

# TOWER RENDERING

## West Georgia



# ANTHEM

## Proven Community Builder



Founded 27 years ago, Anthem is a team of 375 people driven by creativity, passion and direct communication.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. We are Growing Places.



### PROFESSIONAL CONSULTING TEAM



#### Kohn Pedersen Fox | Design Architect

A globally unified architectural practice. Founded in 1976, Kohn Pedersen Fox Associates (KPF) has built a portfolio of iconic international landmarks, earning a reputation as one of the world's pre-eminent architectural firms.

Headquartered in New York City with over 600 employees led by 23 principals, the firm has offices in London, Shanghai, Hong Kong, Seoul and Abu Dhabi. The firm has received numerous prestigious awards for a collection of work located across over 40 countries.



#### Chris Dikeakos Architects Inc. | Architect of Record

Chris Dikeakos Architects Inc. is an award winning architectural firm dedicated to excellence and the highest level of expertise in both professional and personal service. CDA's popular appeal and the uniqueness of its projects has positioned the firm as one of North America's leaders in multi-unit and hi-rise residential design.

Highly respected for its proficiency in all facets of the design process, CDA surpasses its clients' needs and tailors its solutions from start to finish including concept and design development, construction drawings and site services, site capacity studies, master planning, urban design and rezoning work.



#### PFS Studio | Landscape Architect

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over thirty years (formerly as Phillips Farvaag Smallemberg) and produces its award winning work from its Vancouver studio through a strategically allied joint enterprise in China.



#### Bunt & Associates | Traffic Engineers

Bunt & Associates is a Canadian transportation planning and engineering consultant; they are able to provide enterprising solutions to transportation planning and traffic engineering problems to contribute to building connected and sustainable communities. Bunt was founded in 1993 in B.C. and has expanded to encompass B.C., Alberta and Northern Alberta.



# KOHN PEDERSEN FOX (KPF)



Kohn Pedersen Fox Associates (KPF) is a global architecture practice dedicated to clients that represent the most forward-thinking companies and institutions around the world - visionaries that believe that value is not just producing return on investment but also in contributing to our urban environment and communities.

Their portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to civic cultural spaces to educational facilities. Driven by individual design solutions, their mission is to create buildings and places of the utmost quality and contextual sensitivity, providing a valuable impact on their cities.



# WEST END COMMUNITY PLAN

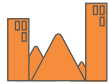


The West End Community Plan and the Built Form Guidelines were adopted by Council in 2013 and provide the framework used to guide positive change, development, and community benefits.

## WEST END BUILT FORM GUIDELINES



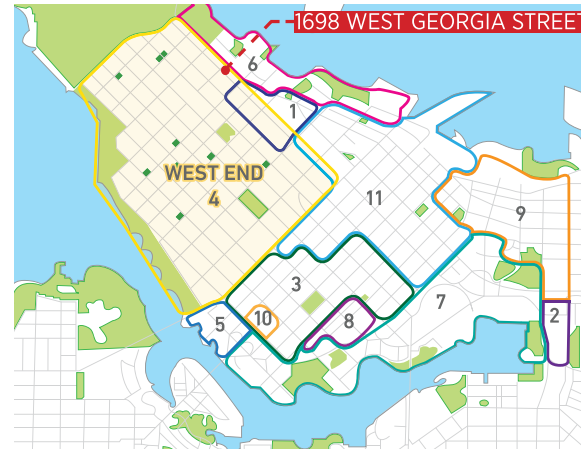
The form and scale of the proposed building will adhere to the prevailing view corridors and reinforce the Downtown dome-shaped skyline.



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 West 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 West Georgia is well-served by transit and 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 Alberní 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.

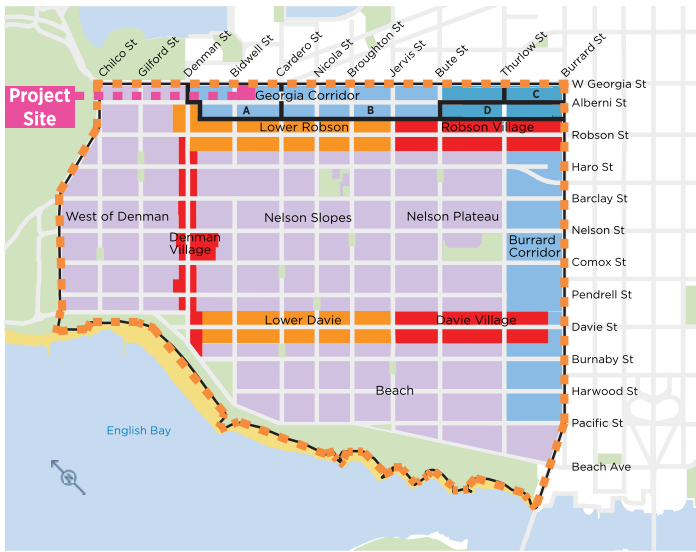
The proposal will activate the West Georgia streetscape and provide diverse housing options for a variety of family-types by exceeding the minimum 35% of family sized homes required by the High Density Housing for Families with Children policy.

# SITE CONTEXT

## Neighbourhood Overview

1698 West Georgia Street is located in the 'Georgia Corridor Area A' within the West End Plan.

### Georgia Corridor: Areas 'A', 'B', 'C', and 'D'



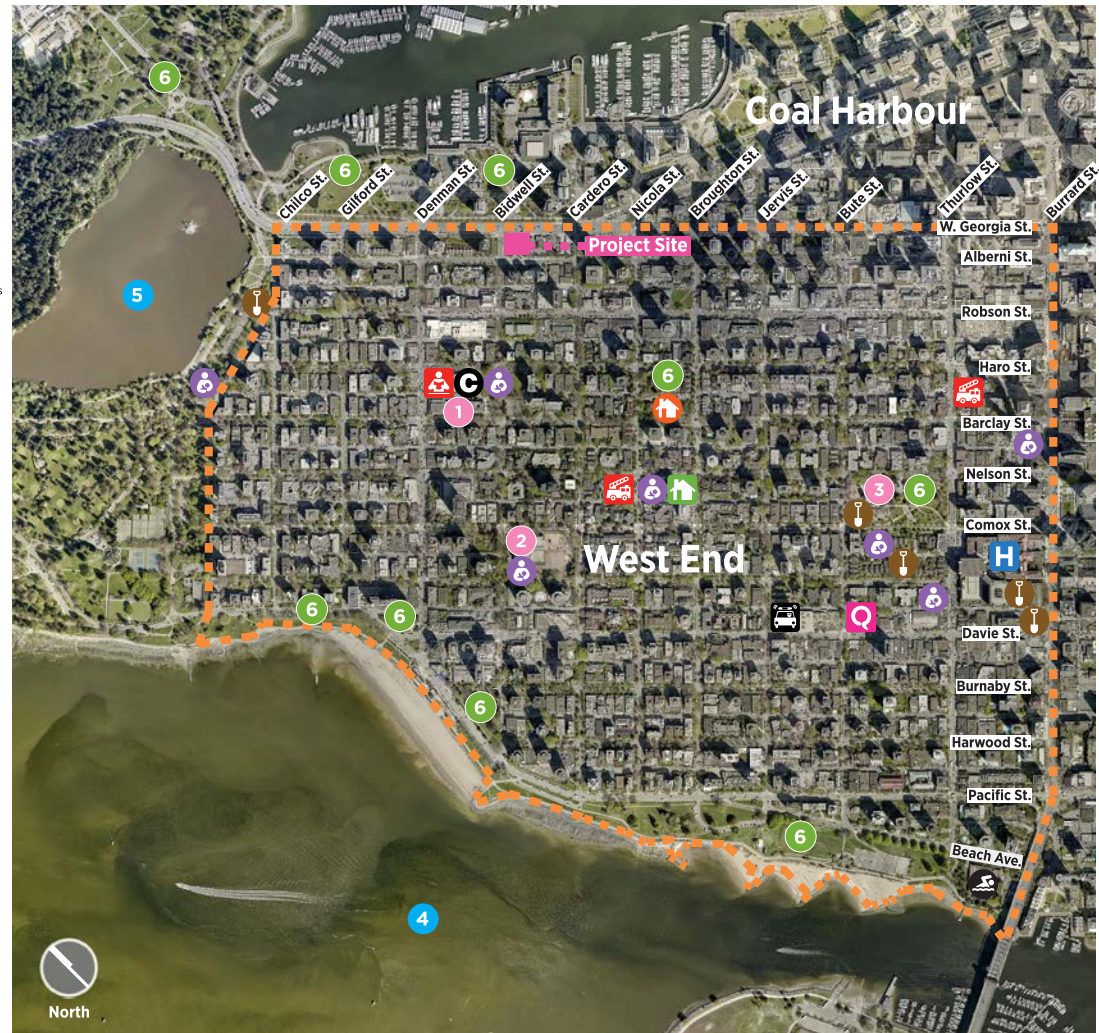
- LEGEND**
- Area Boundary
  - Streets
  - Park
  - Beach
  - Villages
  - Neighbourhoods
  - Lower Robson/Davie
  - Georgia/Burrard Corridors
  - Alberni Retail District

- LEGEND**
- West End Community Centre
  - Joe Fortes Library
  - Barclay Manor
  - Aquatic Centre
  - Qmunity
  - Fire Hall
  - St. Paul's Hospital
  - Community Garden
  - Licensed Childcare Facility
  - Gordon Neighbourhood House
  - Community Policing Centre
  - King George Secondary School
  - Lord Roberts Elementary School
  - Lord Roberts Elementary Annex
  - English Bay
  - Lost Lagoon
  - Parks

The West End Plan separates the Georgia Corridor into four areas designated with maximum building heights and floorplates:

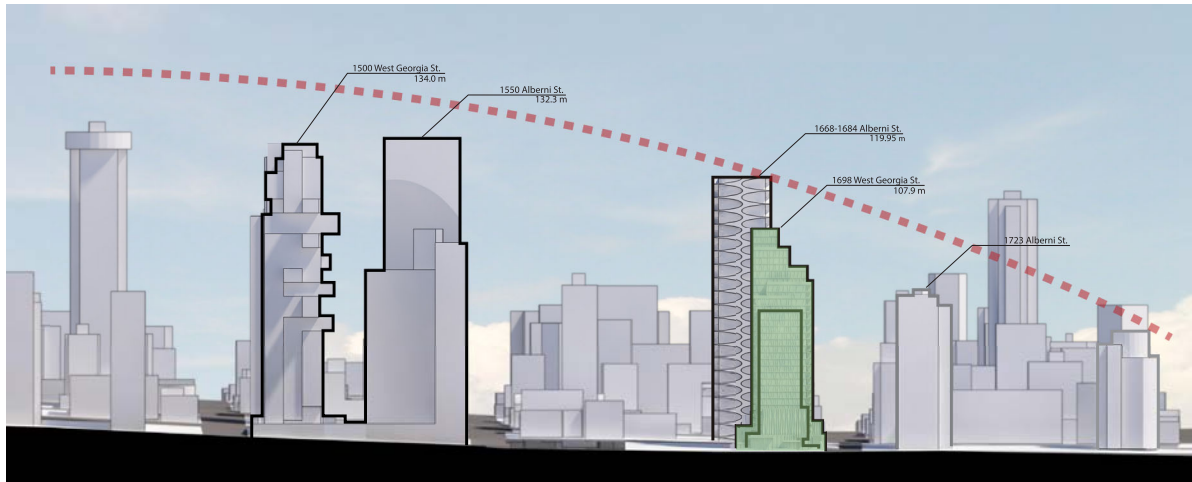
	Height	Floor Plate
Area A (Project Site) (1698 West Georgia Street)	385 ft (117.3m)	5,500ft <sup>2</sup>
Area B	500 ft (152.4m)	6,500ft <sup>2</sup>
Area C	700 ft (213.4m)	-
Area D	550 ft (167.6m)	7,500ft <sup>2</sup>

The West End Plan looks to preserve the distinctive character of the neighbourhood by providing opportunities for additional density and height along the major corridor streets such as Burrard and Georgia Streets.



# CITY CONTEXT

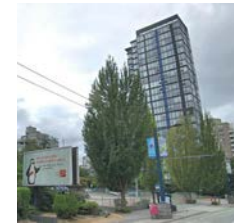
## Site Photos + Skyline



**GRADUAL SKYLINE - WEST GEORGIA ST.**



1 West Georgia St.



2 West Georgia St.



3 1680 Bayshore Dr.



4 W. Georgia & Bidwell St.



5 Bidwell St.



6 1723 Alberni St.



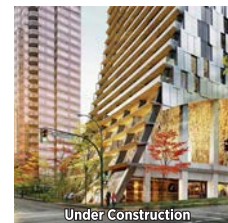
7 Bidwell & Alberni St.



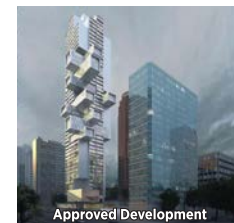
8 1668-1684 Alberni St.



9 Alberni St.



10 1550 Alberni St.



11 1500 West Georgia St.

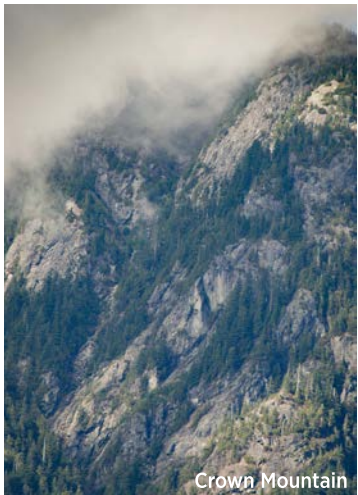


12 1575 West Georgia St.

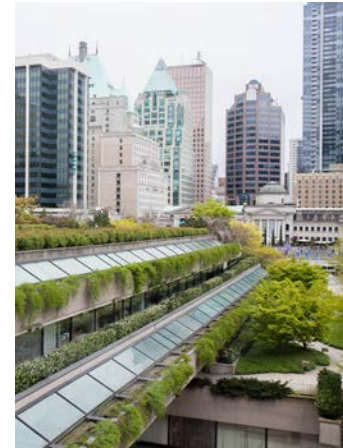
# DESIGN INSPIRATION

## The Vision

### INSPIRATION - NORTH SHORE MOUNTAINS



### BALCONY PLANTER PRECEDENTS



### PODIUM LANDSCAPE PRECEDENTS



# DESIGN CONCEPT

## Design Rationale

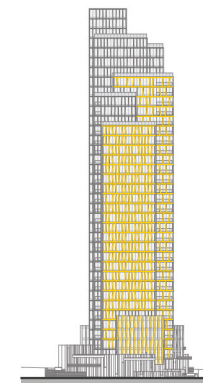
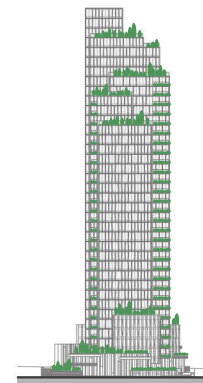
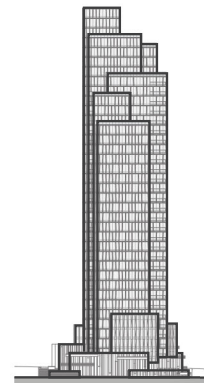
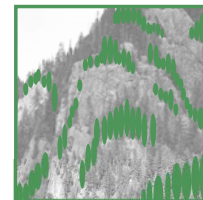
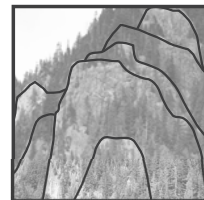


Dominated by the North Shore Mountains, the cityscape of Vancouver is a truly unique combination of a bustling urban life and serene nature. The site of 1698 West Georgia is located only a few city blocks away from the Coal Harbour waterfront and the famed Stanley Park, one of the largest urban parks in North America.

The design of 1698 West Georgia took its inspiration 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 up 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 will anchor the tower and welcome residents and visitors alike.

The proposed development at 1698 West Georgia will become an example of balance between nature and the city, and stand as a memorable gateway to downtown Vancouver from Stanley Park.



Renderings subject to change

anthemproperties.com



# SITE PLAN + PROJECT STATISTICS

## Proposed Setbacks



### PROJECT STATISTICS

	West End Community Plan / Bylaws	Pre-Application Open House (July 2018)	Rezoning Application
Zone	CD-1	CD-1	CD-1
Building Height	Max. 117.3m (385 ft)	99.25m (326 ft)	99.25m (326 ft)
Number of Storeys	-	33 levels	33 levels
Lot Area	-	1,761 sq m (18,955 sq ft)	1,761 sq m (18,955 sq ft)
FSR Area	-	14,560 sq m (156,722 sq ft)	16,528 sq m (177,903 sq ft)
Floor Space Ratio	-	8.27	9.39
Amenity	-	227 sq m (2,443 sq ft)	278 sq m (2,988 sq ft)
Residential	-	12,026 sq m (129,447 sq ft)	16,528 sq m (177,903 sq ft)
Floorplate max. (Above 60')	511 sq m (5,500 sq ft)	476 sq m (5,123 sq ft)	510 sq m (5,490 sq ft)
Number of Units	-	101	127
Parking	104 stalls + 6 Visitor	114 stalls + 6 Visitor	207 stalls + 6 Visitor
Bicycle Parking	335 Class A + 7 Class B (Updated Bylaw)	127 Class A + 6 Class B	335 Class A + 7 Class B



# URBAN AND LANDSCAPE DESIGN

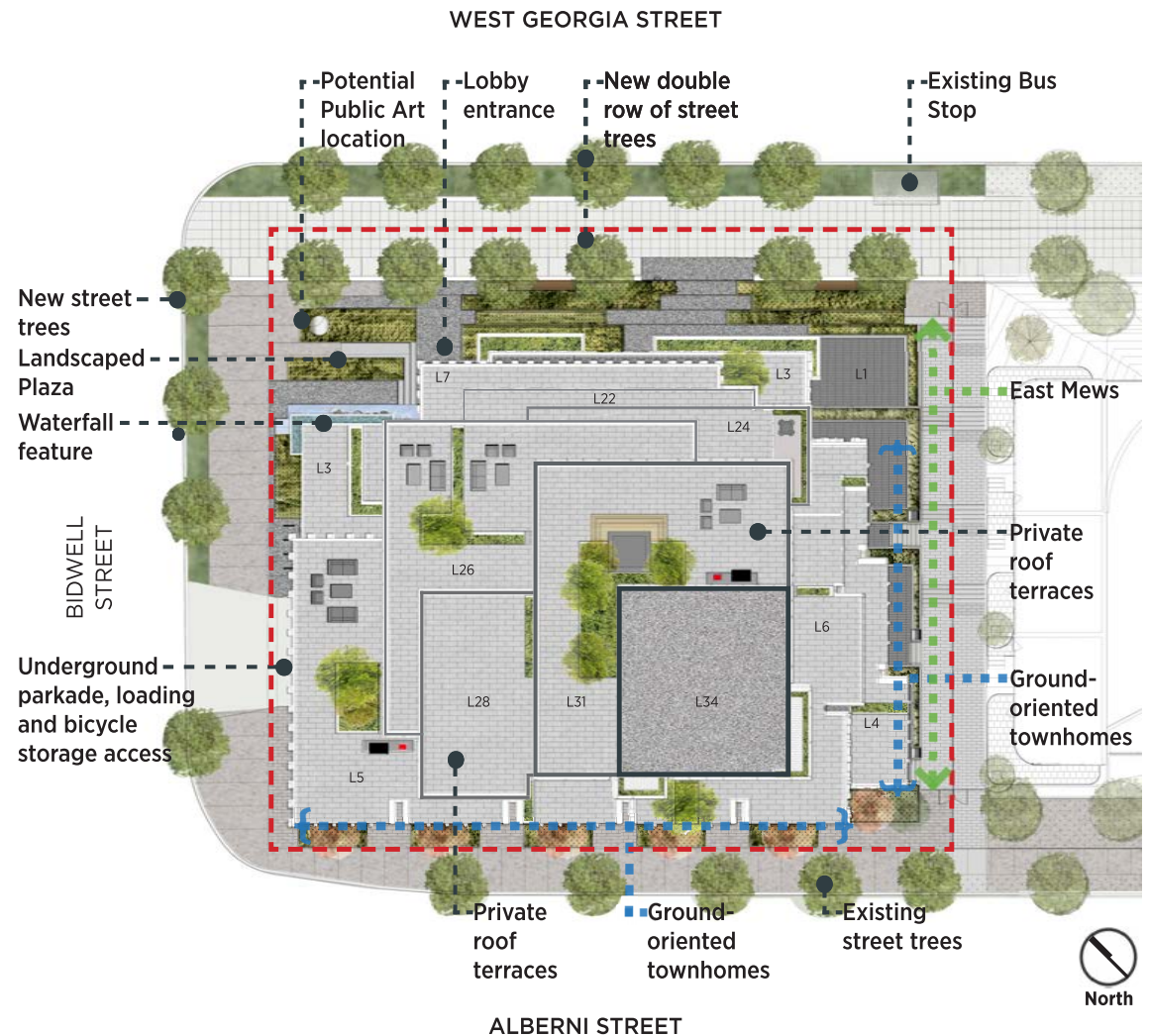


## Proposed Site Features

The landscape design concept responds to the context of the site as one of the most prominent sites in downtown Vancouver. The landscape borrows from the beautiful natural setting of Vancouver creating a soft base of natural materials from which the tower emerges. The design incorporates a highly urban palette of materials and finishes while softening this urban character with a layered approach to planting and incorporating an element of water. These layers turn into gently climbing terraces to maintain the seamless integration of the tower base and the ground plane along both West Georgia and Bidwell.

The landscape design features:

- A legible paving treatment at the ground level and a coherent arrival experience at the main lobby entry on Bidwell while maintaining the Georgia Street sidewalk standard treatment.
- A series of townhomes on a terraced landscape interfacing with the neighbouring property along a mid-block connection. These townhomes create a small and walkable streetscape with elevated front patios and layered planting along the Alberni Street frontage blending with the existing context.
- A variety of seating opportunities as an integrated element of the site design.
- Rooftop spaces created by the stepping architectural character of the building as outdoor patio and amenity spaces.
- Generously sized planters and planted edges at roof top patios to maintain the connection between the architecture and nature.
- Planted edges on the façade incorporating a combination of low growing evergreen and hanging plants to create low maintenance but visually striking green edges.



# PUBLIC REALM

## Ground Plane



1 West Georgia St.



2 Alberní Townhomes



3 East Mews



4 Large Stone Slab Stairs



5 Terraced Plantings



6 Terraced Water Feature

# PUBLIC REALM

## Sections

Looking Northeast along West Georgia Street



The terraces at the base of the building are planted to give a cascading effect towards the street. Along their outermost edge, two linear benches mark the building entrance, providing a public respite between the row of trees that runs the length of busy West Georgia and the cascade of hedges. The view from the bike lane along this block is thus one that is remarkably green, punctuated by deciduous trunks and softened by the course of evergreens at an elevated line of sight.

Looking Southeast along Alberni Street



The entrances to the building along Alberni Street lead to private residences. The character of Alberni is much more residential than the major thoroughfare of West Georgia. Trees line the curb side of the pedestrian way as is typical of residential streets in Vancouver. On the building side, a continuous edge of evergreen hedges gives privacy to the residents.



# TOWER RENDERING



## West Georgia + Bidwell View





# TOWER RENDERING

## Bidwell + Albernri View



Renderings subject to change

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# PODIUM RENDERING



View from East Mews + West Georgia (looking west)



# PODIUM RENDERING



View from West Georgia + Bidwell (looking east)

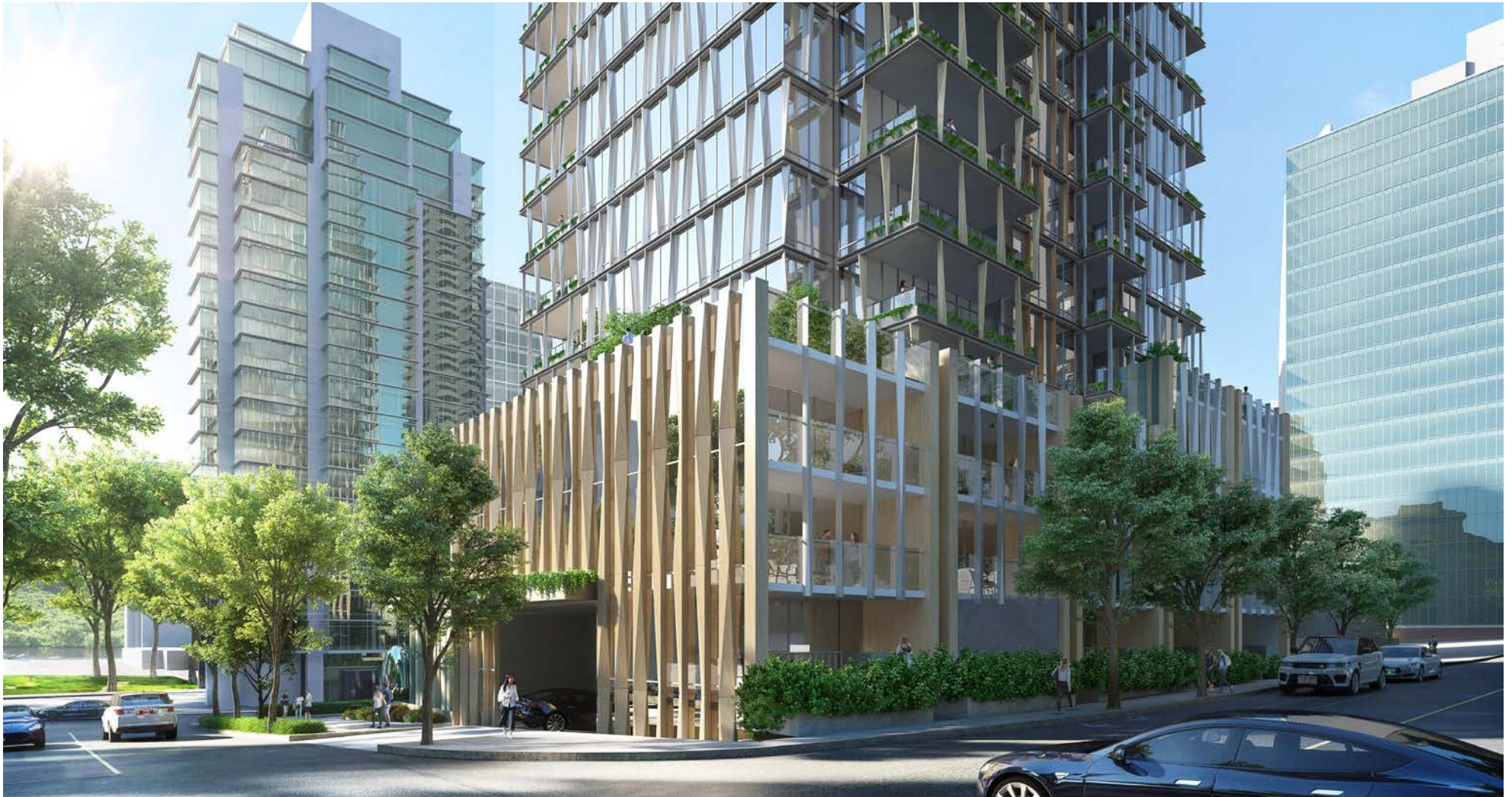




# PODIUM RENDERING



View from Bidwell + Alberni (looking northeast)



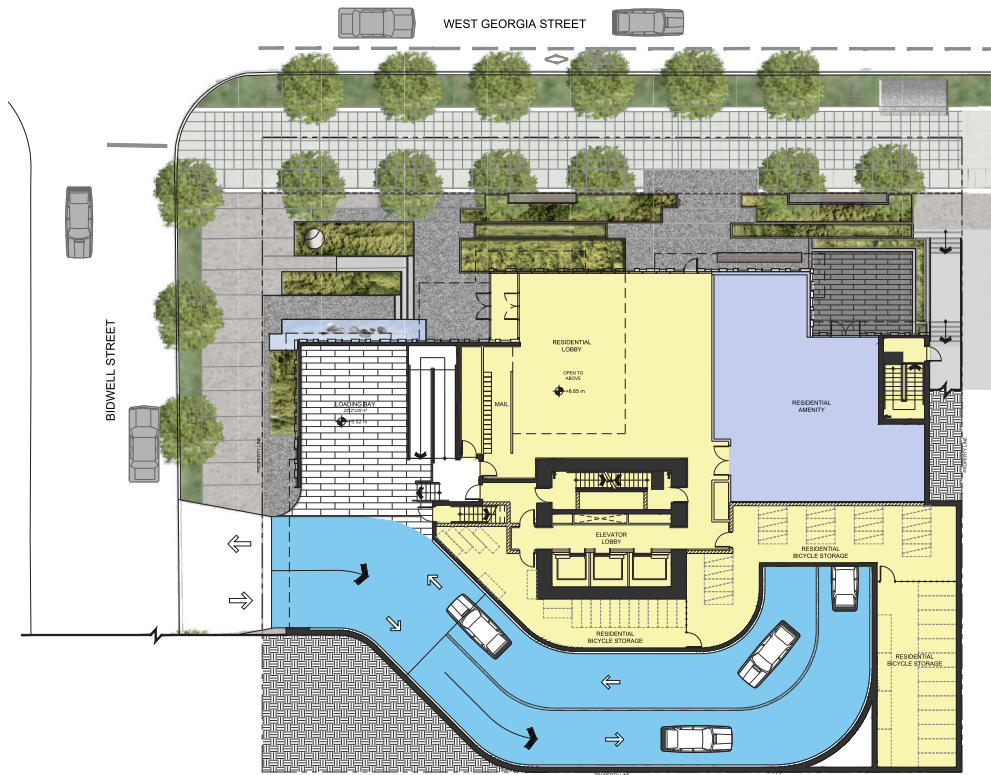
# PODIUM RENDERING



View from Alberni + East Mews (looking northwest)



# FLOOR PLANS



Ground Floor

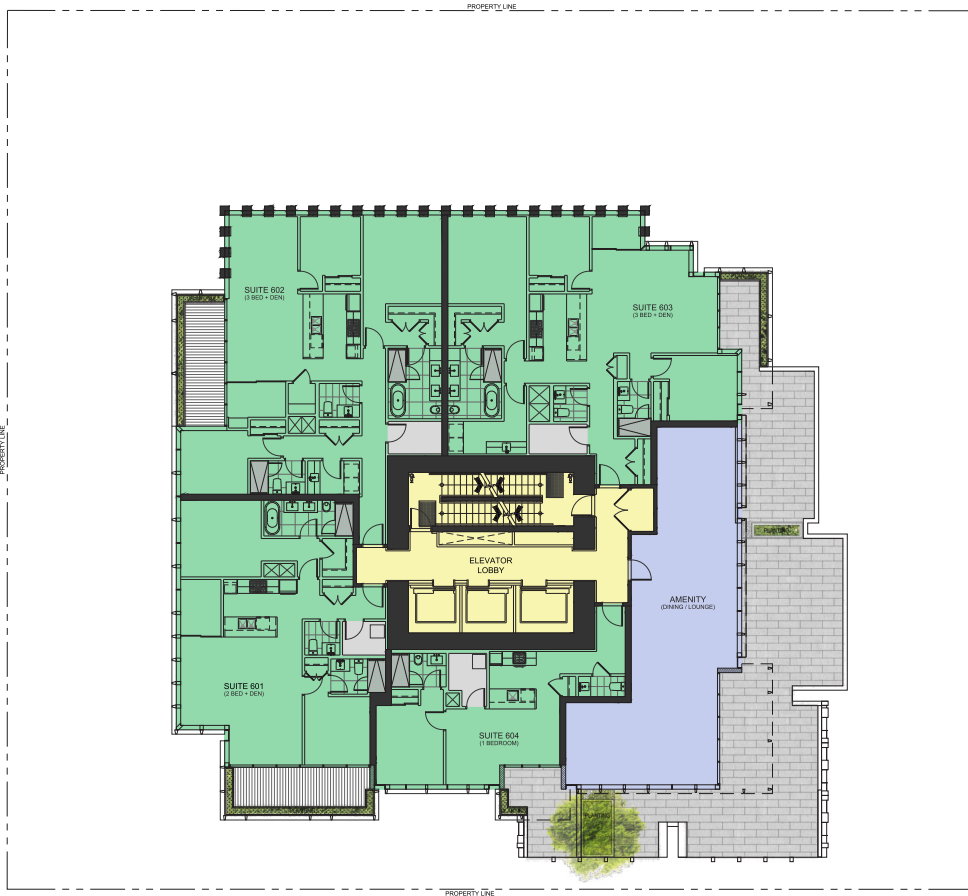


Level 2

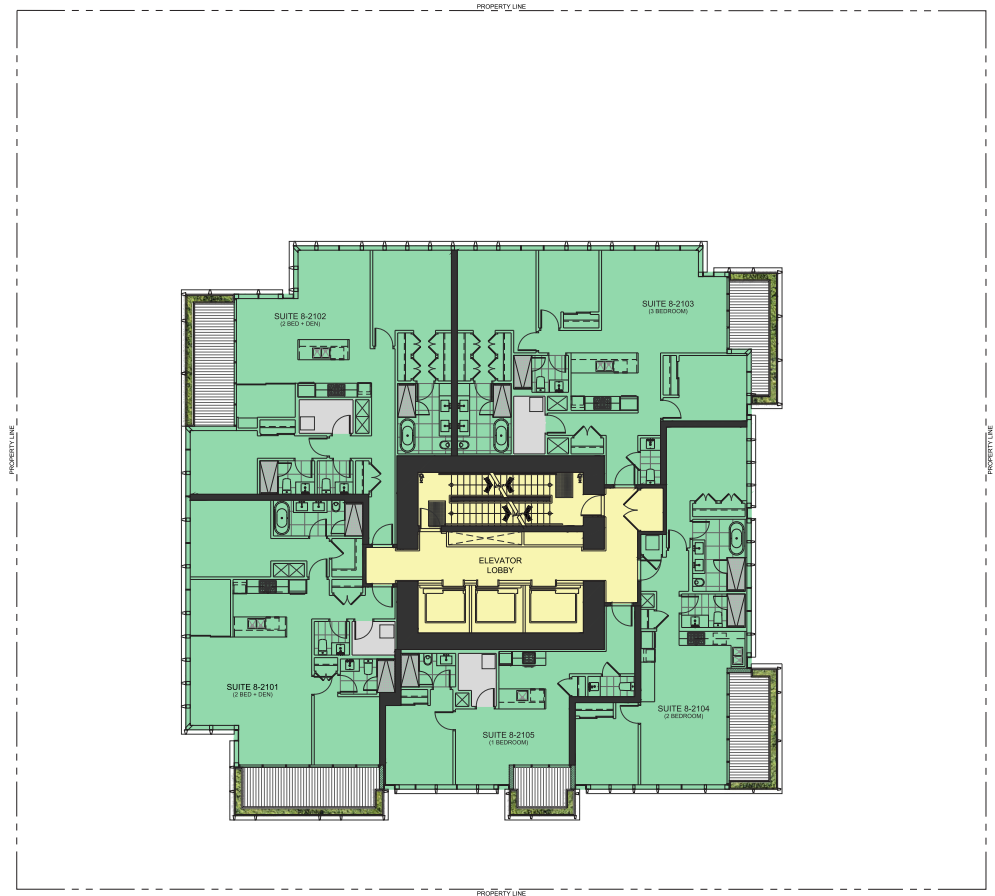
- RESIDENTIAL
- RESIDENTIAL COMMON
- SERVICE
- RESIDENTIAL PARKING
- AMENITY

Floor plans subject to change

# FLOOR PLANS



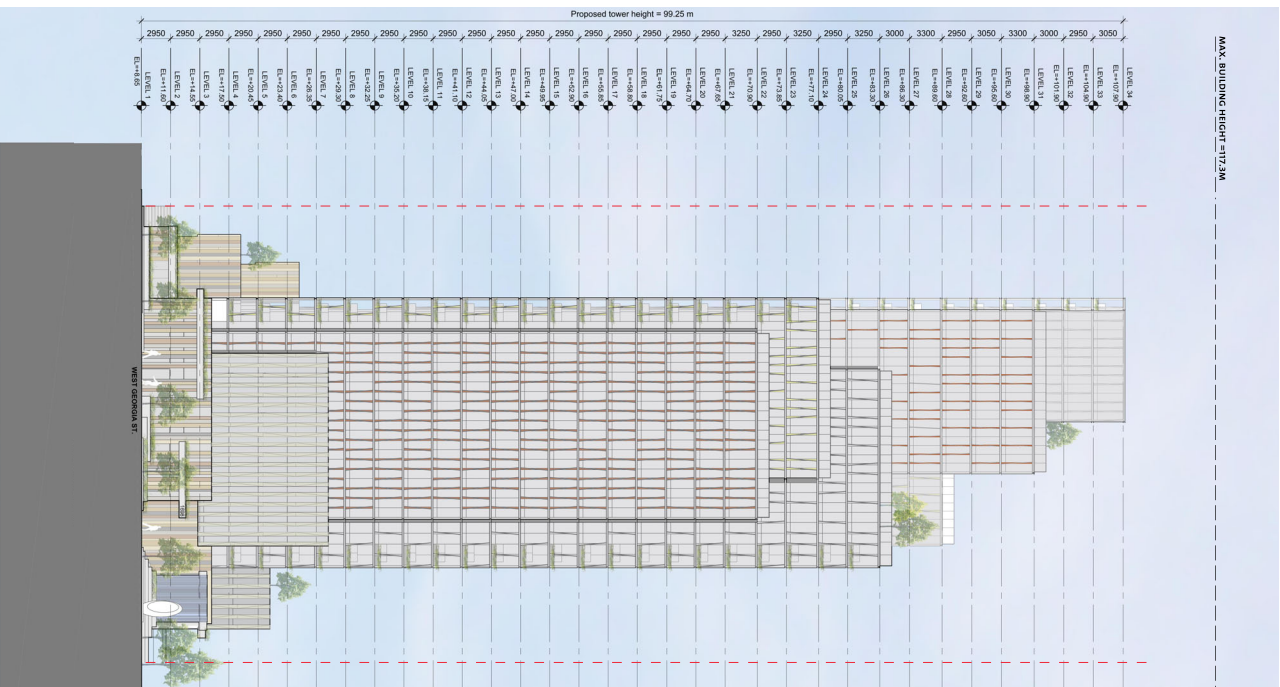
Level 6



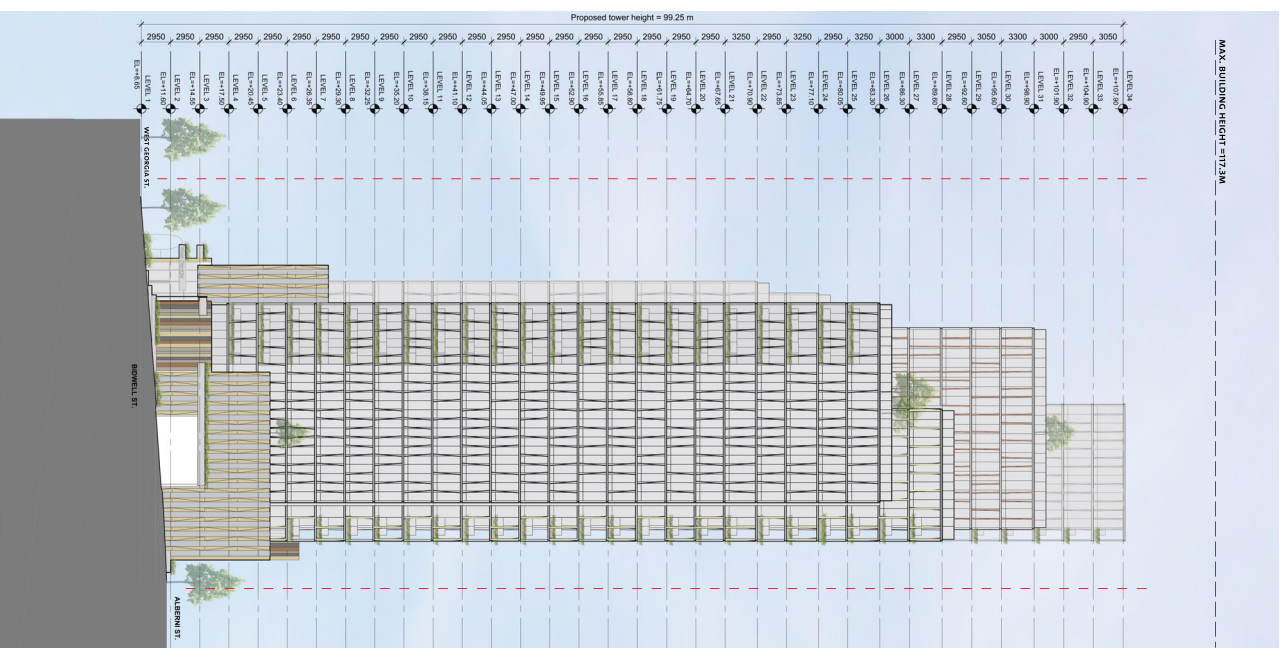
Levels 8-21

- RESIDENTIAL
- RESIDENTIAL COMMON
- SERVICE
- RESIDENTIAL PARKING
- AMENITY

# ELEVATIONS

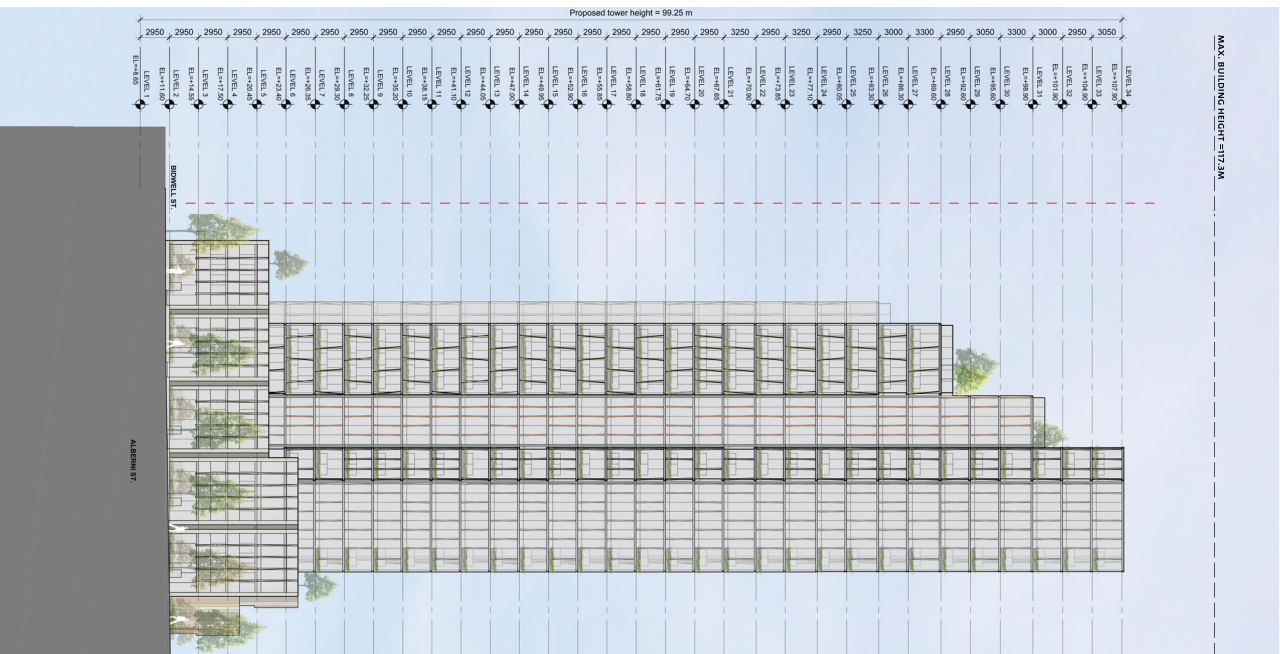


North Elevation

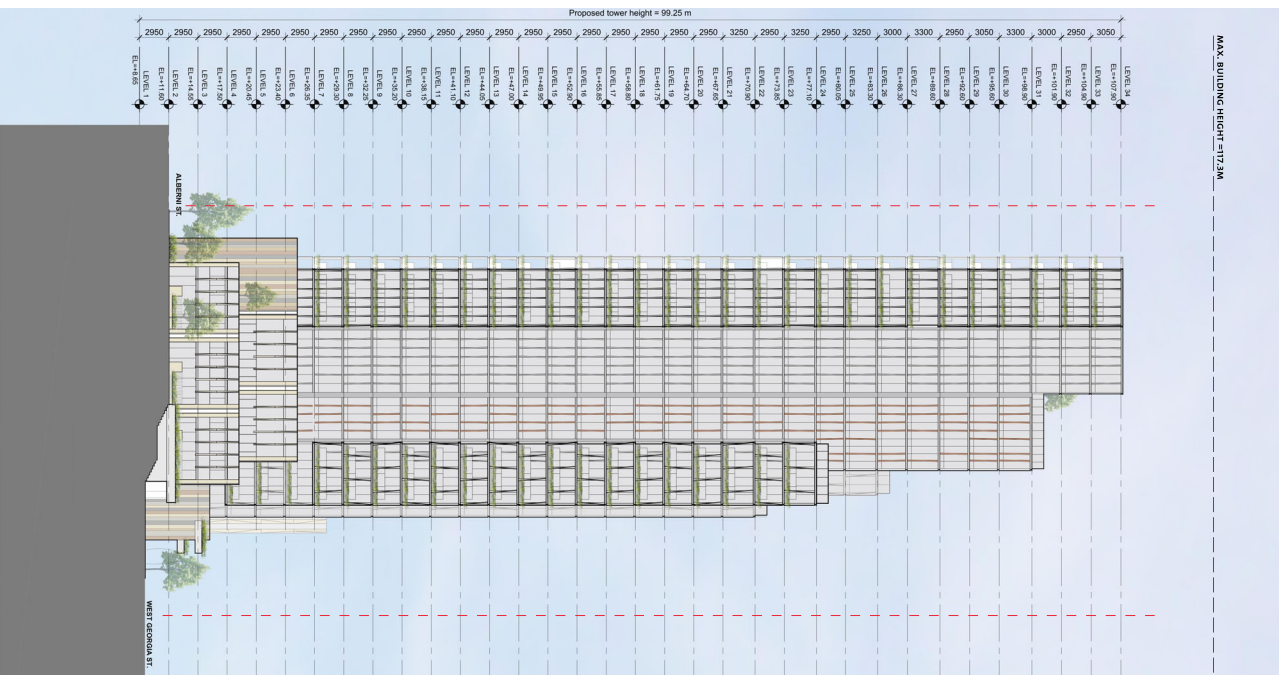


West Elevation

# ELEVATIONS

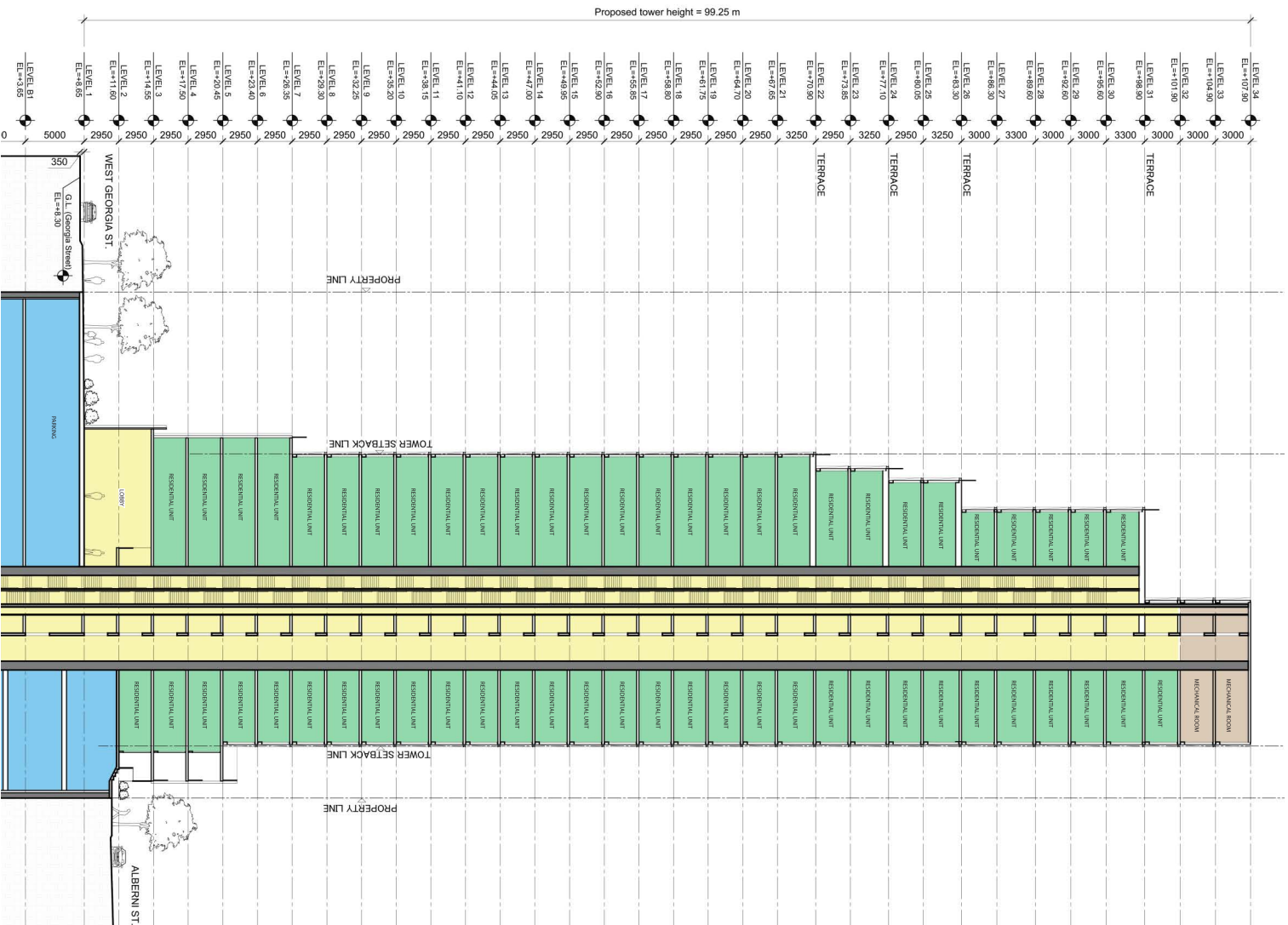


South Elevation



East Elevation

# SECTIONS

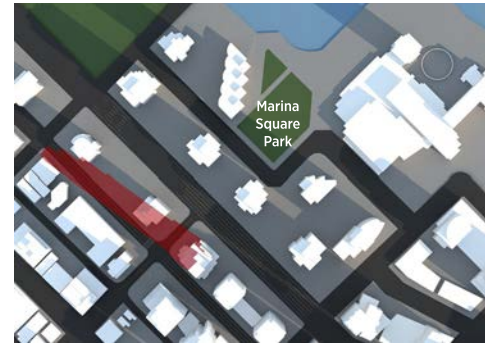
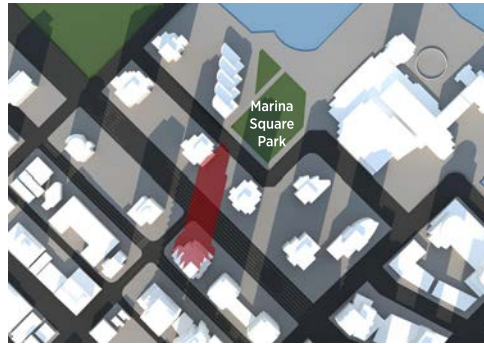
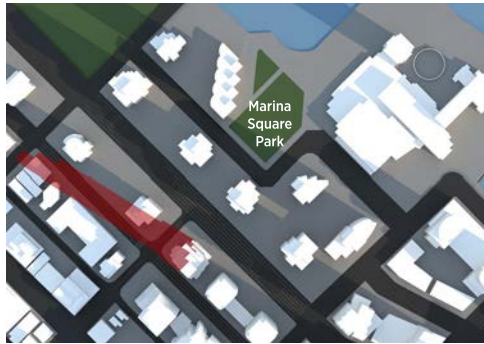


# SHADOW STUDY

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)

## EQUINOX - SEPTEMBER 22 (FALL)



March 22 - 10:00am

March 22 - 2:00pm

September 22 - 10:00am

September 22 - 2:00pm



March 22 - 12:00pm

March 22 - 4:00pm

September 22 - 12:00pm

September 22 - 4:00pm



# TRANSPORTATION

## Traffic + Parking



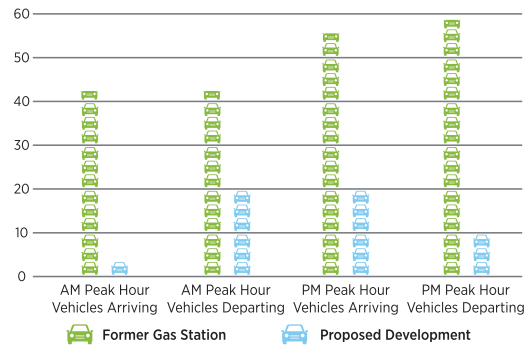
A preliminary transportation analysis was completed to help clarify how the proposal fits within the transportation context for the area.

### TRANSPORTATION CONTEXT:

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

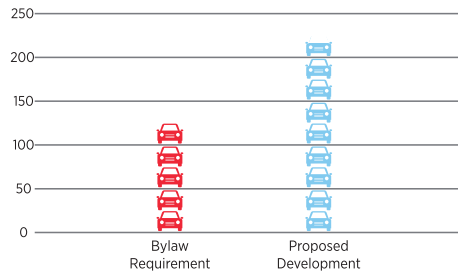
- Bike lanes can be found fronting the site along West Georgia Street and Alberni Street to Stanley Park.
- Alberni Street and Bidwell Street are both pedestrian friendly streets with West Georgia Street providing a walking connection to Stanley Park, the Seawall and Coal Harbour.
- A bus stop with frequent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

### VEHICLE TRIP SUMMARY



	Former Gas Station	Proposed Development
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

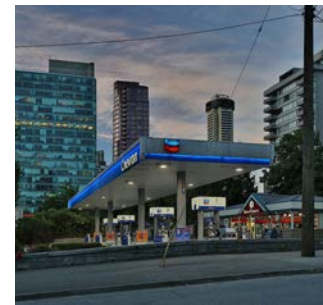
The **213** parking spaces provided on site **exceed the Zoning Bylaw requirements.**

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 335 bicycle parking stalls for residents will be provided.

# COMMUNITY BENEFITS

## West End Public Benefits Strategy



### PROPOSED COMMUNITY BENEFITS

- **Public Art:** Site provides a high visibility stage for public art that will further contribute to the West End's vibrant cultural character.
- **Urban Greenery:** The building will support abundant plant-life which contributes to a healthier urban environment by absorbing GHGs and reducing urban heat island effect.
- **Respecting parks:** Building form has been shaped to respond to the need for sunlight on Marina Square Park.
- **Enhanced street character:** Expansion of ground-oriented residential townhome form along Alberni Street will add vibrancy to the neighbourhood.
- **Activated groundplane:** Street to building interface is human scaled, thoughtfully landscaped, and actively programmed with uses designed to enhance the public pedestrian experience and safety.
- **Mews:** Introduction of a mid-block mews will open up a view corridor to the North Shore mountains from Alberni Street.
- **Enhanced Urban Character:** Locally inspired architecture pays homage to the local mountain forms and natural landscape, contributing to the unique and evolving architectural character of the neighbourhood.



A Community Amenity Contribution will be paid by Anthem to the City to use for neighbourhood improvements.

Provision of new or upgraded amenities and infrastructure are typically funded from a combination of Community Amenity Contributions (CACs), Citywide Development Cost Levies (DCLs) and direct contributions from developers toward amenities and infrastructure upgrades.

### WEST END PUBLIC BENEFITS STRATEGY - 30 YEAR PLAN

The West End Community Plan has identified the following priorities, a portion of which will receive funding derived from the project's CACs.

- Renew recreation facilities (West End Community Centre, West End Ice Rink & Vancouver Aquatic Centre)
- Renew Joe Fortes Library
- Renew and expand the Gordon Neighbourhood House & Qmunity
- Secure affordable space for community-based non-profits
- Preserve and secure key existing arts and cultural spaces
- Create additional childcare spaces
- Secure social housing and market rental housing
- Rebuild the seawall
- Upgrade English Bay Beach Park and Sunset Beach Park
- Improve the public realm along key walking and cycling routes
- Optimize firehall services
- Replace and restore water infrastructure
- Incorporate heritage resources in the West End

# SUSTAINABILITY

## Innovative Design



1698 West Georgia Street is aligned with Vancouver’s goal to be the greenest city in the world and is being designed to meet Path B of the City’s new Green Buildings Policy for Rezoning (GBPR).

The building’s sustainable design incorporates multiple green roofs and extensive planting which will improve the public realm. Further improvements include upgrades to the sidewalks on Georgia, Bidwell and Alberni. Anthem is also proposing to substantially increase the street tree grid adjacent to the site.



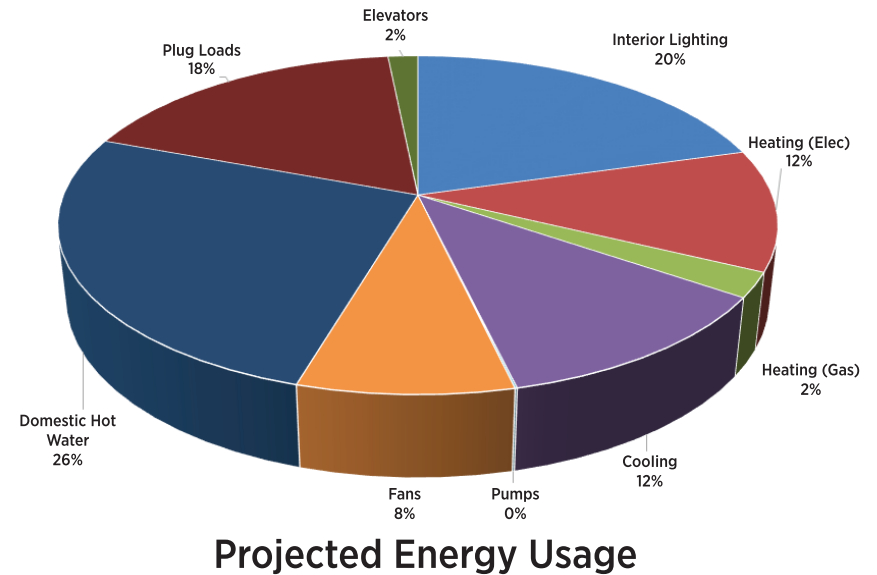
### Rainwater Management & Water Conservation

Vegetated planters will release stored rainwater into the atmosphere via evapotranspiration. Excess rainwater will be collected and diverted into an onsite stormwater detention tank so that it can be released into the municipal storm system at a controlled rate.



### Low Emitting Materials

All interior finishes will be selected to minimize volatile organic compounds and added urea formaldehyde that can be found in interior finishes. Eliminating these chemicals will improve the indoor environment quality for construction workers and residents.



# SUSTAINABILITY



Zero Emissions Building Plan Energy Checklist									
Please complete all fields that apply to the project, using information that represents the current stage of design. For fields that do not apply or for which there is no information yet, please enter "N/A".									
<b>Project Information</b> (enter all that apply)									
Project Address	1698 W. Georgia								
Secondary Address									
Project Working Title	1698 W. Georgia								
POSSE File Name (City use only)									
Gross Floor Area indicated on Arch. Drawings (m <sup>2</sup> )									
Parkade Area (m <sup>2</sup> )	N/A								
<b>Building Information and Performance Limits</b>									
For building types with Performance Limits, enter this information in this section									
Building Type(s)	Modelled Floor Area (m <sup>2</sup> )	Rezoning?	City-Recognized Low Carbon Energy System?	TEUI	TEDI	GHGI			
Residential, 7+ storeys (Group C except Hotel)	16,815	Yes	No	120	30	6			
				0	0	0			
				0	0	0			
<b>Total</b>	<b>16,815</b>	<b>TEDI limit for this portion of building</b>				<b>30.0</b>			
For other building types, create a baseline energy model to establish limits, and enter this information in this section									
Building Type	Modelled Floor Area (m <sup>2</sup> )	Rezoning?							
Enter Other Building Type Baseline Model Performance	Energy (kWh)	Em. Factor	Emissions (kgCO <sub>2</sub> e)	TEUI	TEDI	GHGI			
Total Annual Electricity Use		0.011	-	Baseline: 0	0	0			
Total Annual Natural Gas Use		0.185	-	Target: 0	0	0			
Total Annual District Energy Use		0.070	-						
<b>Total</b>									
<b>Total Annual Heat Demand - for TEDI</b>									
<b>Whole-Building Performance Limits</b>									
Total Modelled Floor Area (m <sup>2</sup> )	16,815			TEUI	TEDI	GHGI			
Modelled Floor Area within 5% of Gross Floor Area?	-			<b>120.0</b>	<b>30.0</b>	<b>6.0</b>			
<b>Modelled Building Performance</b>									
	Energy (kWh)	Fuel Type	Em. Factor	Emissions (kgCO <sub>2</sub> e)	TEUI	GHGI			
Interior Lighting	301,256	Electricity	0.011	3313.816	17.9	0.2			
Exterior Lighting	TBD								
Heating	511,419	Electricity	0.011	5625.611	30.4	0.3			
Cooling	171,950	Electricity	0.011	1891.446	10.2	0.1			
Pumps	1,190	Electricity	0.011	13.09	0.1	0.0			
Fans	120,363	Electricity	0.011	1323.993	7.2	0.1			
Domestic Hot Water	381,801	Natural Gas	0.185	70633.19	22.7	4.2			
Plug Loads	259,638	Electricity	0.011	2856.013	15.4	0.2			
Parking Fans	TBD	Electricity	0.011						
Elevator	23,214	Electricity	0.011	255.354	1.4	0.0			
Heating	34,579	Natural Gas	0.185	6397.115	2.1	0.4			
<b>Total Annual Electricity Use</b>	<b>1,389,029</b>		<b>0.011</b>	<b>15,279</b>					
<b>Total Annual Natural Gas Use</b>	<b>416,380</b>		<b>0.185</b>	<b>77,030</b>					
<b>Total Annual District Energy Use</b>	<b>-</b>		<b>0.070</b>	<b>-</b>					
<b>Total</b>	<b>1,805,409</b>			<b>92,310</b>					
Total Electricity Generated On-Site (kWh)		% of Use	0.0%						
Total Purchased Renewable Electricity (kWh)		% of Use	0.0%						
Total Purchased Renewable Natural Gas (kWh)		% of Use	0.0%						
Note: purchases renewables used to demonstrate compliance must be secured to satisfaction of AHJ									
Adjusted Electricity Emissions Factor (kgCO <sub>2</sub> e/kWh)	0.011								
Adjusted Natural Gas Emissions Factor (kgCO <sub>2</sub> e/kWh)	0.185								
Annual Heat Demand of portions with Perf. Limits (kWh)	-								
Total Annual Heat Demand - for TEDI (kWh)	561,254								
Total Annual Cooling Demand - for info only (kWh)	169,902	10.1 kWh/m <sup>2</sup>							
<b>Modelled Whole-Building Performance</b>									
				TEUI	TEDI	GHGI			
				<b>107.4</b>	<b>33.4</b>	<b>5.5</b>			

Corridor Pressurization Adjustment									
Heating Degree Days	2825								
Number of Suite Doors Pressurized	129								
Airflow for Pressurization per Door (L/s/door)	7.0792								
Area of Corridors Pressurized (m <sup>2</sup> )	727								
Make-Up Air Fuel Type	Electricity								
Make-Up Air Emissions Factor	0.011								
Suite-level Metering for Space Heating No	Adjustments for Corridor Pressurization								
				TEUI	TEDI	GHGI			
				3.6	3.6	0.0			
				Adjustments for Suite Submetering of Heating					
				4.6					
Note: select yes if the energy used for heating is metered at the suite level									
<b>Adjusted TEDI Performance of Portions with Limits</b>									
<b>Adjusted Whole-Building Performance for Compliance</b>									
				108.4	29.8	5.5			
<b>Modelled Inputs</b>									
Modelled Above-Ground Wall Area (m <sup>2</sup> )	1,816								
Window-to-Wall Area Ratio (WWR)	70%								
Infiltration Rate (L/s/m <sup>2</sup> <sub>enc</sub> )	0.25								
Wall Effective R-Value - incl. thermal bridging (m <sup>2</sup> K/W)	3.5			19.88 (ft <sup>2</sup> hr <sup>2</sup> /Btu)			Average Floor Edge Psi-Value (W/m <sup>2</sup> K)		
Roof Effective R-Value - incl. thermal bridging (m <sup>2</sup> K/W)	8.9			50.55 (ft <sup>2</sup> hr <sup>2</sup> /Btu)			Avg. Window Transition Psi-Value (W/m <sup>2</sup> K)		
Average Window Effective U-Value (W/m <sup>2</sup> K)	0.26			0.05 (Btu/ft <sup>2</sup> hr <sup>2</sup> F)			Window Solar Heat Gain Coefficient		
Average Suite Occupant Density (m <sup>2</sup> /pers)	25								
Average Suite Ventilation Rate (L/s/m <sup>2</sup> )	0.214735511								
Average HRV Effectiveness	88%								
Heating System Type (fuel, plant, distribution, etc.)	Primary: Electric air source heat pump, back up gas boiler, hot water distribution, in-suite fan coil units								
Cooling System Type (fuel, plant, distribution, etc.)	Electric air source heat pump, chilled water distribution, in-suite fan coil units								
DHW System Type (fuel, plant, distribution, etc.)	gas water heater, plus heat recovery from air-source heat pump in cooling season (GHG and EUI cred								
<b>Modeller Information</b>									
Modeller Name	Rocky Tam								
	<input type="checkbox"/> These results have been created using the COV Energy Modelling Guidelines version:								
Company	AME Consulting Group								
Phone Number	604-684-5995								
Email	rockytam@amegroup.ca								
ZEBP Energy Checklist v1.5 - 2018-07-27									

# VIEW ANALYSIS

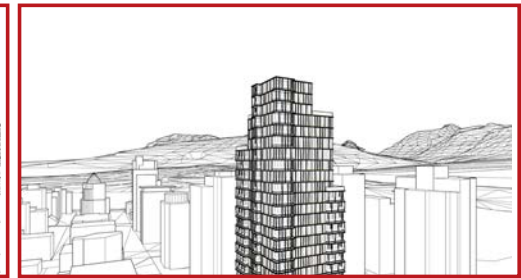


	Existing Blocked view	<b>67.5%</b>
	Proposed Blocked view	<b>16.7%</b>
	Open	<b>15.8%</b>

	Existing Blocked view	<b>84.1%</b>
	Proposed Blocked view	<b>7.6%</b>
	Open	<b>8.3%</b>

	Existing Blocked view	<b>38.3%</b>
	Proposed Blocked view	<b>9.2%</b>
	Open	<b>52.5%</b>

	Existing Blocked view	<b>0.0%</b>
	Proposed Blocked view	<b>16.7%</b>
	Open	<b>83.3%</b>



View from **1684 Albern Street\_Level 7~14**

View from **1650 Albern Street\_Level 7~14**

View from **1650 Albern Street\_Level 19**

View from **1650 Albern Street\_Level 29**