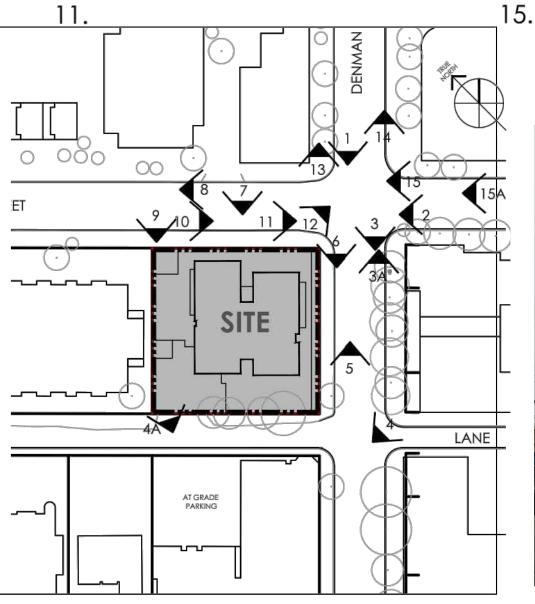
















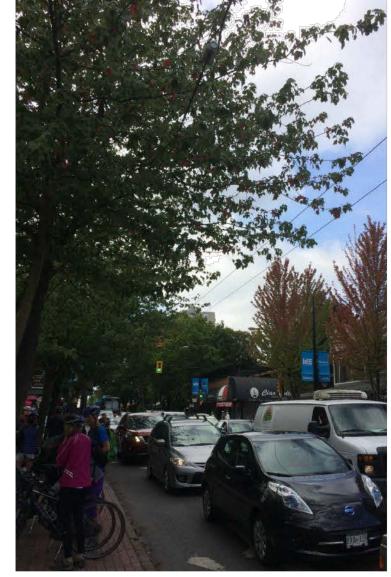


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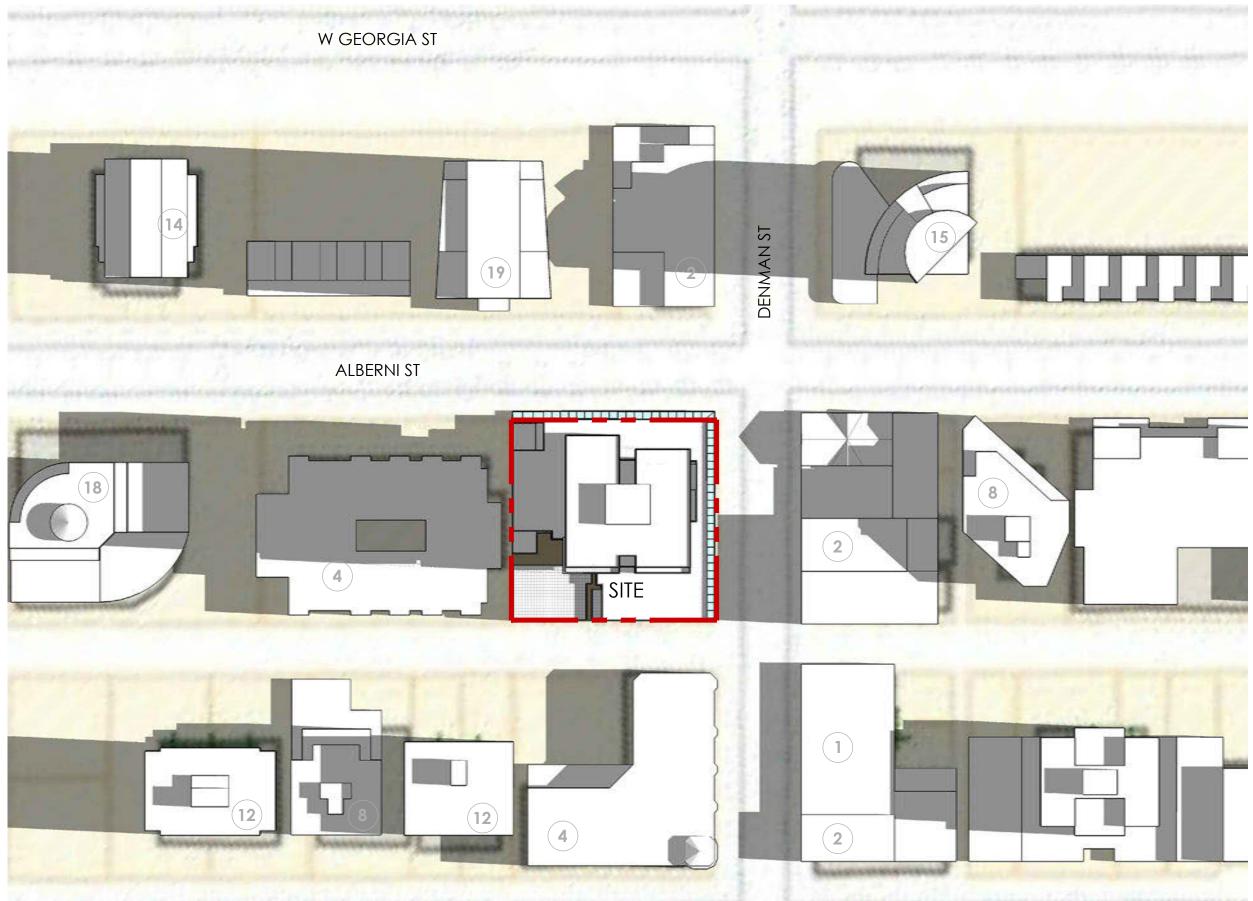
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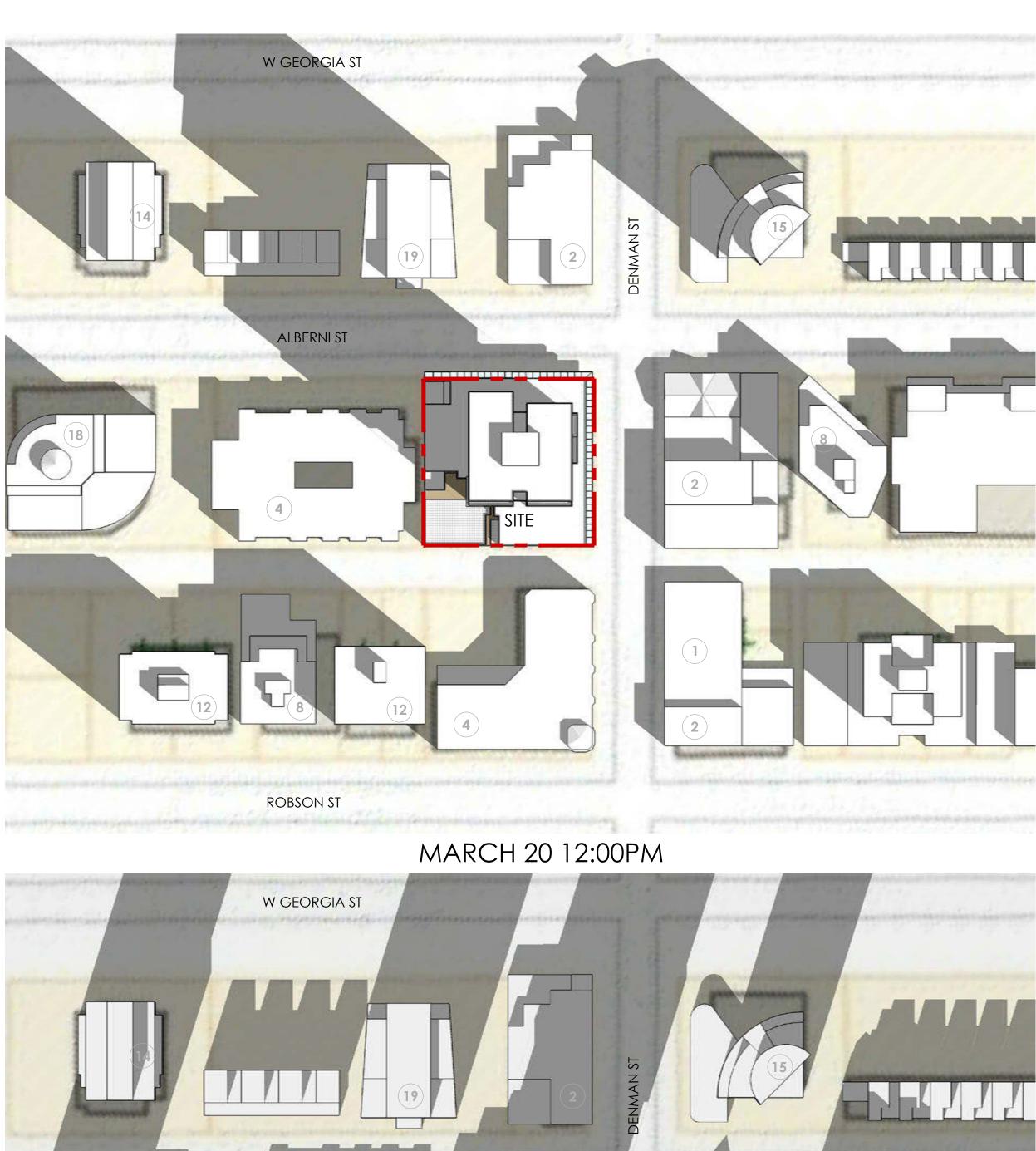


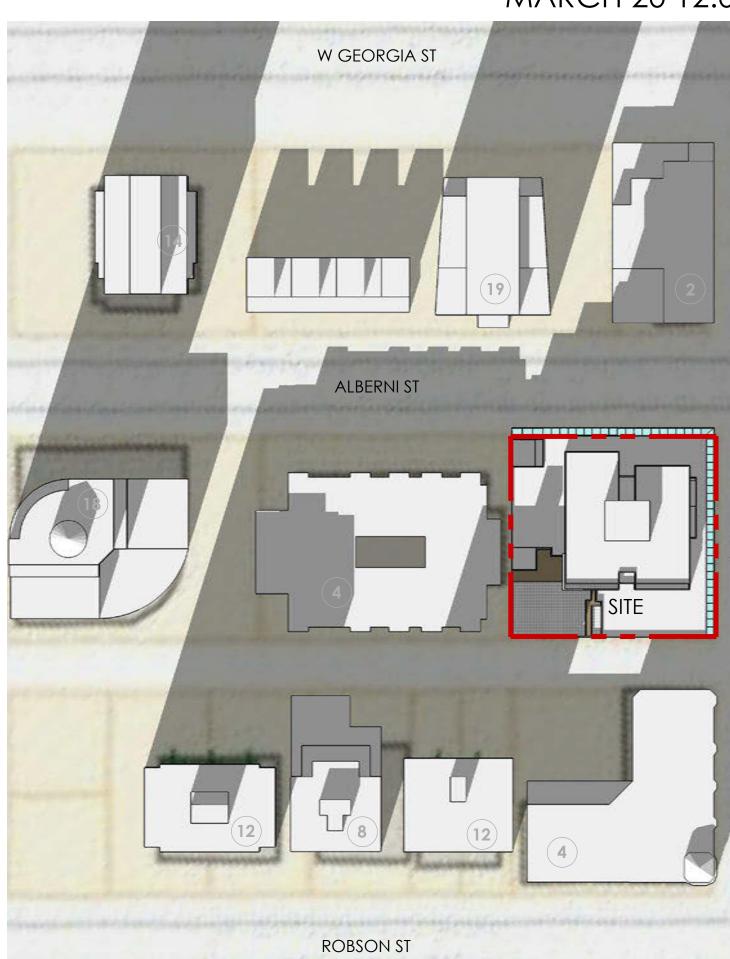


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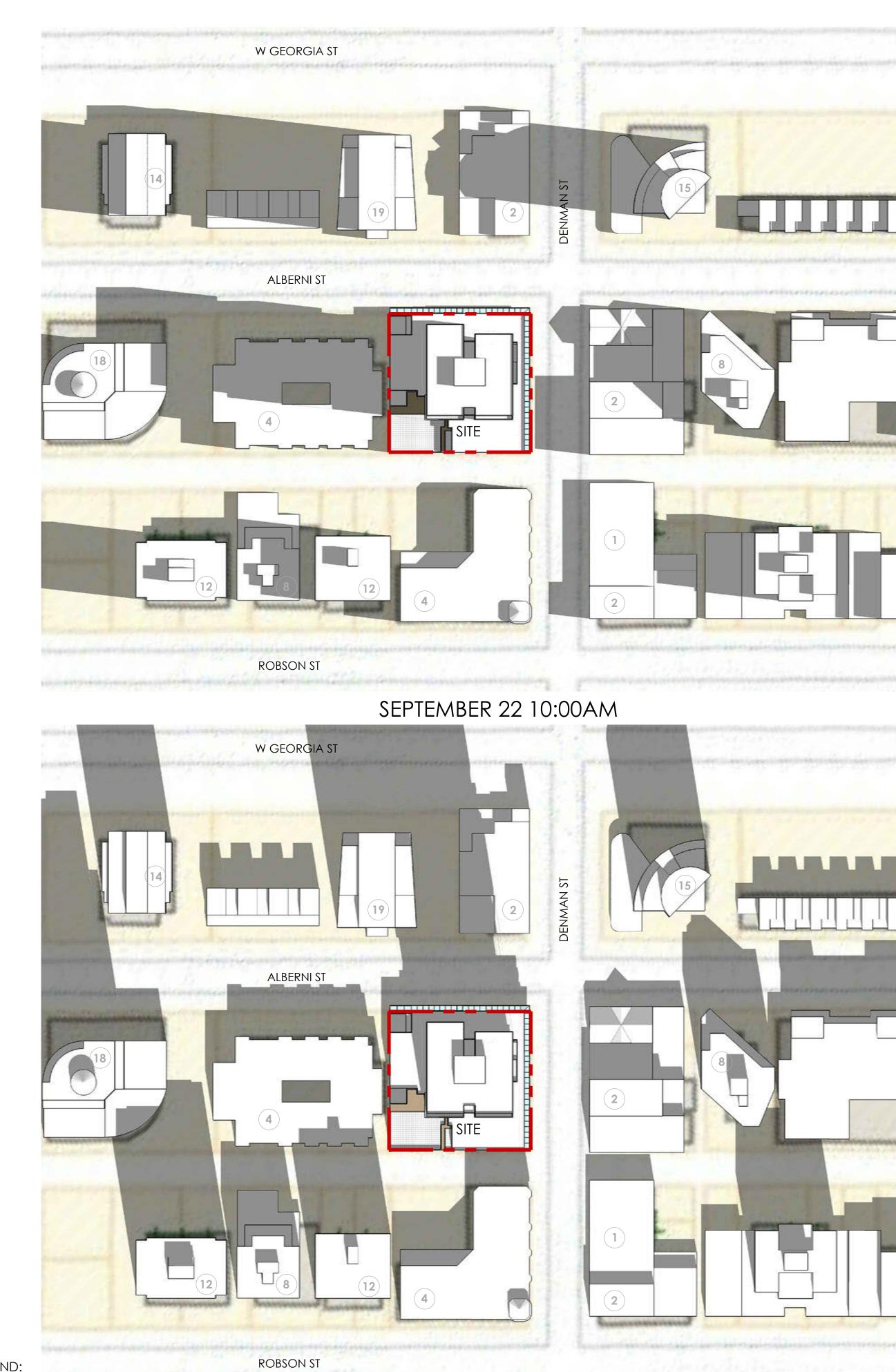


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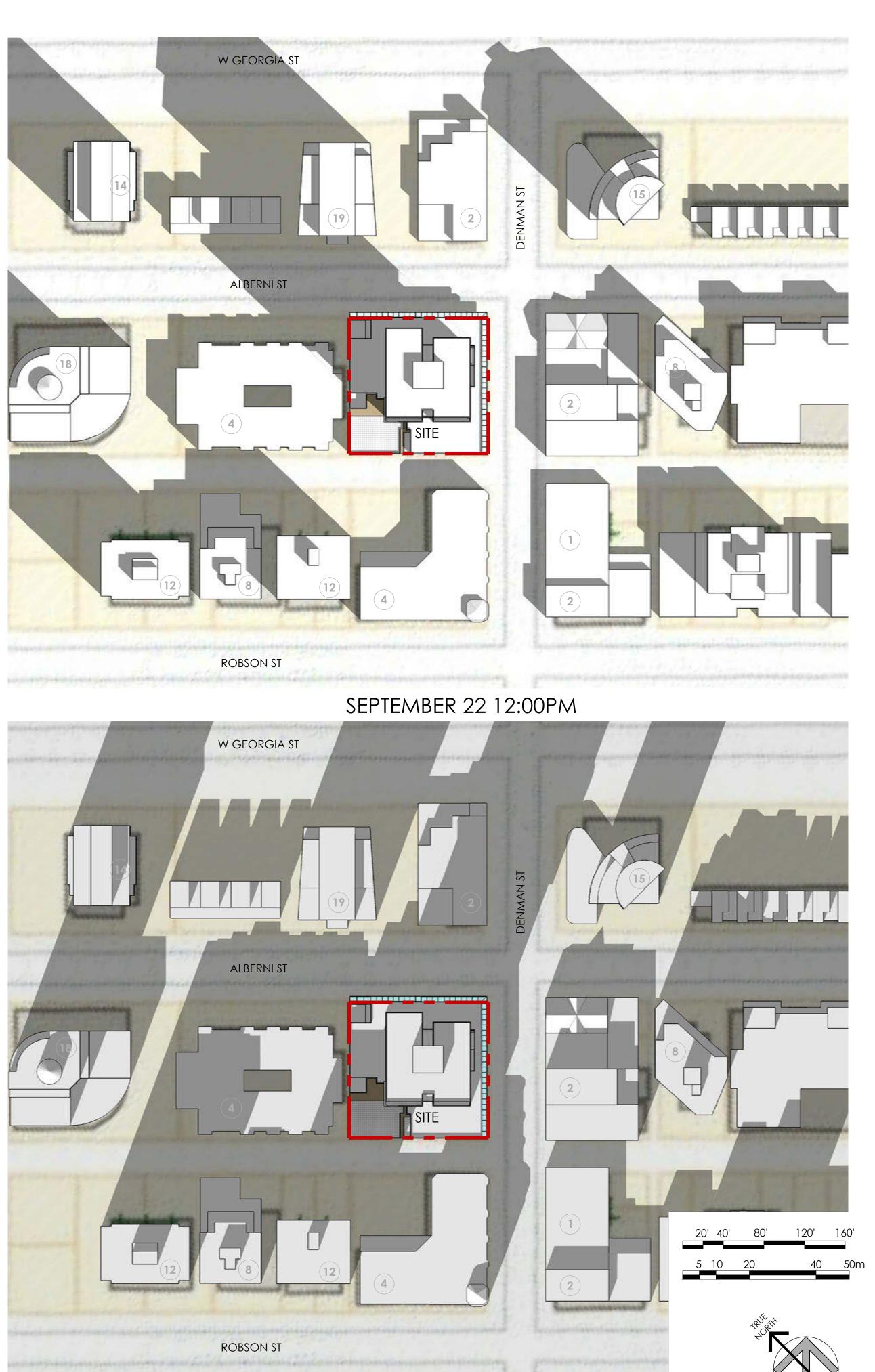
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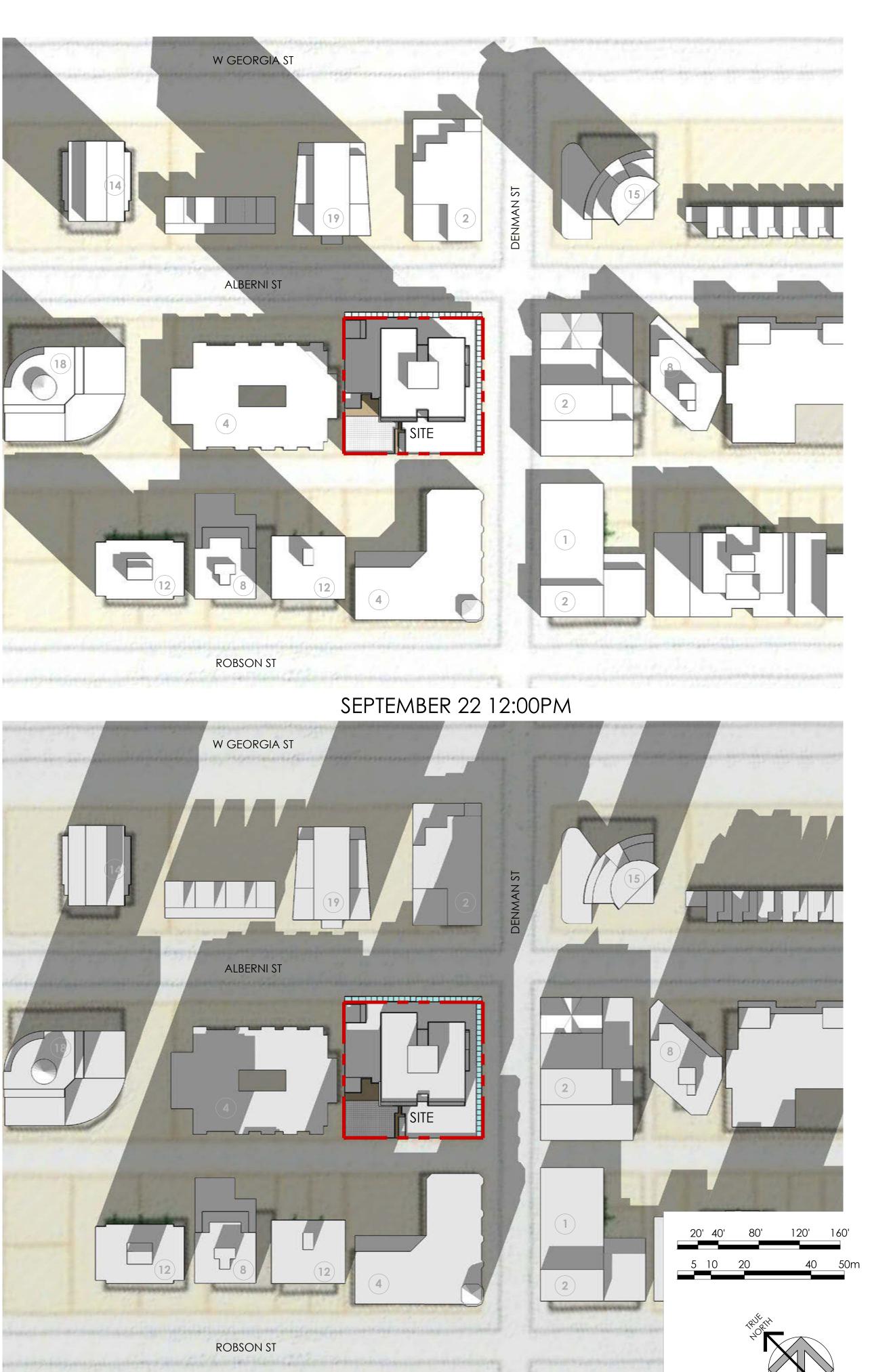


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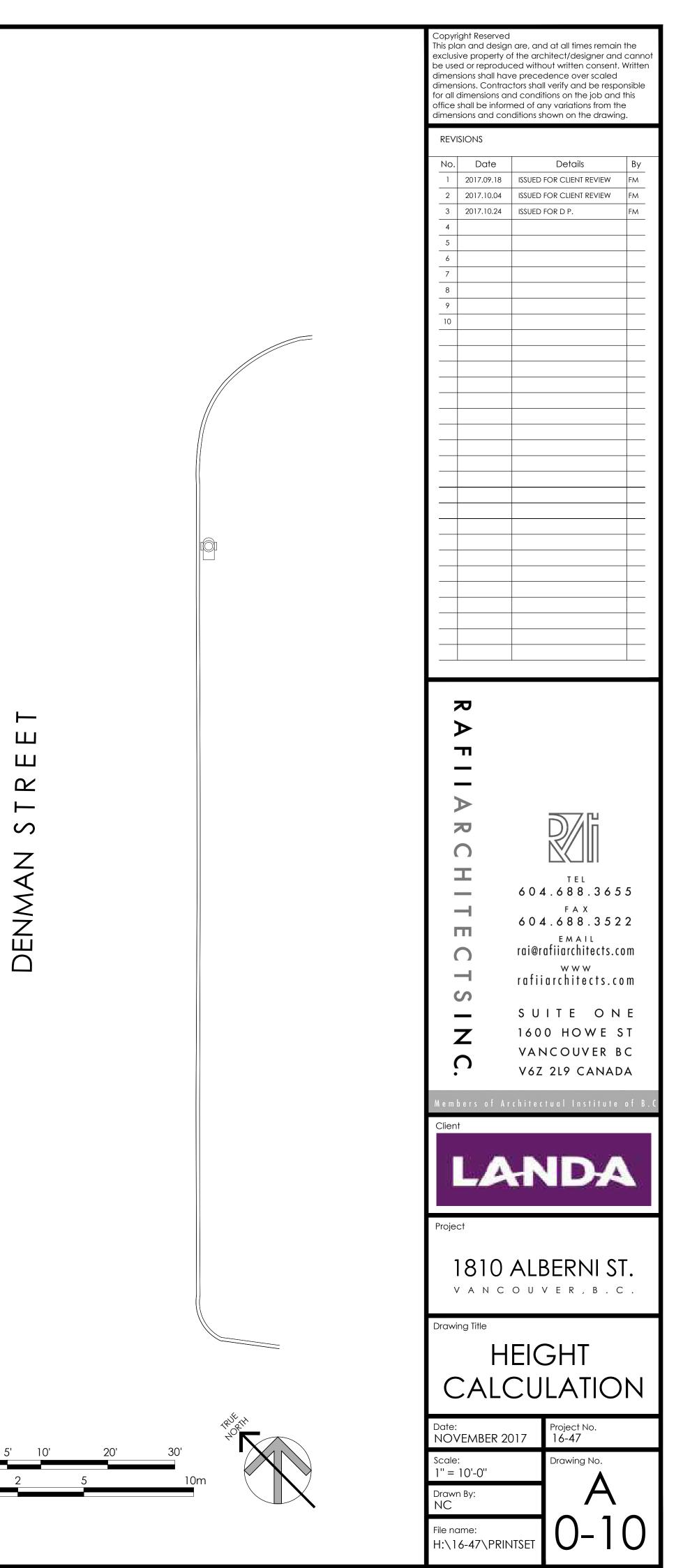


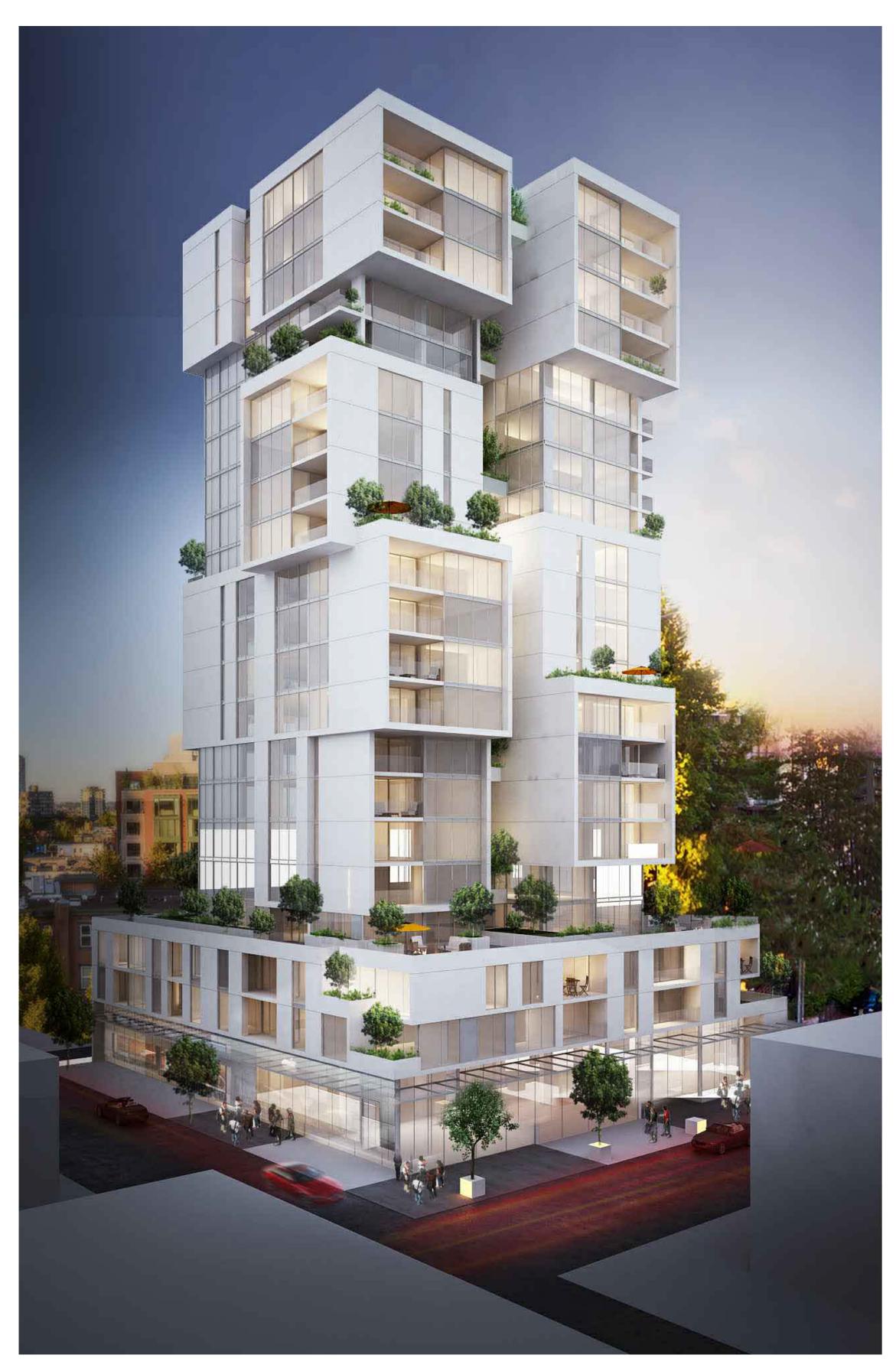


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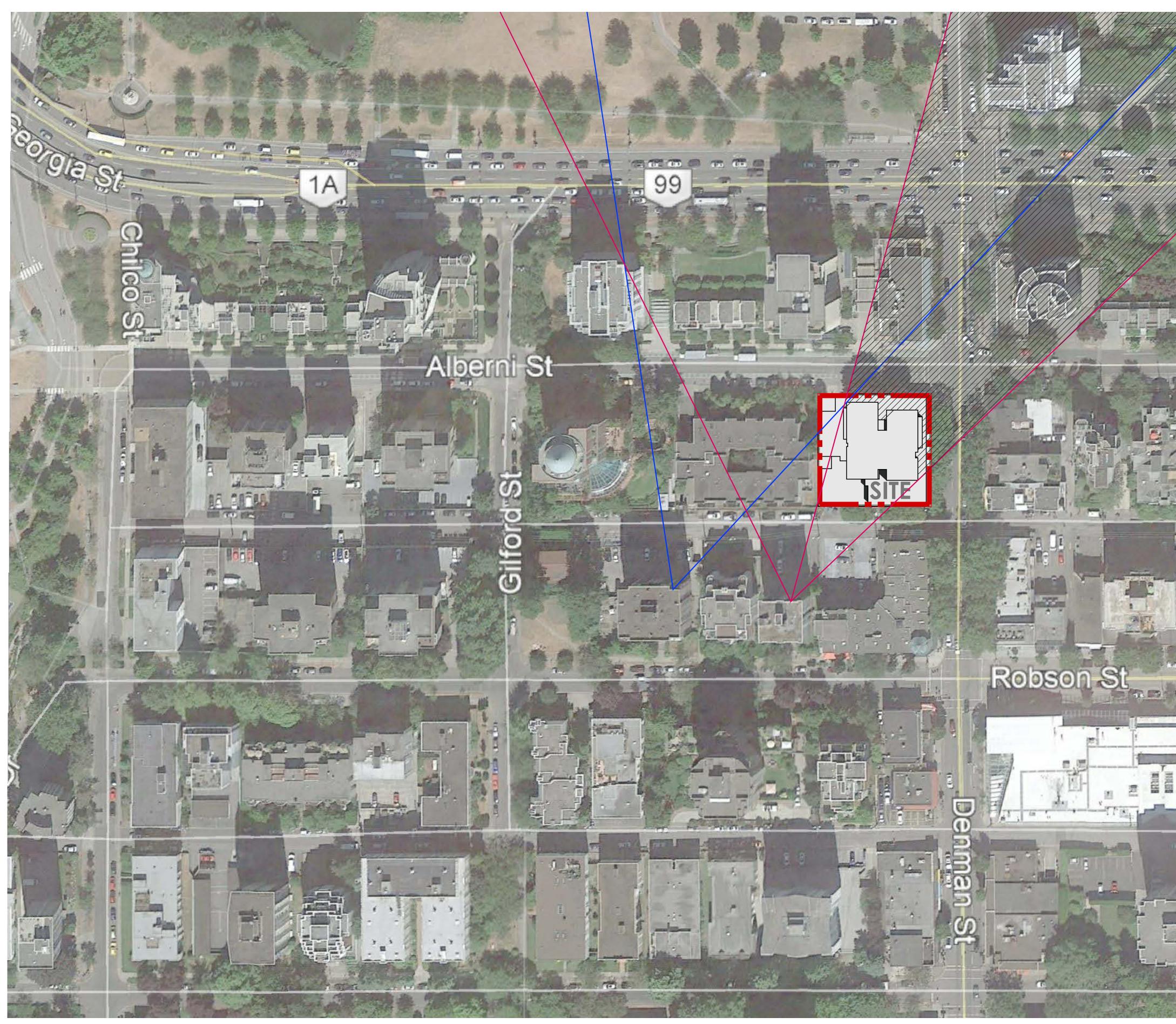


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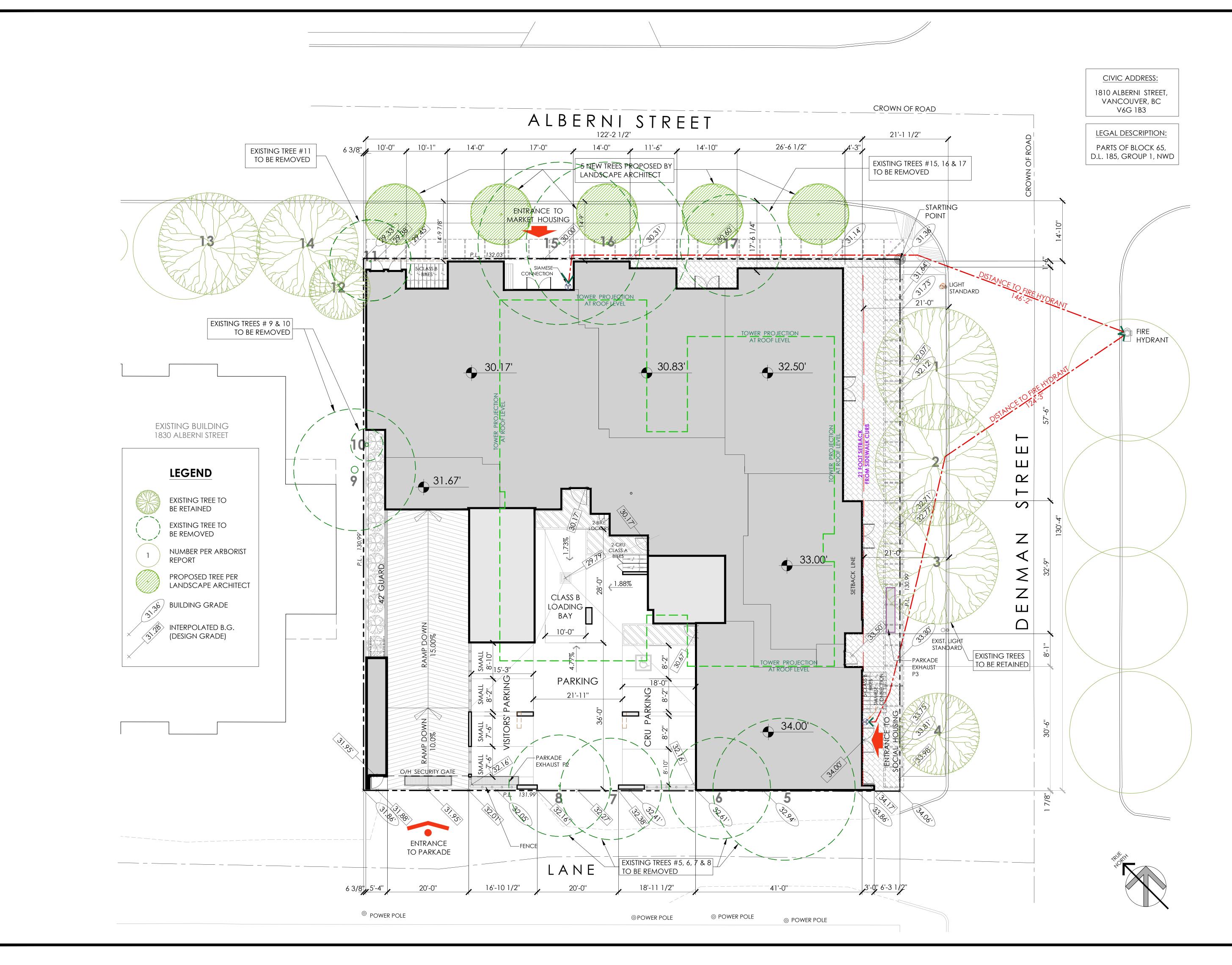
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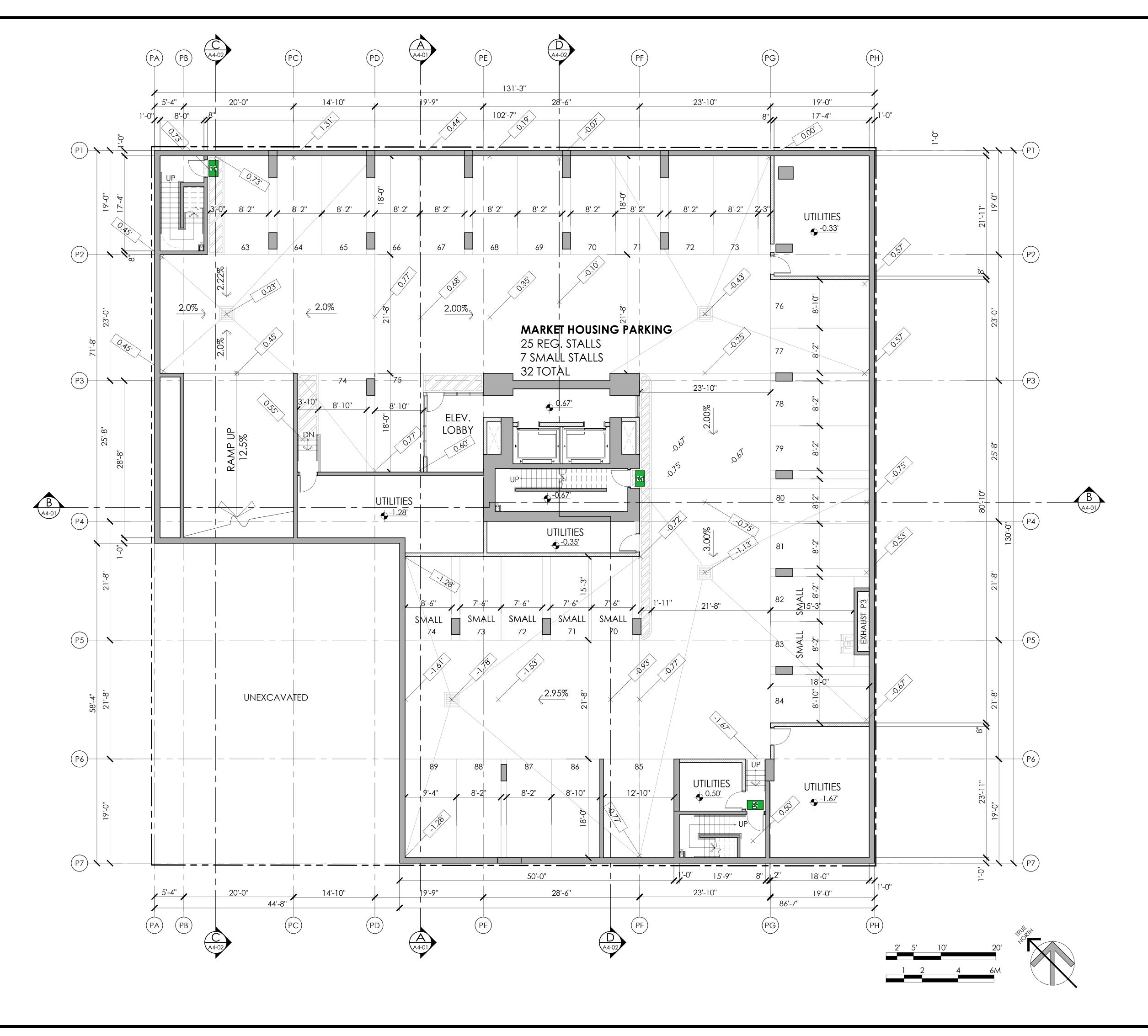
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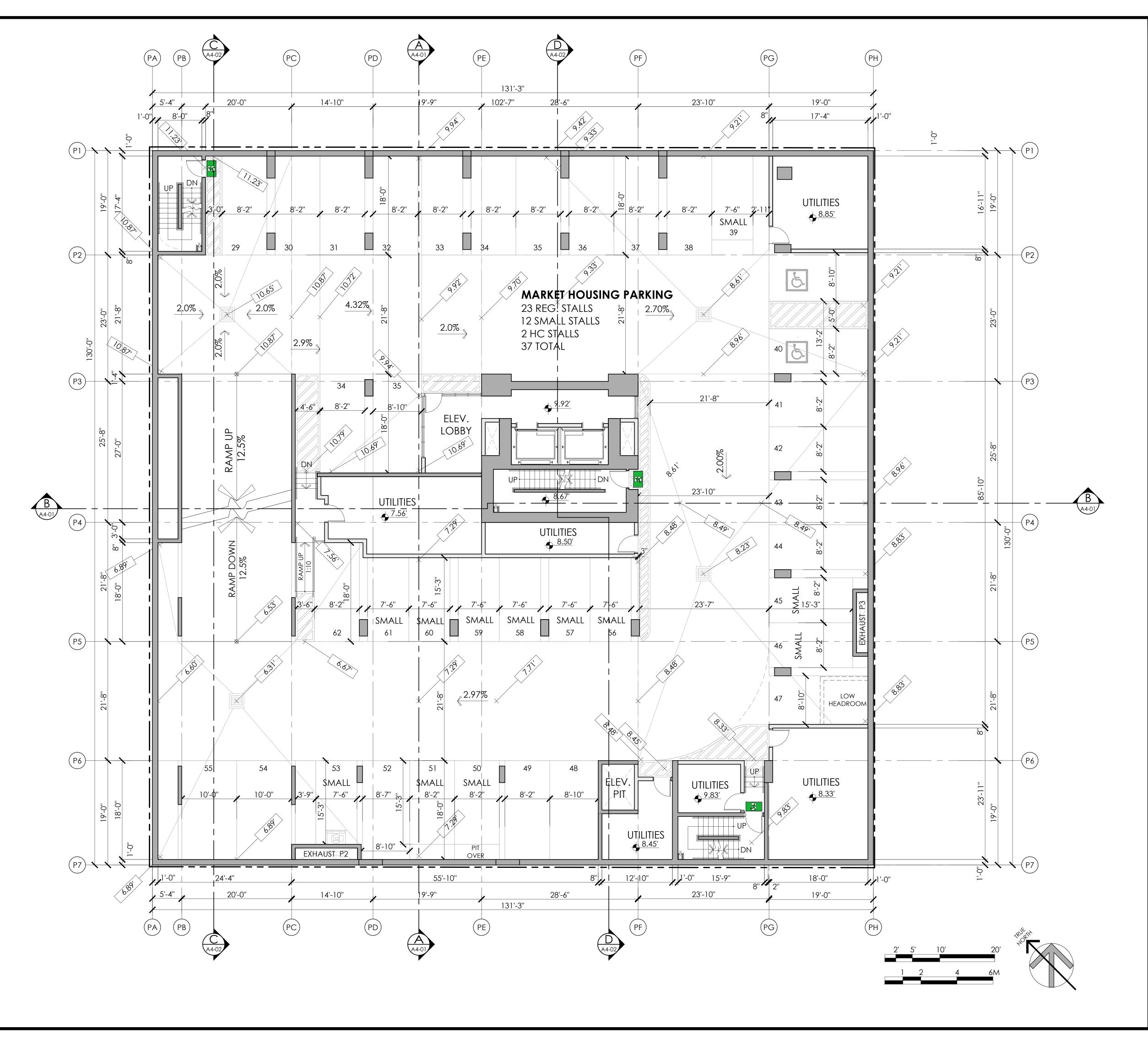
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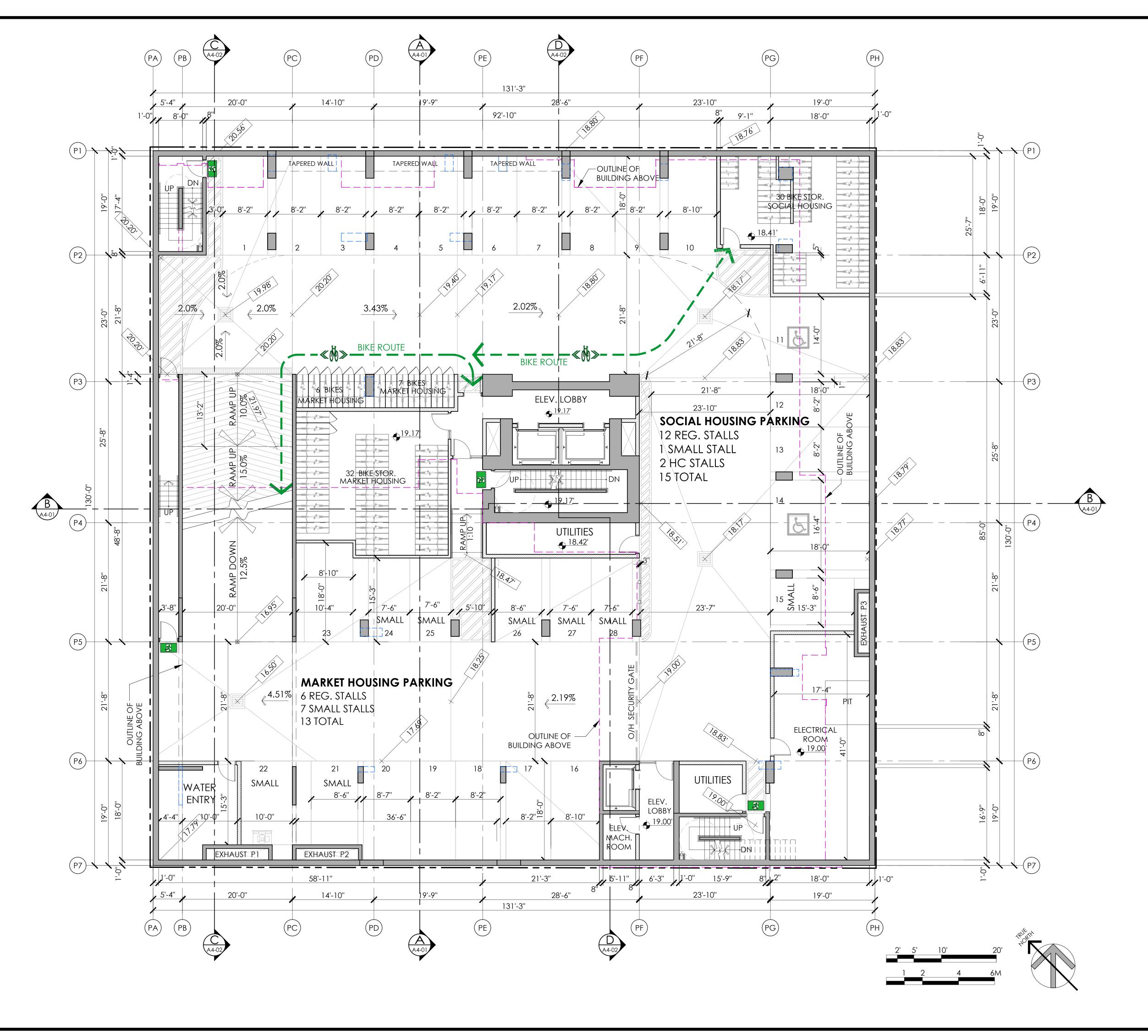
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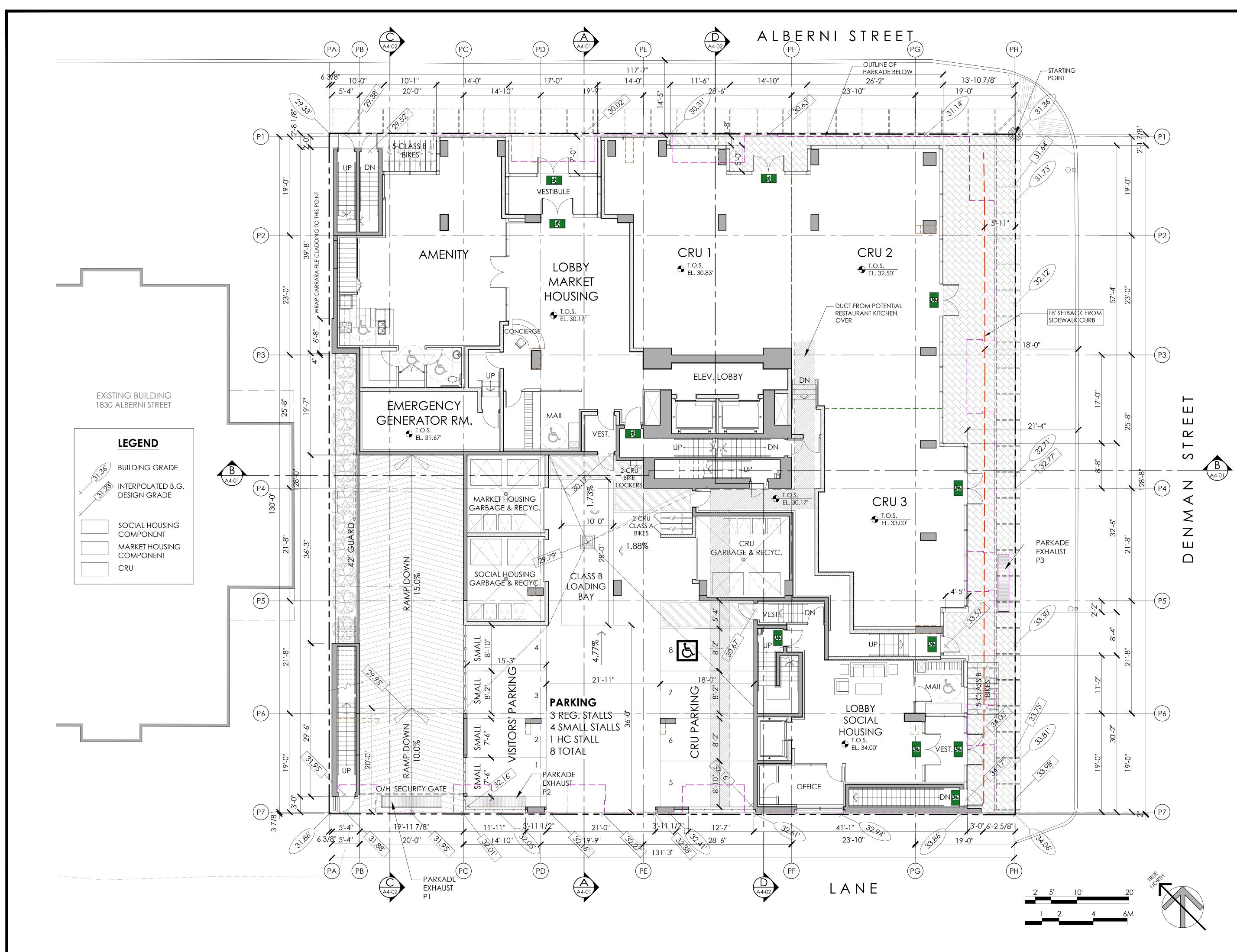
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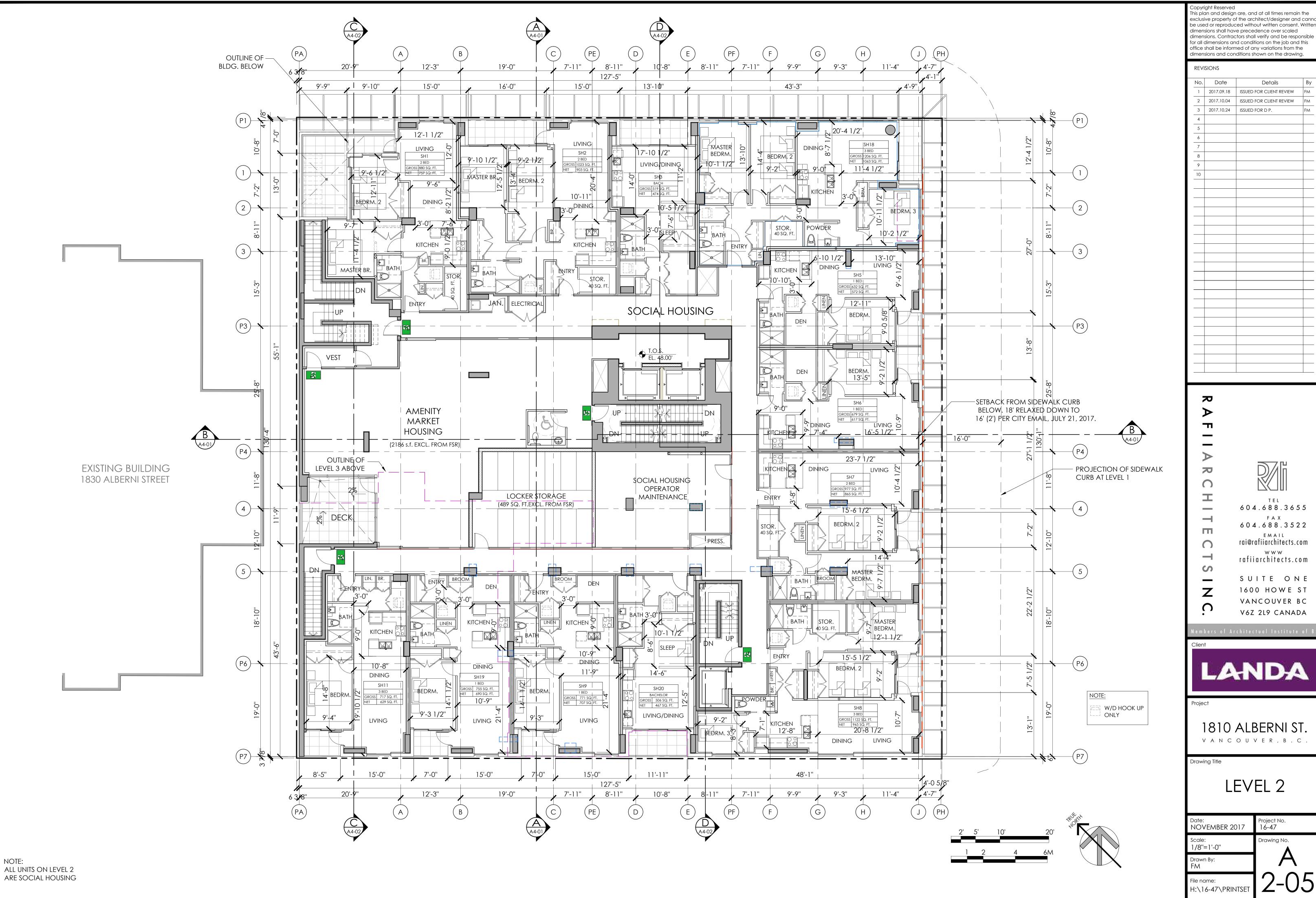


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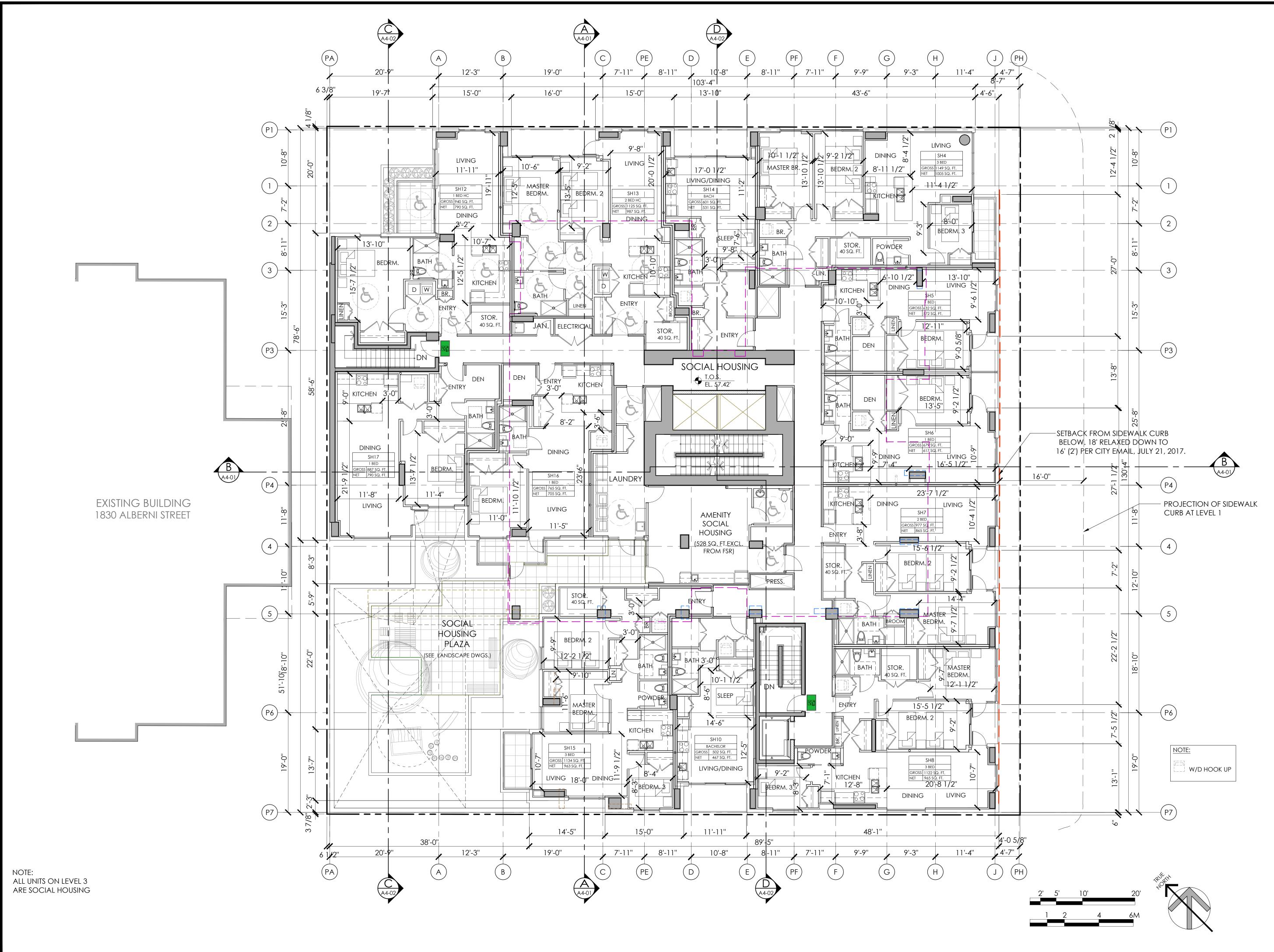
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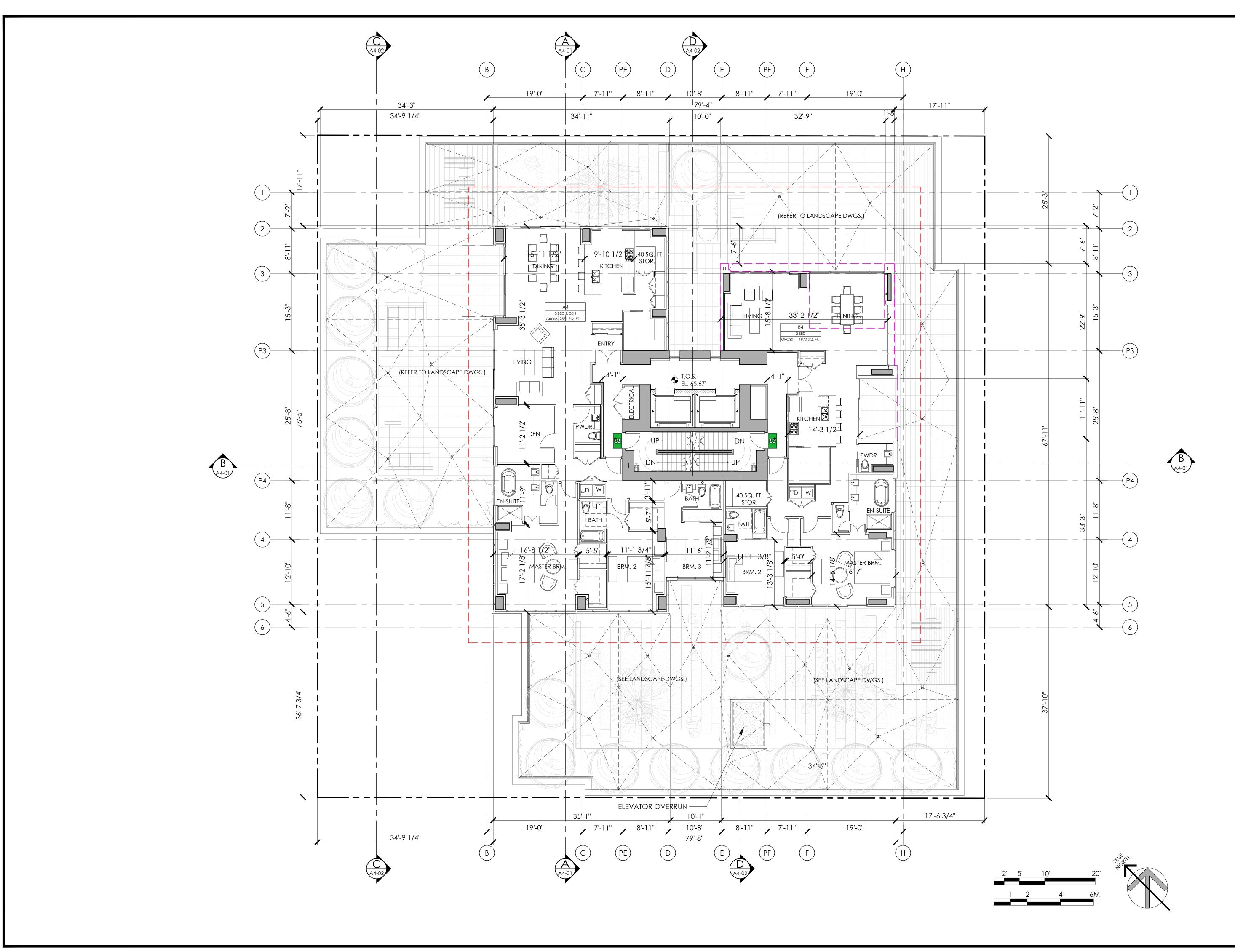
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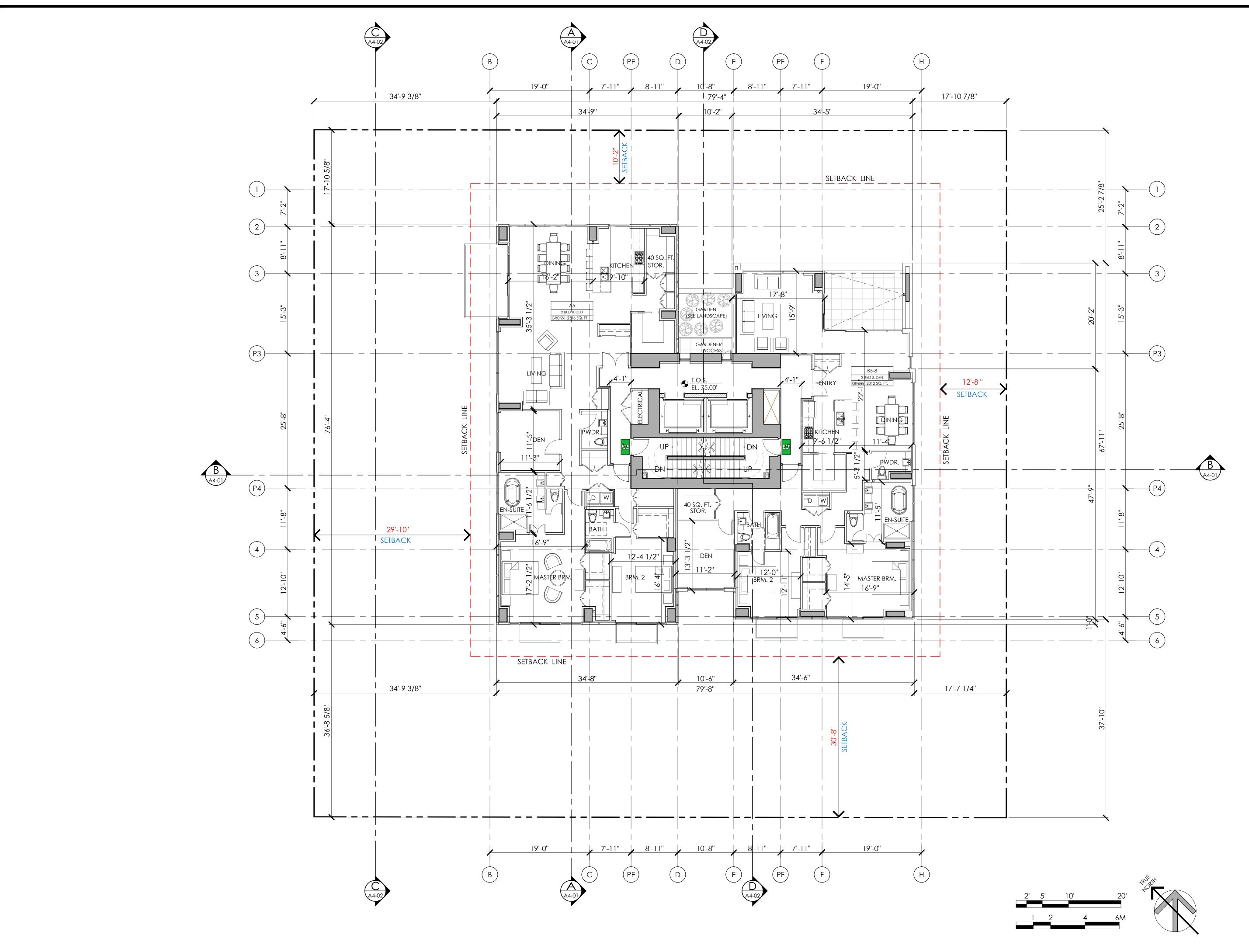


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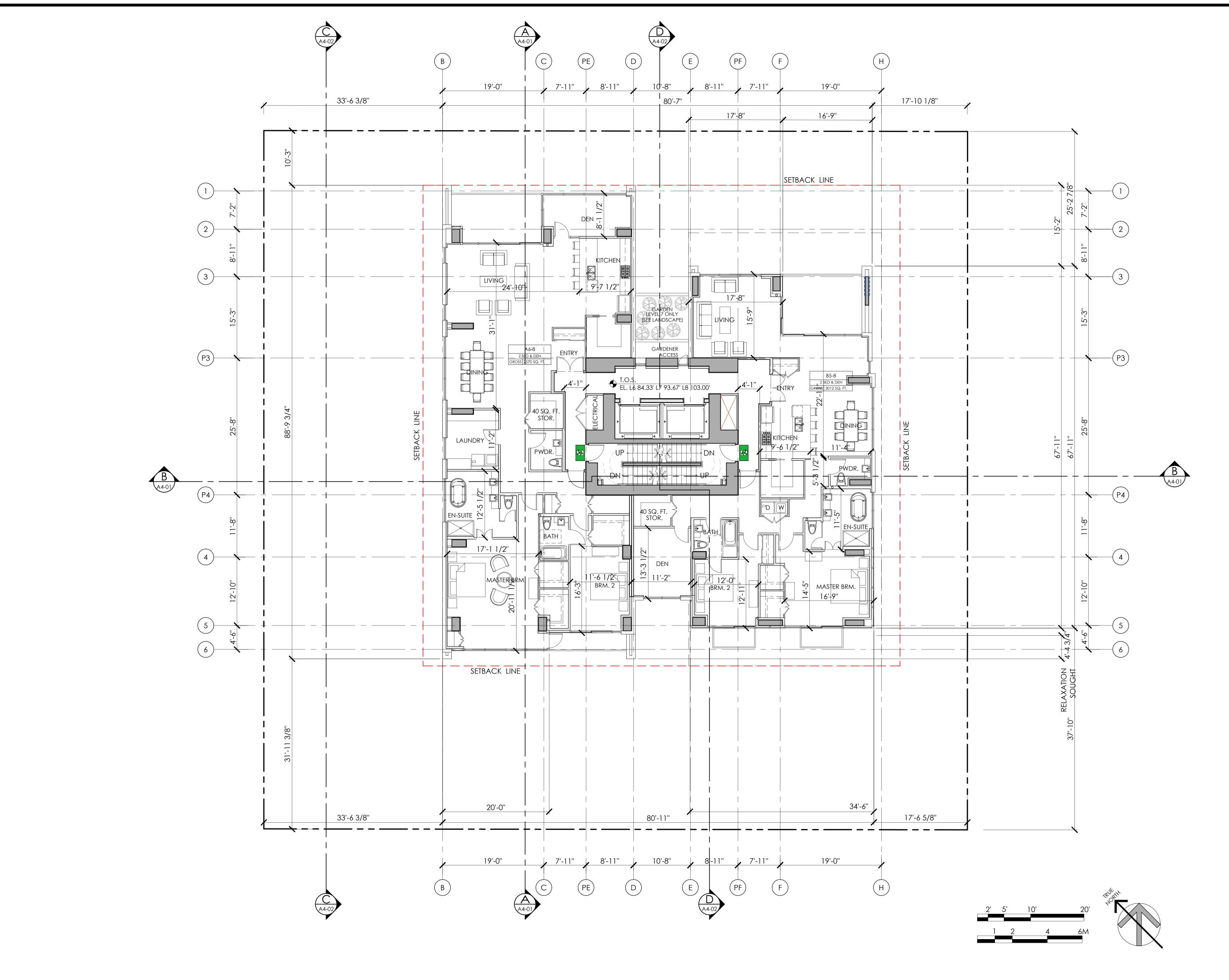


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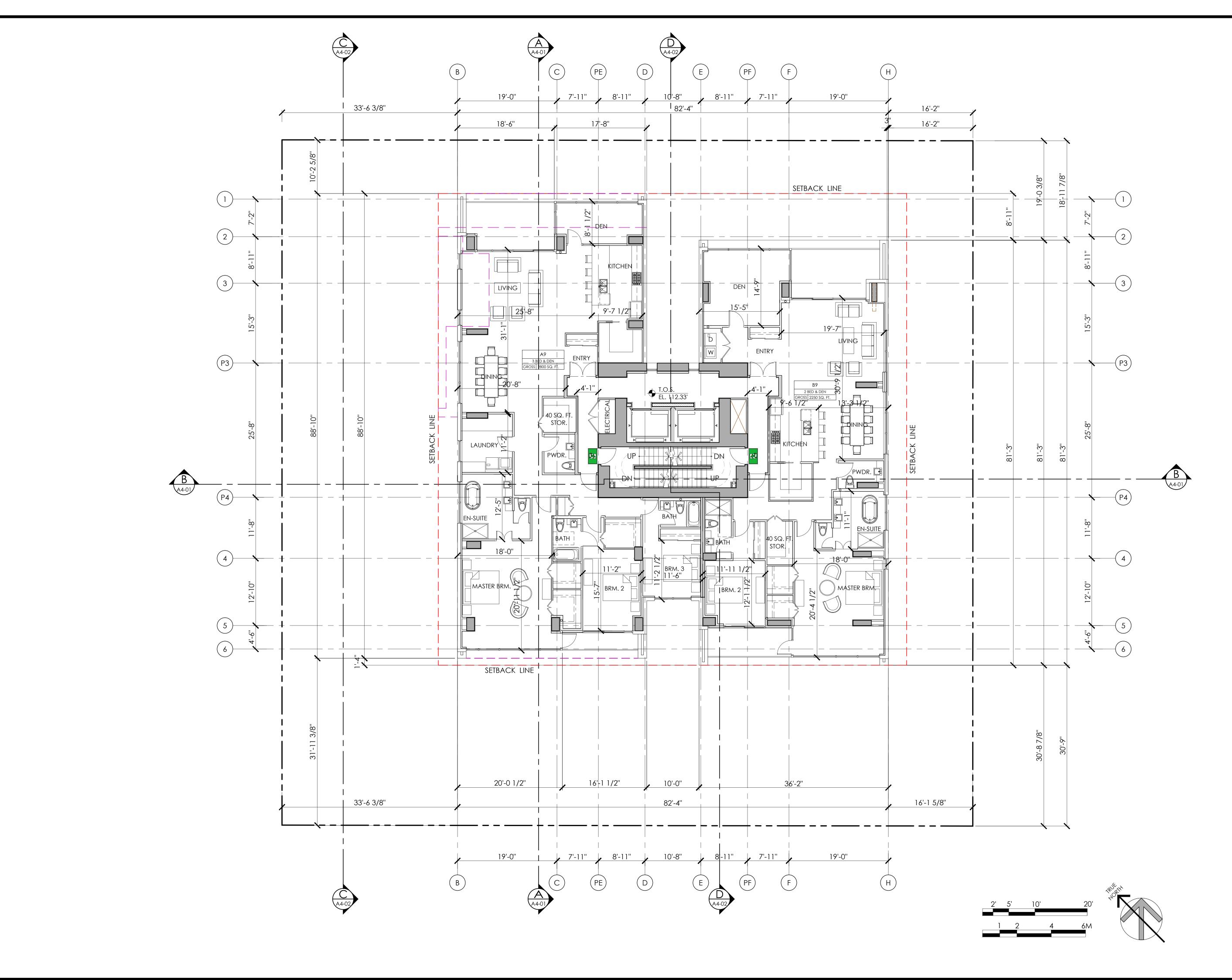


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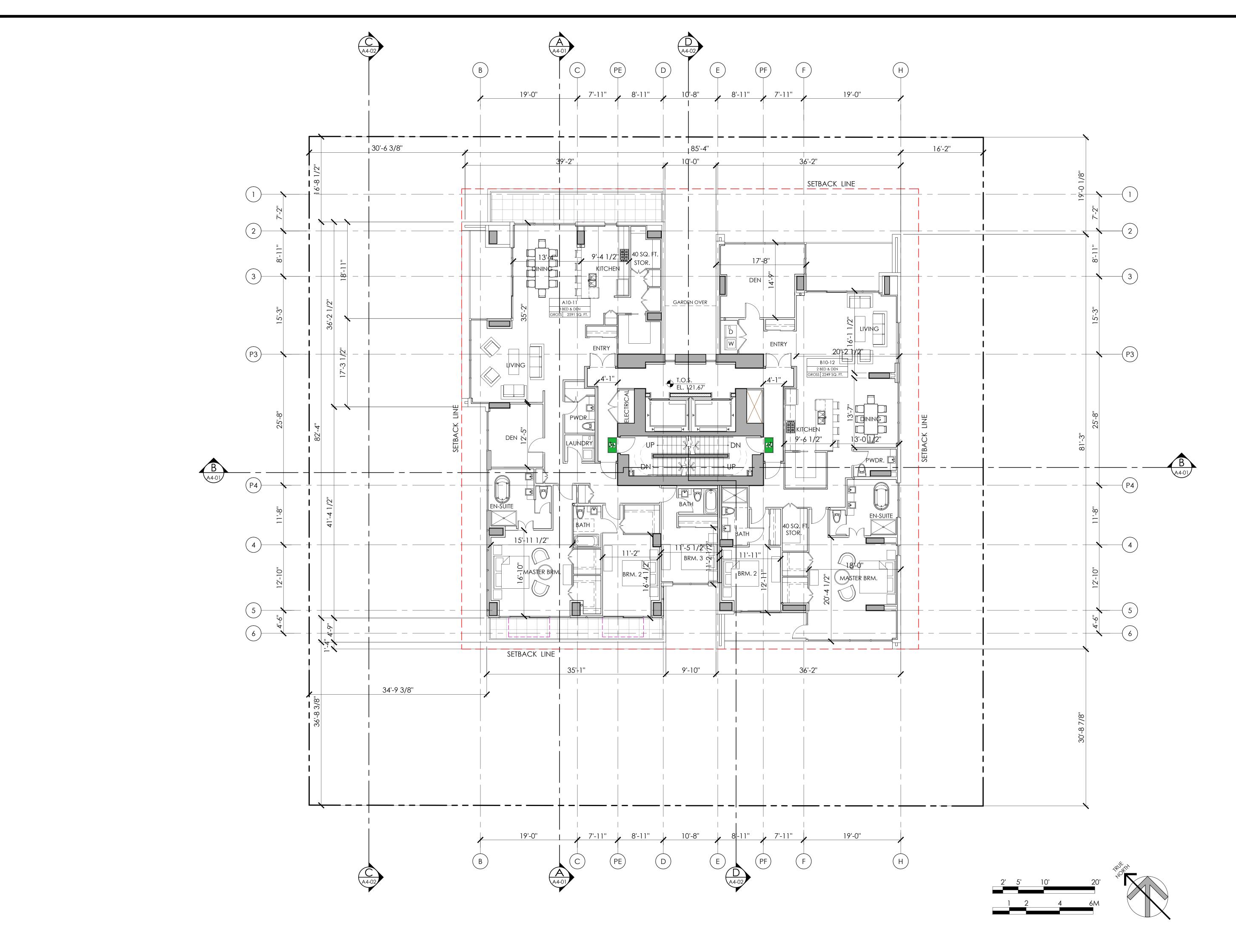
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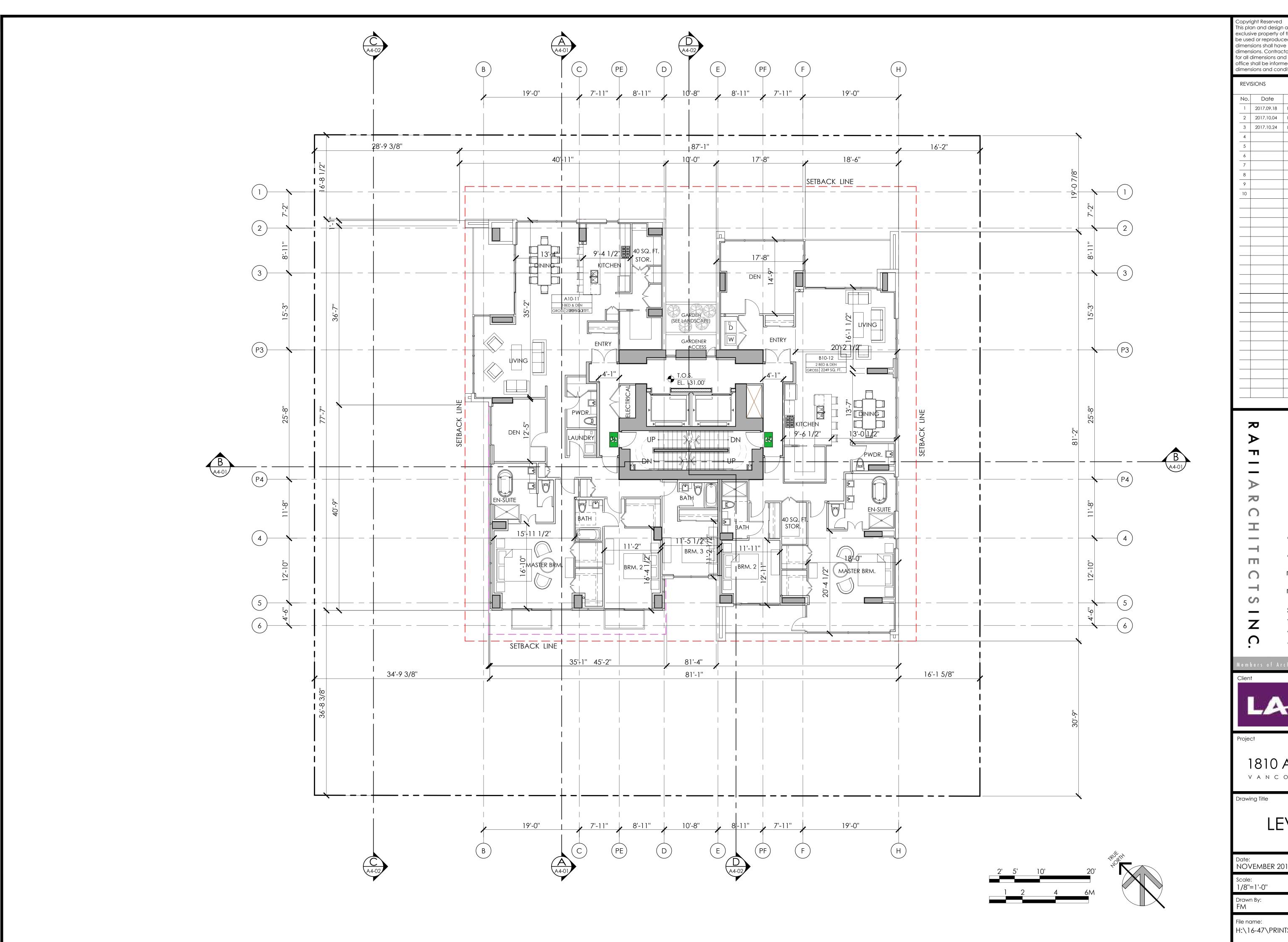
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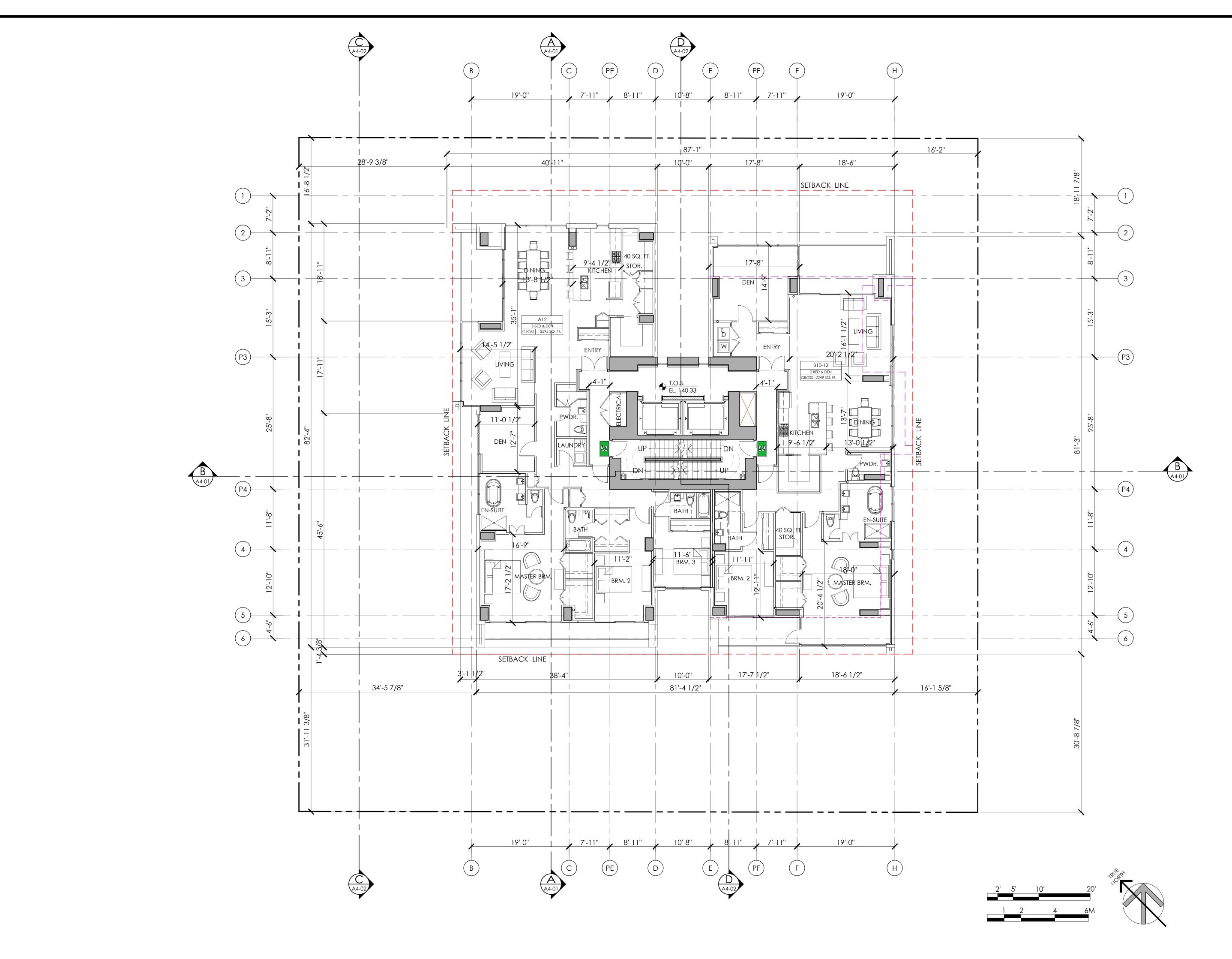
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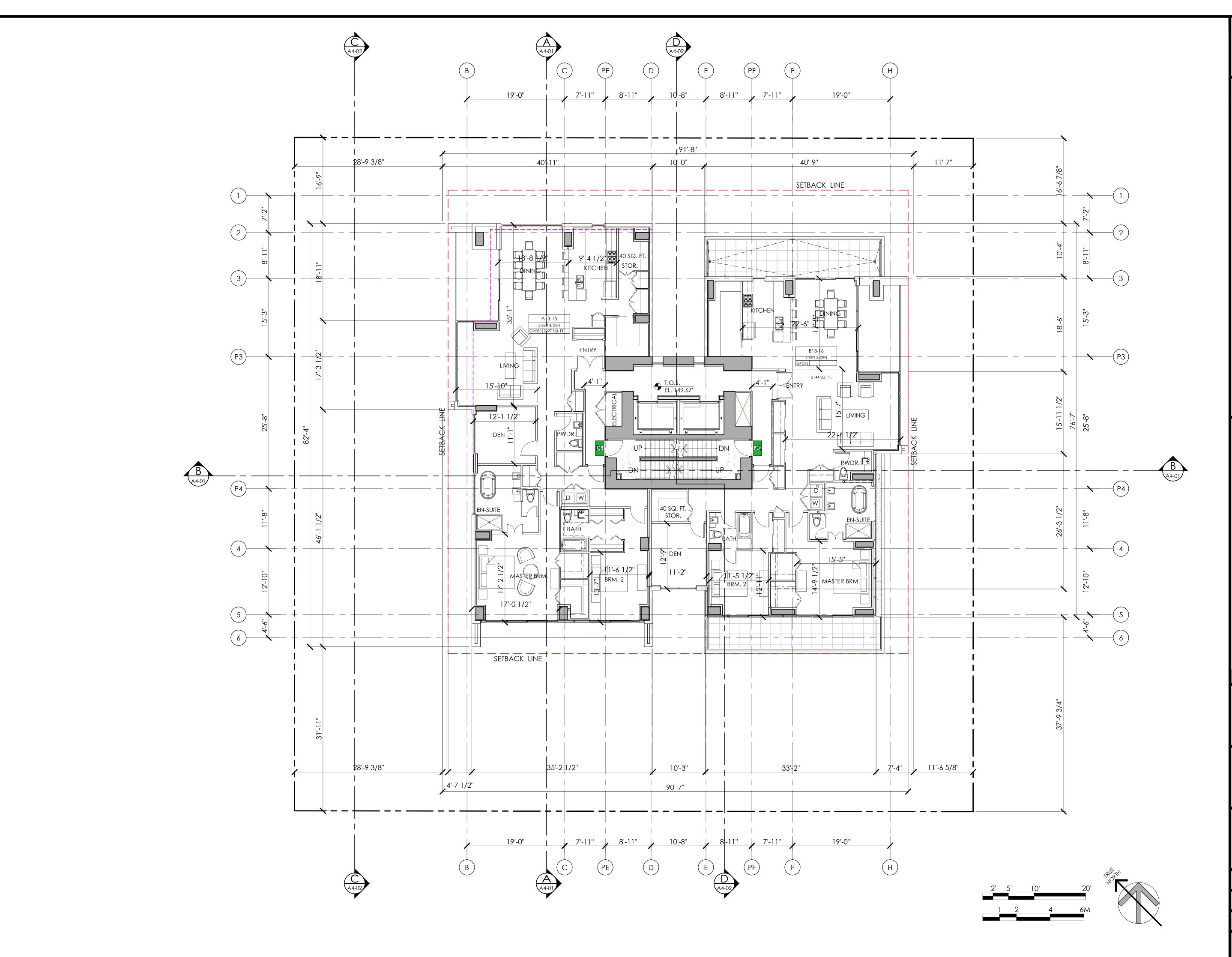
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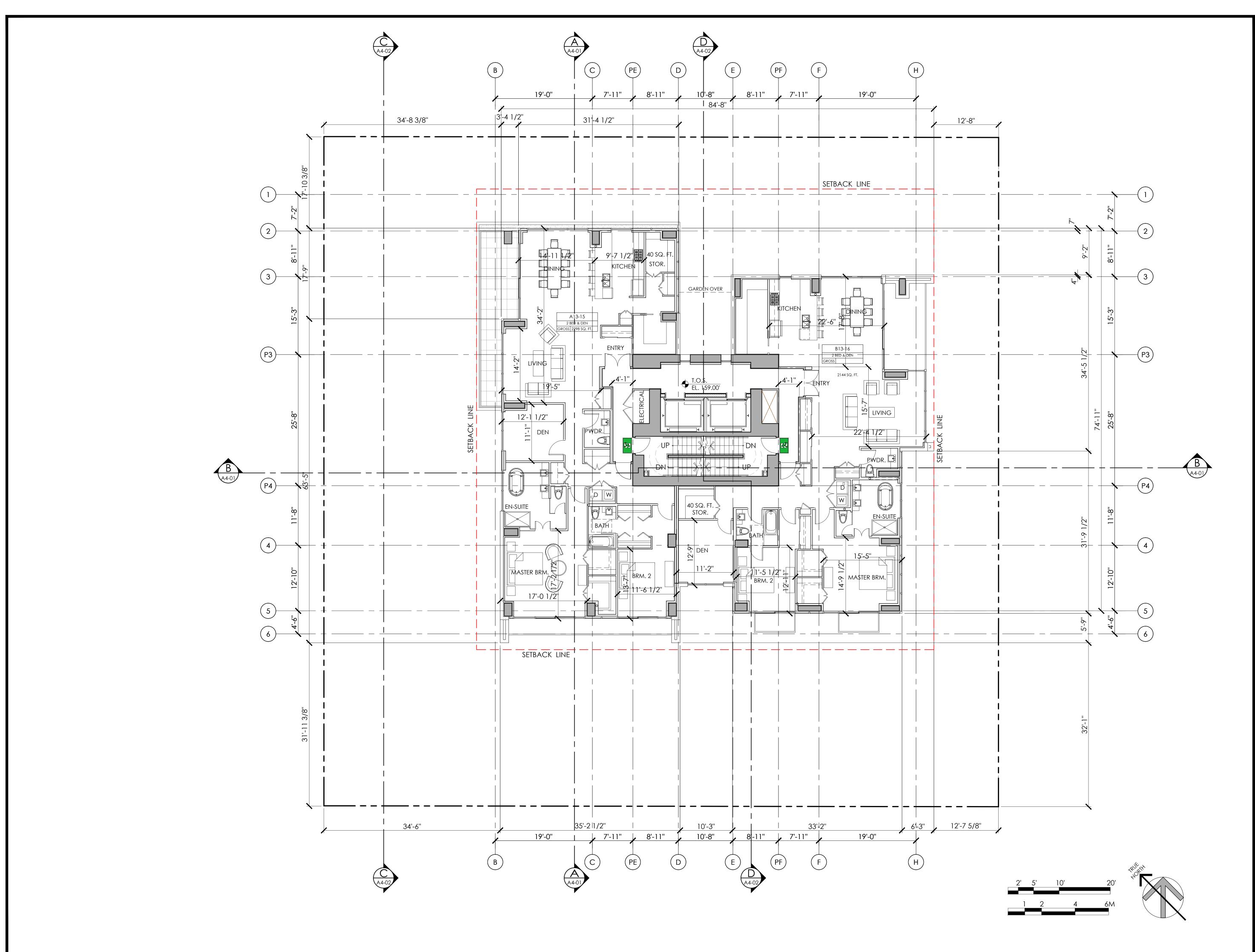
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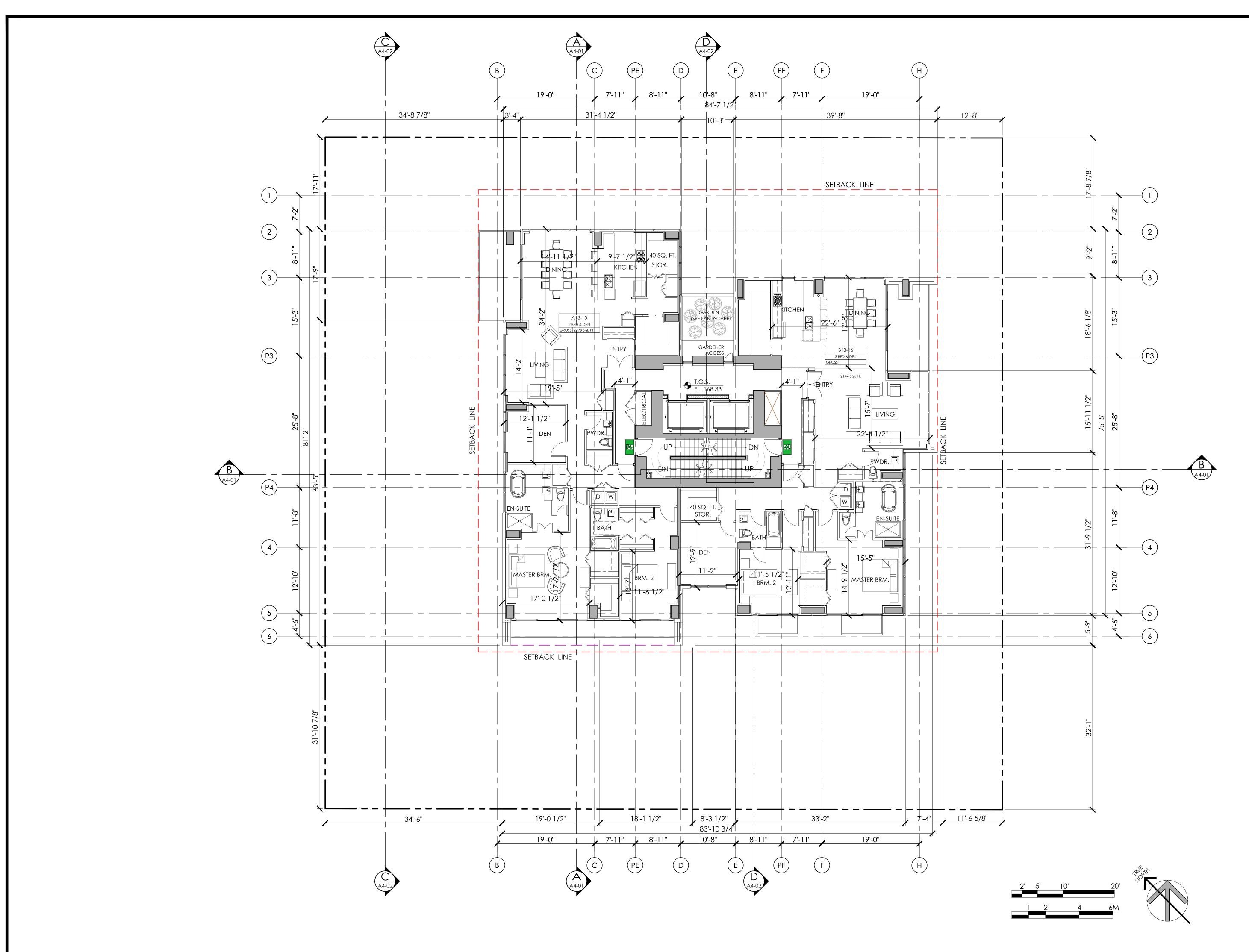
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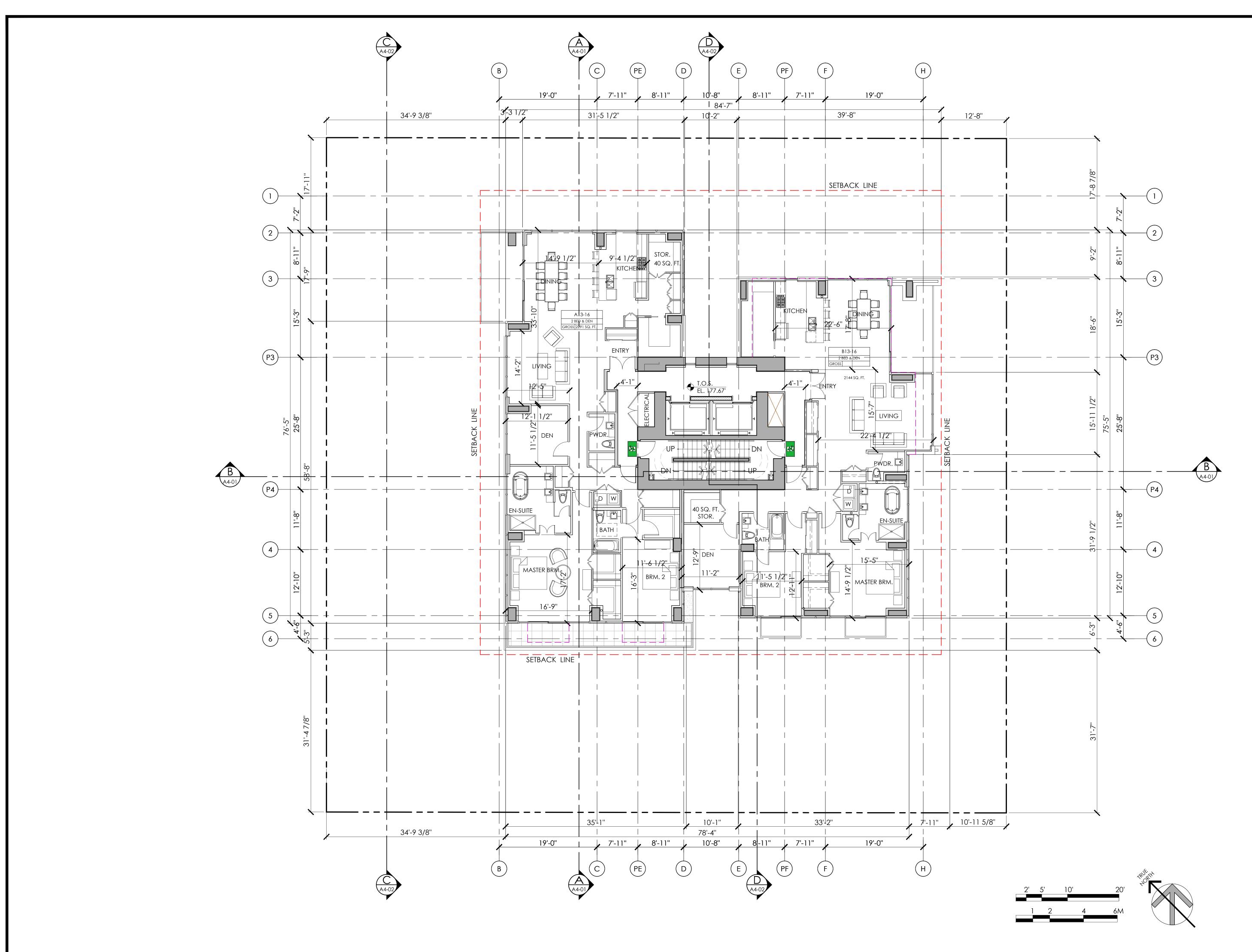
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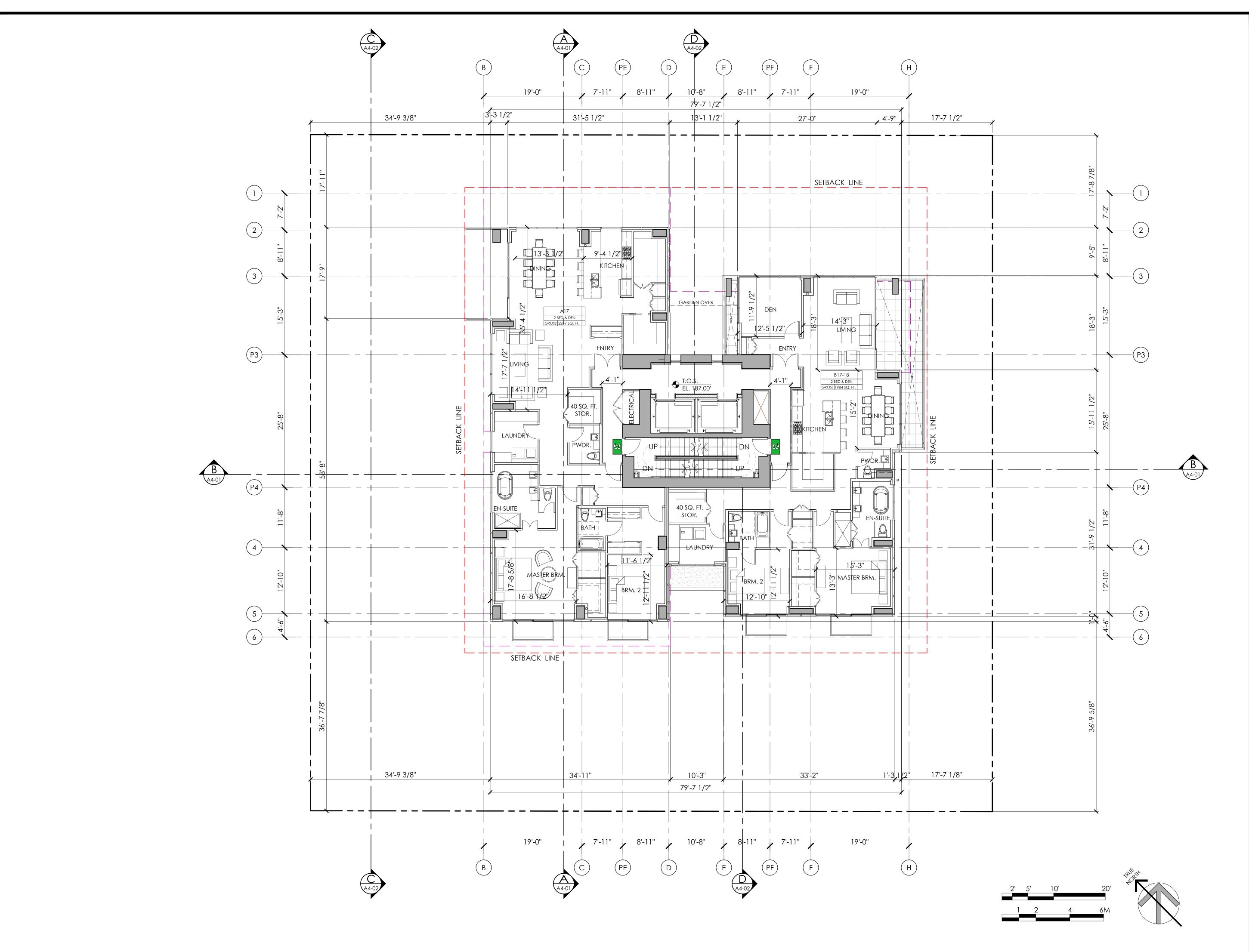


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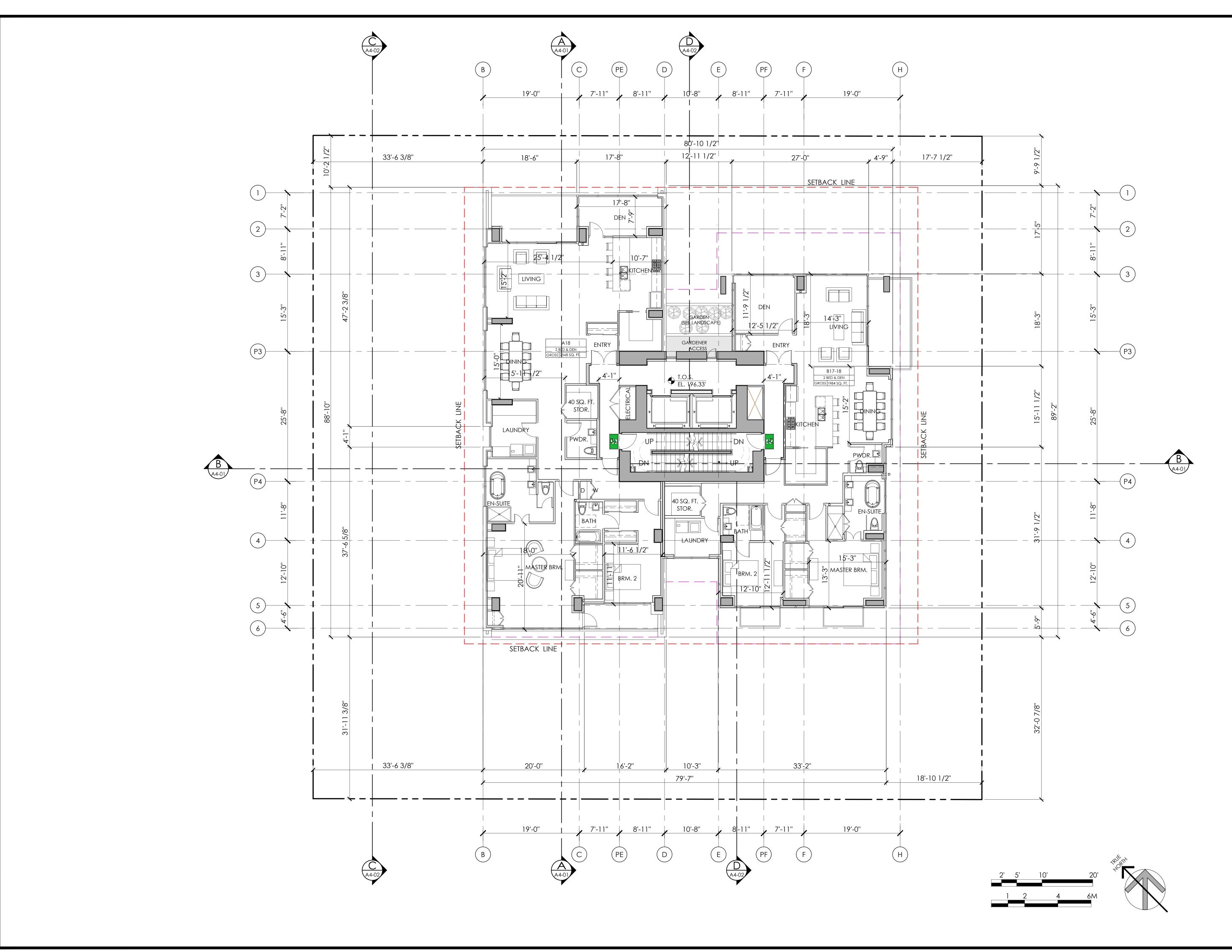


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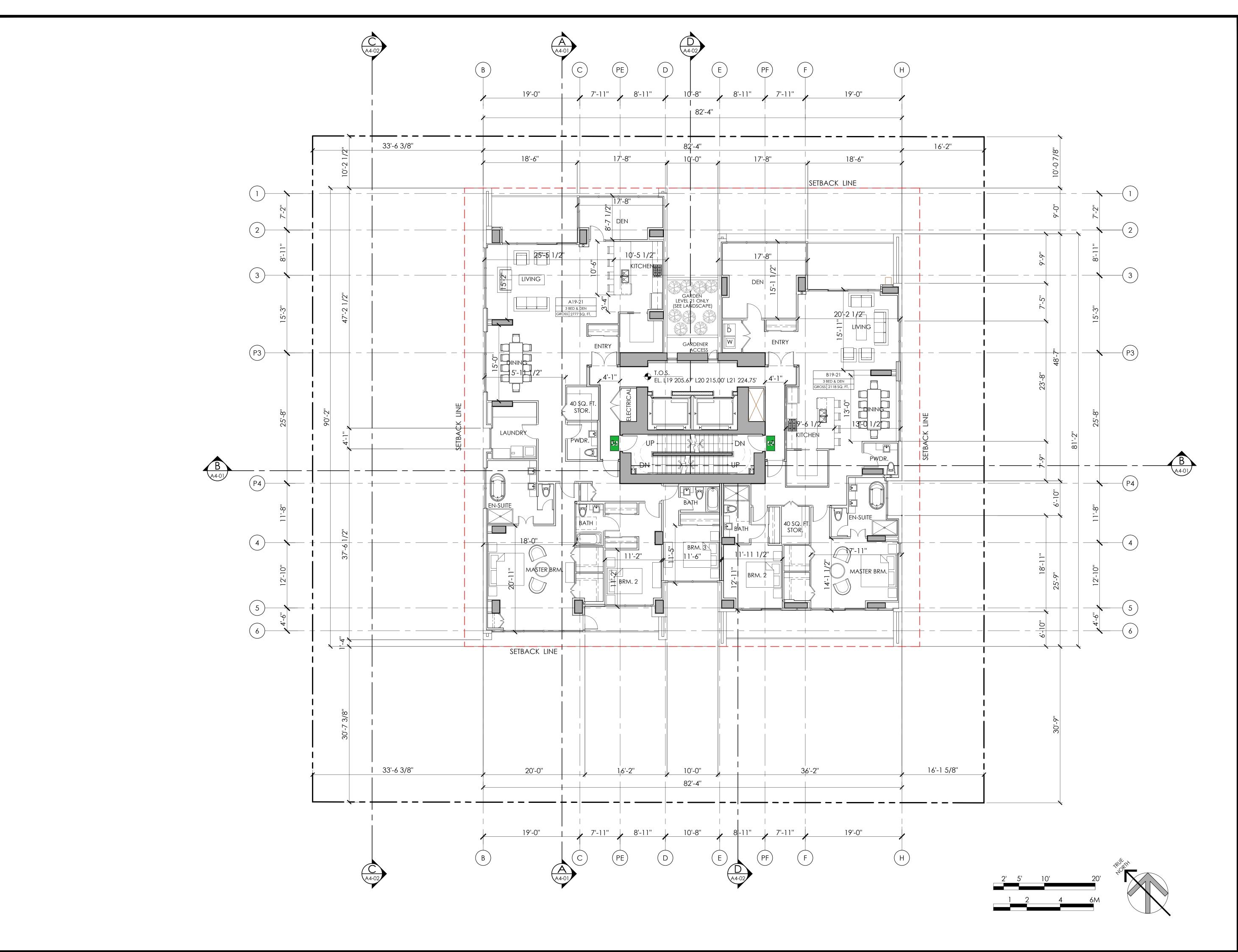


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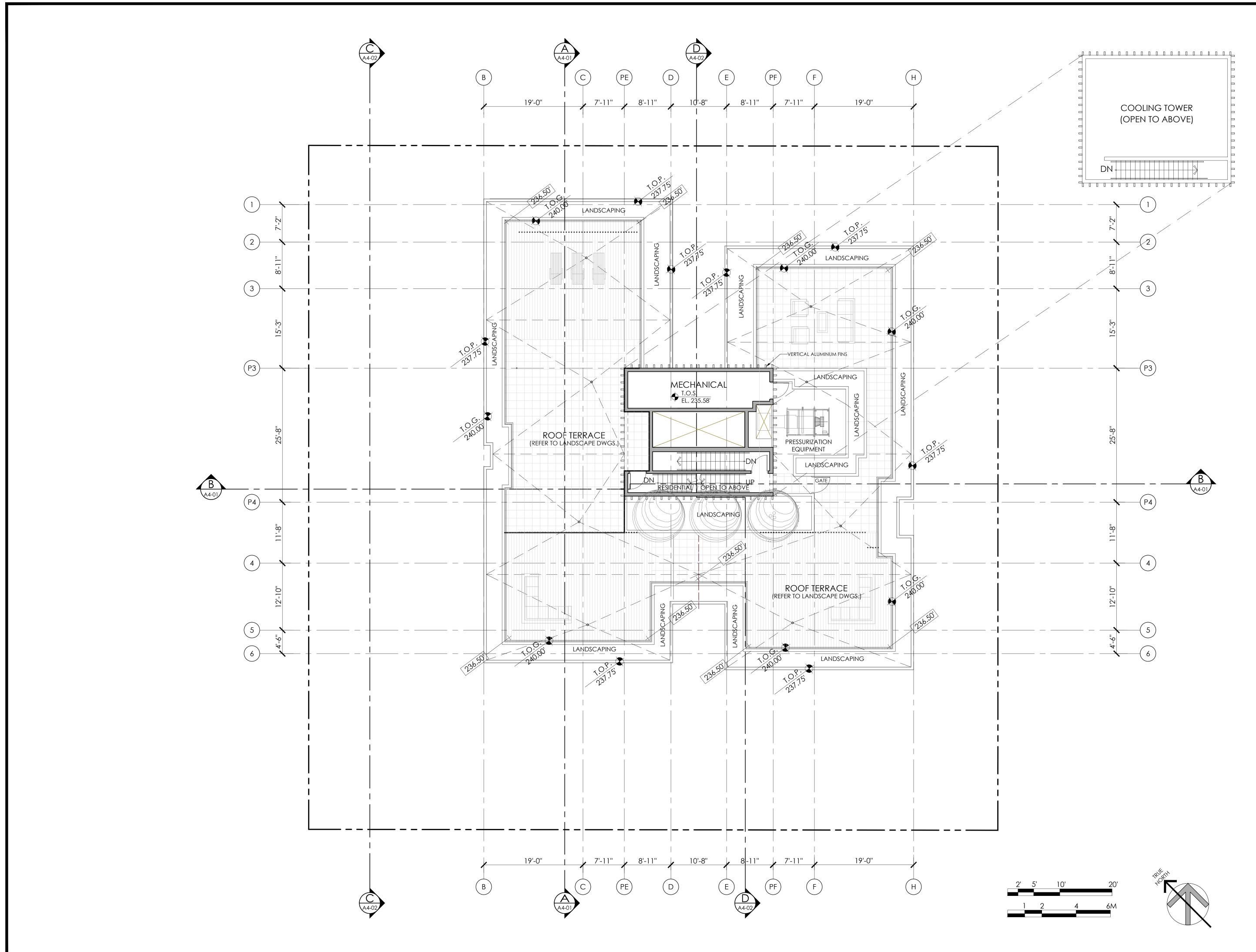
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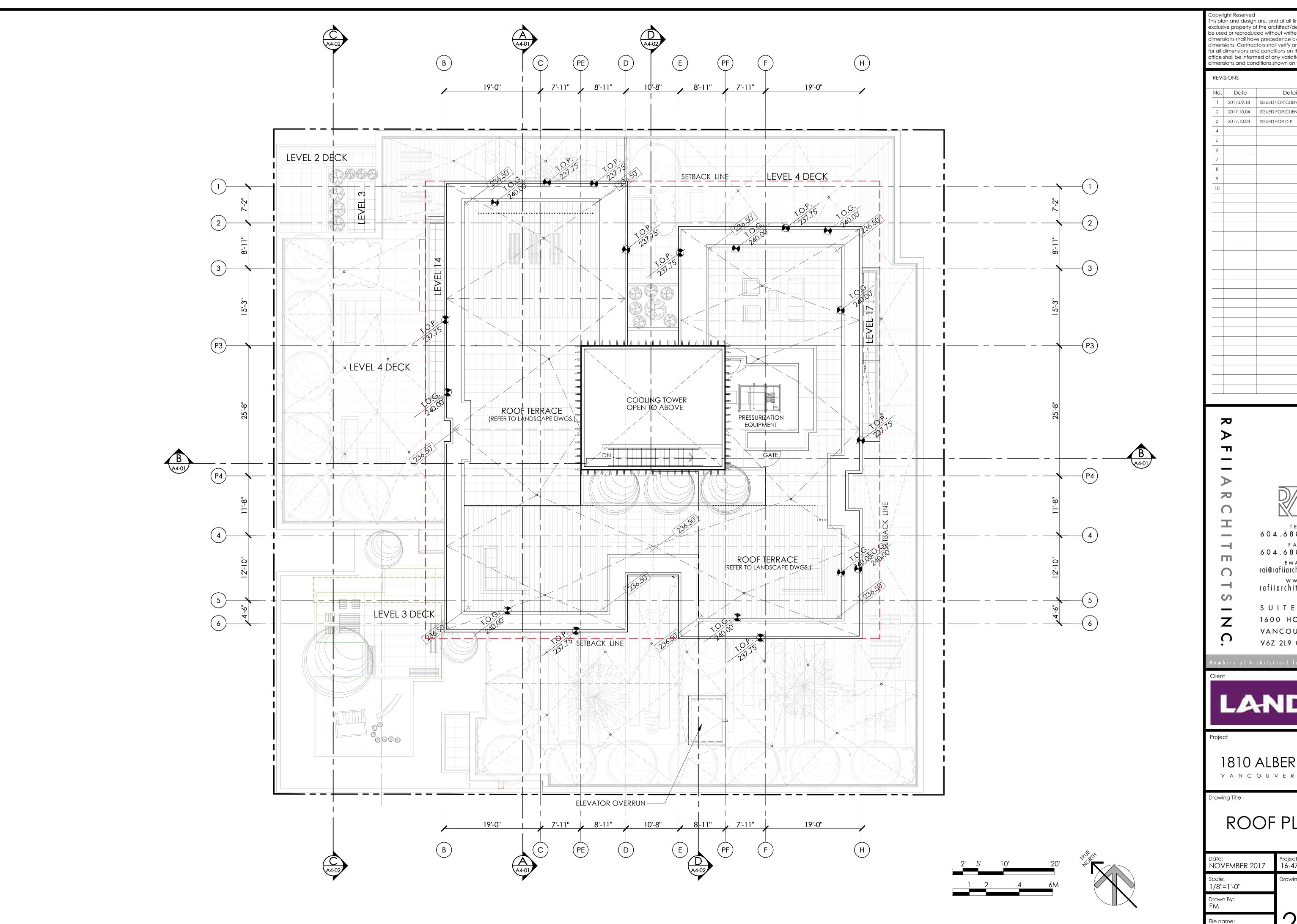


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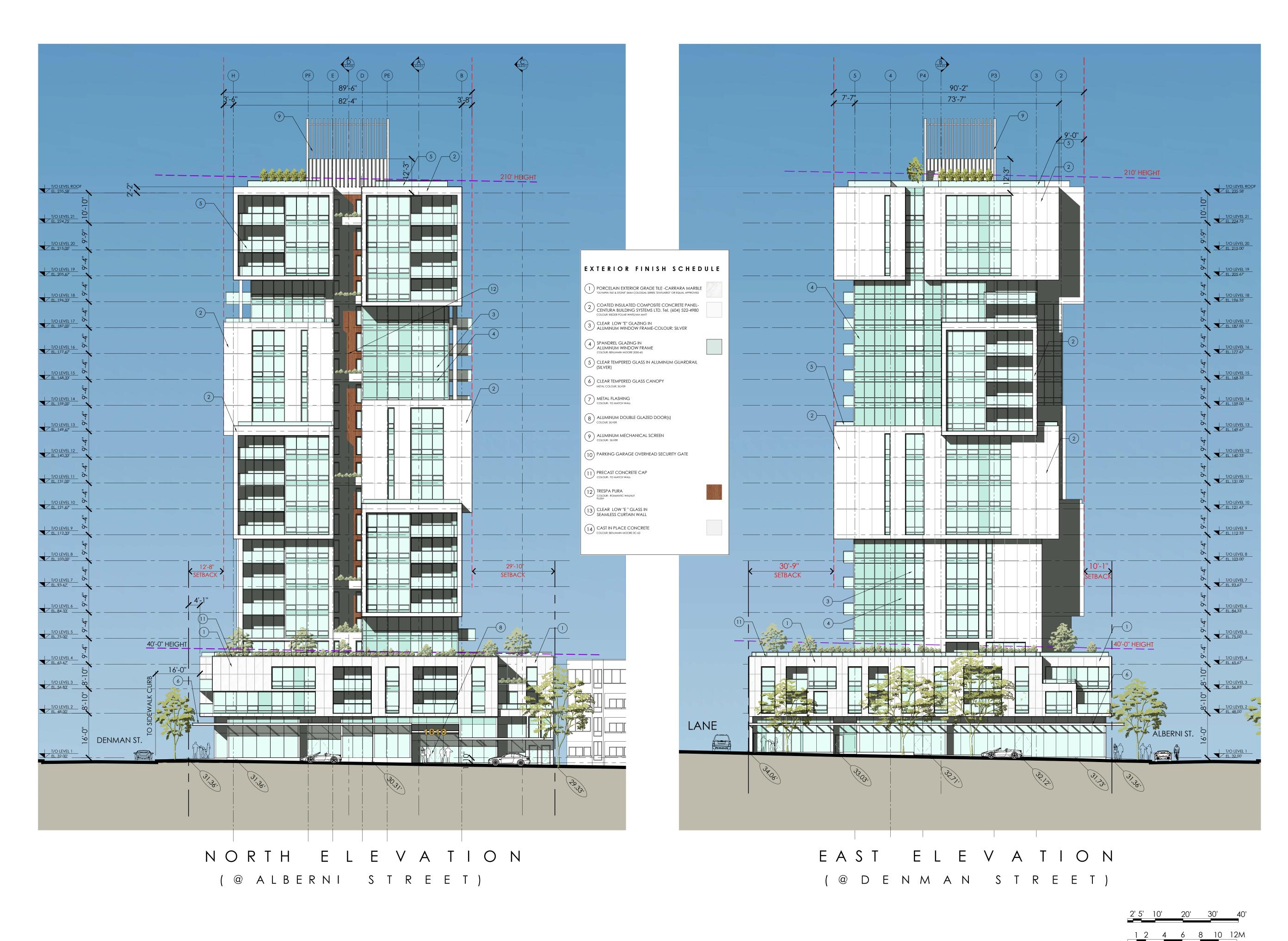


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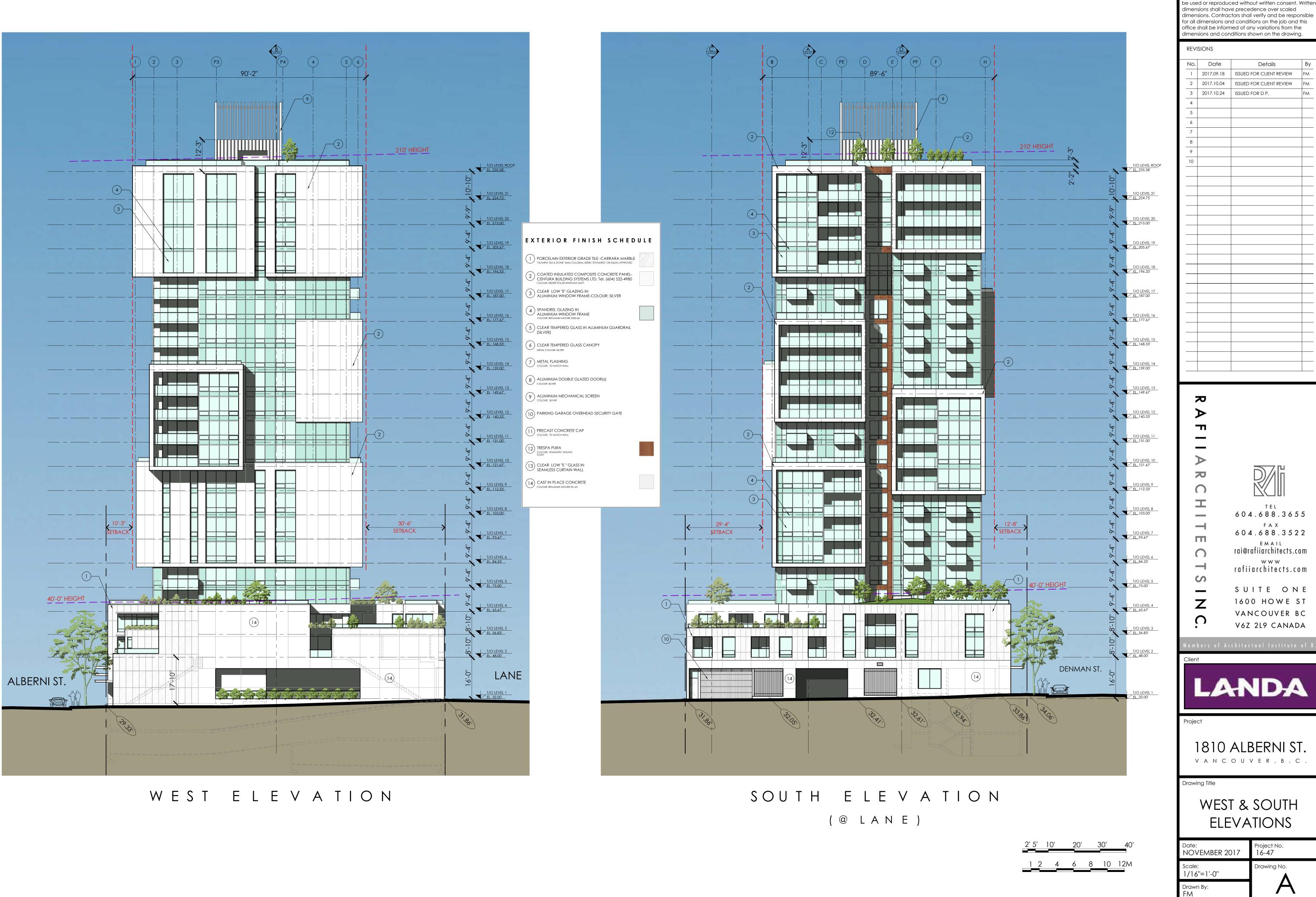
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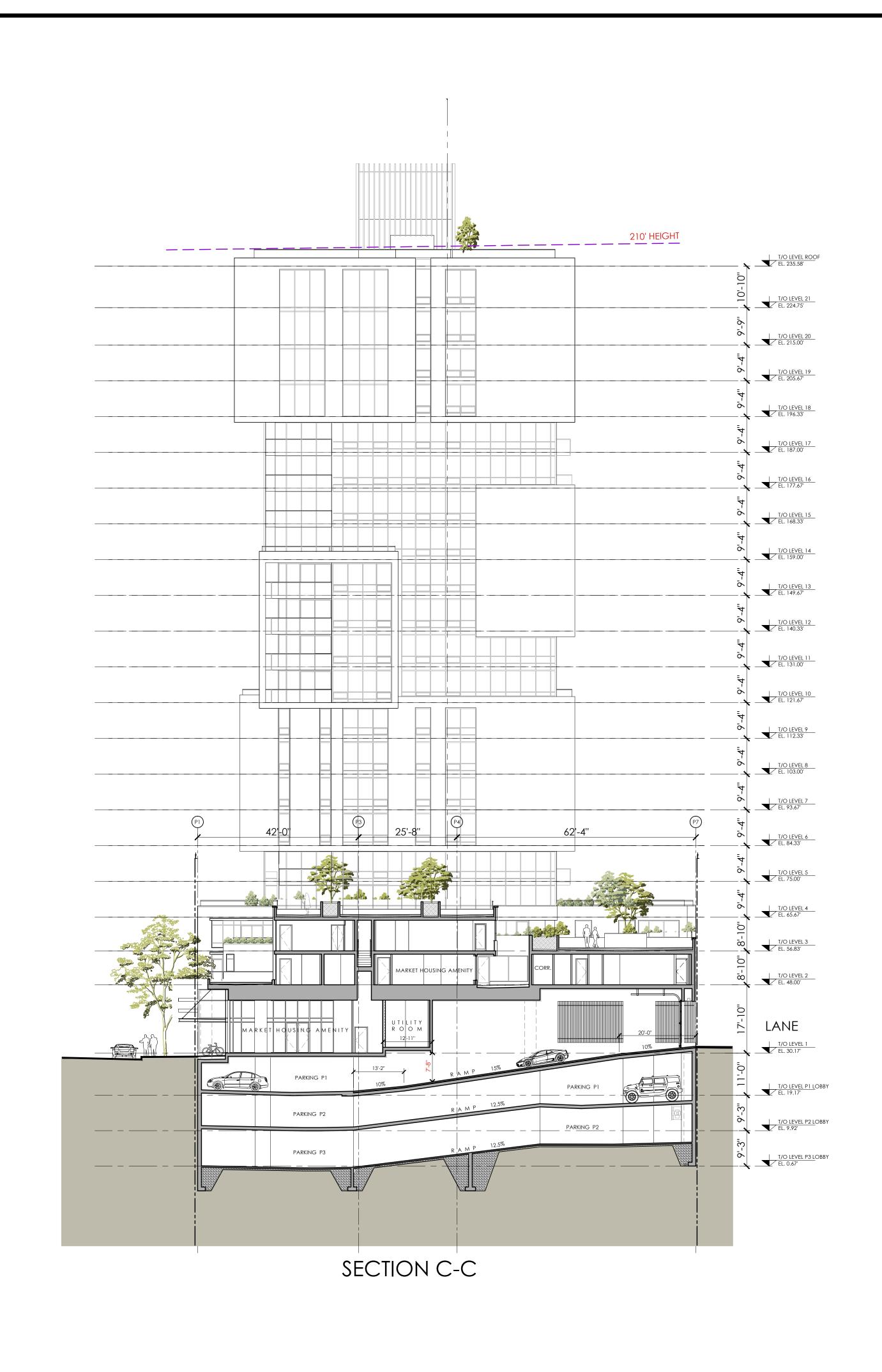
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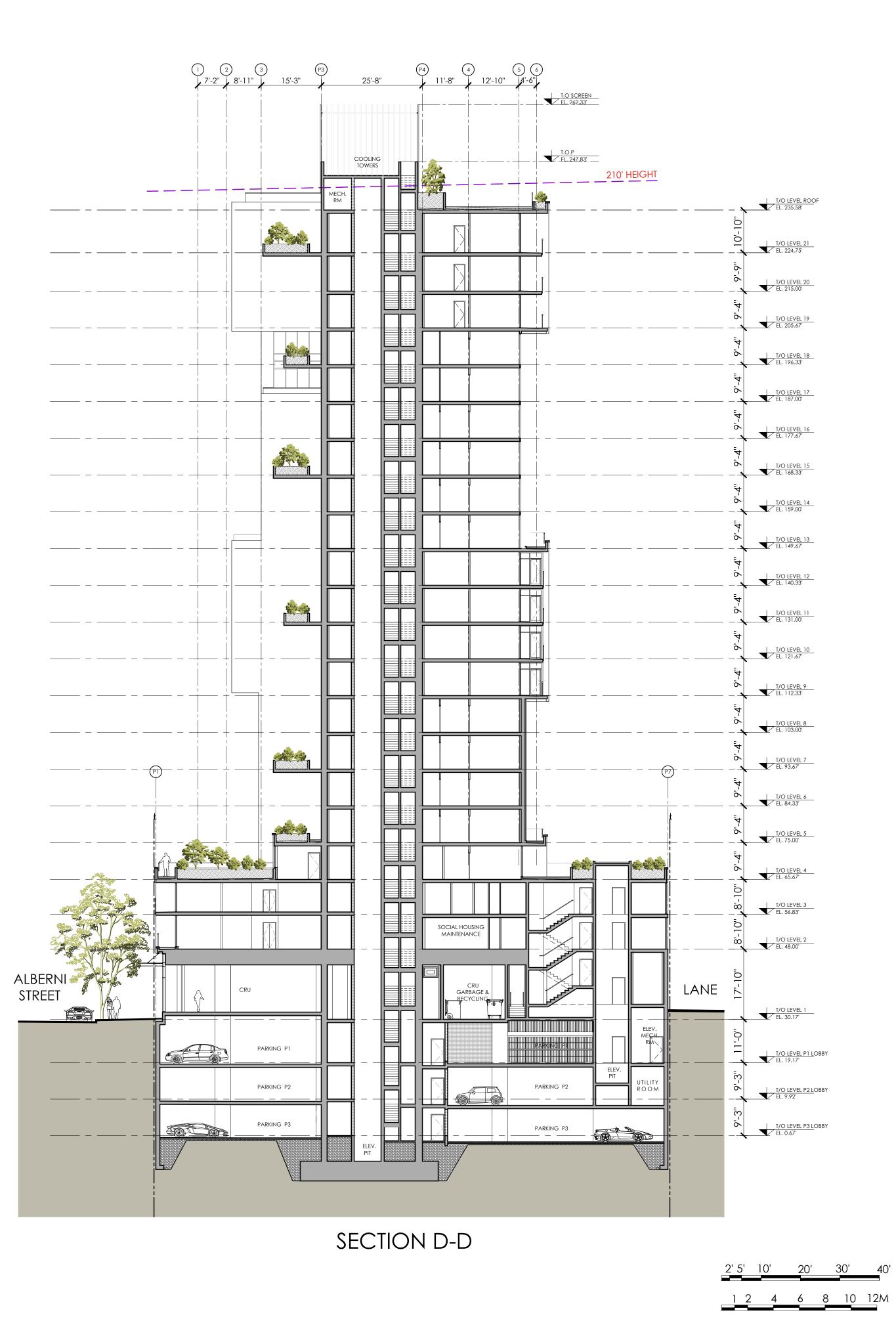
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