

DESIGN RATIONALE

The site has been rezoned from existing CD-1 (366) to a new CD-1 Comprehensive Development district that adheres to the intent of the City’s Higher Building Policy. The maximum height permitted is 163m (535ft).

The site is bordered by Beach Crescent, Rolston Street, Pacific Street and Seymour Mews and is adjacent to the Granville Street bridge off-ramp. The total site area is 5,775 sm (62,168 sf). The development contains 152 turnkey social housing units, 303 market units, commercial retail units and 3 levels of parking.

The proposed development consists of 11,413sm / 122,851sf (FSR 1.98) social housing, 29,895sm / 321,789sf (FSR 5.18) market housing and 2,374sm / 25,553sf (0.41 FSR) commercial retail units. The combined density is 43,682sm / 470,193sf (FSR 7.56). There is an 8 storey podium and a total of 53 storeys with height at the highest point at 163m (535ft).

FORM OF DEVELOPMENT

The intent of the design is to fulfil the envisioned gateway in and out of downtown Vancouver as part of the Higher Building Policy. The movement-inspired design created by the undulating curves of the façade that flow dynamically from top to bottom, allude to a dancing pair performing for the community and for the City. Through massing, form and motion, the design harmonizes the ideals of creating a dynamic public realm and celebrating the new Beach neighborhood.



CREATING A DANCE FOR THE CITY.

THE UNIQUE SITE CALLS FOR A UNIQUE WAY TO DIALOG WITH THE UNIQUE CONTEXT.



2	DP RESUBMISSION	2022.06.03
1	DP SUBMISSION	2021.03.26
REV:	DESCRIPTION:	DATE:
STATUS: ISSUED FOR DP		
DESIGN CONSULTANT:		
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CLIENT:		
PINNACLE INTERNATIONAL #300-911 Homer St. Vancouver BC V6B 2W6		
ARCHITECT OF RECORD:		
GBL ARCHITECTS 139 E 8th AVE Vancouver BC V5T 1R8		
SITE:		
601 Beach Crescent Vancouver BC, V6Z 3E4		
TITLE:		
DESIGN RATIONALE		
SCALE: AT 3/8"=1'-0"	DATE: 2022.06.03	DRAWN: PH/AL
N/A		CHECKED: KK
PROJECT NO:	DRAWING NO:	REVISION:
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