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KPF

Dominated by the North Shore Mountains, the cityscape of Vancouver is a truly unique combination of a bustling urban life and serene nature.

The site of 1698 W. Georgia is located only a few city blocks away from the Coal Harbor waterfront and the famed Stanley Park, one of the largest urban parks in North America.

The design of 1698 W. Georgia took its inspirations from the surrounding mountains such as Crown Mountain, Cypress Mountain, and Grouse Mountain. The stepped massing of the tower top has taken its shape from the formation of mountain top cliffs, and the interlocking low volumes at the podium depict boulders and mounds at the foothills.

The arrangement of steps are carefully controlled to minimize additional shadow to the neighborhood, especially on Marina Square Park at Bayshore Drive.

Stepping beyond an ordinary glass façade, the tower enclosure is characterized by organically patterned façade fins that bring the sense of natural rock textures with facets and creases. Terraces create ledges to grow trees and other native plants at various heights on the tower façade as it does on the local mountains. These terraces also provide ample outdoor space for residents, along with deep corner balconies at every level.

Lush landscape and a dramatic waterfall at the ground level along W. Georgia street will anchor the tower and welcome residents and visitors alike. The podium design along Alberni street is refined in human scale to match the character of a pedestrian-oriented neighborhood street.

From the open landscaped plaza along W. Georgia street to the townhouse-lined Alberni street sidewalk, the ground level streetscapes are designed to be soft and friendly to the neighborhood with generous amount of plantings and building set backs.

Sophisticated sustainability strategies are integrated both for the architecture and landscape, aiming for significant reduction in consumption of energy and water.

The proposed development at 1698 W. Georgia will become an example of balance between nature and city, and stand as a memorable gateway to downtown Vancouver from Stanley Park. We are extremely excited to have this opportunity to shape such a meaningful site and looking forward to continuing collaborative dialogue with you and your colleagues as we progress further.

Sincerely,

Kohn Pedersen Fox Associates PC



James von Klemperer

Principal



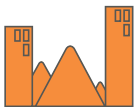
The proposed development at 1698 West Georgia street is located in the community of West End, and respectfully supports the policies and guidelines set by City Council.

The West End Community Plan and the Built Form Guidelines were adopted by Council in 2013 and provide the framework used to guide positive change, development, and community benefits.

WEST END BUILT FORM GUIDELINES



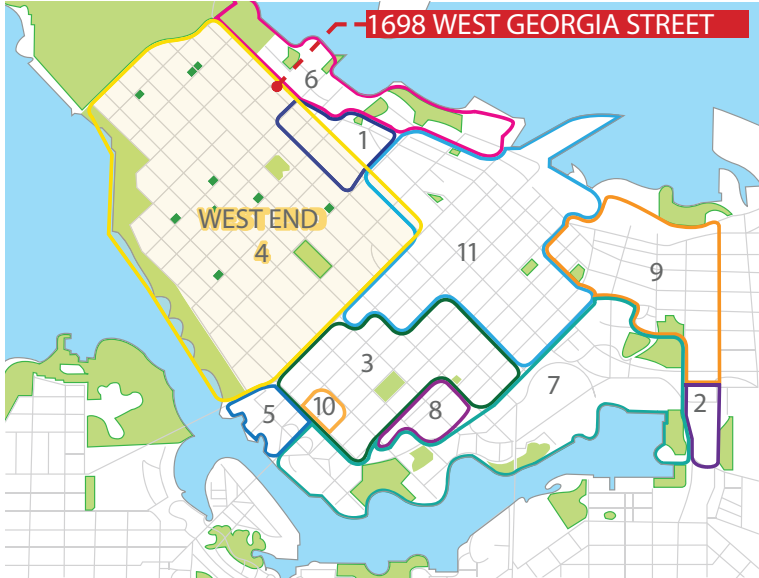
The form and scale of the proposed building will adhere to the prevailing view corridors and reinforce the Downtown dome-shaped skyline.



The shadowing of the proposed building will have minimal impacts on surrounding public spaces.



The proposed building has a distinct architectural identity and will activate the public realm.



NEIGHBOURHOOD

- 1..... TRIANGLE WEST
- 2.....CITYGATE
- 3.....DOWNTOWN SOUTH
- 4.....WEST END
- 5.....GRANVILLE SLOPES
- 6.....COAL HARBOUR
- 7.....FALSE CREEK NORTH
- 8.....YALETOWN
- 9.....DOWNTOWN EASTSIDE
- 10.....BRIDGEHEAD
- 11..... CENTRAL BUSINESS DISTRICT

WEST END COMMUNITY PLAN PRINCIPLES



PRINCIPLES

Achieve a green, environmentally sustainable urban pattern



Support a range of affordable housing options to meet the diverse needs of the community



Foster a robust, resilient economy



Enhance culture, heritage and creativity in the city.



Provide and support a range of sustainable transportation options



Protect and enhance public open spaces, parks and green linkages



Foster resilient, sustainable, safe and healthy communities

PROPOSAL

The 1698 W. Georgia proposal will integrate sustainable strategies throughout the building.

A portion of the Community Amenity Contribution paid by Anthem would be allocated by the City to the provision of affordable housing.

The addition of approximately 127 homes will grow the West End neighbourhood and support local shops and services throughout the Downtown core.

Inspired by the local mountains, the building creatively mixes landscape features and stepped massing elements to become an iconic focal point along the Georgia Street corridor and overall skyline.

Located in one of Vancouver’s most dense communities, 1698 W. Georgia is well-served by transit, bike lanes and is within walking distance to a vast array of nearby shops, services and community amenities.

The proposal is conveniently located along the Alberni bike lane, and in proximity to the seawall, and neighbourhood parks. Its extensive on-site gardens and landscape features will add to the lush green landscape character of the West End.

The proposal will activate the W. Georgia streetscape and provide diverse housing options for a variety of family-types by exceeding the minimum 35% of family sized homes required by the High Density Housing for Families with Children policy.

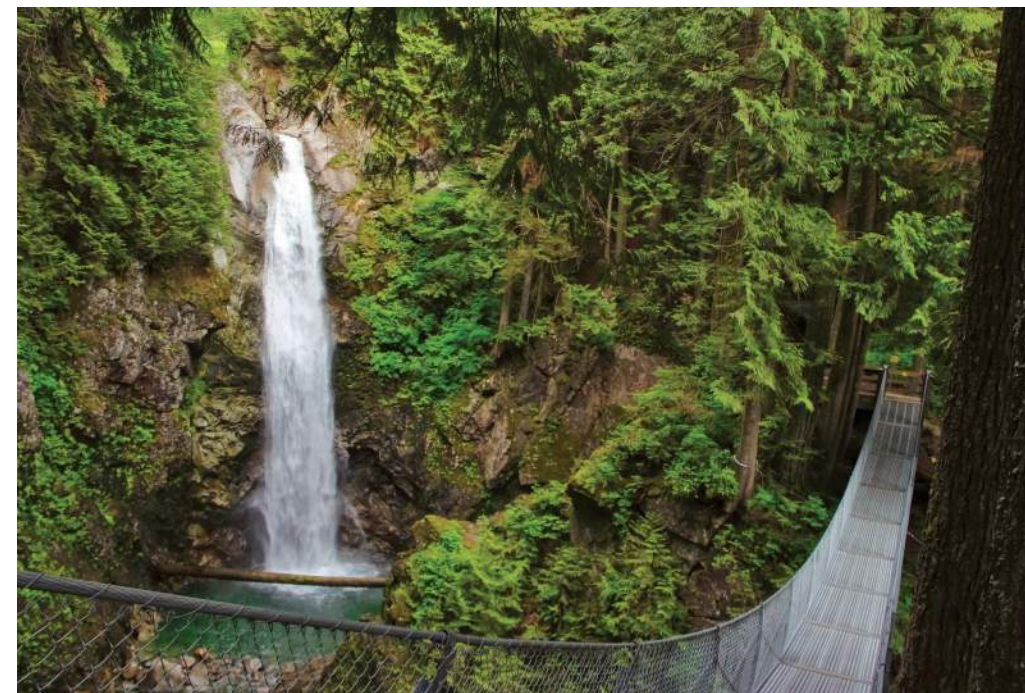
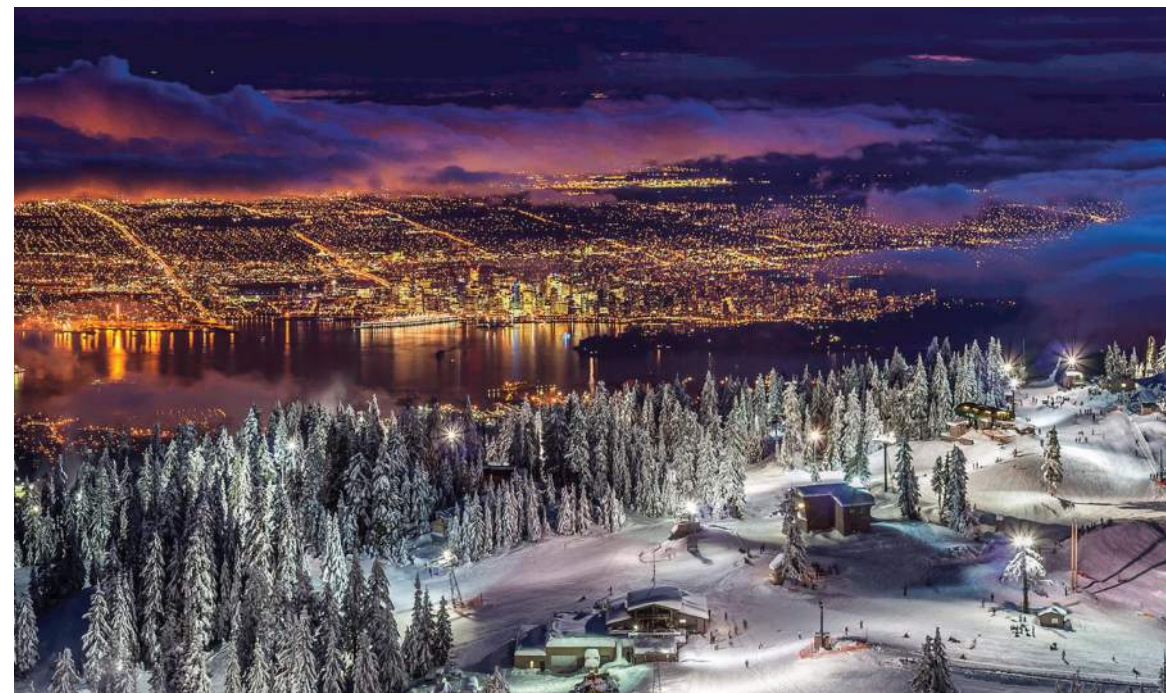


Surrounded by tranquil water and majestic mountain ranges, Vancouver offers abundant opportunities to enjoy the nature despite being the most densely populated city in Canada. The skyscraper-studded skyline effortlessly blends with the backdrop of the North Shore Mountains, and the bustling downtown is just a step away from the picturesque parks. The city and the nature are inseparable here.



Mountains of Vancouver

The mountains of Vancouver are a vital part of the city. Standing in close proximity to the city, they are to be admired, explored, and are present in the daily life of people throughout the seasons. Few other cities in the world have such a privilege.



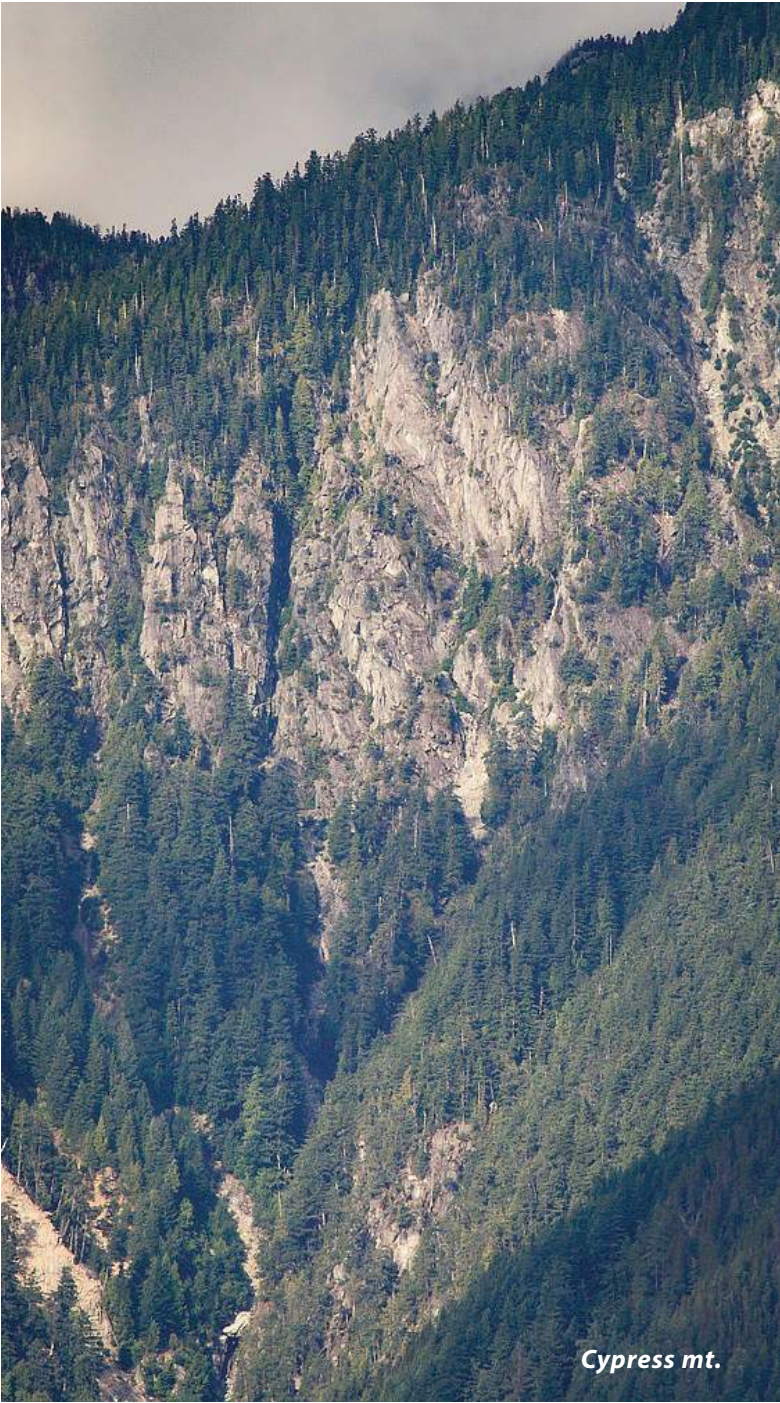
Inspiration _ Mountains of Vancouver

Rocky yet lush, the mountains of Vancouver has many faces. The bold formation of rocks builds rugged structures, feathery trees lace over the ridges and the terraces, and facets and cracks on the rocks create every-changing interplay of light and shadow.

Our design is inspired by the balance between boldness and subtlety of the mountains, aiming to bring a sense of nature to the convenient urban living.



Crown mt.



Cypress mt.



Grouse mt.

Massing

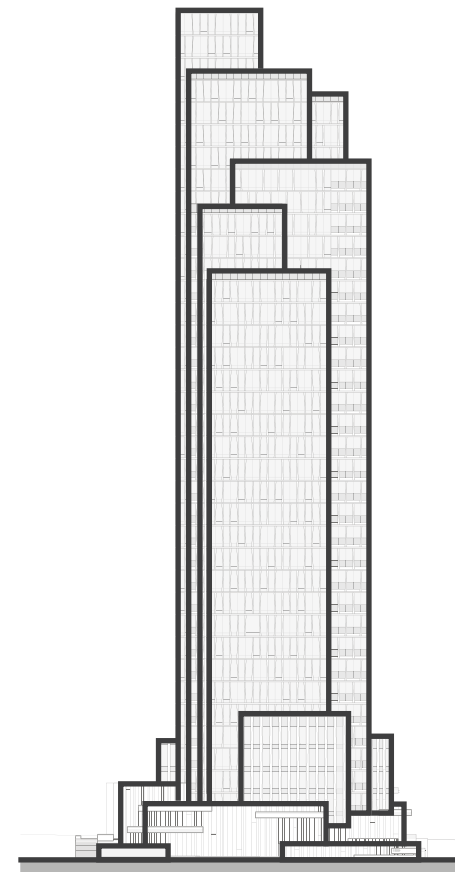
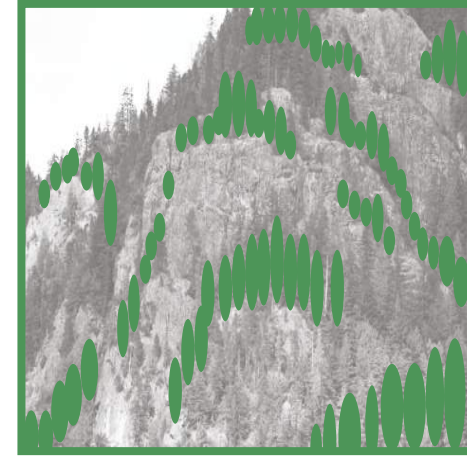
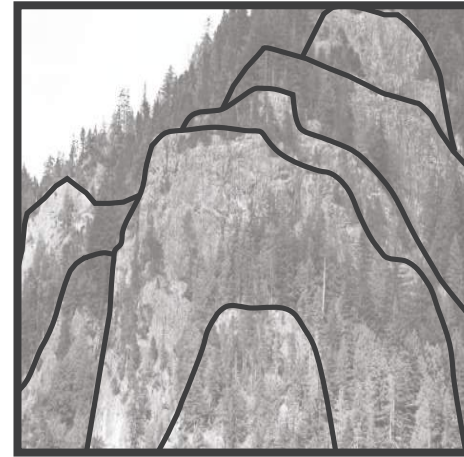
- Interlocking & Stepping
- Expressive volumetric composition
- Cascading terraces

Green

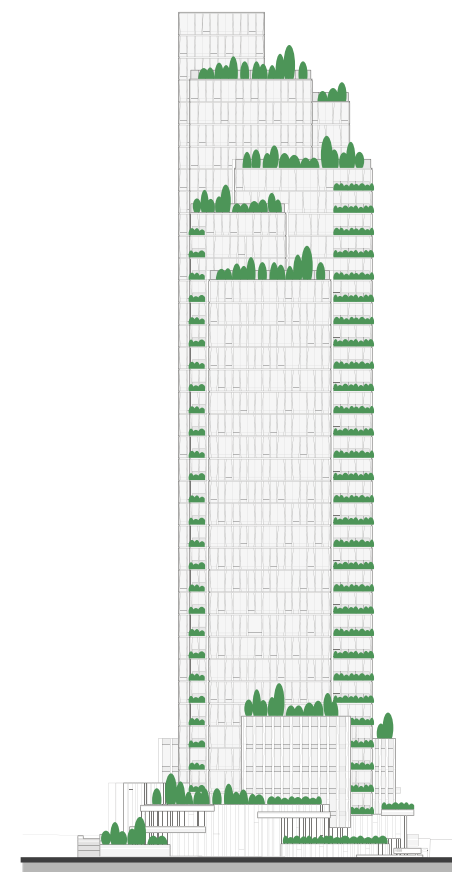
- Softening the edges
- Trees and tall plants on terrace
- Integrated greens on facade

Texture

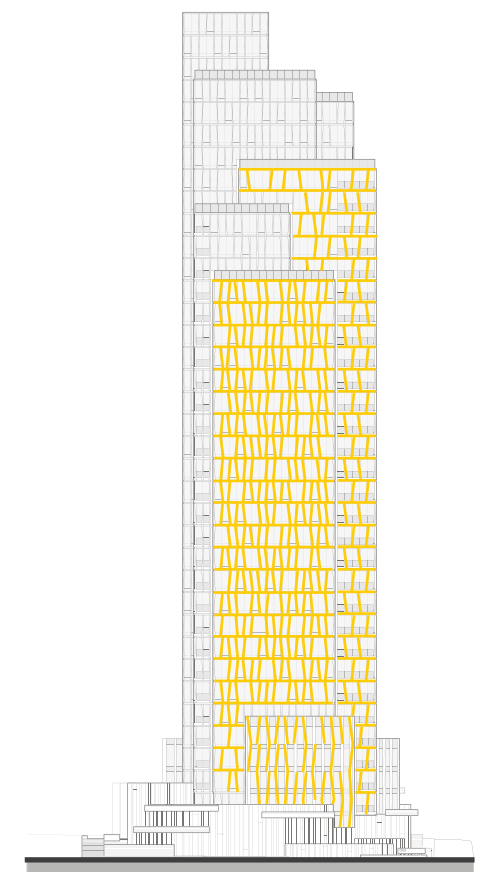
- Organically textured
- Break away from typical glass boxes
- Add warmth & human scale



Stepped Massing

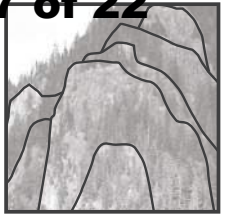


Green Terraces



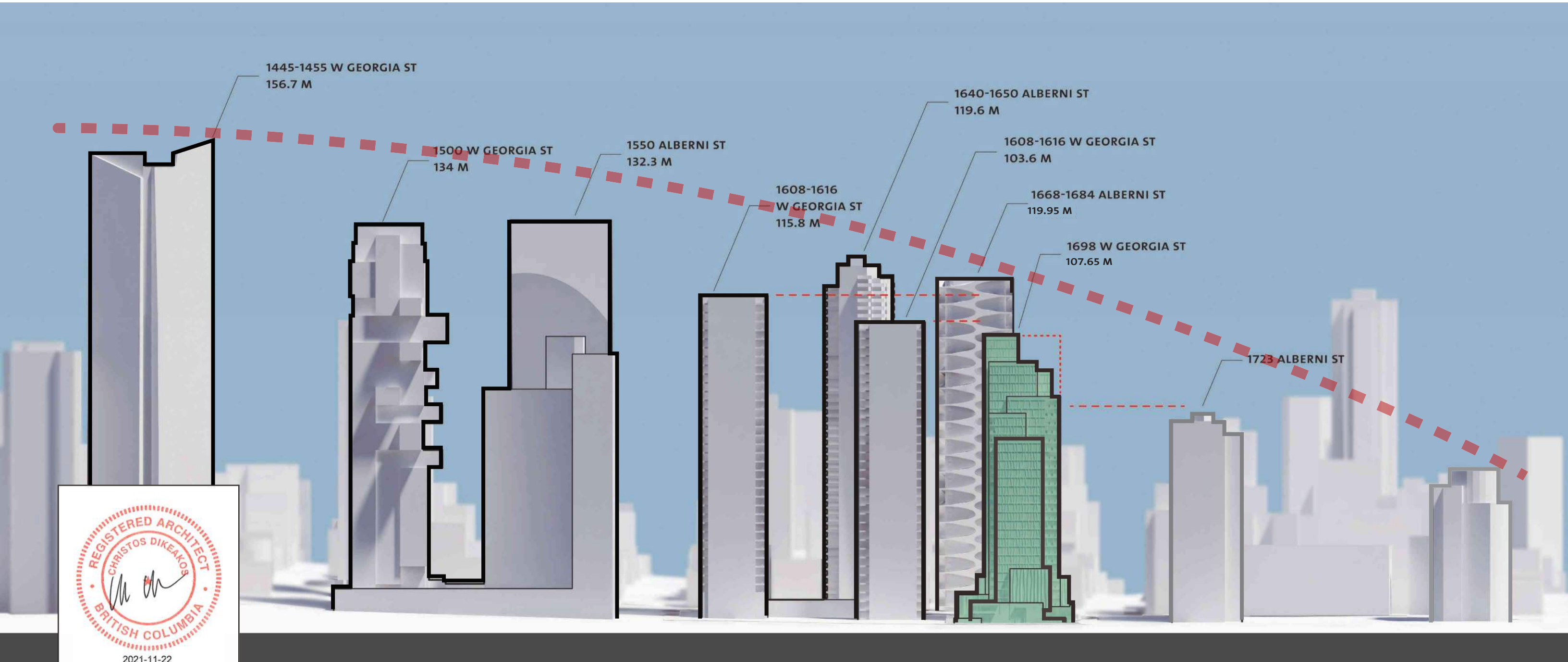
Organic Texture





Rising noticeably lower than rest of the upcoming and proposed developments in the neighborhood, our building height at 1698 W Georgia Street respects the descending skyline from downtown Vancouver towards Stanley Park.

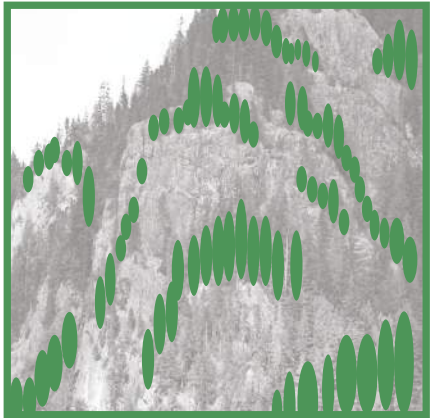
The asymmetrically stepping tower top ensures a gradual transition of the skyline along both W Georgia street and Bidwell street, and also brings diversity to the mostly flat-topped skyline of the neighborhood.



Tower View

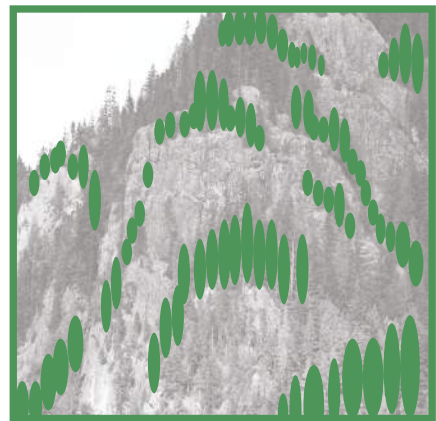
From the northwest
corner looking
southeast

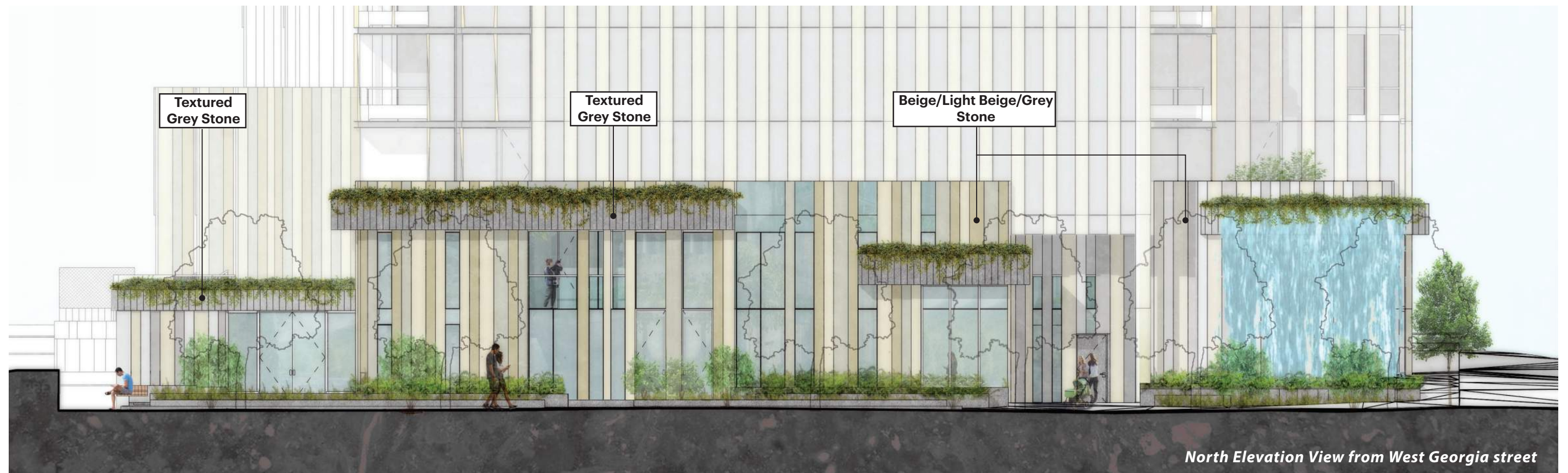


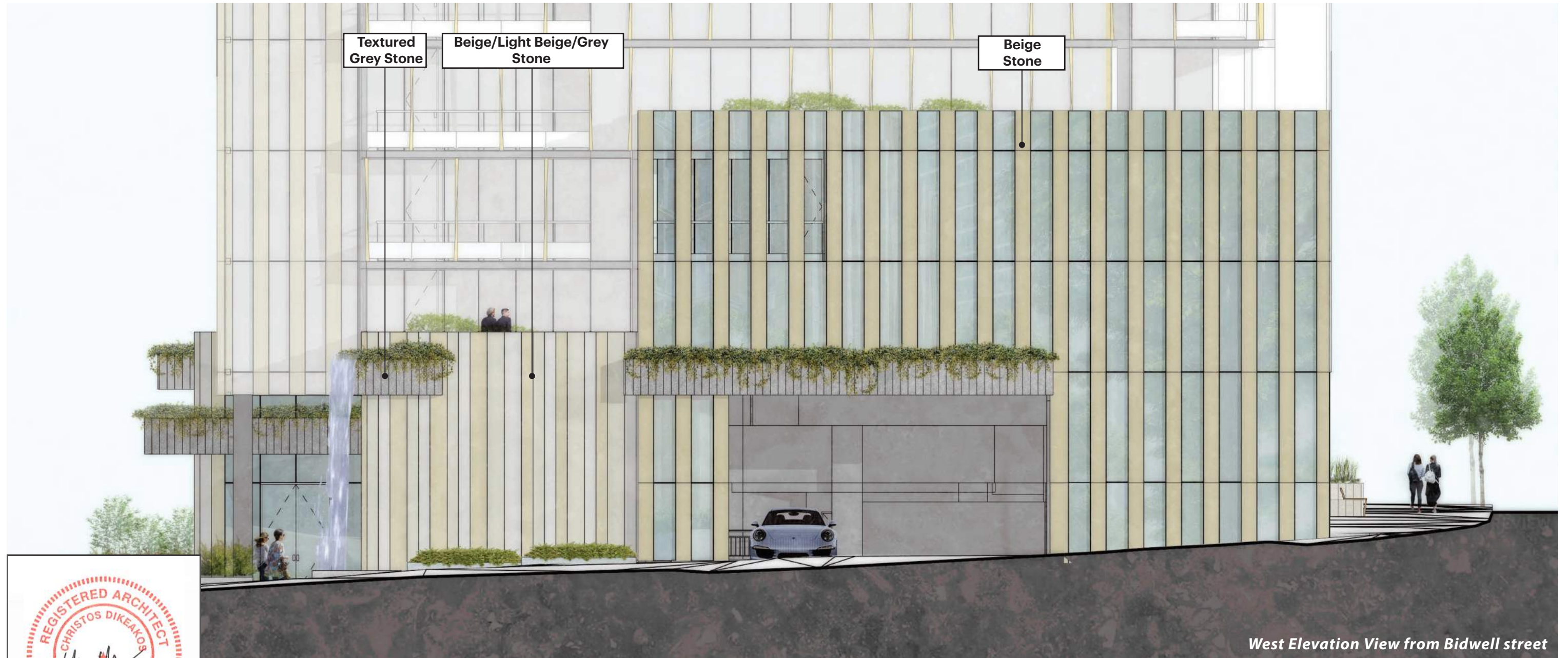


Podium View

From the northwest
corner looking
southeast







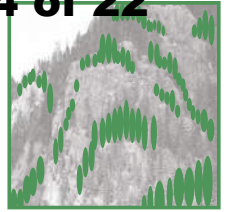
2021-11-22

Podium landscape



Podium Landscape Precedents

Mild climate and generous precipitation in Vancouver help growing greens in the city.
Some of great examples, such as the Law Court building, inspired the design team to actively itegrate green and lively water features into the building.

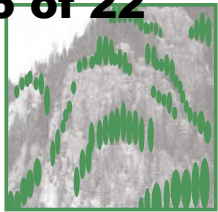


Law courts, Vancouver/ Arthur Erickson



Podium Landscape Precedents

Stepping beyond the conventional planting, greens on the vertical surface are introduced in the podium design. Together with the organically textured wall, the vertically integrated wall planting will bring the design concept of the mountain to life stronger.



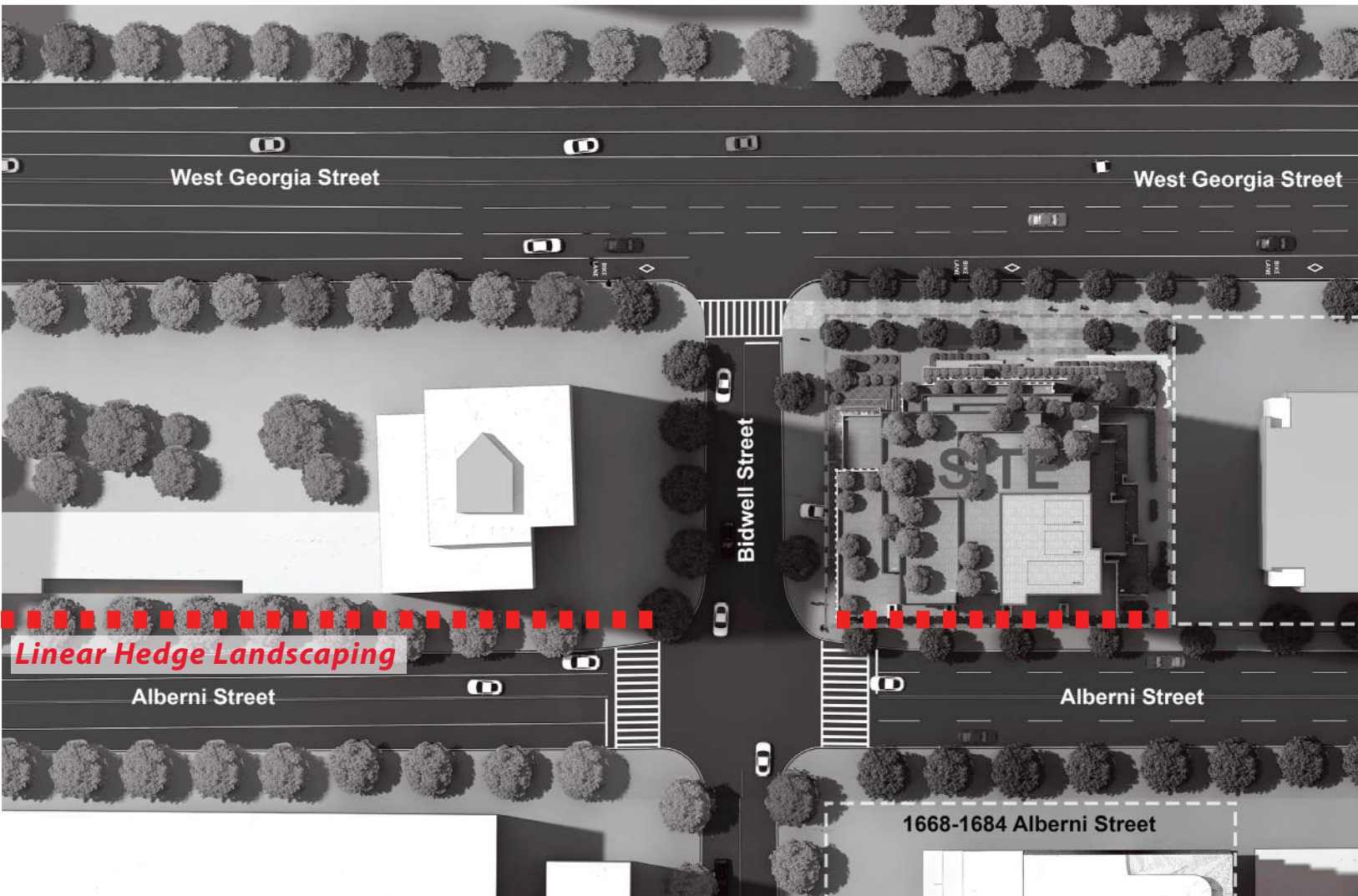
Sidewalk Landscape @ Alberni Street

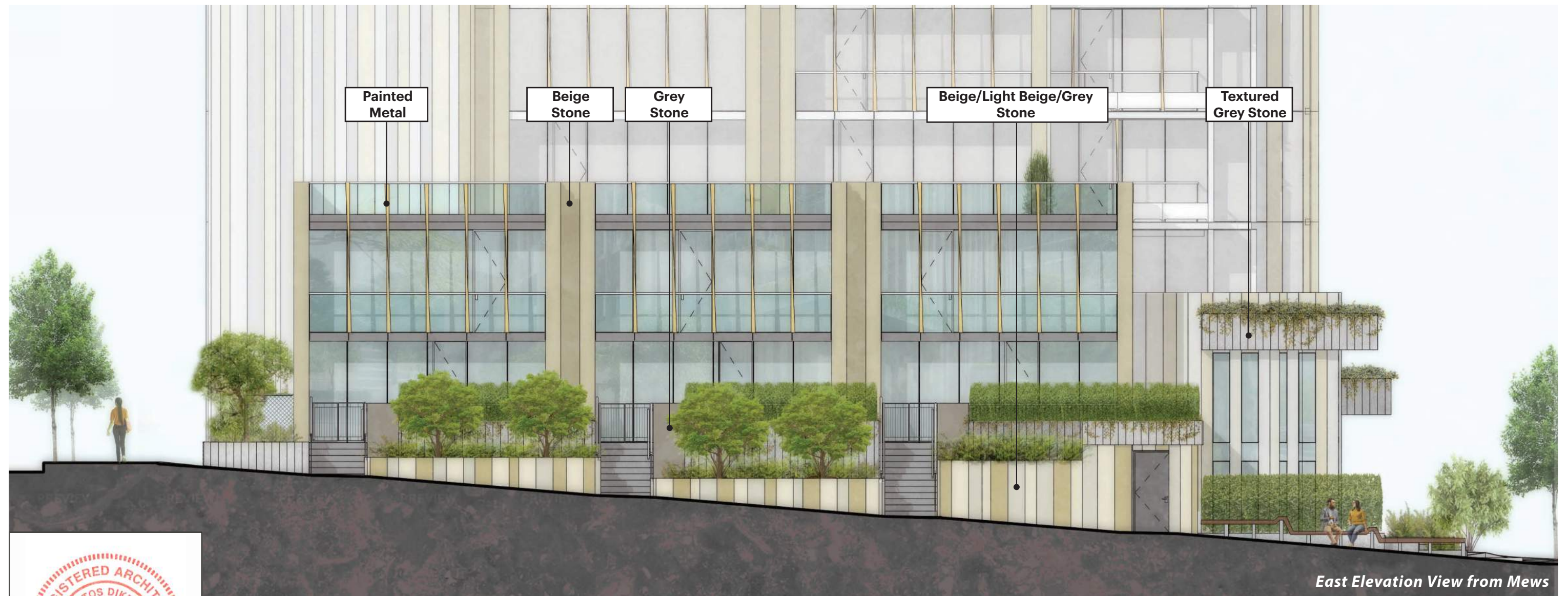
The sidewalk along Alberni Street at the proposed development and the adjacent blocks runs relatively narrow in a width of 4.5m (from building setback line to curb).

In order to provide much needed privacy protection to the ground level units and to secure functional path for the pedestrian, the proposed design adopts linear hedge landscaping strategy from the neighboring blocks, which also helps to preserve continuity of the streetscape along Alberni Street.



View from Alberni street





2021-11-22

Podium landscape on Alberni Street



Podium landscape



View from West Georgia street



View from West Georgia street



View from Bidwell / Alberni street



View from Alberni street



Balcony Planter

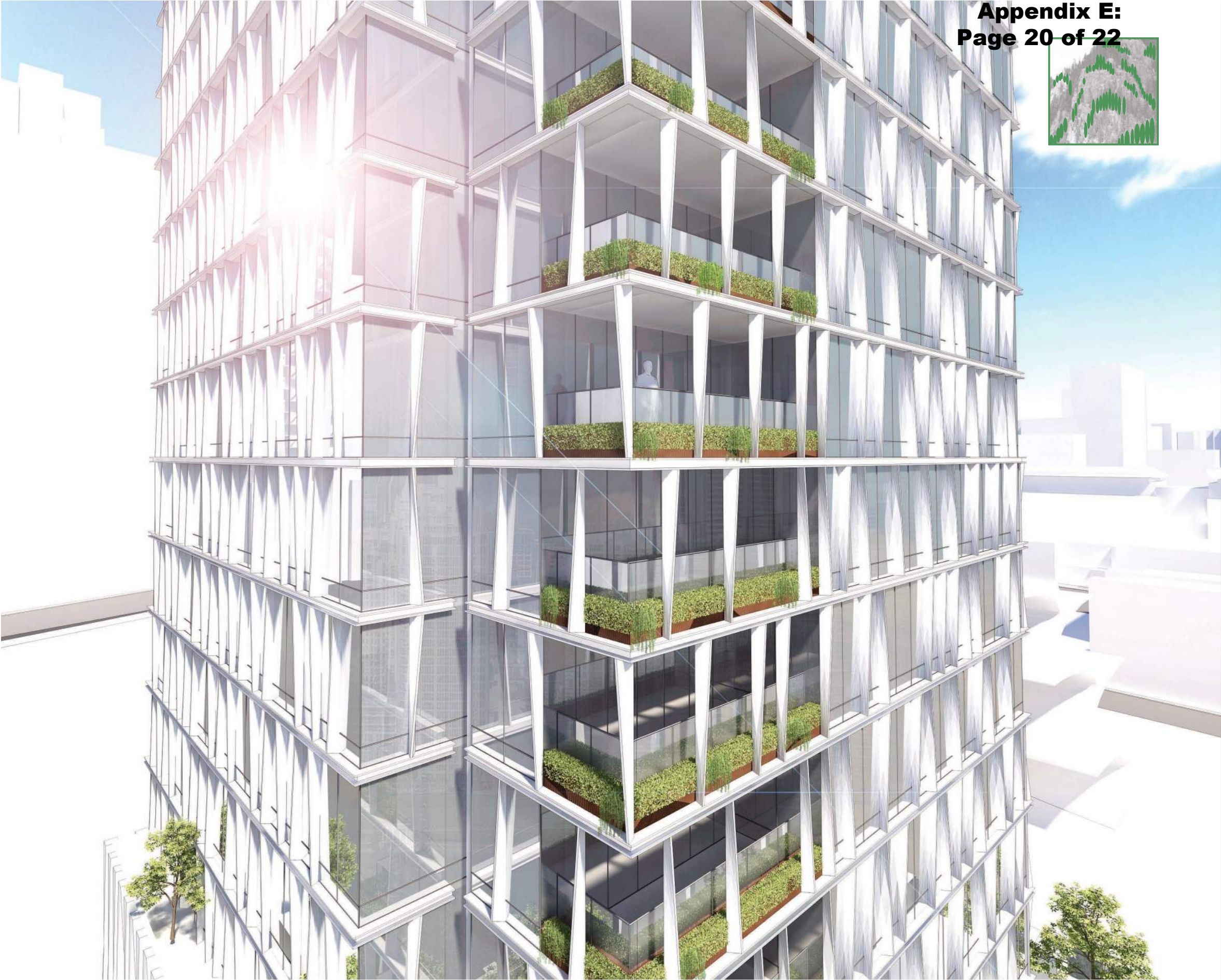
Green as a building element.

Green as tower facade.

The use of green doesn't only stop at adorning the terraces and podium planters, but becomes a major design element of the tower facade.



Evergreen Building, Arthur Erickson



Northwest Corner Balcony view

Tower Typical Walltype - Metal

The facade design takes inspiration from the fine textures on the mountain rocks, made by numerous facets and cracks.

Gently twisting in profile, subtly varying in color, the uniquely designed vertical facade fins help breaking the monotony and the severity of all glass tower and create dynamic facade that animates the building by different angles of view and sunlight.



FRONT

UP

ANGLE





FRONT

UP

ANGLE

