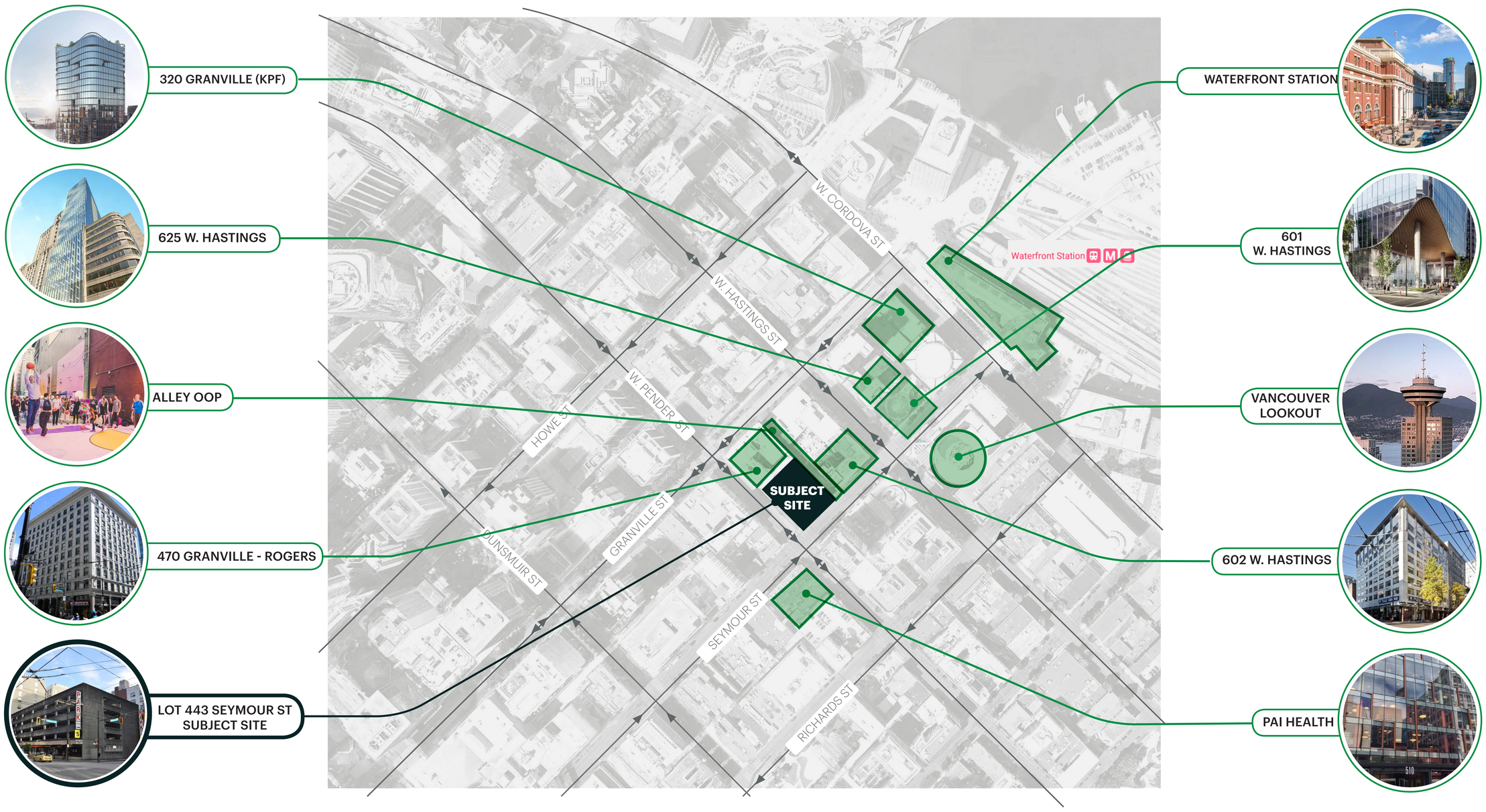
443 SEYMOUR (601 W PENDER)

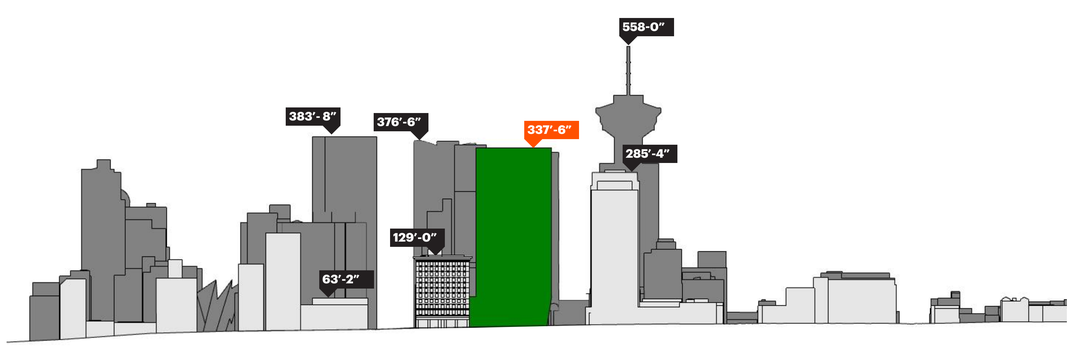
443 SEYMOUR (601 W PENDER)

CONTEXT - DOWNTOWN VANCOUVER

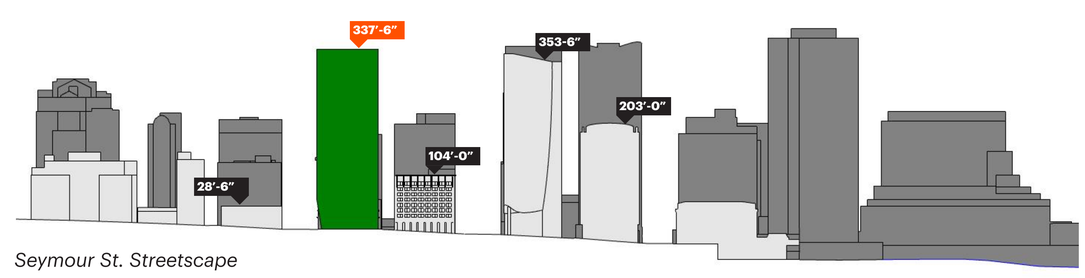
Context Plan



Context Sections



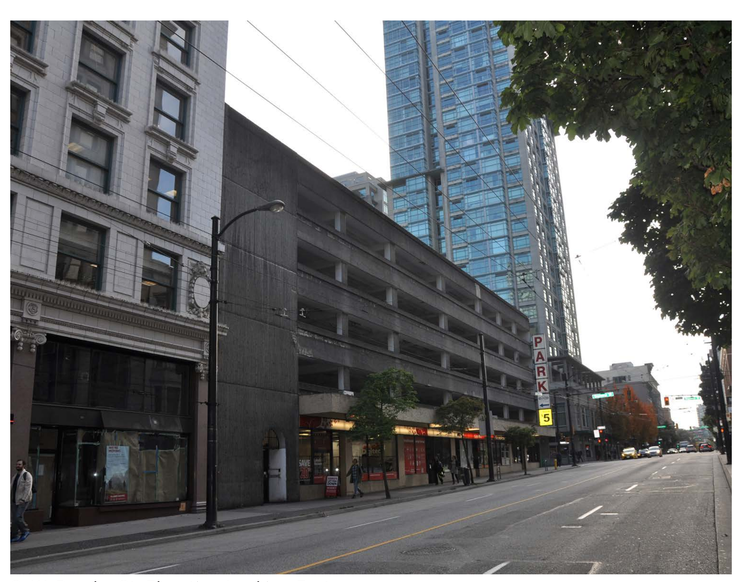
W. Pender St. Streetscape



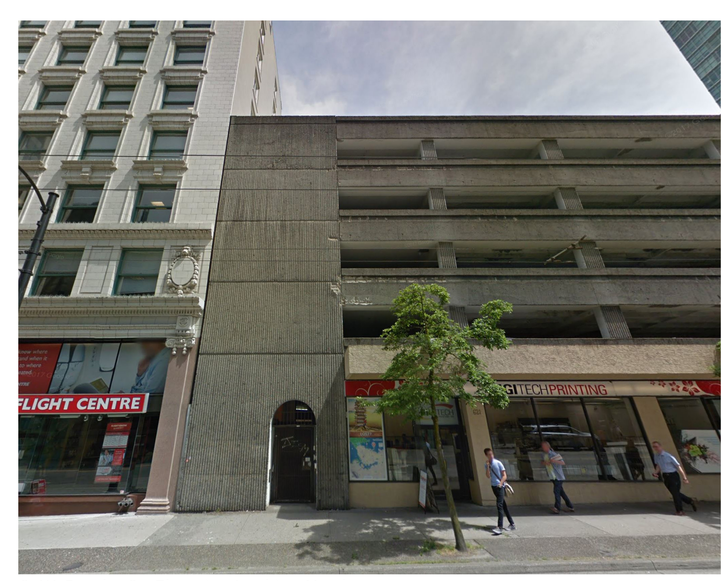
Seymour St. Streetscape

Context Photos

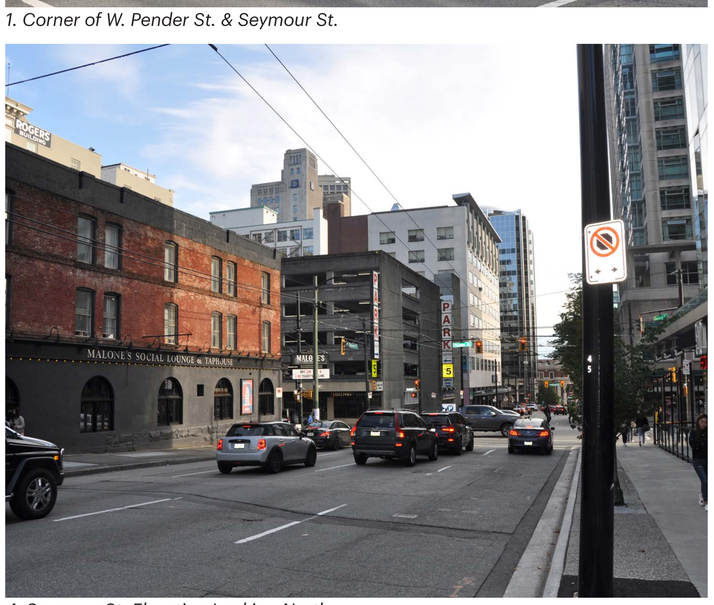
1. Corner of W. Pender St. & Seymour St.



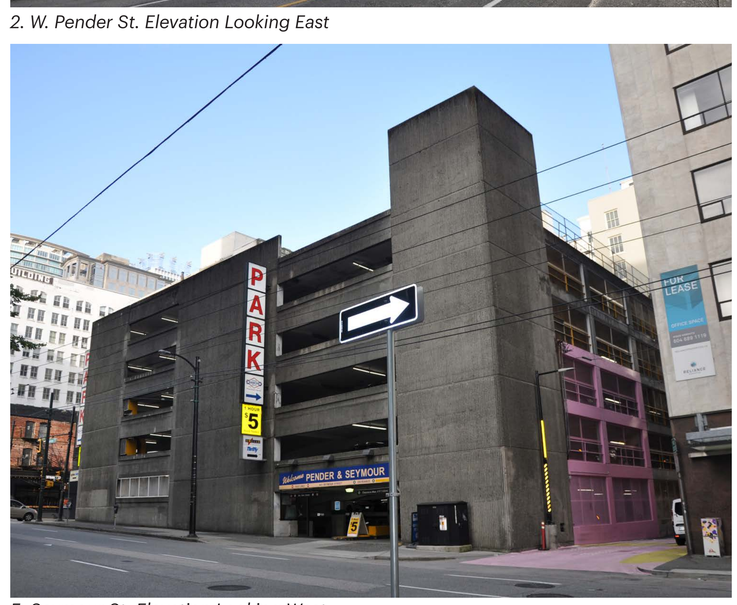
2. W. Pender St. Elevation Looking East



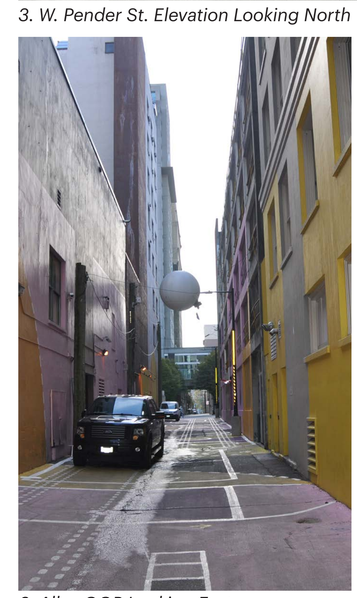
3. W. Pender St. Elevation Looking North



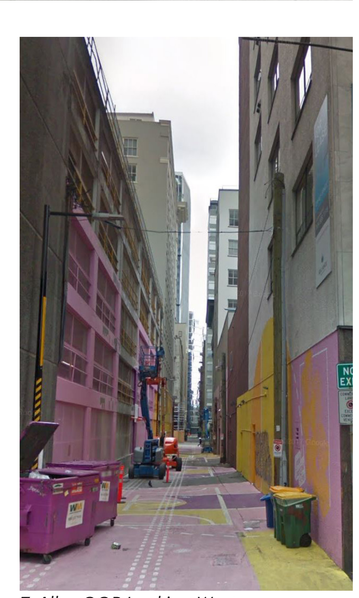
4. Seymour St. Elevation Looking North



5. Seymour St. Elevation Looking West



6. Alley OOP Looking East



7. Alley OOP Looking West

PROJECT INFORMATION

Site Information

Legal Address:
Lot 443 Seymour

Zoning Designation:
DD Sub Area B

Legal Description:
Lot B Block 23 District Lot 541 Plan 210

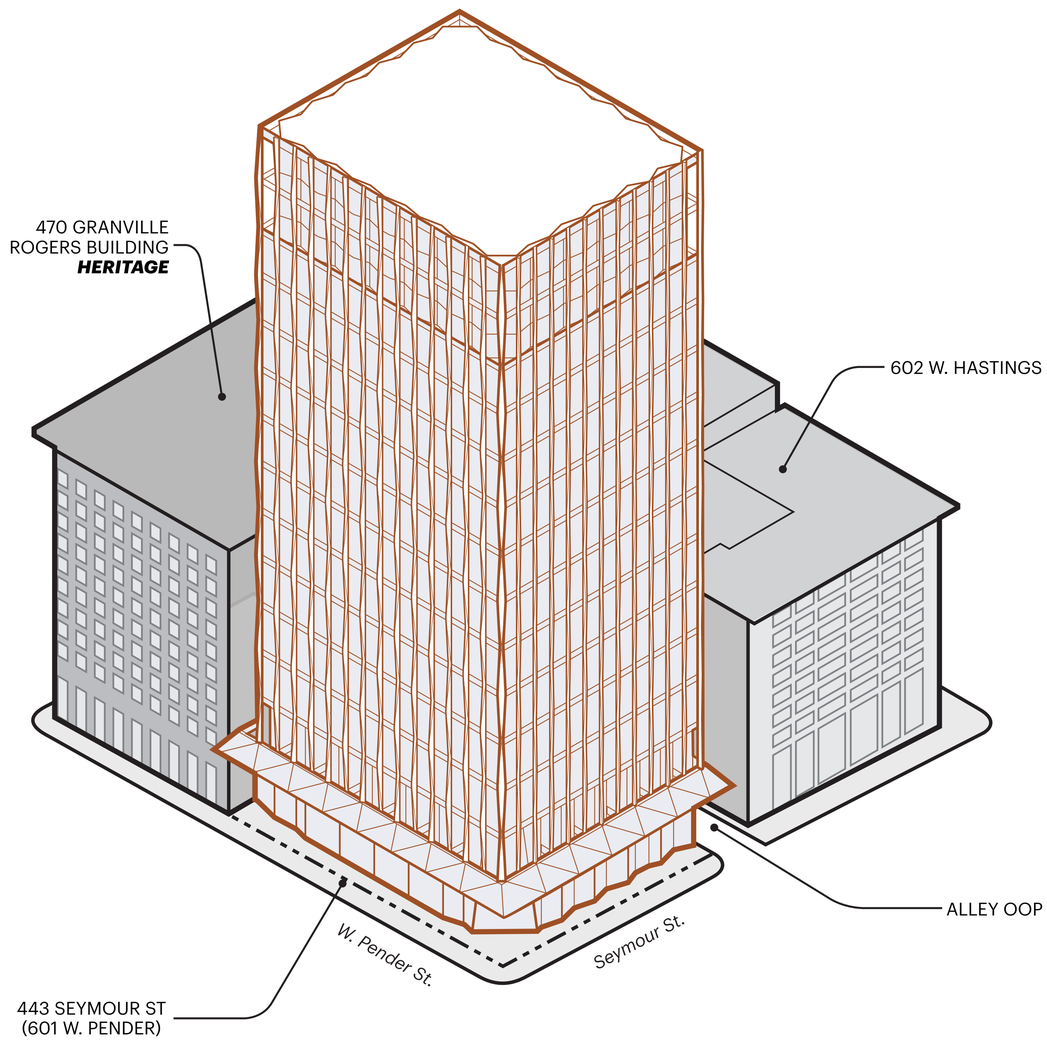
PID: 015-612-694

Project Name:
601 West Pender

Current Use:
A 6-storey Parking Structure with ground level retail, constructed in the late 1960's.

Site Area:
Approximately 18,705 sqft (1,738 sqm)

The site is located in the core of the Downtown District (zone DD). The project sits on a rectangular site with West Pender St. to the South and Seymour St. to the East. There is an access alley to the North called "Alley Oop." To the West is the Rodgers Building, a historical landmark within the downtown.



445,350 SQFT
[41,374 SQM]
TOTAL AREA

22.90
FSR

337'-6"
[102.87 M]
BUILDING HEIGHT
**geodetic height @ 125.51 M*

29
STOREYS
+ 8 LEVELS BELOW GRADE

Project Data

The proposed project: consists of a 29 storey office building to replace the existing 6 storey parking structure. The building will have underground parking, retail at grade, and entry for a visible corner lobby, a secondary office entry, and an amenity program at the top. A number of new commercial office projects are currently under construction: 601 West Hastings, 625 West Hastings, and 320 Granville. These projects are located on the block North of the site and add density to the neighborhood. 433 Seymour (601 W. Pender) would bring premiere office space further South.

Retail	5,561 sqft	517 sqm
Office Space (Floors 2-27)	395,285 sqft	36,723 sqm
Other (Amenity, Lobby, Circulation, etc)	44,504 sqft	4,134 sqm

Parking Requirements and Provision

Parking Stalls:
New amendment to parking bylaw states no minimum requirement for commercial parking.

End of Trip Facilities per City of Vancouver 2019 Parking By-law:

Bike Parking: 234
(A minimum of 1 space for each 170 SM of gross floor area, 30% vertical height per Bylaws Section 6)

Lockers: 341
(0.7 x Class A Bike spaces per sex w/ 50% half height per Bylaw)

Showers: 16

Grooming Stations: 1 per shower

Bike WC's: 18

Bike Lav's: 10

8 Levels of Underground Parking

Parking Type		Required	Provided
Required Parking	Commercial	0	201
	Total	346 Max	201
Sub Type	Electric Vehicles	21 (10%)	21 (10%)
	Disabled	17	17
	Small Car	139 Max (40%)	64 (32%)
Loading	Class A	6	6
	Class B	4	2
	Passenger	5	5
Bike Parking	Class A	234	240
	Class B	6	6

LANDSCAPE & STREET

Ground Landscape Plan & Materials

Alley Oop

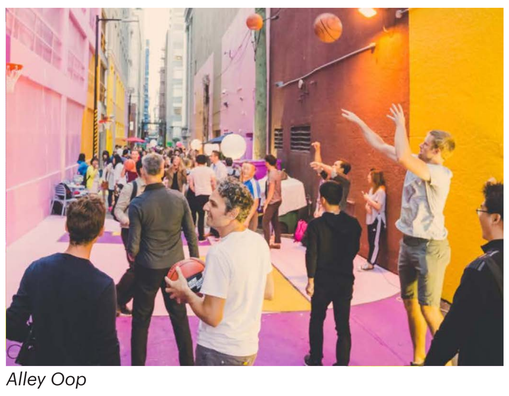
Vancouver's Alley Oop (PInk Alley) project is situated in the laneway South of West Hastings Street, between Granville Street and Seymour Street. A section of the alley is located directly North of the 433 Seymour Street (601 W. Pender) proposed development site abutting the project's northern property line.

In this proposal, Reliance has made a conscious effort to respect the sense of place created by the Alley Oop while simultaneously allowing for normal business function of the laneway areas to serve the required demands of the proposed development. The current design intends to have some basic functions of the building occurring serviced by the laneway. These functions include:

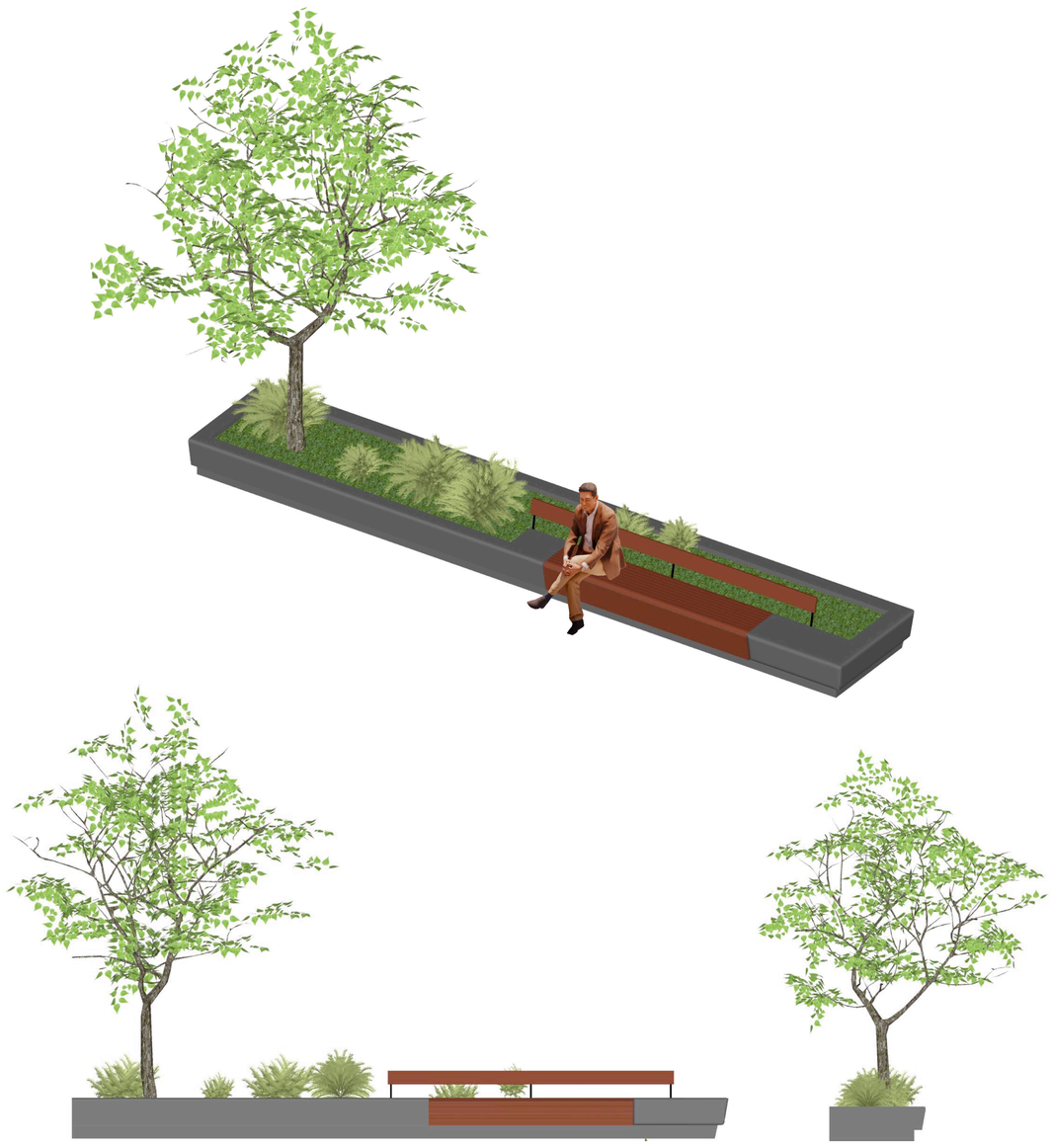
The loading bay area which consists of two "Class A" & two "Class B" Loading Zones;
The waste management room & pickup area;
The parkade access ramp for both vehicle & bicycle traffic.

The proponent intends to enhance the lane through a variety of design innovations:

- Graphic wrap on facade & doors.
- Food trucks on weekends using loading area for different activities.
- Graphics carried through recessed areas.
- Catenary Lighting public art above lane.
- Colour of alley carried through paving to better connect with the plaza.


Alley Oop

Seated Planter Design



The landscape design concept proposed borrows from the elegant, expressive form of the building facade and reflect it onto the ground plane. The angles found on the facade are superimposed on the site plan. We imagine sloping, angular-shaped concrete planters with a board-form finish; and multi-colored paving with an angular orientation.

To match site furnishings in the form of bike racks and benches should be durable, elegant, and high quality, with stainless steel suggested finish. On the city side of the property line, standard CIP concrete with saw-cuts and street trees to city standard would be required.

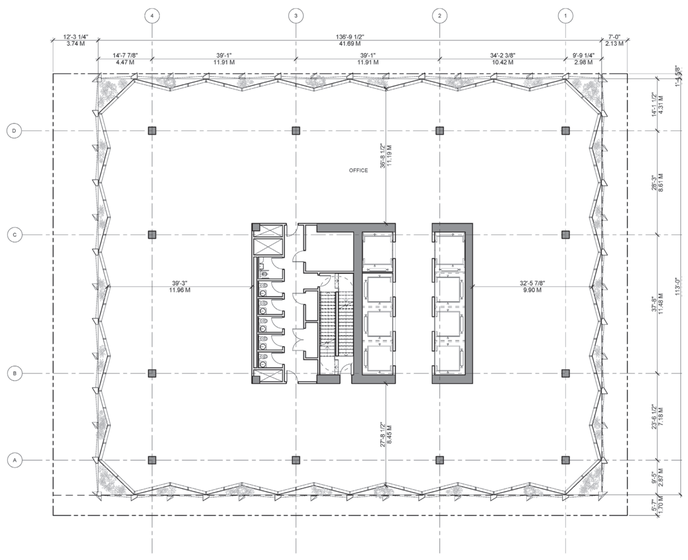
Additional natural elements would be added to the rooftop, where native planting on both floors. Logs and perennial grasses would provide protection and new habitat for birds and insects in keeping with CoV bird friendly guidelines. Rooftop berms generate the opportunity for larger planting to have variations in size and plant type, all the while enhancing the habitat.


Catenary Light


Paving Textures Weaved With Sedium Mat


Green Roof Planting for Bird Protection

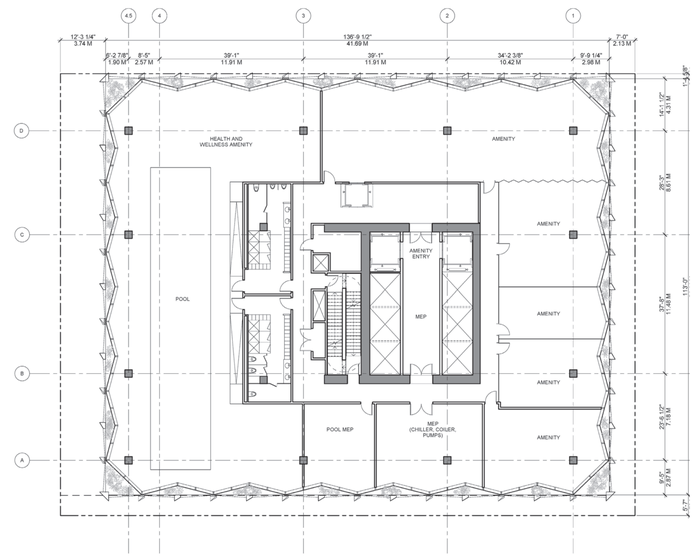
PLANS



Level 26-27
Office Plan

GROSS AREA: 15,416 SF (1,432 SM)

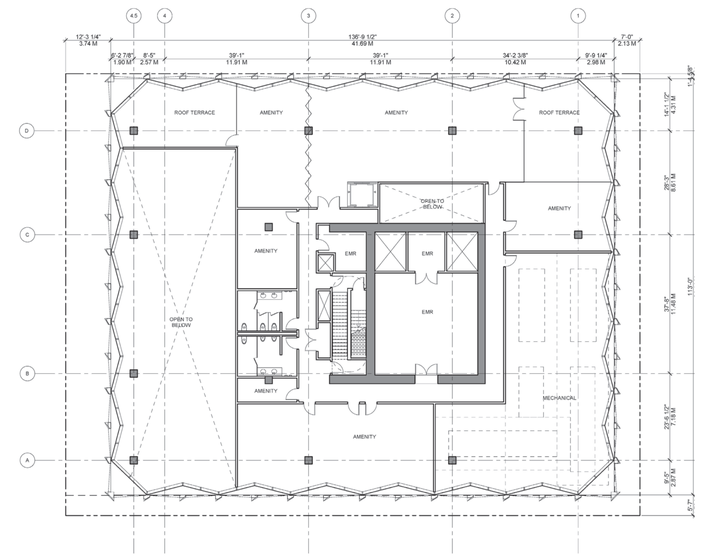
0′ 25′ 50′



Level 28
Amenity Plan

GROSS AREA: 15,416 SF (1,432 SM)

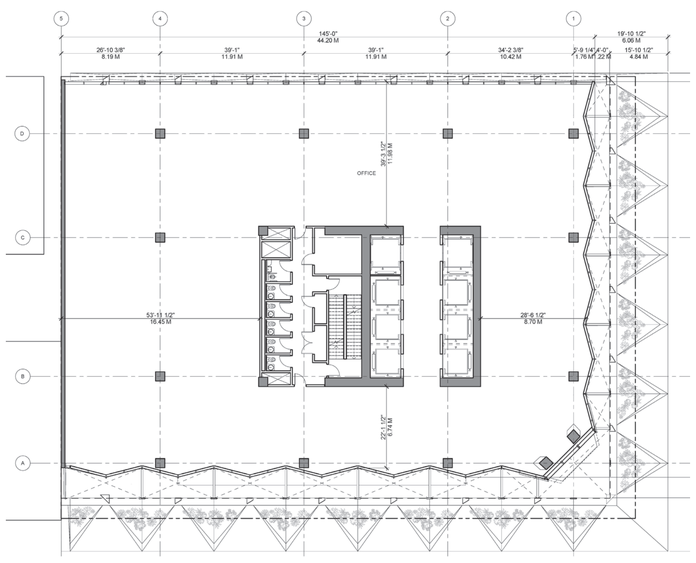
0′ 25′ 50′



Level 29
Amenity Plan

GROSS AREA: 14,611 SF (1,357 SM)

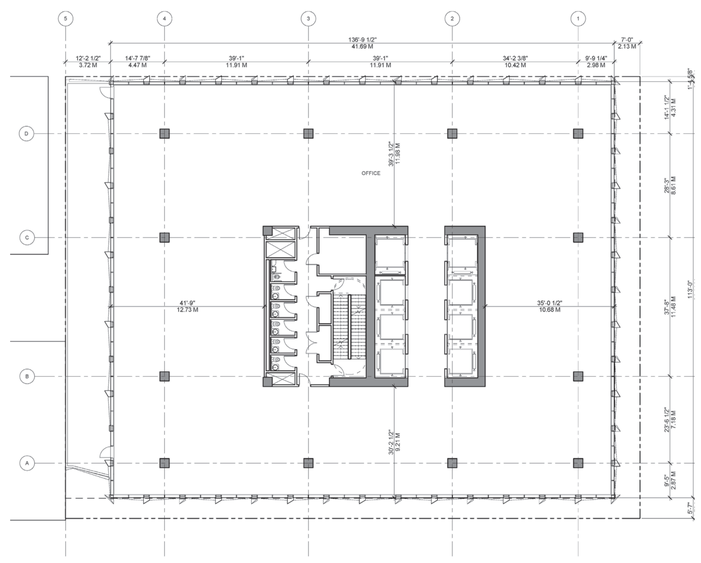
0′ 25′ 50′



Level 04-05
Office Plan

GROSS AREA: 15,244 SF (1,416 SM)

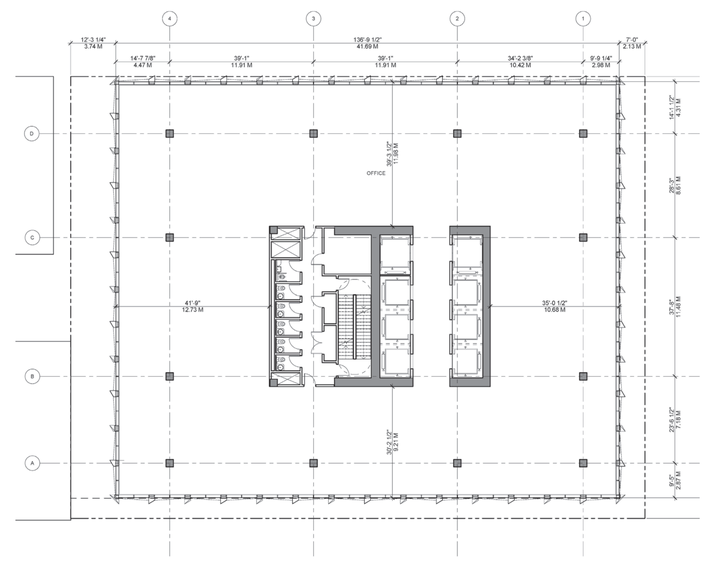
0′ 25′ 50′



Level 06
Office Plan

GROSS AREA: 15,526 SF (1,442 SM)

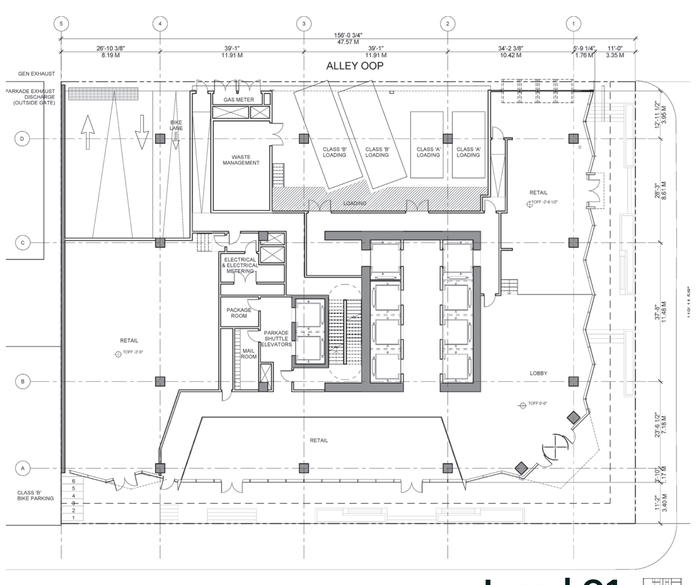
0′ 25′ 50′



Level 07-25
Typ. Office Plan

GROSS AREA: 15,416 SF (1,432 SM)

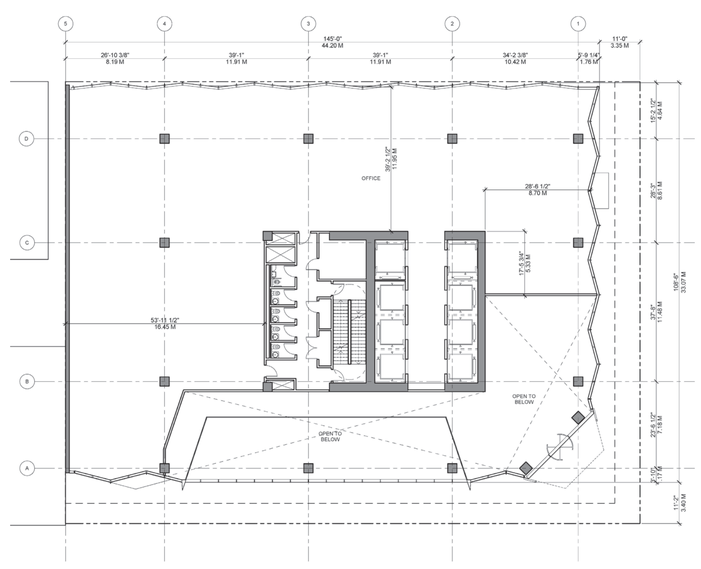
0′ 25′ 50′



Level 01
Groundfloor Plan

GROSS AREA: 15,025 SF (1,396 SM)

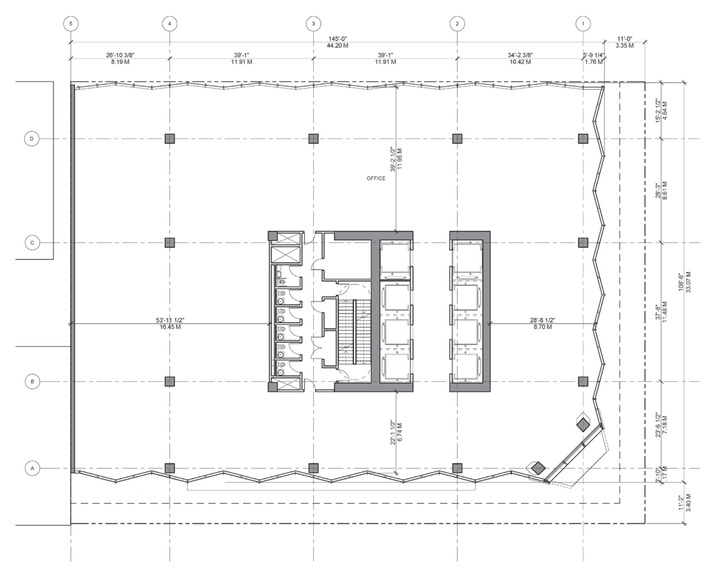
0′ 25′ 50′



Level 02
Office Plan

GROSS AREA: 15,025 SF (1,396 SM)

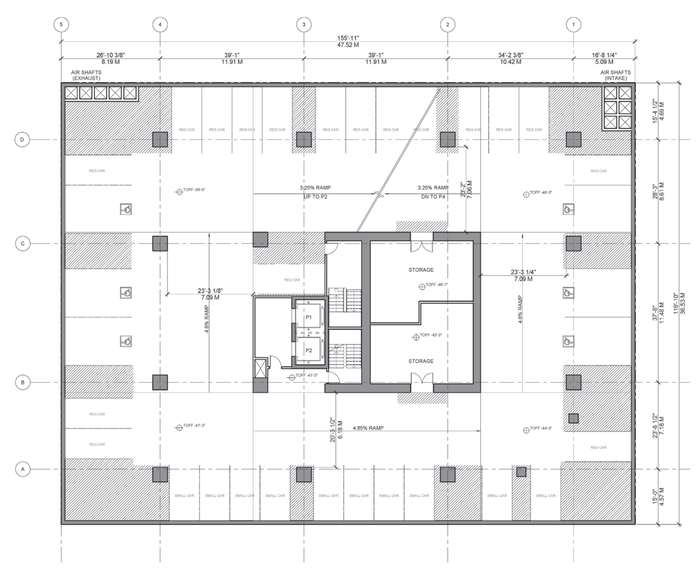
0′ 25′ 50′



Level 03
Office Plan

GROSS AREA: 15,199 SF (1,412 SM)

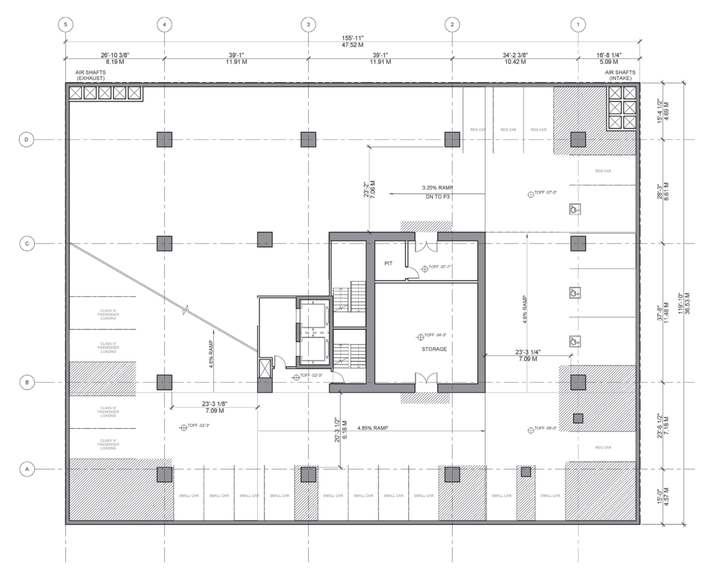
0′ 25′ 50′



Below Ground Level P8-P3
Typ. Parking Layout

GROSS AREA: 18,684 SF (1,736 SM)

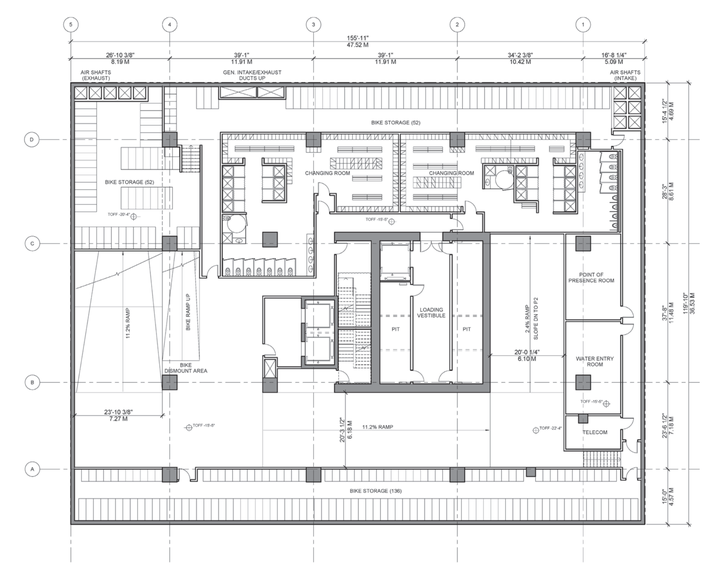
0′ 25′ 50′



Below Ground Level P2
Loading

GROSS AREA: 18,684 SF (1,736 SM)

0′ 25′ 50′



Below Ground Level P1
Bike Plan

GROSS AREA: 15,025 SF (1,396 SM)

0′ 25′ 50′

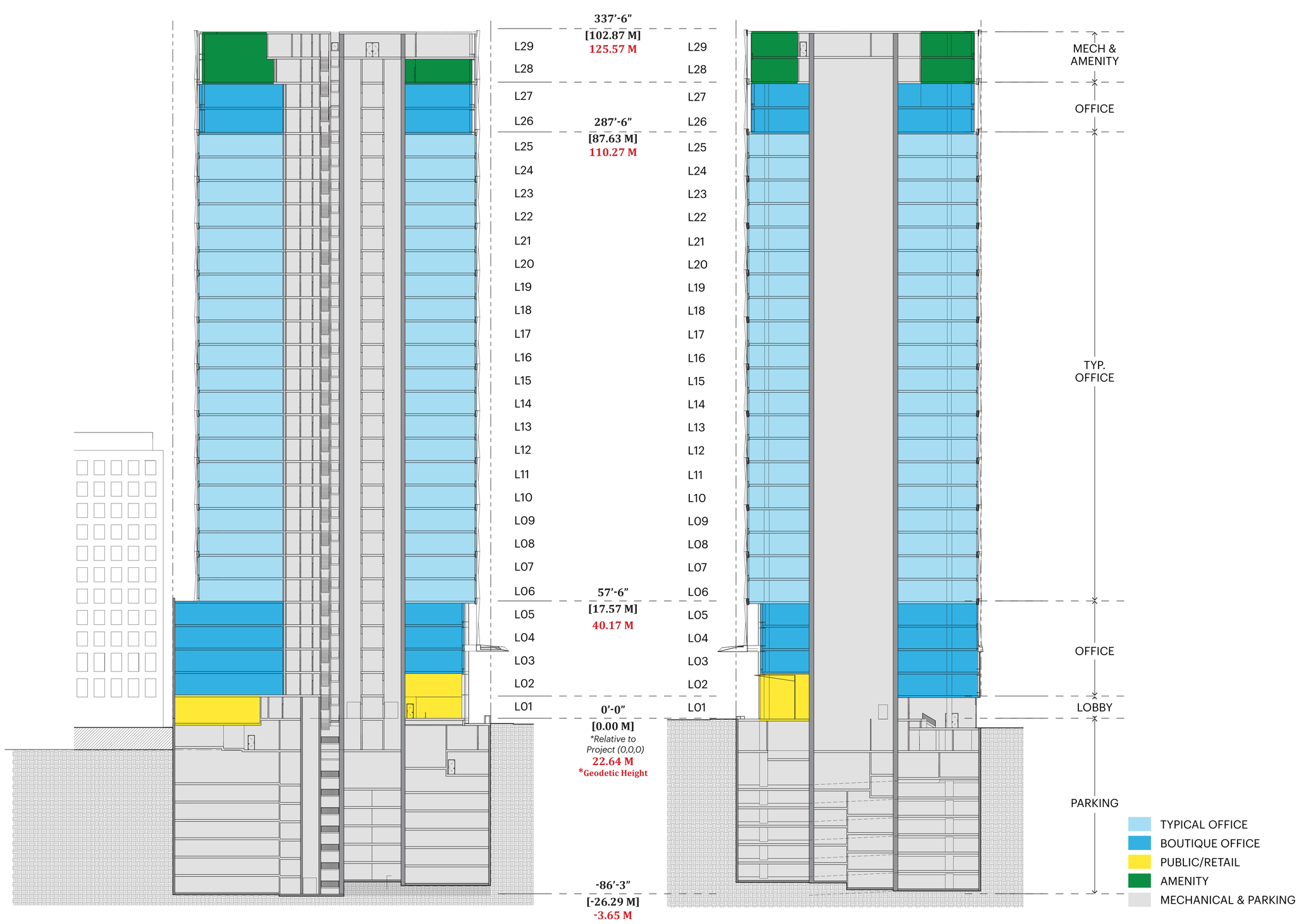
ELEVATIONS & SECTIONS

South Elevation

East Elevation

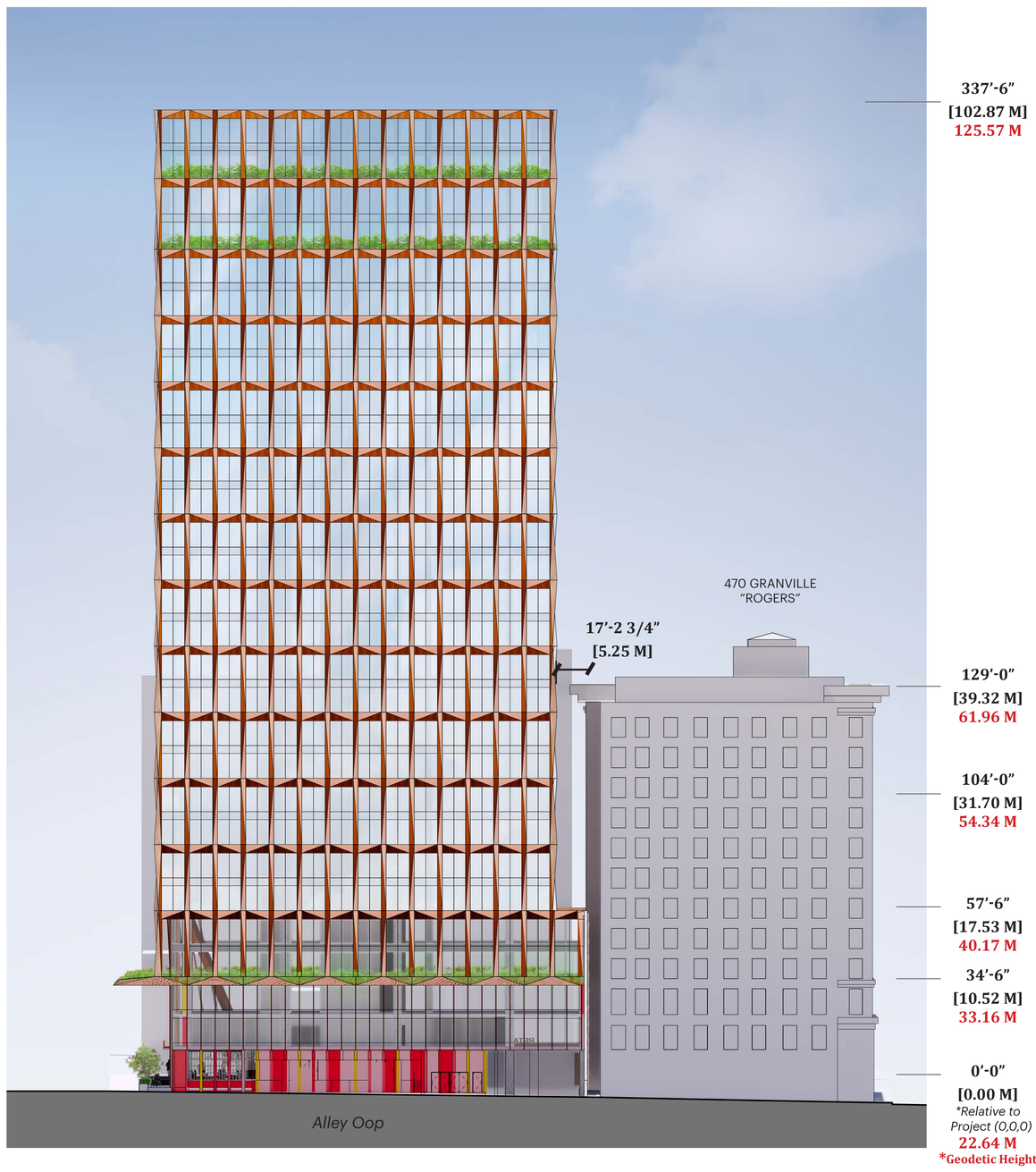
NW Section

SE Section



ELEVATIONS & SECTIONS

North Elevation



337'-6"
[102.87 M]
125.57 M

129'-0"
[39.32 M]
61.96 M

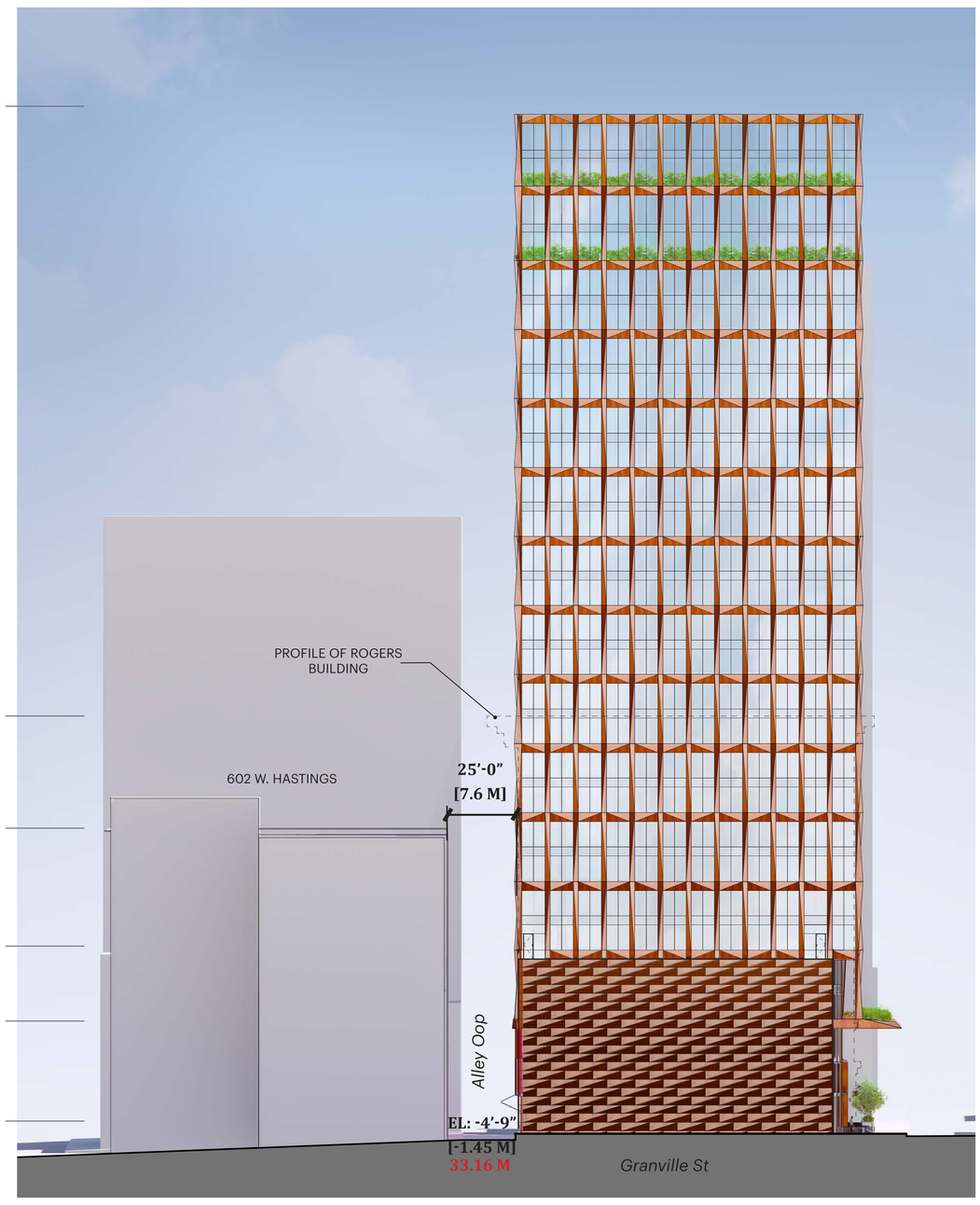
104'-0"
[31.70 M]
54.34 M

57'-6"
[17.53 M]
40.17 M

34'-6"
[10.52 M]
33.16 M

0'-0"
[0.00 M]
*Relative to Project (0,0,0)
22.64 M
*Geodetic Height

West Elevation



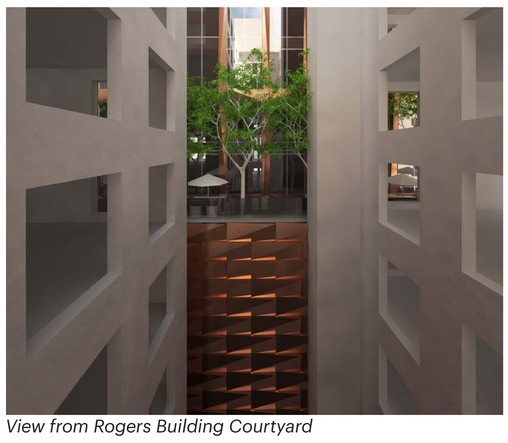
Street Elevations

33'-0"
[10.06 M]
32.70 M

0'-0"
[0.00 M]
*Relative to Project (0,0,0)
22.64 M
*Geodetic Height

34'-6"
[10.52 M]
33.16 M

0'-0"
[0.00 M]
*Relative to Project (0,0,0)
22.64 M
*Geodetic Height


View from Rogers Building Courtyard


Ferns & Shade Tolerant Plants


CIP Concrete Planters


Sholto Bike Racks

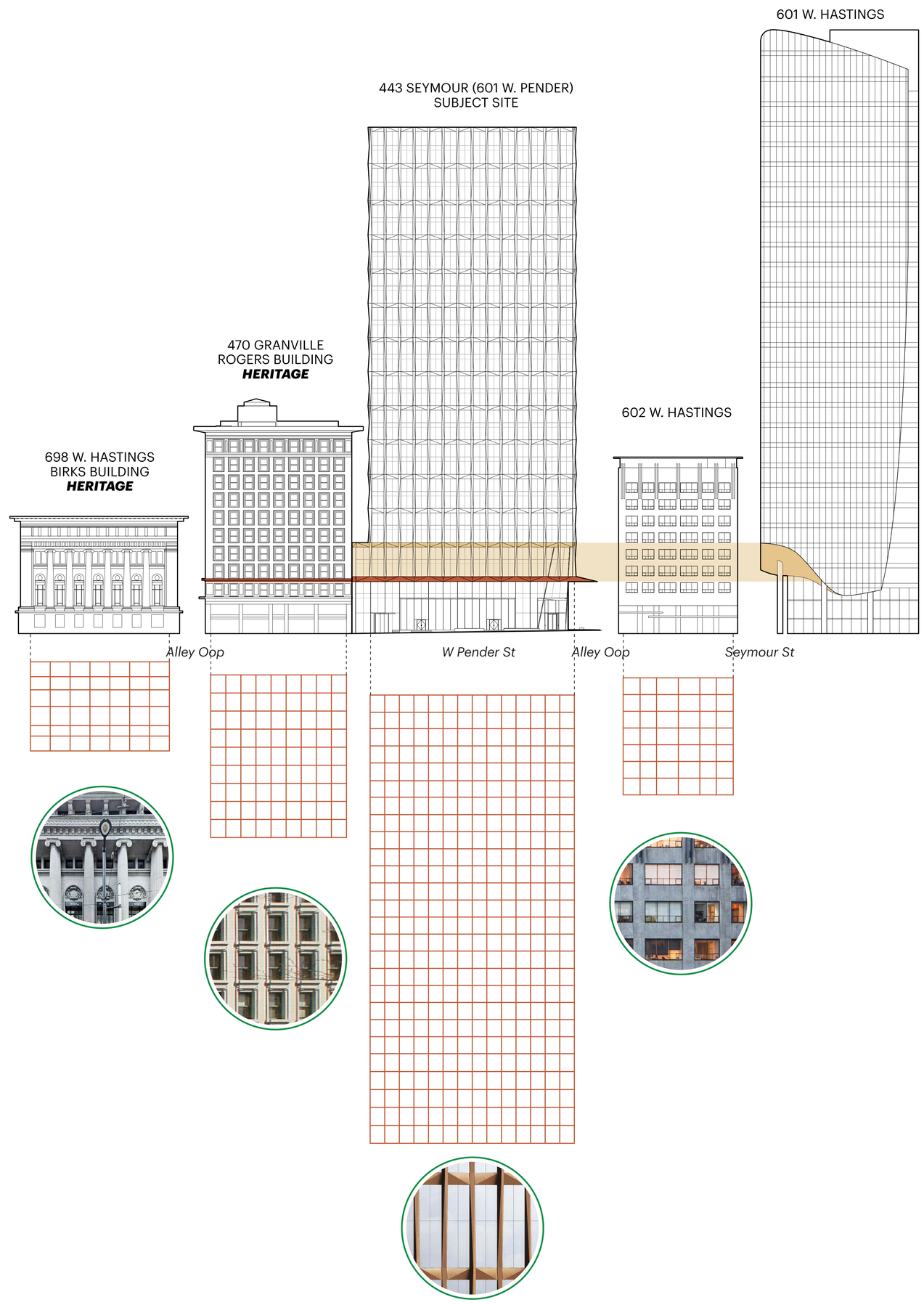
DESIGN & MATERIALITY

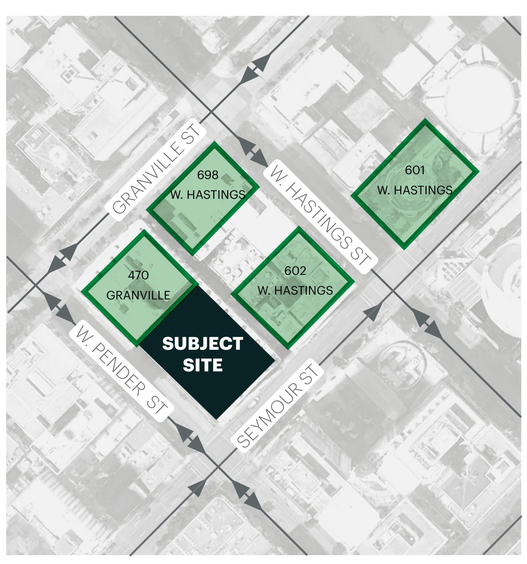
Horizontal Datums

Two major contextual datums from the cornice of the Rogers building and the soffit of 601 W. Hastings are manifested on the expression of the canopies and setbacks of the building.

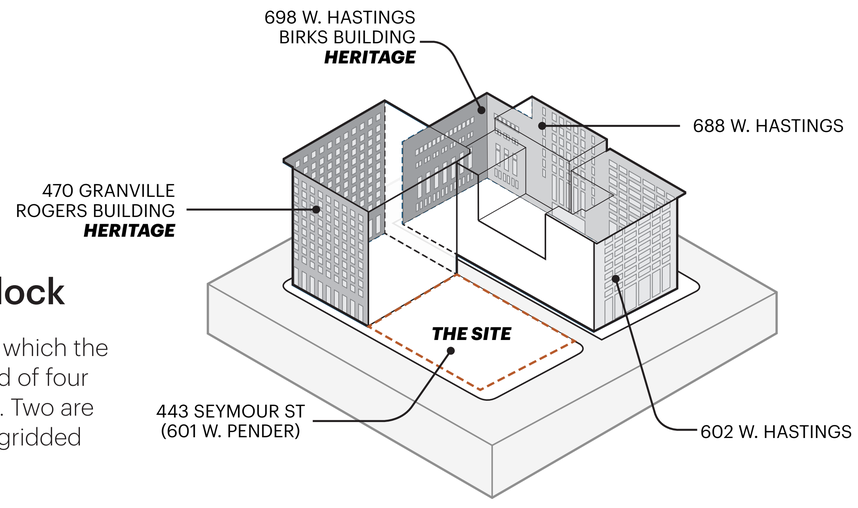
Completing the Grid

The existing grids from the surrounding Heritage buildings are extended onto the facade of the building, thereby unifying and completing the urban block.



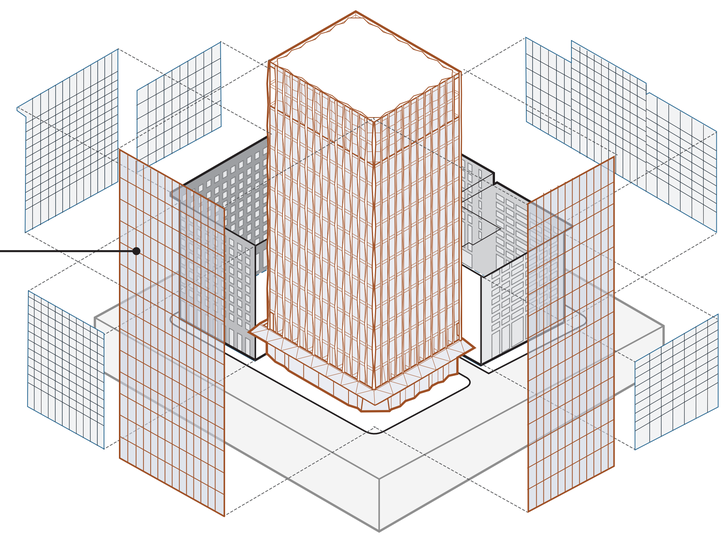


DESIGN, MATERIALITY & SUSTAINABILITY



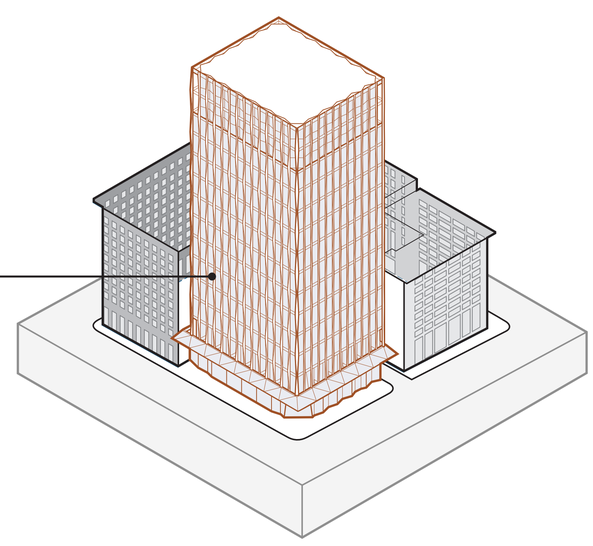
1. Gridded Block

The urban block on which the site sits is comprised of four additional buildings. Two are heritage. All have a gridded facade.



2. Extend the Grid

By applying a gridded facade on the proposed building, the architecture of the urban block is unified and complete.

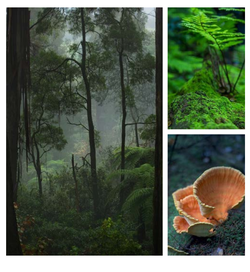


3. Add Weave

A fold is introduced to the grid frame of the proposed building to reflect & refract light. A textural treatment on metal adds further visual interest.

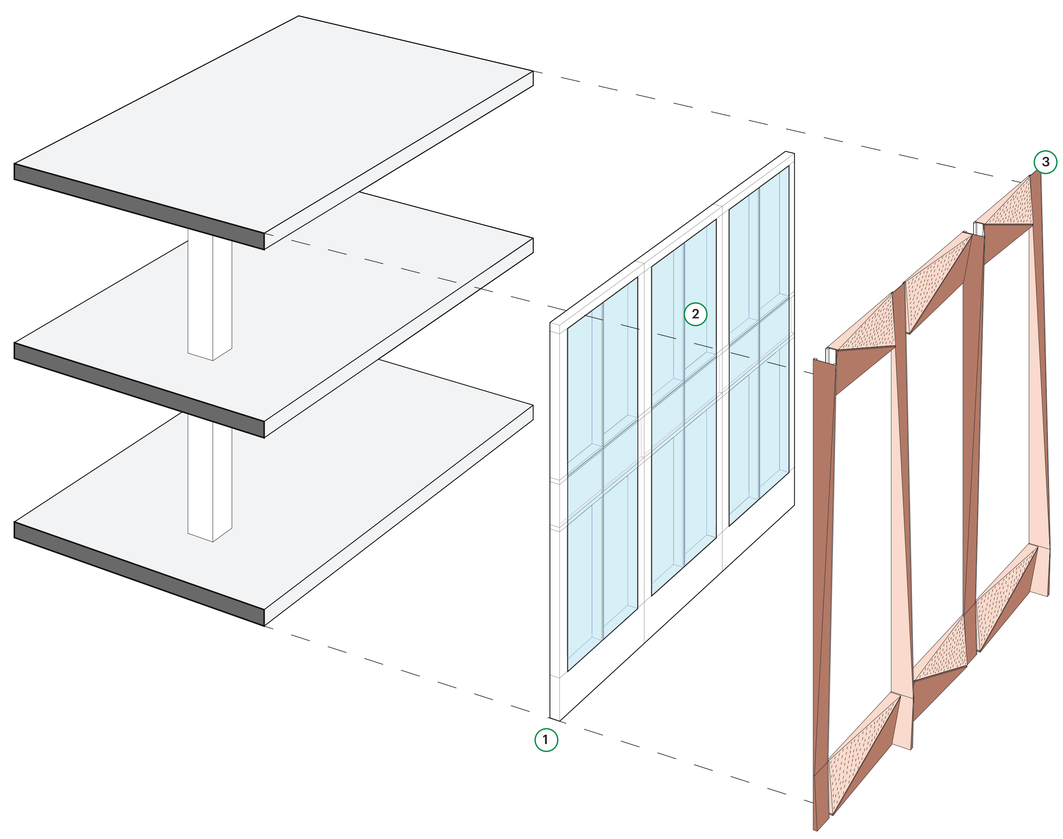
The inspiration behind the building is to weave elements of nature and architecture to create an oasis in the city.The facade is made up of framed elements that fold in two directions. The materiality is of a shiny warm metal that reflects light and adds color to its surroundings. While the glass in the main tower is flat, folds at the bottom and the top of the building open up areas for views into retail and amenity.

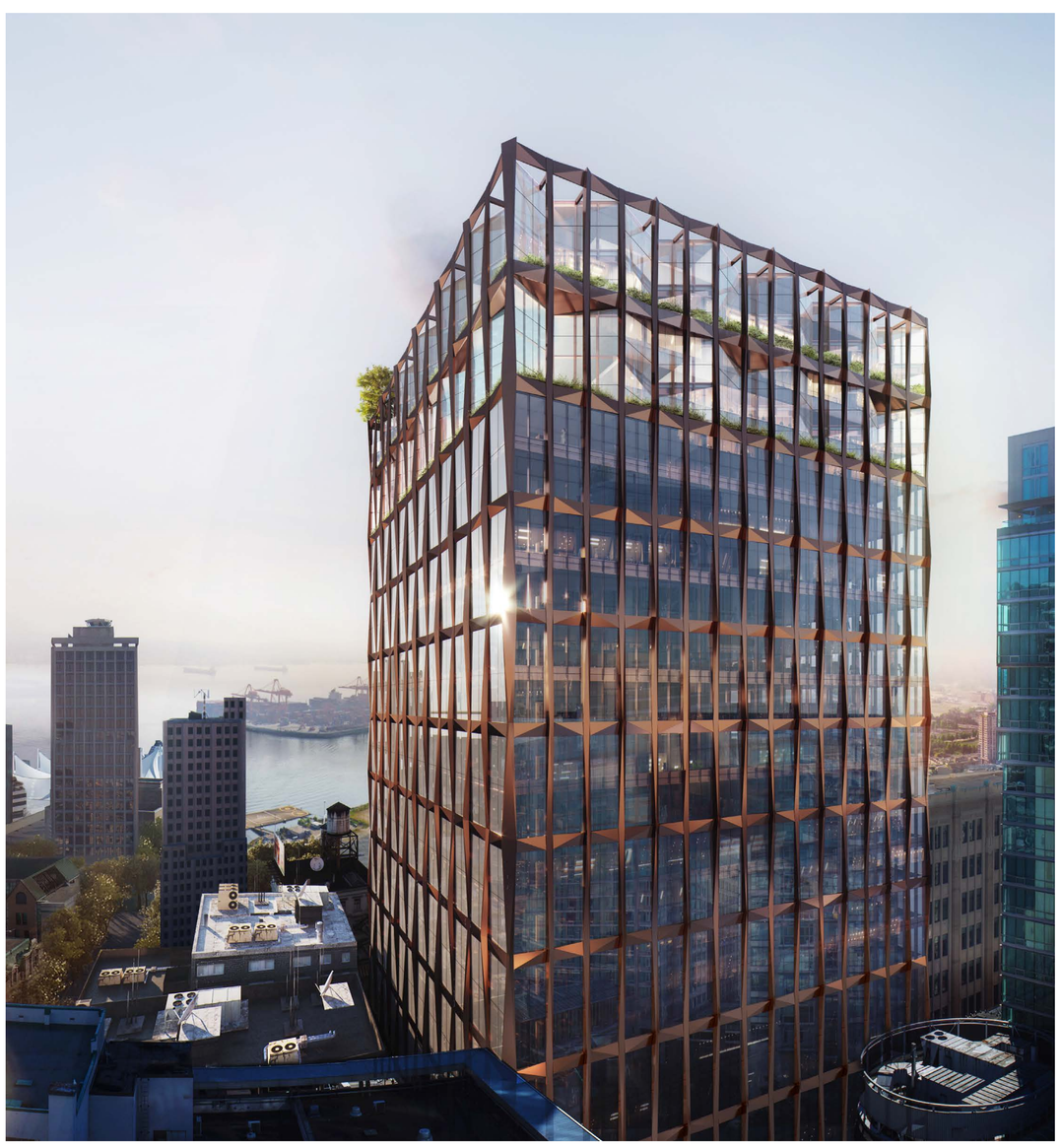
Setbacks are met and added to by extending the sidewalk into the property line. Landscape elements add interest and life to the street scape. Further landscape is added to the architectural canopy, so greenery is experienced 3-dimensionally.
At the top, the folding glass creates terraced gardens as well as open slots to the sky.

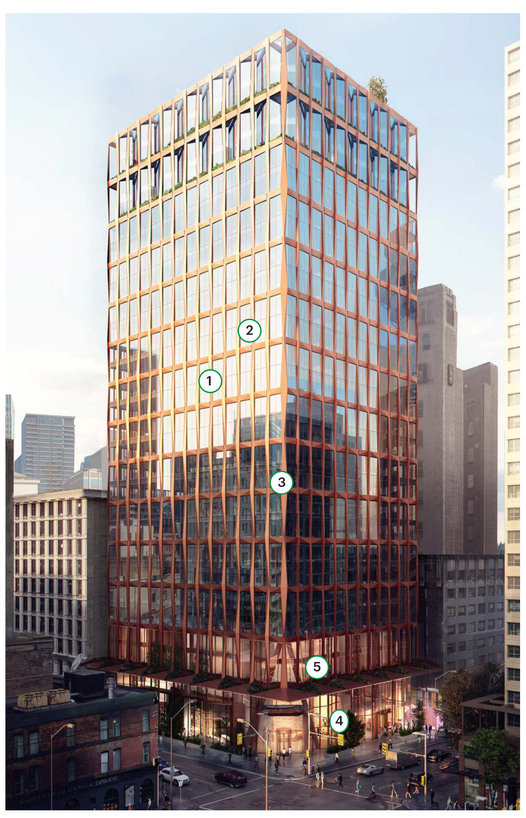


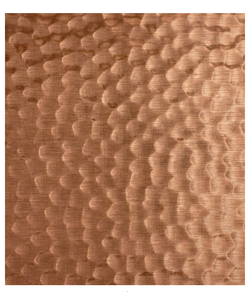
The building brings an interplay of light, reflection, and nature to the Vancouver skyline.

Materiality









3.1. Hammered Copper

3.2. Copper

2. High Performance IGU

1. Unitized Curtain Wall: in compliance with window-to-wall ratio

2. High-Performance IGU with Low-e Coating: either double or triple glazed, depending on energy model

3. Warm Metal Tone Metal Frame

4. Clear, Low-iron Storefront Glass

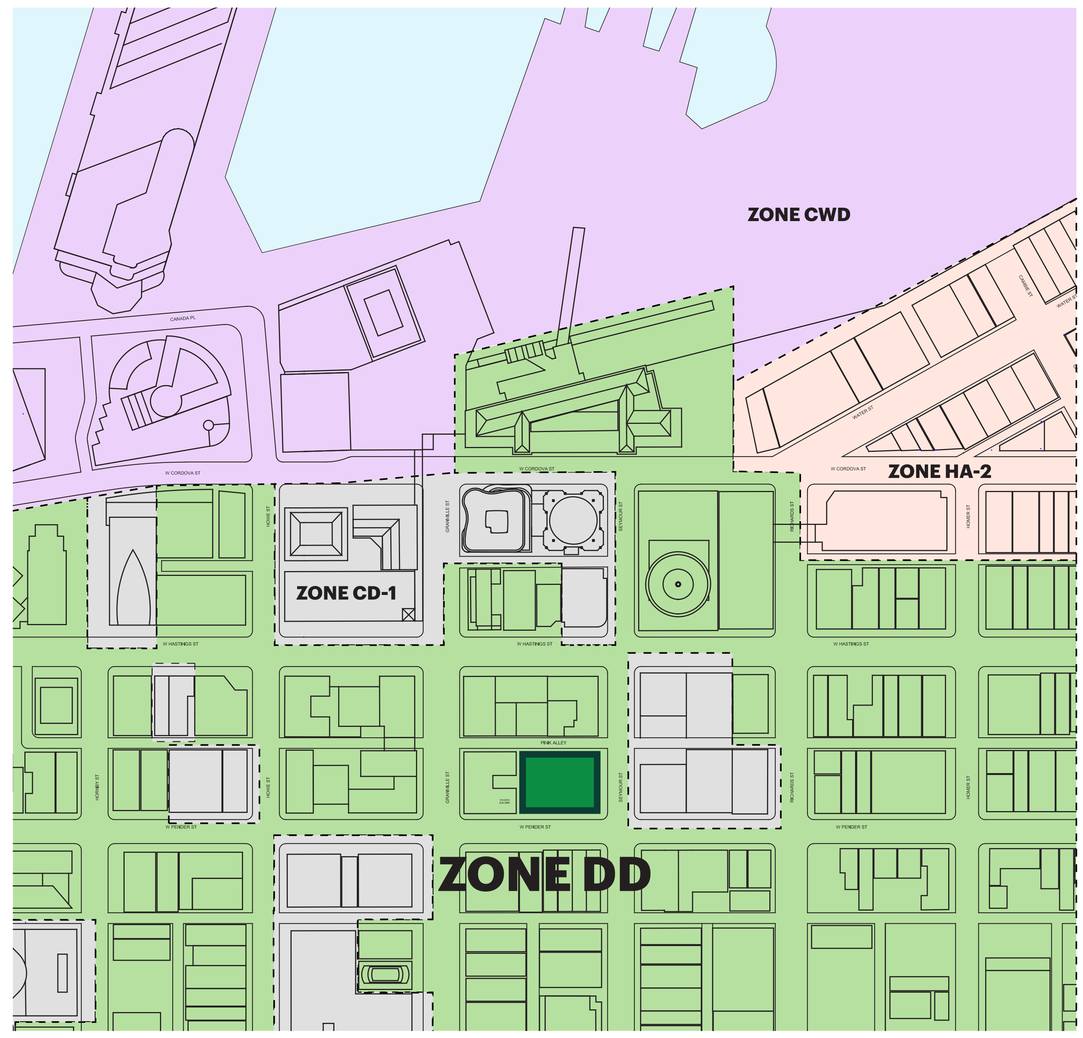
5. Planted Architectural Canopy: to conform to city guidelines

ZONING, SUSTAINABILITY & SHADOW STUDY

Policies and Guidelines

- Vancouver Neighbourhood Energy Strategy (2012)
- Vancouver Economic Action Strategy (2011)
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)
- Green Buildings Policy for Rezonings (July 2010, last amended May 2, 2018)
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- City Core 2050 Vision
- Community Amenity Contributions — Through Rezoning's (1999, last amended July 25, 2018)
- CAC Policy Update: Simplifying CACs on New Rental Housing and Commercial Development
- Transfer of Density Policy and Procedure
- Public Art Policy for and Procedures for Rezoning Developments (1994, last amended July 31, 2014)
- Downtown Official Development Plan (1975)
- Downtown Design Guidelines (September 30, 1975; last amended December 14, 1993)
- DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)
- View Protection Guidelines (Amended February 1, 2011)
- Bird Friendly Design Guidelines

Zoning Map



Sustainability

The following narrative includes preliminary strategies explored by the design team, with the aim to achieve the various requirements of the Low Emissions Green Building pathway, and all required supporting evidence at this stage:

Item B.2: Brief summary of strategies and measures to achieve performance limits for energy use, heat loss, and greenhouse gas emissions, including; Preliminary Zero Emissions Building Plan (ZEBP) Energy Checklist, completed by the project energy modeler, showing that the project meets the performance limits for energy use (TEUI), heat loss (TEDI), and greenhouse gas emissions (GHGI), together with key inputs; 2-4 page summary of detailed energy model inputs for detailed and/or 3rd party review.

Item B.6.2: Preliminary embodied emissions calculations, and a description of specific measures that will be explored during design to reduce embodied emissions;

Item B.10: IRMP describes; How these measures contribute to the city-wide IRMP targets for water volume reduction and quality treatment, and Include preliminary site and volume calculations to compare site performance to the City-wide targets; Landscape/Architectural Site Plans highlighting the green and grey infrastructure measures described in the site IRMP as also provided. A commitment by the owner to meet the requirements of the Green Buildings Policy for Rezonings with documentation to be submitted at a later project phase, including:

- **B.3:** Design, build, and test to meet an airtightness target of 2.0 L/s/m² @ 75 Pa;
- **B.4:** Complete an enhanced commissioning process;
- **B.5:** Design and build to include building metering and sub-metering of energy, and to enter into agreement on energy reporting, including assistance for building future owners;
- **B.6.1:** Complete refrigerant emissions calculations;
- **B.7:** Design and build a direct ventilation system;
- **B.8:** Design and build with low-emitting materials;
- **B.9:** Test indoor air quality prior to occupancy;
- **B.11:** Design and build a resilient potable water access point.

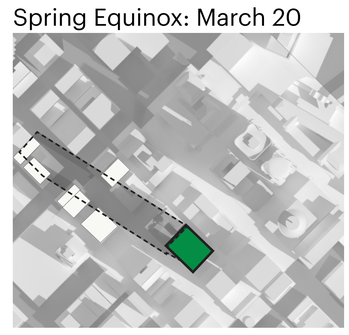
Green Mobility: Bicycle parking and end of trip facility will be provided for commercial tenants. At least 10% of parking will be electric plug in. Car share will be explored.

Rainwater Management Plan: 601 West Pender will need to manage ~41.5 m3 of rainwater. The current strategy is to include green roofs and distributed planters were feasible as favourable tier 1 and tier 2 strategies. Overall, green infrastructure measures will provide ~4.5 m3 of retention assuming only the rainfall that lands on it is captured. Additionally, rainwater reuse will be investigated for feasibility. If required, the rest of the quantity and quality requirements will be met with mechanical detention and treatment systems.

Zero Waste Planning: Each user group will be given tools necessary to stream waste to allow recycling and collection; and plans will be developed to reach a zero-waste operation.

Shadow Study

Spring Equinox: March 20



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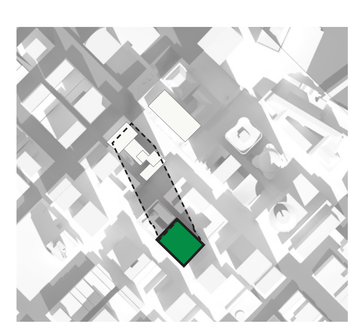

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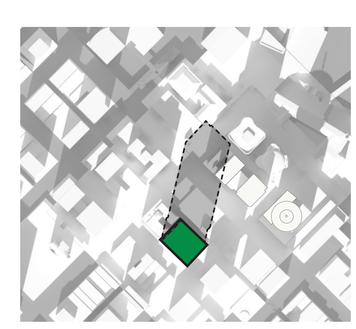

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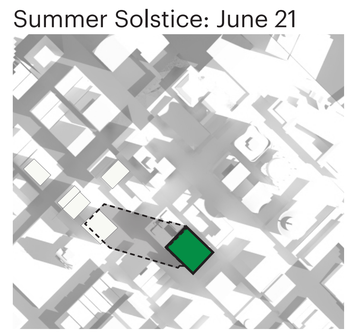
Summer Solstice: June 21



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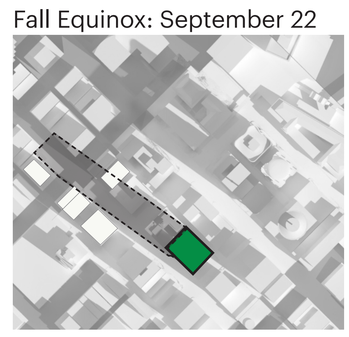
12:00pm *(PDT)*

2:00pm *(PDT)*

Fall Equinox: September 22



10:00am *(PDT)*

12:00pm *(PDT)*

2:00pm *(PDT)*

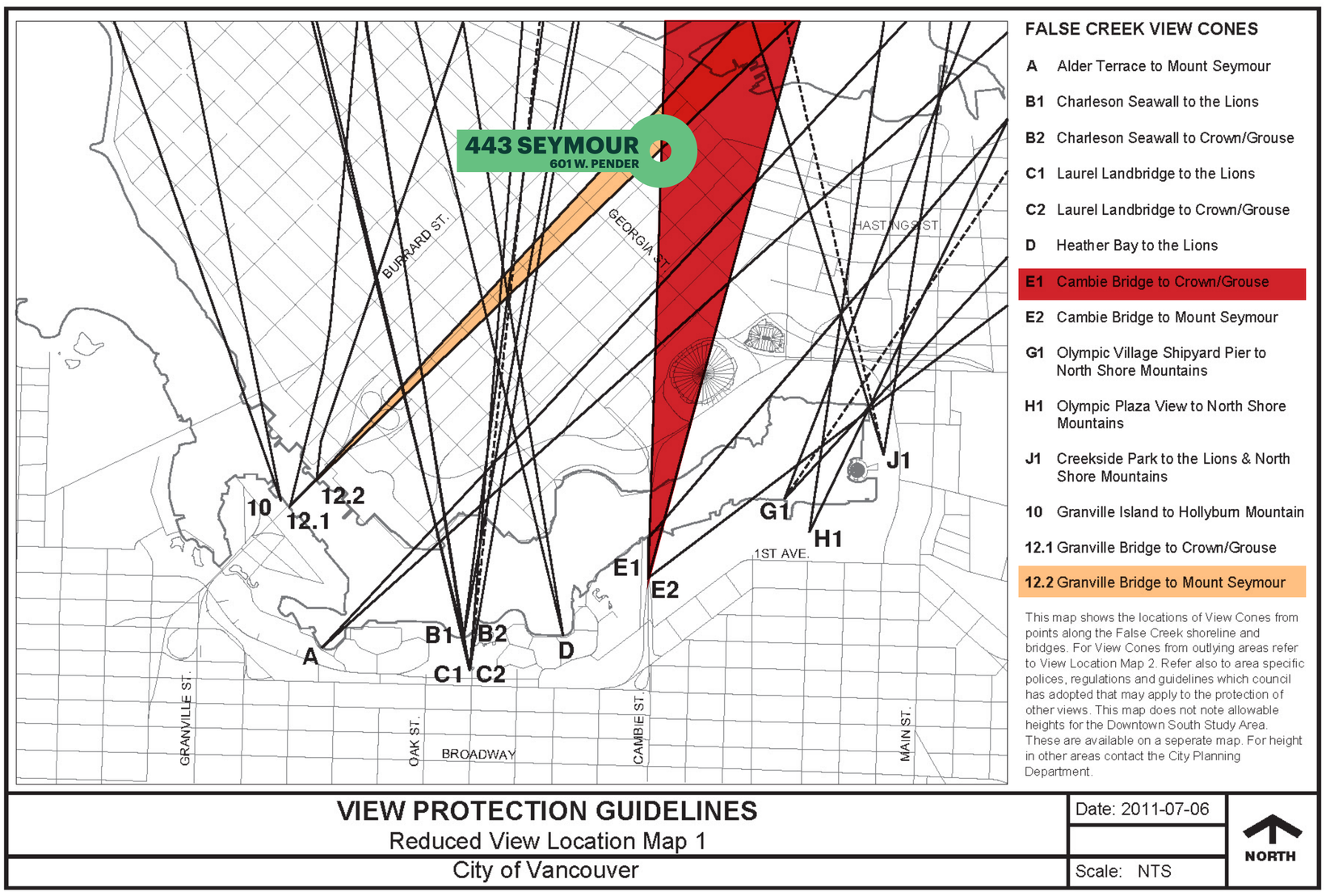
VIEW CONES

VIew Cones

Height & Shadow: The basic height limit (Central Business District Area B) for the project is 91.4m (300'); with an ability for the Development Permit Board to increase the basic maximum height to 137.2m (450'). Per the General Policy for Higher Buildings (2014), a comprehensive shadow analysis has been included in this application.

View Cones: The site lies within the Central Business District Area B. This zone has a discretionary Height increase of up to 137.2 meters (450 feet). The Site is under View cones 9.1, 9.2.2, 12.2 and E1. At this location maximum geodetic height is 125.6 metres (412 feet).

Downtown Official Development Plan (DODP) (1975): The Official Development Plan By-law provides the general framework for the preparation of development plans for all individual buildings or complexes of buildings.



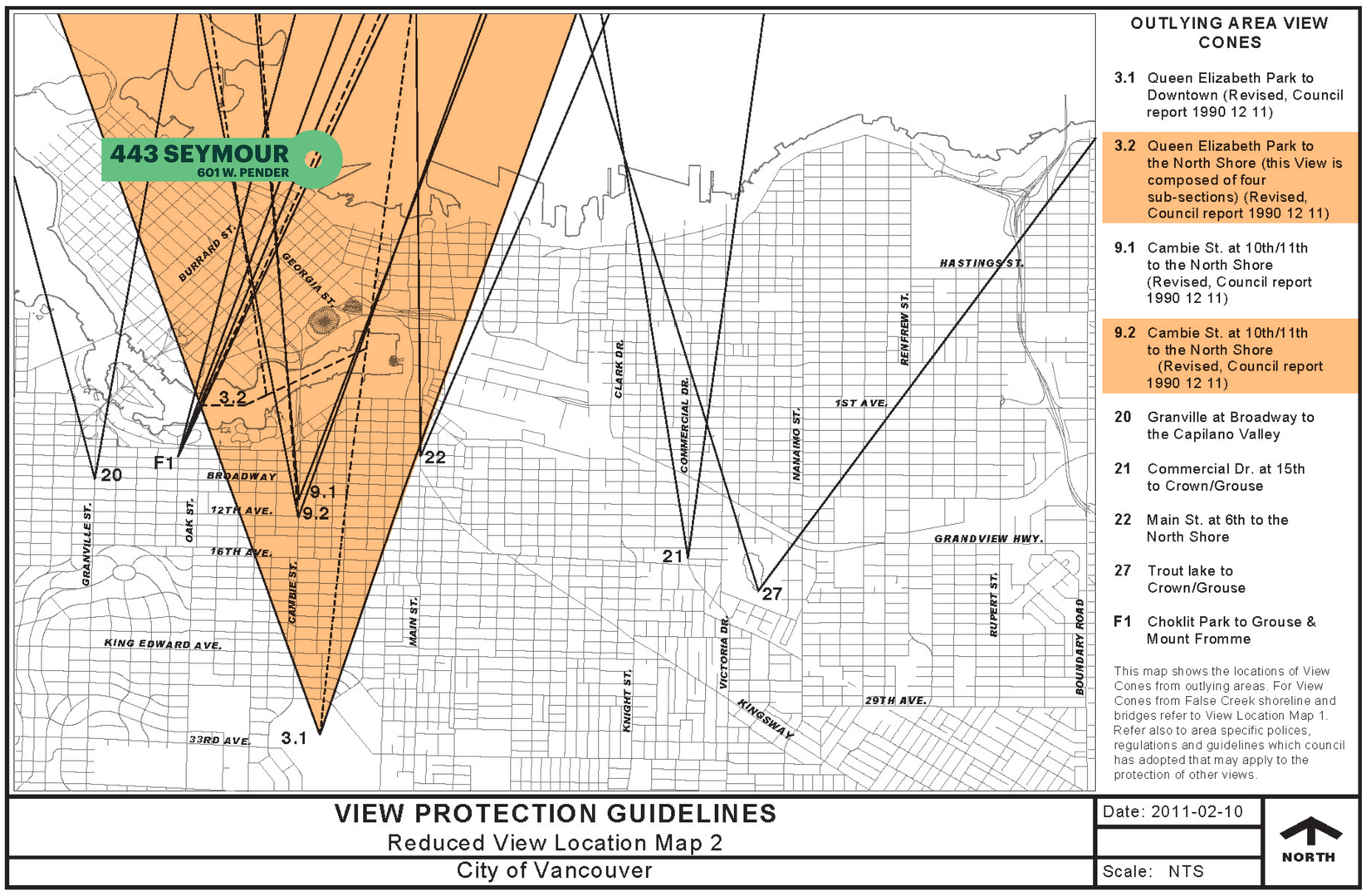
601 W. Pender is at the Intersection of Four (4) Protected View Cones

GOVERNS @ 338.25' *

E1 - Cambie Bridge to Crown/Grouse
- VP - Cambie Bridge 1/3 point

12.2 - Cambie Bridge to Mount Seymour

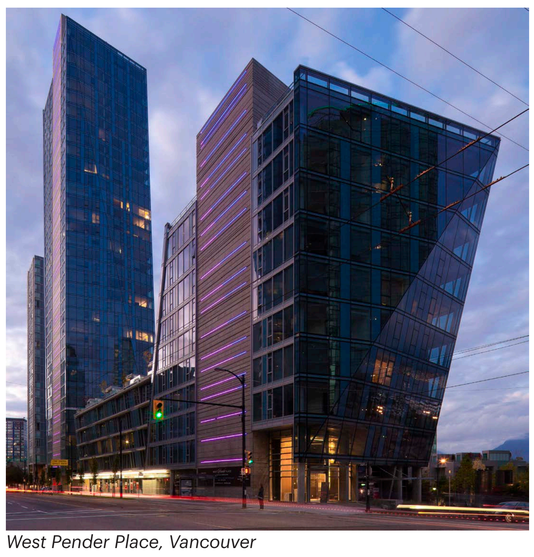
9.1 & 9.2 - Cambie St. to North Shore Mountains
- VP - Cambie St. / 12th Ave.

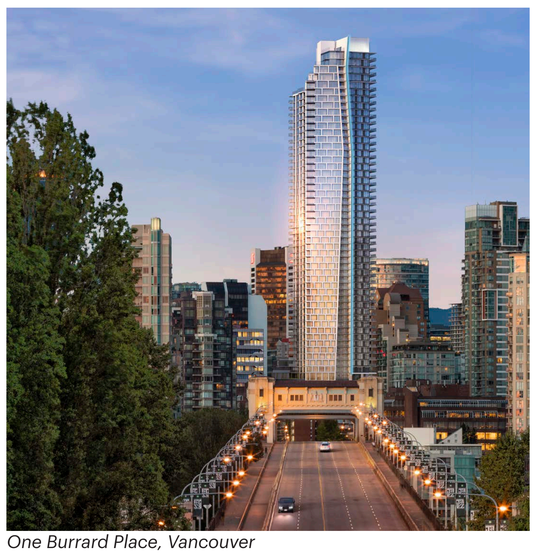


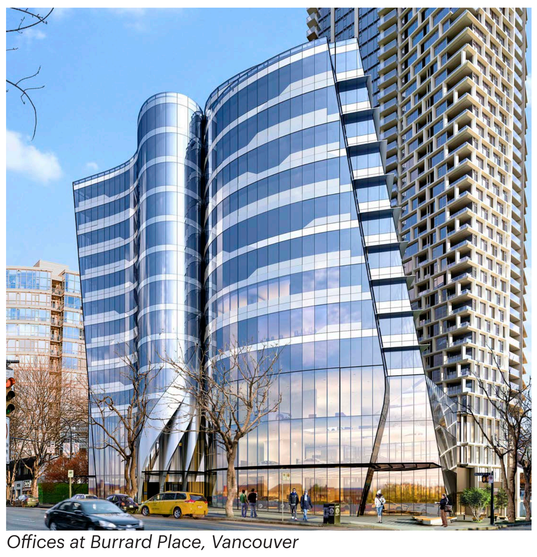
PROJECT TEAM

RELIANCE
PROPERTIES

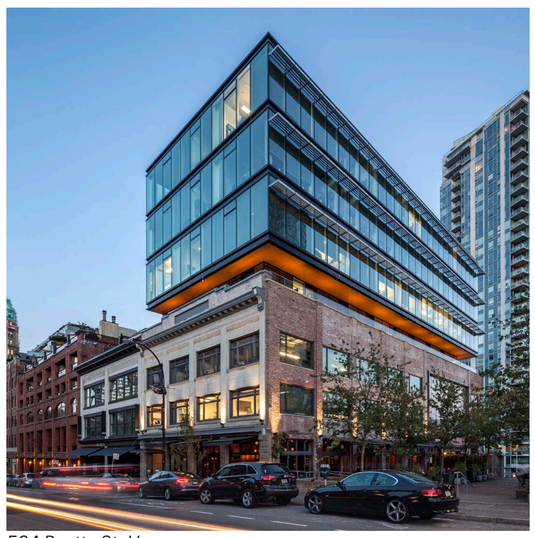
Reliance Properties Ltd. is a privately owned Vancouver company that has been contributing to Vancouver's architectural heritage for more than fifty years.


West Pender Place, Vancouver


One Burrard Place, Vancouver


Offices at Burrard Place, Vancouver


Two Burrard Place, Vancouver


564 Beatty St, Vancouver


744 West Hastings, Vancouver

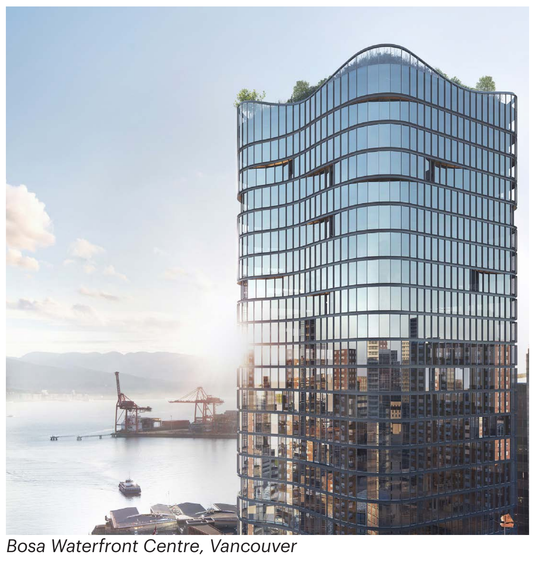
KPF
Kohn Pedersen Fox
Associates PC

+

CHRIS DIKEAKOS
ARCHITECTS INC.

Kohn Pedersen Fox Associates (KPF) is a global architecture design practice with a mission to create buildings and places that reflect and inspire the communities they serve, making a valuable impact on their respective cities.

Chris Dikeakos Architects Inc. (CDA) is a Vancouver based architectural firm dedicated to excellence and the highest level of expertise in both professional and personal service. CDA will be the Executive Architect for the project.


Bosa Waterfront Centre, Vancouver


Station Square Site 6, Burnaby


Pacific Gate, San Diego