IBI Beach Towers Rezoning Application

IBI/HB Architects

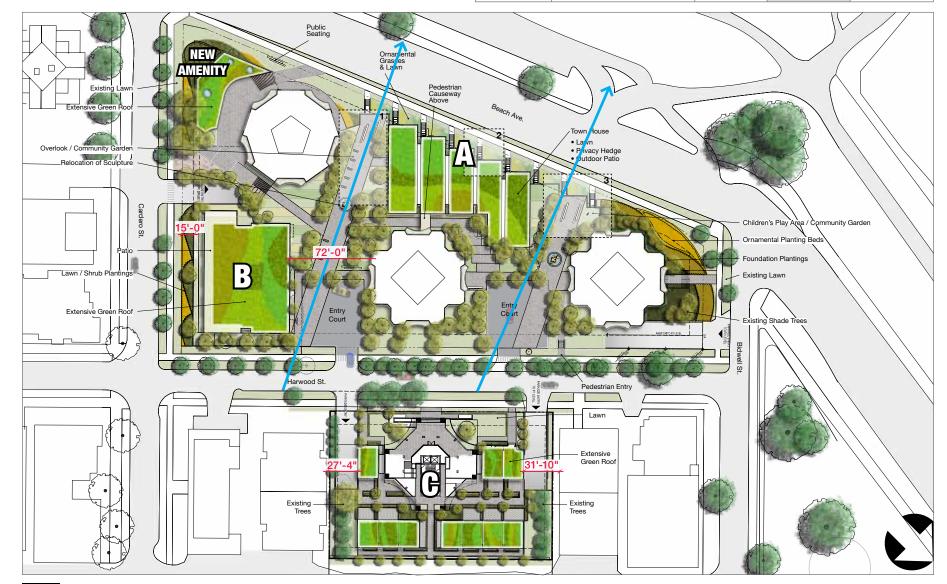
^{ts} 1600 Beach Avenue & 1651 Harwood Street, Vancouver BC



Site Plan/Landscape Plan

The new scheme decreases the length of building elements and increases separation between new and old elements on site.

		UDP Meeting Sept. 21, 2011	Revised Scheme Nov. 7, 2011	Change
LOWRISE	Length on Podium	151'	126'	Reduced by 18'
	Separation from Towers A & B	59'	84'	Increased by 25'
MIDRISE	Length along Cardero St.	114'	104'	Reduced by 33'
	Separation from Tower A	25'	40'	Increased by 15'
TOWNHOMES	Frontage along Harwood St.	160'	147'	Reduced by 13'
	Depth	44'	29'	Increased by 15'
	Separation from Neighbours	46'	59'	Increased by 13'



Beach Towers Rezoning Application IBI GROUP

1600 Beach Avenue & 1651 Harwood Street, Vancouver BC

New Amenity

NEW MASSING



BUILDING D AMENITY PA

IBI GROUP

Building A | Lowrise on Beach Avenue

CURRENT SCHEME - VIEWED FROM ABOVE





Building B | Midrise on Cardero Street



NEW SCHEME - VIEWED FROM BEACH AVENUE

NEW SCHEME - VIEWED FROM HARWOOD STREET



NEW SCHEME - VIEWED FROM INNER COURTYARD





Building C | Townhomes on Harwood Street

VIEW OF TOWNHOMES ON WEST SIDE OF TOWER



VIEW OF TOWNHOME ON EAST SIDE OF TOWER





Infill under Existing Towers MacDonald House (Midblock – Harwood Street)

BEFORE



AFTER





Beach Towers Rezoning Application 1600 Beach Avenue & 1651 Harwood Street, Vancouver BC

Heritage Value



Beach Towers is an apartment complex of four point towers on two sites – one an entire city block bounded by Beach Avenue, Bidwell Street, Harwood Street and Cardero Street and the other at 1651 Harwood Street – Located in Vancouver's West End overlooking English Bay.

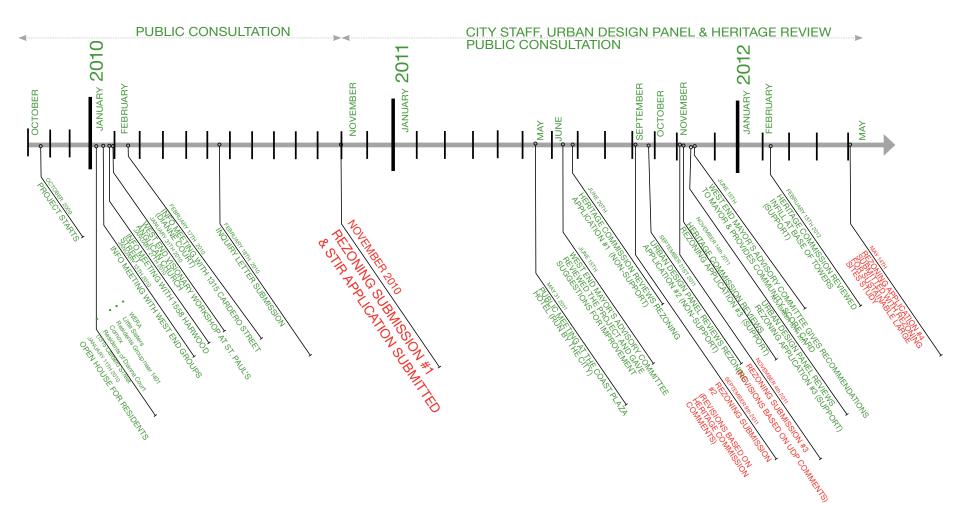
The buildings are not listed on the Vancouver Heritage Register, but were identified in the City of Vancouver's Recent Landmarks inventory in the "A" Category.

Heritage Value

Beach Towers is of heritage value for it's role in the development of the West End, as a cultural landscape and for its architectural design.

In the post World War II era the West End of Vancouver was being rebuilt with higher density apartment buildings replacing many of the older single-family houses in what was once Vancouver's premier residential neighbourhood.

Timeline of Public Consultation



WEMAC Score Card

West End Community Priorities Scorecard Report

Development Application Name: REVISED Rezoning Application - 1600 Beach Avenue and 1651 Harwood Street

Application Date subject to this review: Revised Application September 14, 2011

Date of WEMAC Review: September 15, 2011

Priority			Score	Comment	
Housing			38/50	Support increase in rental and family housing for the community.Support diversity of housing options	
Design			18/25	 Zig-zag design of townhomes reflects existing building style WEMAC encourages the applicant to choose final materials and finishe that will complement design and look of current buildings on site. 	
Livability			10/15	 WEMAC encourages the applicant to increase safety components wherever possible. WEMAC encourages the applicant to increase pet friendly options. The streetscape will be improved by this development. 	
Public Space & Facilities		ilities	5/10	 WEMAC encourages the applicant to consider increasing tenant and access to green space. i.e. rooftops WEMAC encourages the applicant to consider the addition of commu garden space to the site. 	
Sub-total		Sub-total	71/100	Note: This scorecard should be considered with reference documents:	
Value Added: Bonus Points		us Points	2.5/10	WEMAC Community Priorities Scorecard	
Total Point Score		otal Point Score	73.5	Community Priorities for the West End: Interim Report to Mayor Gregor	
Grade Score		Grade Score	3	Robertson: July 20, 2011	
Point and	d Grade	Legend			
Points Awarded	Grade	Description			
O - 50	1	Overall project is counterproductive to the priorities of the West End community.			
50 – 65	2	Overall project does not meet the priorities of the West End Community, but it does not negatively affect them.			
65 – 80	3	Overall project meets multiple priorities of the West End Community and will enhance multiple priority areas.			
80 - 110	4	4 80-100 – Overall project will enhance all major priorities of the West End Community.			

WEMAC Rezoning Application Community Priorities Scorecard Dated: September 15, 2011



Parking/Transportation

- West End is a walkable community with less reliance on cars.
- Bike storage facilities will be provided for all existing and new dwelling units to meet City requirements.
- No additional parking is proposed.
- Existing parking is reduced by 43 cars as per the transportation study.
- Dedicated on site visitor parking will be provided.
- Existing drop off areas are retained off Harwood Street.
- On site car share for residents.

Sustainability/LEED Gold Registered

23	0	3	Sustai	nable Sites	26 Points
\checkmark			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1
5			Credit 2 Credit 3	Development Density and Community Connectivity	3, 5
6		1		Brownfield Redevelopment Alternative Transportation: Public Transportation Access	3.6
1				Alternative Transportation: Public Transportation Access Alternative Transportation: Bicycle Storage & Changing Rooms	1
3				Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3
2				Alternative Transportation: Parking Capacity	2
1				Site Development: Protect and Restore habitat	1
1		1		Site Development: Maximize Open Space Stormwater Design: Quantity Control	1
		1		Stormwater Design: Quality Control	1
1				Heat Island Effect: Non-Roof	1
1			Credit 7.2	Heat Island Effect: Roof	1
1			Credit 8	Light Pollution Reduction	1
Yes	?	No			
5	1	2		Efficiency	10 Points
\checkmark			Prereq 1	Water Use Reduction	Required
2		2	Credit 1 Credit 2	Water Efficient Landscaping Innovative Wastewater Technologies	2,4
3	1	4	Credit 2	Water Use Reduction	2 - 4
Yes	2	No			
8	3	24	Energy	/ & Atmosphere	35 Points
1		1	Prereg 1	Fundamental Commissioning of Building Energy Systems	Required
\checkmark		1	Prereq 2	Minimum Energy Performance	Required
\checkmark			Prereq 3	Fundamental Refrigerant Management	Required
6	3	10	Credit 1	Optimize Energy Performance	1 - 19
		7	Credit 2	On-Site Renewable Energy	1 - 7
2		2	Credit 3 Credit 4	Enhanced Commissioning	2
2		3	Credit 4 Credit 5	Enhanced Refrigerant Management Measurement and Verification	2
		2	Credit 5	Green Power	2
Yes		No			-
6	0		Materia	als & Resources	14 Points
		1			
V		3	Prereq 1	Storage and Collection of Recyclables Building Reuse: Maintain Existing Walls, Floors, and Roof	Required 1 - 3
		3		Building Reuse: Maintain Interior Non-Structural Elements	1-3
2		•	Credit 2	Construction Waste Management	1-2
		2	Credit 3	Materials Reuse	
					1 - 2
2			Credit 4	Recycled Content	1 - 2 1 - 2
2			Credit 4 Credit 5	Regional Materials	1 - 2
		1	Credit 4 Credit 5 Credit 6	Regional Materials Rapidly Renewable Materials	1 - 2 1 - 2 1
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Beach Towers Rezoning Application

IBI GROUP

1600 Beach Avenue & 1651 Harwood Street, Vancouver BC

LOW CARBON ENERGY SUPPLY FEASIBILITY SCREENING STUDY

FINAL REPORT JULY 20, 2012

- 40% reduction in GHG emmissions.
- Proposed new replacement central heating plant servicing all existing and new buildings on site.
- The central plant will provide hot water heating and domestic hot water

Submitted by:

Light House Sustainable Building Centre with Cobalt Engineering Ltd.

Submitted to: IBI Group

light house



Light House 2060 Pine Street, Vancouver, BC Canada VJ 4P8 T: 604 682 5960 F: 604 682 5961 www.sustainablebuildingcentre.com

Street End Views – Cardero





BEFORE

AFTER





BEFORE

AFTER



Street Views – Harwood Street







BEFORE



BEFORE

AFTER











