

450 West Georgia Street

Urban Design Panel Submission

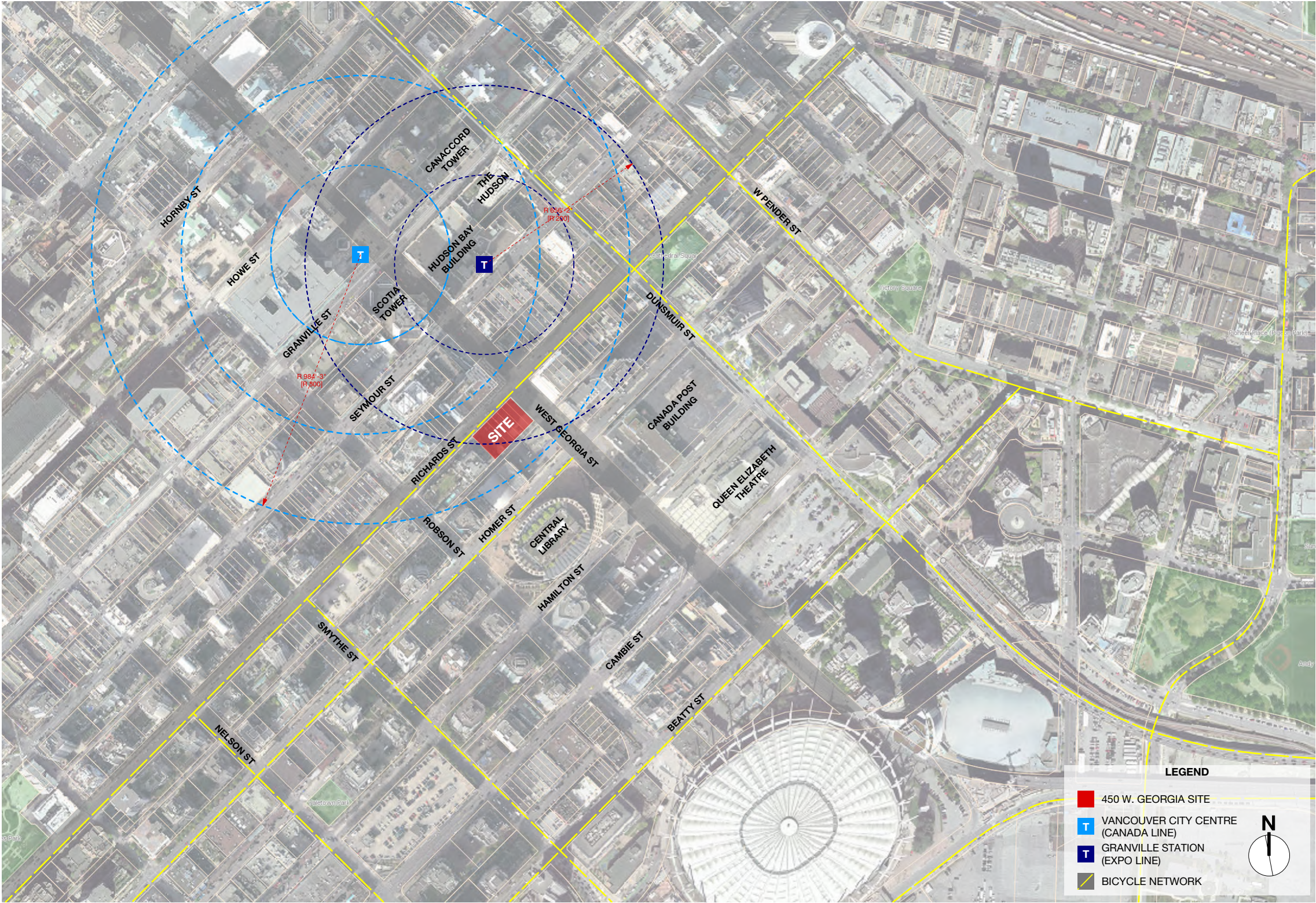
June 17, 2020

CONSULTANT TEAM

ARCHITECT: W.T. LEUNG ARCHITECTS INC
STRUCTURAL: GLOTMAN SIMPSON
MECHANICAL: INTEGRAL GROUP
ENERGY MODELING: INTEGRAL GROUP
FACADE ENGINEER: GREEN FACADES LLC
ELECTRICAL: MCW CONSULTANTS LTD
LANDSCAPE: DURANTE KREUK LTD.
TRANSPORTATION: BUNT & ASSOCIATES
LEED: RECOLLECTIVE CONSULTING INC
CIVIL: BINNIE ENGINEERING CONSULTANTS
QUANTITY SURVEYOR: ALTUS GROUP
ENVIRONMENTAL CONSULTING: D. KELLY



1.2 Context Plan

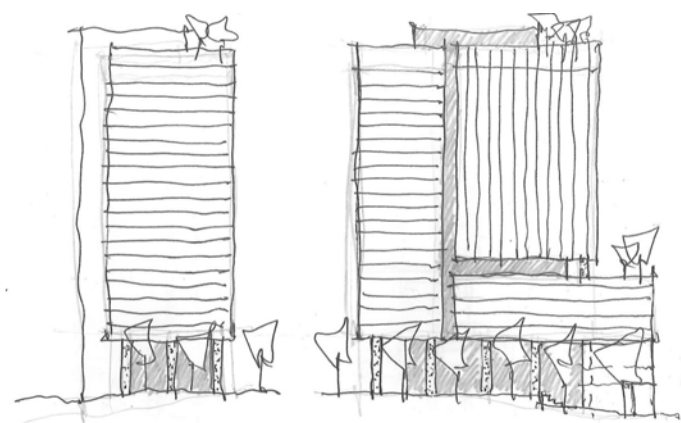


SITE LOCATION ON VANMAP AERIAL IMAGE

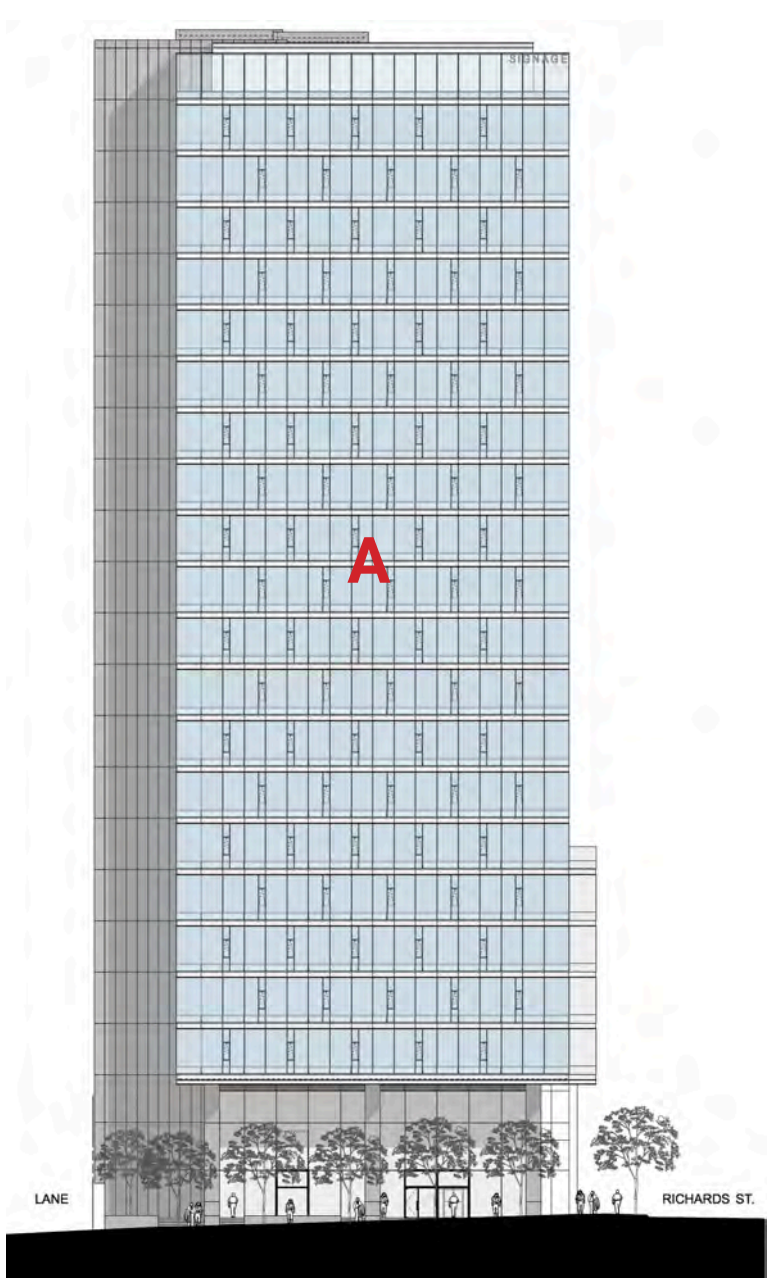
2.1 Design Rationale

Design Rationale

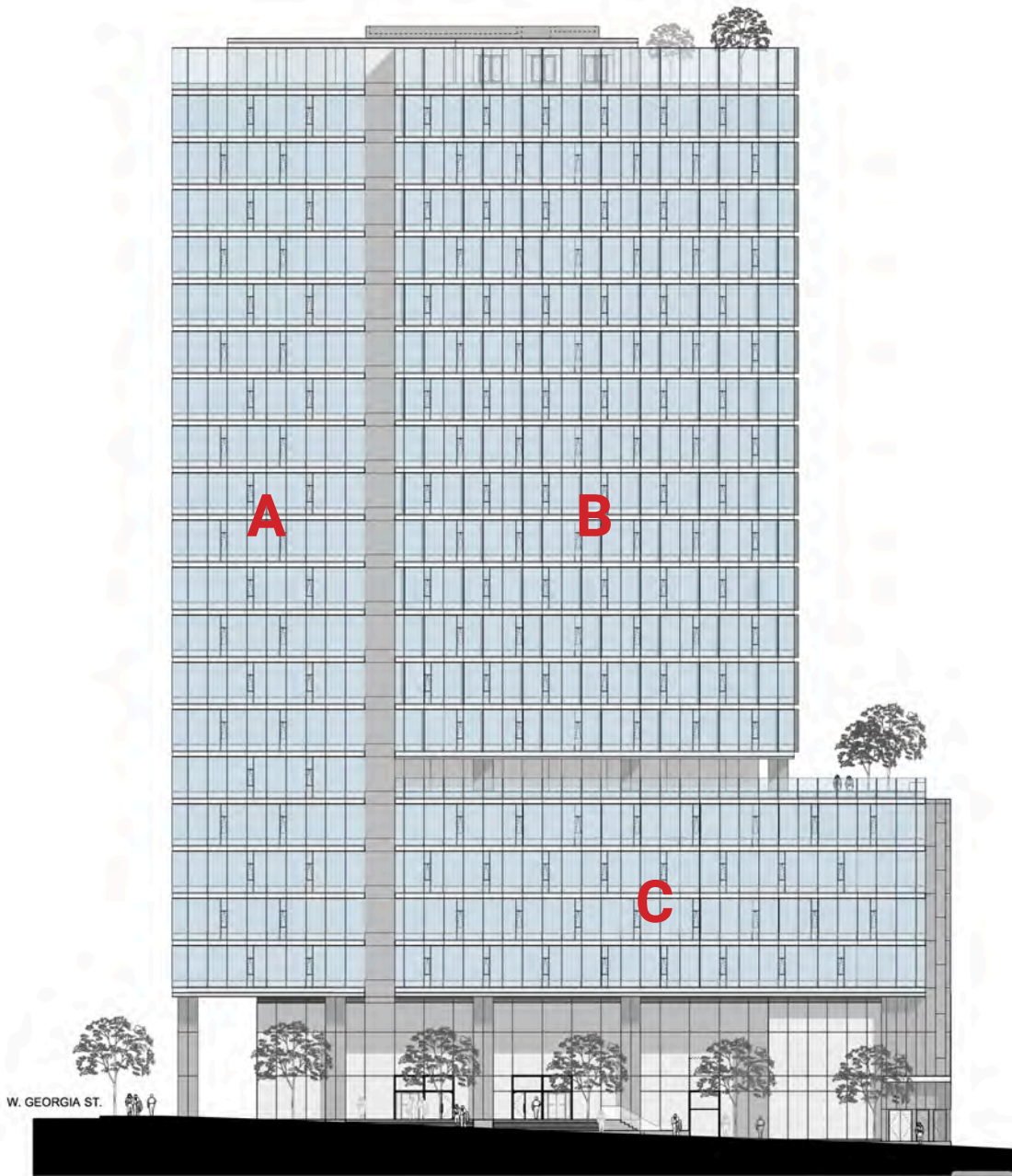
- A modern orthogonal tower form is proposed, which will allow it to sit prominently and comfortably adjacent both new and existing buildings along W. Georgia St
- The upper massing of the building sits above a recessed three-storey ground floor lobby and Privately-Owned Public Open Space (POPOS)
- The W. Georgia facade is the front face of the building and appears as a singular, slender form (volume A) sitting upon, exterior metal-clad columns
- Turning the corner onto Richards St., the upper building is divided into three separate volumes, with a vertical slot that extends up the entire façade to the sky and a horizontal recess at level 8; both design features help to break down the overall massing of the building and provide a clear boundary at which facade treatments can change



CONCEPTUAL SKETCH OF PROPOSAL

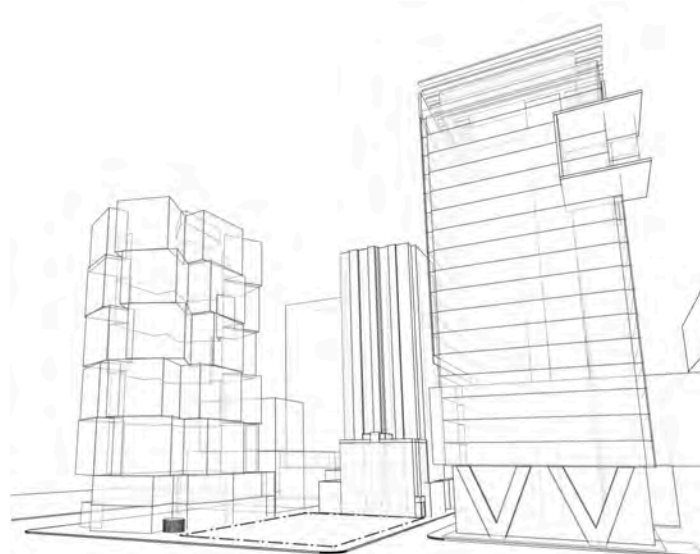


W GEORGIA STREET ELEVATION

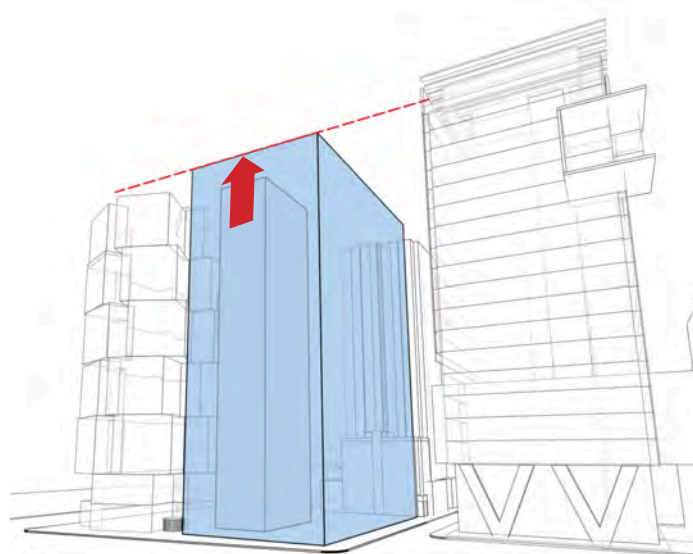


RICHARDS STREET

2.1 Design Rationale

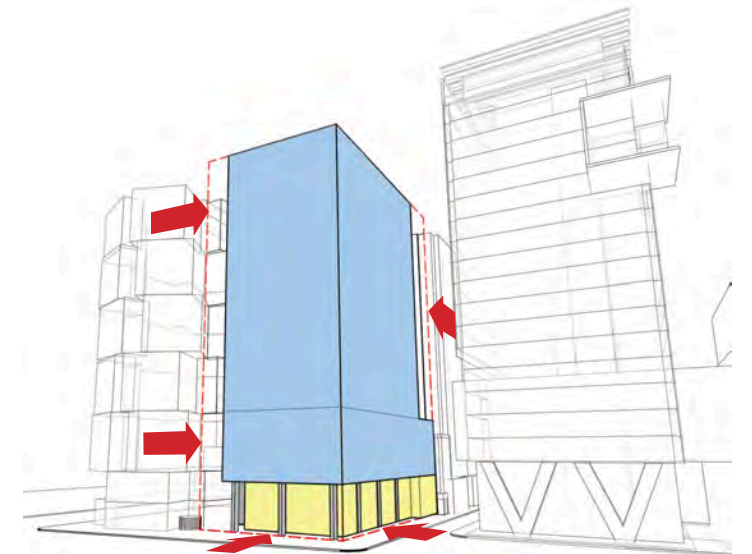


1. SITE CONTEXT



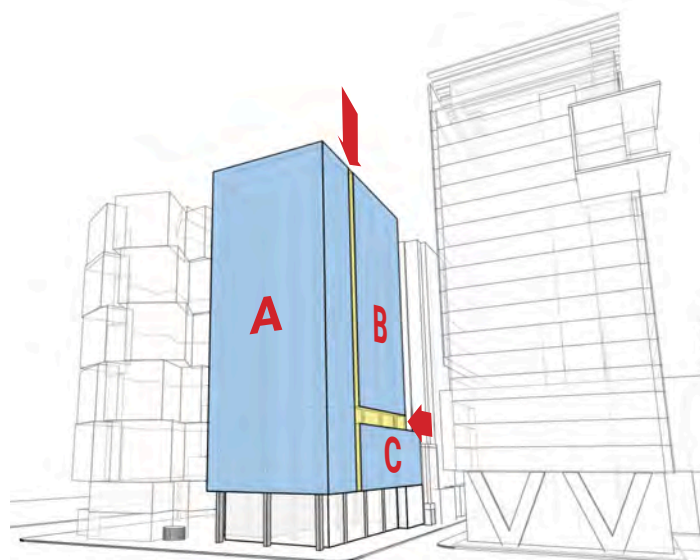
2. EXTRUDE A BOX

To the general height of Neighbouring buildings, observing Curb setback requirements.



3. SHAPE THE BOX

By Pulling in at the base to expose the tower structure and squeezing in two sides of the upper massing to create sufficient setbacks from the neighbouring buildings to the South and East.



4. CARVE

Vertical and horizontal slots into the West facade (Richards St) to create 3 distinct upper volumes: W. Georgia's vertical tower form (Volume A), Richards horizontal podium form (Volume C) and the boxy upper massing (volume B).



5. PULL

Out the face of the horizontal podium (volume C) along Richards St. to break down the overall massing of this elevation; pull the glazing up past levels 8 and 23 floor slabs to form guardrails at both roof deck spaces.



6. ARTICULATE THE FACADE

With a unitized curtain wall system that integrates a horizontal metal channel at each floor slab; Operable vent windows are added in an offset pattern on all elevations; vertical louvers are positioned on volume B of the tower (east, south and west exposures) to provide exterior sun shading control and added visual depth

2.9 Renderings



VIEW FROM RICHARDS ST. LOOKING SOUTH

2.10 Model Photos



NORTH EAST VIEW



NORTH WEST VIEW (WEST GEORGIA AND RICHARDS ST.)

2.3 Form of Development

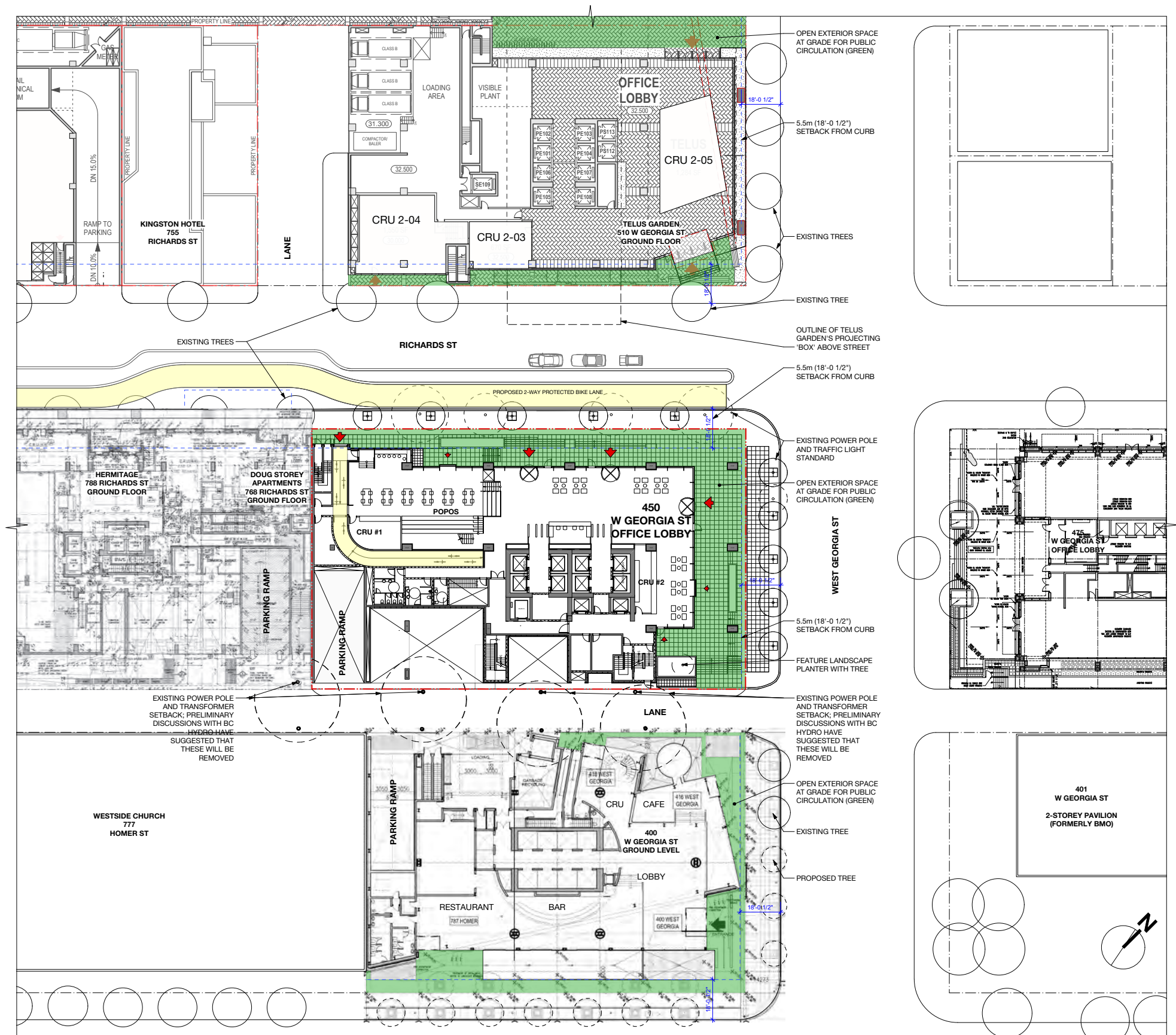
GROUND LEVEL

Public Realm

- The 3-storey volume of the entry lobby and Privately Owned Public Open Space (POPOS) is recessed from the face of the tower to provide ample covered circulation space around the building
- The generous covered entry area framed by the three columns along W. Georgia St. reinforce and augment the ceremonial nature of this primary downtown street
- Multiple pedestrian entry options on both W. Georgia St. and Richards St. allow for the complete interconnectivity of the building's interior and exterior public realm spaces
- The Privately Owned Public Open Space (POPOS) provides sitting and table areas open to the general public during weekday business hours
- A bike entrance features prominently on Richards St., where a new 2-way, separated bike lane is planned; a dedicated bike ramp leads office riders down one level to the bike storage area
- Two commercial retail units are integrated in the lobby/ POPOS space, activating both street frontages and reinforcing existing commercial patterns established by adjacent buildings
- At the lane edge along W. Georgia, the building steps in to create space for a feature landscape element at the level of the lobby, which balances with 400 W. Georgia's water feature across the lane

Curb Setback

Where the podium level of proposed development abuts the Doug Storey Apartments (768 Richards St.), the building steps 1'-11" into the curb setback zone (in plan) to create a smooth transition between buildings



2.9 Renderings



VIEW FROM NORTH SIDE OF WEST GEORGIA ST.

2.10 Model Photos



TOWER BASE DETAIL



ISSUE/REVISION	REASONING APPLICATION
A 19-12-19	UDP SUBMISSION
B 20-06-20	UDP SUBMISSION

PROJECT
**450 W. Georgia St.
Commercial
Development**
450 W. Georgia St., Vancouver, BC

**GROUND FLOOR
(LOBBY & POPOS)
PLAN**

JOB NO.
DRAWN **SE**
DATE **MAY 29, 2020**
SCALE **1/8" = 1'-0" @ 24X36**
CHECKED
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DRAWING NO. :



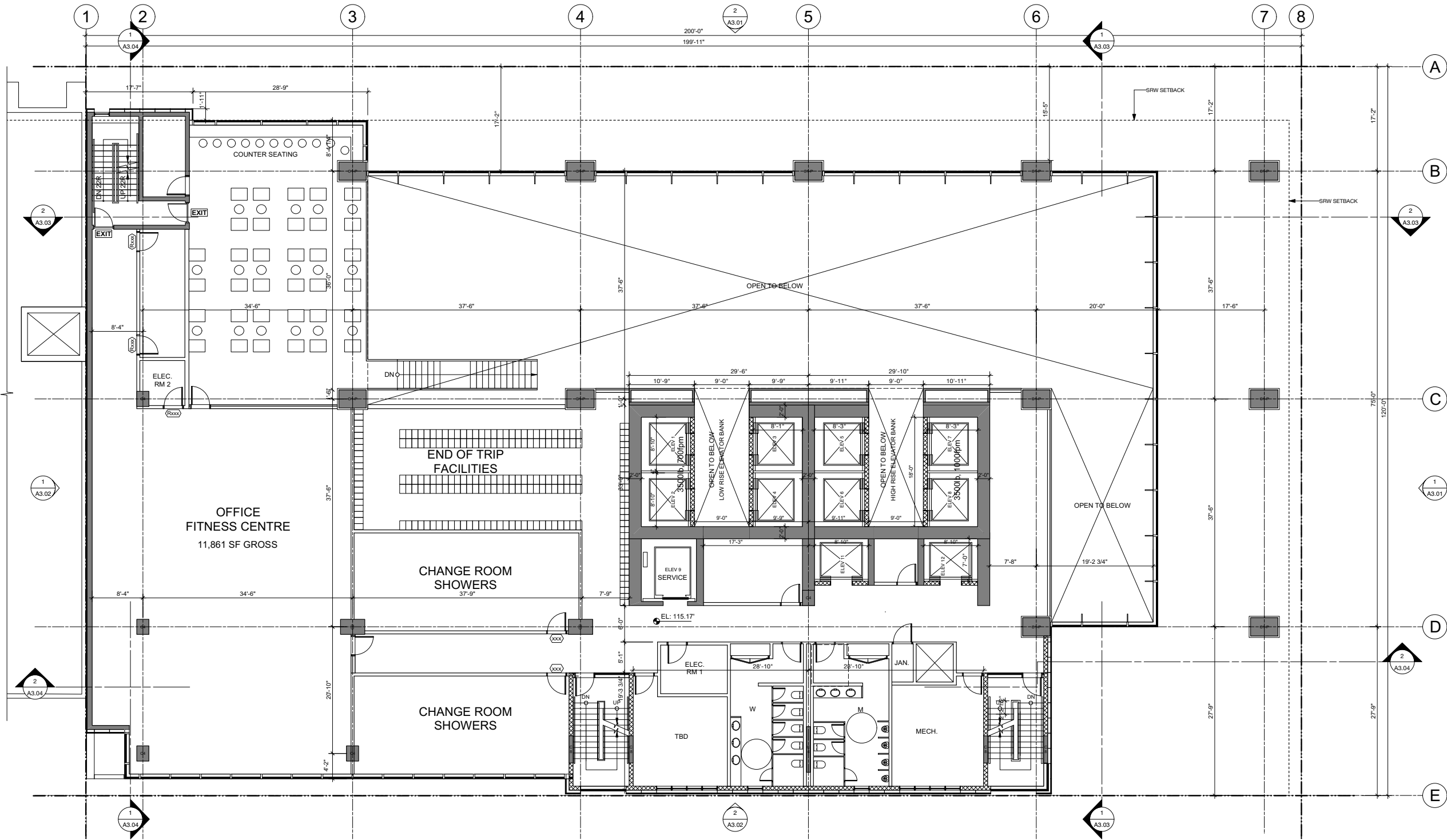
ISSUE/REVISION	
A	19-12-19 REZONING APPLICATION
B	20-06-08 UDP SUBMISSION

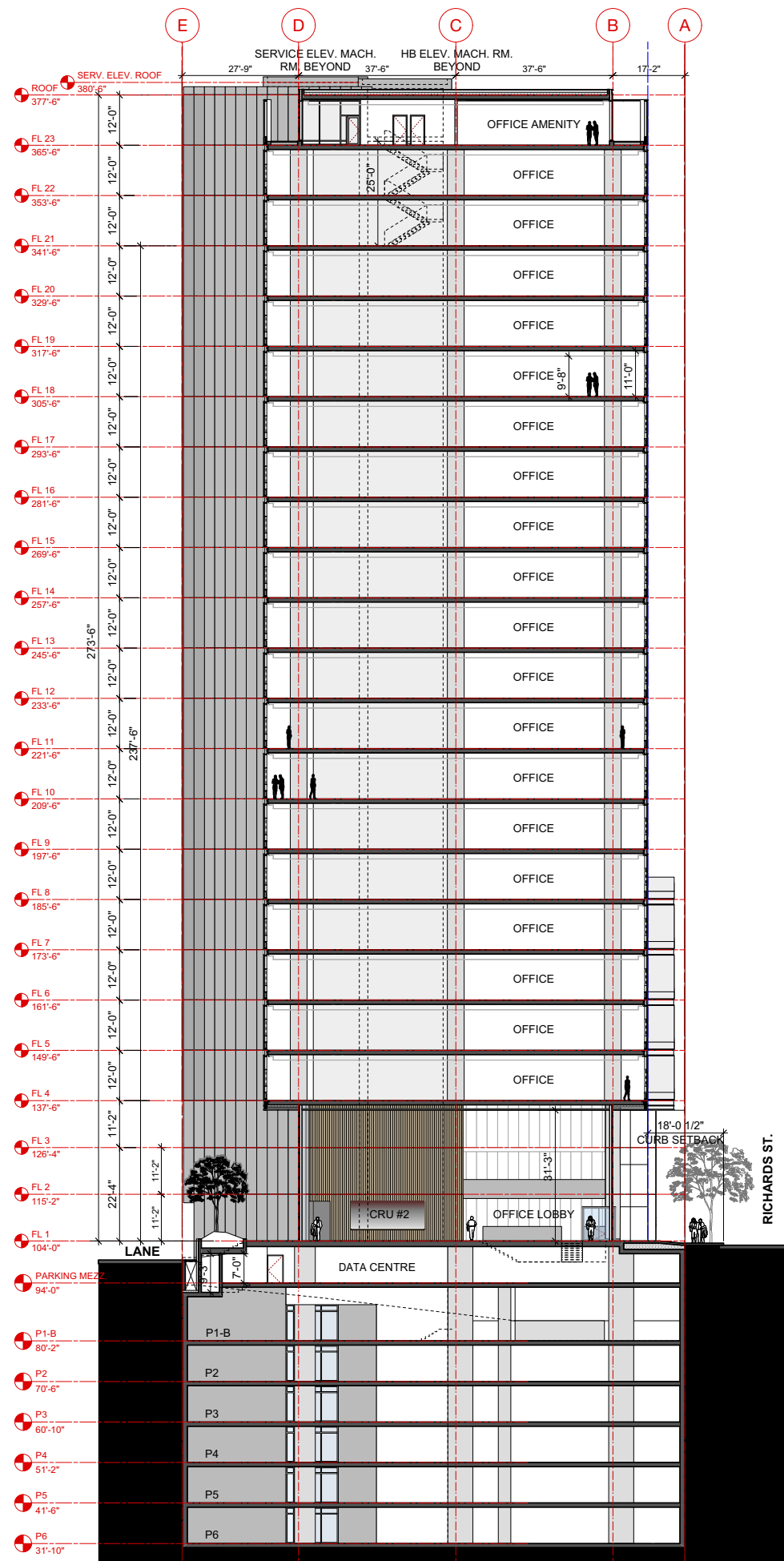
PROJECT
**450 W. Georgia St.
Commercial
Development**
450 W. Georgia St., Vancouver, BC

SECOND FLOOR PLAN

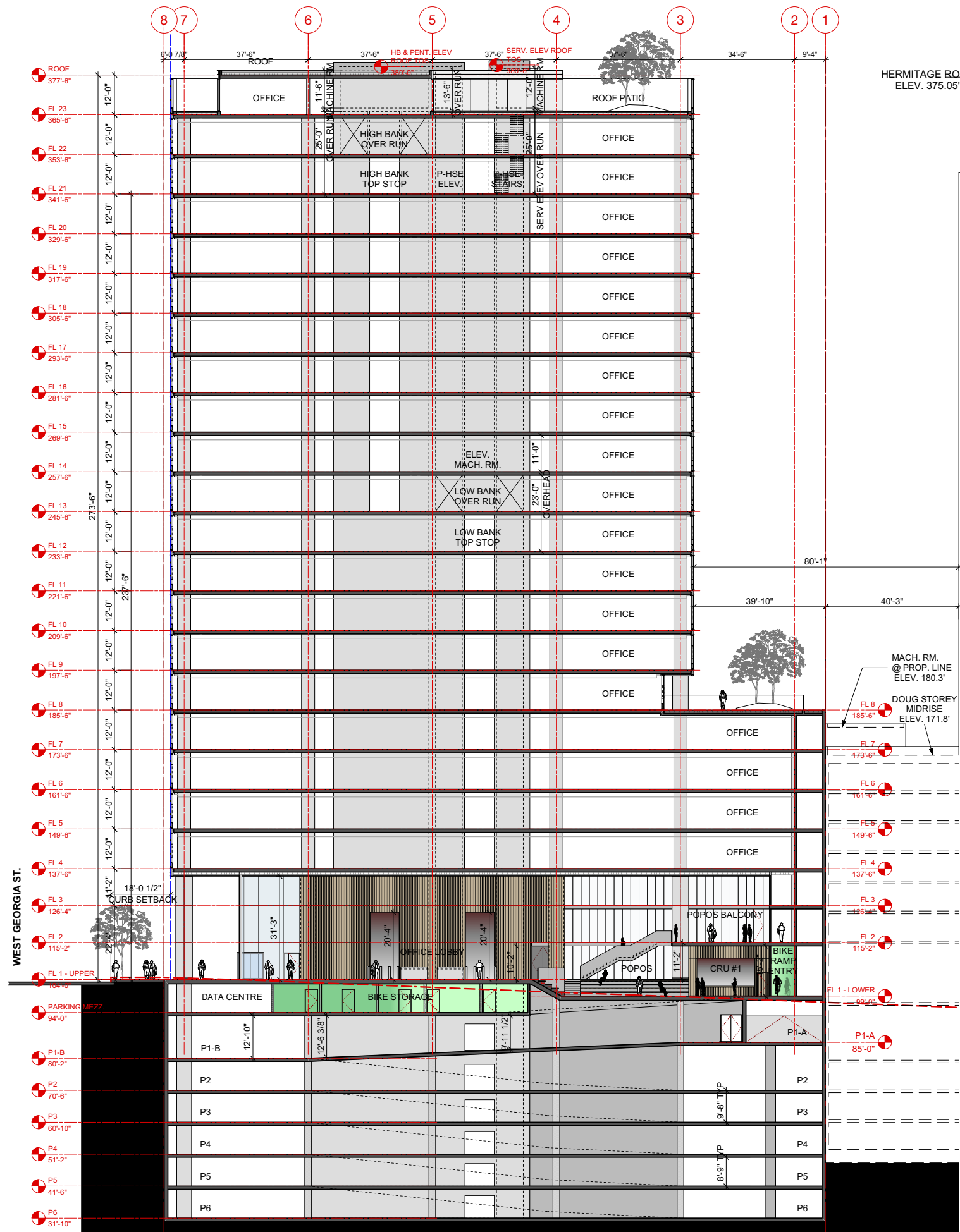
JOB NO.	
DRAWN	SE
DATE	MAY 29, 2020
SCALE	1/8" = 1'-0" @ 24X36
CHECKED	
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DRAWING NO.	

A2.08

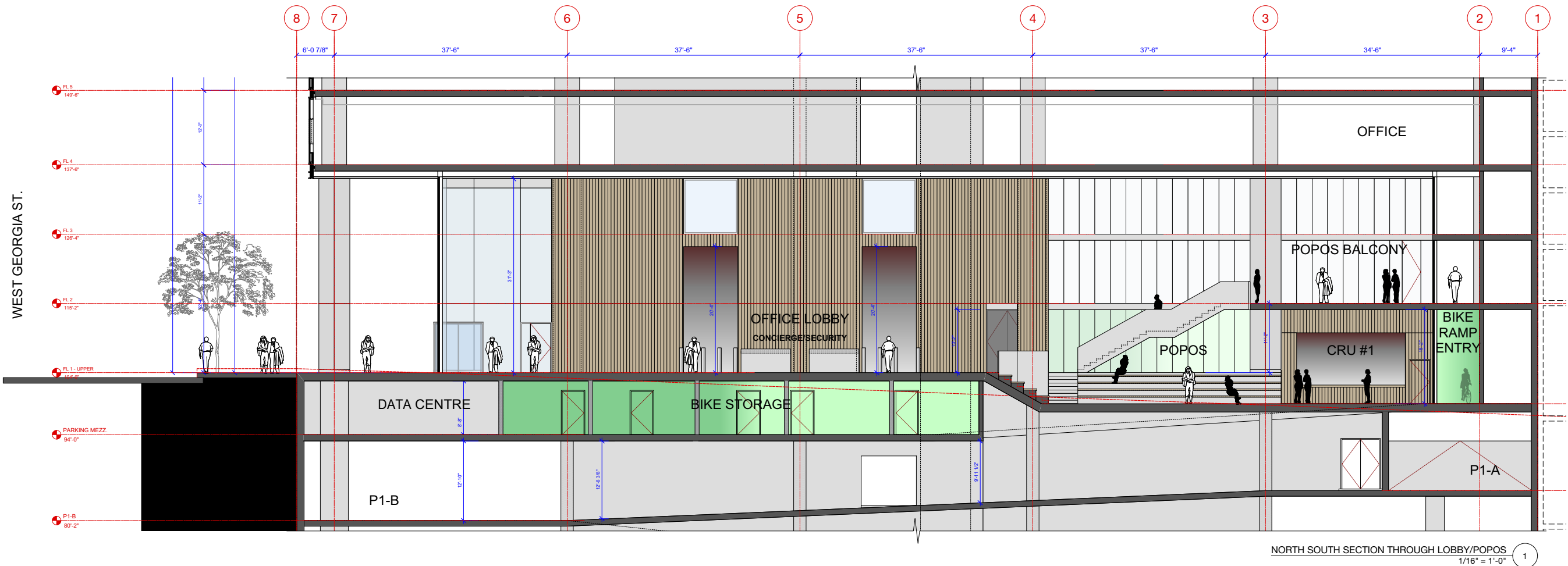




EAST WEST SECTION THROUGH OFFICE LOBBY
1/16" = 1'-0" 1



NORTH SOUTH SECTION THROUGH LOBBY/POPOS
1/16" = 1'-0" 2



NORTH SOUTH SECTION THROUGH LOBBY/POPOS
1/16" = 1'-0" 1

ISSUE/REVISION

PROJECT
**450 W. Georgia St.
Commercial
Development**
450 W. Georgia St., Vancouver, BC

**POPOS
SECTION**

JOB NO.
DRAWN **SE**
DATE **MAY 19, 2020**
SCALE **REFER TO DRAWING**
CHECKED
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DRAWING NO.:



HIGH VISIBILITY OF INTERIOR LOBBY SPACE FROM STREET



FREE-FLOWING INTERIOR SPACE WITH INFORMAL SEATING AND WOOD ACCENTS



CONNECTION TO OUTDOORS



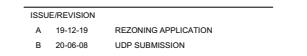
CONTINUITY OF STONE PAVING SURFACE FROM EXTERIOR TO INTERIOR

PRECEDENT IMAGES 2

2.9 Renderings



VIEW FROM WEST GEORGIA ST. AT RICHARDS ST.



**FLOORS 4 - 6
PLAN**

JOB NO. _____

DRAWN **SE** _____

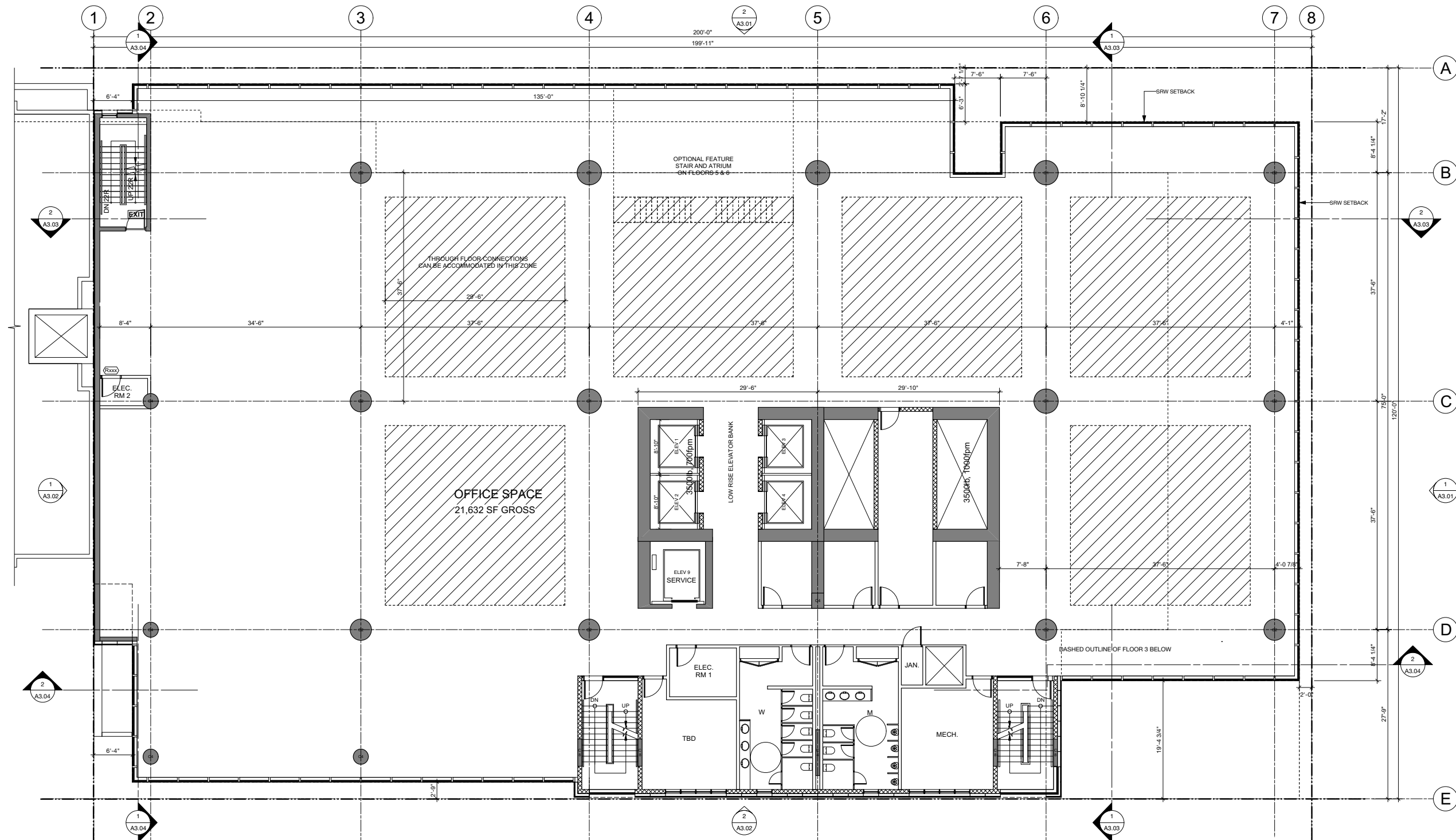
DATE **MAY 29, 2020** _____

SCALE **1/8" = 1'-0" @ 24X36** _____

CHECKED _____

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DRAWING NO. _____



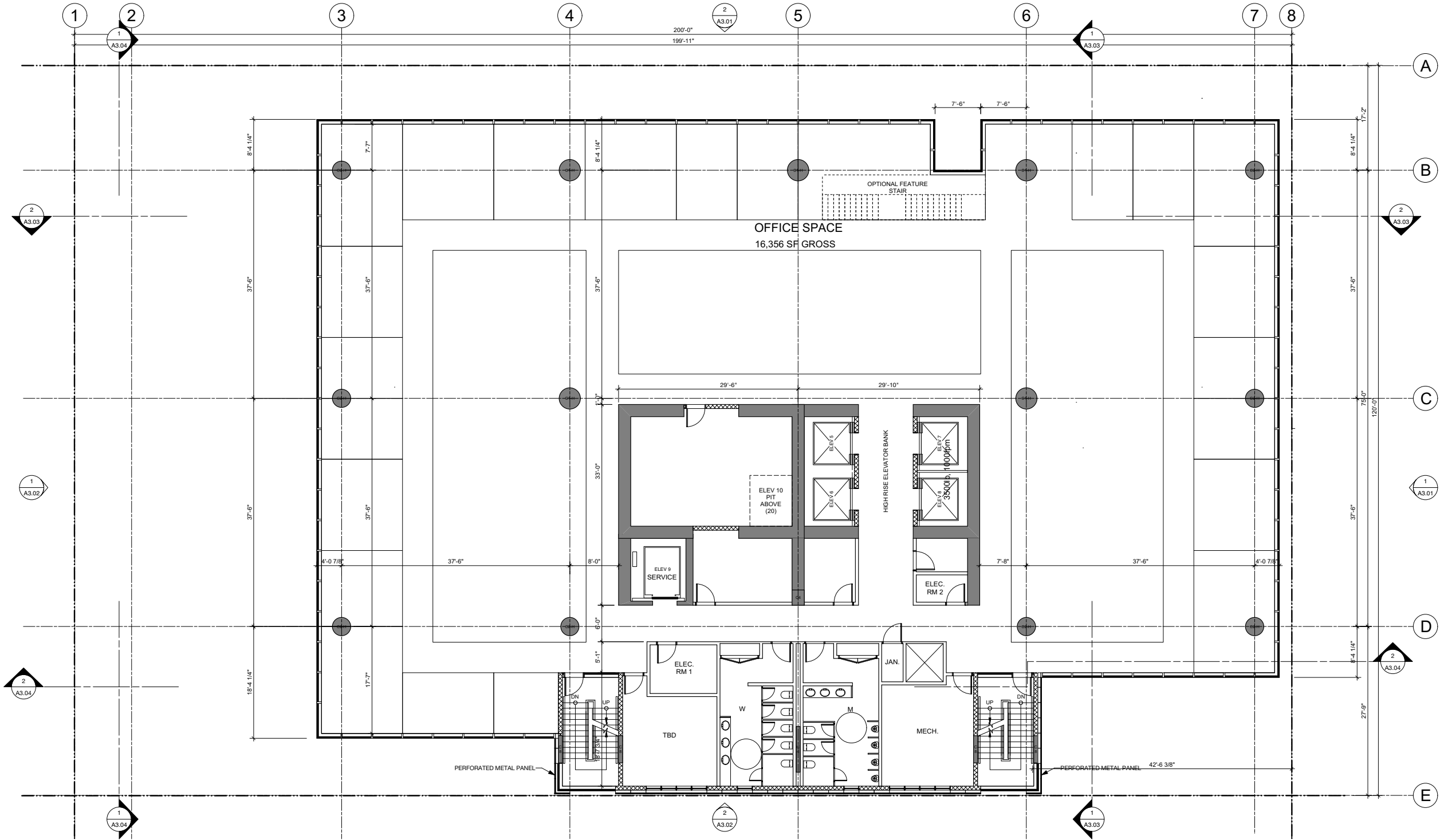


ISSUE/REVISION		REZONING APPLICATION
A	19-12-19	UDP SUBMISSION
B	20-08-08	

PROJECT
**450 W. Georgia St.
Commercial
Development**
450 W. Georgia St., Vancouver, BC

**FLOORS 15 - 20
PLAN**

JOB NO.	
DRAWN	SE
DATE	MAY 29, 2020
SCALE	1/8" = 1'-0" @ 24X36
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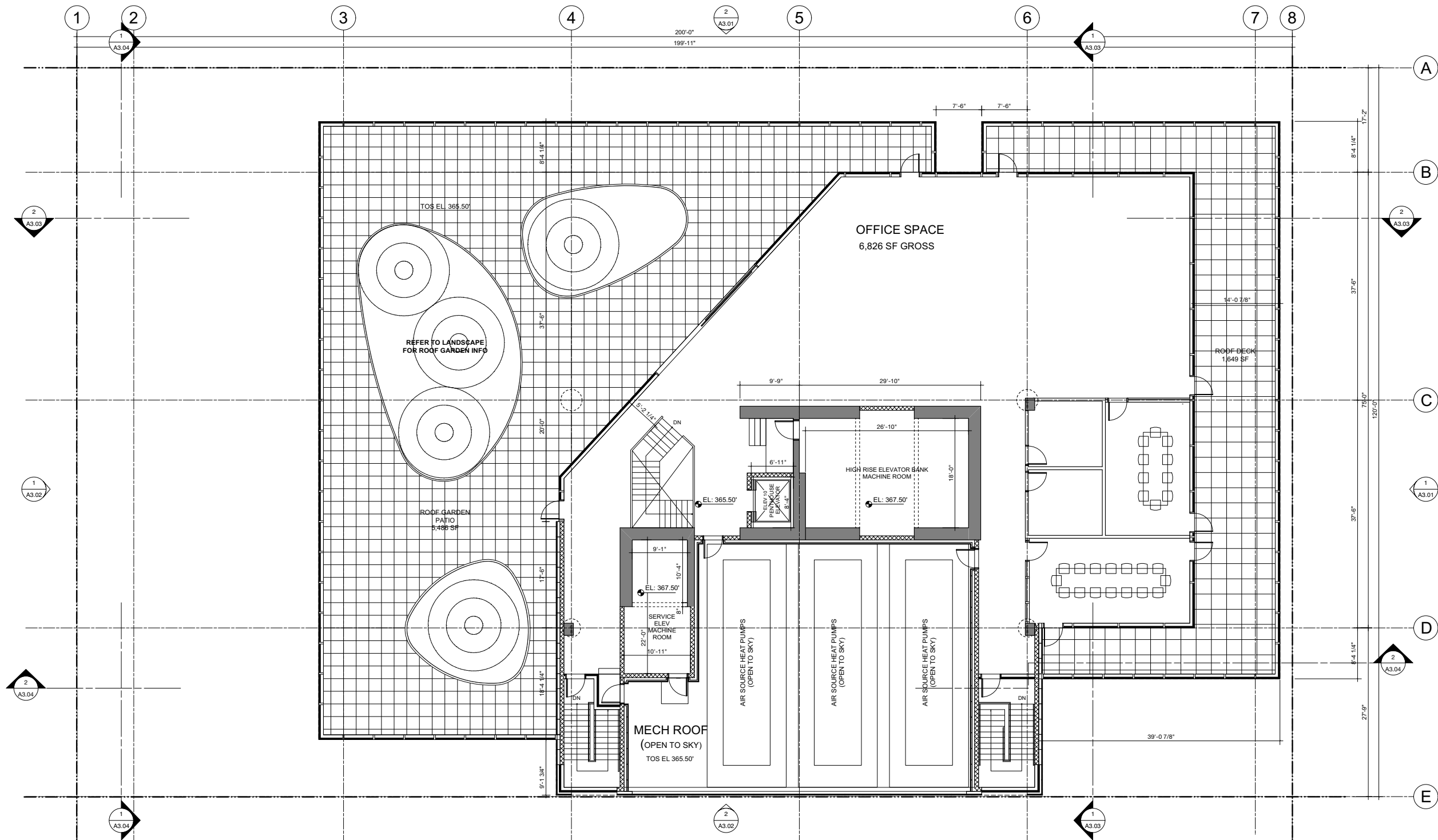
ISSUE/REVISION	
A	19-12-19 REZONING APPLICATION
B	20-08-08 UOP SUBMISSION

PROJECT
**450 W. Georgia St.
Commercial
Development**
450 W. Georgia St., Vancouver, BC

**FLOOR 23
PLAN
Option 1**

JOB NO.	
DRAWN	SE
DATE	MAY 29, 2020
SCALE	1/8" = 1'-0" @ 24X36
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A2.18



2.4 Sustainability

450 West Georgia St. LEED Narrative



Prepared by Recollective Consulting
Rezoning Application
2019-12-12

The 450 West Georgia St. project will be designed and constructed to meet the **Low Emissions Green Buildings** requirements of the **City of Vancouver Green Buildings Policy for Rezoning**. The project will be designed to achieve Gold certification under LEED for Core and Shell (CS) v4 rating system. The following narrative describes the high value sustainable design strategies that will be considered by the integrated design team and owner for the Project.

Location and Transportation

The environmental benefits of developing within dense urban areas are well established. Studies show that, for many buildings, more energy is used by occupants travelling to and from work than a building itself uses over its lifetime. This project is well served by transit with proximity to the Canada line, Expo line and numerous bus routes. Furthermore, it is within walking distance of several services and amenities and will provide a “Ride in, ride out” cycling facility safely connected to Vancouver cycling network.

Sustainable Site Strategies

Planting will feature native species to minimize maintenance and pest management. Plant selection and efficient irrigation strategies are expected to reduce watering demand.

Water Efficiency

In addition to reducing irrigation demand, water use reduction within the building will be achieved by specifying low flow fixtures. Reducing potable water use will ease the burden on municipal water supply and wastewater systems.

Energy & Atmosphere

The project will make use of a high-performance glazing system to maximize daylight and views within the floor plates while minimizing the envelope’s impact on the energy consumption for the building. The following energy reduction measures will be considered for the project:

- High-performance building envelop with triple grazing windows
- Electric-based primary systems to reduce Greenhouse Gas (GHG) emissions
- Energy efficient lighting design with automation

Commissioning of mechanical and electrical systems will be considered to ensure the energy savings will remain with the project over time.

Materials & Resources

The project will make use of materials selected for durability, functionality, aesthetics and low environmental footprint. A building life-cycle impact reduction study will be conducted to inform the design and guide the building materials selection. Construction waste will be managed to divert most materials from landfill and direct to reuse and recycling.

Indoor Environmental Quality

To the extent possible in a core and shell construction, the project will aim to maximize the quality of the indoor environment for building users. The project will employ air quality management strategies right through construction. This will be coordinated through an Indoor Air Quality (IAQ) management plan and executed by the construction team. The plan will include such measures as:

- Use of low emitting finishing materials
- Thermal comfort
- Prohibiting smoking within the building and near operable windows and air intakes
- Isolating construction work that would compromise air quality

450 West Georgia St. High Performance Curtain Wall



450 West Georgia features a bespoke curtain wall design utilizing the most advanced technology available to achieve both a well, day-lit work space **and** a highly energy-efficient facade.

While the building’s primary aesthetic is that of a largely glazed façade, on closer inspection, one sees the integration of a shadow box (an extended concealed spandrel panel) at each floor which shields the view under the desk and provides excellent insulation. The glass itself still requires excellent performance to achieve the R-value targets for the project and so the units selected combine triple glazing, Argon gas fill and multiple Low-E coatings, which together give a center of glass thermal transmission of only 0.138 BTU/h.ft².F (0.783 W/m².K.) The selection of coatings is optimized for high visible light transmission and the solar heat gain coefficient (SHGC) of 0.3 balances shading for the summer and passive heat gain in the winter. The quality of light is important too; the light is neutral and natural with a color rendering index (CRI) of 97.5, where 94 is museum quality and 100 is daylight.

Thermal transmission at the perimeter of the glass is reduced by using “plastic hybrid stainless steel” warm-edge spacers, where the thermal transmission is a 1/5th of aluminum spacers, while maintaining excellent gas retention for thermal performance and unit longevity.

The framing also gets a special treatment with multiple thermal breaks. It will feature multiple (up to 4) thermal breaks per member to minimize energy loss and maximize occupant comfort. Without the effects of radiant cold, the ambient temperature of the occupied space can be lower, further reducing the energy through the façade.

On 450 West Georgia the bespoke curtain wall has operable vents with custom window sashes that nest flush into the main frames, maximizing the sight lines and minimizing thermal perimeter. The frames provide a clean aesthetic and the freedom to provide fresh air with connection to the exterior. This approach allows the façade design to simultaneously deliver on the project’s wellness objective of environmental connection for its occupants and also meet the energy performance targets outlined by the City of Vancouver’s Green Building Policy for Rezoning.

www.GreenFacadesLLC.com

2.4 Sustainability

450 West Georgia St.

LEED v4 for BD+C: Core and Shell
2019/12/12

T P U N

	1			IPc1 Integrative Process	1
16	1	0	3	Location and Transportation	20
			20	LTC1 LEED for Neighborhood Development Location	20
2				LTC2 Sensitive Land Protection	2
			3	LTC3 High Priority Site	3
6				LTC4 Surrounding Density and Diverse Uses	6
6				LTC5 Access to Quality Transit	6
1				LTC6 Bicycle Facilities	1
	1			LTC7 Reduced Parking Footprint	1
1				LTC8 Green Vehicles	1
3	8			Sustainable Sites	11
			Y	SSp1 Construction Activity Pollution Prevention	Required
	1			SSc1 Site Assessment	1
	2			SSc2 Site Development - Protect or Restore Habitat	2
	1			SSc3 Open Space	1
	3			SSc4 Rainwater Management	3
1	1			SSc5 Heat Island Reduction	2
1				SSc6 Light Pollution Reduction	1
1				SSc7 Tenant Design and Construction Guidelines	1
8	3	0	0	Water Efficiency	11
			Y	WEp1 Outdoor Water Use Reduction	Required
			Y	WEp2 Indoor Water Use Reduction	Required
			Y	WEp3 Building-Level Water Metering	Required
2				WEc1 Outdoor Water Use Reduction	2
5	1			WEc2 Indoor Water Use Reduction	6
	2			WEc3 Cooling Tower Water Use	2
1				WEc4 Water Metering	1
20	3	10	0	Energy and Atmosphere	33
			Y	EAp1 Fundamental Commissioning and Verification	Required
			Y	EAp2 Minimum Energy Performance	Required
			Y	EAp3 Building-Level Energy Metering	Required
			Y	EAp4 Fundamental Refrigerant Management	Required
5		1		EAc1 Enhanced Commissioning	6
12	2	4		EAc2 Optimize Energy Performance	18
	1			EAc3 Advanced Energy Metering	1
		2		EAc4 Demand Response	2
		3		EAc5 Renewable Energy Production	3
1				EAc6 Enhanced Refrigerant Management	1
2				EAc7 Green Power and Carbon Offsets	2

Targeted
Potential
Unlikely
No

65	23	19	3	TOTALS	Possible Points: 110
----	----	----	---	--------	----------------------

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



2	3	9	0	Materials and Resources	14
			Y	MRp1 Storage and Collection of Recyclables	Required
			Y	MRp2 Construction and Demolition Waste Management Planning	Required
		3	3	MRC1 Building Life-Cycle Impact Reduction	6
			2	MRC2 Building Product Disclosure and Optimization - EPD	2
			2	MRC3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			2	MRC4 Building Product Disclosure and Optimization - Material Ingredients	2
2				MRC5 Construction and Demolition Waste Management	2
9	1	0	0	Indoor Environmental Quality	10
			Y	EQp1 Minimum Indoor Air Quality Performance	Required
			Y	EQp2 Environmental Tobacco Smoke Control	Required
2				EQc1 Enhanced Indoor Air Quality Strategies	2
3				EQc2 Low-Emitting Materials	3
1				EQc3 Construction Indoor Air Quality Management Plan	1
2	1			EQc4 Daylight	3
1				EQc5 Quality Views	1
3	3	0	0	Innovation	6
	1			IDc1 Exemplary WEc2 Indoor Water Use Reduction (55%)	1
	1			IDc2 Exemplary EQc8 Quality Views for 90% of regularly occupied area	1
1				IDc3 Low Mercury Lighting	1
1				IDc4 Green Cleaning	1
	1			IDc5 Green Exterior Maintenance	1
1				IDc6 LEED Accredited Professional	1
4	0	0	0	Regional Priority	4
1				RPC1 Regional Priority: WEc1 - Outdoor Water Use Reduction	1
1				RPC2 Regional Priority: WEc2 - Indoor Water Use Reduction	1
1				RPC3 Regional Priority: EAc1 - Enhanced Cx	1
1				RPC4 Regional Priority: EAc2 - Optimize Energy (at least 10 points)	1

Points in this scorecard represent estimates by the project team. The team intends to design and construct the project in compliance with LEED criteria, but there is no guarantee that points listed here will be achieved. The only process which awards LEED points and subsequent certification is submission to, and review by, the Canada/US Green Building Council.



NORTH (W. GEORGIA ST) ELEVATION 1

TRIPLE-GLAZED
UNITIZED CURTAIN WALL
SYSTEM

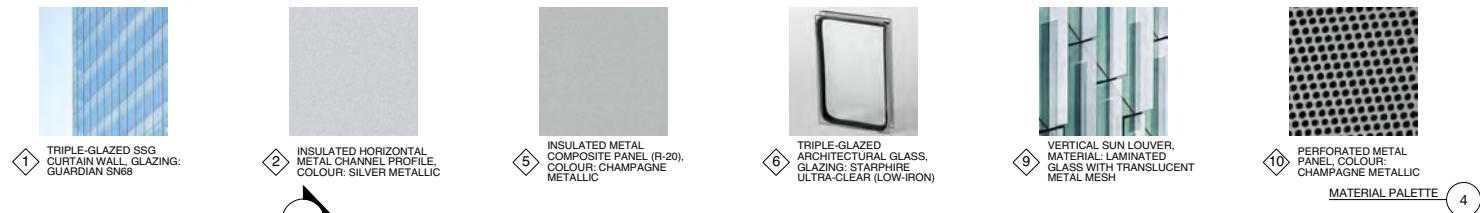
INTEGRATED SHADOW
BOX (R-15) BEHIND
GLAZING

FRAMELESS
TRIPLE-GLAZED
WINDOW VENT

INSULATED METAL
CHANNEL PROFILE



RENDERING DETAIL OF NORTH ELEVATION FACADE 5



UNITIZED CURTAIN WALL STACK JOINT

TRIPLE-GLAZED UNITIZED CURTAIN WALL SYSTEM

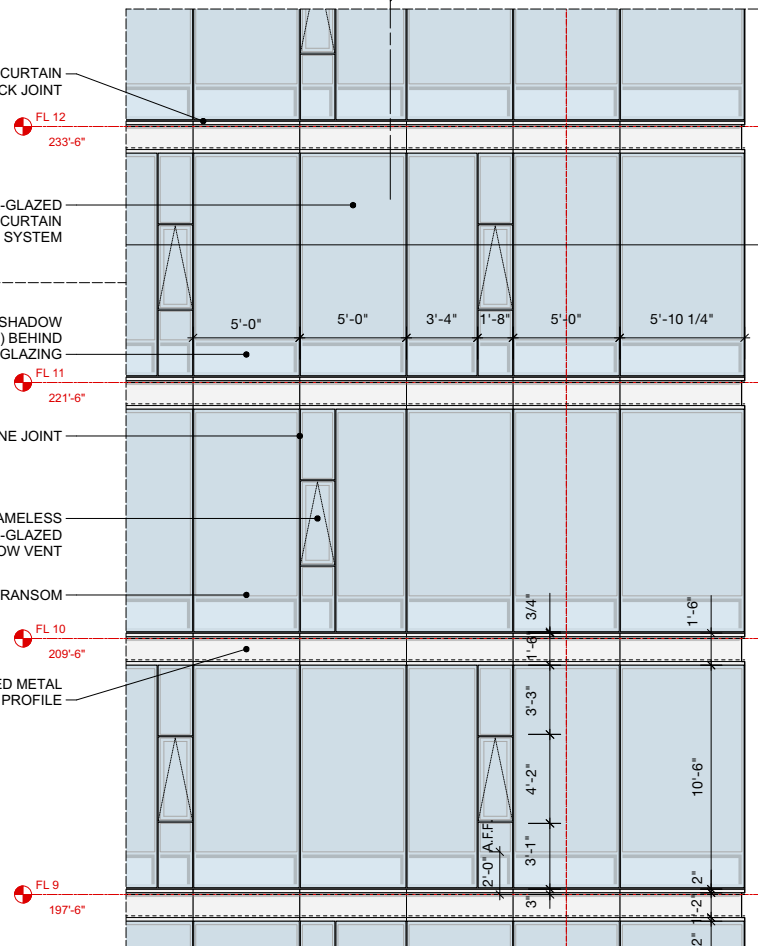
INTEGRATED SHADOW BOX (R-15) BEHIND GLAZING

SILICONE JOINT

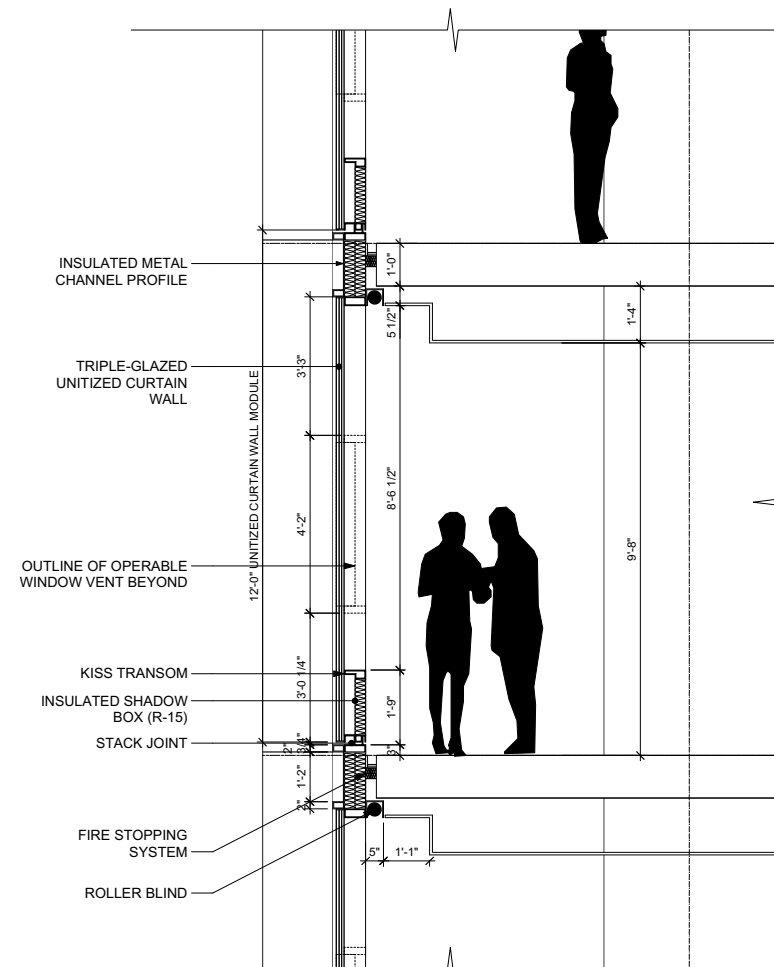
FRAMELESS TRIPLE-GLAZED WINDOW VENT

KISS TRANSOM

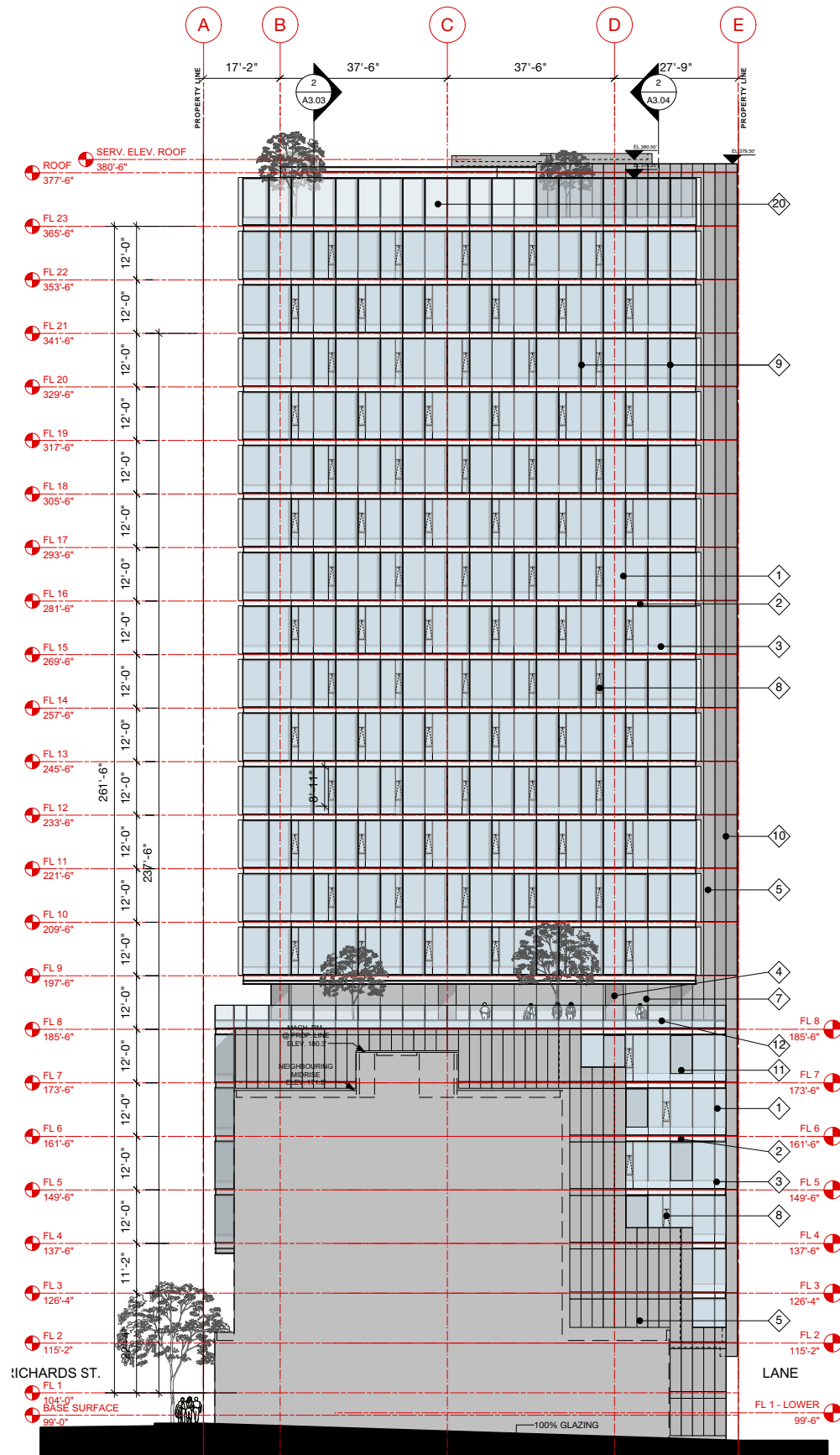
INSULATED METAL CHANNEL PROFILE



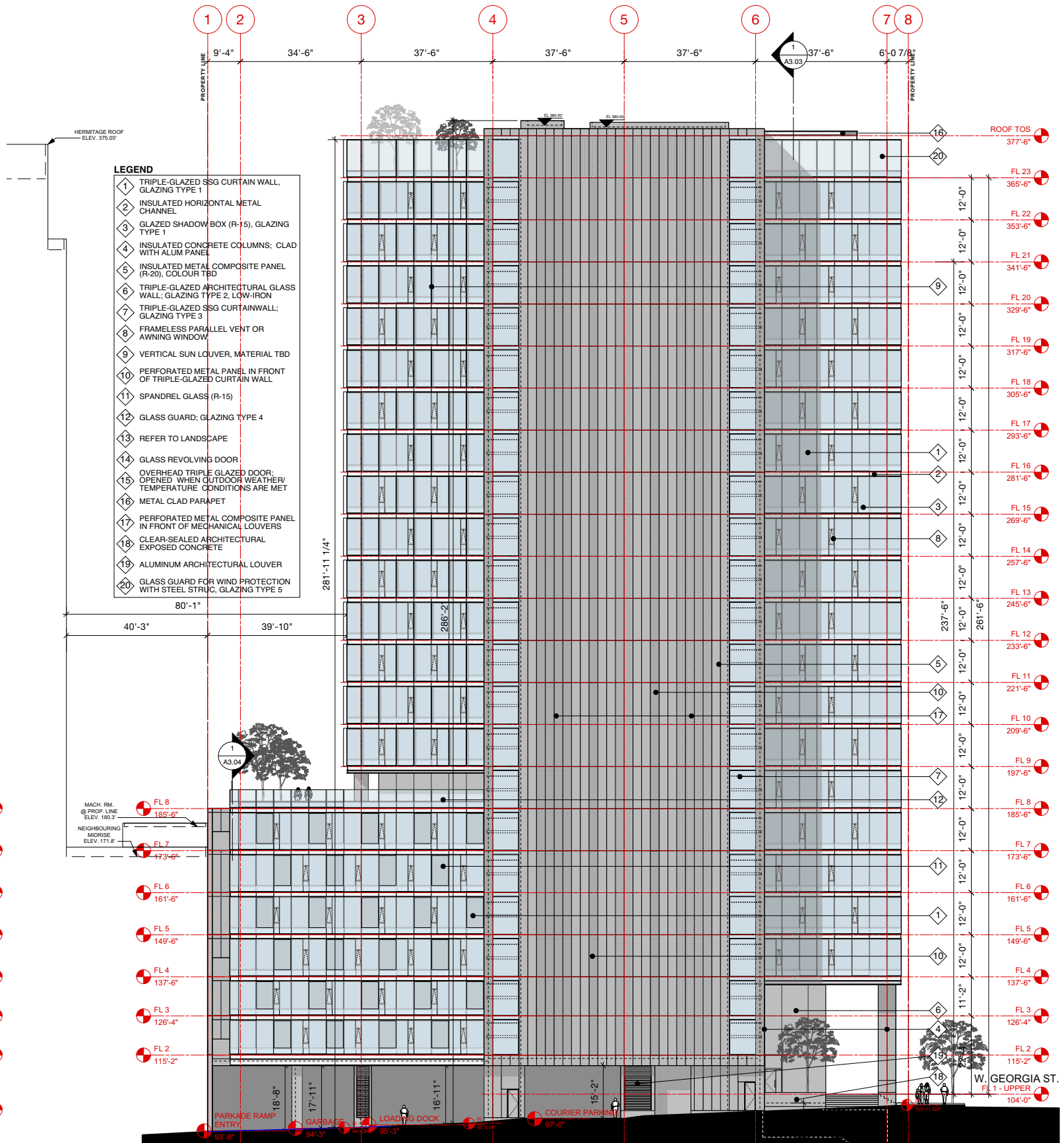
FACADE DETAIL ELEVATION 2
1/4" = 1'-0"



UNITIZED CURTAIN WALL SECTION DETAIL 3
1/2" = 1'-0"



SOUTH ELEVATION 1



EAST (LANE) ELEVATION 2

2.10 Model Photos



SOUTH WEST VIEW (LOOKING NORTH UP RICHARDS ST.)



SOUTH EAST VIEW

2.9 Renderings



VIEW LOOKING NORTH ON RICHARDS ST. FROM FRONT OF L'HERMITAGE

2.7 View Cone 9.1 Analysis

View Cone Analysis Summary

- 450 West Georgia is a site that is largely in the view shadow of several taller downtown buildings (Telus Gardens, Canaccord Tower, the Hudson, and the Fairmont Pacific Rim); only a narrow slot of the building above Level 23 (measured 5'-8 3/4" in width as it passes through the Level 23 glass guard on the south elevation) is not in a view shadow
- The proposed building height of 286.17' (87.2m) is below the height of its immediate neighbours (510 and 400 West Georgia) and the Downtown ODP's basic maximum height for buildings in area 5 of 300' (91.4m)

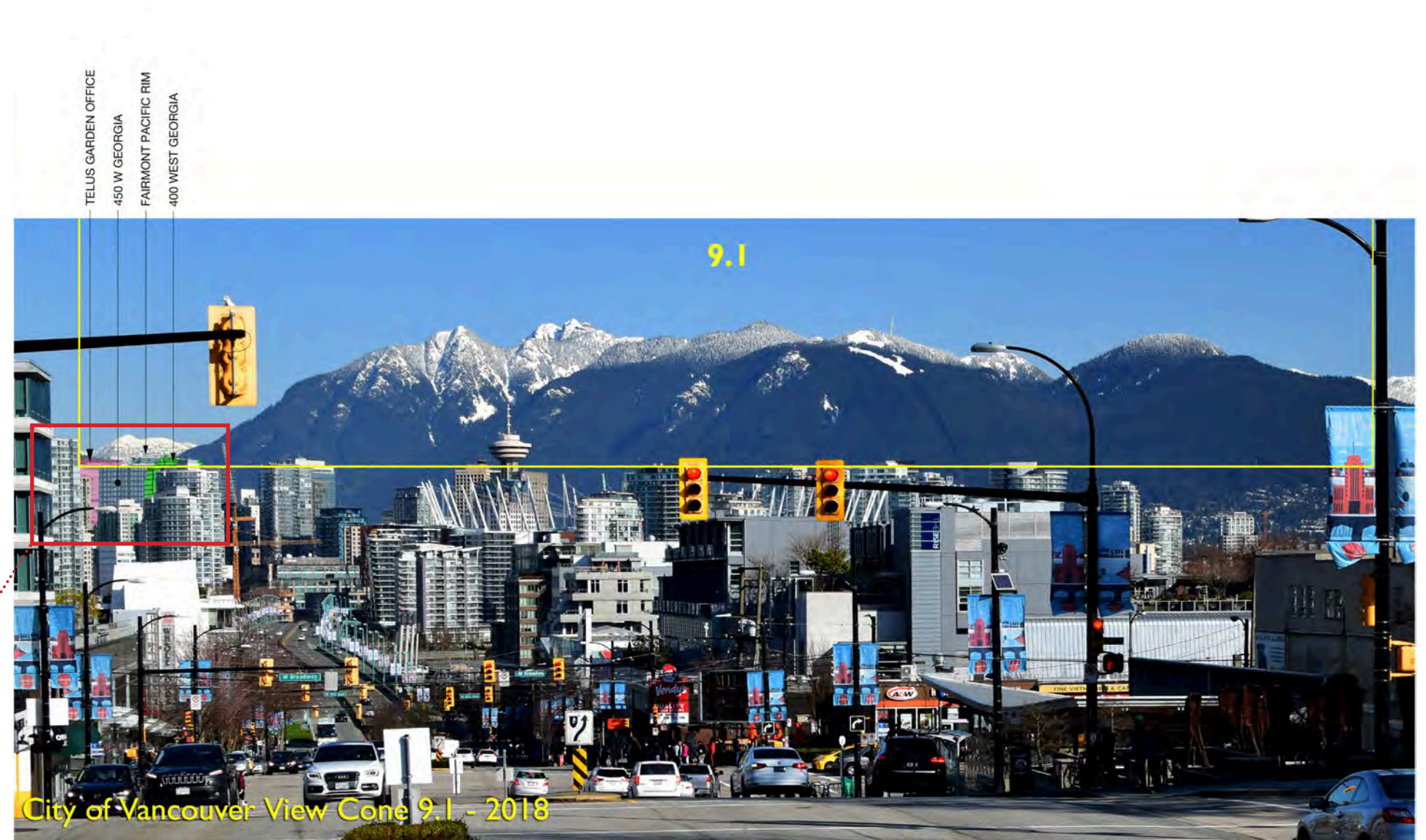
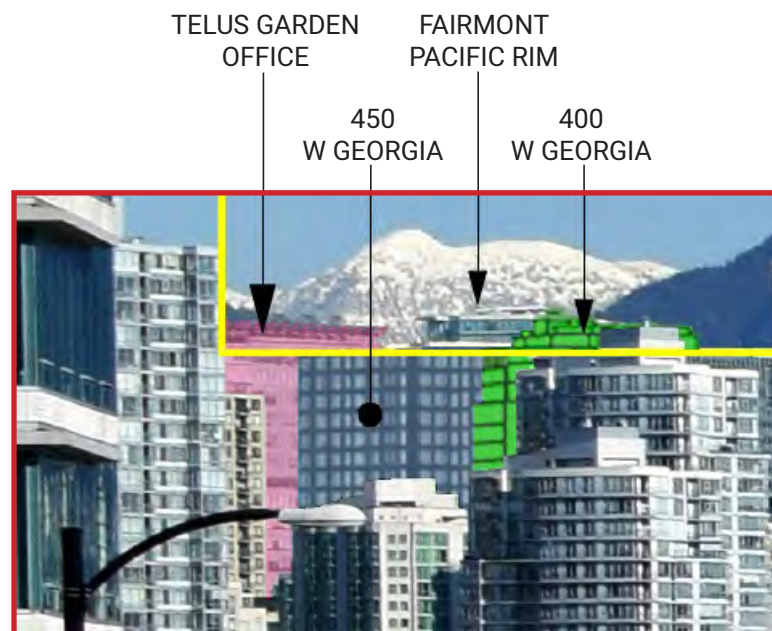


FIG. 1. PHOTO MONTAGE INCLUDING 450 W GEORGIA PROPOSAL

2.7 View Cone 9.1 Analysis

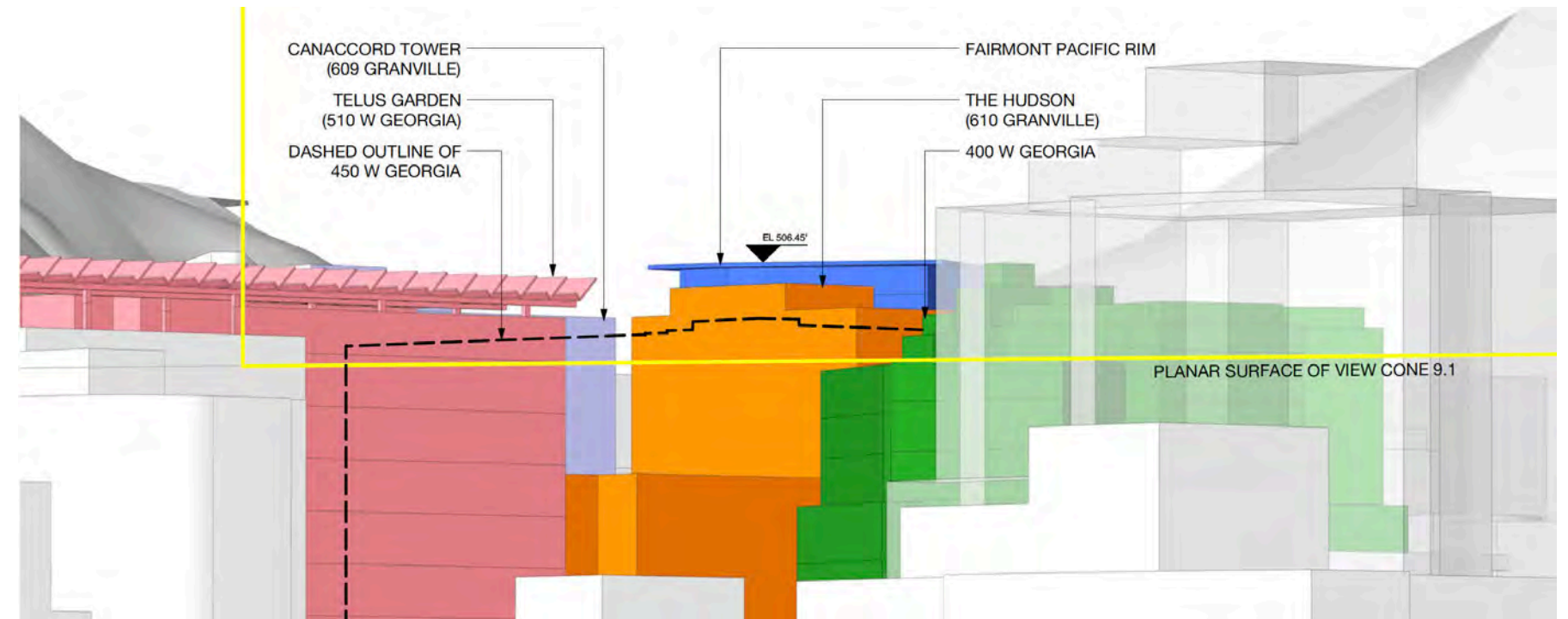


FIG. 5. LOOKING TOWARDS 450 GEORGIA SITE WITH DASHED OUTLINE OF 450 W GEORGIA

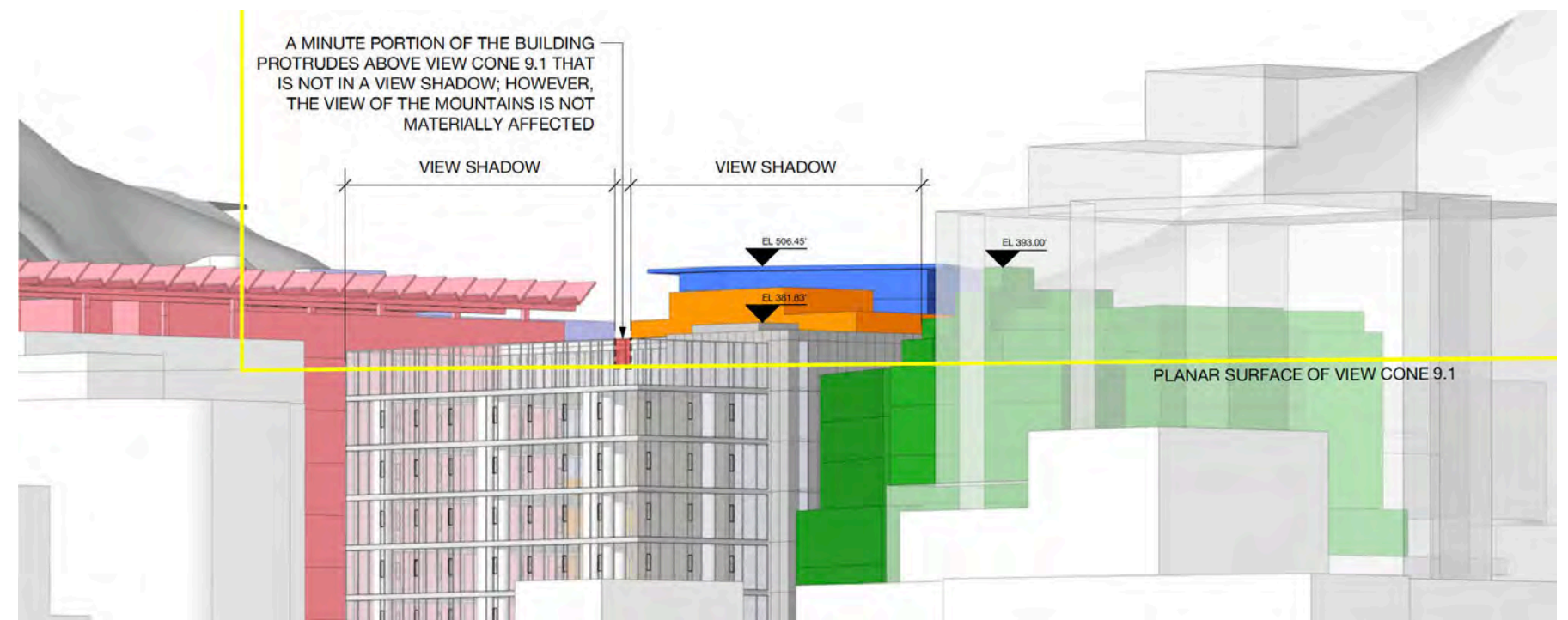
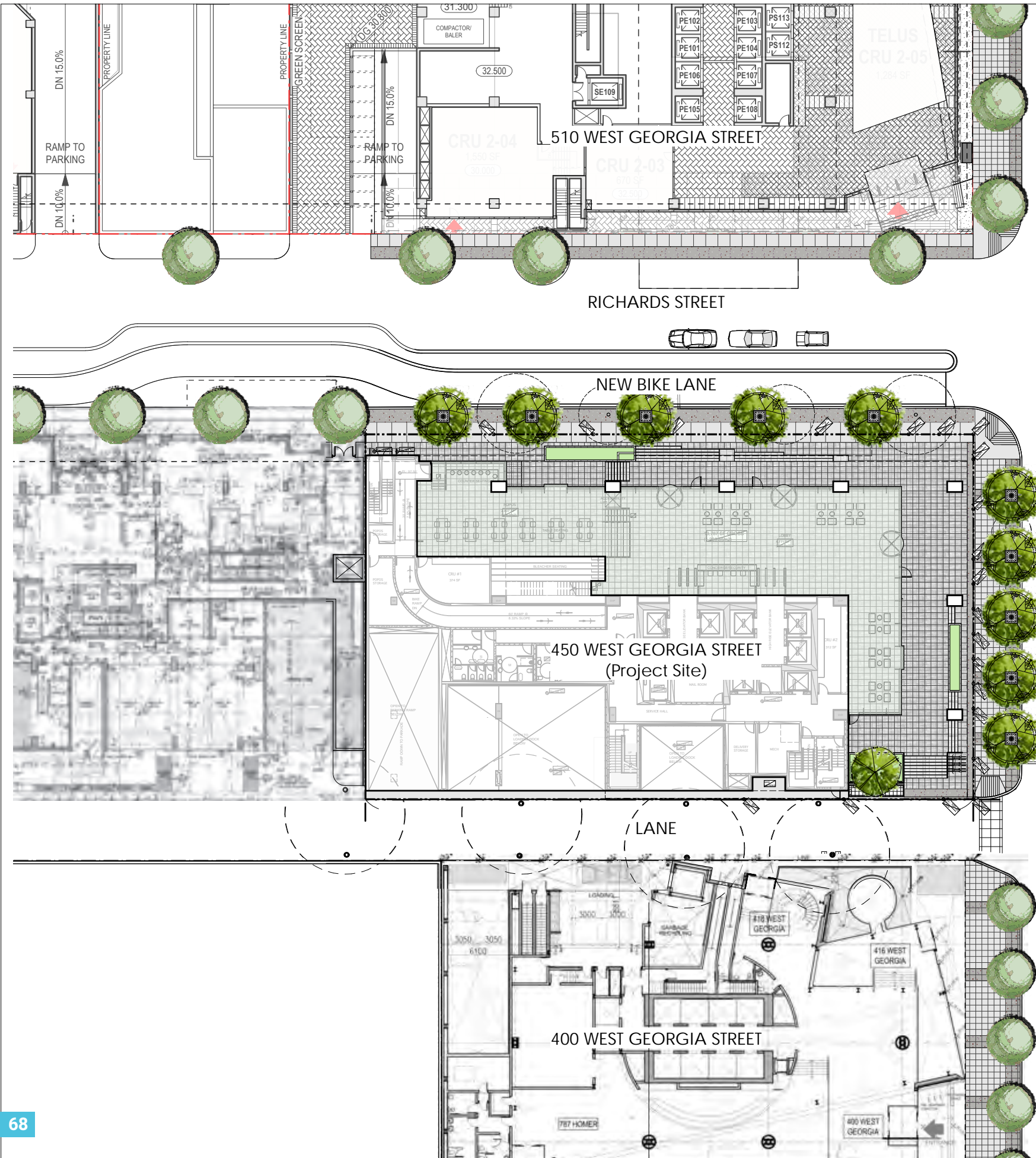


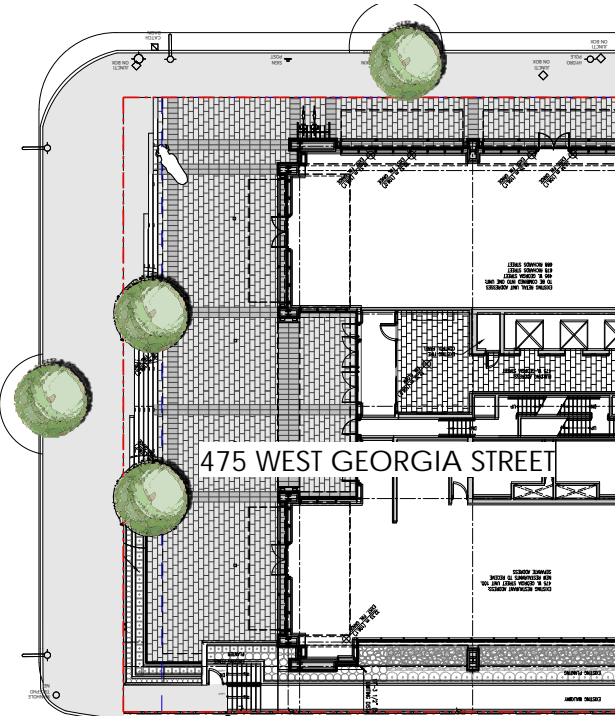
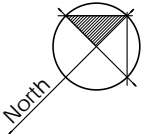
FIG. 6. LOOKING TOWARDS DOWNTOWN SITE VIEWED FROM 400M AWAY



LANDSCAPE RATIONALE

As the building seeks elegance in simplicity, so too does the landscape. This is a response to the much more complex nature of the neighbouring buildings to the east and to the west. This approach echoes the City of Vancouver Downtown Guidelines, which seeks to have varied spaces with different functions and activities. Located at the corner of Richards Street and West Georgia Street, the site is at the heart of a high traffic pedestrian area which will continue to densify with this development and others in the downtown area. The space is designed to facilitate pedestrian movement along the street edge and into the building. High quality paving flows from the interior and into the exterior, seeking to 'blur' the walls and promote inside and outside spaces. Planting helps to punctuate and compliment the interior space, providing visual relief while also maximizing sensory experiences for pedestrians.

New street trees are proposed to feature soil cells for improved soil volumes along West Georgia Street and Richards Street. Recessed planters along the development provide visual interest with splashes of green. A specimen multi-stem tree is placed at the south eastern corner of the site to help ground the site, enlivening the lane interface. The public realm will also be improved with the addition of a bike lane along Richards Street, widening and improving of the sidewalks along Richards Street and West Georgia Street.



2	May 22 2020	UDP Submission Draft
1	Dec 19 2019	Rezoning Application
no.:	date:	item:

Revisions:

dk Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:
**450 W. Georgia St.
Commercial
Development.**

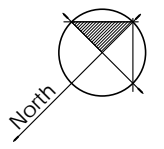
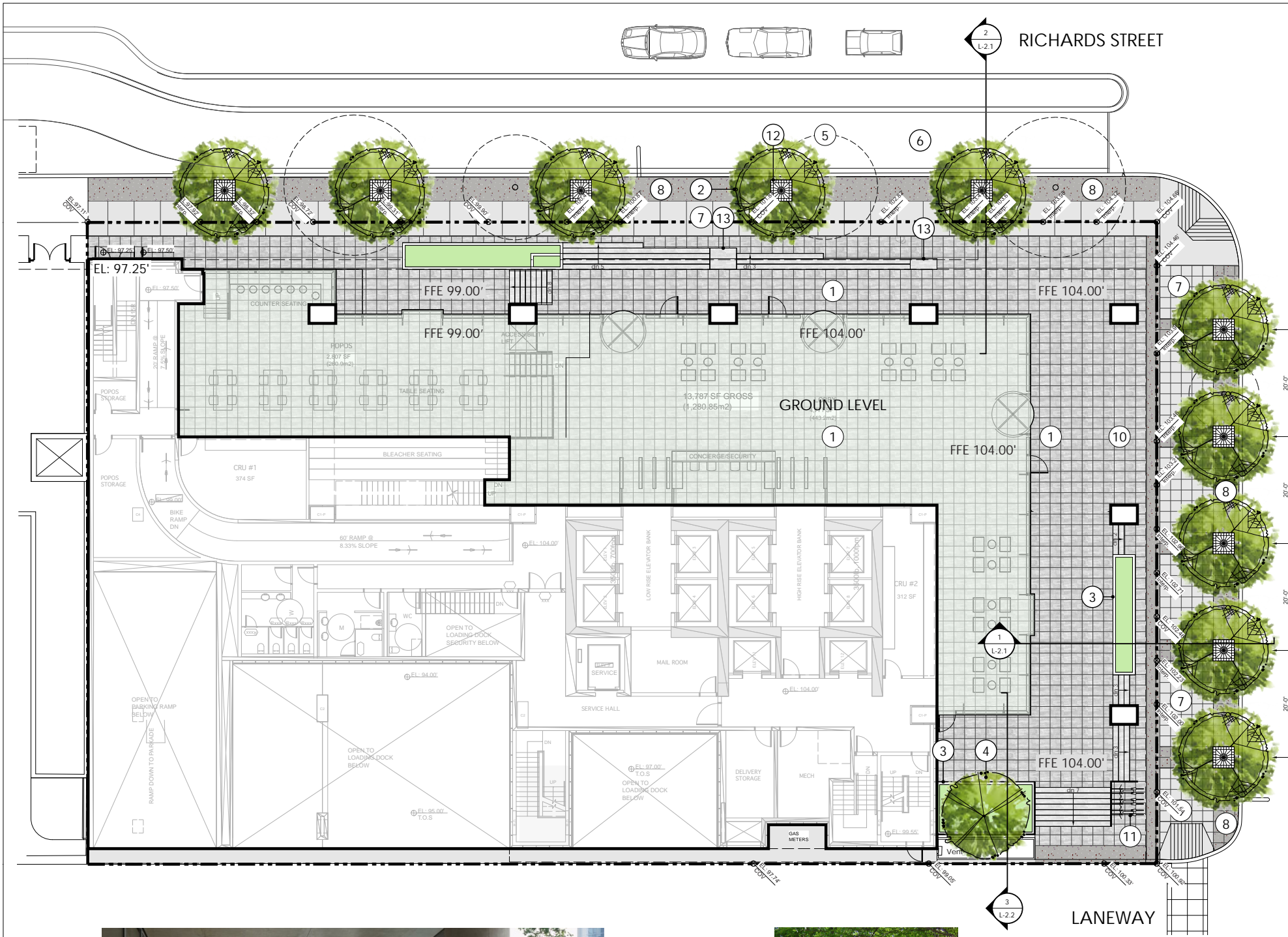
DRAWING LIST

L.1.2 Ground Level Landscape Plan	1" = 10'
L.1.3 Ground Level Planting Plan	1" = 10'
L.1.4 Level 8 Landscape Plan	1" = 10'
L.1.5 Level 8 Planting Plan	1" = 10'
L.1.6 Level 23 Landscape Plan	1" = 10'
L.1.7 Level 23 Planting Plan	1" = 10'
L.1.8 Roof Landscape Plan	1" = 10'
L.2.1 Landscape Sections	1/4" = 1'
L.2.2 Landscape Sections	1/4" = 1'

Drawn by:	RSS
Checked by:	SJV
Date:	December 18, 2019
Scale:	1/16"=10'
Drawing Title:	Landscape Context Plan

Project No.:	18032
Sheet No.:	

L-1.1



4	Jun 05 2020	Issued for Virtual Open House
3	Jun 05 2020	Issued with Arborist Report
2	May 22 2020	UDP Submission Draft
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WEST GEORGIA STREET

LEGEND

- ① Publicly accessed interior/exterior amenity space. Interior and exterior paving to match in color, size and pattern to create continuity of space.
- ② New street trees in tree grates and soil cells for sufficient volume of growing medium. Tree species and specification to match the standards of CoV for W Georgia St/ Richards St.
- ③ Recessed Planter low evergreen and shrub planting.
- ④ Multi-stem specimen tree.
- ⑤ Outline of existing street trees to be removed.
- ⑥ Proposed bike lane along Richards St.
- ⑦ CIP Concrete Sidewalk. Broom finish with saw cut pattern to the standards of CoV.
- ⑧ Exposed Aggregate Concrete with saw cut pattern to the standards of CoV.
- ⑨ Concrete sidewalk pattern. Size 2' x 2'. To the standards of CoV.
- ⑩ Square Stone pavers. Size: 24" x 24" x 2" Colour: Light Grey.
- ⑪ Class B Bike Racks.
- ⑫ Cast Iron decorative tree grates. Size 4' x 4'. To the standards of CoV.
- ⑬ Stone Bench to tie into stone-clad stairs

Project:
**450 W. Georgia St.
Commercial
Development.**

Drawn by: RSS
Checked by: SJV
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Scale: 1"=10'

Drawing Title:
**Ground Level
Landscape Plan**

Project No.:
18032
Sheet No.:



Amorepacific Building by David Chipperfield Architects.
Precedent project for entry plaza facing W Georgia St and Richards St.



Street trees in grates.
Specifications to match CoV standards.



DESIGN RATIONALE

The landscape design of amenity podiums on level 8 and level 23 provides modern aesthetics of Vancouver Downtown's urban identity. This has been achieved by proposing mounded earth work in rounded forms to contrast the building's strong grid. Pacific Northwestern adaptable tree species and planting will be primarily used to reflect the character of the area and promote bird habitat.

LEGEND

- ① Mounded earthwork to allow for 3' of depth growing medium.
- ② Pacific Northwestern adaptable multi-stem specimen tree.
- ③ Pacific Northwestern low shrub planting
- ④ Bench. Form to follow planter curves.
- ⑤ Square pavers.
Size: 24" x 24" x 2" thk. Colour: Light Grey.
- ⑥ Guardrail at roof edge.
Refer to architectural documents for details.
- ⑦ Line of building above

Cornus nuttallii



Mahonia repens



Arctostaphylos uva-ursi



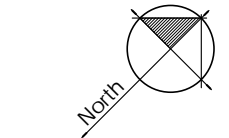
Gaultheria shallon



Cotoneaster dammeri



Amorepacific Building by David Chipperfield Architects.
Precedent project for earthwork on amenity podiums.



2 May 22 2020 UDP Submission Draft
1 Dec 19 2019 Rezoning Application
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Date: December 18, 2019

Scale: 1"=10'

Drawing Title:

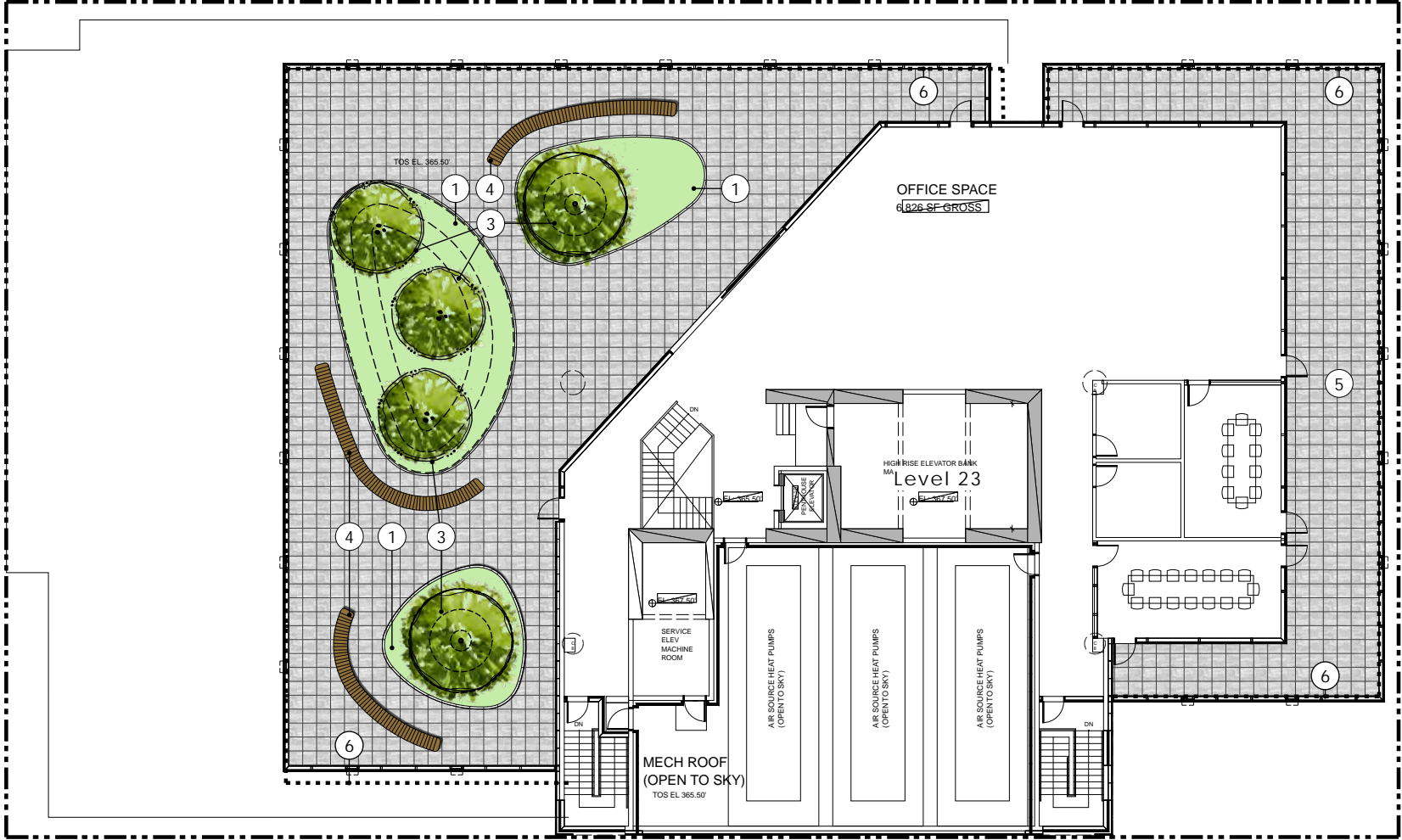
Landscape Plan.
Level 8 Podium.

Project No.:
18032

Sheet No.:

L-1.4

71



Amorepacific Building by David Chipperfield Architects.
Precedent project for earthwork on amenity podiums.

DESIGN RATIONALE

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LEGEND

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- ③ Pacific Northwestern low shrub planting
- ④ Bench. Form to follow planter curves.
- ⑤ Square pavers.
Size: 24" x 24" x 2" thk. Colour: Light Grey.
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Refer to architectural documents for details.
- ⑦ Line of building above

Cornus nuttallii



Mahonia repens



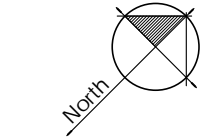
Arctostaphylos uva-ursi



Gaultheria shallon



Cotoneaster dammeri



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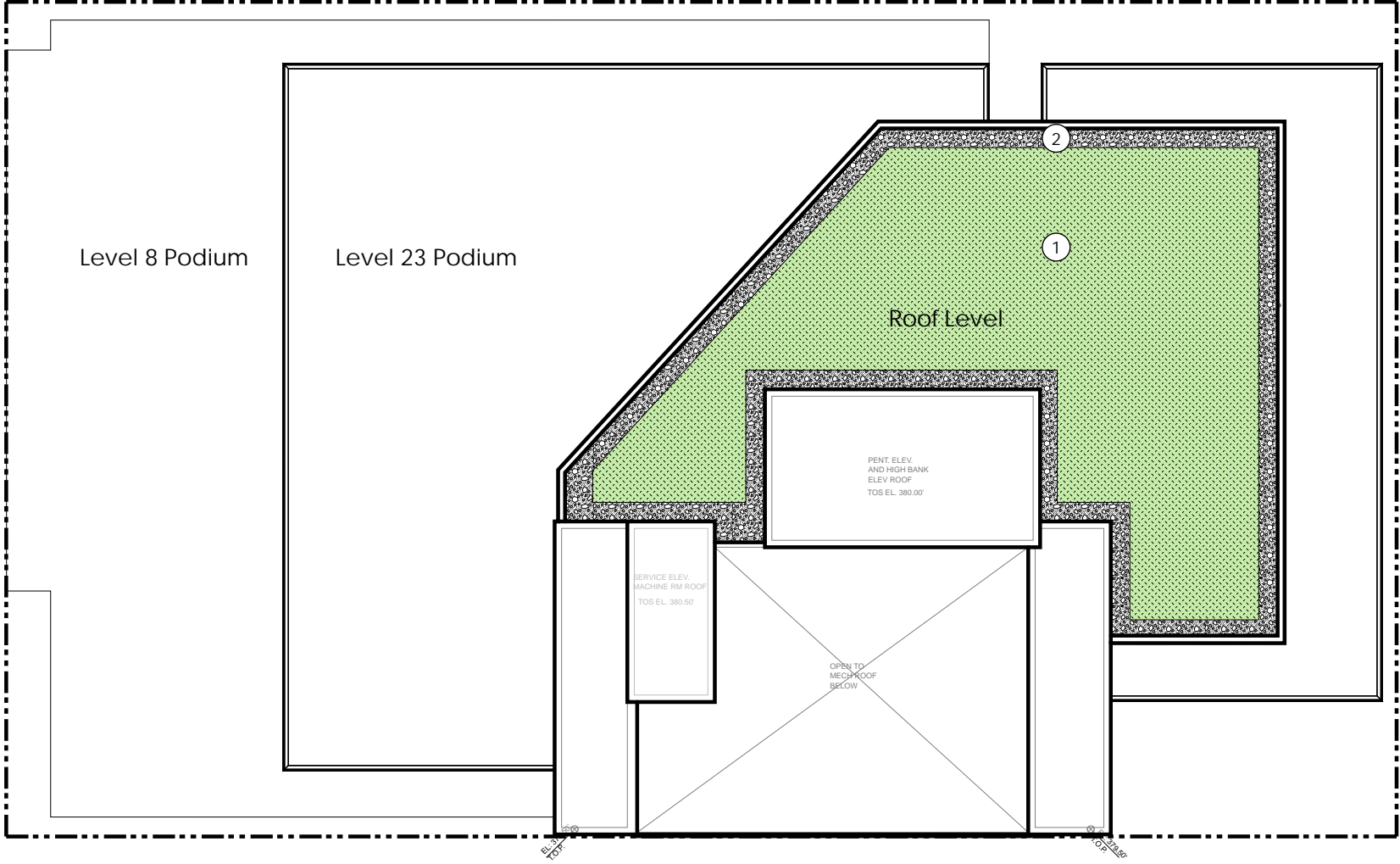
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Development.

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Date:	December 18, 2019
Scale:	1"=10'

Drawing Title:

Landscape Plan.
Level 23 Podium.

Project No.:	18032
Sheet No.:	



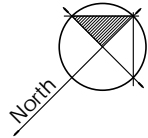
LEGEND

- 1 Extensive green roof vegetation.
- 2 Gravel drain strip.

LANDSCAPE BIRD FRIENDLY STRATEGY:

There are several landscape measures to ensure the proposed development is Bird Friendly and contributes to the enrichment of Vancouver's urban forest. The design is proposing 10 new street trees (replacing the existing 5 street trees), 1 onsite specimen tree on ground level, 5 trees on Level 8 podium and 5 trees on Level 23 outdoor amenity.

The proposed landscape planting incorporates canopy and habitat vertical stratification with tree and shrub planting, utilizes plants that attract birds and insects, and includes native and non-native/non-invasive plants. This is achieved by use of intensive and extensive green roof systems on level 8, level 23 and Roof.



2 May 22 2020 UDP Submission Draft

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Sample images for extensive green roof vegetation.

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Drawn by: RSS

Checked by: SJV

Date: December 18, 2019

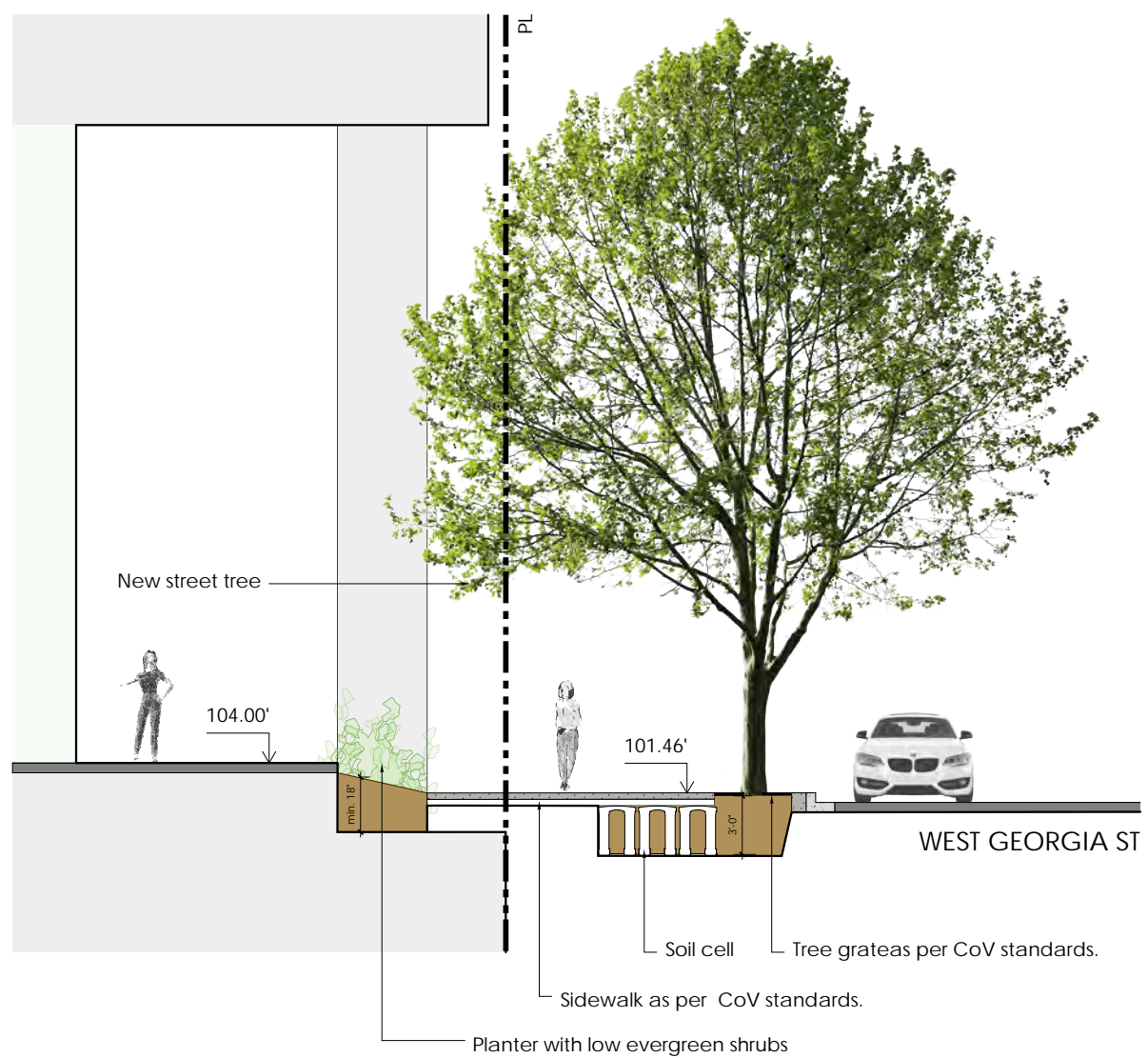
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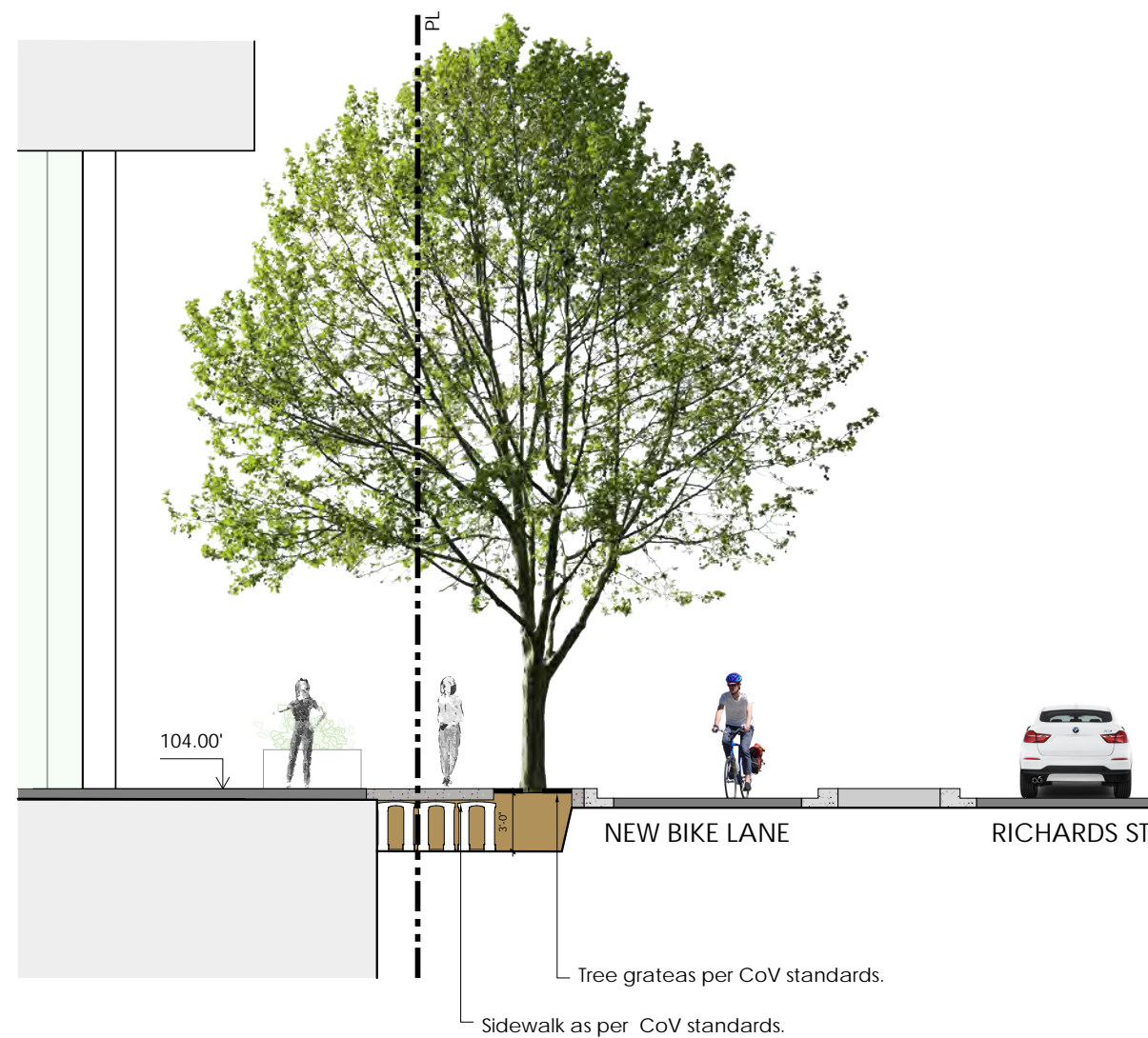
Landscape Plan..
Roof.

Project No.: 18032

Sheet No.:



1
L-1.1
SECTION THROUGH URBAN FRONTAGE AT GEORGIA STREET
SCALE 1/4"=1'



2
L-1.2
SECTION THROUGH URBAN FRONTAGE AT RICHARDS STREET
SCALE 1/4"=1'

8	June 05 2020	Issued for Virtual Open House
7	May 22 2020	UDP Submission Draft
6	Dec 17 2019	Rezoning
5	Nov 25 2019	Open House
4	Oct 18 2019	Review
3	Jan 31 2019	Rezoning
2	Jan 28 2019	Concept Review
1	Dec 12 2018	Concept Review
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Drawn by: RSS
Checked by: SJV
Date: April 08 2018
Scale: 1/8"=1'
Drawing Title:

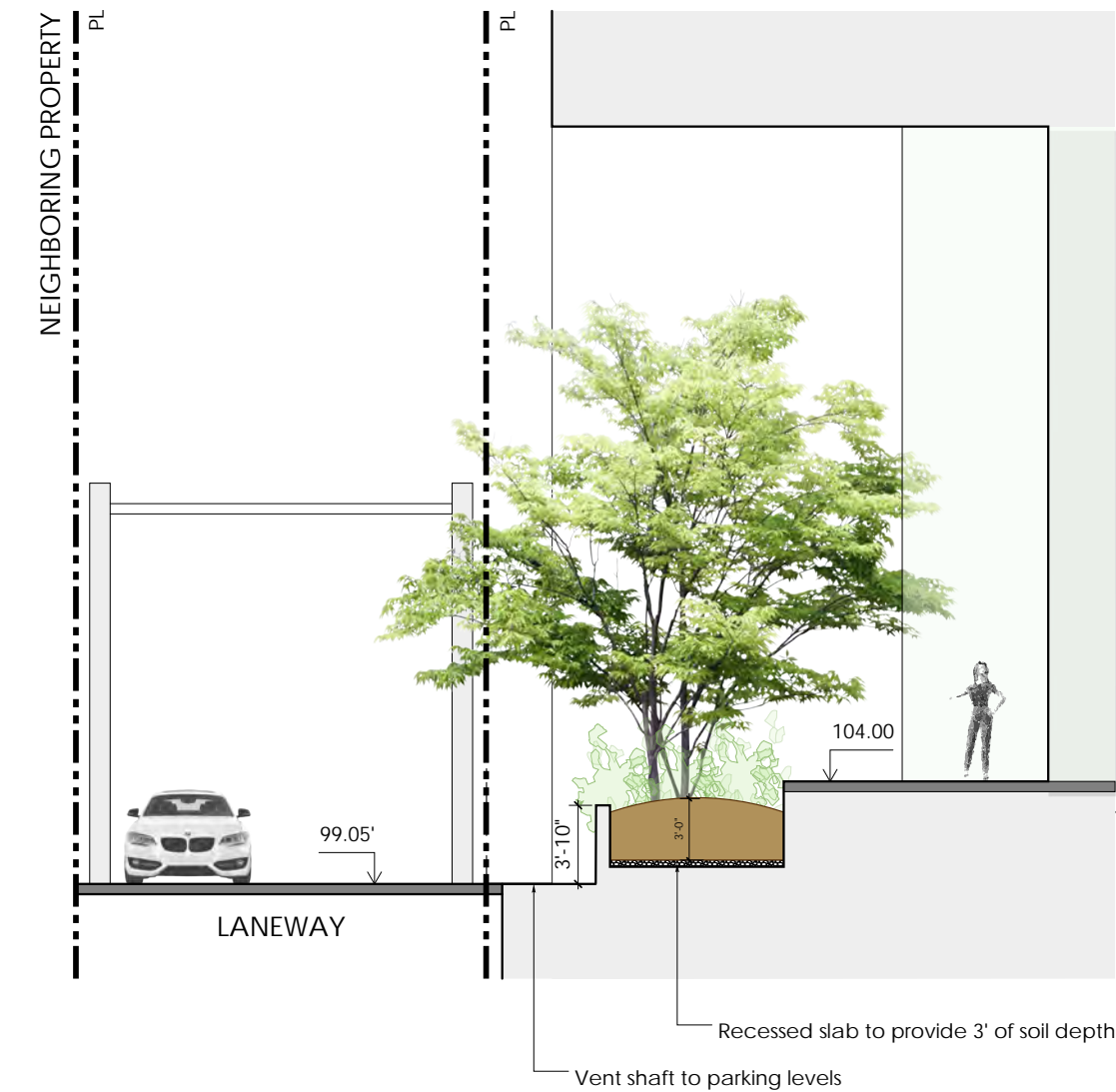
Landscape Sections

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Sheet No.:

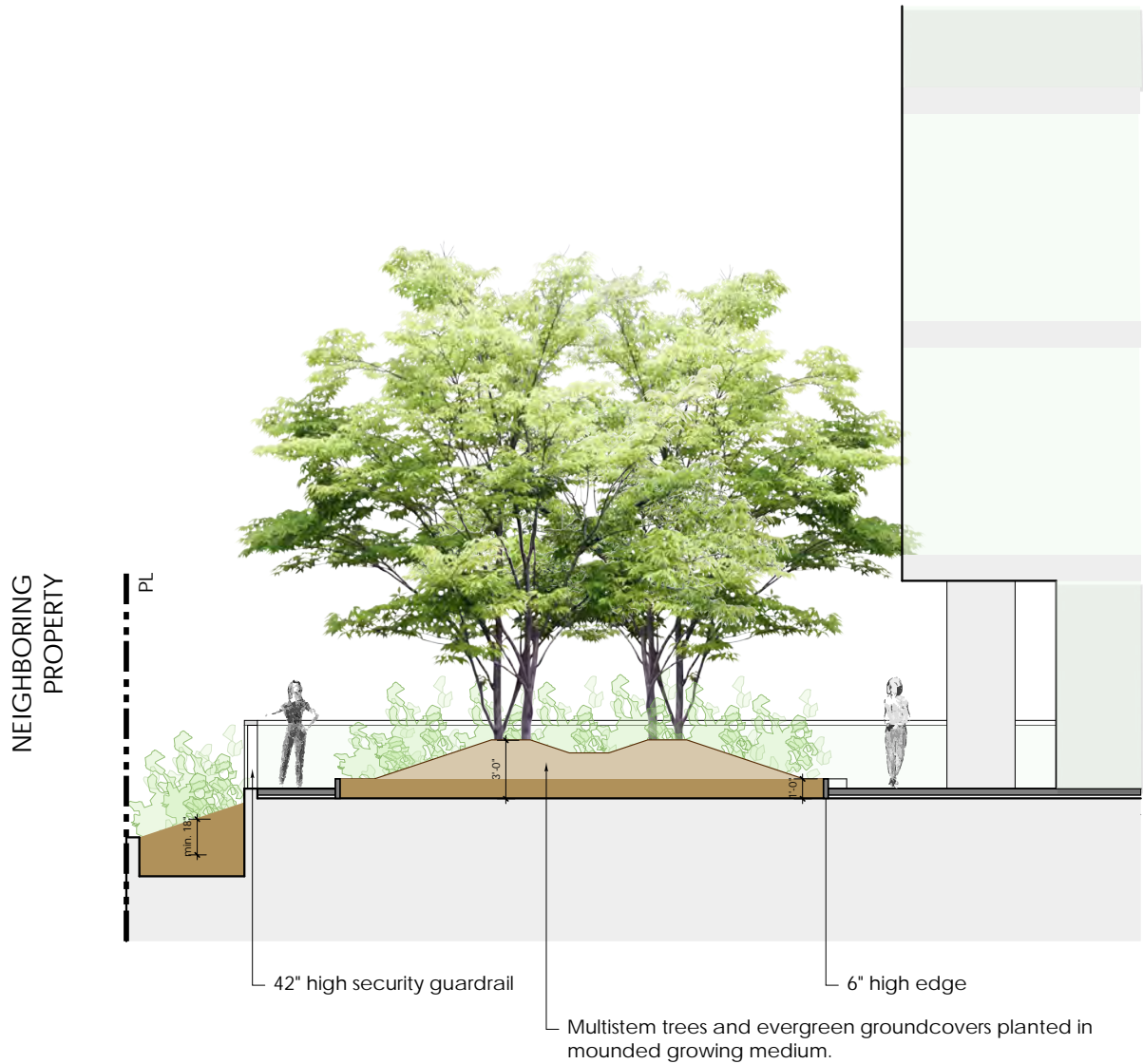
L-2.1



Amorepacific Building by David Chipperfield Architects.
Precedent project for earthwork on amenity podiums.



3
L-1.1
SECTION THROUGH PLANTER AT LANE
SCALE 1/4"=1'



4
L-1.2
SECTION THROUGH OUTDOOR AMENITY AT LEVEL 8 PODIUM
SCALE 1/4"=1'

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Drawing Title:
Landscape Sections

Project No.:	18032
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