

Application Timeline

November 4, 2019 – Tenant Meeting

January 27, 2020 – Pre-Application Open House (in person)

June 26, 2020 – Rezoning Application Submission

September 1-22, 2020 – City-led Open House (online)

• September 30, 2020 – Urban Design Panel

November 16, 2021 – Referral to Public Hearing

December 9, 2021 – Public Hearing



West End Community Plan



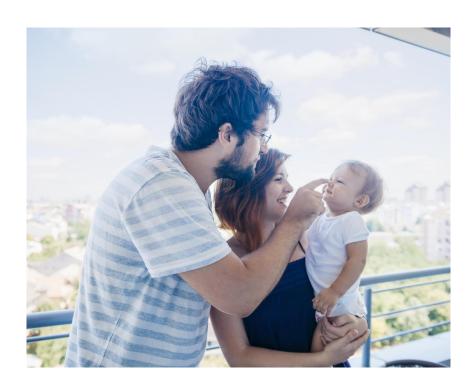
- 1640-1650 ALBERNI
- PUBLIC HEARING COUNCIL PRESENTATION

- Georgia Corridor sub-area
- Corridors are areas for focused growth and opportunities for additional housing
- · Cash contribution site

Public Benefits



- 66 replacement rental units
- 20% (13 units) provided at 20%
 below CMHC average



- Focus on family-oriented housing62% of all units
- 71% for strata & 36% for rental



 Community Amenity Contribution of \$32.7M to support delivery of the West End Community Plan Benefits Strategy

Tenant Communications



- Prospero tenant relocation coordinator & building manager
- Working w/ tenants since 2019
 - Tenant mtg Nov 4, 2019
 - Pre-app OH Jan 27, 2020
 - City-led OH Sept 2020
 - Project update email Nov 15, 2021
- On-going communication w/ tenants re.
 relocation needs & compensation

1640-1650 ALBERNI
PUBLIC HEARING - COUNCIL PRESENTATION

Tenant Support



1640-1650 ALBERNI PUBLIC HEARING - COUNCIL PRESENTATION

- Tenant assistance provided as per the City's Tenant Relocation & Protection Policy
- As of November 2021 22 out of 66 original tenants left
- Many have moved out of Vancouver for personal or job-related reasons



1640-1650 Alberni - Project Summary

Market Suites 198
Rental Replacement Suites 66
TOTAL Suites **264**

Unit Mix: Includes 36% Family-oriented

of Floors: Tower (43) / Podium (6) / Below-grade (8)

Floorplate Sizes: 5,500 sf (typical)

Tapering: Top (4) floors 5,170s sf (*Per previous review with COV*)

Height to Roof: 385'

(includes exception of height for 25% intensive green roof)

Overall Height: 396' -8" (All below View Cone 20.2)

FSR Area: 258,987 sf

FSR: 14.97 (Includes balcony are in excess of 12%)

Parking

269 (including 10 ADA)

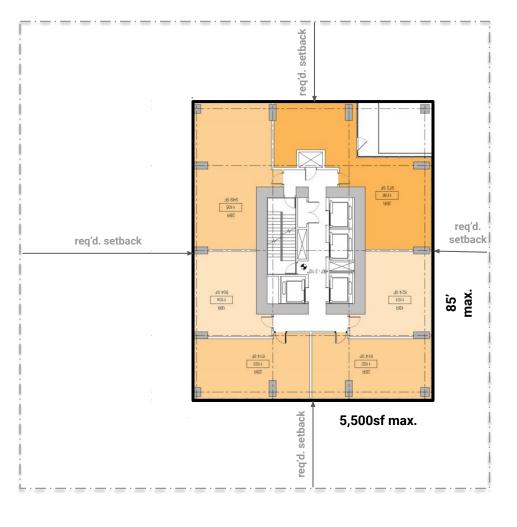
Bicycle Parking

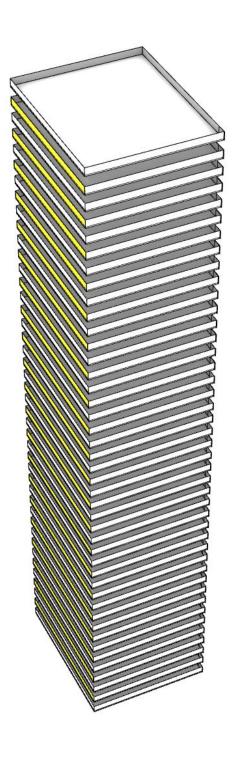
535 Class A 14 Class B

Setbacks

(per previous review letter by COV) 12' North - Alberni 15' East 25' South - Lane 48' West

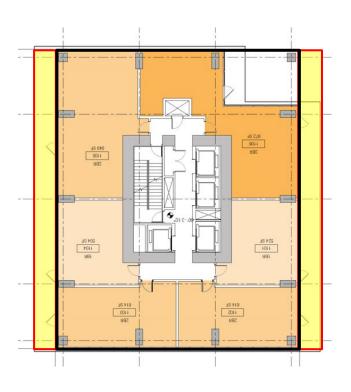
Design is based on a **very compact** and energy-efficient Tower **footprint** which results in a slender form.

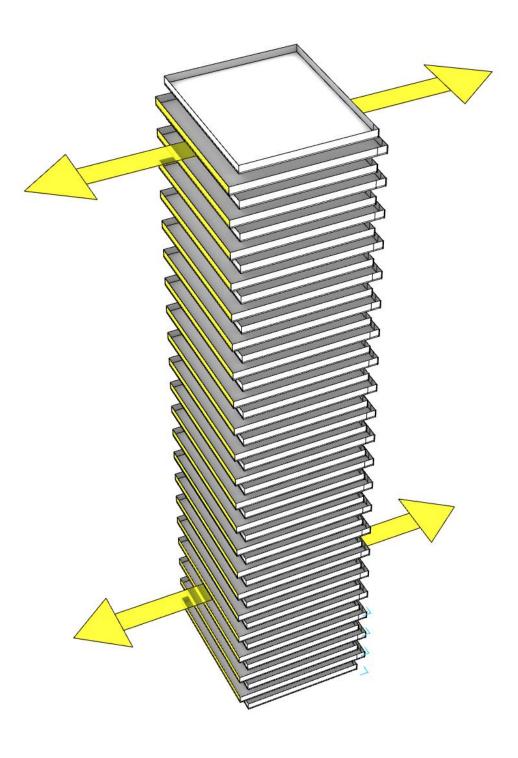






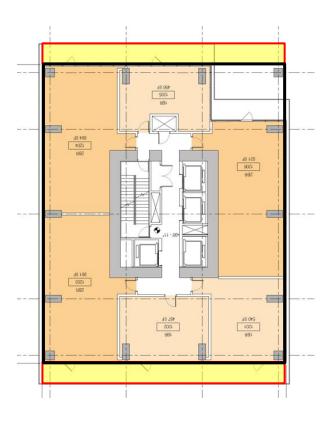
Shifting Trays **extend** Living Spaces to the Outdoors on **each side**

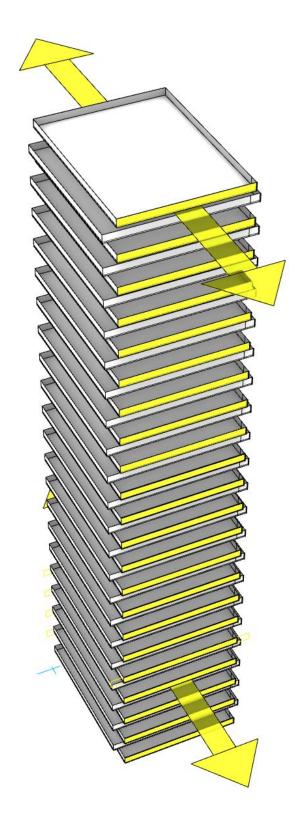






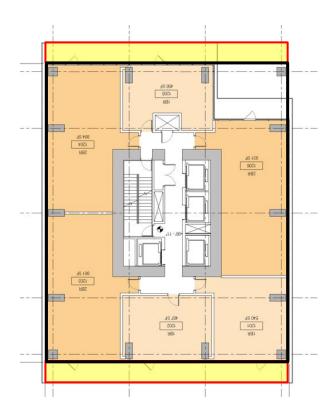
The **Balcony Trays** provide privacy and shading while creating a **lightness** and **delicacy** to the Tower overall

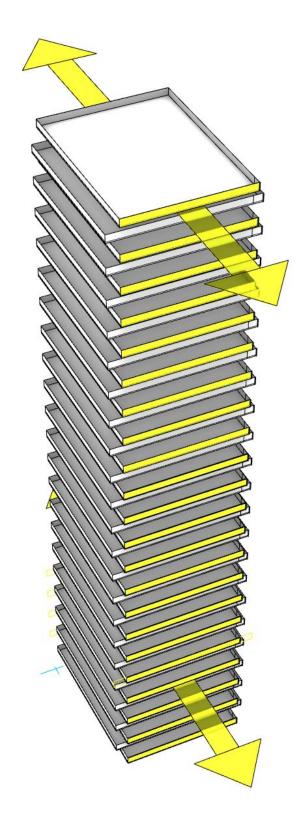


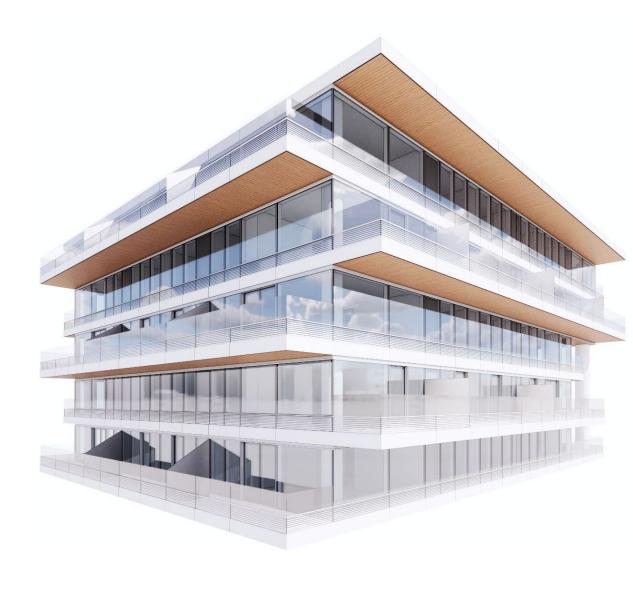




Since they occur at **alternate** floors, there will be an **optimal combination** of access to **daylight** and **views**, and, **privacy** for occupants.







Sustainable Design Strategies

Low-Emissions Green Buildings (Path B) requirements as part of the City of Vancouver Green Buildings Policy

Intelligent Passive Strategies

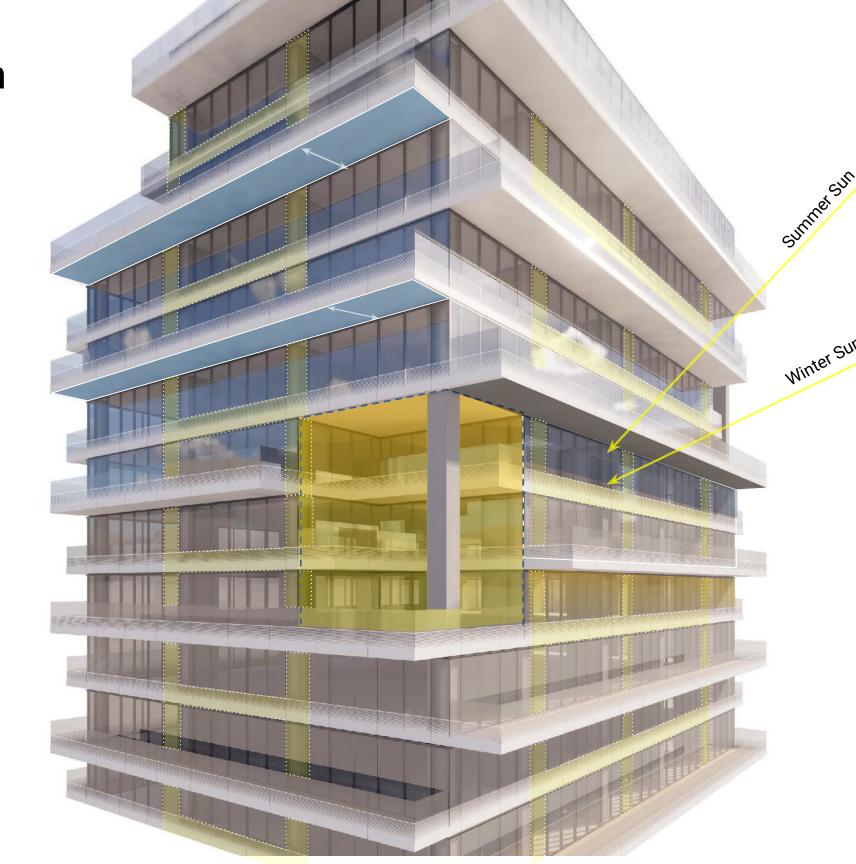
- Compact Footprint
- Distributed Balconies

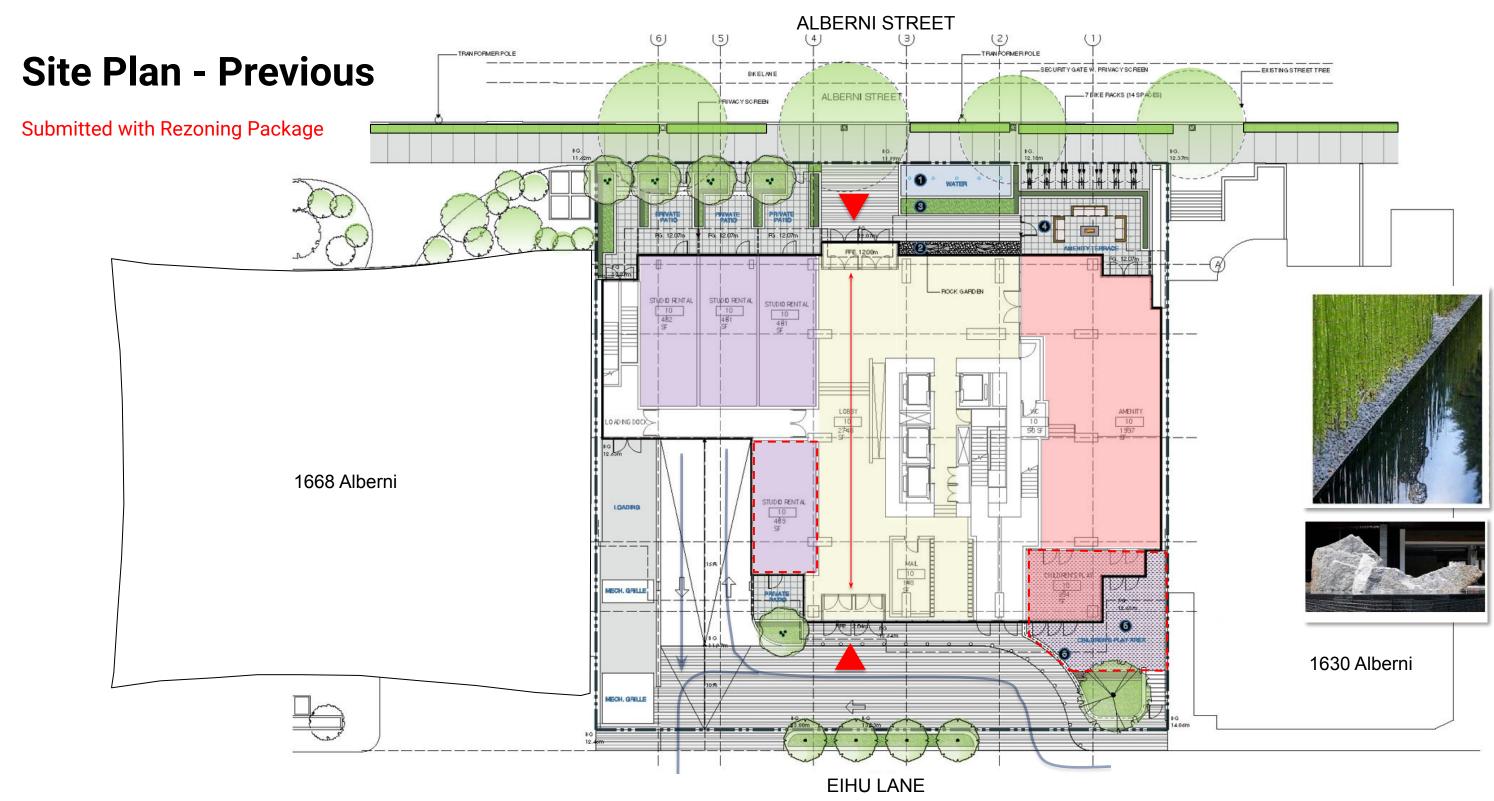
High-Performance Building Envelope

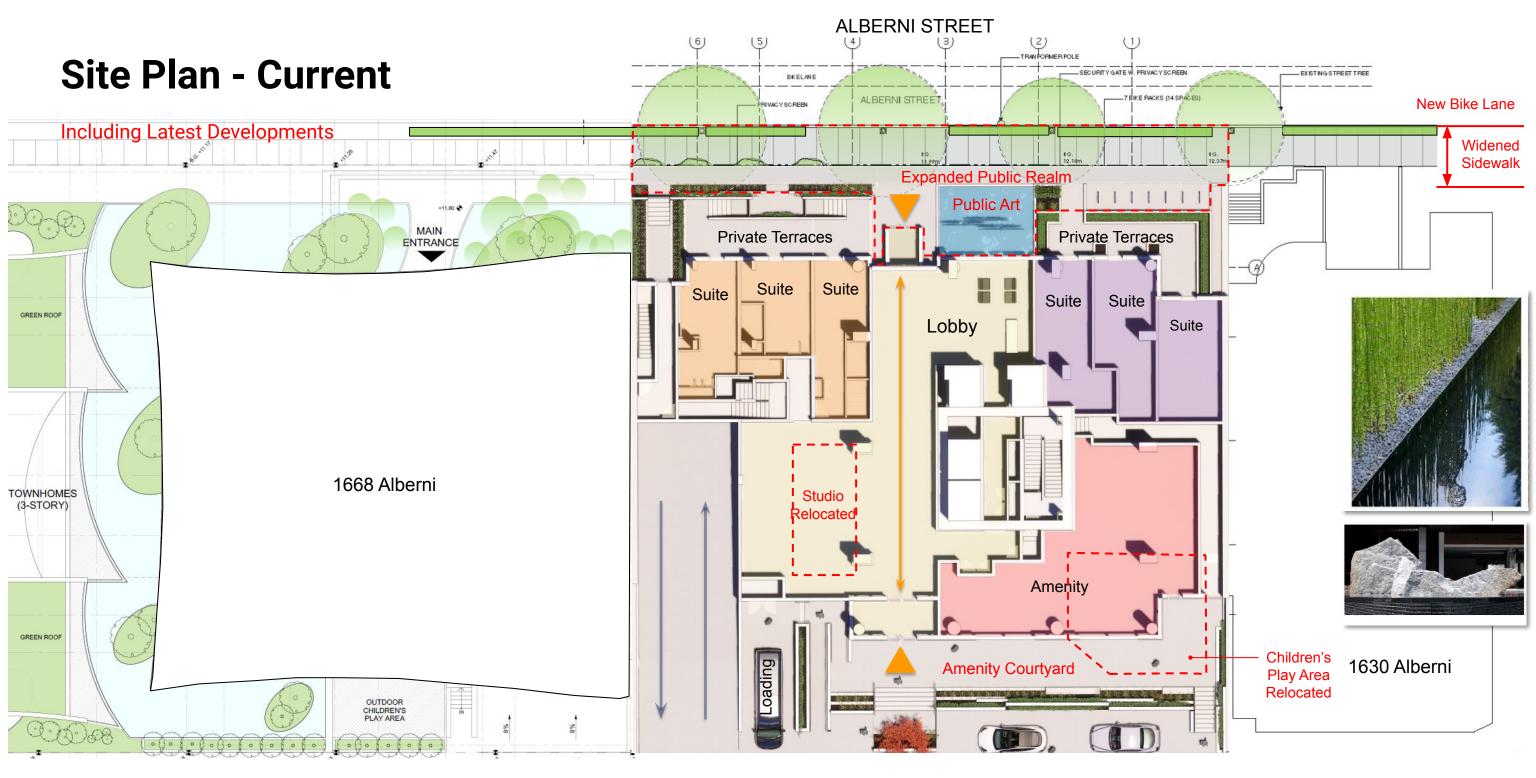
- Triple Glazing
- Highly-insulated Opaque panels, Soffits, Decks and Columns
- Thermally-isolated balcony slabs

Efficient Building Systems

- Efficient Heat Recovery System
- Air source Heat Pumps





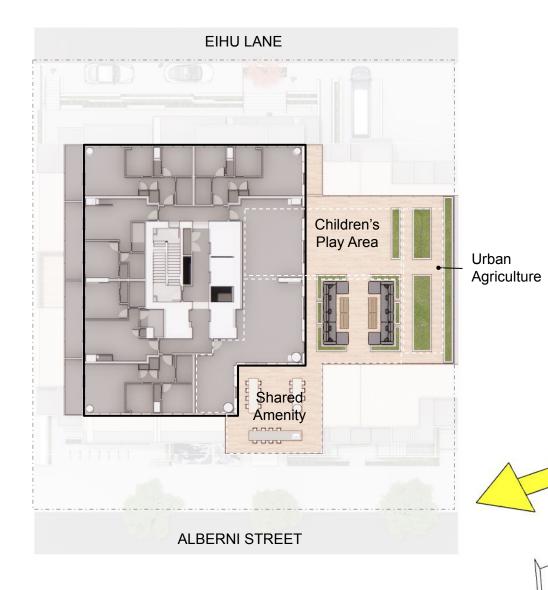


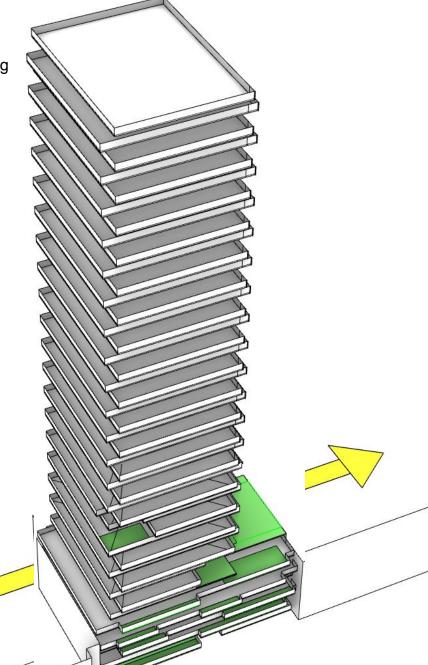
EIHU LANE

Podium Concept

Base **Extends** and **Connects** to the adjacent Alberni streetwall.

A **shared Roof Terrace** provides outdoor spaces for all residents, including **Children's Play** and **Urban Agriculture** spaces for residents.

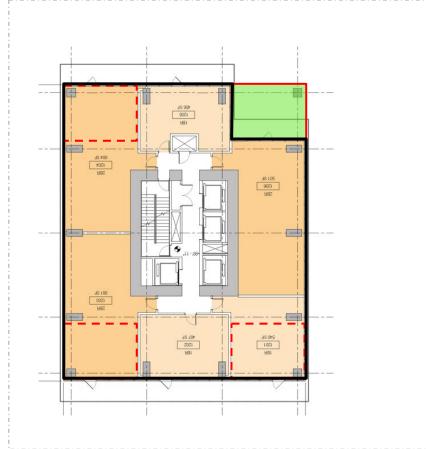




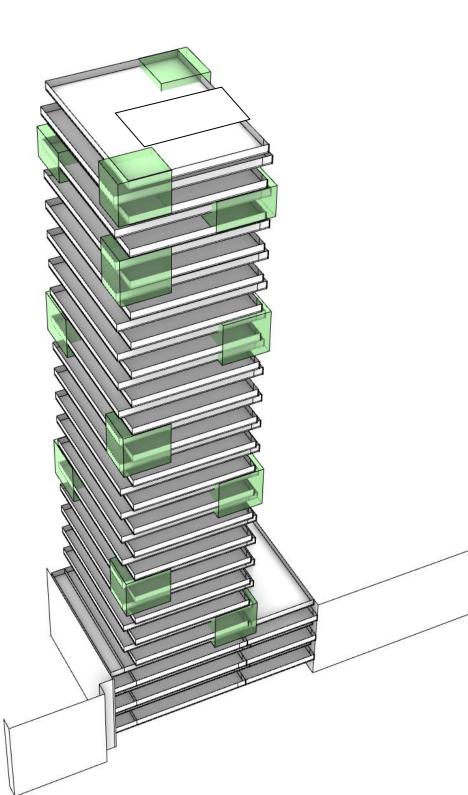


Corner recesses further enhance this **delicate** quality by opening pedestrian **views toward the sky**.

EIHU LANE



ALBERNI STREET



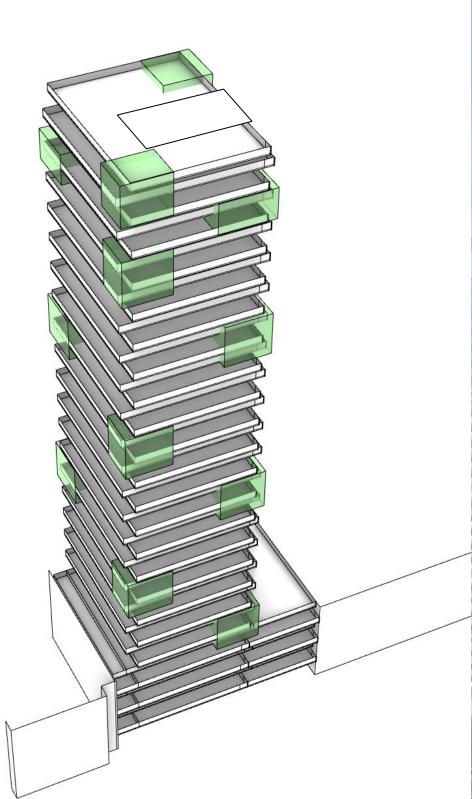


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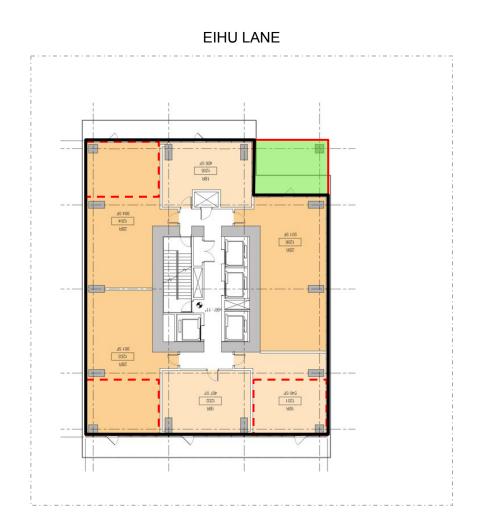


ALBERNI STREET

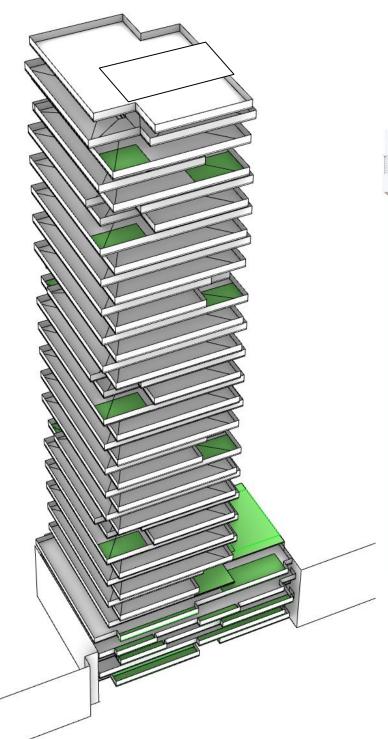




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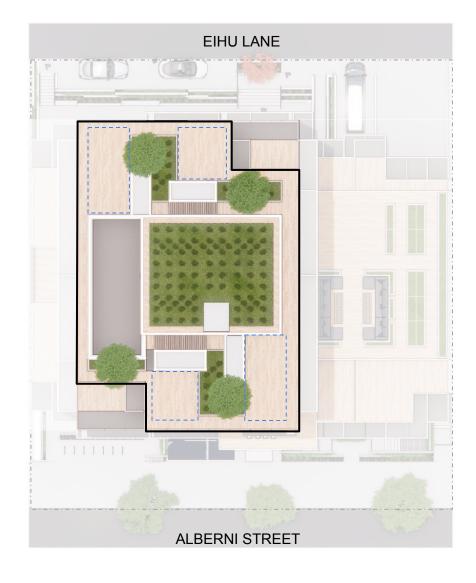


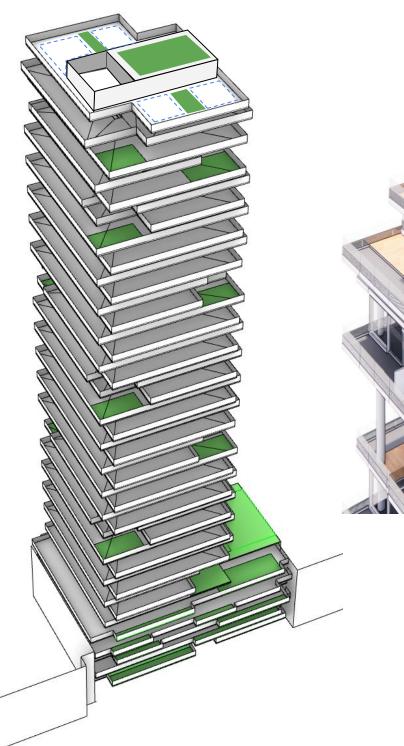
ALBERNI STREET





The **uppermost levels** are **reduced** and **shaped** to lighten the Tower's top as it meets the sky. The Rooftop incorporates outdoor **Terraces**, **Landscape** and features 25% Intensive **Green Roof** area.









1640-1650 Alberni - Highlights

Direct Public Benefits

- CACs
- Rental Replacement
- Affordable

Engagement with Public Realm

- Widened Sidewalk and New Bike Lane
- Public Art on Alberni
- Active street presence
- Lobby connection through block promotes security

Thank You & Questions

Shared Residential Amenities

- Strata and Rental <u>will</u> share access to all Entrances, Lobbies, and Amenities
- Children's Play Area at L7 Roof
- Urban Agriculture at L7 Roof
- Concierge, Mail room, Parcel Lockers and Fitness Center at L1

Sustainable Design

- Intelligent Passive Design
- Innovative, High-Performance Envelope
- Highly-Efficient Heating and Cooling Systems
- Rain and gray water capture and reuse

Tower Expression - Urban Form

- Timeless and refined
- Indoor/Outdoor Living for all
- Light and Transparent
- Sculpted Sides and Top to minimize new shadow

