

1616-1698 West Georgia

Public Hearing Council Presentation
April 13th, 2021



1616-1698
West Georgia

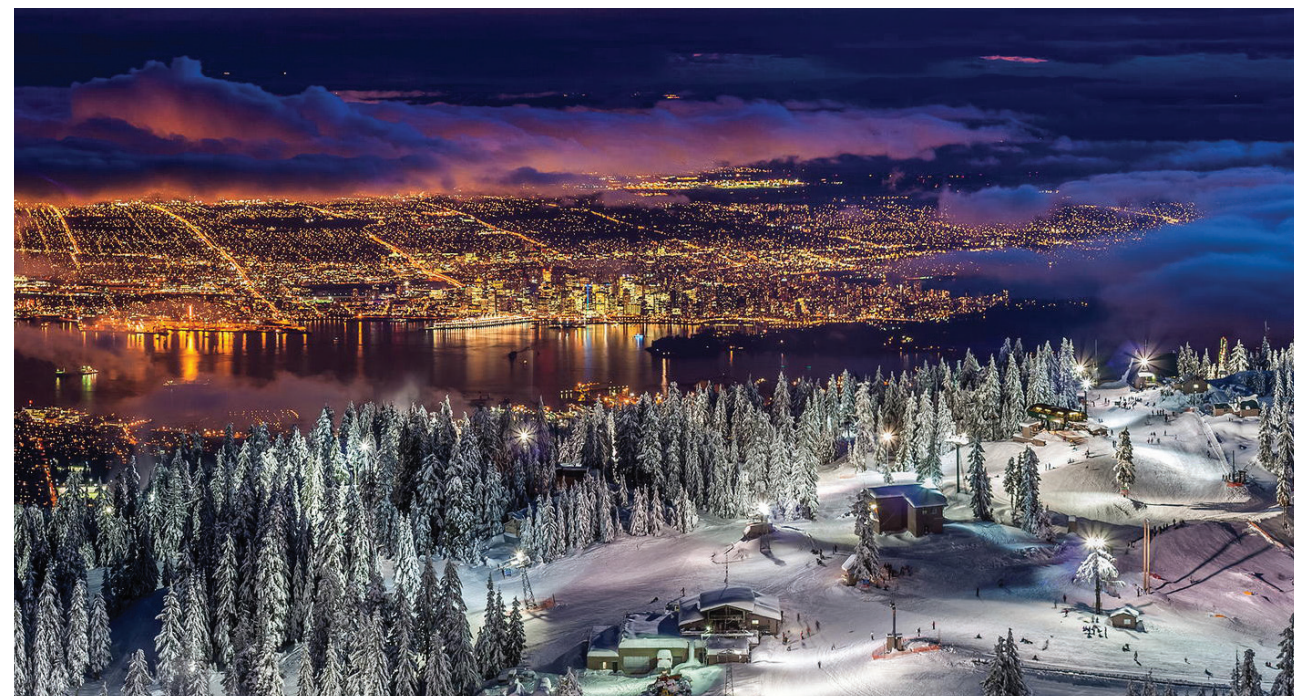
Site Plan + Context



Mountains of Vancouver

Design Rationale

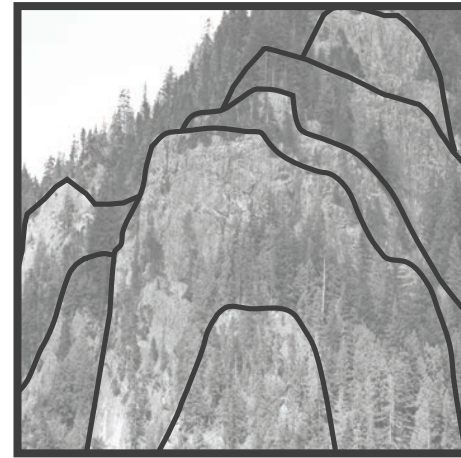
The mountains of Vancouver are a vital part of the city. Standing in close proximity to the city, they are to be admired, explored, and are present in the daily life of people throughout the seasons. Few other cities in the world have such a privilege.



Design Concept

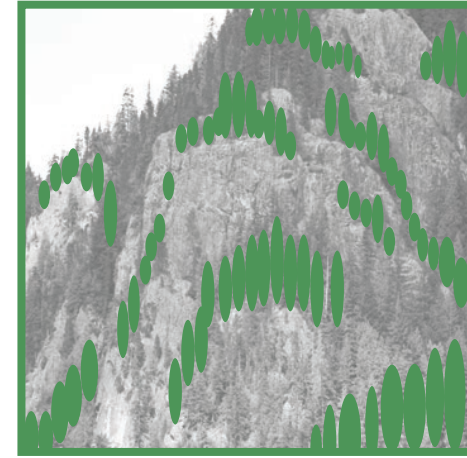
Massing

- Interlocking & Stepping
- Expressive volumetric composition
- Cascading terraces



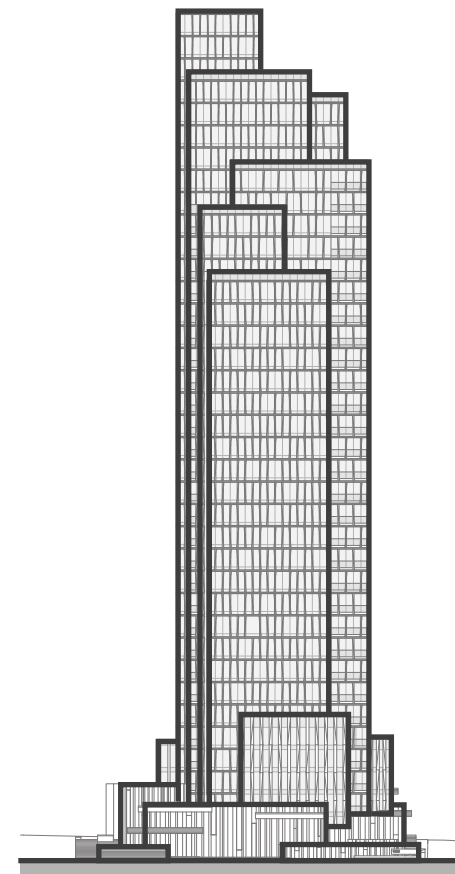
Green

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

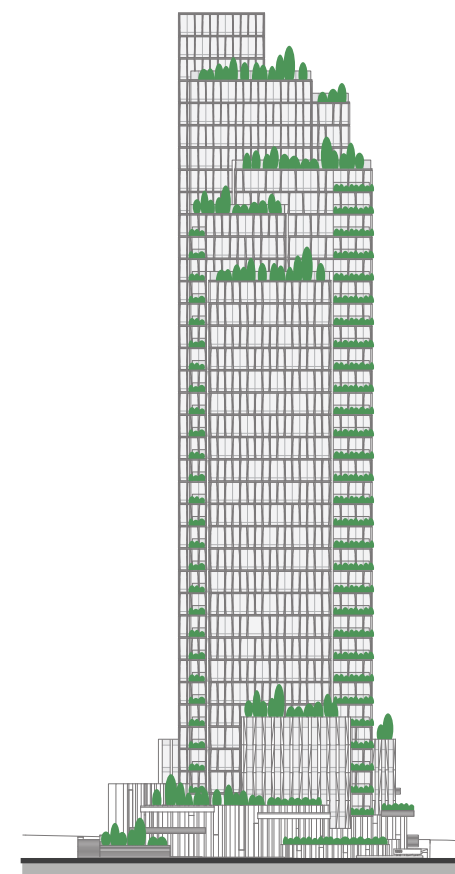


Texture

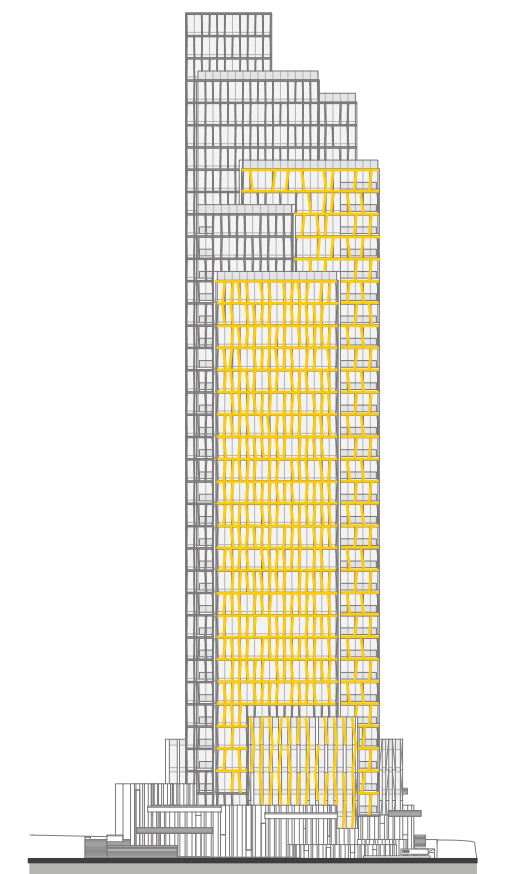
- Organically textured
- Break away from typical glass boxes
- Add warmth & human scale



Stepped Massing



Green Terraces



Organic Texture

Site Plan

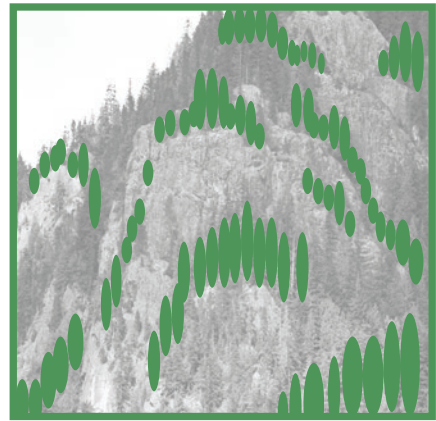
	West End Community Plan / Bylaws	Rezoning Application
Zone	CD-1	CD-1
Building Height	Max. 117.3m (385 ft)	99.25m (326 ft)
Number of Storeys	-	33 levels
Lot Area	-	1,761 sq m (18,955 sq ft)
FSR Area	-	16,528 sq m (177,903 sq ft)
Floor Space Ratio	-	9.39
Amenity	-	278 sq m (2,988 sq ft)
Residential	-	16,528 sq m (177,903 sq ft)
Floorplate max. (Above 60')	511 sq m (5,500 sq ft)	510 sq m (5,490 sq ft)
Number of Units	-	127
Parking	118 stalls + 6 Visitor	207 stalls + 6 Visitor
Bicycle Parking	335 Class A + 7 Class B (Updated Bylaw)	335 Class A + 7 Class B



 Site plan

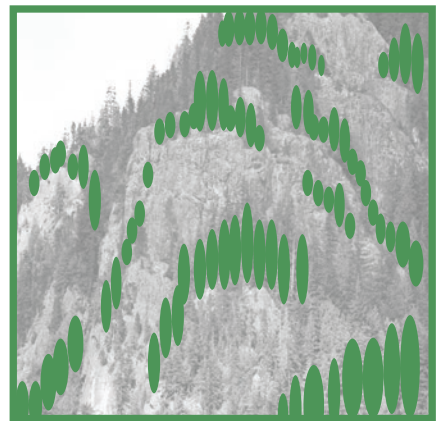
Tower View

From the northwest corner looking southeast



Podium View

From the northwest corner looking southeast



Metal Fins
running up tower to provide texture

Solid Masonry Elements
wrapping podium to mimic organically stepping rock formations

Podium landscape



Enhanced Streetscape with new planting and sidewalks

Lobby Entrance

Public Art (placeholder TBD)

Two-Storey Waterfall

Parkade Entrance off of Bidwell Street

Podium landscape views

View from West Georgia Street/Future Mews



Podium landscape views

View from Alberni Street/Future Mews



COMMUNITY BENEFITS



Community Amenity Contribution (CAC) : \$26.1M

To fund one or more of the following West End Plan priorities:

- To be allocated to the City's affordable housing reserve to increase affordable housing supply
- Create additional childcare space
- Renew recreational facilities including the West End Community Centre



Public Art : Site provides a high visibility stage for public art that will further contribute to the West End's vibrant cultural character.

Enhanced Street Character : Expansion of ground-oriented residential townhome form along Alberni Street.



Mews : Introduction of a landscaped mews will create an accessible pedestrian connection between Alberni and West Georgia Streets.

New Public Realm Improvements : Including bike lanes, street lighting, sidewalks, traffic signals, and landscaping.



1698 W GEORGIA

Podium landscape views

View from Bidwell/Alberni Street



TRANSPORTATION

Traffic+ Parking

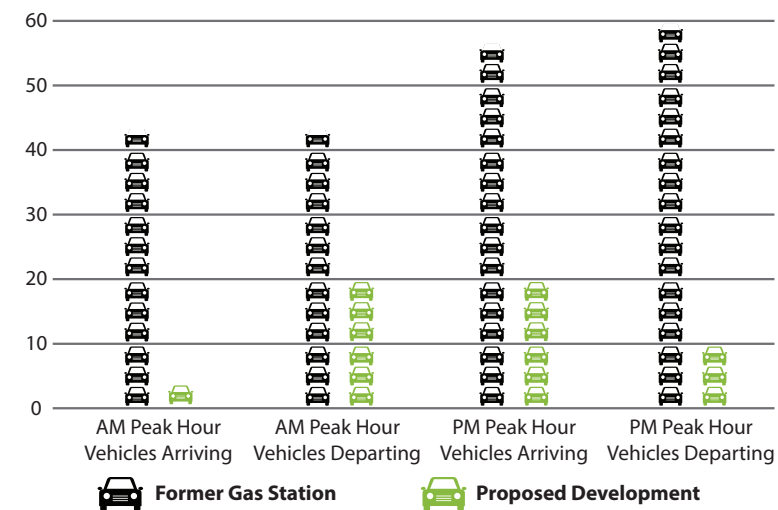
A preliminary transportation analysis was completed to help clarify how the proposal fits within the transportation context for the area.



TRANSPORTATION CONTEXT:

1698 West Georgia Street is located within the Georgia Street Corridor adjacent to active bicycle, public transit and road networks.

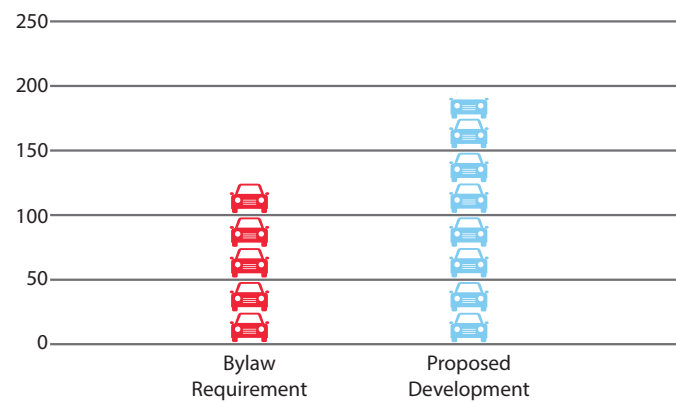
- Bike lanes can be found fronting the site along West Georgia Street and Alberni Street to Stanley Park.
- Alberni Street and Bidwell Street are both pedestrian friendly streets with West Georgia Street providing a walking connection to Stanley Park, the Seawall and Coal Harbour.
- A bus stop with frequent service is located on the West Georgia frontage.

VEHICLE TRIP SUMMARY



		
AM Peak Hour Vehicles Arriving	41	4
AM Peak Hour Vehicles Departing	41	19
PM Peak Hour Vehicles Arriving	55	19
PM Peak Hour Vehicles Departing	57	11

RESIDENTIAL PARKING



	 Bylaw Requirement	 Proposed Development
Residential Parking Counts	124	213

The **213** parking spaces provided on site **exceed the Zoning Bylaw requirements**.

The development would provide **more parking per unit** than required.



PARKING

A total of 213 stalls are planned for the proposed development. This exceeds the minimum parking requirements outlined in the City of Vancouver's Parking By-Law.

VEHICLE TRIPS

The proposed development will generate fewer vehicle trips than the former gas station and therefore no material impact to the traffic operation of the local street network is anticipated.

BICYCLE PARKING

A total of 342 bicycle parking stalls for residents will be provided.

GEORGIA CORRIDOR

- Building height should not exceed view corridor limits(except in accordance with the General Policy for Higher buildings). However, Where not restricted by view Corridors, building heights can be considered up to a maximum of:

- Area 'A': 117.3 metres(385 feet)
- Area 'B': 152.4 metres(500 feet)
- Area 'C': 213.4 metres(700 feet)
- Area 'D': 167.6 metres (550 feet)

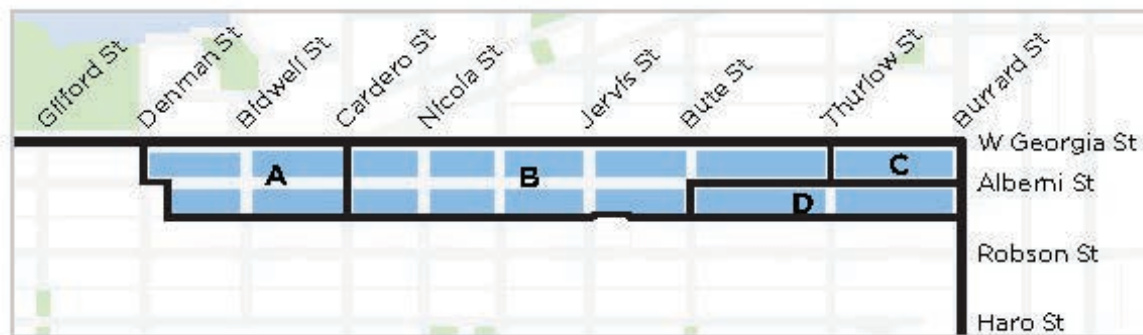
Building Heights are subject to other Council-approved policies, guidelines, by-laws and urban design considerations, and a minimum site frontage of 39.6 metres (130 feet). Development proposals with frontages of less than 39.6 metres (130 feet) can be considered at the discretion of the Director of Planning, where these proposals include contributions to the Public Benefits Strategy, including secured market rental or social housing.

- Maximum densities will recognize urban design considerations on a site by site basis.
- To maximize views and sunlight on sidewalks, residential floor plates above the podium level(s) should not exceed :
 - Area 'A' : 511 square metres (5,500 square feet)
 - Area 'B' : 603.9 square metres (6,500 square feet)
 - Area 'D' : 696.8 square metres (7,500 square feet)
- In Areas 'A','B','C' and 'D', rezoning applications to increase density can be considered. Where an application includes a residential component(only outside the CBD), density increases will be considered to support the Public Benefits Strategy(See 17.0 Public Benefits Strategy).
- Strengthen Alberni Street(Burrard Street to Bute Street) as an emerging retail district.



Looking southeast down West Georgia Street(Credit:Jullius Reque on Flickr)

GEORGIA CORRIDOR : Areas 'A','B','C' and 'D'

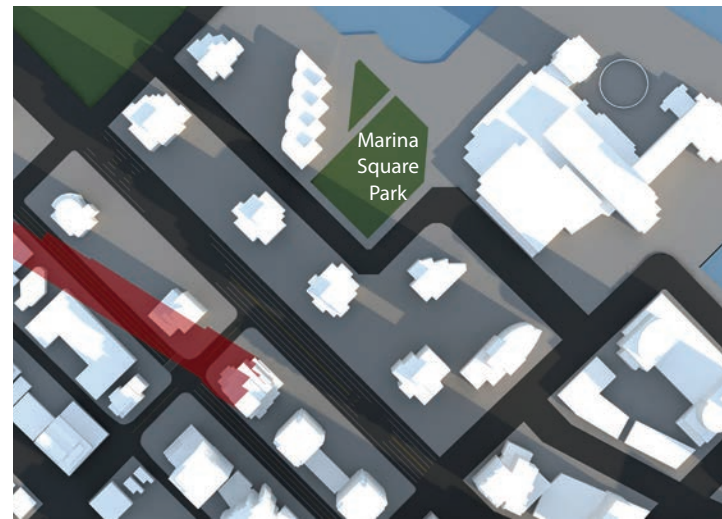


WEST END COMMUNITY PLAN

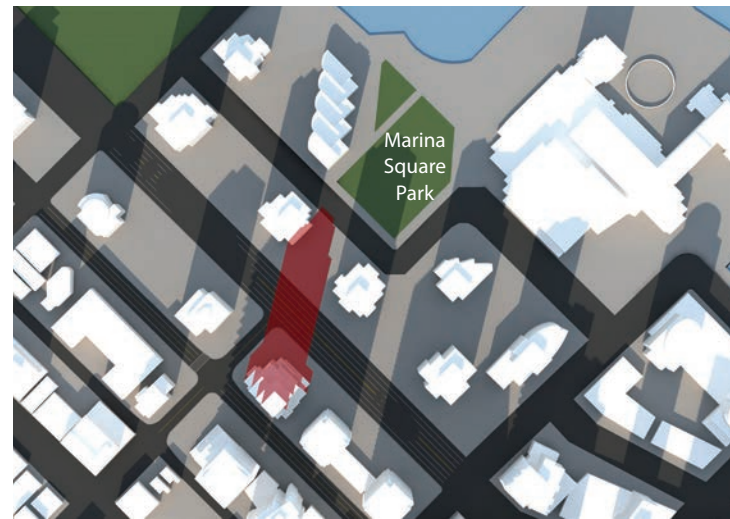
SHADOW STUDY

Detailed shadow studies have been prepared to better understand the impact of the project on the surrounding context to minimize shadowing and to preserve access to daylight. The stepped massing of the proposed building has been designed to respond to the need for sunlight on Marina Square Park.

EQUINOX - MARCH 22 (SPRING)



March 22 - 10:00am



March 22 - 2:00pm



March 22 - 12:00pm



March 22 - 4:00pm

EQUINOX - SEPTEMBER 22 (FALL)



September 22 - 10:00am



September 22 - 2:00pm



September 22 - 12:00pm



September 22 - 4:00pm

Anthem
Suite 1100 Bentall IV
1055 Dunsmuir St
Vancouver, BC V7X 1K8

November 1, 2018

City of Vancouver,
Planning and Development Services Department
West Annex
515 West 10th Avenue
Vancouver, BC V5Z 4A8

Project Name: 1698 W. Georgia Street, Vancouver, BC
Re: Rezoning Application: Sustainability Design Strategy, Letter of Commitment

To Whom It May Concern,

Anthem, the developer (owner) for 1698 W. Georgia, in Vancouver, will follow the City of Vancouver Green Building Policy for Rezoning: **Option B: Low Emissions Green Buildings**. We commit to address each of the following requirements:

- **B.3 Airtightness:** we commit to meet or exceed an airtight building targeting the City of Vancouver air tightness requirement for whole building air tightness (2.0L/m² @75 Pa) and suite air tightness (1.2L/m² @50Pa). We will conduct both a whole building air tightness test and suite airtightness testing. Suite testing will be completed on 10% of the first 100 units and 5% of additional units beyond the first 100, for a total of 127 residential units (the project will have a total of 122 units and 5 townhomes).
- **B.4 Enhanced Commissioning:** we commit to include a Commissioning Authority in our project team, who will implement an enhanced commissioning process for all building energy systems, which will be completed in accordance with ASHRAE Guideline 0-2005 and 1.1-2007.
- **B.5.1 Energy System Sub Metering:** we commit to provide separate master metering for each energy utility (e.g.; electricity, gas, etc.) as well as sub-metering of all major energy end-uses, and major space uses within the building. Major energy end-uses metering may include domestic hot water, space heating, make-up air heating, fans, lighting, plugs, EV charging stations. We commit to reviewing sub-metering for other major uses such as parkades, common amenity spaces, and other spaces that differ from the primary space type of the building. This will be completed with the mechanical engineer. Individual suites will not be metered separately.
- **B.5.2 Energy Reporting:** we have engaged Light House Sustainable Building Centre to input the project data into Energy Star Portfolio Manager account, including general information of the building. Anthem Group commits that the project will set up meters for all energy utilities which will service this project. Likewise, we will enter into an agreement with the City of Vancouver, on terms and conditions acceptable to the City, requiring us to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems for a period of at least three years after occupancy. This will be arranged with the Strata and future property management company.

- **B.6.1 Refrigerant Emissions:** We commit to provide calculations and reports on the life-cycle equivalent annual carbon dioxide emissions of the building, in kgCO₂e/m², from the emission of refrigerants, if the system is in excess of 35 kW.
- **B.6.2 Embodied Emissions:** we have engaged Light House to calculate and report the life-cycle equivalent carbon dioxide emissions (i.e.: global warming potential impact, or “embodied carbon”), in kgCO₂e/m², as calculated by a whole-building life-cycle assessment (LCA). The report will also calculate lifecycle emissions kgCO₂e and annual intensity kgCO₂e/m²/yr. Refer to the Sustainable Design Strategy issued for Rezoning for a summary of initial results.
- **B.7 Direct Ventilation:** we commit to provide, through the design and construction, outdoor air directly to all occupiable spaces. The system will allow for designed flow rates to be tested and verified at the occupiable space level as part of the enhanced commissioning process.
- **B.8 Low Emitting Materials:** we commit to minimize VOC and added Urea Formaldehyde emissions in interior building materials selected for this project. Any carpets will meet Green Label Plus. All hard surface flooring will comply with Floor score or Green Label, as applicable. All interior applied adhesives, sealants, paints and coatings will apply to applicable referenced standard maximums.
- **B.9 IAQ Testing:** we commit to conduct indoor air quality testing for formaldehyde, particulates, ozone, total volatile organic compounds, and carbon monoxide prior to occupancy, and report results to the City as compared to acceptable target concentration levels and standards. Suite testing will be completed on 10% of the first 100 units and 5% of additional units beyond the first 100, for a total of 127 units.
- **B.11 Resilient Water Access:** we commit to provide a potable water access point, located on a lower floor, by integrating a water filling station at grade, which can function from flow using residual city water pressure.

The project strives to achieve the requirements set forth in the revised City of Vancouver Green Rezoning Policy, following **Option B: Low Emission Green Building**, which supports the overall City of Vancouver’s Zero Emission Building Plan vision.

Sincerely,



Riaan De Beer
Vice President of Development