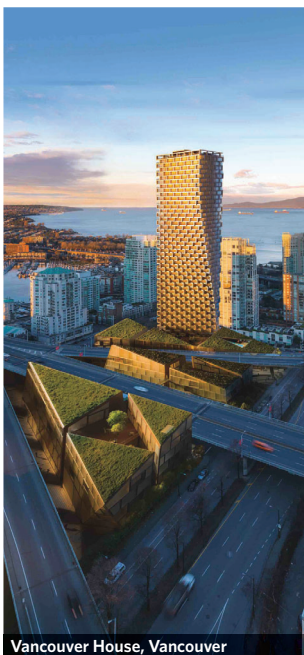


Westbank

We are a practice dedicated to city building and improving the communities we practice in, with a strong emphasis on sustainability and artistry.

Successful city-building requires thoughtful consideration in every detail. We believe in developing strong relationships with neighbourhoods to foster a deep understanding of each project's relationship to the larger city to help guide our planning approach.



Westbank's Contribution to Community Building

Westbank is a proud contributor to Vancouver's growing neighbourhoods through world-class development projects that have also provided significant community benefits.

Over the past decade Westbank has planned some of the City's most recognizable development projects including Woodward's, Vancouver House, and Oakridge Centre. Through the City of Vancouver's Community Amenity Contributions Through Rezoning policy, Westbank has contributed either funding or project on-site amenities.

Examples include:



Class A Heritage restoration of the 108-year old First Baptist Church at Burrard and Nelson.



Funding towards a new public library through 5050 Joyce Street.



Funding towards a new aquatic centre through 969 Burrard Street.



Funding towards affordable housing in the West End through 1550 Alberni Street.

Project Team

Westbank has assembled a highly qualified team.



Westbank | Developer

Established in 1992, with over \$25 billion of projects completed or under development, Westbank is active across Canada and the United States. The main focus of the practice is on large mixed-use projects with great importance on sustainability. The goal of the firm is to create a body of work that is improving the cities we practice in while incorporating a high degree of artistry.



Perkins + Will | Architect

For 5055 Joyce Street, Perkins+Will's Vancouver office is working in collaboration with their Seattle-based team. Perkins+Will is a multi-disciplinary design firm known for design excellence, collaboration and innovation, approaching the challenges of architectural, planning, interior and urban design with a global vision and unmatched resources. The Vancouver office is led by a strong leadership group who provide a range of expertise in corporate/commercial, civic, healthcare, higher education, K-12, and transportation practice areas, including an in-house research department specialized in sustainability.



Hapa Collaborative | Landscape Architect

Hapa Collaborative is a landscape architecture and urban design practice established with placemaking, attentiveness and collaboration in mind. We see each project as an opportunity to partner, dream big and synthesize ideas wrought from many, often opposing, influences. Our goal is to evoke the poetry of the place and in doing so reveal something delightful but perhaps previously unseen.



Bunt & Associates | Transportation Consultant

Founded in 1993, Bunt & Associates is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. Their strengths lie in providing enterprising solutions to urban transportation planning challenges and in assisting their clients in attaining their project goals.

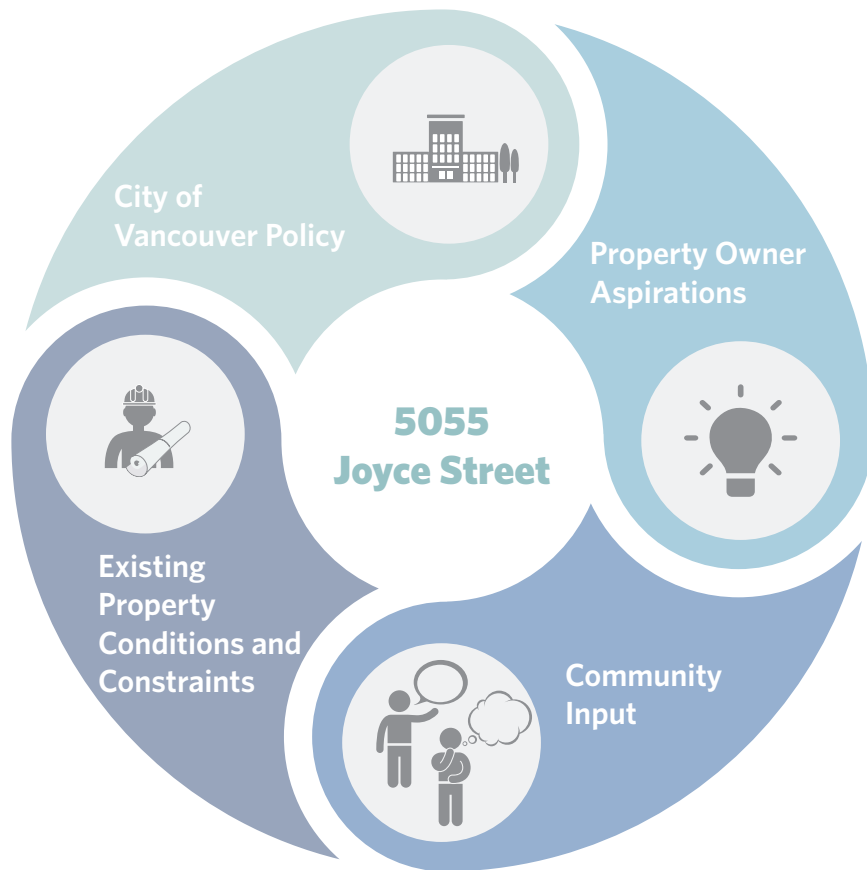


Brook Pooni Associates | Urban Planning Consultant

Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships, and a solid understanding of local perspectives.

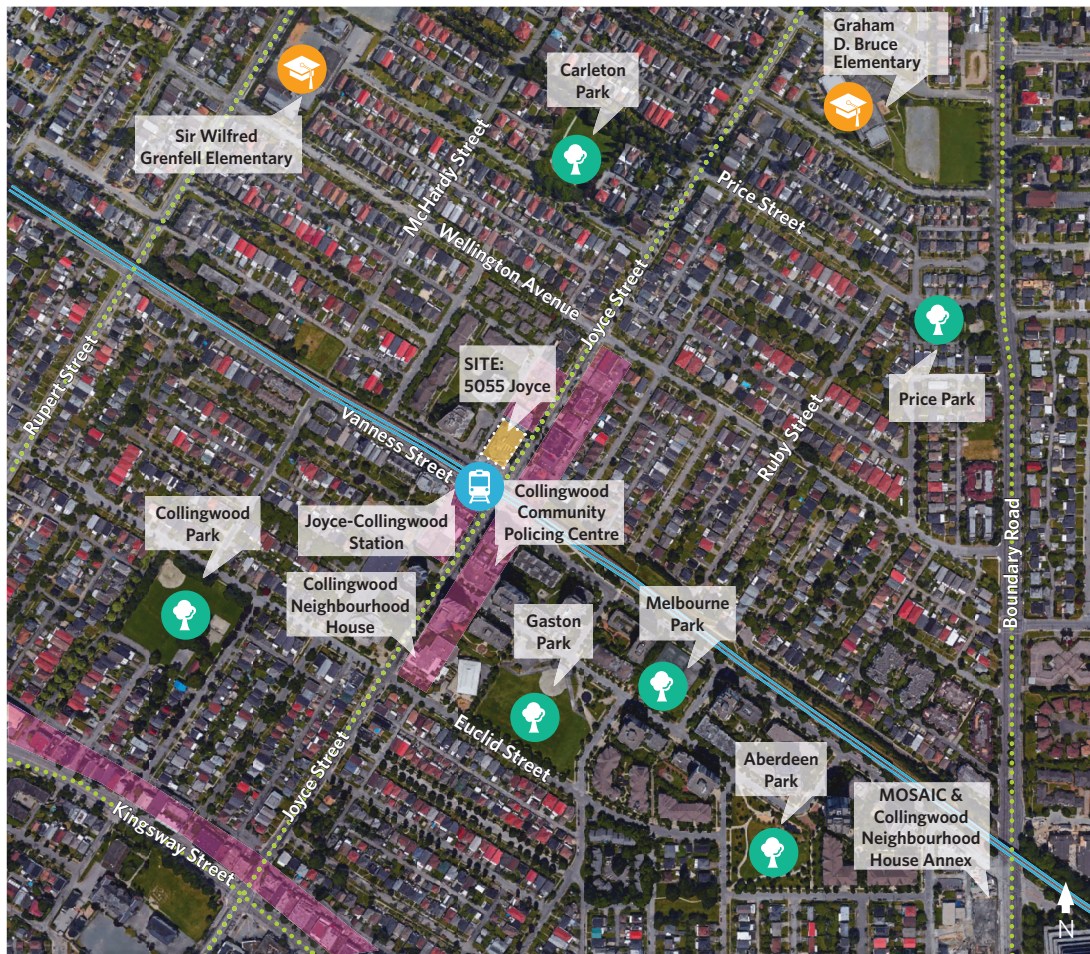
What Informs Plans for Our Proposal?

Plans for the property are informed by City of Vancouver policies, property owner aspirations, community input, and existing site conditions.



Area Context

5055 Joyce Street is located in the Renfrew-Collingwood neighbourhood.



Legend:



Site Context

5055 Joyce Street is located right next to the Joyce Collingwood SkyTrain Station and is close to shops, parks and community facilities.



Neighbourhood Context

The property is located in the Joyce Station Area neighborhood in East Vancouver close to the municipal boundary with Burnaby. The neighborhood character is primarily residential with good access to natural features as well as other local amenities and services and retail along Joyce Street. The area is also part of the broader Renfrew-Collingwood neighborhood of Vancouver.



Transit

Joyce-Collingwood SkyTrain station is part of the Expo Line and is the fourth busiest SkyTrain station outside downtown Vancouver, serving 30,000 passengers every day. The Station is also a transfer point between a number of bus routes with a total of 12,000 daily passengers. The station recently underwent Phase 1 upgrades completed in 2017. Phase 2 is planned in the future and will add a bus loop and improve the BC Parkway connection across Joyce Street.

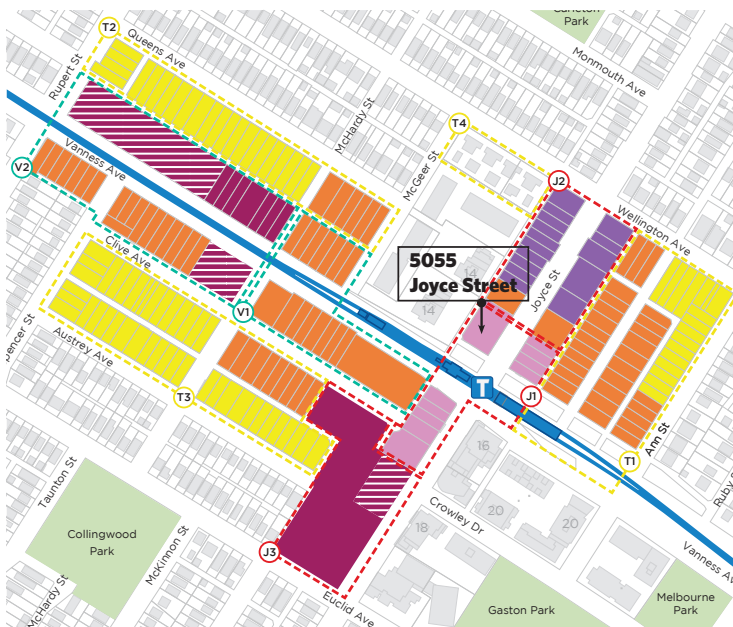
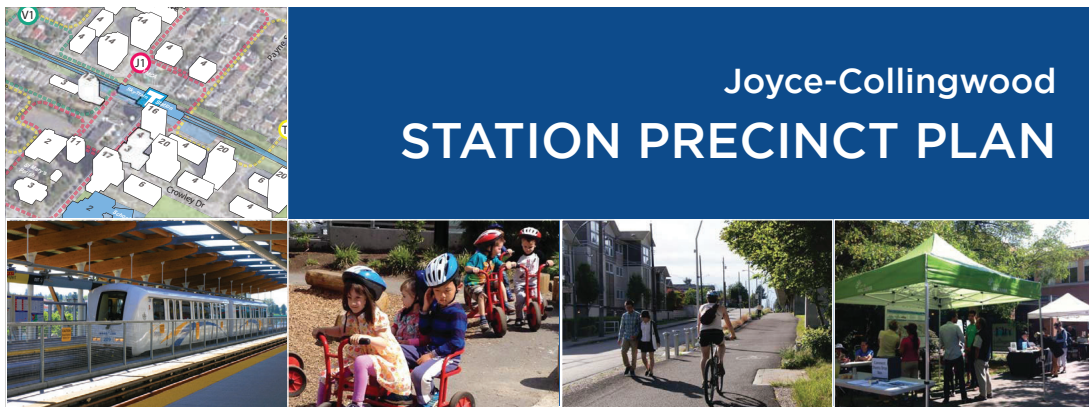


Property Context

The property is located at 5055 Joyce Street, across from the Joyce-Collingwood SkyTrain Station. The property is currently improved with a 3-storey mixed-use commercial building with underground parking. To the west are two residential towers of 14-storeys. To the east is Westbank's 5050 Joyce Street project now under construction. To the south is Joyce-Collingwood Station and to the north are 3-storey mixed-use buildings where taller building are permitted per the Joyce Station Precinct Plan.

Joyce Station Precinct Plan

Approved by City Council in 2016, the Joyce Station Precinct Plan encompasses approximately two city blocks surrounding the Joyce-Collingwood SkyTrain Station and is the result of 18 months of planning and public consultation.



5055 Joyce Street is located at the north-west corner of the Joyce-Collingwood SkyTrain station and as such is designated as a site for a mixed-use high-rise building.

Renfrew-Collingwood in Context

Transit-oriented development has become critical throughout the region to ensure growth takes place in areas well served by transit and services.

The Joyce Station Precinct Plan is an example of transit-oriented development. Compared to other transit stations in the region that have undergone recent planning, Joyce will remain modest in scale.

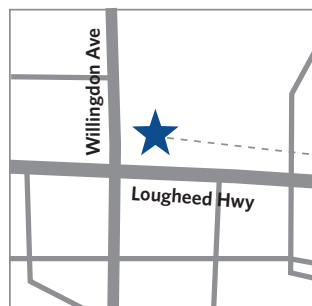
Marine Drive SkyTrain Station, Vancouver

Marine Drive SkyTrain Station area currently has seven high-rises with building heights of 13 to 38-storeys. The Marpole Community Plan designates adjacent areas between 6 to 13+ storeys.



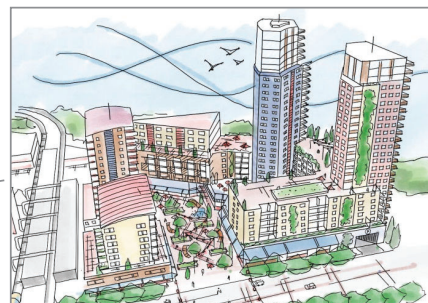
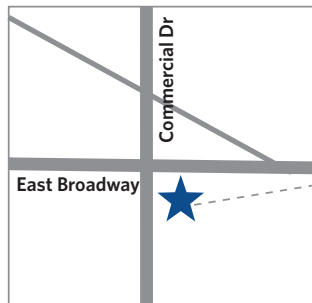
Brentwood SkyTrain Station, Burnaby

Transit-oriented planning around Brentwood Town Centre Master Plan includes 12 residential and commercial buildings that range from 25 to 70-storeys.



Commercial-Broadway SkyTrain Station, Vancouver

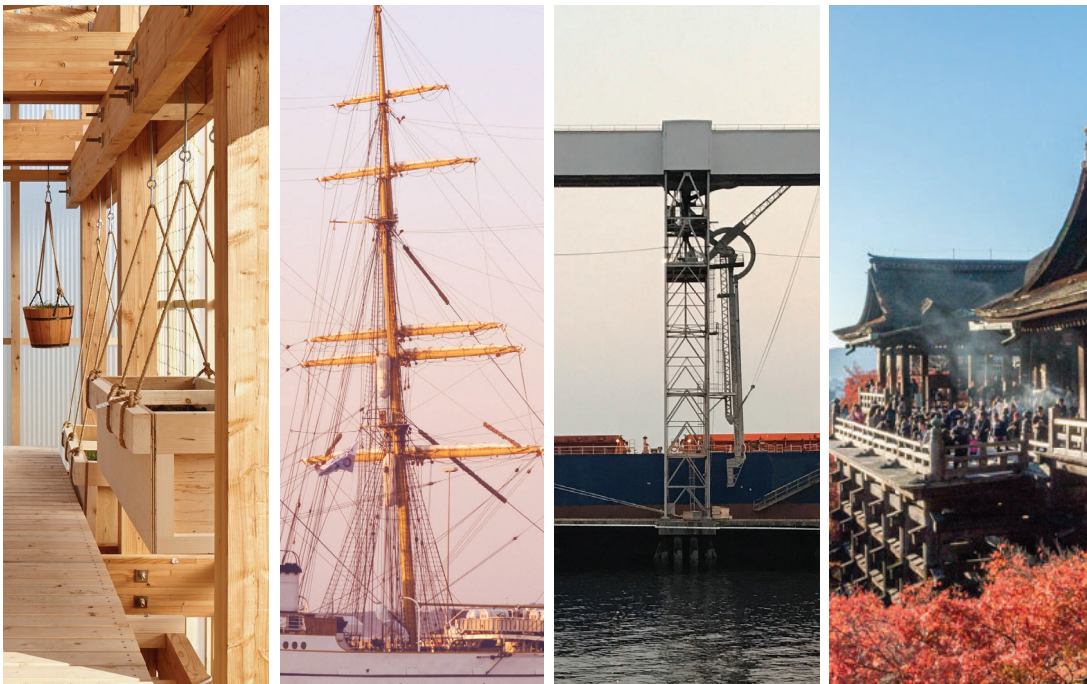
The Grandview-Woodland Community Plan includes heights of 24-storeys at the station and plans for future high density development.



Design Concept

A simple and pragmatic building aesthetic is the result of suspended concrete outdoor platforms connected by steel framing.

The structural steel elements exhibit a nautical aesthetic with tension rods and clevis connections. Motives as seen on sailboats in harbours, where steel cranes display pragmatic and bold engineering solutions, that are highly functional.



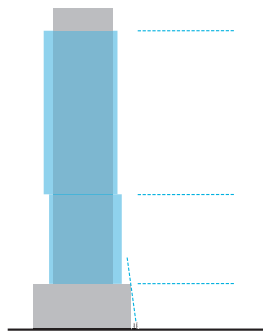
The balconies of varying depth on all sides of the building are the dominant and recognizable design element. The large balconies feature planters and are supported by lightweight steel outriggers suspended via a network of steel cables.

The staggered platforms foster interaction between residents and a sense of community, turning the exterior zone outside the homes into a neighbourhood in itself. These elements break down the larger volume to a human scale and give focus to the individual home rather than the whole.



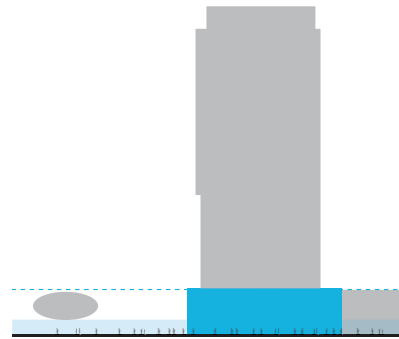
Design Components

The proposed building has been designed to respond to the surrounding context.



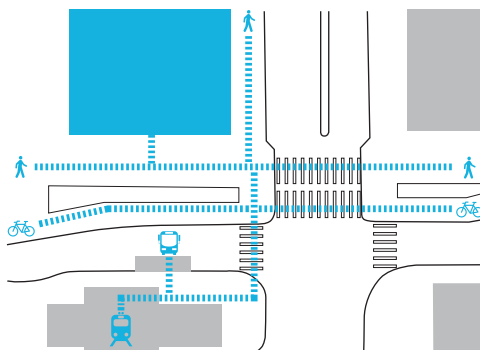
Shift

The lower part of the tower is set back from the podium roof edge. This allows the 4-storey podium to become the noticeable element from the street.



Podium Massing & Pedestrian Retail

The building is broken up into 3 segments, the 4-storey podium, the lower tower and the upper tower. Each of the segments relates in scale to its surroundings. The 4-storey podium relates in height to the residential mixed-use around the site and the elevated skytrain station, while also creating a relationship to the street.



Public Realm

The residential entry faces south towards Vanness Ave and the public realm around the SkyTrain, bus stop and BC parkway. Retail extends along Joyce Street around the corner on Vanness animating the ground level of the building and adding to the vibrancy of pedestrian connections.

The Proposal

Our proposal for 5055 Joyce Street includes a diverse mix of housing, commercial uses along Joyce and Vanness, and public realm improvements.

The proposal includes:

Family-Oriented Housing

Over 50% are 2 and 3-bedroom units while the City's policy only requires a minimum 35%.

Community Amenity Contribution

As a market residential project, this proposal will contribute a community amenity contribution.

Integrated Sustainable Design

Deep balconies with vegetation will function as outdoor living rooms, provide sun-shading, and in summer will help to keep the building cool.

Enhanced Public Space

With additional retail wrapping around to Vanness Avenue, the public space will be animated all day.

Commercial/Retail Space

Adding retail diversity along Joyce Street.

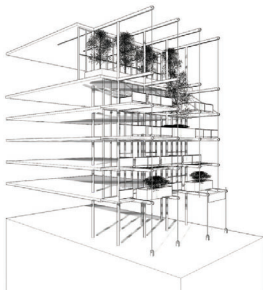


Improved Pedestrian Connection

The connection to the station will be strengthened with increased pedestrian access.

Energy Efficient Design

The building has been designed to respond to the surrounding context while innovative construction will contribute to significant energy savings.



Innovative Balcony Design

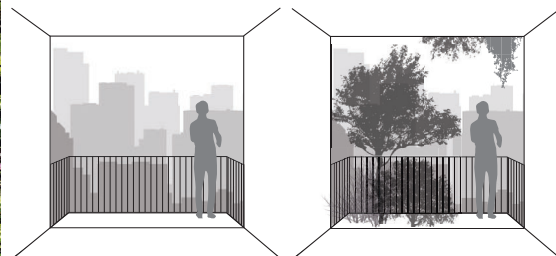
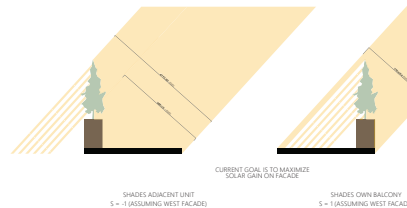
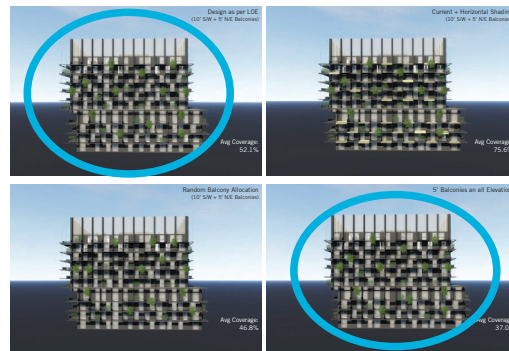
The balconies are an energy efficient innovation. Constructed primarily of steel, in vertical sets of four storeys, they will be prefabricated off-site and suspended on the building. This strategy avoids the thermal bridging that normally occurs when concrete floor slabs are extended through the envelope to form balconies. The resulting energy savings are significant, and will help the project to meet stringent new City of Vancouver energy performance requirements.

Shading

The deep balconies will serve as outdoor extensions to the living rooms, as well as a shading function. Across all facades the balconies and planters are positioned to provide shade and avoid unwanted heat gains by sun-exposure. This natural cooling will reduce summer cooling needs and lower energy use.

Landscape-framed Views

Each home offers a direct connection to the beautiful views of the city, mountains and surrounding land. Each balcony will have planting options which will frame these views for the residents while softening the appearance of the tower in the skyline.



Landscape Design Principles



Activated Public Space

Moveable street furniture, site furnishings and a water feature create an intimate pedestrian-scale street, creating social spaces adjacent to the building where it meets the laneway edge. Use planting and public art to establish a relationship between the Joyce-Collingwood Station and the building.



Integrated Streetscape

The Joyce Street and Vanness Avenue intersection is a complex and critical node for pedestrians, cyclists, transit, and vehicles. Traffic calming devices, including corner bulges and highly visible crosswalk markings can enhance the legibility of the multimodal intersection and enhance safety.



Vertical Forest

Allow the building to rise from a continuous landscaped plane like a tall tree surrounded by groundcover in a forest. Extend the building metaphors of nature and abstract through thoughtful placement of planting and water in select niches.



Indoor to Outdoor Transitions

Create seamless transitions between indoor and outdoor spaces using grading, paving, vertical planting and views. Emphasize transparency into the lobby and retail spaces. The rooftop includes private roof spaces and a shared common patio.

Landscape Plan

The proposal includes enhancements to the streetscape including trees, landscaping and space for everyday enjoyment.



Shared Vehicular & Pedestrian Laneway

A multi-use laneway allows for access between the buildings and Joyce-Collingwood SkyTrain Station. A long wood-topped bench and an opportunity for a linear public art piece will activate the streetscape.



Green Landscaping & Street Trees

Landscaping will include deciduous and evergreen plantings. Tall grasses and plantings will create an indoor/outdoor relationship with the mezzanine and create a comfortable microclimate for the large wood-topped bench.



Public Realm Enhancements

Moveable tables and chairs are in close proximity to the entrance and provide seating for public space. A vertical stone water wall feature and a wood platform bridge over a dry stone feature creates an attractive entry threshold to residential entrances.



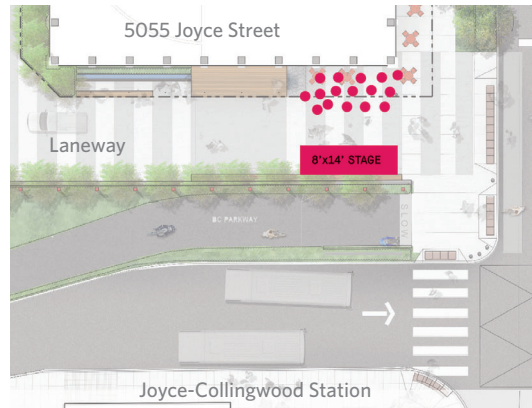
Pedestrian Safety Improvements

Planted curb bumpouts will create a safer pedestrian and cycle connection across Joyce Street. Other traffic calming measures will include steel tactile warning plates, bollards and streetbond pavement coatings that will create a more visible pedestrian crossing.

Laneway Programming

The proposed laneway presents a range of programming opportunities when closed to traffic.

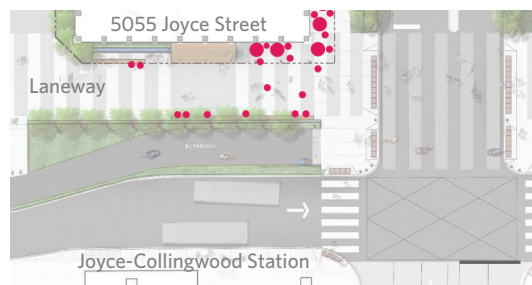
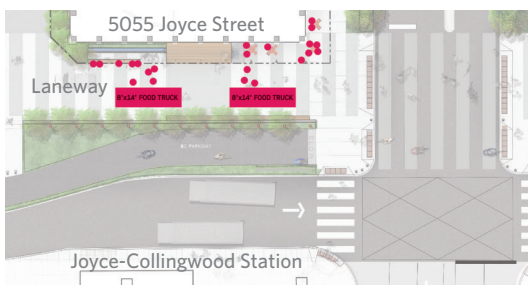
Stage Area



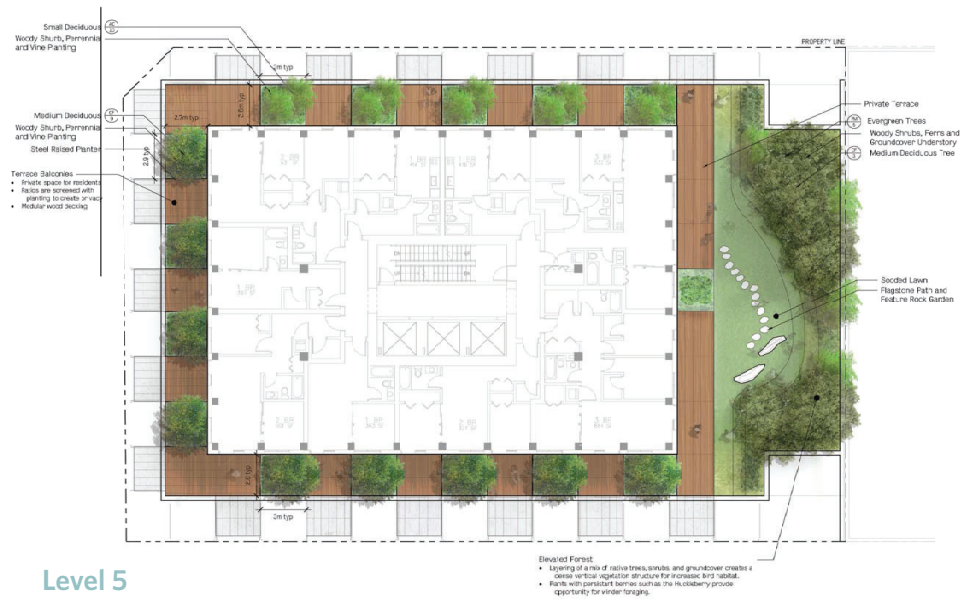
Food Trucks



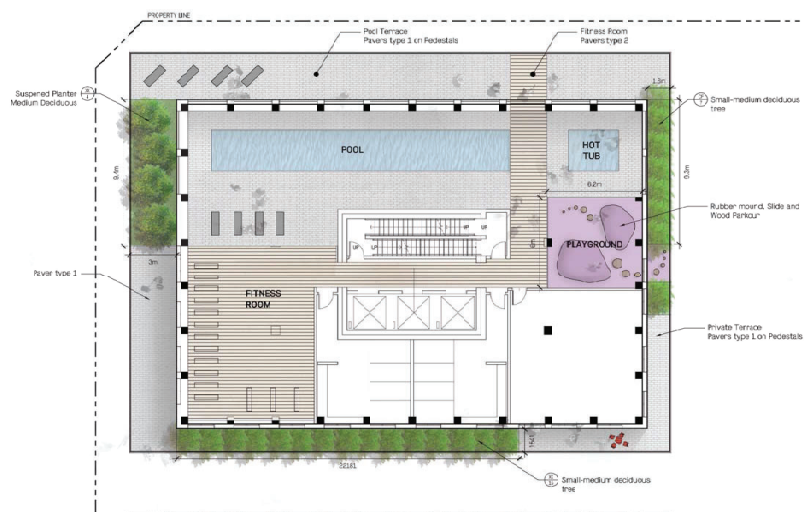
Cafe Spill Out Seating



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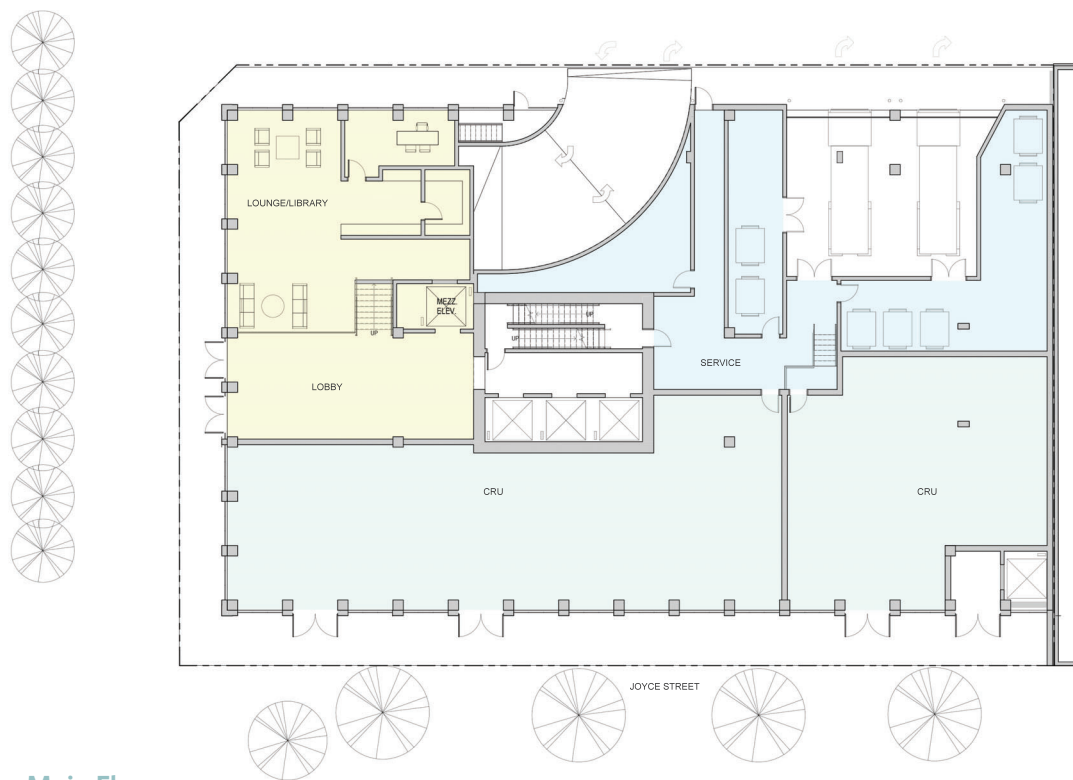


Level 5



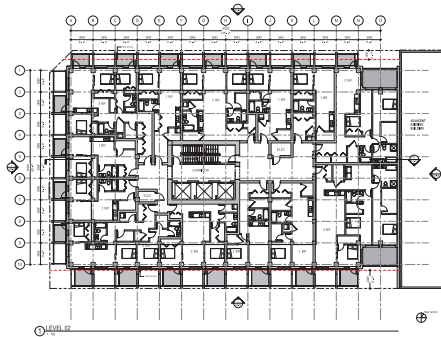
Rooftop

Typical Floor Plans

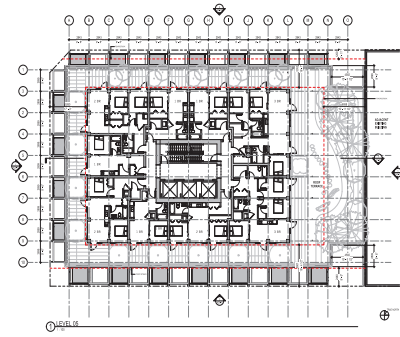


Main Floor

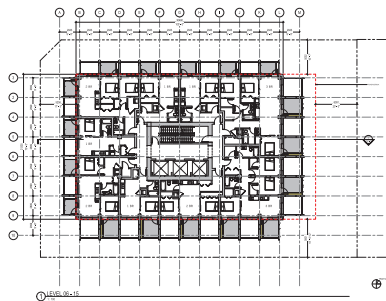
Typical Floor Plans



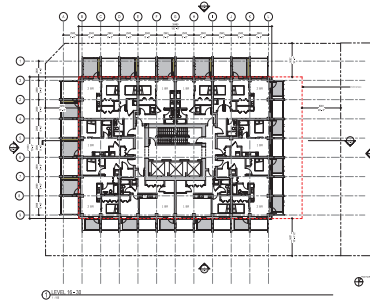
Level 2 - 4



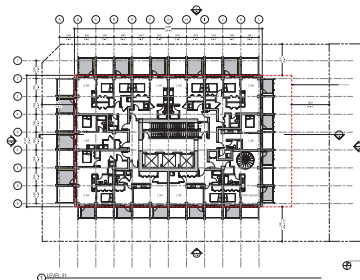
Level 5



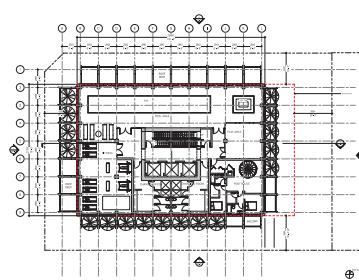
Level 6-15



Level 16-30

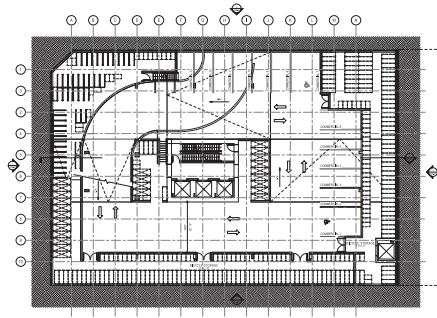


Level 31



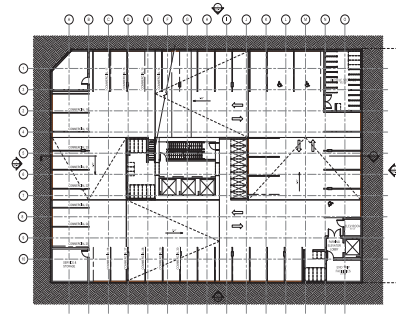
Level 32-Amenity

Parking Plans



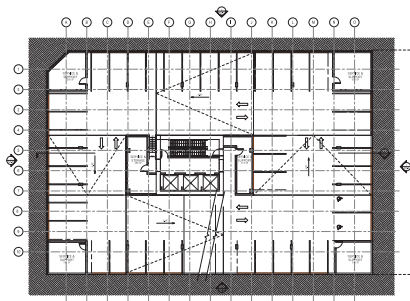
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Level P1



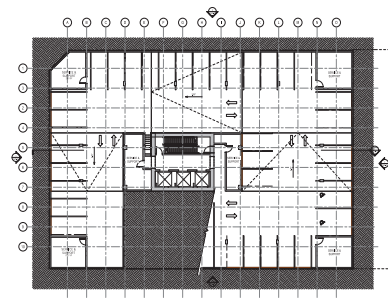
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Level P2



02020003

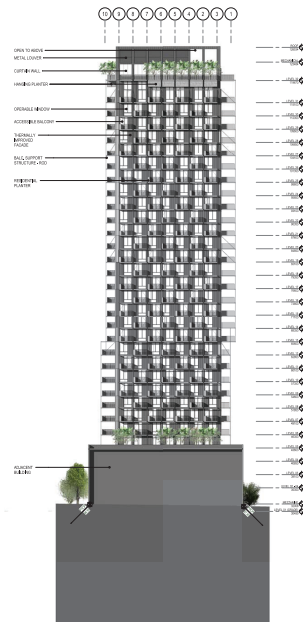
Level P3-P5



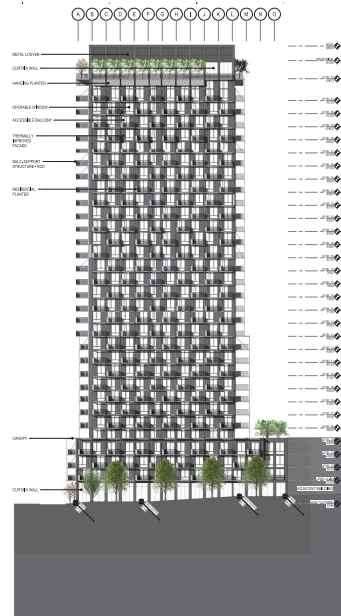
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Level P5+

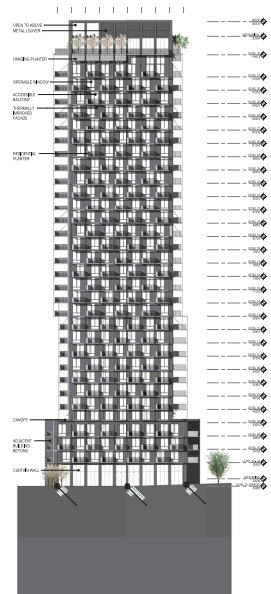
Elevations



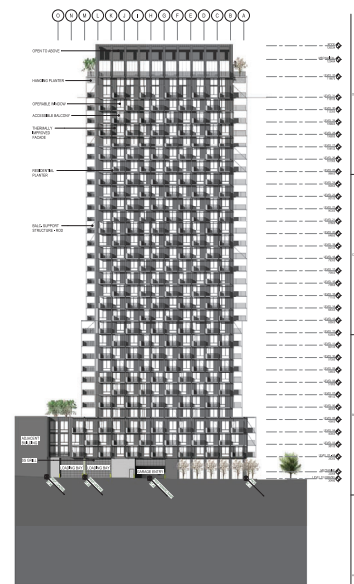
North Elevation



East Elevation

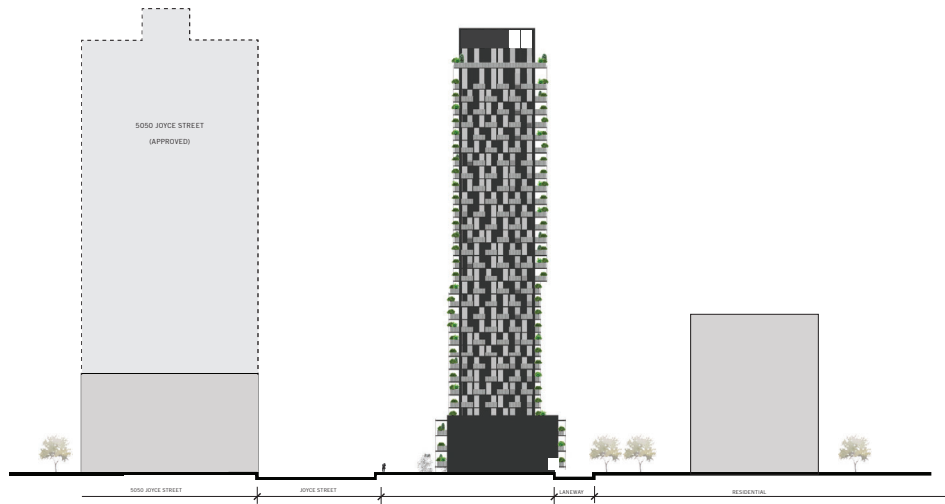


South Elevation

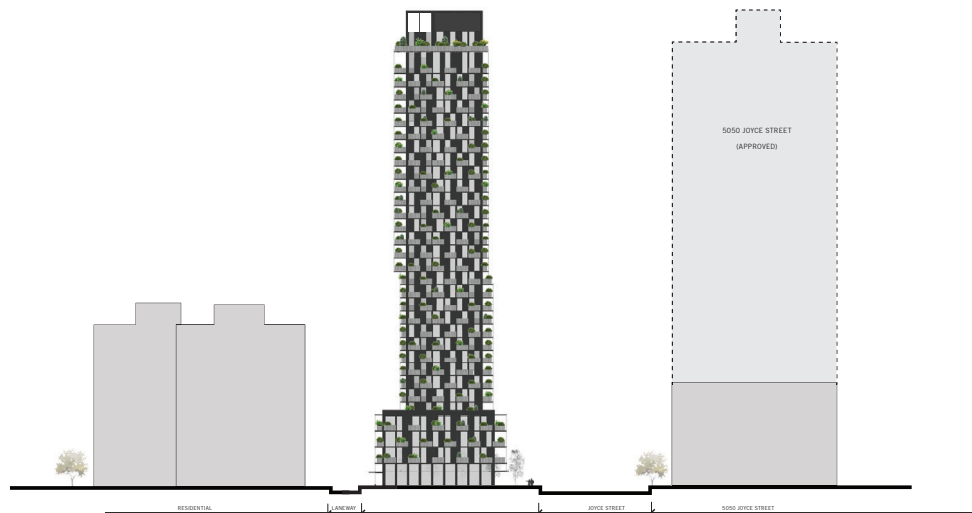


West Elevation

Elevations in Context

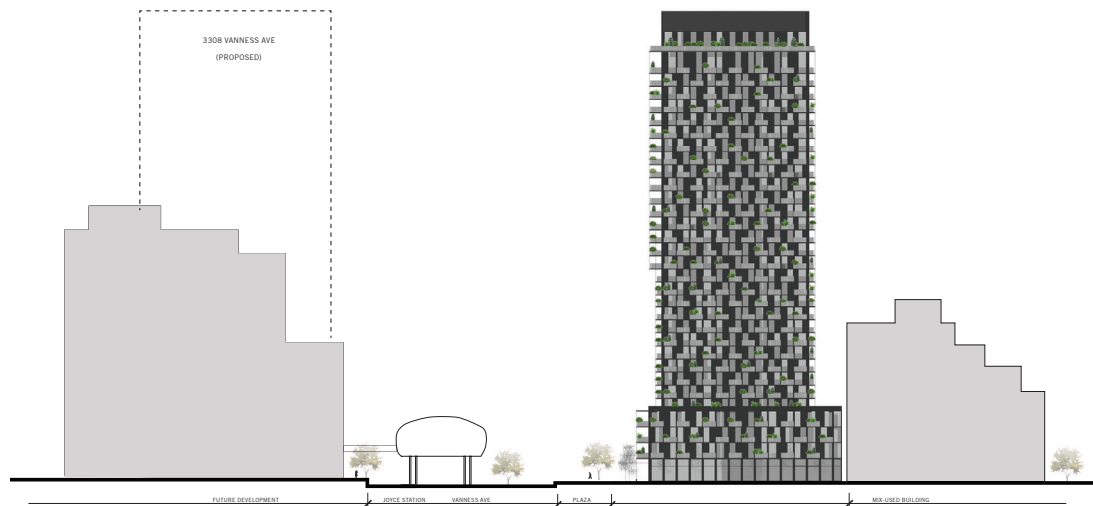


North Elevation

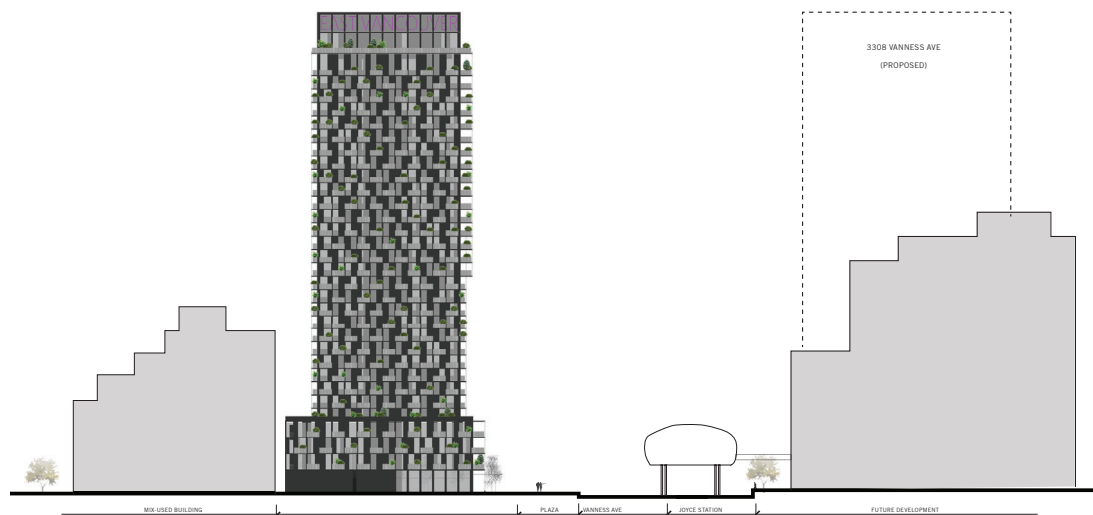


South Elevation

Elevations in Context

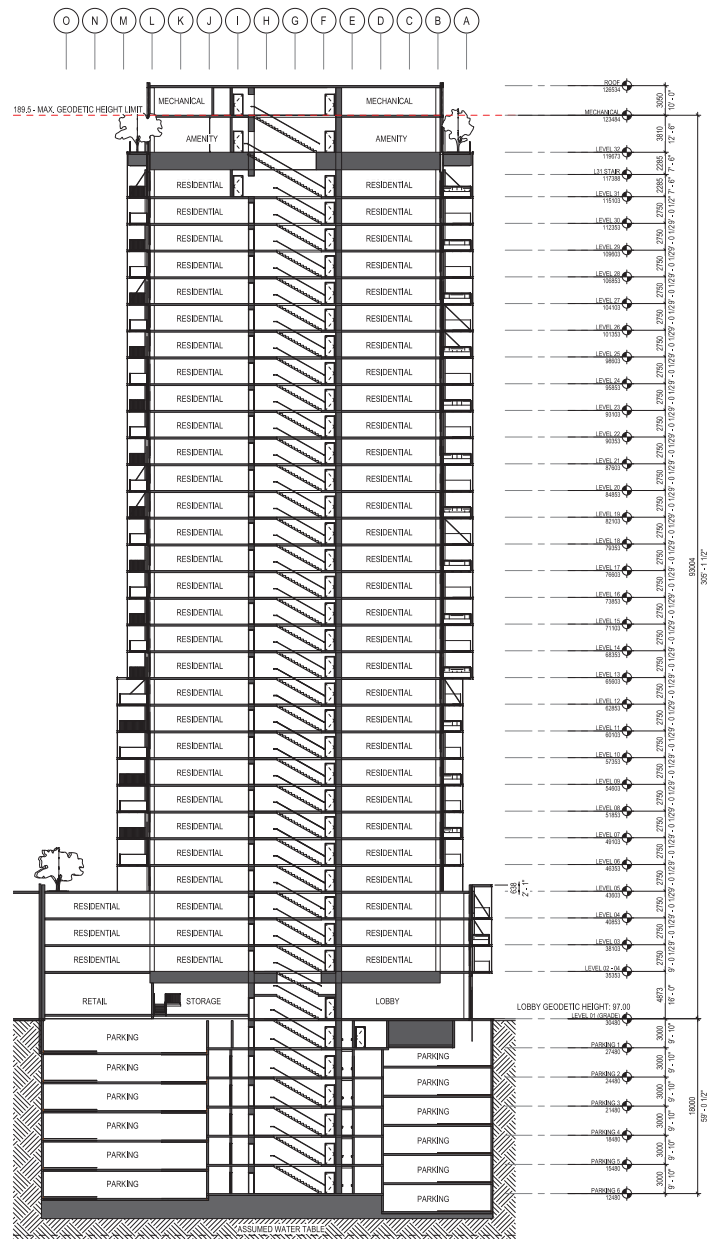


East Elevation

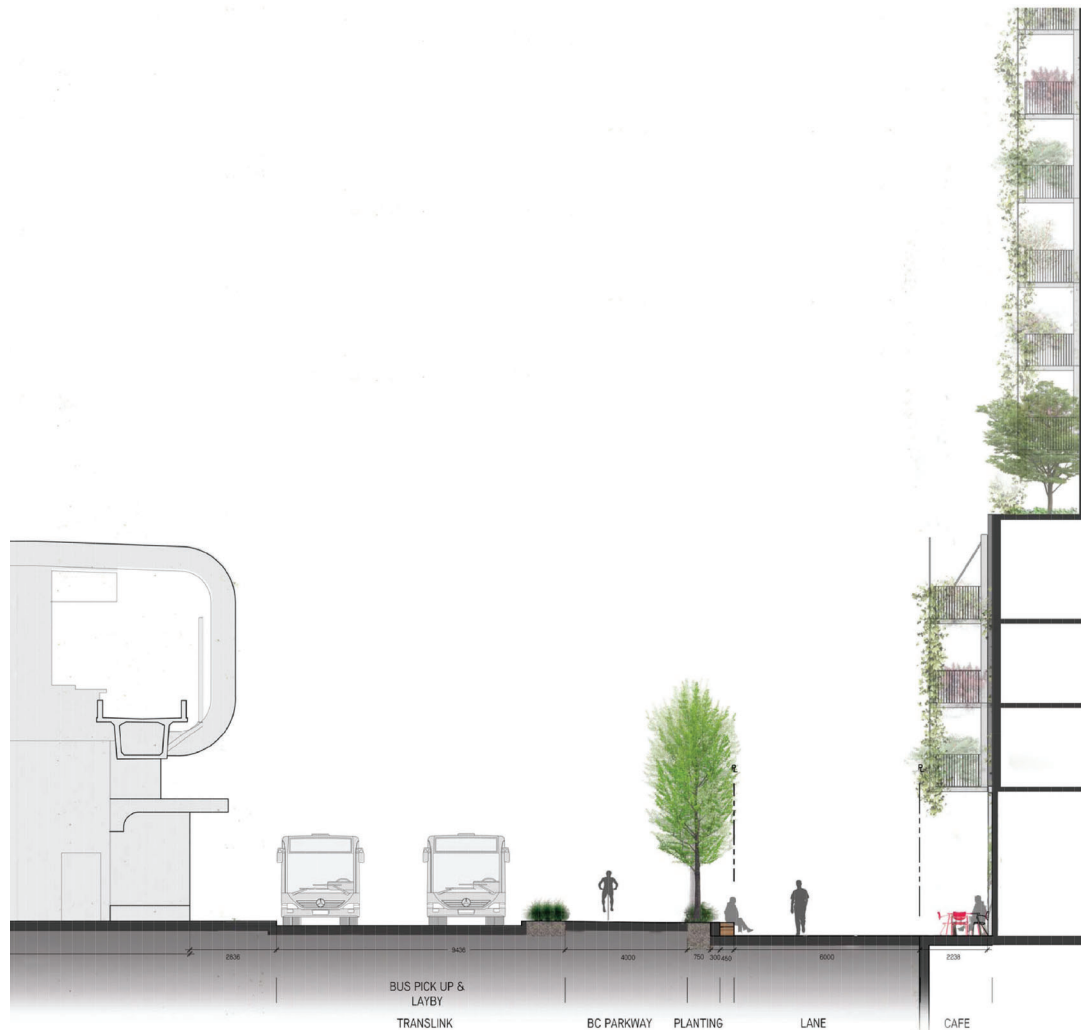


West Elevation

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Landscape Elevation



West Laneway Elevation

Shadow Studies

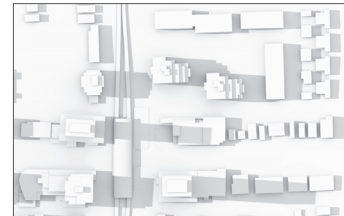
Existing Context



September 21 - 10AM



September 21 - 12PM



September 21 - 2PM

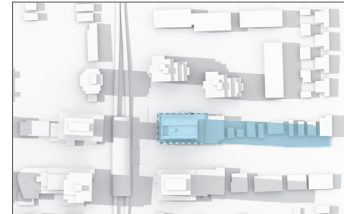
Future Context



September 21 - 10AM



September 21 - 12PM

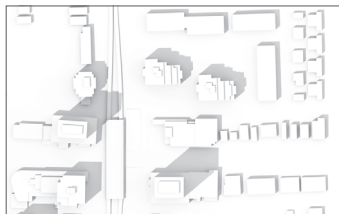


September 21 - 2PM

Existing Context



June 21 - 10AM



June 21 - 12PM

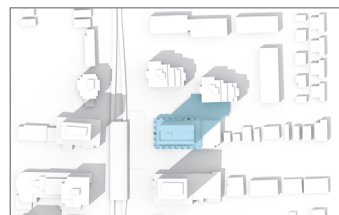


June 21 - 2PM

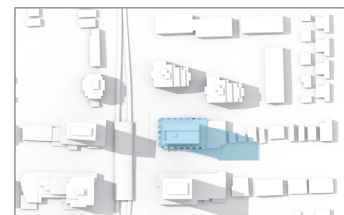
Future Context



June 21 - 10AM



June 21 - 12PM



June 21 - 2PM

Proposal Statistics

FSR with balconies	15.5
FSR without balconies	14.5
Floor Area	248,535 ft ² (23,090 m ²)
Building Height	305 ft (92.96 m)
Geodetic Height	621.72 ft (189.5 m)
Number of Storeys	32
Parking	197 stalls
Loading	2 loading stalls (Class A)
Residential Units	298 Units 1 Bedroom: 49% 2 Bedroom: 40% 3 Bedroom: 11%
Commercial Space	11,081 ft ² (1,029 m ²)



View along Joyce looking North



View along Joyce looking West

STRE

Thank You & Next Steps

Thank you for attending today's open house. Please complete a comment form before leaving.



All comments will be collected by the City and your feedback will continue to help shape our proposal.