



Creative Energy hopes to make a significant contribution to “The Greenest City” vision by switching Central Heat’s current fuel source to a low carbon fuel, while also modernizing and extending their existing infrastructure.

At the heart of this district energy is Central Heat’s Beatty Street Plant, where natural gas fired boilers produce steam that is distributed throughout downtown Vancouver via a network of underground pipes. Creative Energy’s vision is to build upon this infrastructure and transition from natural gas to low carbon energy to reduce greenhouse gas emissions.

How can we create a sense of place without compromising the plant? As part of this bold vision, the Central Heat’s 720 Beatty site will be transformed into an exciting new commercial and retail development. The existing infrastructure will be seamlessly and thoughtfully integrated, and will become the heart of a public space creating better connections to BC Place, and opportunities to contribute to the City’s plans for the Georgia Viaduct will be facilitated. This new building will become the heart that feeds energy throughout the City of Vancouver.

How can we educate the people of Vancouver on this veiled plant with forward-thinking aspirations? This new development helps identify a change needed for the City of Vancouver—and all cities alike—and offers the people a gift. Through both an inviting welcome center, and by revealing the plant to the public spaces surrounding it, the people of Vancouver will be able to learn how their city is fed greener energy.



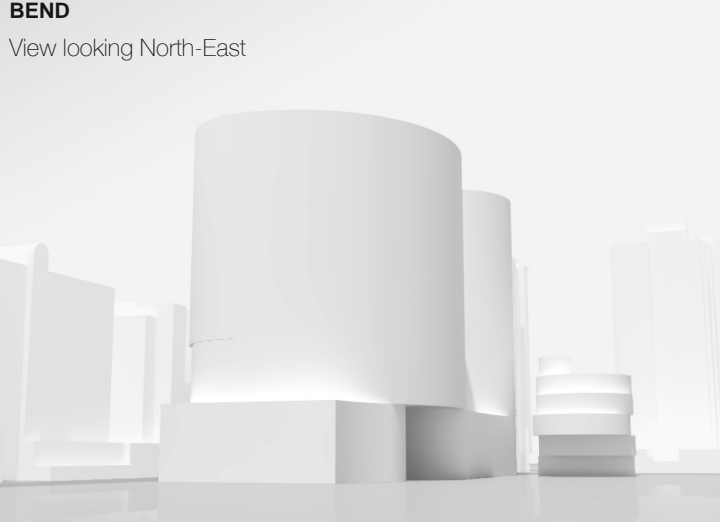
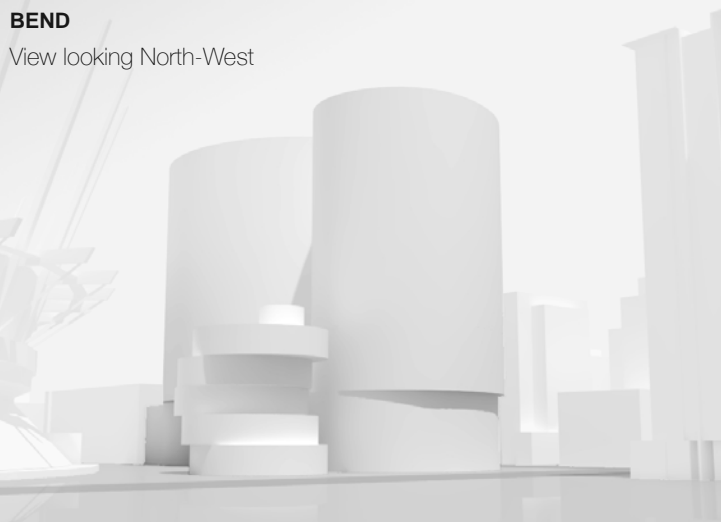
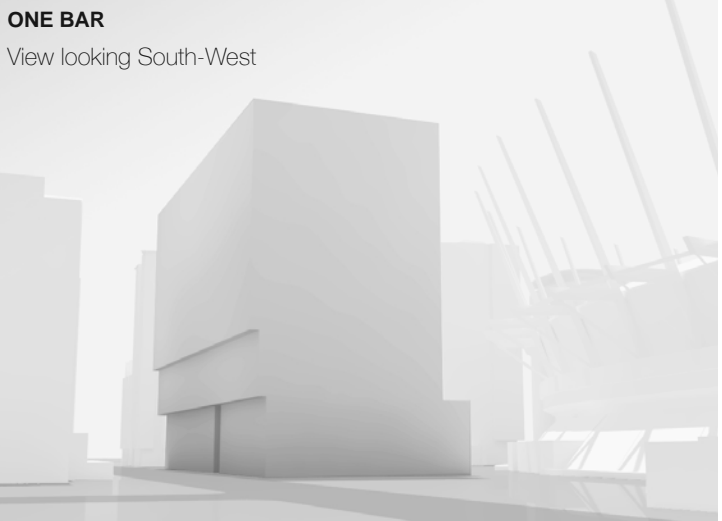
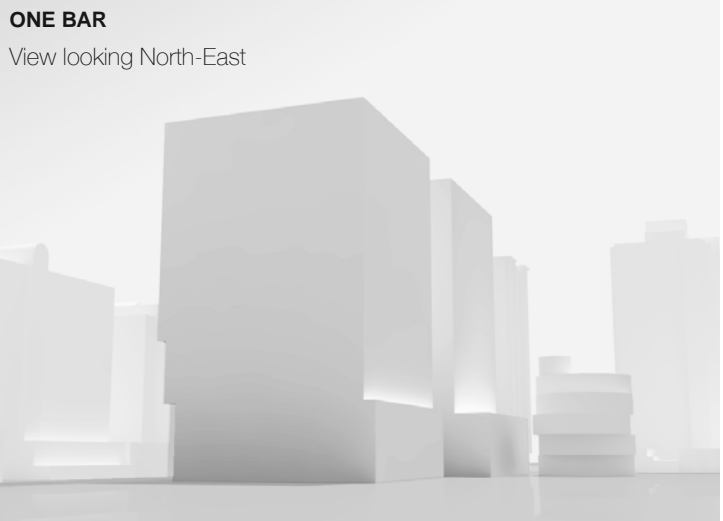
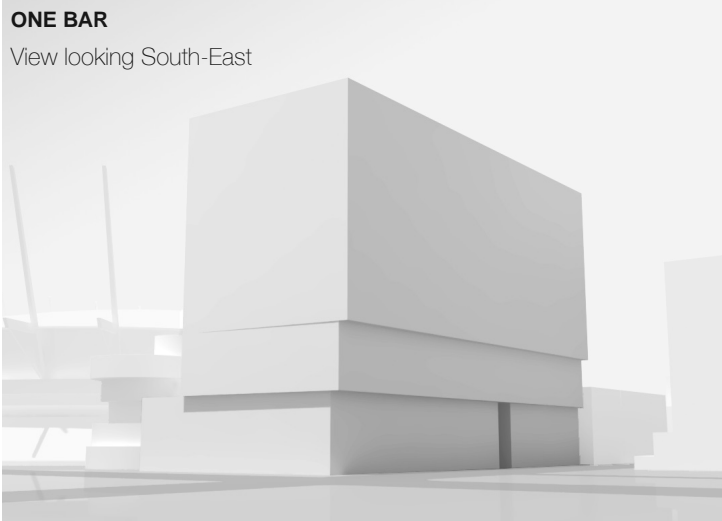
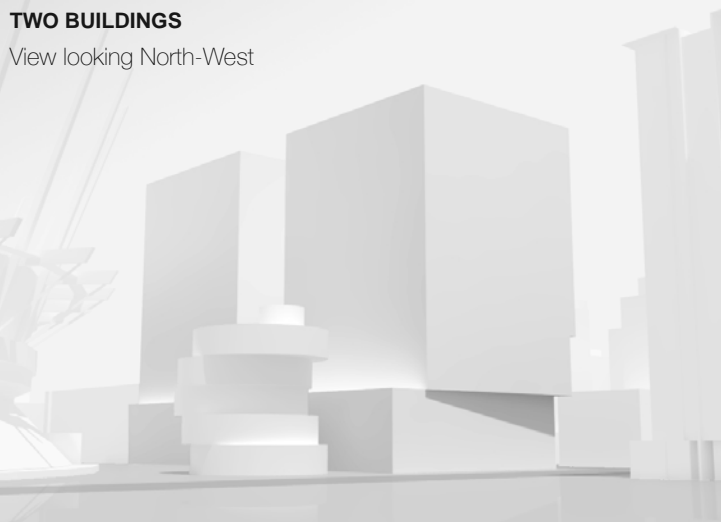
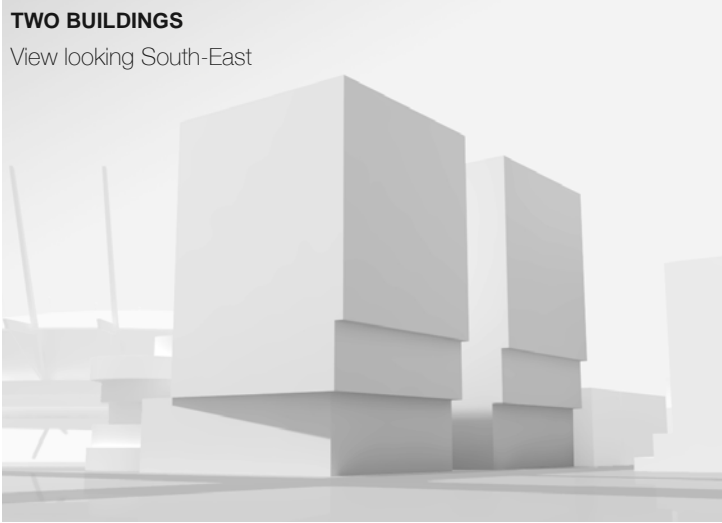
720 BEATTY ST - VANCOUVER
DESIGN REPORT - DEVELOPMENT PERMIT

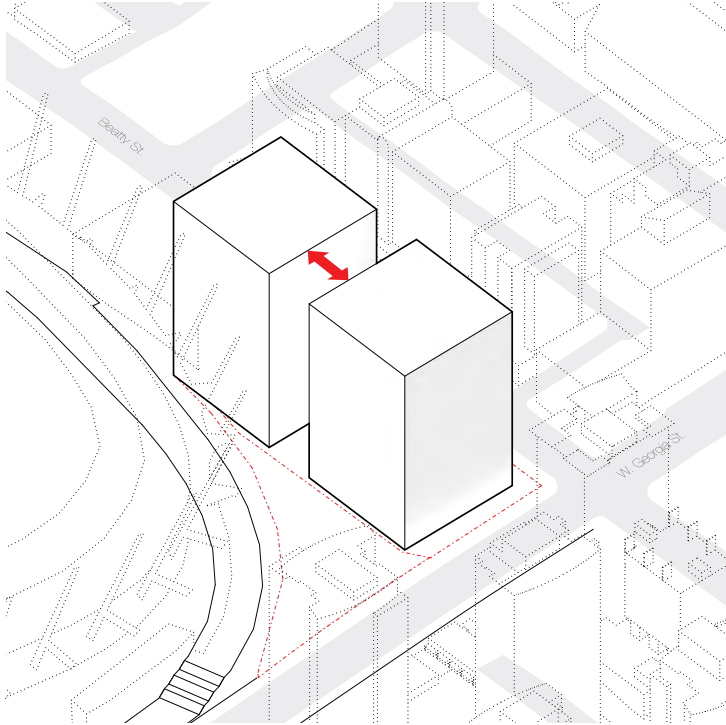




Over five years ago, Westbank formed Creative Energy to purchase and re-brand Central Heat Distribution, a 50-year-old regulated thermal energy utility serving over 210 buildings in downtown Vancouver, including St. Paul's Hospital and BC Place Stadium, from its plant facility in downtown Vancouver. The purchase included both the business and the lands, located at the corner of West Georgia Street and Beatty Street adjacent to BC Place Stadium (720 Beatty Street). In a two-phase process, the British Columbia Utilities Commission (BCUC) has ruled favorably in an application to have most of the Creative Energy lands designated as surplus to the needs of the utility and available for redevelopment. Westbank has secured the right to acquire those lands and unlock the development potential of one of downtown Vancouver's most significant intensification opportunities.

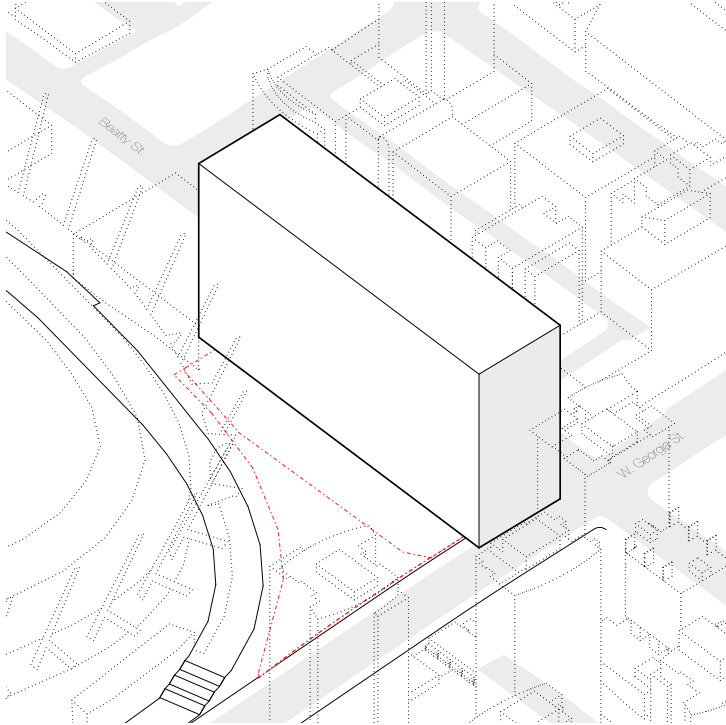
In late 2018 Westbank submitted a rezoning application for the lands at 720 Beatty proposing a landmark building of over 600,000sf designed by Bjarke Ingels Group (BIG) – this will be one of the largest new office buildings in Vancouver. The project was recently approved unanimously by the City of Vancouver's Urban Design Panel and enjoys strong support both politically and among city staff, which assures the project's approval and fast-tracked permitting.





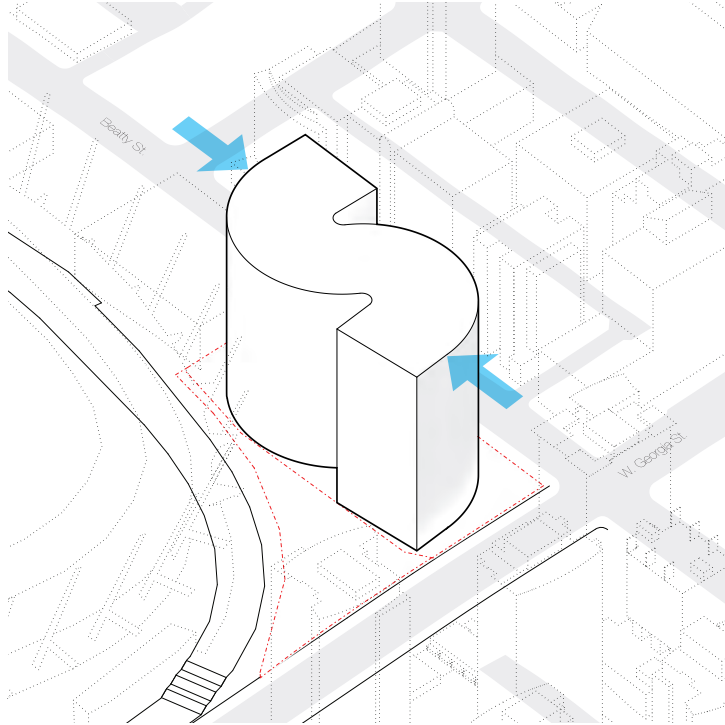
TWO BUILDINGS

Two buildings on the site would meet the desired 35,000 sf gross area floorplate sizes, but would create vis-a-vis issues and deep plates with little light.



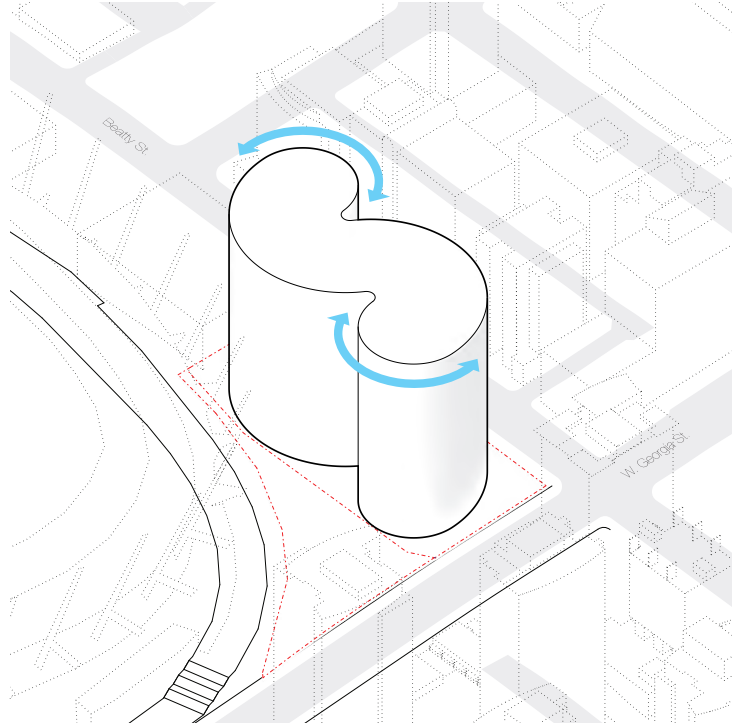
ONE BAR

Instead, organizing the program as a long and continuous strip avoids vis-a-vis and provides more desirable plate depths.



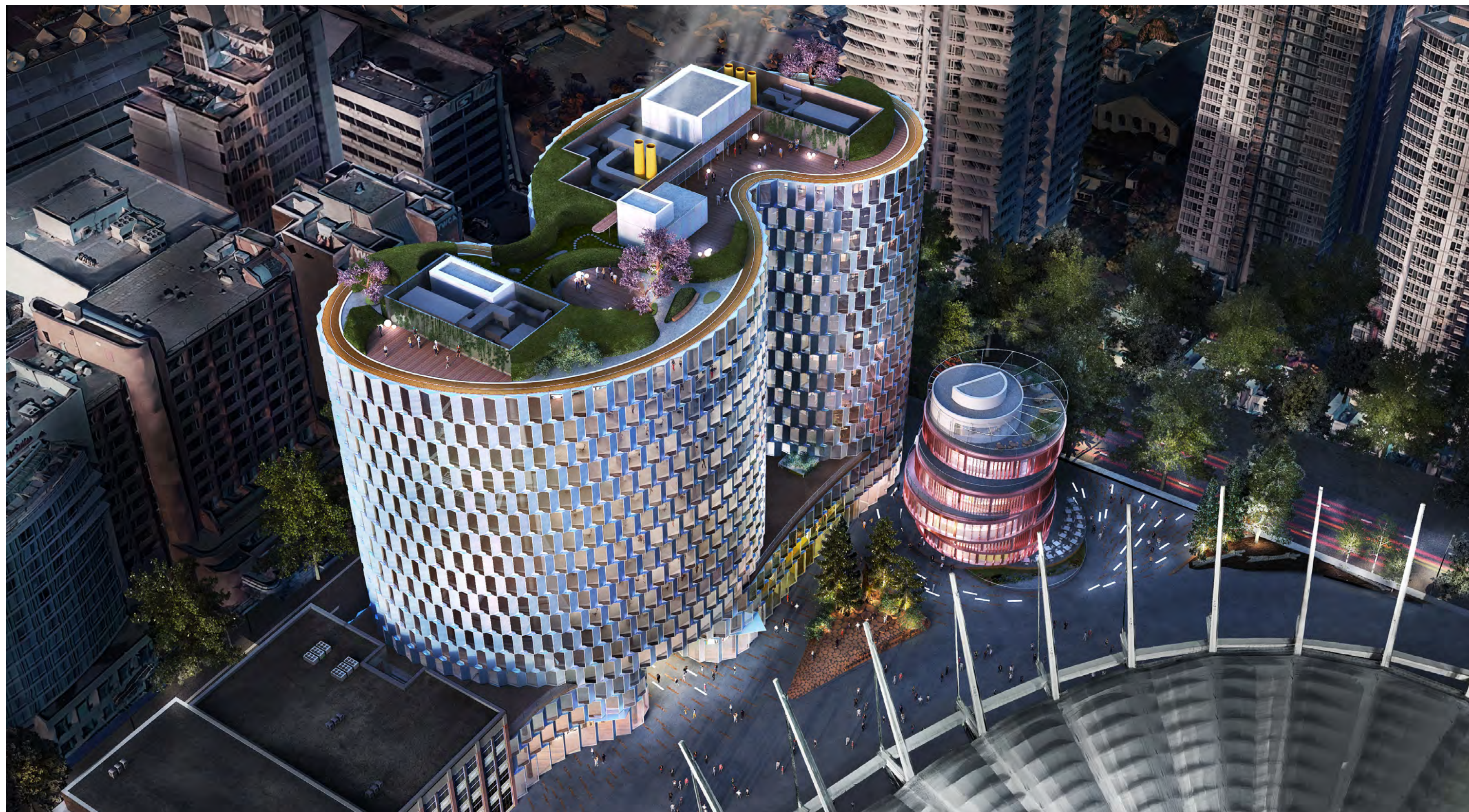
BEND

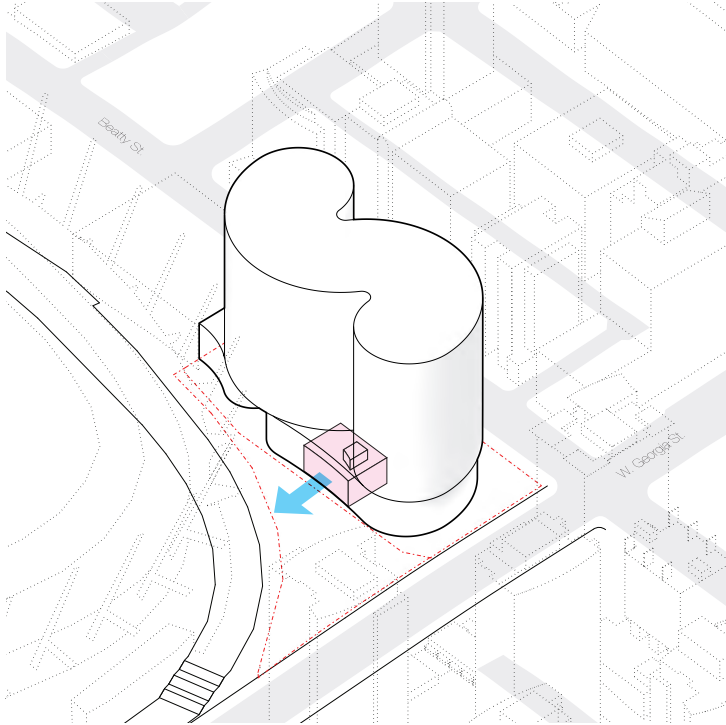
The bar is bent to maximize the floorplate and orient views towards Downtown Vancouver and NEFC. The bend also increases the length of the facade which will optimize daylighting, views and a healthy work environment.



INFINITE FACADE

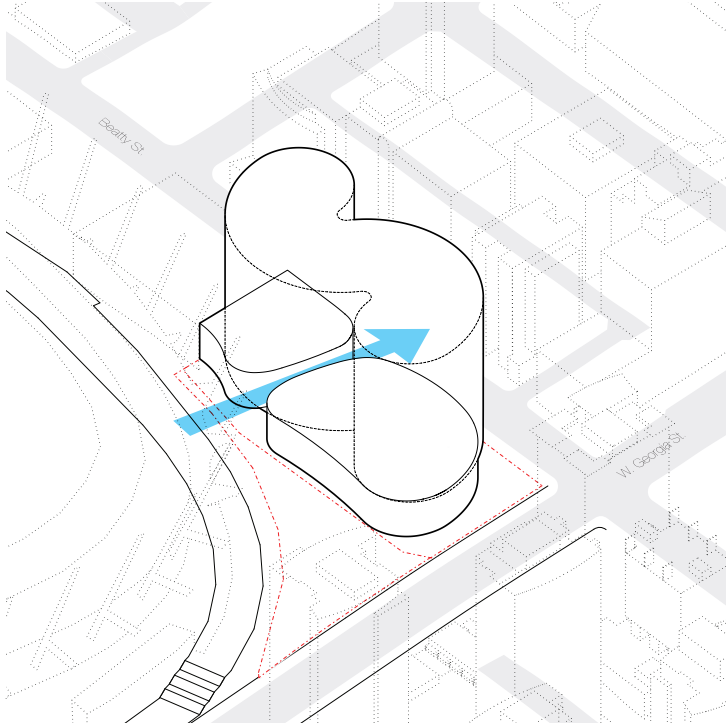
By rounding the ends of the bar, a continuous facade is created with no end and constantly changes depending on your vantage point. This makes the building appear as two from both Georgia and Beatty, and eases pedestrian flows at grade.





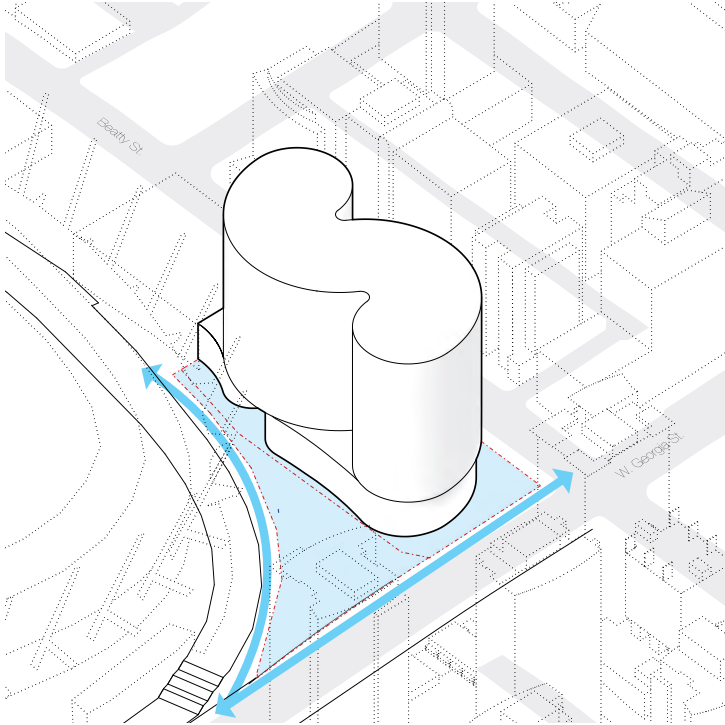
STEAMPLANT

The base of the building expands to wrap around the steamplant. In doing so, it also creates a terrace facing the plaza and BC Place.



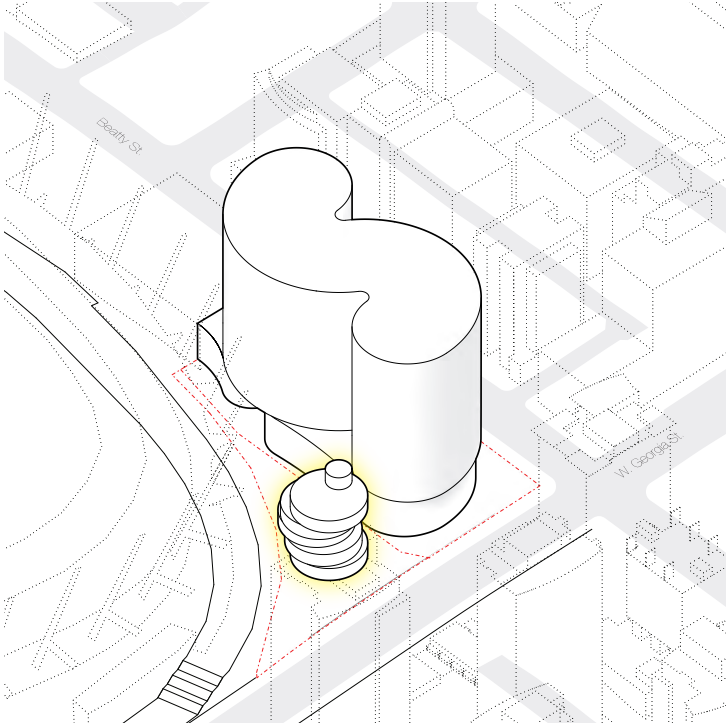
BREEZEWAY AND POROSITY

In order to maintain a porous and fluid public realm, a passage is made through the ground floor for pedestrian flow between Beatty Street and BC Place.



CONNECTIVE PUBLIC REALM

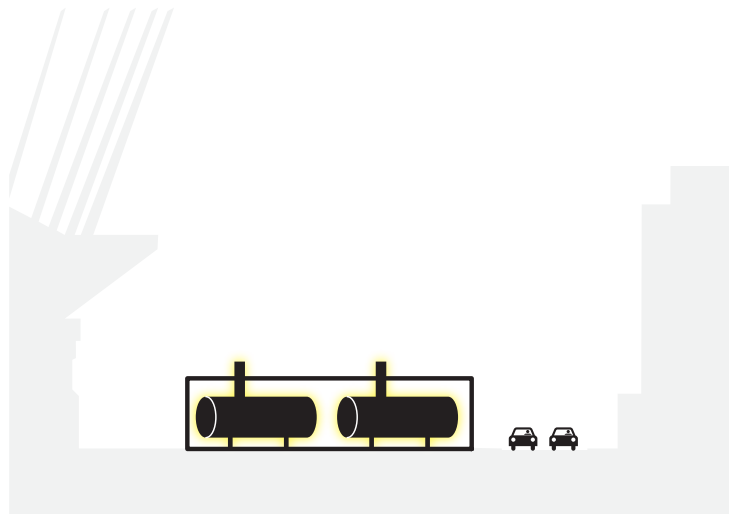
The new ground plane will seamlessly meet Beatty Street, the re-graded Georgia Street, and BC Place concourse in order to facilitate a connected public realm.



ENTERTAINMENT PAVILION

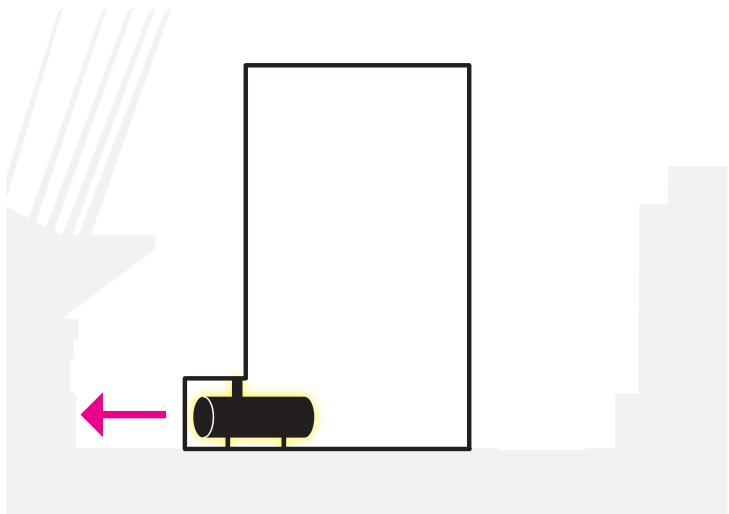
Along West Georgia Street, a 5-storey entertainment pavilion will become a jewel sitting between the new office building and BC Place, offering activities for visitors day and night.





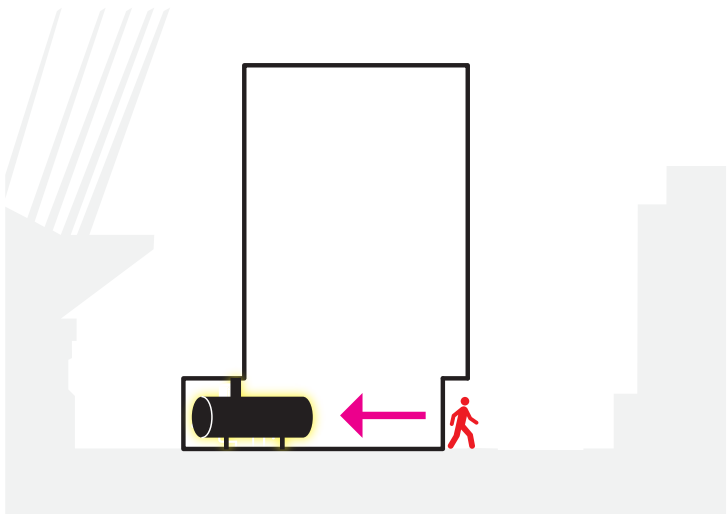
STEAMPLANT

The current steamplant at 720 Beatty Street abuts the property line, and does not allow for the City's desire to improve bicycle circulation and create a stronger curb side public realm.



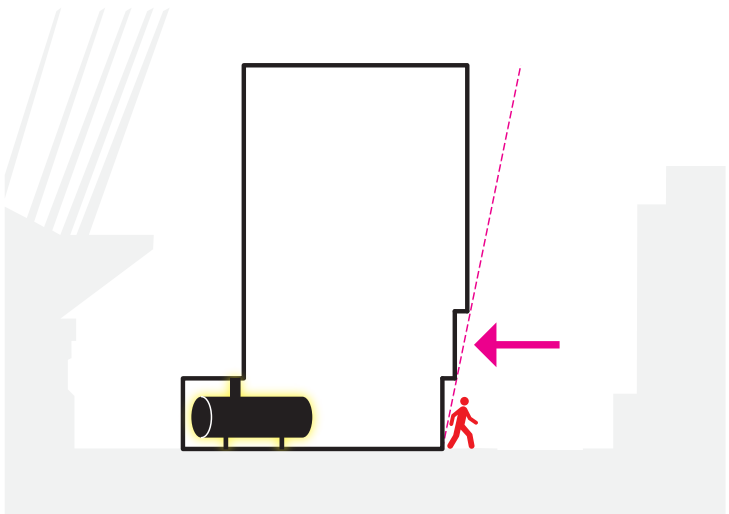
A NEW OFFICE BUILDING

After the steamplant is improved, the new development will encase the boilers, creating a small plinth facing BC Place.



BEATTY SETBACK

The move of the plinth helps to justify the height of a new setback within the massing along Beatty Street, and offers a wider sidewalk for a varied and active street life.

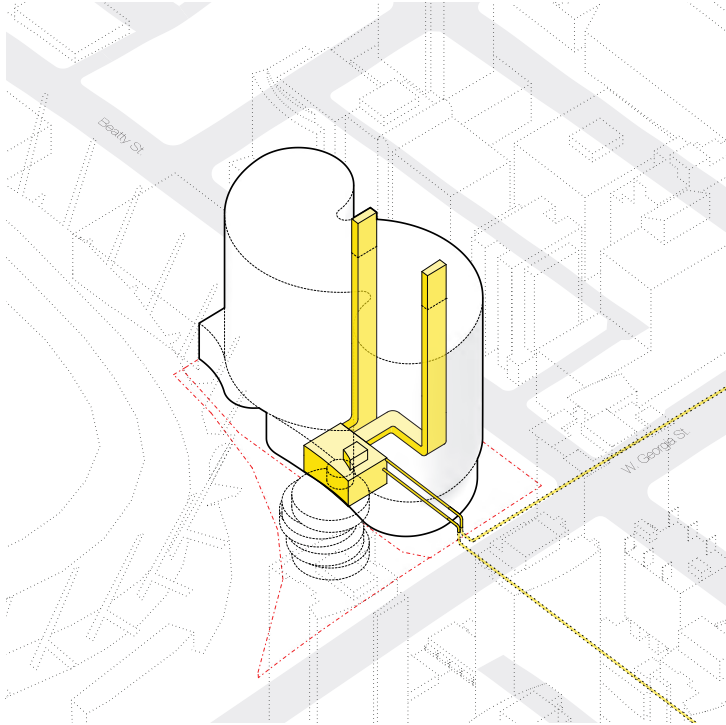


STEPPING MASSING

In order to create a smooth transition between the ground level and the tower above, an intermediary stepping is introduced. In doing so, the building along Beatty Street can gradually grow upwards and outwards, and can bring more natural light down to life at grade.

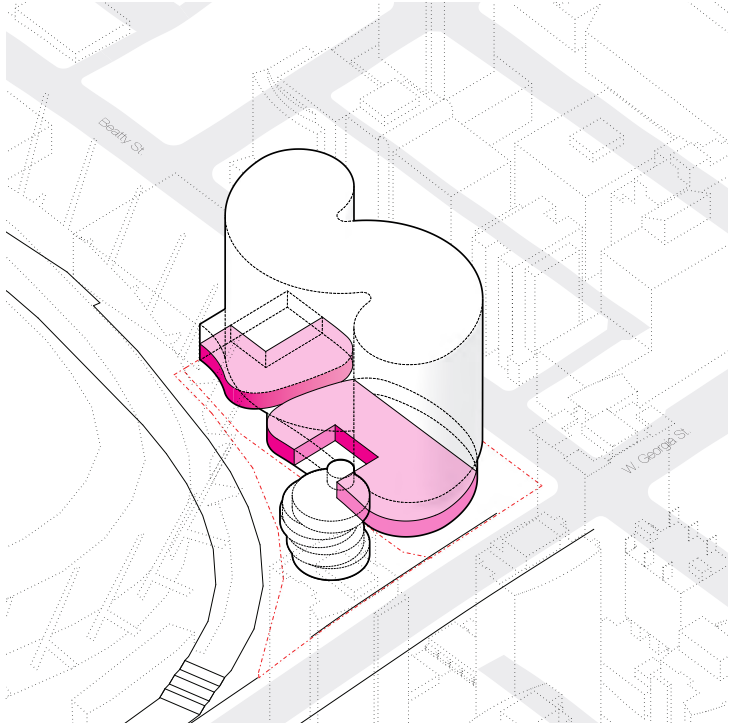


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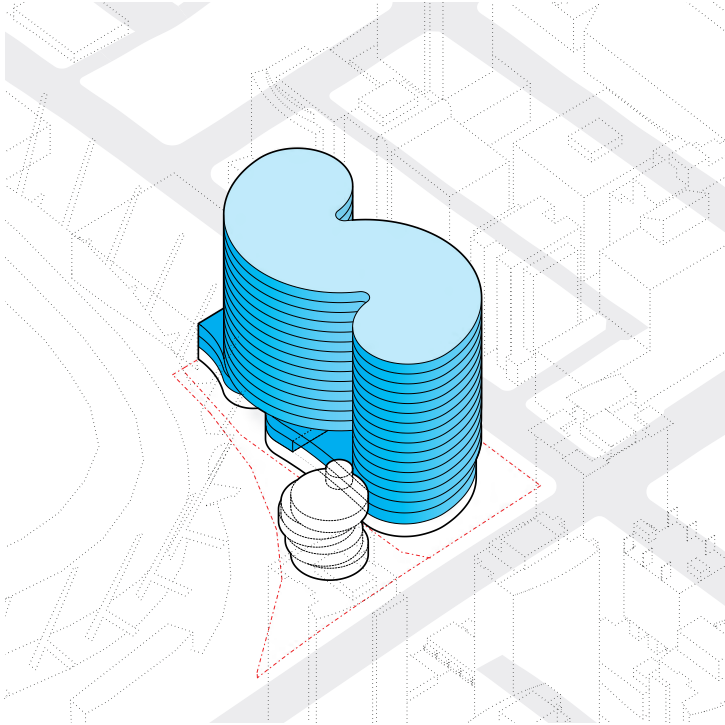
STEAMPLANT + LOW CARBON PLANT

The existing steamplant will remain in place, but undergo renovations to provide more efficient boilers and better work space for the employees of Creative Energy. A low carbon plant fueled by wood pellets will be located on P4 to provide additional steam.



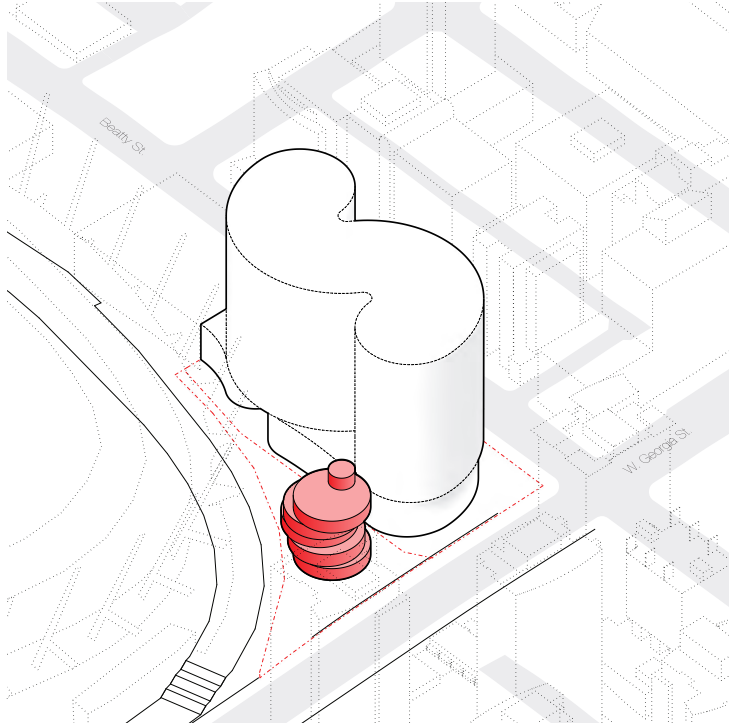
RETAIL

The ground floor is predominantly retail which will help animate Beatty Street, West Georgia Street and the new plaza east of BC Place. Six commercial retail units (CRUs) are proposed.



OFFICE

Floors 6-17 are large floorplate office space intended for businesses in the Creative sector.



ENTERTAINMENT PAVILION

An entertainment pavilion is proposed to help inject activity and life into the burgeoning neighbourhood. Each floor will provide a different type of programmed space, usable day and night. The entertainment pavilion will attract patrons attending games and shows at BC Place, but also people working and living close by.