BT | A

westbank

1668 - 1684 ALBERNI STREET

URBAN DESIGN PANEL - OCTOBER 02, 2017


01


02

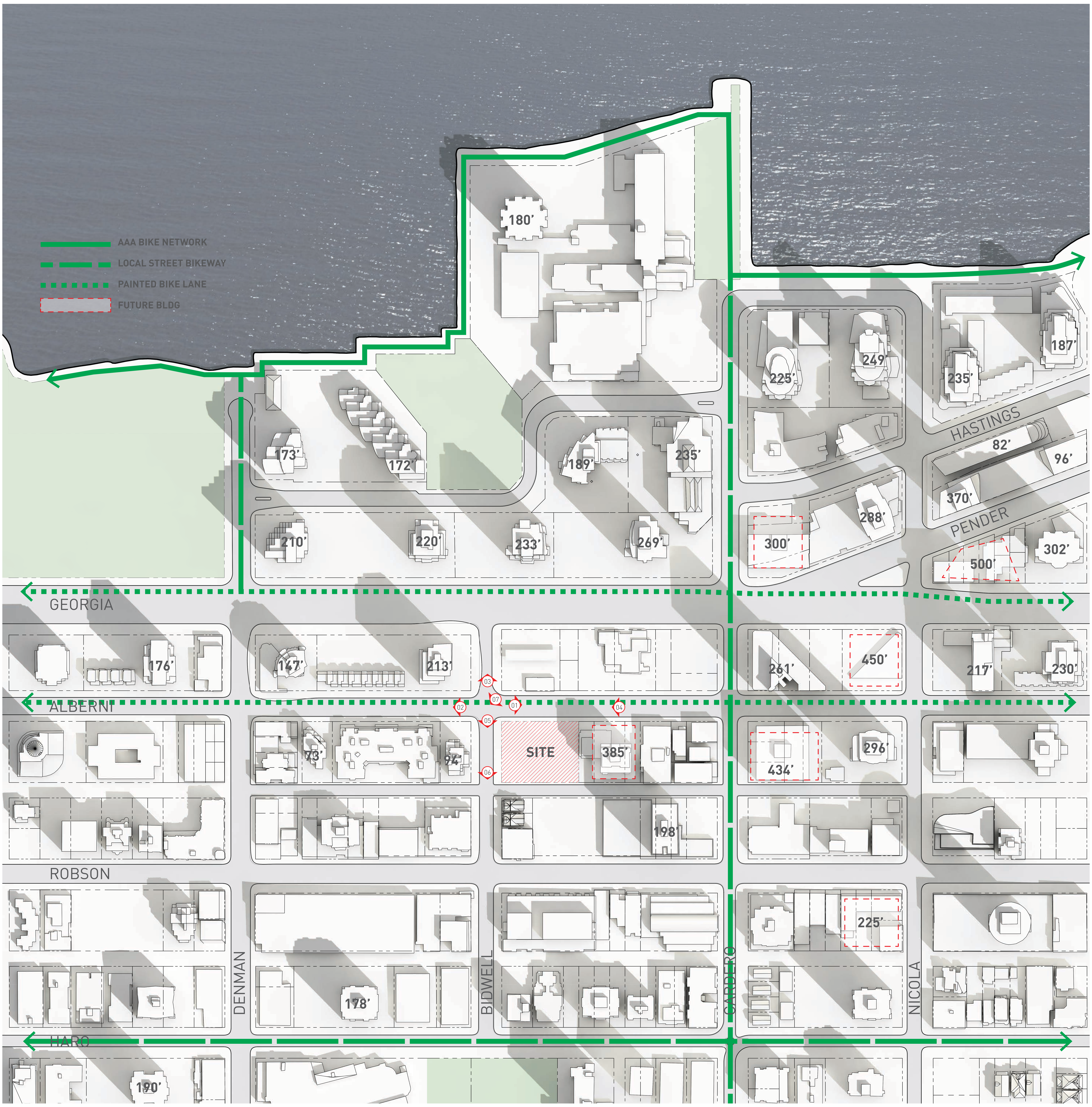

03


07

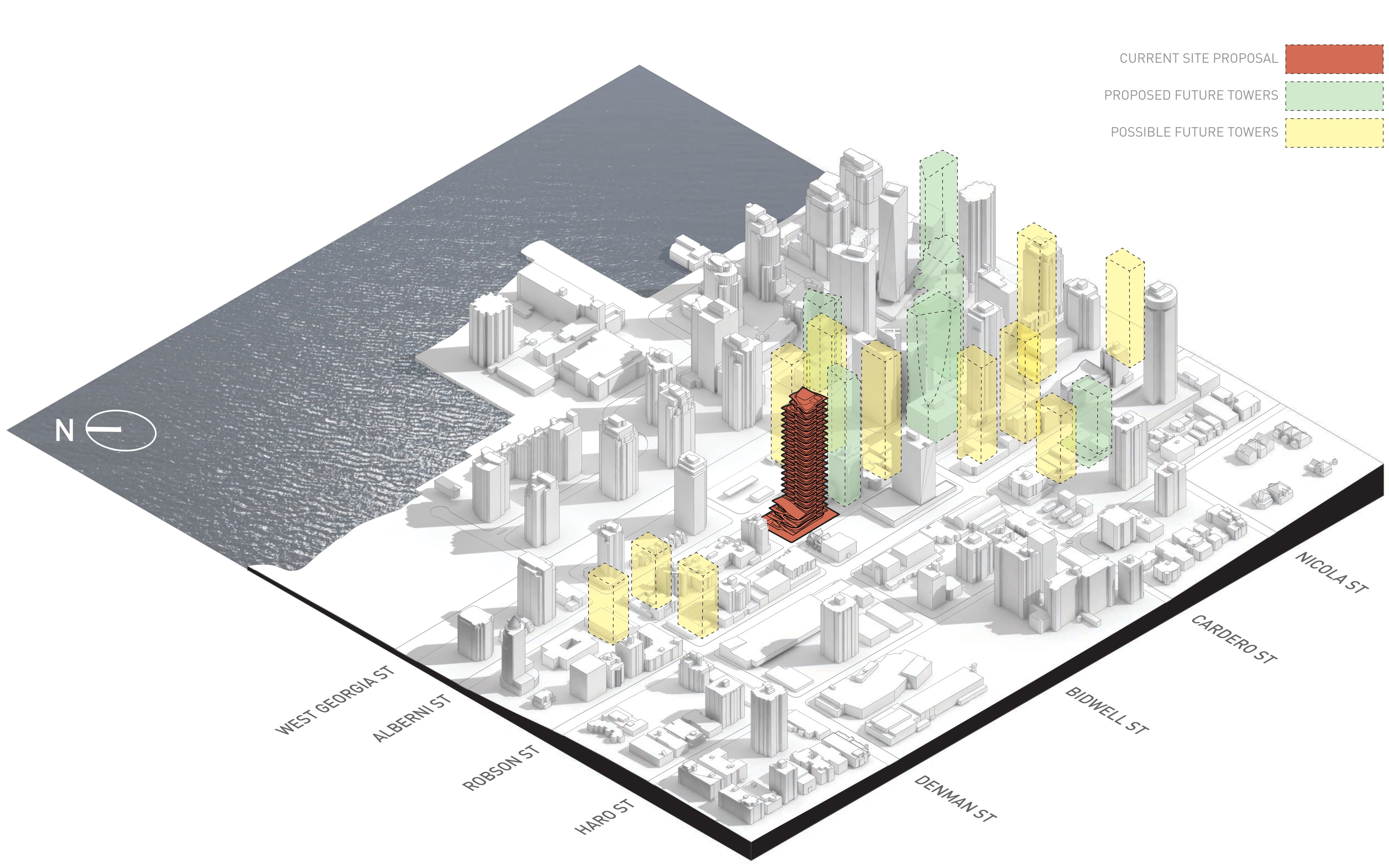

04


05

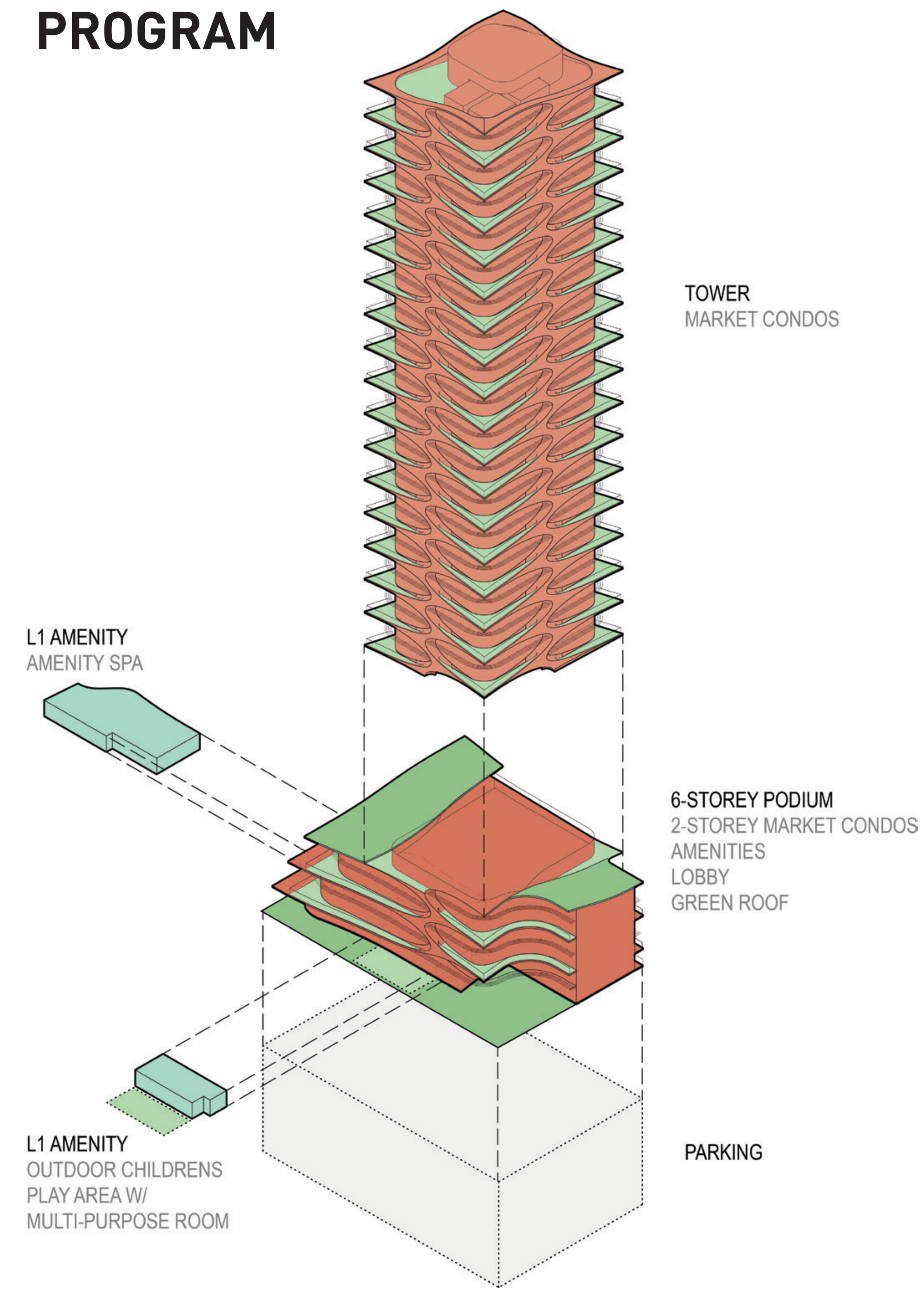

06



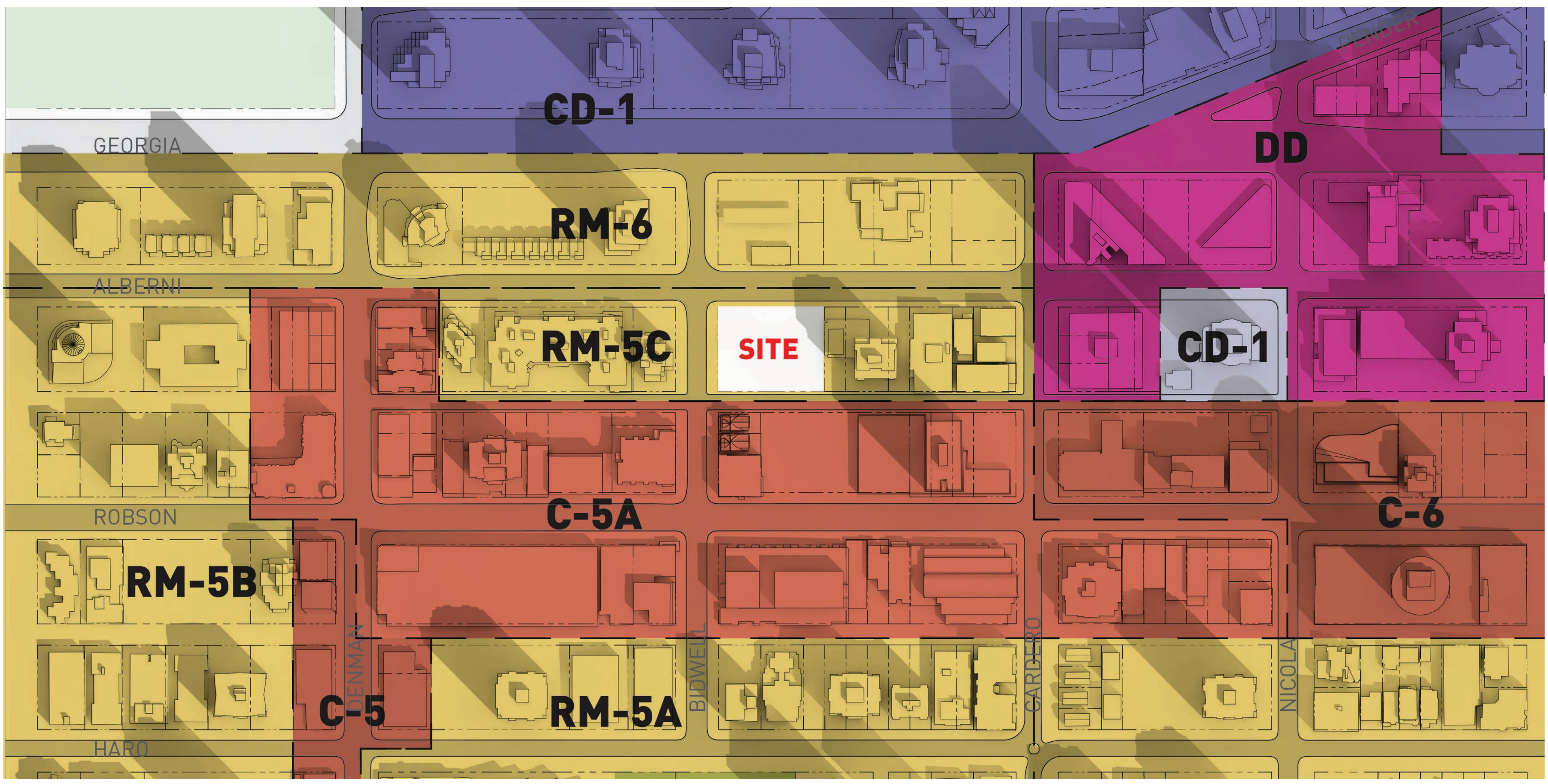
FUTURE CONTEXT



PROGRAM



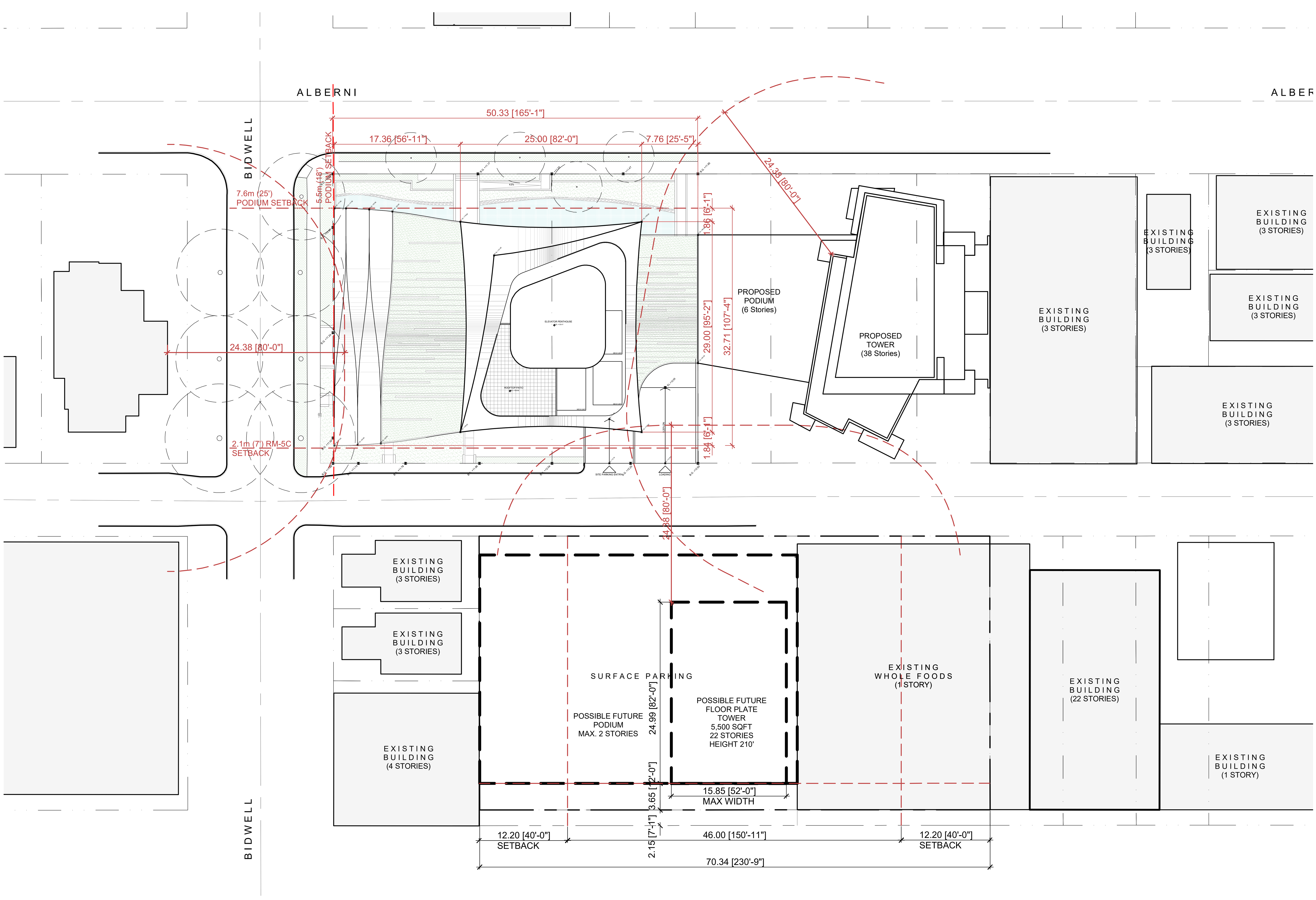
ZONING MAP



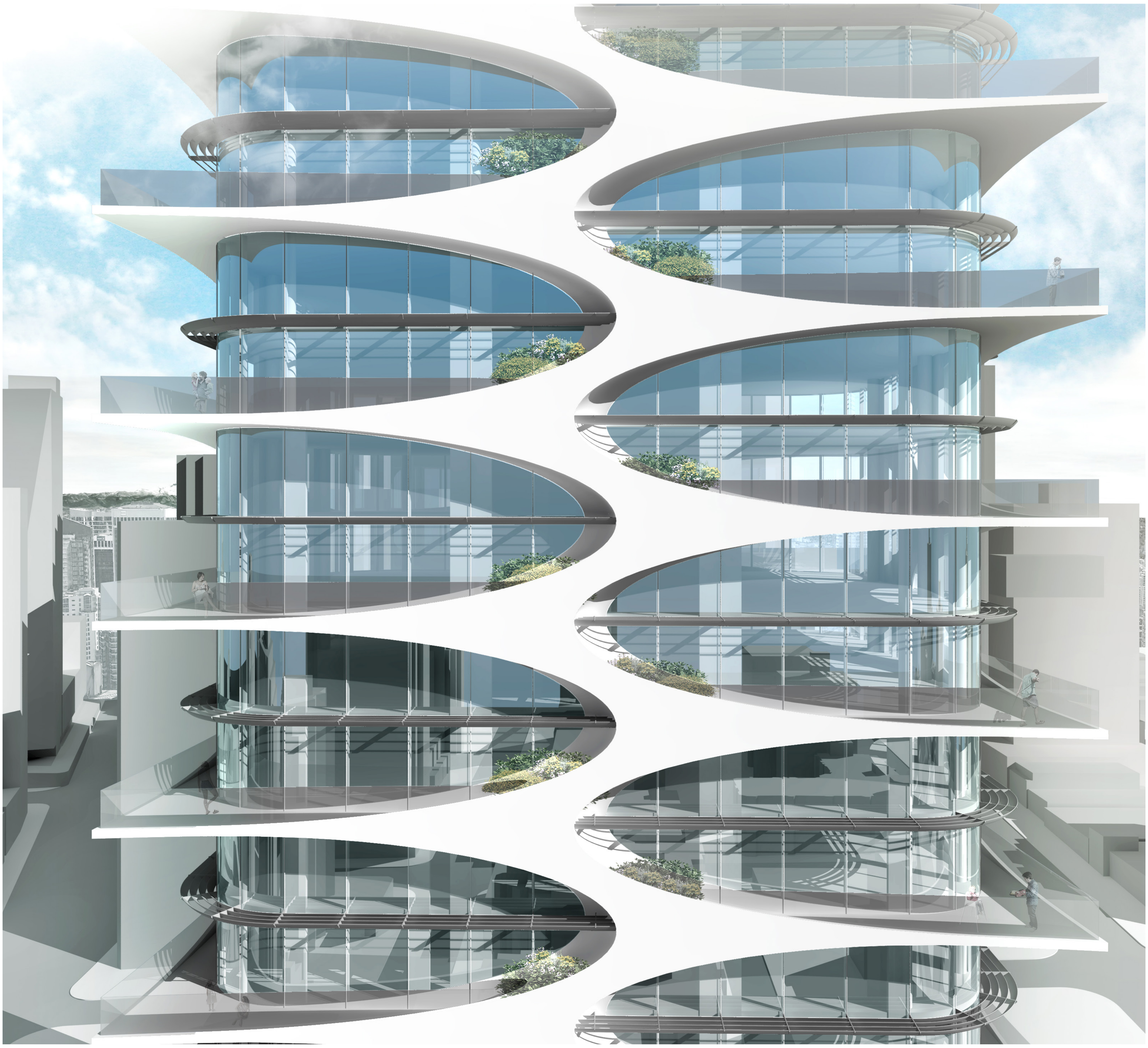
PROJECT DATA

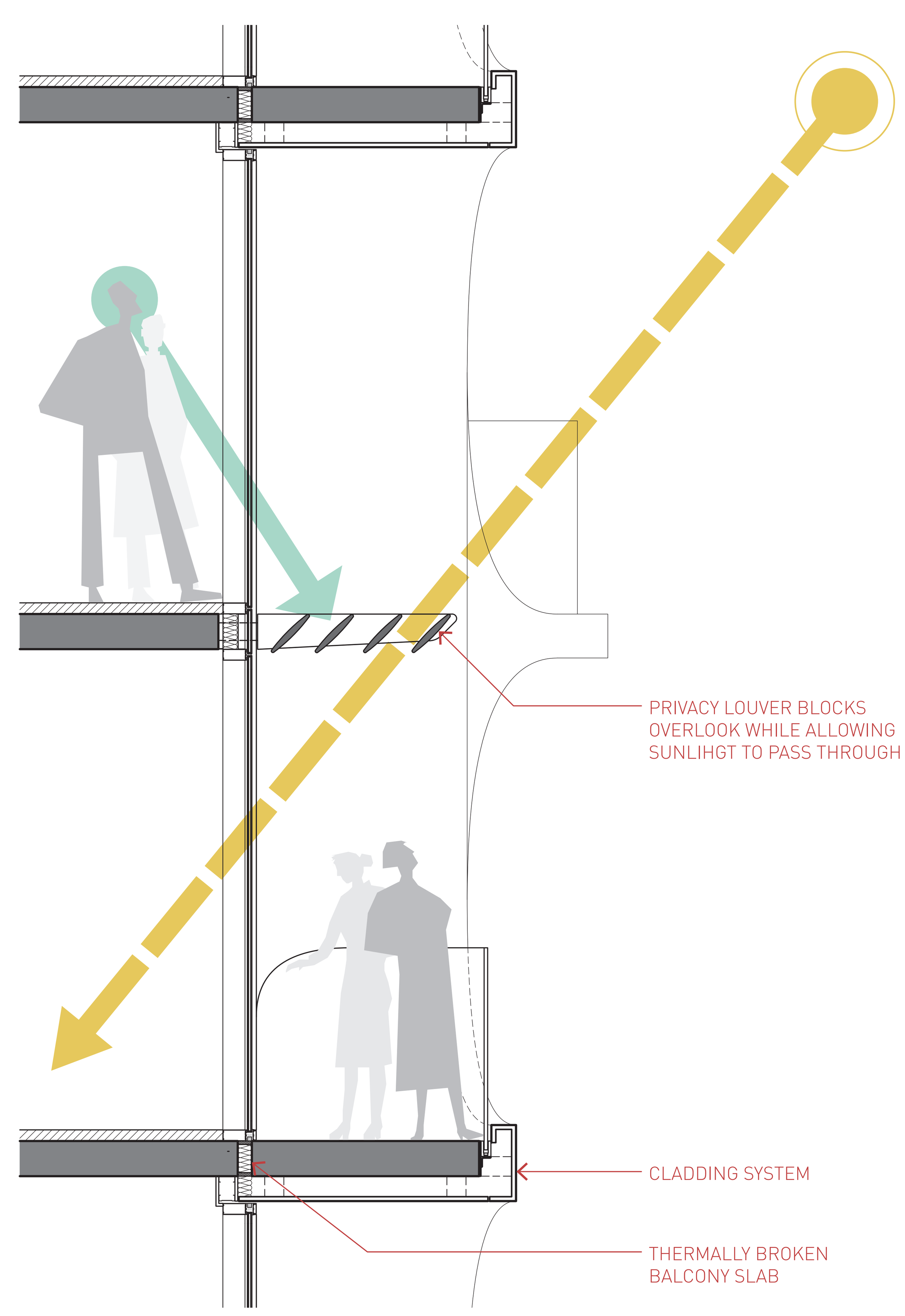
	Current/Required (WECP/CD1-445)	**Proposed**
Total Site Area	--	2007.4sm / 21,607 sf (consolidated site)
Zone	RM-5C	CD-1 through rezoning application
WECP Area	Rezoning Policy for the West End - Area C Georgia Corridor Sub Area A	--
Floor Plate	Max 511sm / 5500sf	511sm / 5500sf typical in tower
Building Height	Max 117.3m / 385 ft	117.3m / 385'
Height Exclusion	--	2.65m / 8-8" (Architectural Appurtenance)
No. of Storey	--	39 levels residential; at grade lobby & amenities
Number of Units	--	94 (81 family)
Gross Floor Area	--	22,120sm / 238,096sf
Floor Space Ratio	--	10.7
Setbacks	--	Complies with West End – Tower Form, Siting and Setbacks requirements: 25' from Alberni back of curb and 18' from Bidwell back of curb & 80' tower separation
Uses	Zone RM-5C schedule allows residential, community centre or neighbourhood house, library, park, playground, multiple conversion dwelling, rooming house, child day care facility, community care facility, neighbourhood grocery store, accessory building, and other uses subject to approval by the Development Permit Board	Residential (marked condominium, amenities, covered parking)
Parking Stalls	--	180
Bicycle Stalls	--	120 Class A + 6 CLASS B

노랑머리



ALBERNI
BIDWELL
50.33 [165'-1"]
17.36 [56'-11"]
25.00 [82'-0"]
7.76 [25'-5"]
24.38 [80'-0"]
7.6m (25') PODIUM SETBACK
5.5m (18') PODIUM SETBACK
24.38 [80'-0"]
2.1m (7') RM-5C SETBACK
1.85 [6'-1"]
29.00 [95'-2"]
32.71 [107'-4"]
1.84 [6'-1"]
PROPOSED PODIUM (6 Stories)
PROPOSED TOWER (38 Stories)
EXISTING BUILDING (3 STORIES)
EXISTING BUILDING (3 STORIES)
EXISTING BUILDING (3 STORIES)
EXISTING BUILDING (3 STORIES)
EXISTING BUILDING (3 STORIES)
24.38 [80'-0"]
EXISTING BUILDING (3 STORIES)
EXISTING BUILDING (3 STORIES)
EXISTING BUILDING (4 STORIES)
SURFACE PARKING
POSSIBLE FUTURE PODIUM MAX. 2 STORIES
24.99 [82'-0"]
POSSIBLE FUTURE FLOOR PLATE TOWER 5,500 SQFT 22 STORIES HEIGHT 210'
15.85 [52'-0"] MAX WIDTH
3.65 [12'-0"]
2.15 [7'-1"]
EXISTING WHOLE FOODS (1 STORY)
EXISTING BUILDING (22 STORIES)
EXISTING BUILDING (1 STORY)
12.20 [40'-0"] SETBACK
46.00 [150'-11"]
12.20 [40'-0"] SETBACK
70.34 [230'-9"]
BIDWELL
ALBERNI



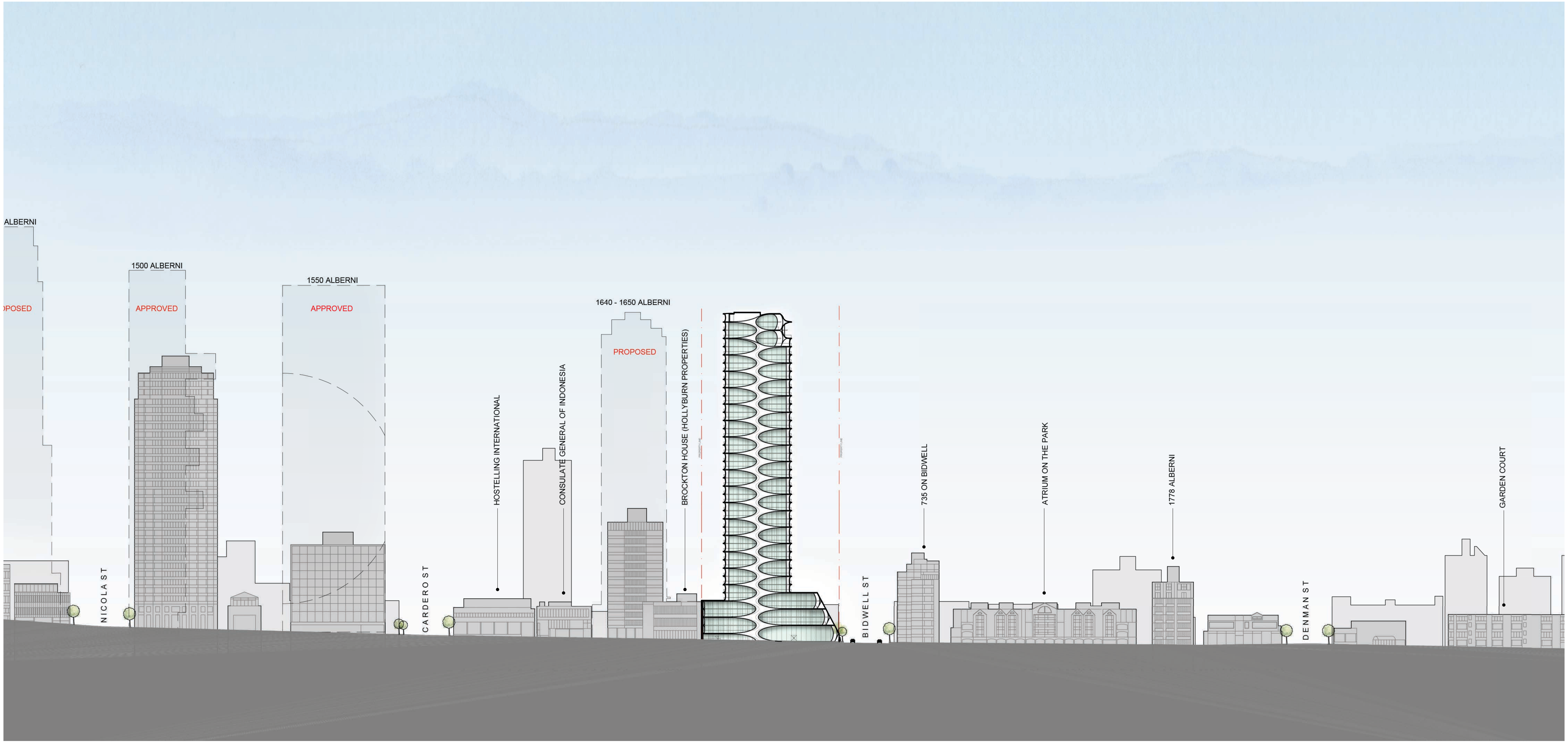


BT | A
westbank

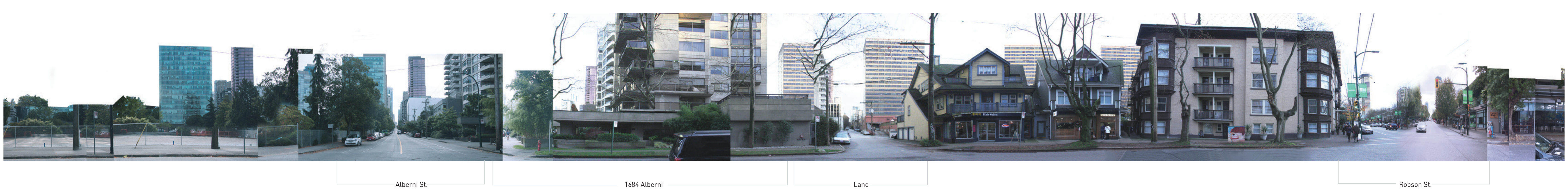
1668 - 1684 ALBERNI STREET

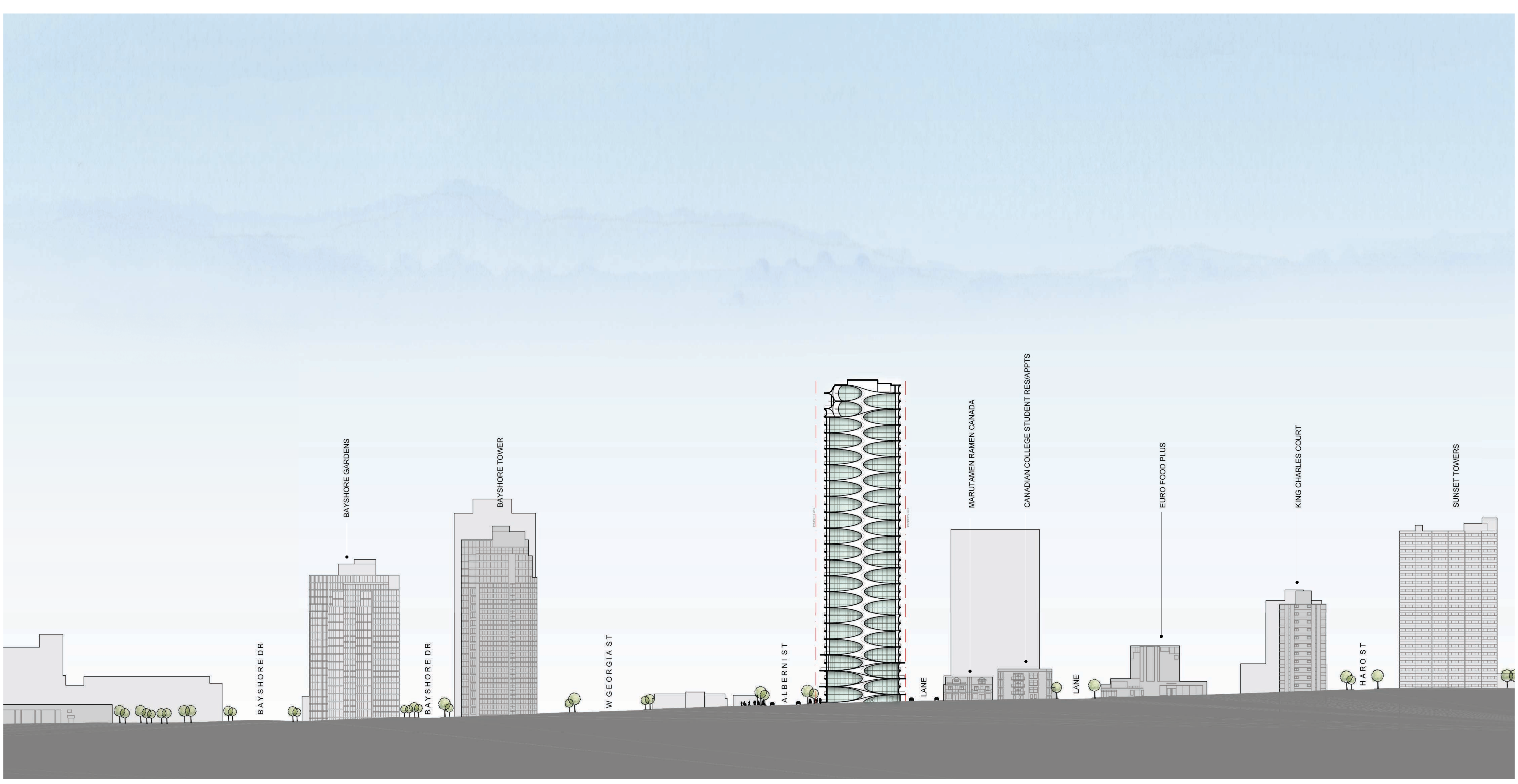
URBAN DESIGN PANEL - OCTOBER 02, 2017

LIVABLE BALCONIES

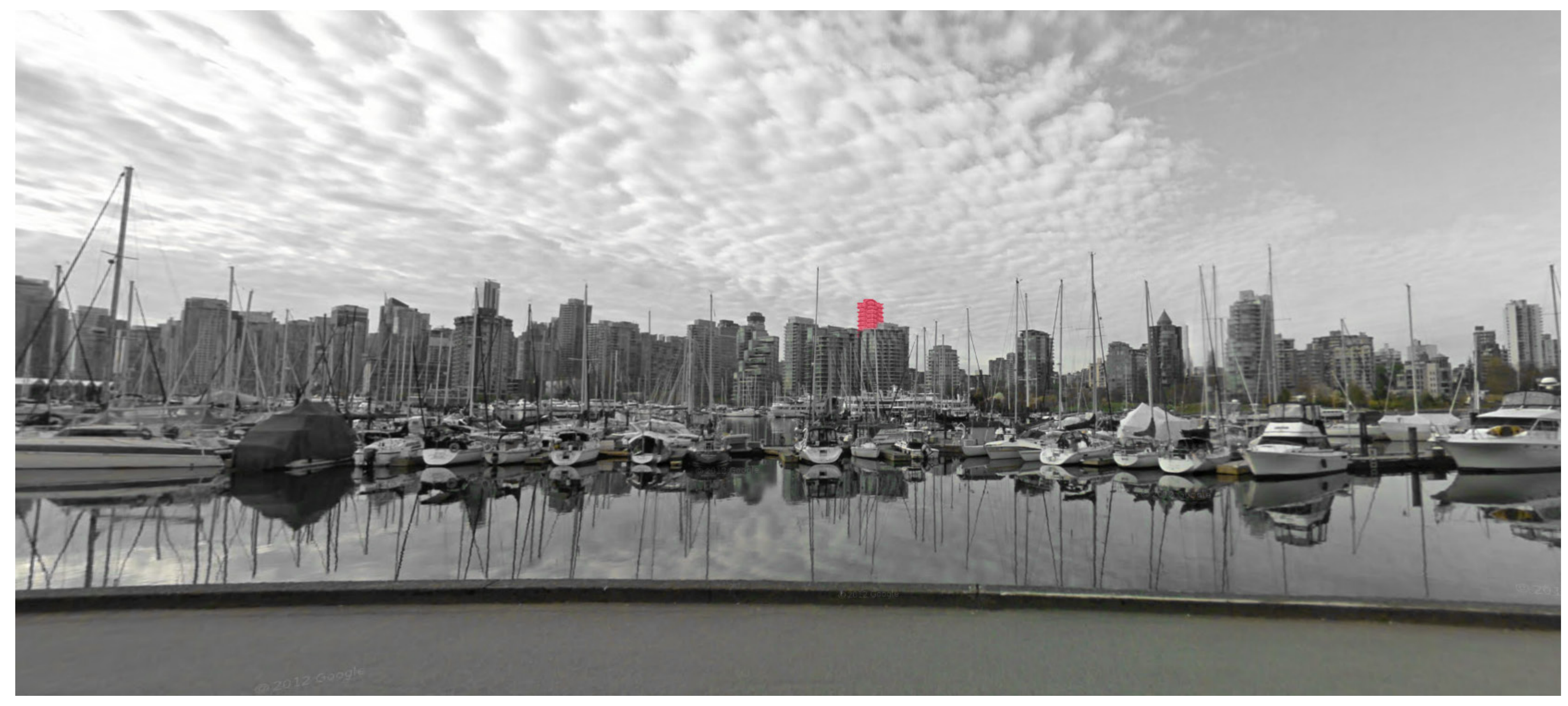

ALBERNI
1500 ALBERNI
APPROVED
1550 ALBERNI
APPROVED
1640 - 1650 ALBERNI
PROPOSED
NICOLA ST
CARDERO ST
HOSTELLING INTERNATIONAL
CONSULATE GENERAL OF INDONESIA
BROCKTON HOUSE (HOLLYBURN PROPERTIES)
BIDWELL ST
735 ON BIDWELL
ATRIUM ON THE PARK
1778 ALBERNI
DENMAN ST
GARDEN COURT


1668 Alberni
1684 Alberni
Bidwell St.


Alberni St.
1684 Alberni
Lane
Robson St.

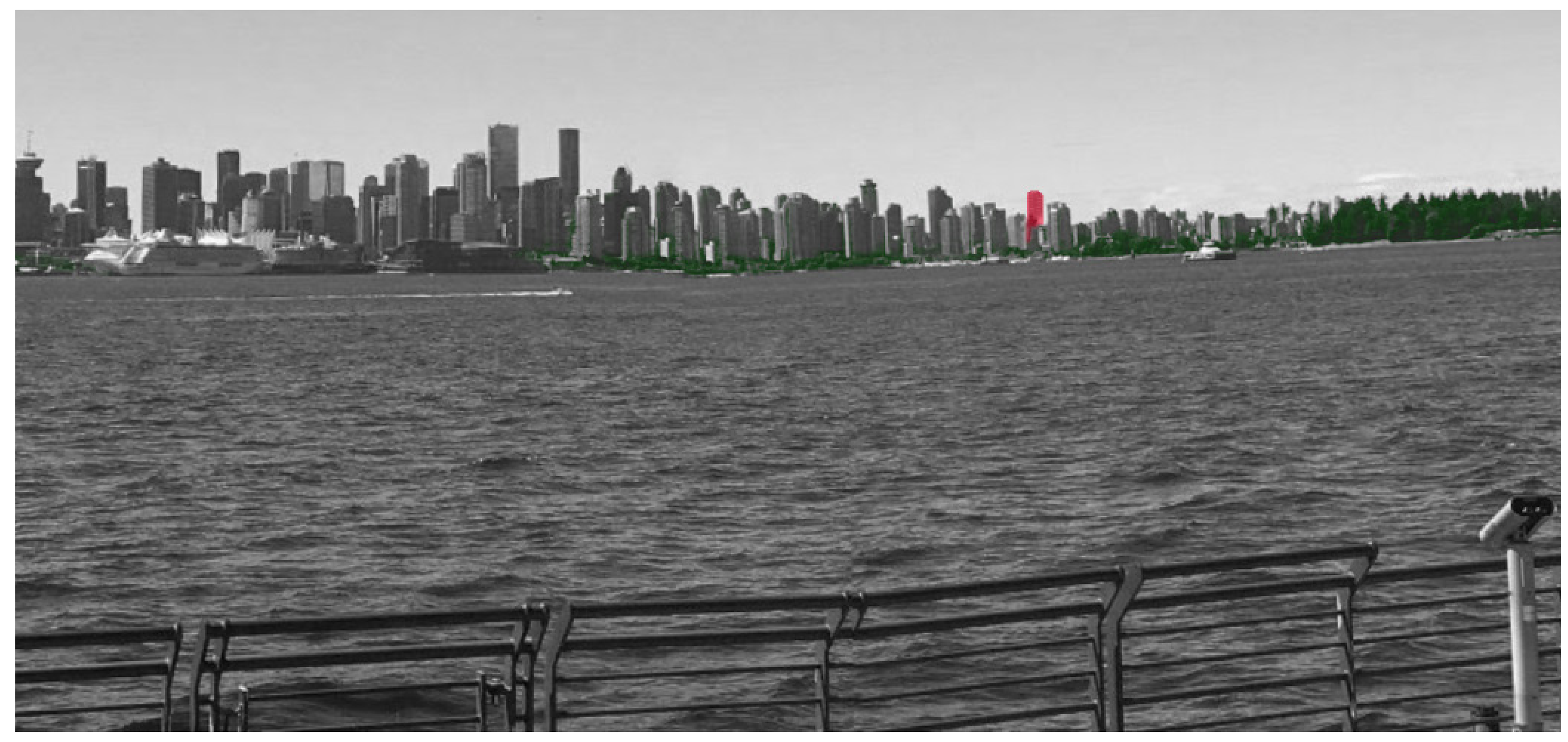

BAYSHORE DR
BAYSHORE GARDENS
BAYSHORE DR
BAYSHORE TOWER
W GEORGIA ST
ALBERNI ST
LANE
MARUTAMEN RAMEN CANADA
CANADIAN COLLEGE STUDENT RES/APPTS
LANE
EURO FOOD PLUS
KING CHARLES COURT
HARO ST
SUNSET TOWERS

VIEW FROM THE STANLEY PARK SEA WALL



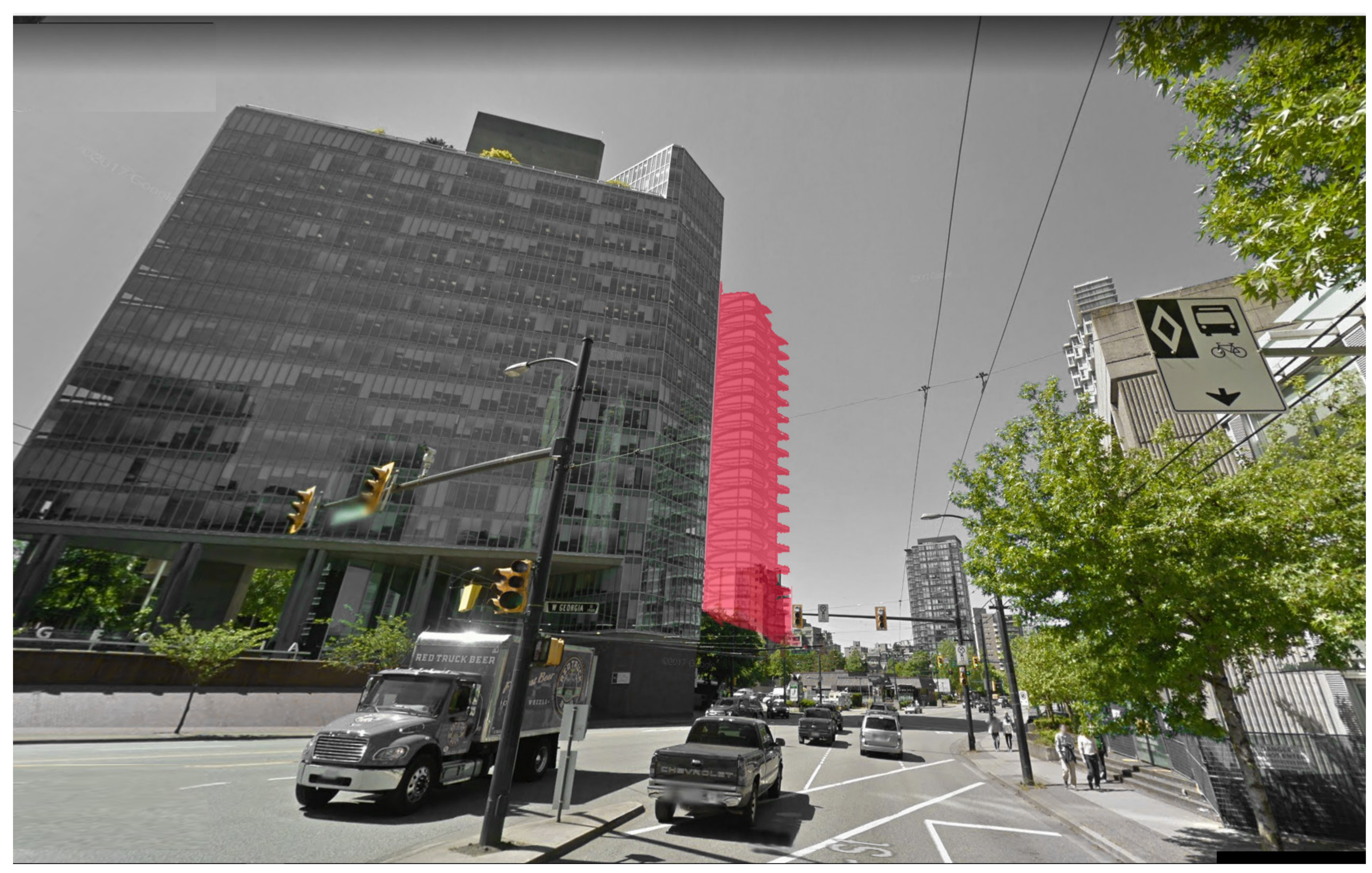
VIEW FROM THE STANLEY PARK SEA WALL

VIEW FROM STANLEY PARK CAUSEWAY, HEADING DOWNTOWN



VIEW FROM NORTH VANCOUVER, LONSDALE QUAY

VIEW FROM MARINA SQUARE PARK

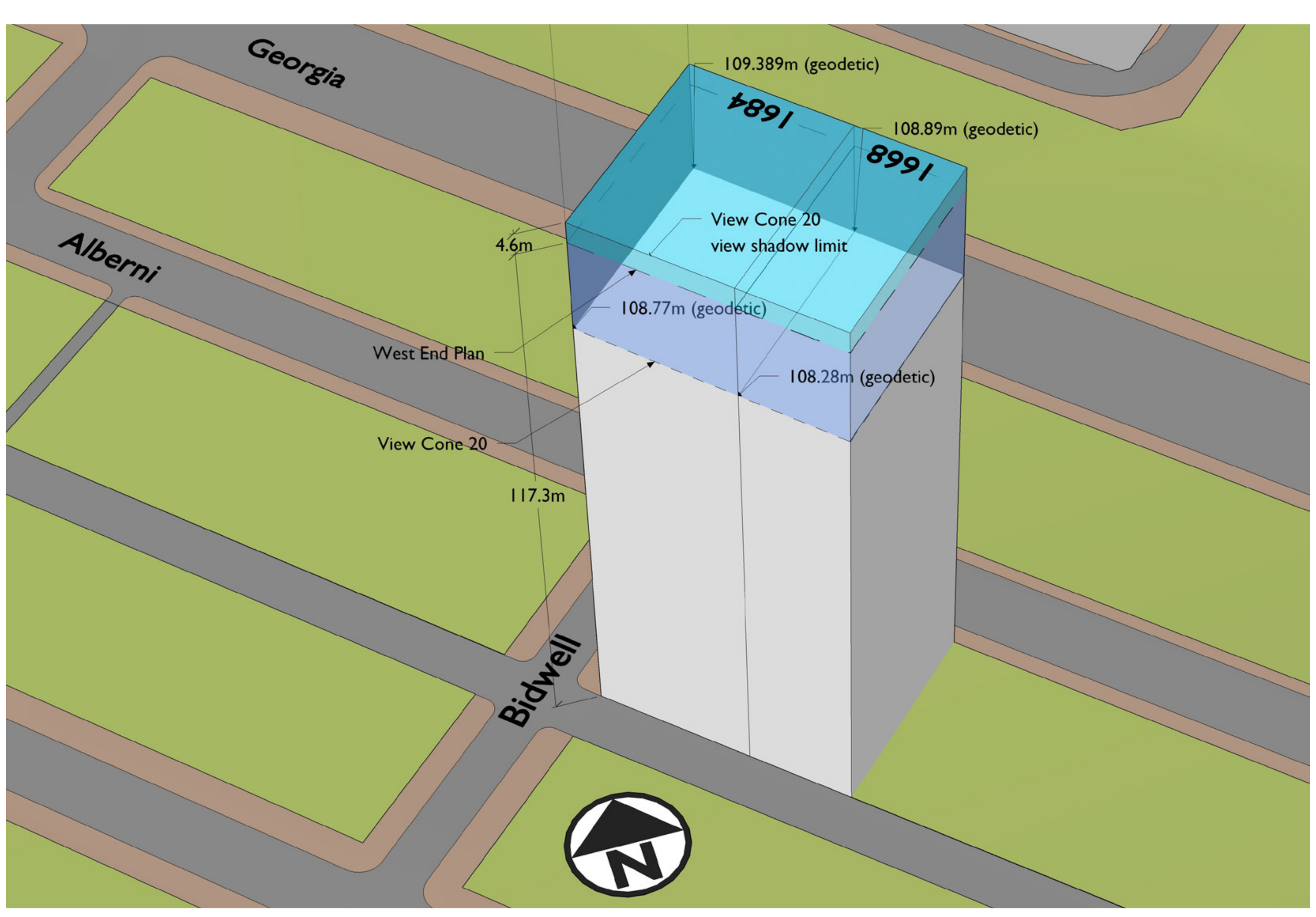


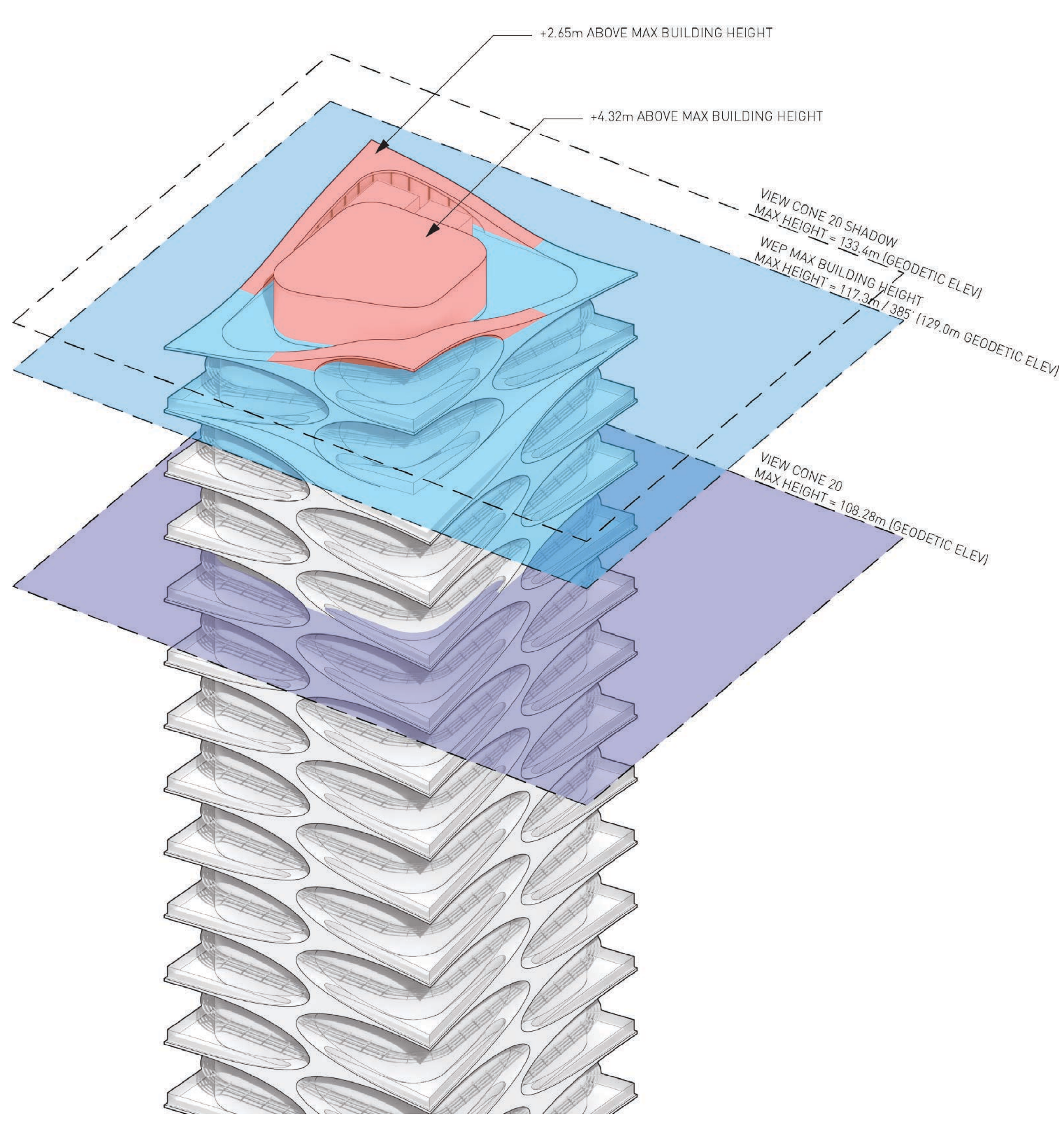
VIEW FROM PENDER ST AND GEORGIA ST

VIEW CONES

THE SITE IS CROSSED BY 4 VIEW CONES; B1 - CHARLESON SEA WALL, C1 - LAUREL LANDBRIDGE, 3.2.1- QUEEN ELIZABETH PARK, AND 20 - GRANVILLE STREET. OF THE AFOREMENTIONED VIEW CONES, VIEW CONE 20 IS THE MOST RESTRICTIVE WITH A MAXIMUM GEODETIC ELEVATION RESTRICTION OF 108.28M AT THE SOUTHERN MOST CORNER. HOWEVER, ANOTHER BUILDING PROJECTS INTO THE VIEW CONE, SHADOWING OUR SITE;INCREASING THE AVAILABLE HEIGHT TO 133.4M

THE WEST END PLAN CAPS HEIGHT FOR DEVELOPMENT ON THIS SITE AT A MAX 117.3M (385'). THIS PUTS US BELOW THE ALLOWABLE HEIGHT BASED ON VIEW CONE ANALYSIS. THE DIAGRAM BELOW WAS PROVIDED BY DEAN MCKAY FROM THE CITY.





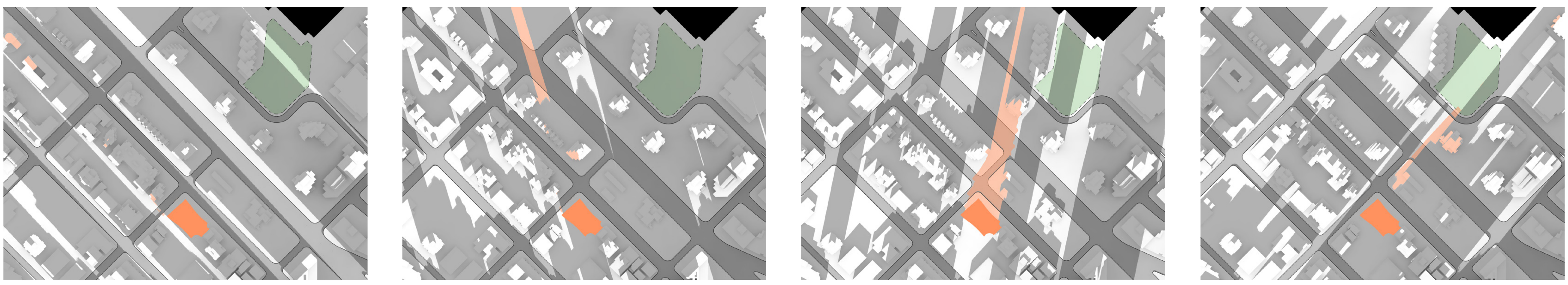
SHADOW STUDY: Jun 21

10:00a | 12:00p | 2:00p | 4:00p

SHADOW STUDY: Mar 21 / Sep 21

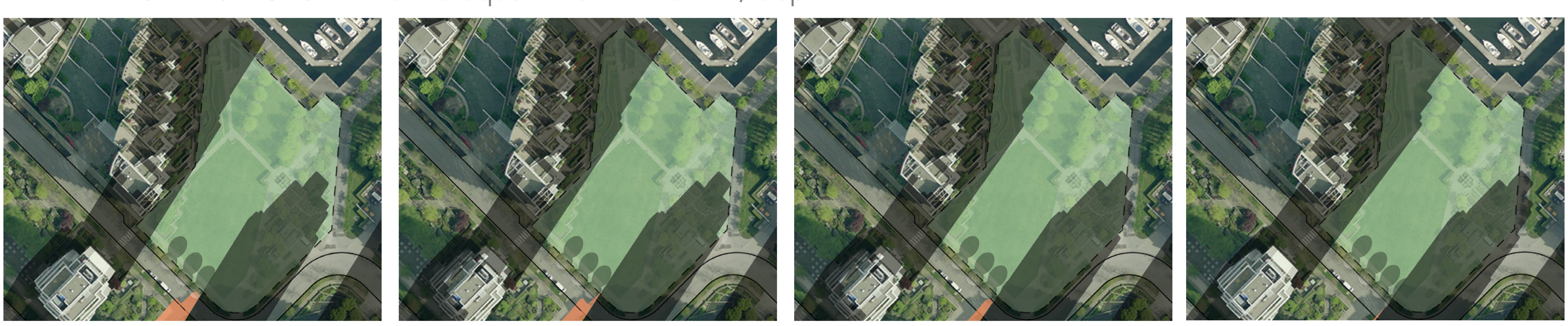
10:00a | 12:00p | 2:00p | 4:00p

SHADOW STUDY: Dec 21



10:00a | 12:00p | 2:00p | 4:00p

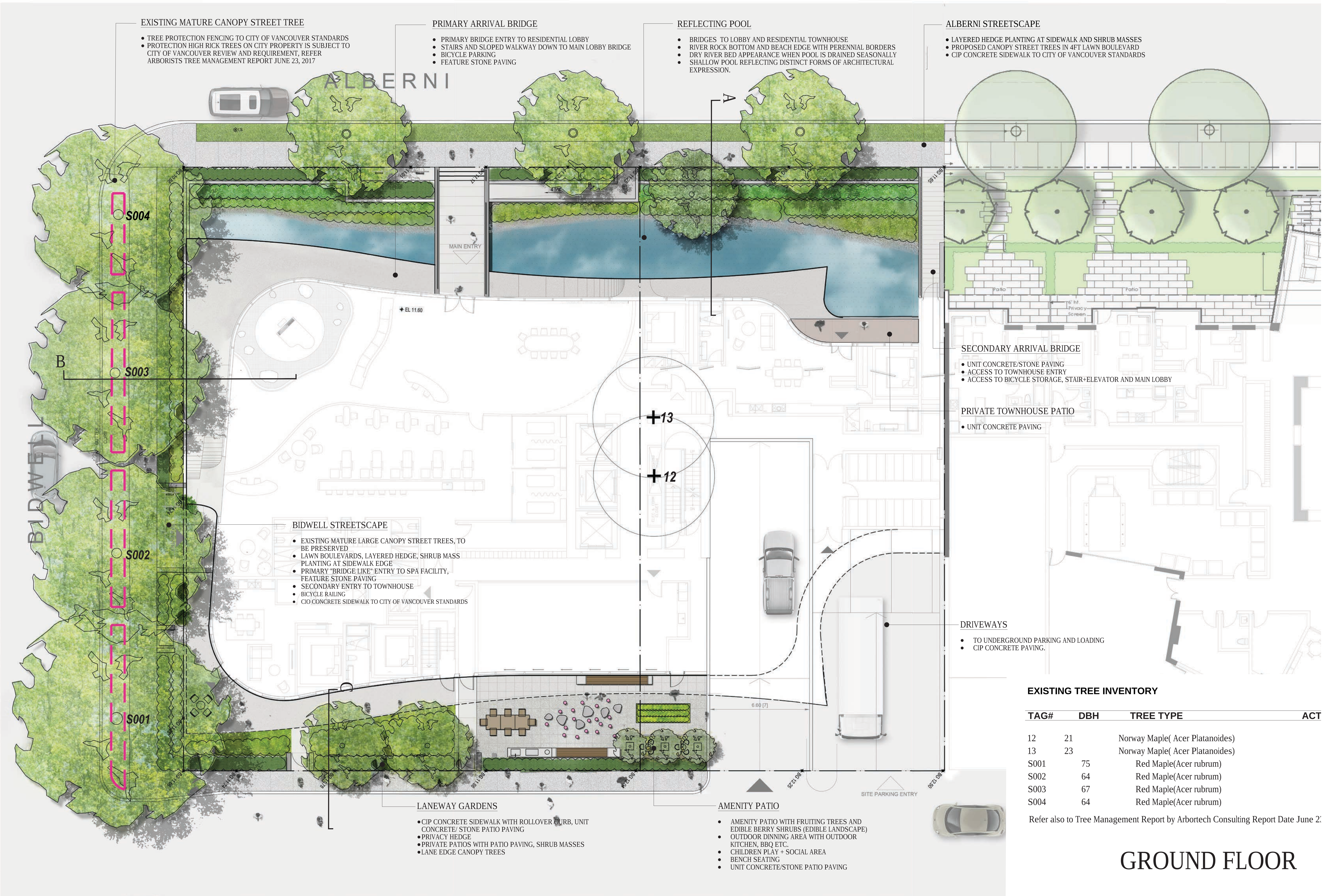
DETAILED SHADOW STUDY: Marina Square Park - Mar 21 / Sep 21



3:00p **0%** | 3:05p **0.016%** | 3:10p **0%** | 3:15p **0%**

DETAILED SHADOW STUDY: Marina Square Park - Impact of Street Trees

3:05p | 3:10p | 3:15p

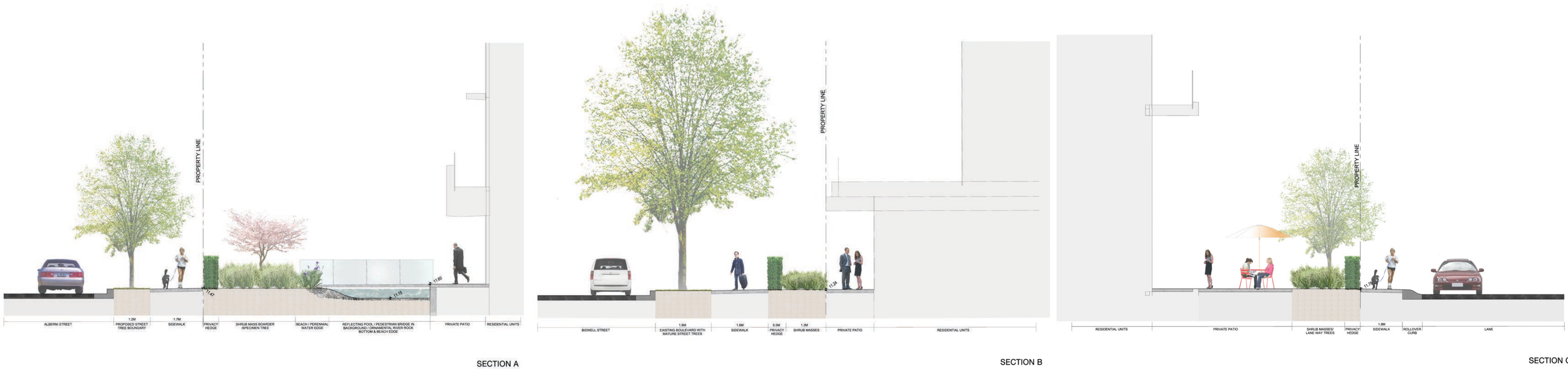


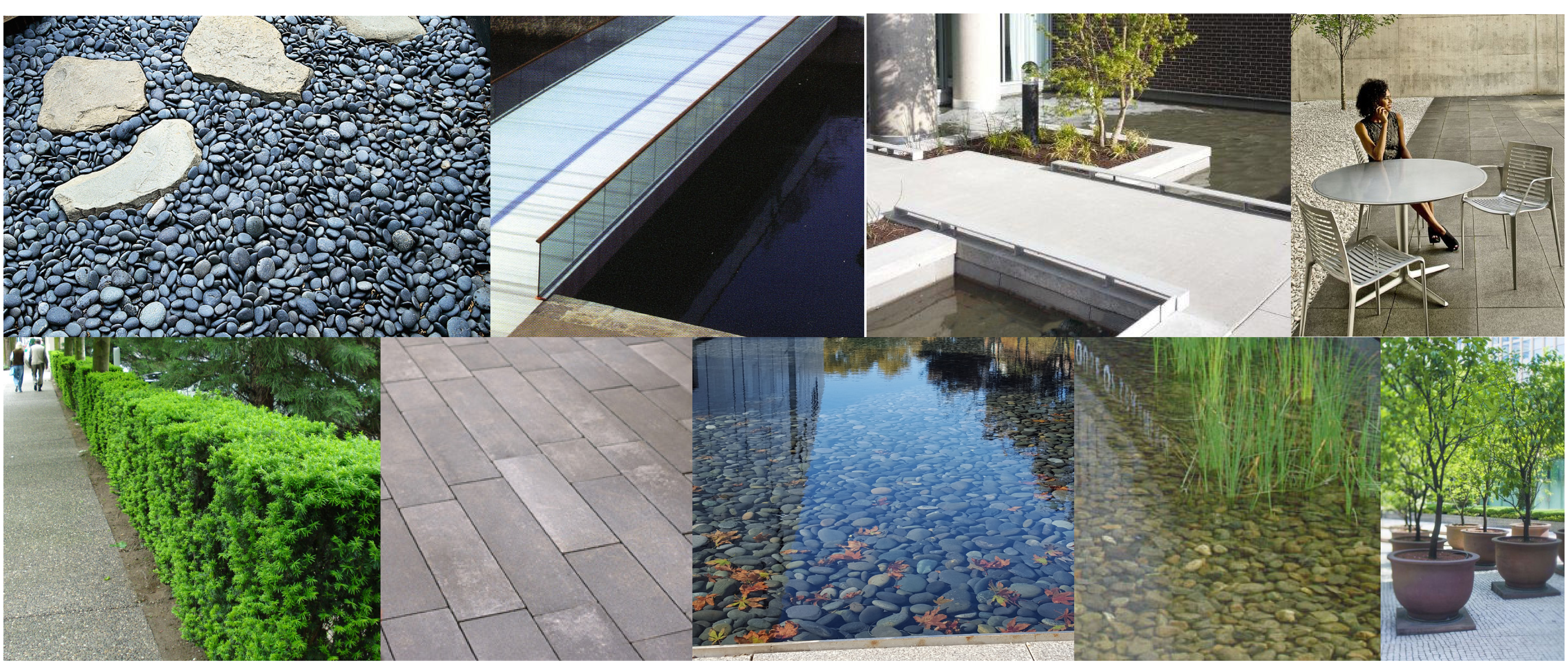
EXISTING TREE INVENTORY

TAG#	DBH	TREE TYPE	ACT
12	21	Norway Maple(Acer Platanoides)	
13	23	Norway Maple(Acer Platanoides)	
S001	75	Red Maple(Acer rubrum)	
S002	64	Red Maple(Acer rubrum)	
S003	67	Red Maple(Acer rubrum)	
S004	64	Red Maple(Acer rubrum)	

Refer also to Tree Management Report by Arbortech Consulting Report Date June 2:

GROUND FLOOR





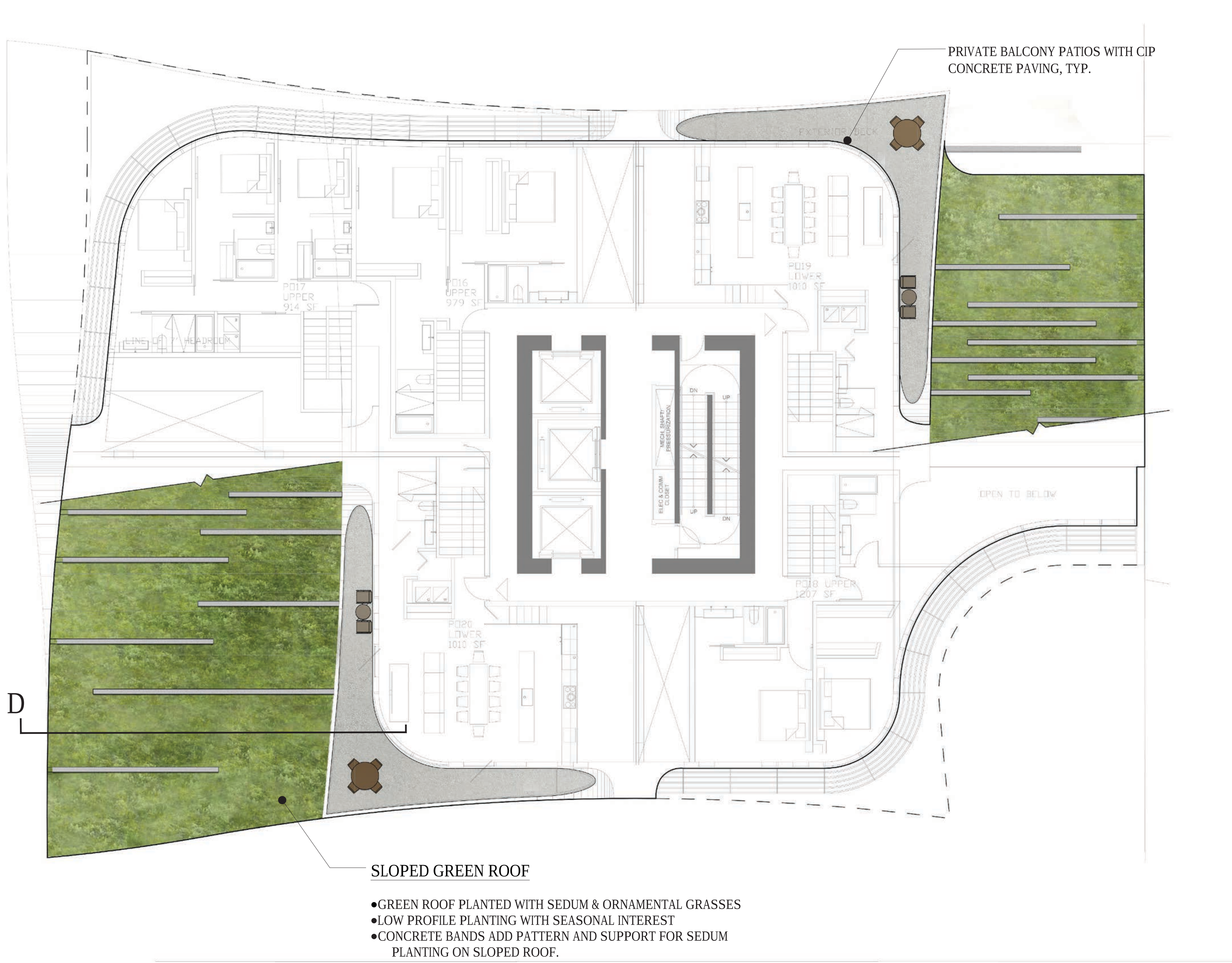
BT | A

westbank

1668 - 1684 ALBERNI STREET

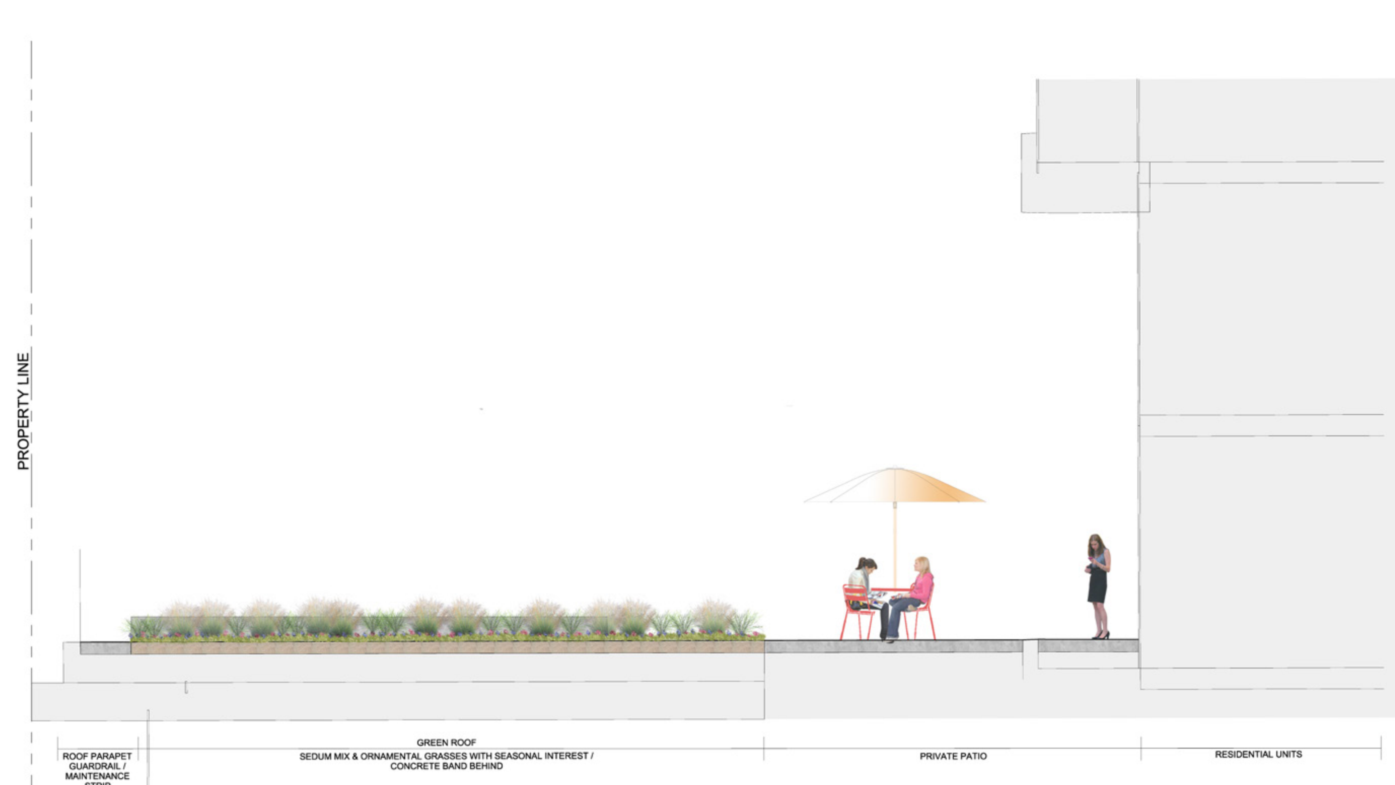
URBAN DESIGN PANEL - OCTOBER 02, 2017

LANDSCAPE DESIGN

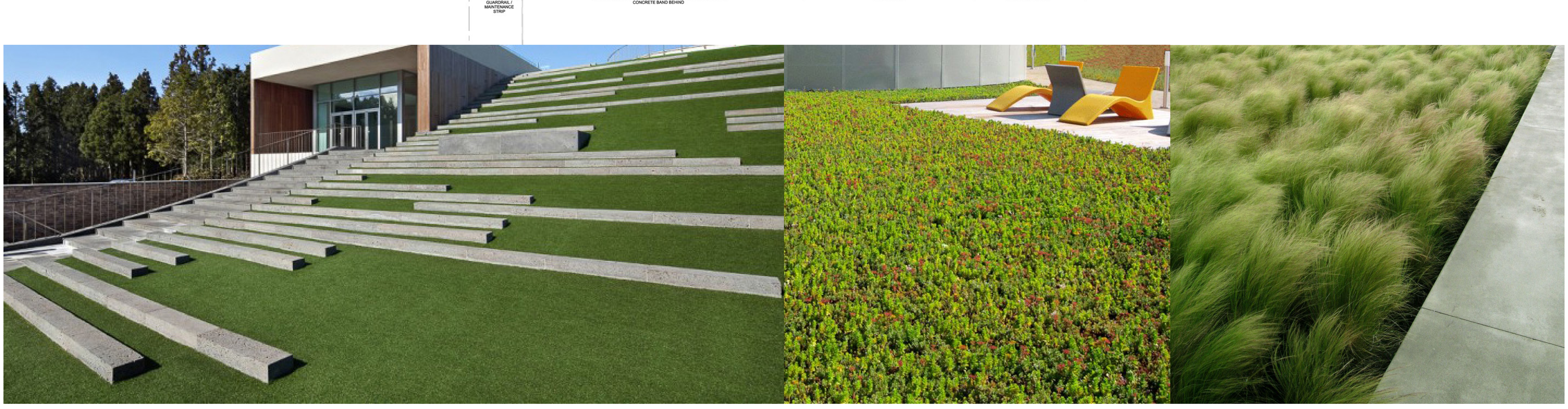


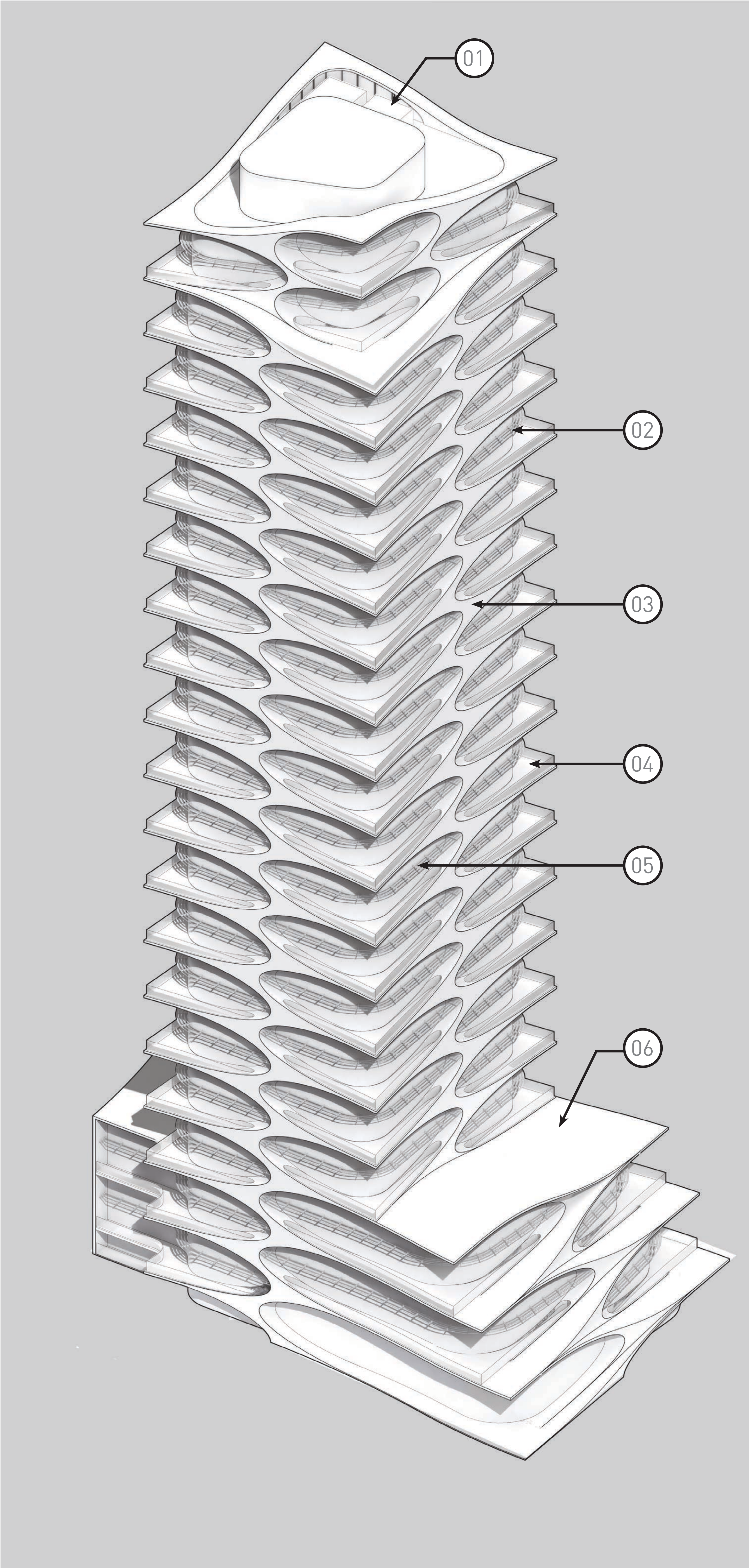
PRIVATE BALCONY PATIOS WITH CIP CONCRETE PAVING, TYP.
OPEN TO BELOW
D
SLOPED GREEN ROOF
•GREEN ROOF PLANTED WITH SEDUM & ORNAMENTAL GRASSES
•LOW PROFILE PLANTING WITH SEASONAL INTEREST
•CONCRETE BANDS ADD PATTERN AND SUPPORT FOR SEDUM PLANTING ON SLOPED ROOF.

SLOPED GREEN ROOF
•GREEN ROOF PLANTED WITH SEDUM & ORNAMENTAL GRASSES
•LOW PROFILE PLANTING WITH SEASONAL INTEREST
•CONCRETE BANDS ADD PATTERN AND SUPPORT FOR SEDUM PLANTING ON SLOPED ROOF.
PRIVATE BALCONY PATIOS WITH CIP CONCRETE PAVING, TYP.



PROPERTY LINE
GREEN ROOF
ROOF PARAPET GUARDRAIL / MAINTENANCE STRIP
SEDUM MIX & ORNAMENTAL GRASSES WITH SEASONAL INTEREST / CONCRETE BAND BEHIND
PRIVATE PATIO
RESIDENTIAL UNITS





01
HIGH PERFORMANCE MECHANICAL SYSTEMS OFFER EFFICIENT HEATING AND COOLING

02
50-60% AVERAGE WINDOW TO WALL RATIO. THIS OPTIMIZES ENERGY CONSERVATION AND LIVABILITY. SEE DIAGRAM BELOW FOR RATIOS ACHIEVED ON MAIN TOWER LEVELS.

THE PODIUM HAS A UNIFORM 45% WWR AND THE PENTHOUSE HAS A UNIFORM 70% WWR.

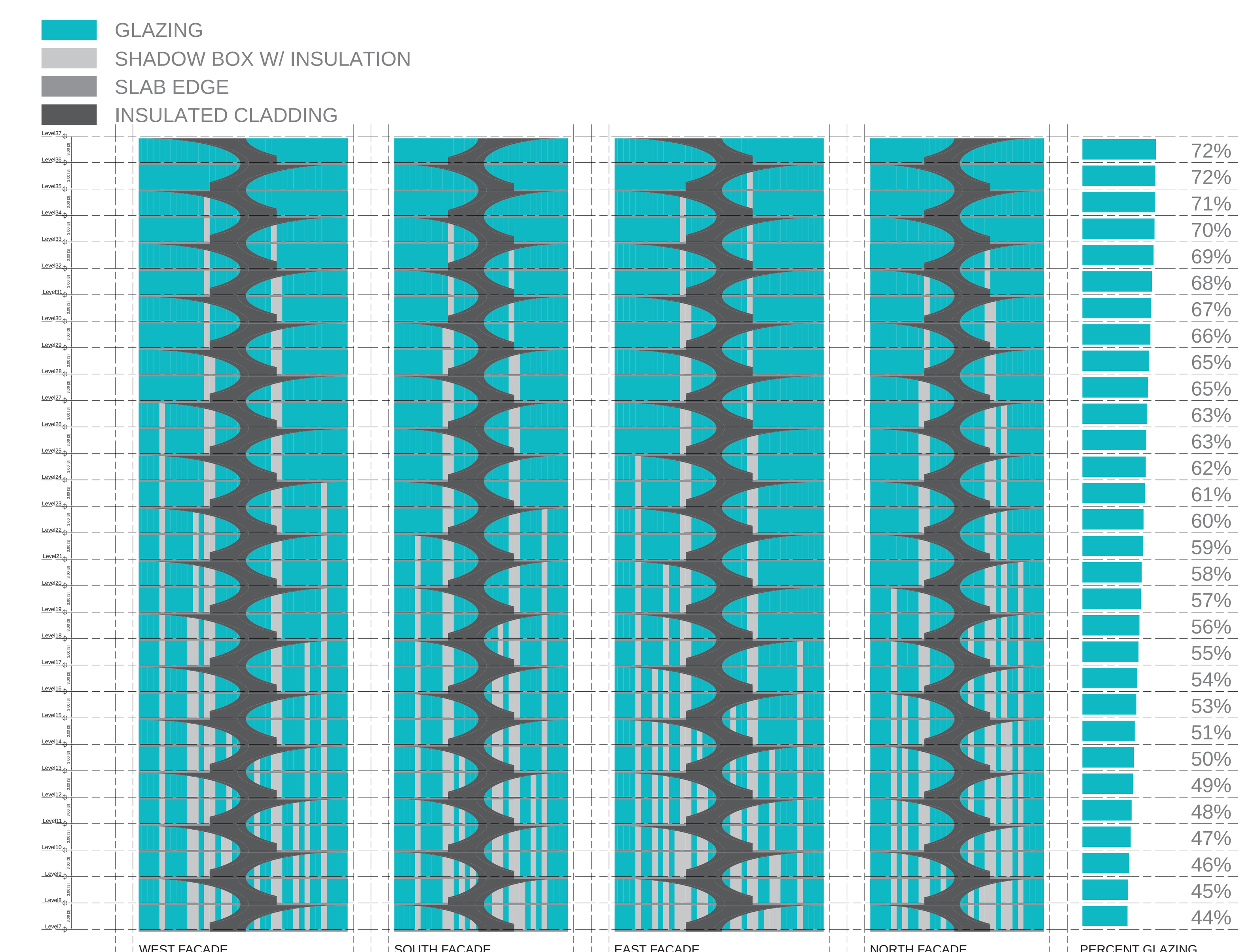
03
MODULAR INSULATED PANEL SYSTEM PROVIDES ZONE OF ULTRA-HIGH INSULATION. AND EXTERIOR SHAFTS FOR BUILDING DRAINAGE.

04
ALL BALCONIES TO BE THERMALLY BROKEN; FURTHER INCREASING FACADE PERFORMANCE.

05
HIGH PERFORMANCE MECHANICAL SYSTEMS OFFER EFFICIENT HEATING AND COOLING

06
VEGETATED ROOFSCAPES AID IN RAIN WATER FILTRATION SYSTEM

Assembly	R-Value [ft2-hr-□/Btu]	Area [ft2]
Vertical Opaque		
Exoskeleton Pre-cast insulated concrete panel with fiberglass concrete ties and min. R 20 insulation	20.0	17,534
Solid Wall (Spandrel) Based on Alumil spandrel panel with 5" insulated backpan and improved spacer	9.0	19,674
Balcony Edge Thermally broken balcony connection	3.0	9,989
Overall Vertical Opaque	7.4	47,198
Vertical Transparent		
Clear Glass Fixed 80% TG w/ 20% DG at curved locations, thermally broken aluminum curtain wall w/ two low e coatings and Ar. fill	3.7	56,637
Clear Glass Operable TG operable vent; Assumed 5% of total clear glass area	3.0	3,540
Sliding Doors TG Alumil S700 or equivalent. Assumed 15% of total clear glass area.	4.0	10,619
Overall Vertical Transparent	3.7	70,796
Roof		
Roof Conventional or Inverted Roof w/ continuous R-30 insulation	30	56,637

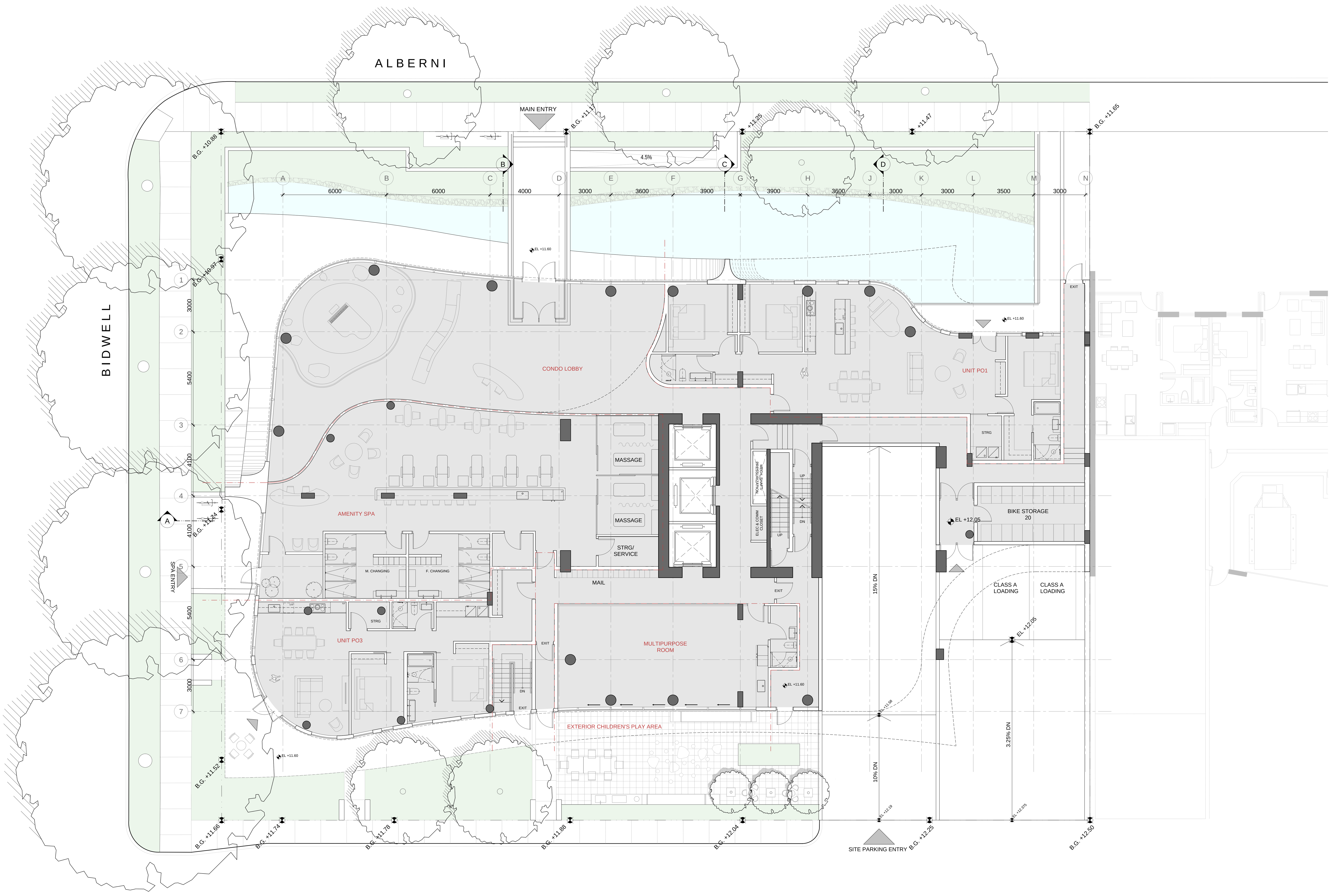


BT | A
westbank

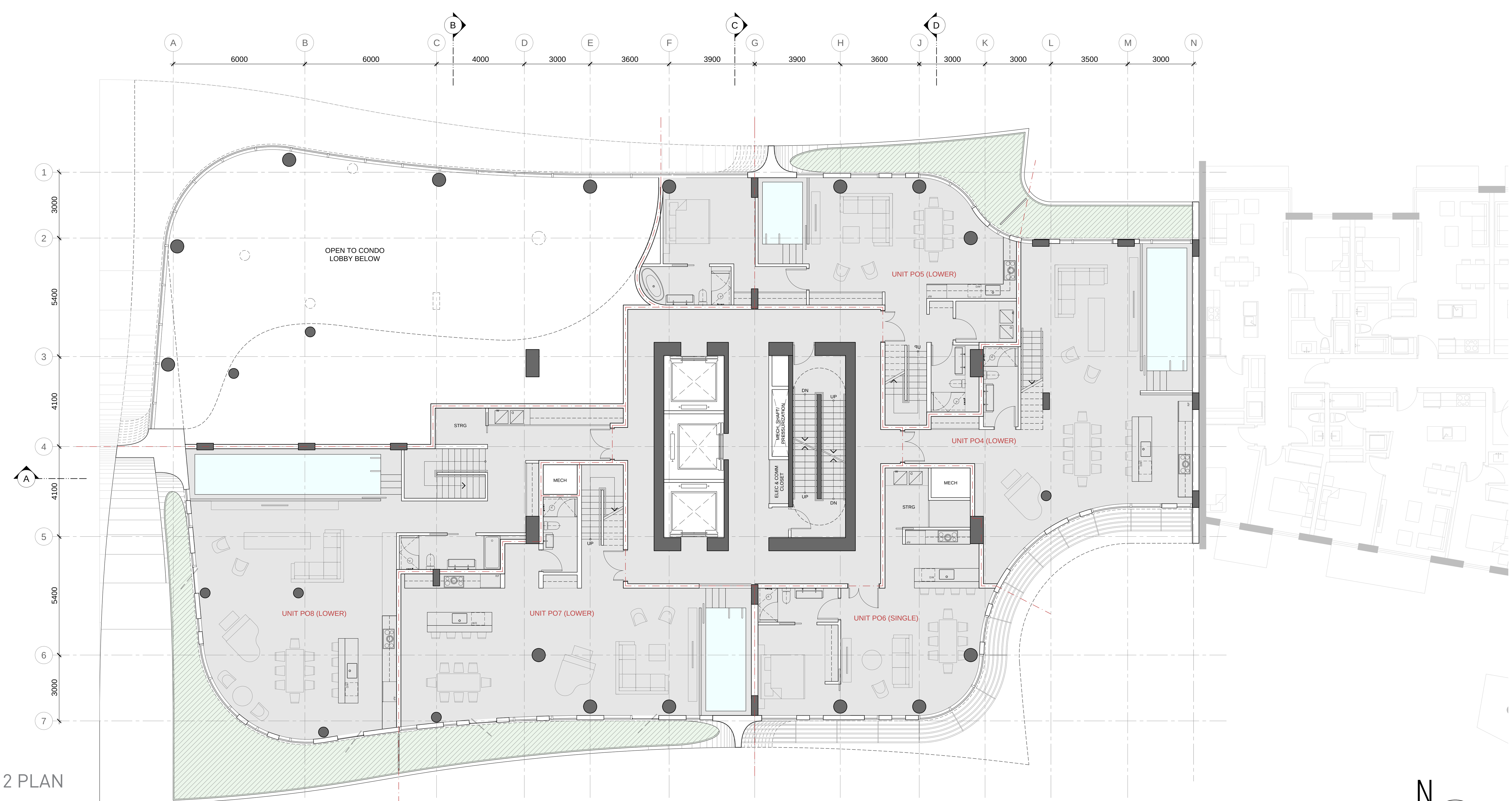
1668 - 1684 ALBERNI STREET
URBAN DESIGN PANEL - OCTOBER 02, 2017

SUSTAINABLE DESIGN / BUILDING ENVELOPE


S GO 4210



LEVEL 1 PLAN



LEVEL 2 PLAN

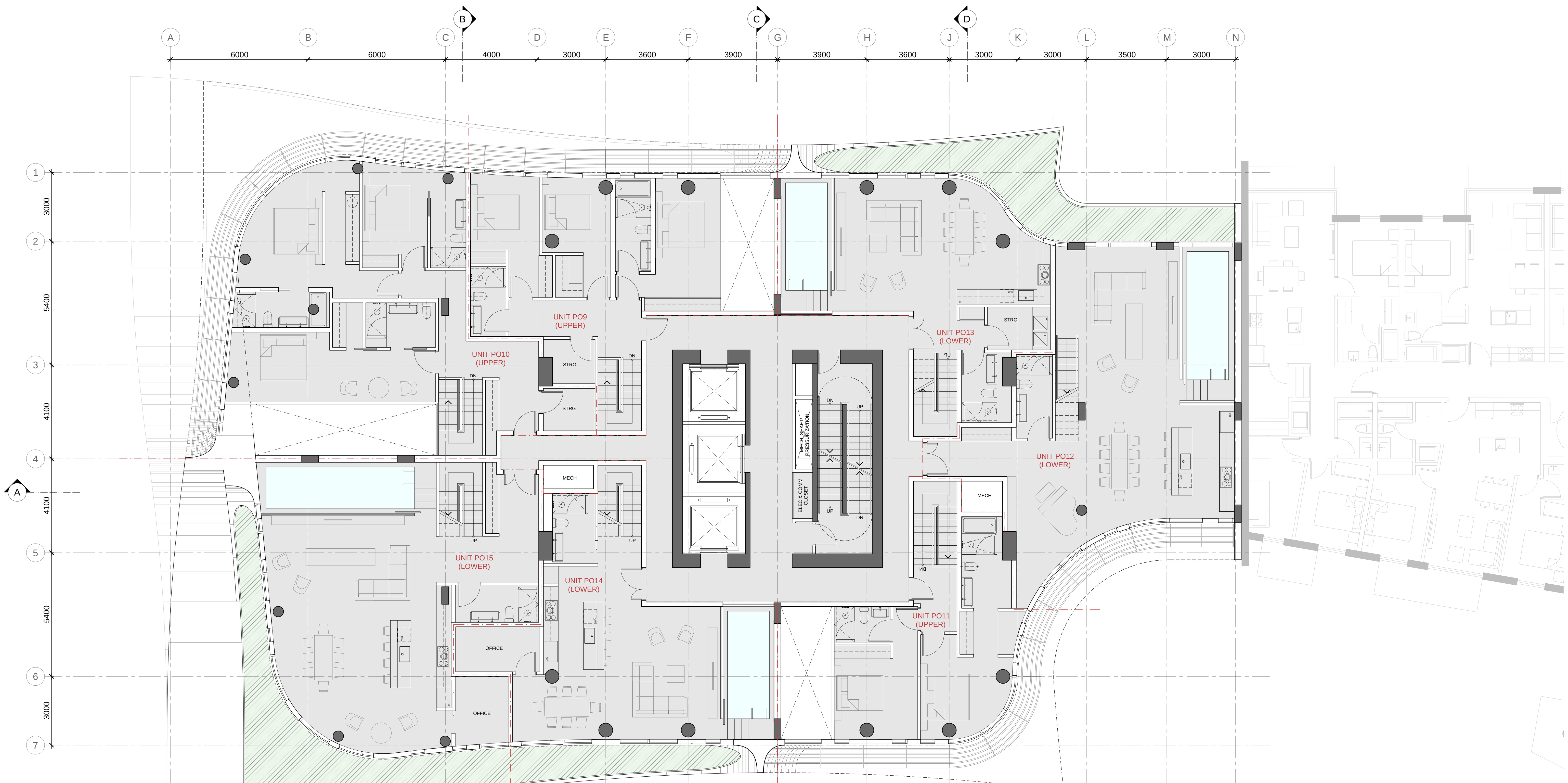
N

BT | A
westbank

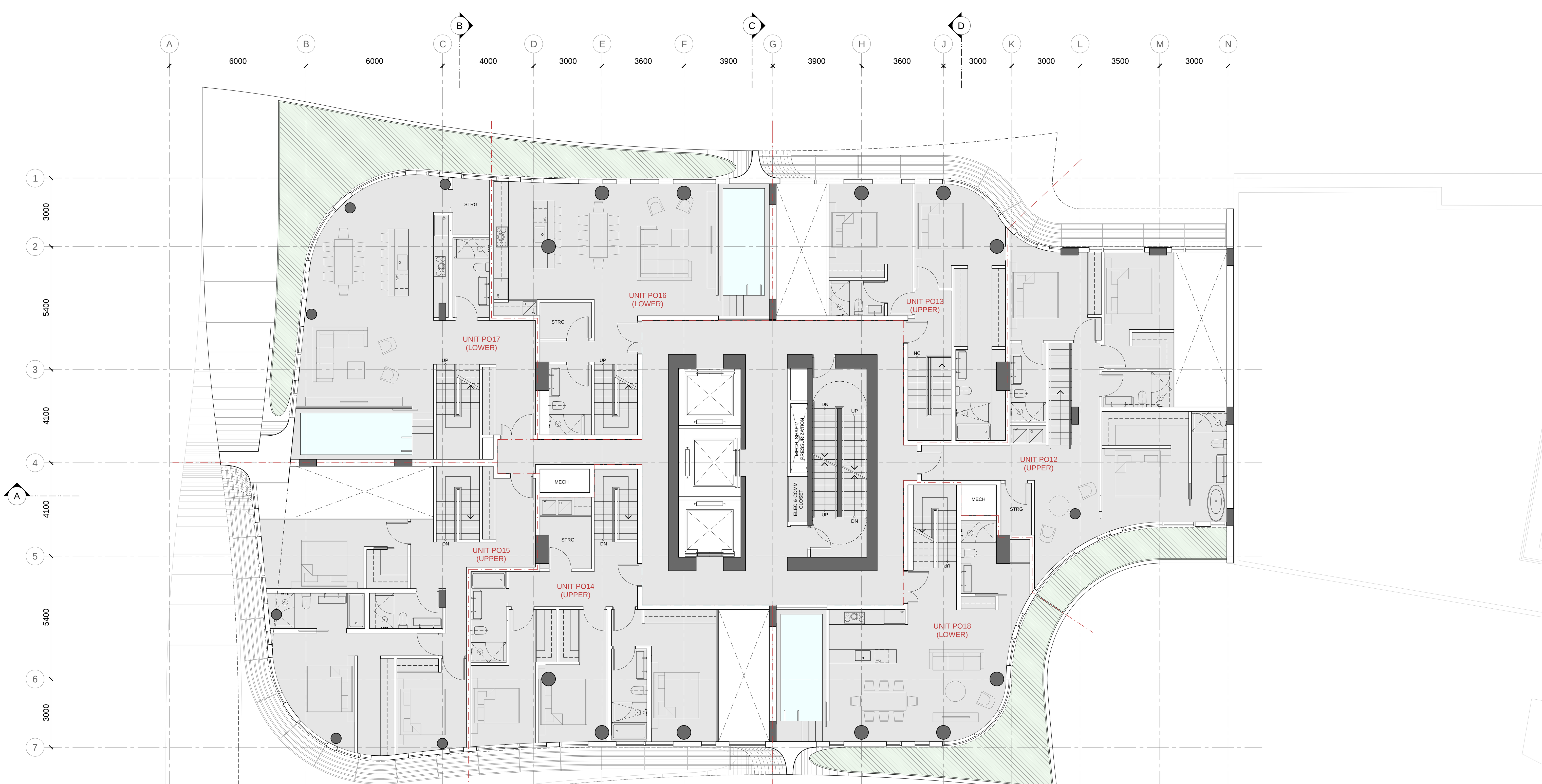
1668 - 1684 ALBERNI STREET

URBAN DESIGN PANEL - OCTOBER 02, 2017

PODIUM PLANS



LEVEL 4 PLAN



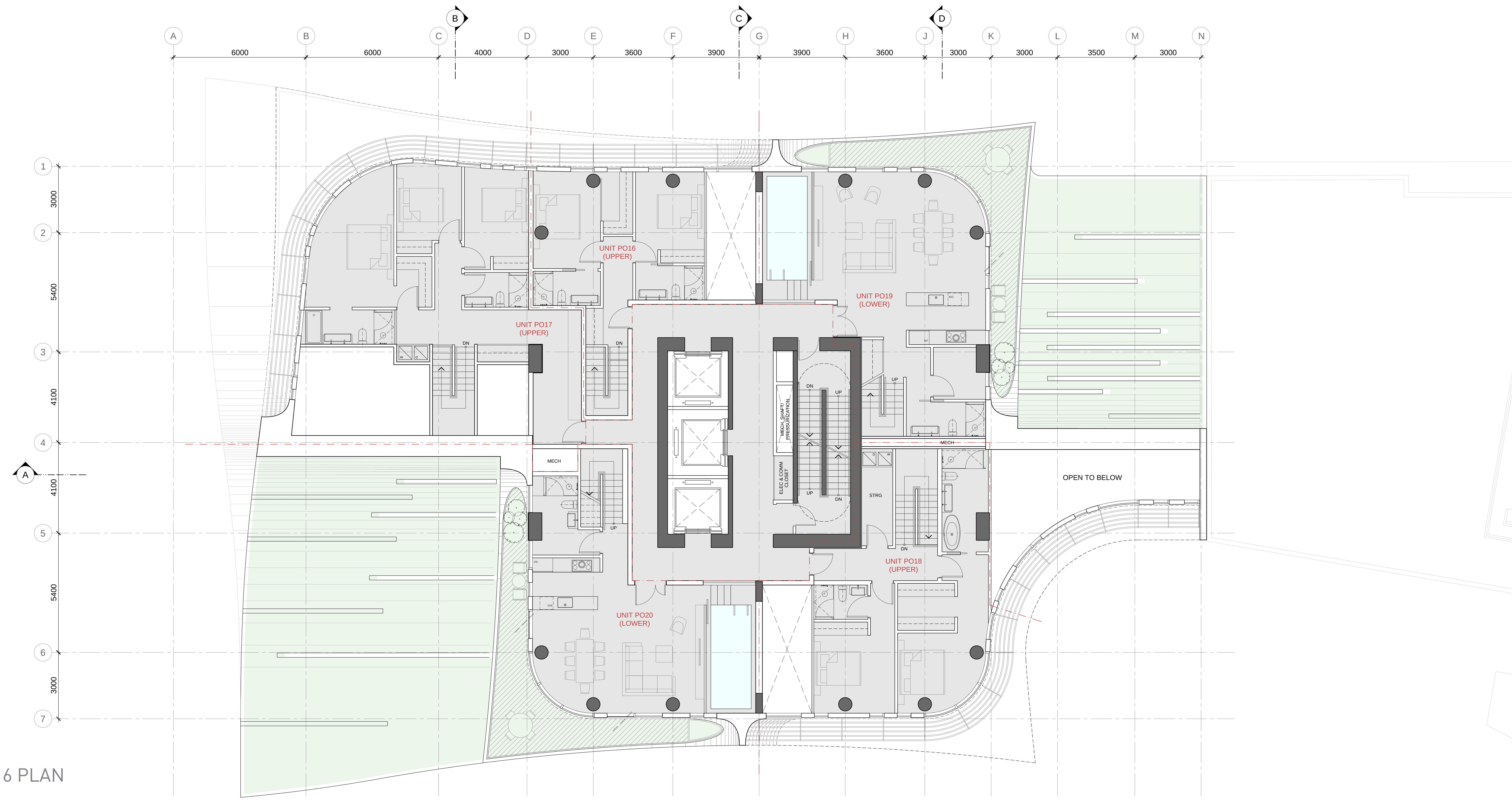
LEVEL 5 PLAN

BT | A
westbank

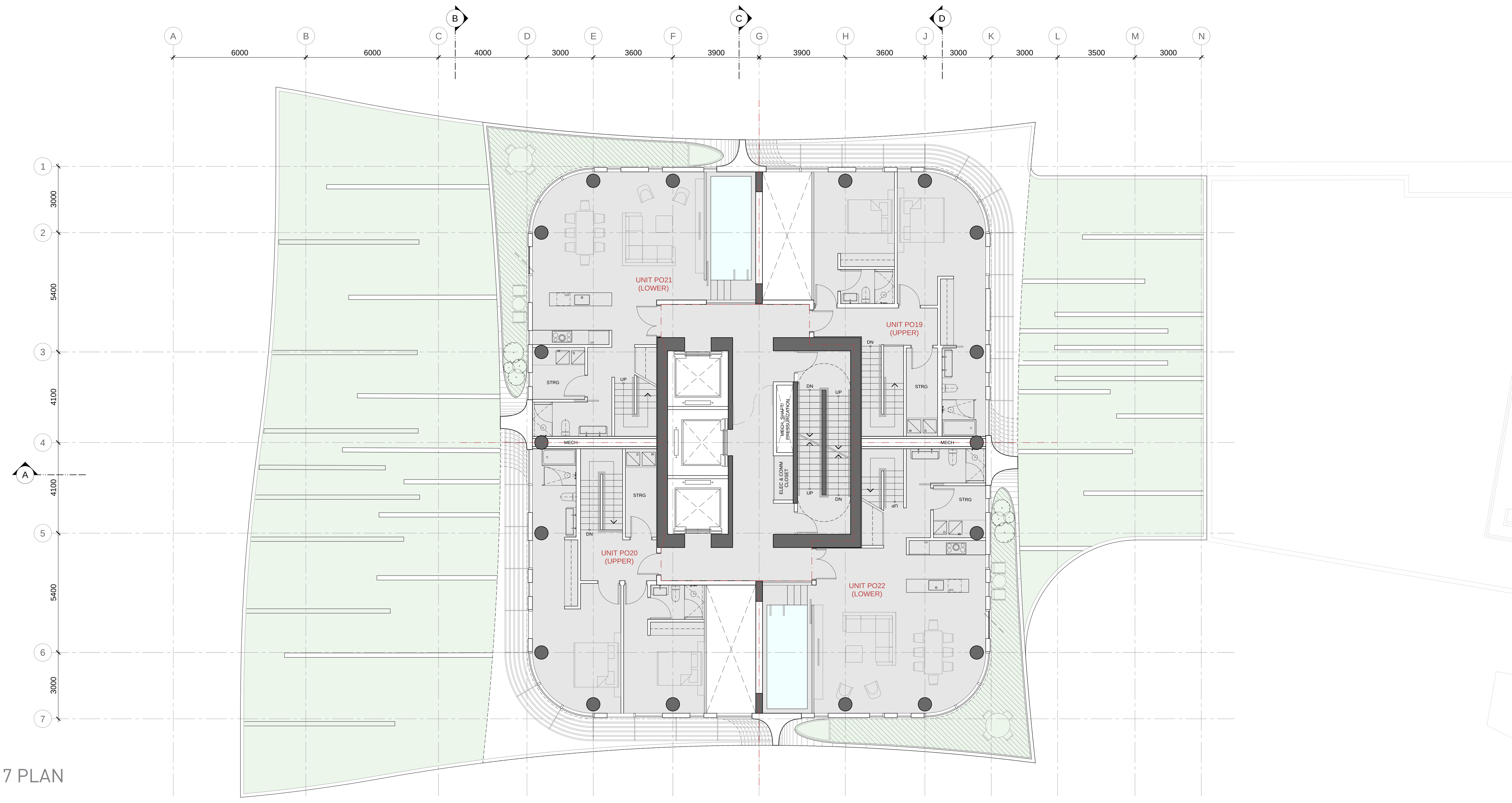
1668 - 1684 ALBERNI STREET

URBAN DESIGN PANEL - OCTOBER 02, 2017

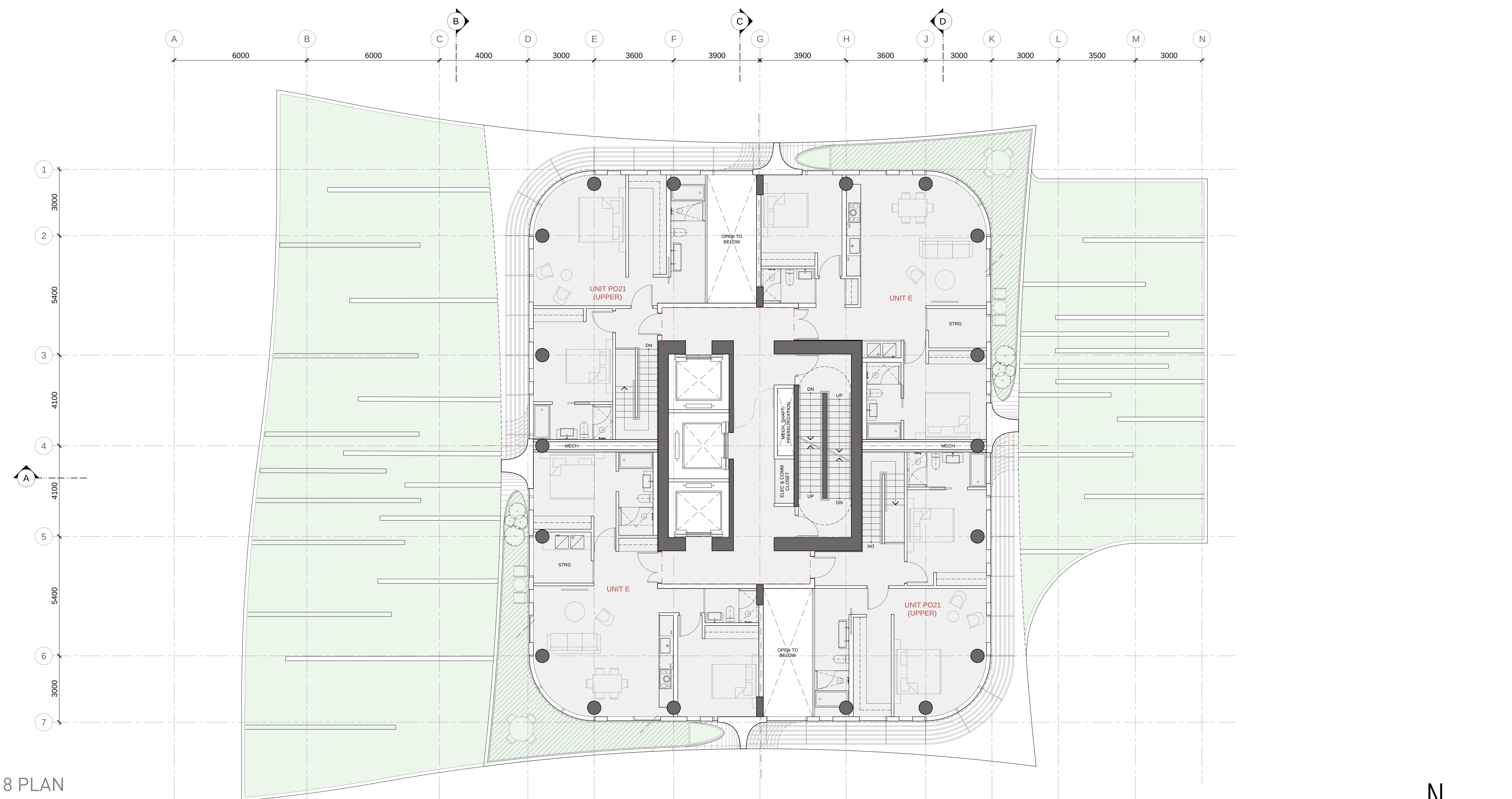
PODIUM PLANS



LEVEL 6 PLAN



LEVEL 7 PLAN



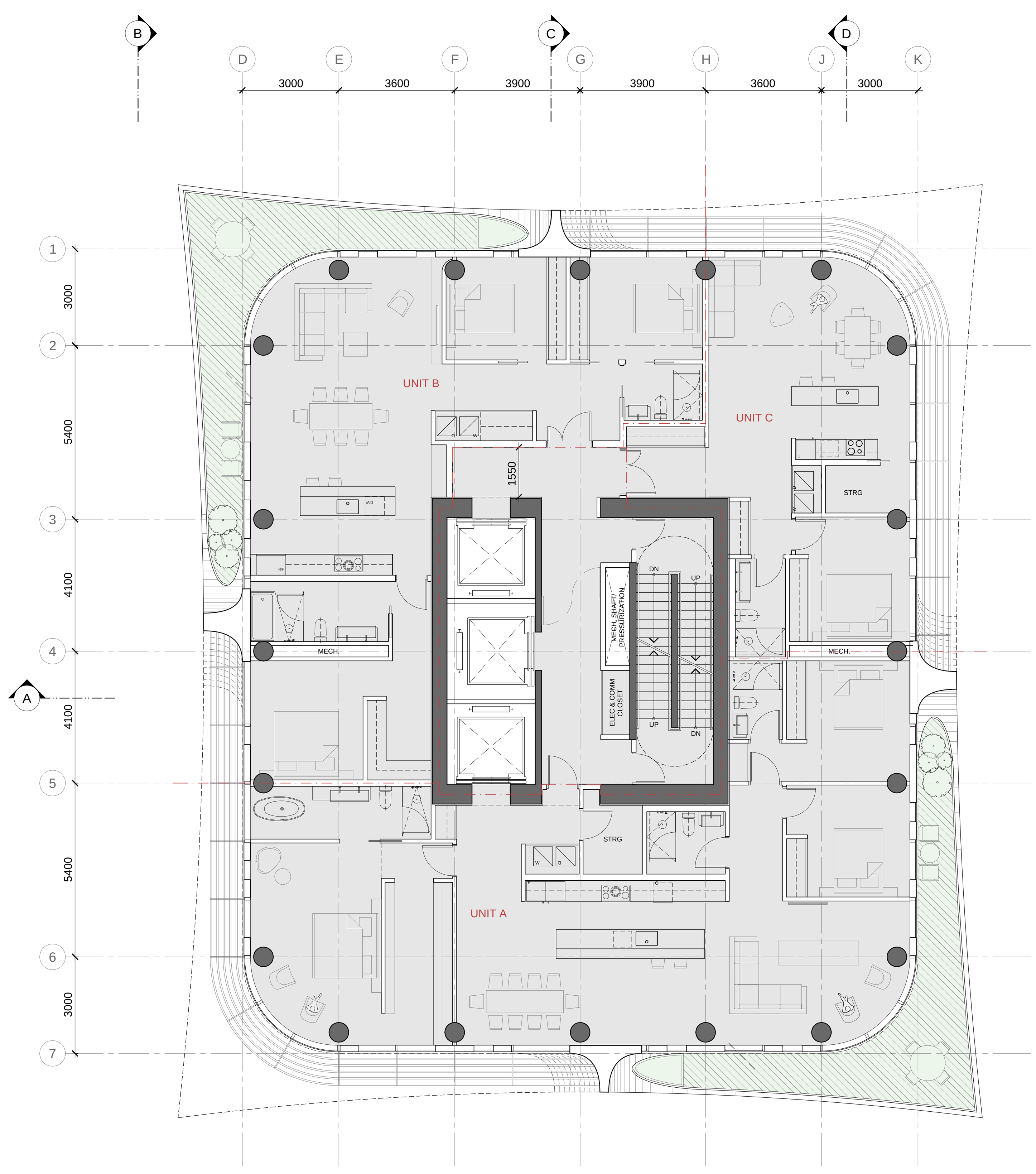
LEVEL 8 PLAN

westbank

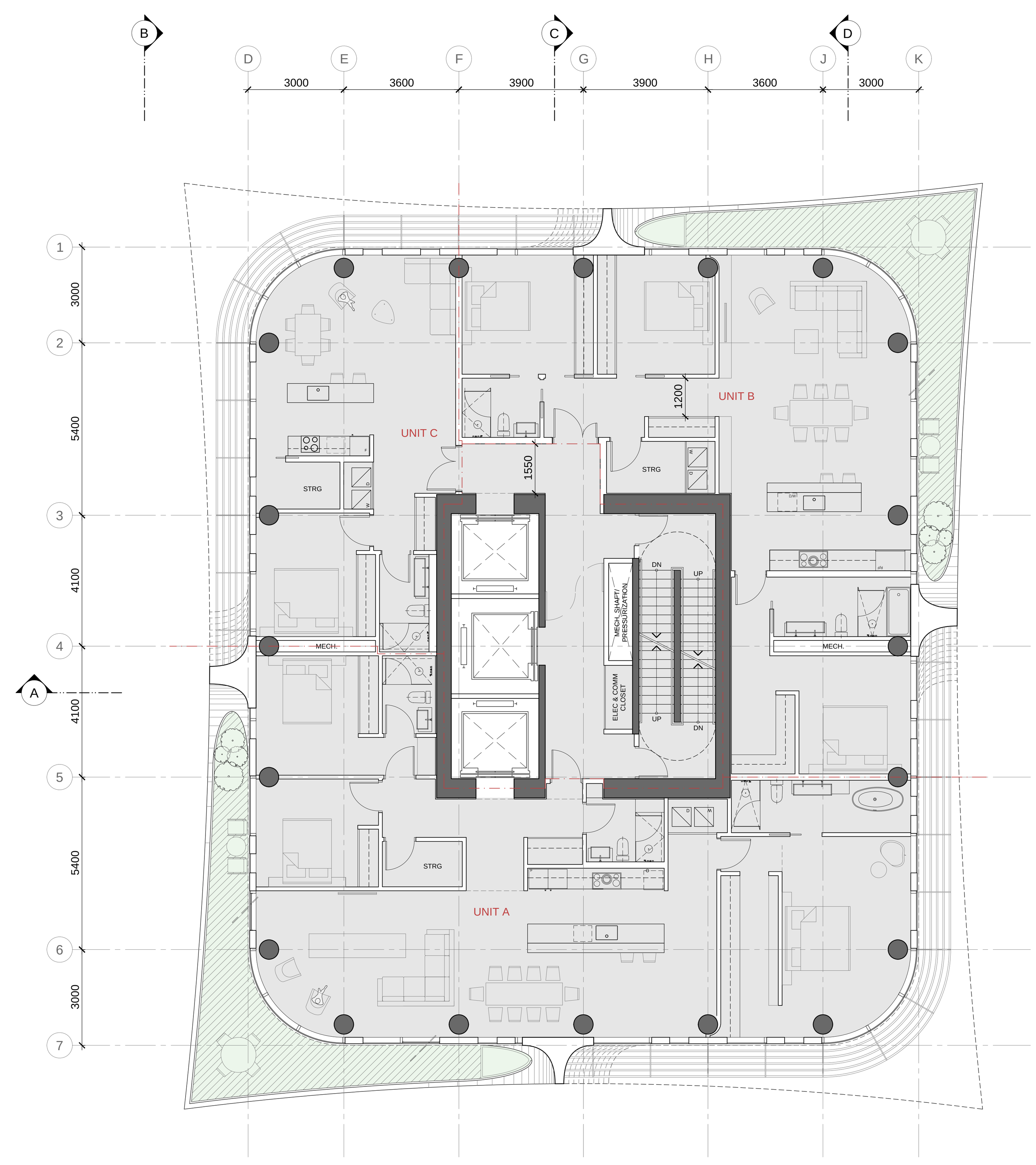
1668 - 1684 ALBERNI STREET

URBAN DESIGN PANEL - OCTOBER 02, 2017

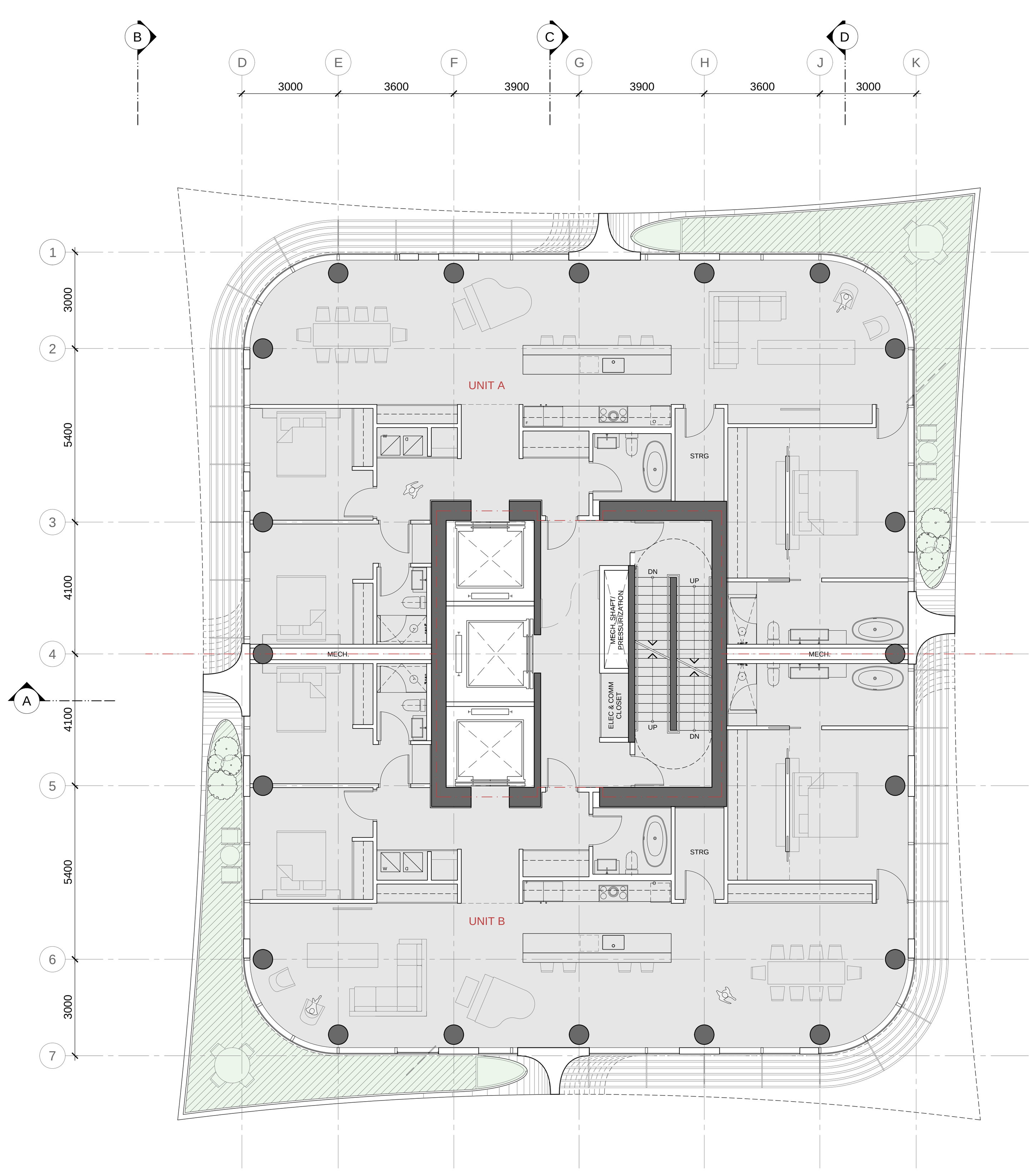
PODIUM PLANS



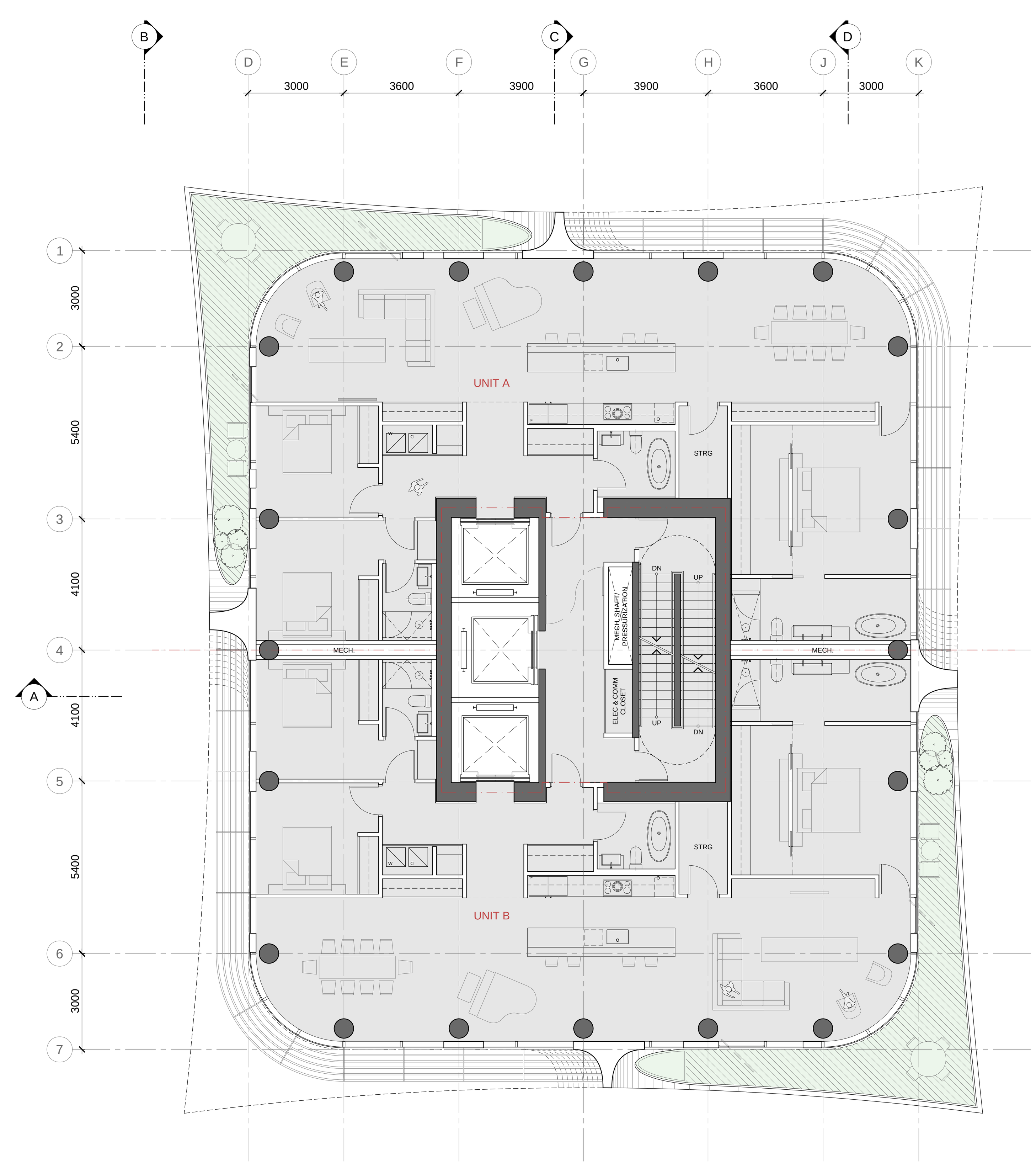
LEVELS 09-20 FLOOR PLANS - ODD LEVELS



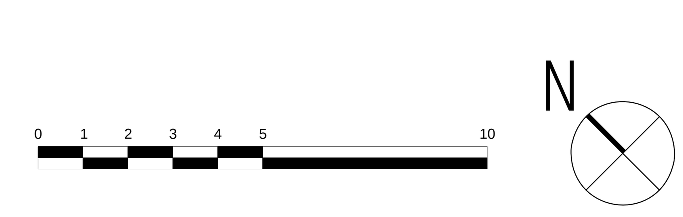
LEVELS 09-20 FLOOR PLANS - EVEN LEVELS

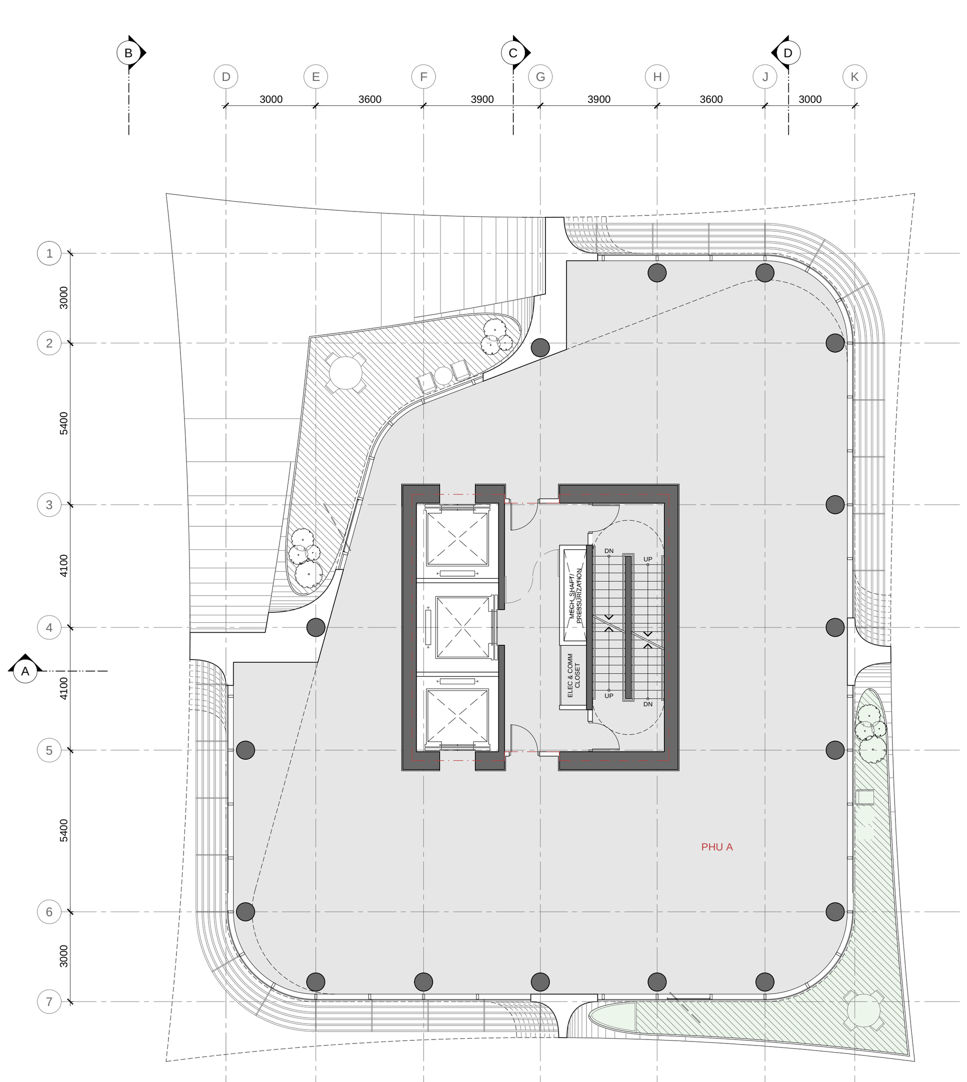


LEVELS 21-36 FLOOR PLANS - ODD LEVELS

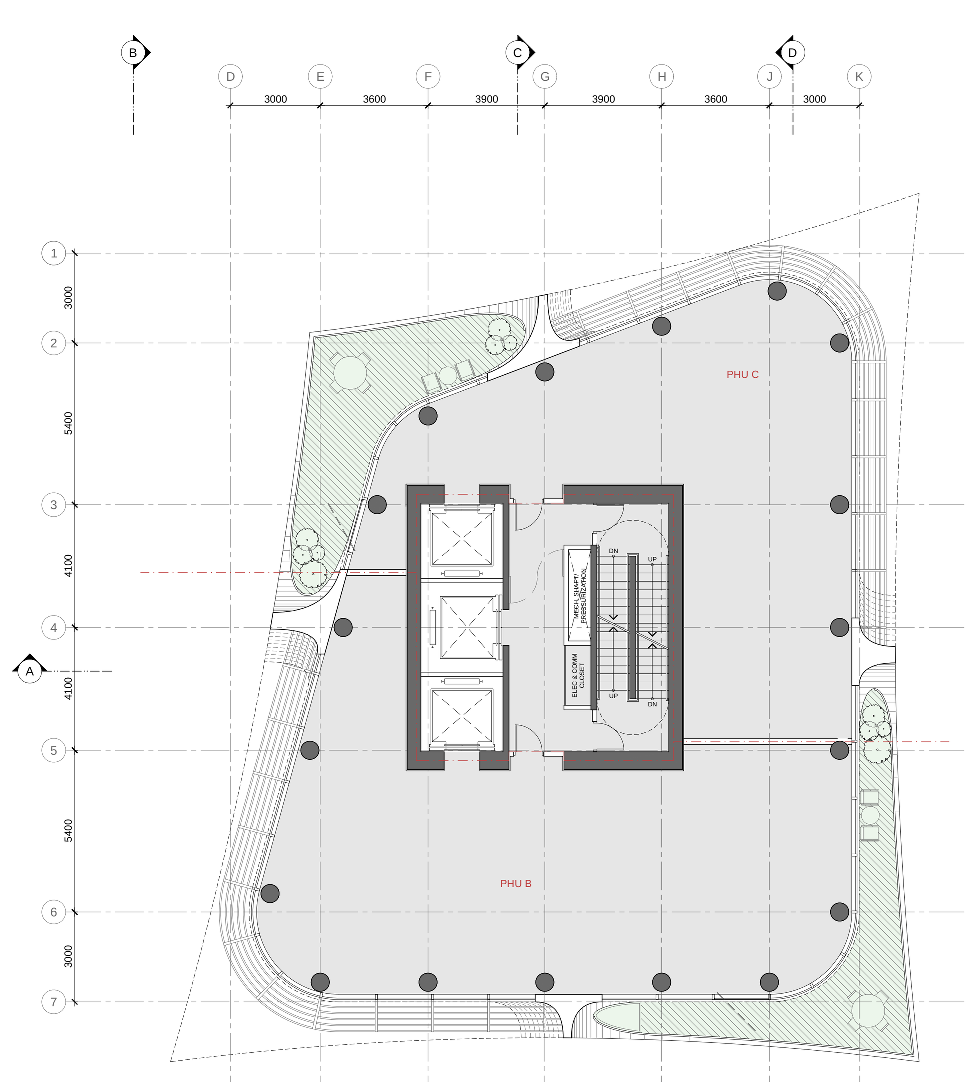


LEVELS 21-36 FLOOR PLANS - EVEN LEVELS

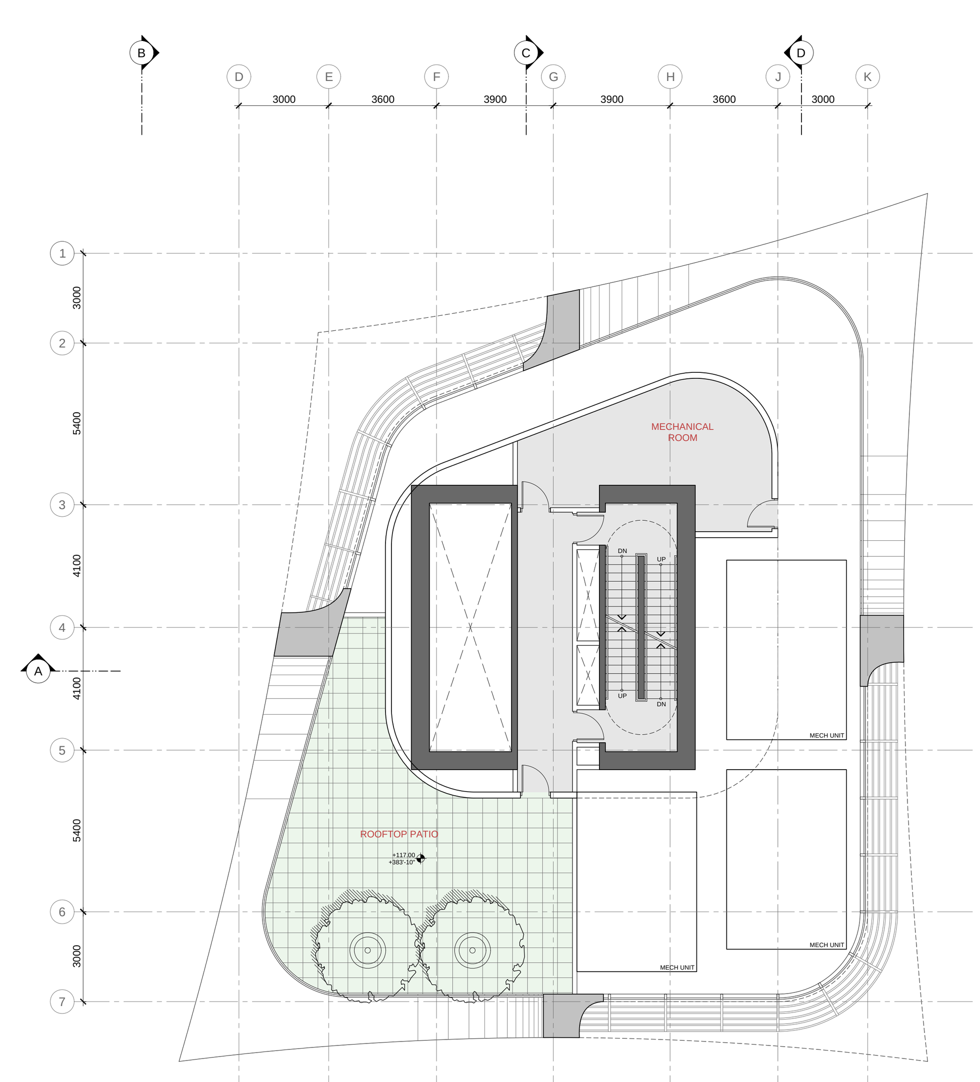




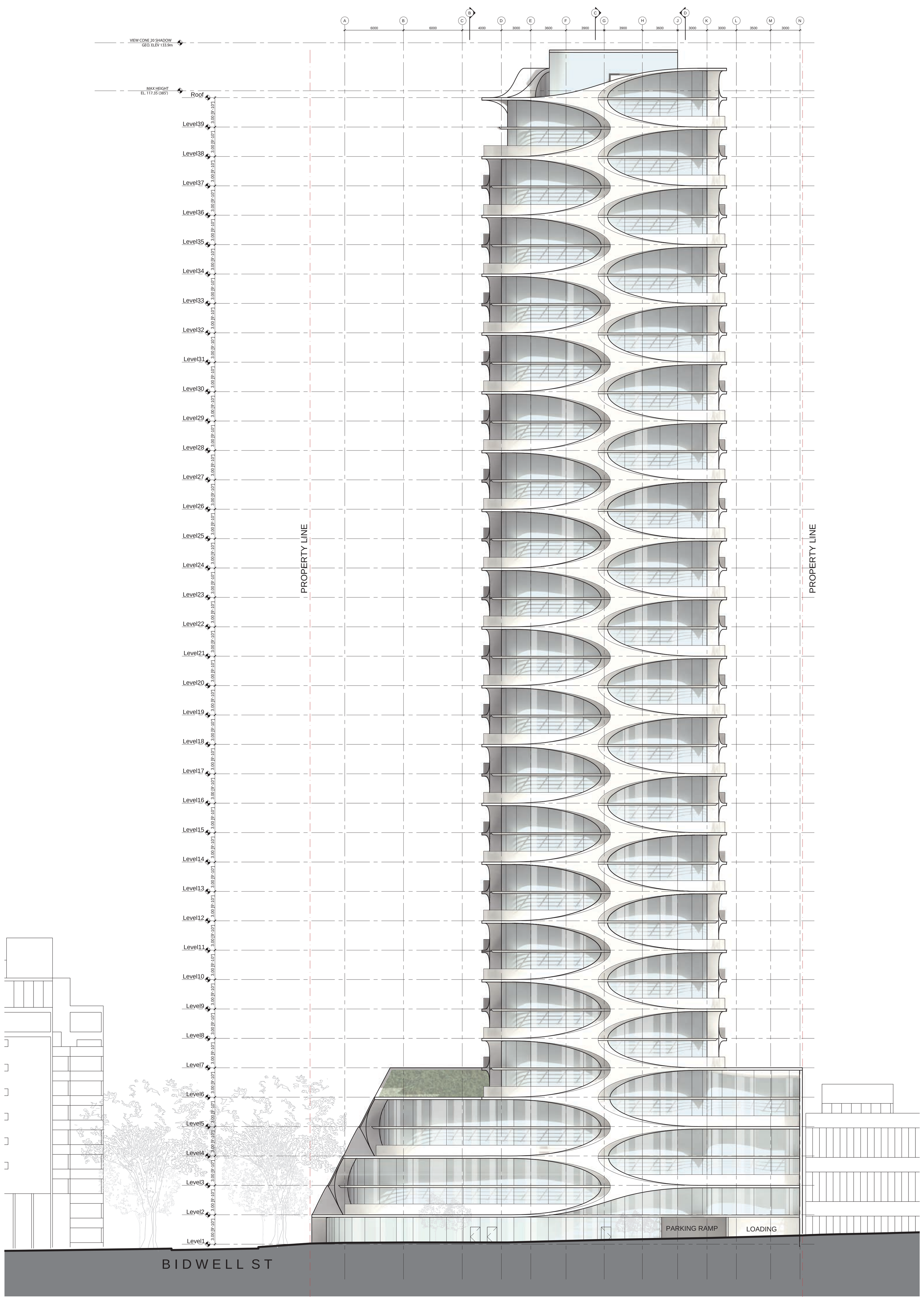
LEVEL 37 PLAN

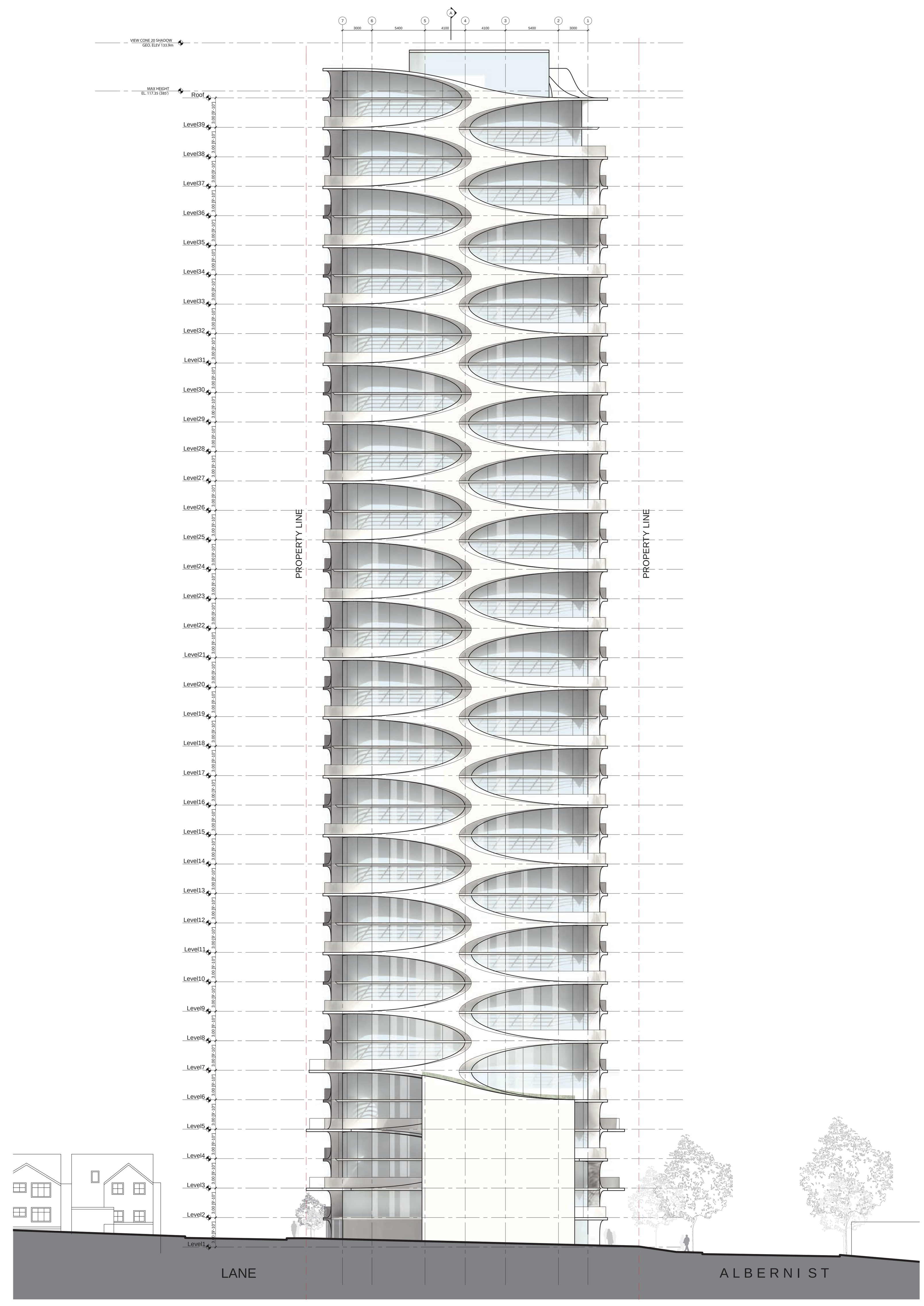


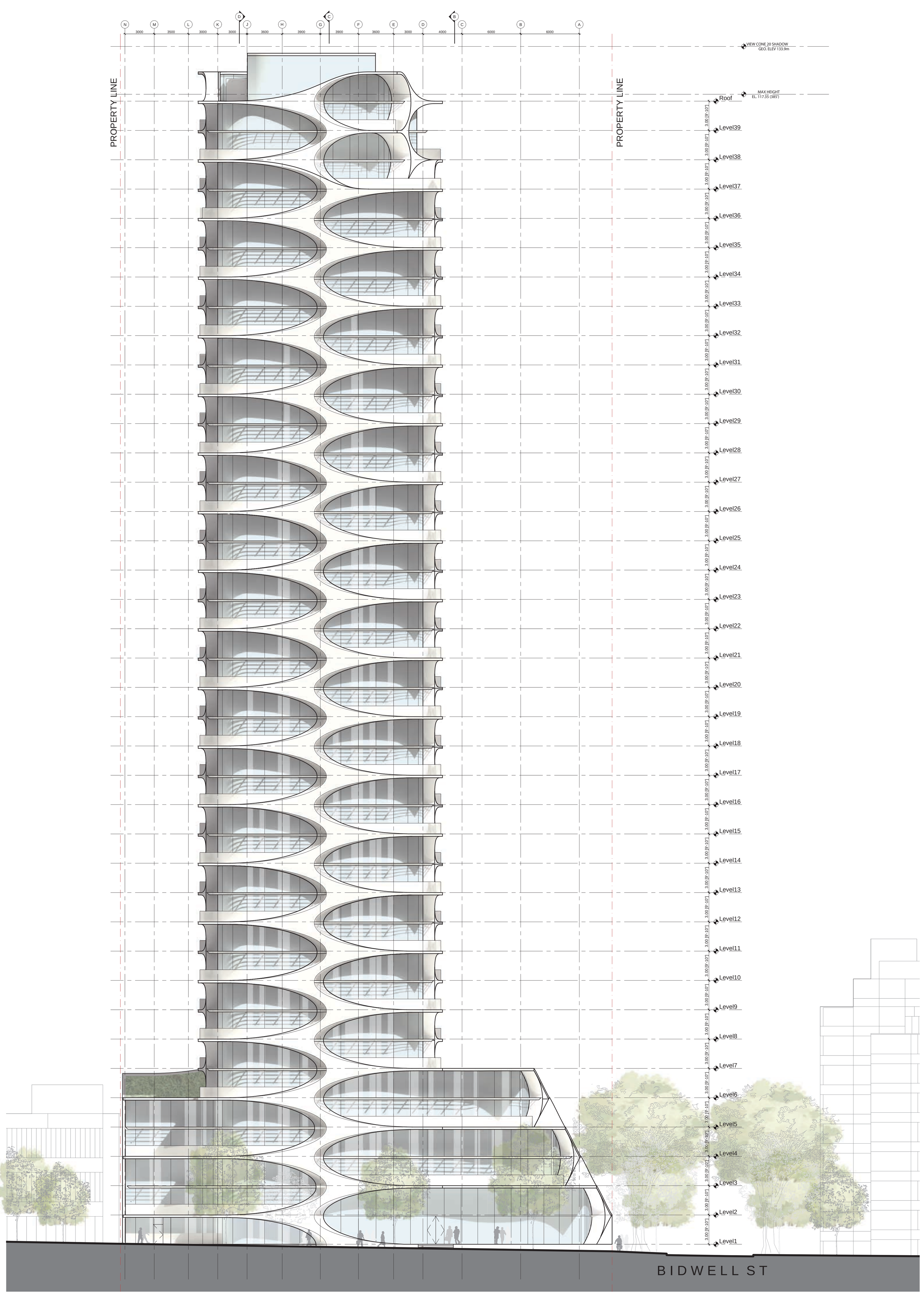
LEVEL 39 PLAN



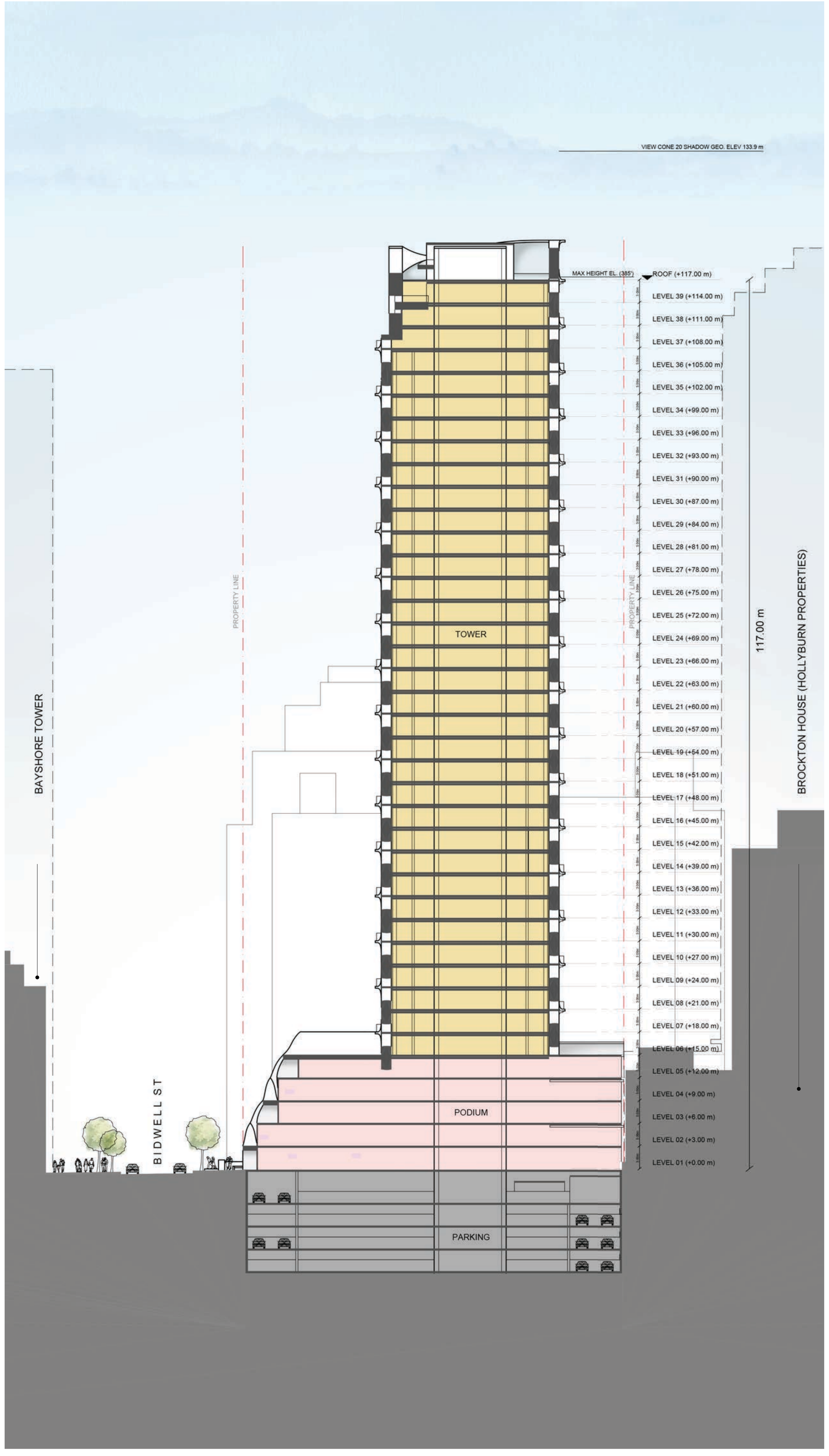
ROOF PLAN

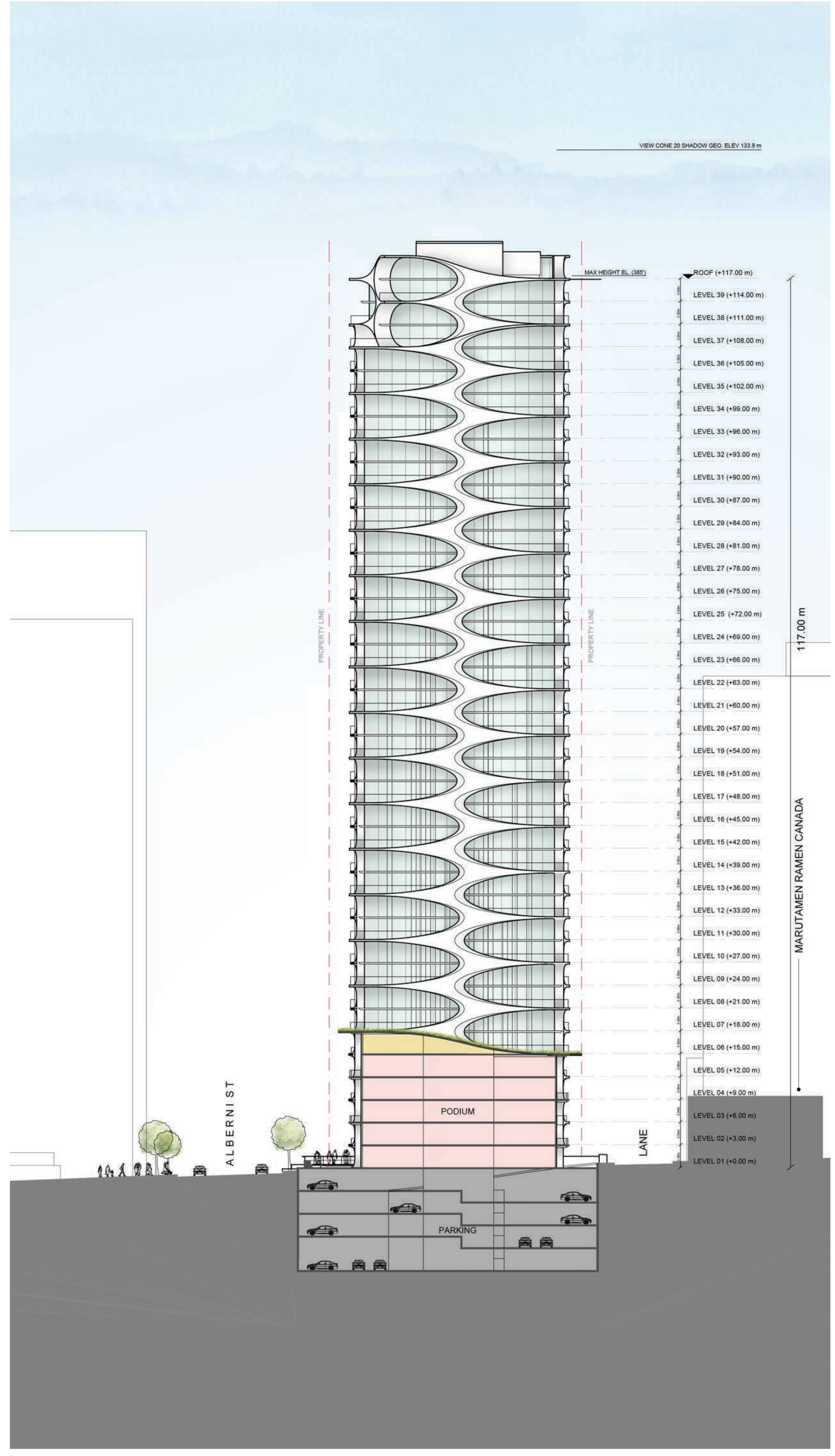

PROPERTY LINE
PROPERTY LINE
PARKING RAMP
LOADING
BIDWELL ST

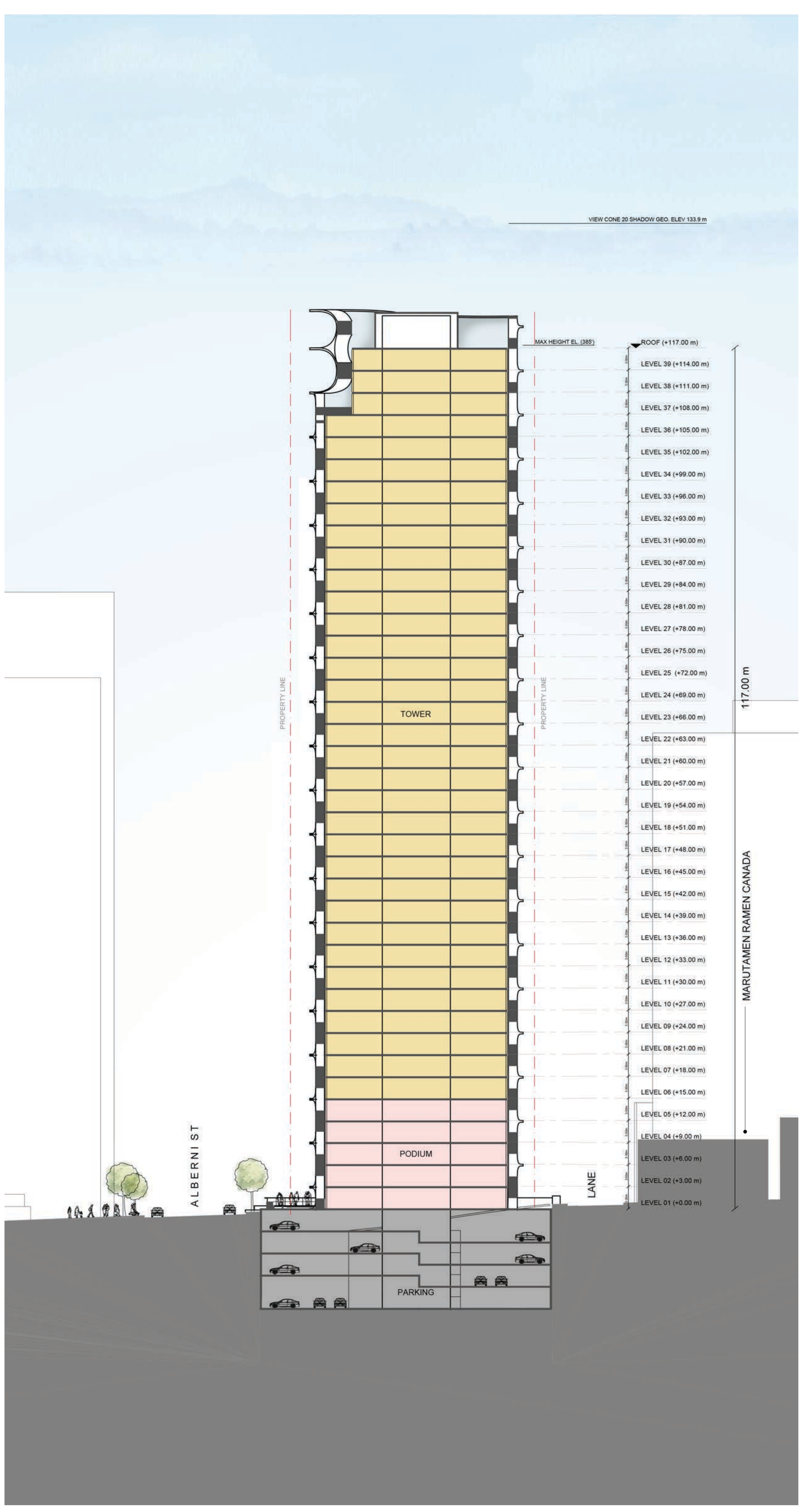

PROPERTY LINE
PROPERTY LINE
LANE
ALBERNI ST

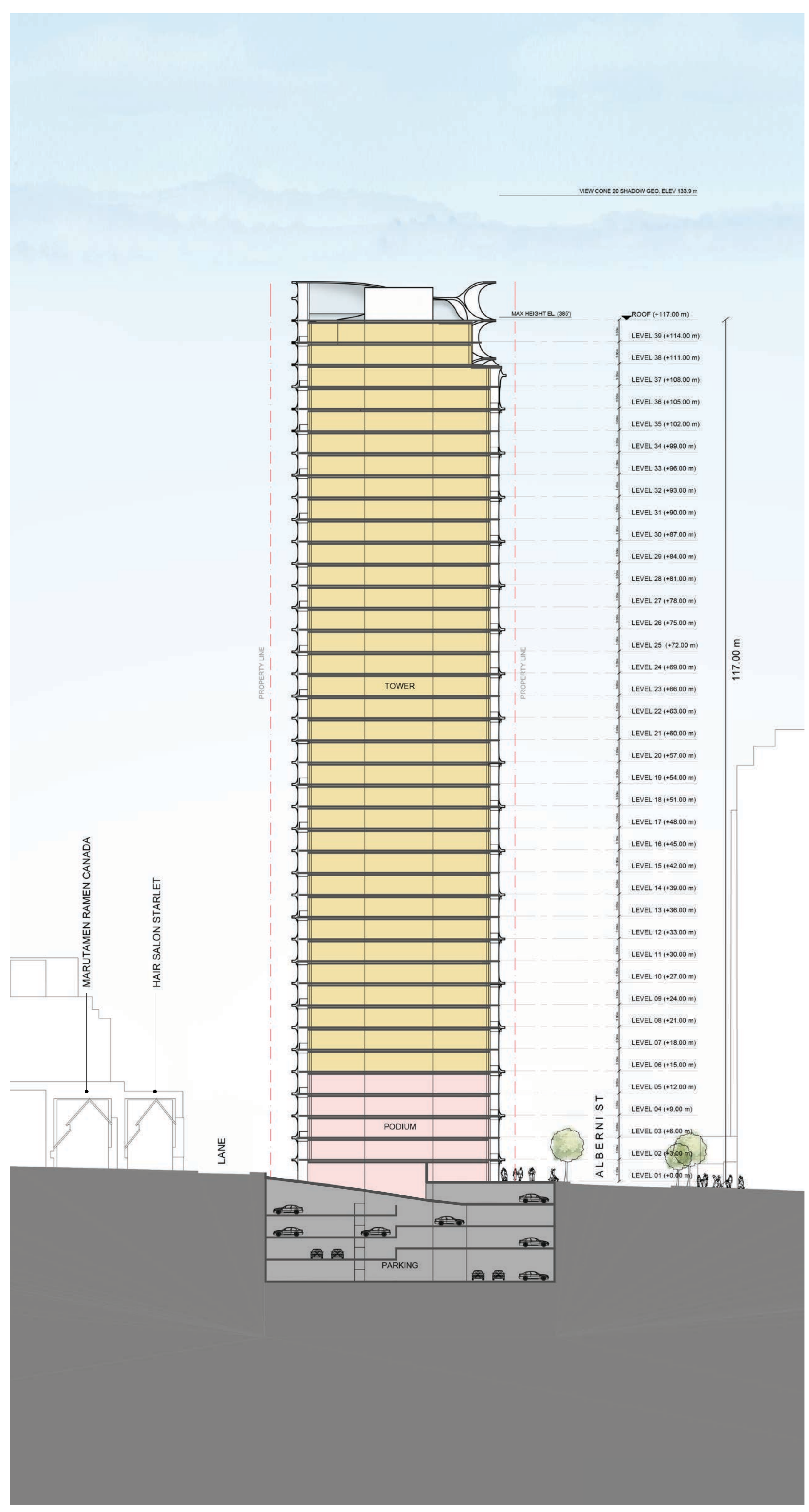

PROPERTY LINE
PROPERTY LINE
BIDWELL ST

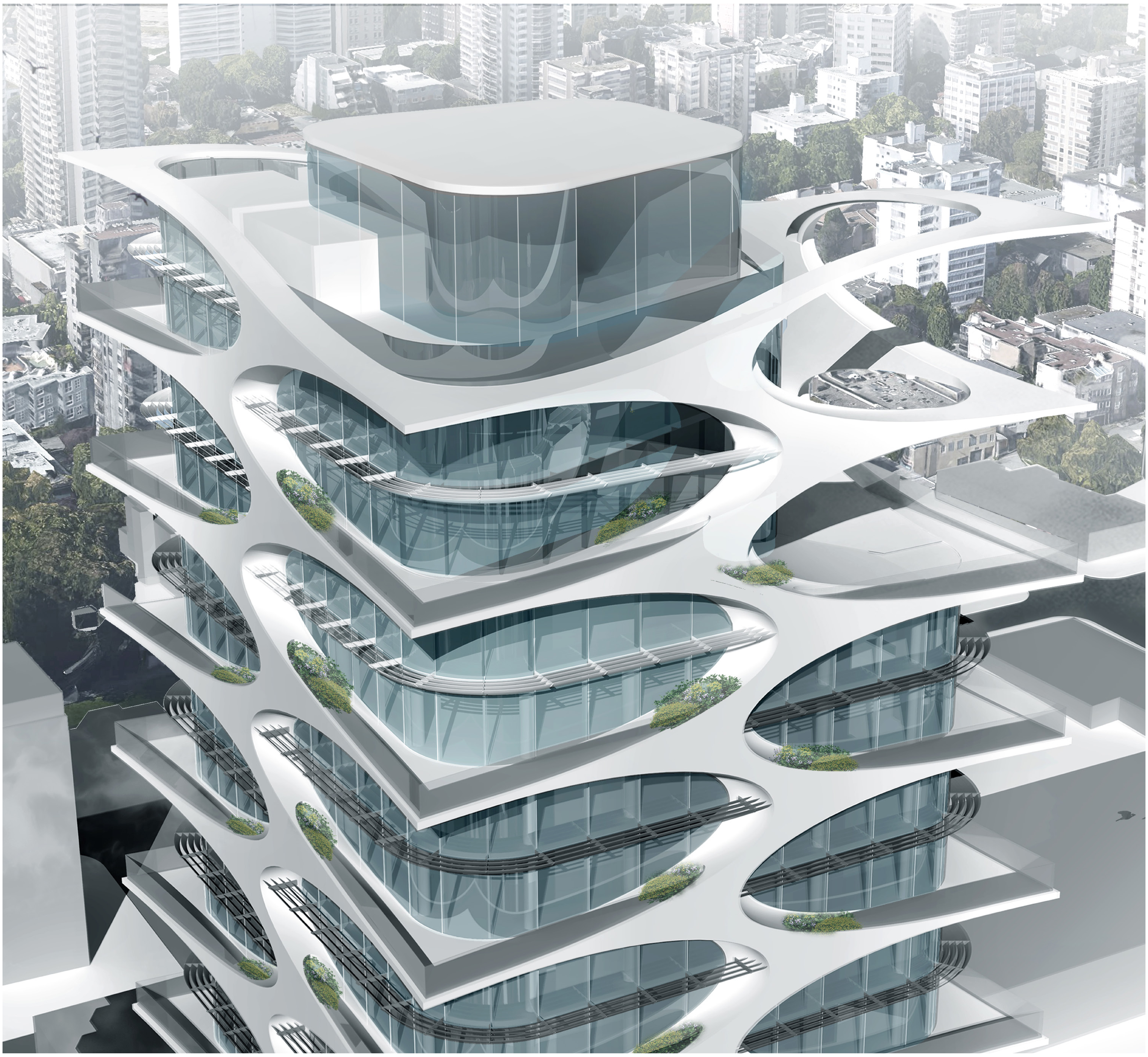

PROPERTY LINE
PROPERTY LINE
ALBERNI ST
LANE


BAYSHORE TOWER
BIDWELL ST
TOWER
PODIUM
PARKING
117.00 m
BROCKTON HOUSE (HOLLYBURN PROPERTIES)

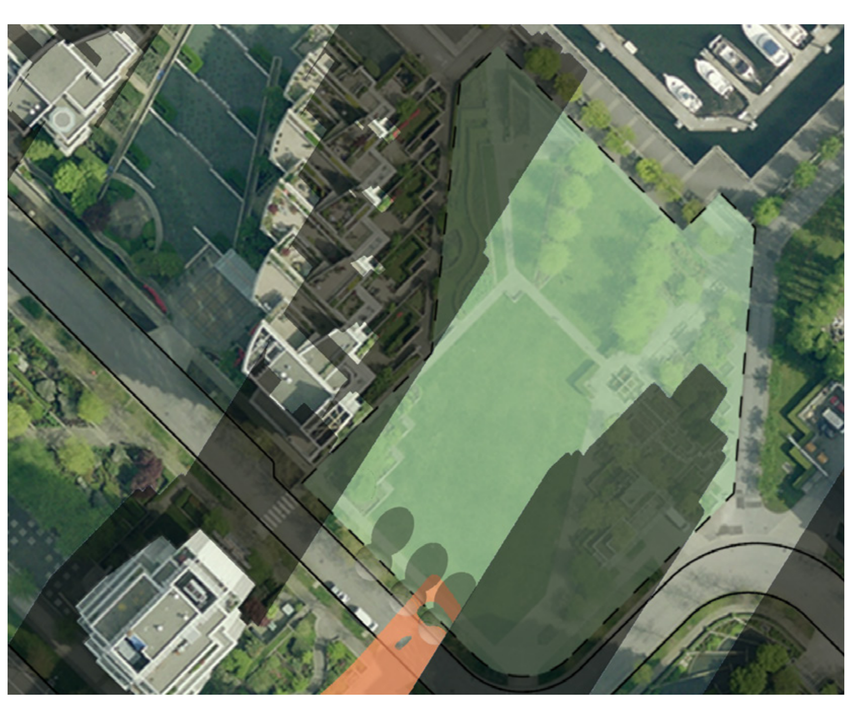

ALBERNI ST
PODIUM
PARKING
LANE
117.00 m
MARUTAMEN RAMEN CANADA


ALBERNI ST
TOWER
PODIUM
PARKING
LANE
117.00 m
MARUTAMEN RAMEN CANADA

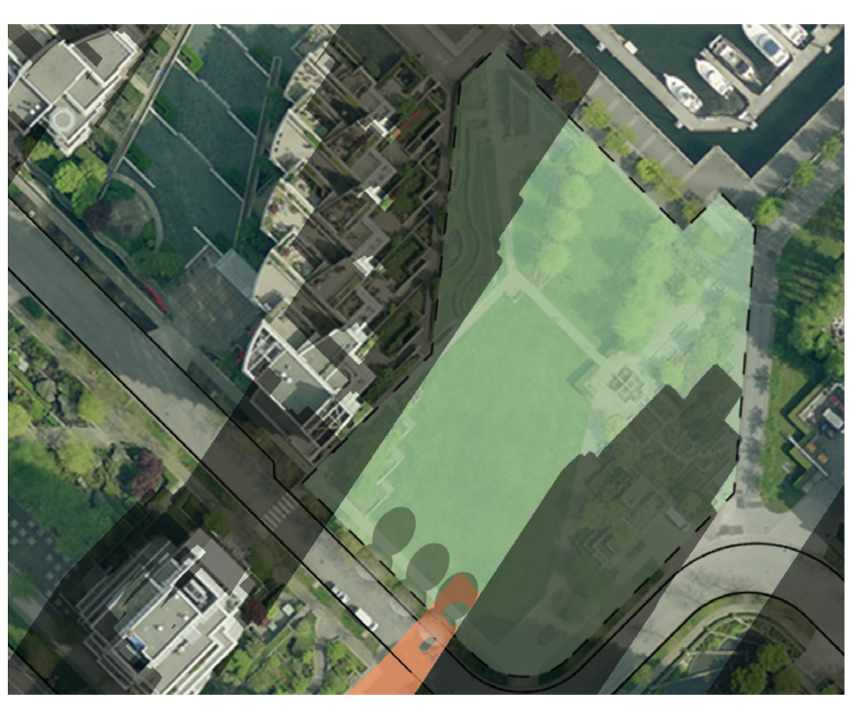

MARUTAMEN RAMEN CANADA
HAIR SALON STARLET
LANE
TOWER
PODIUM
PARKING
ALBERNI ST
117.00 m



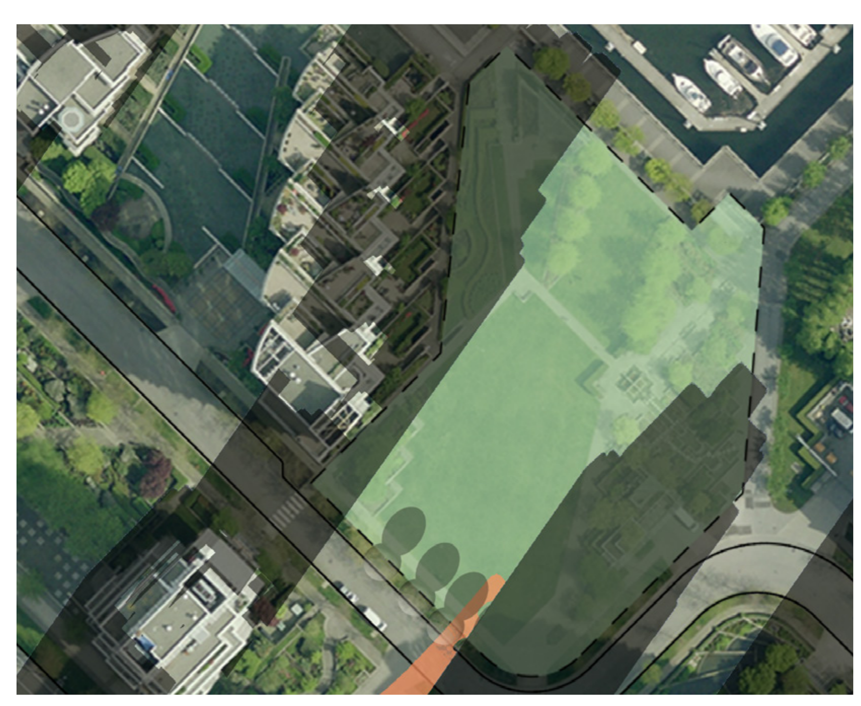
DETAILED SHADOW STUDY: Marina Square Park - Mar 21 / Sep 21



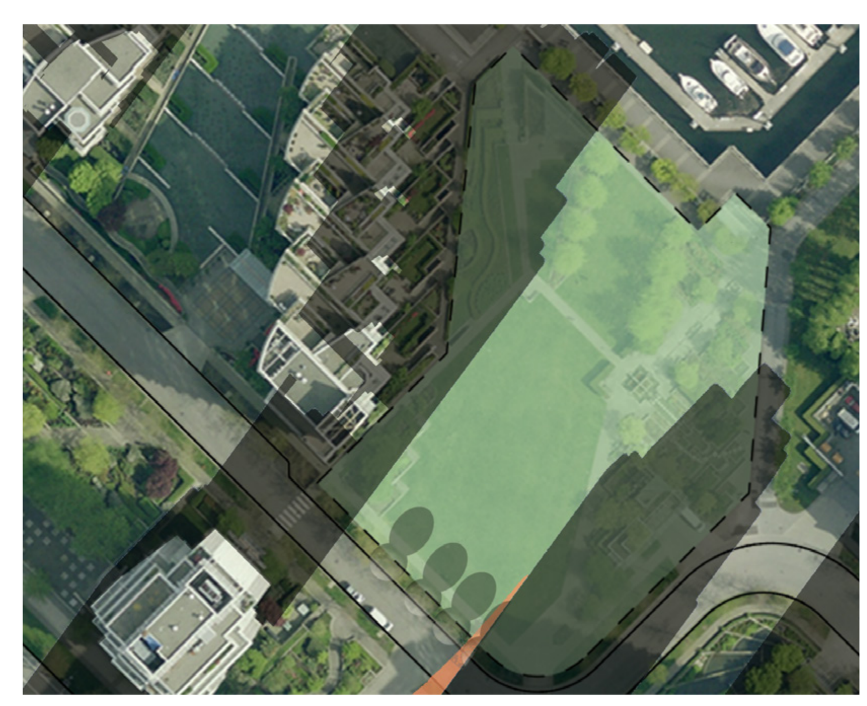
3:00p **0.098%**



3:05p **0.033%**

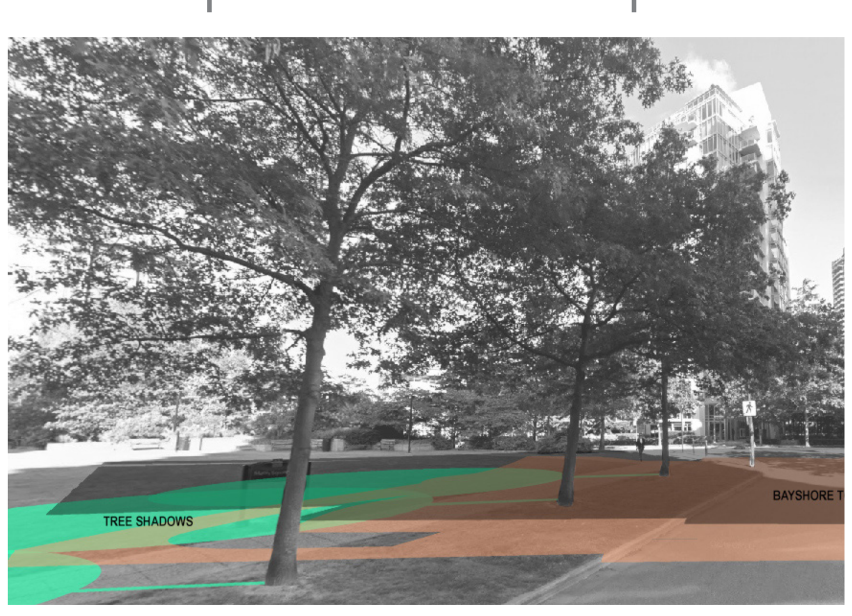


3:10p **0.34%**

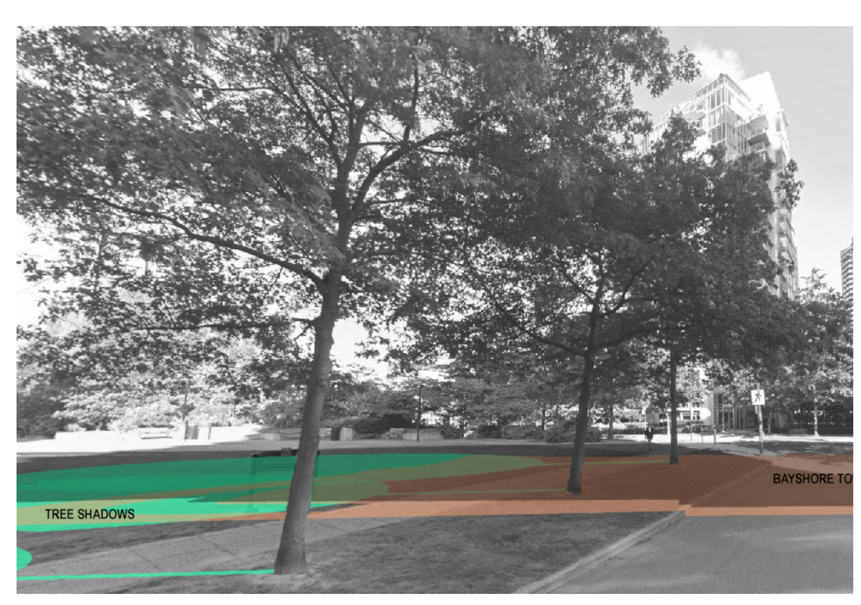


3:15p **0.098%**

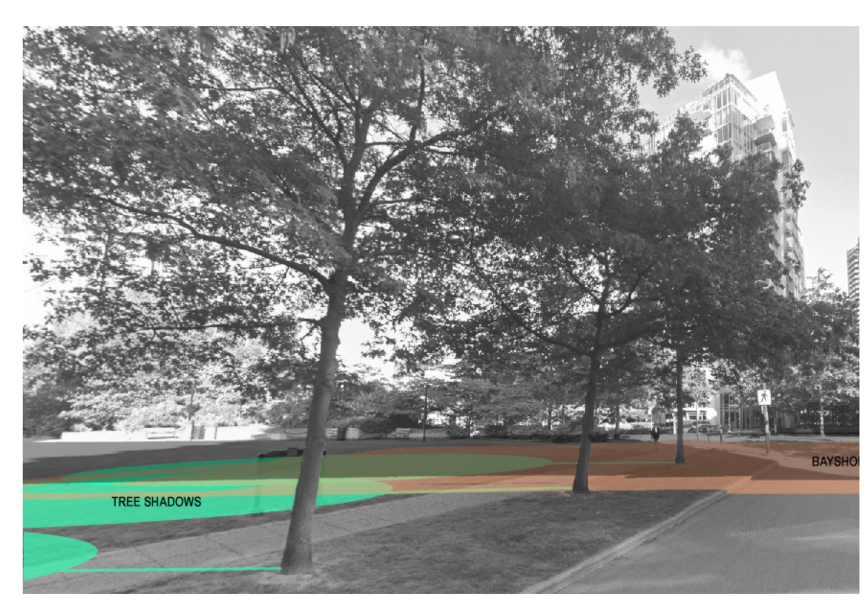
DETAILED SHADOW STUDY: Marina Square Park - Impact of Street Trees



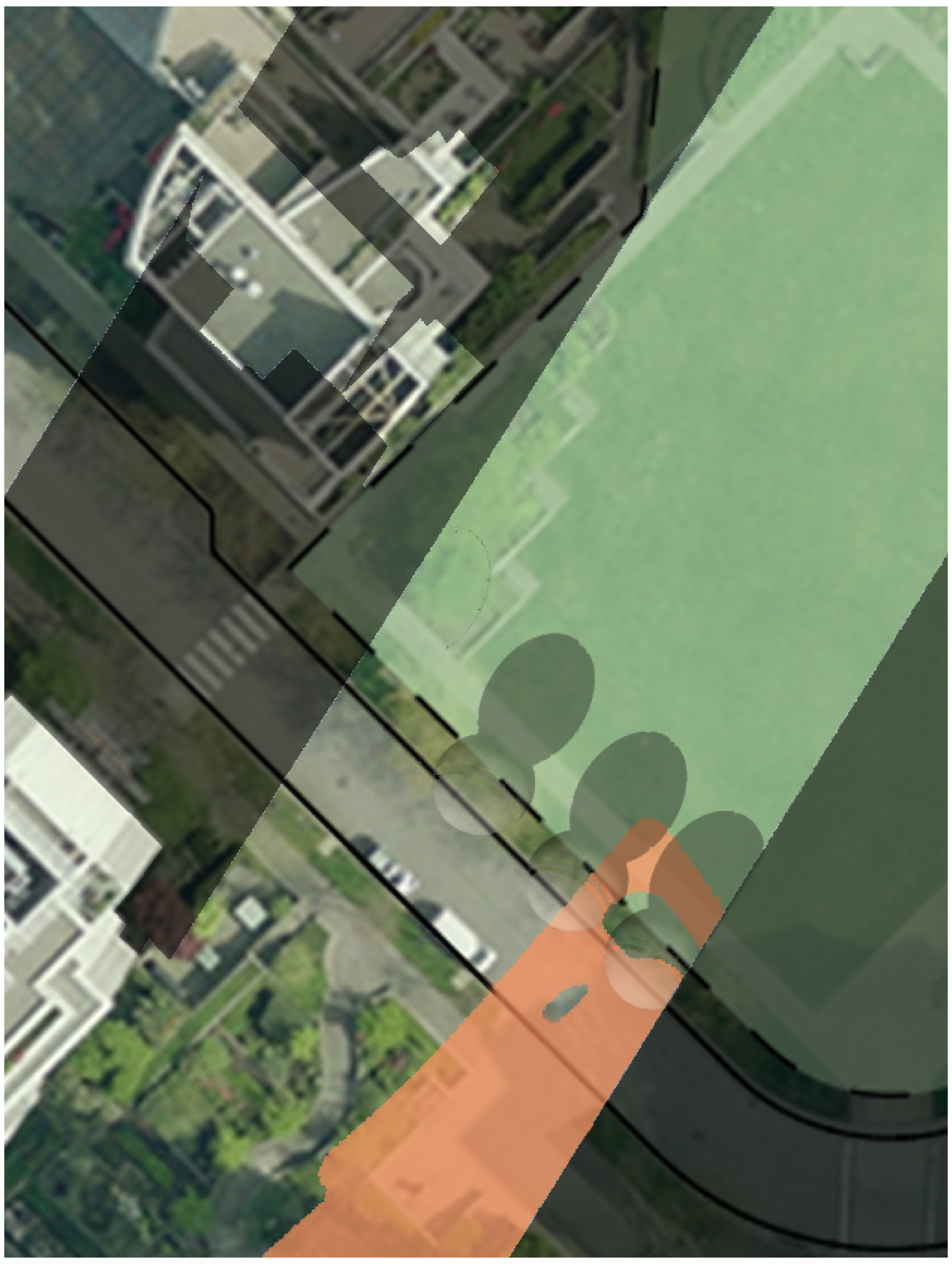
3:05p



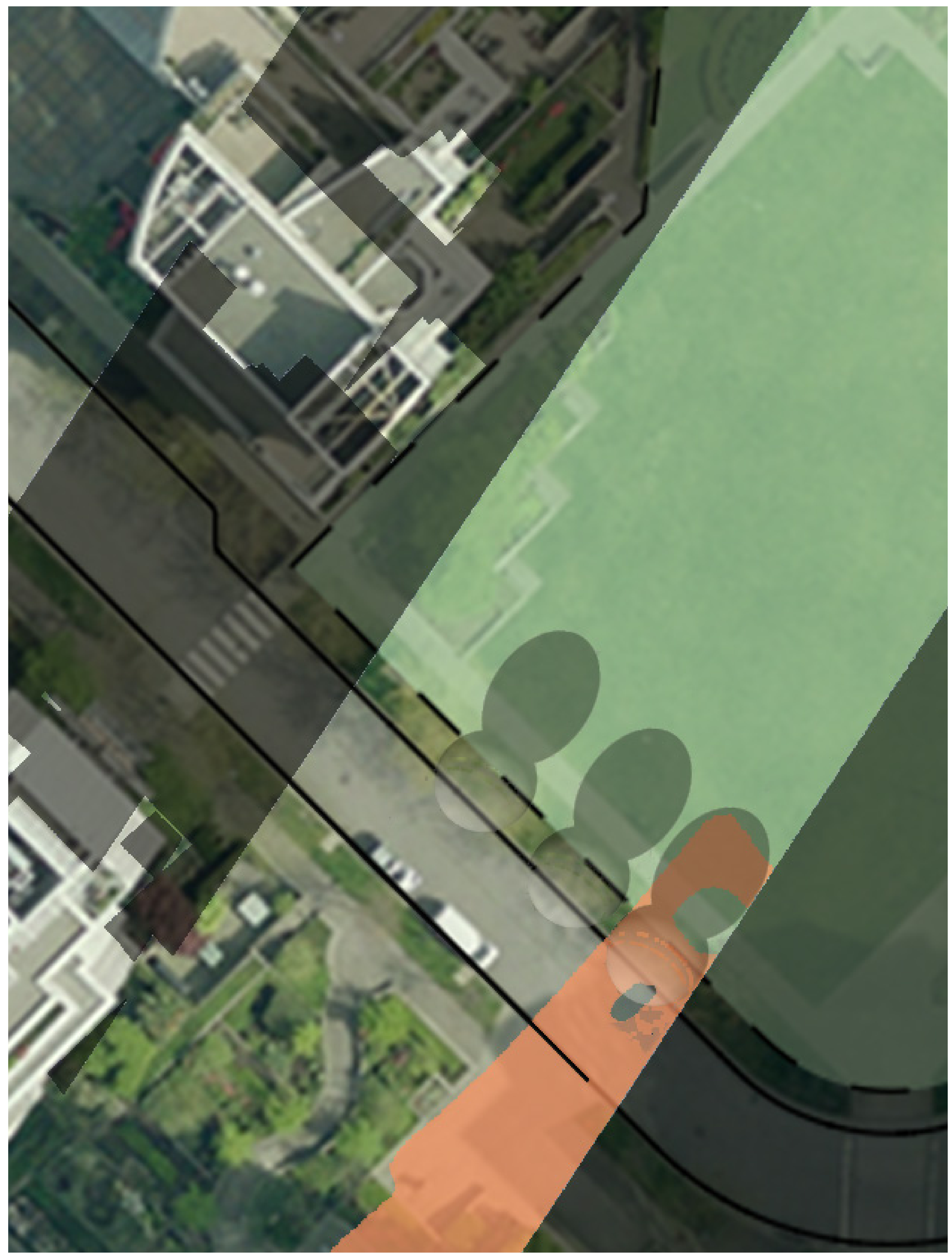
3:10p



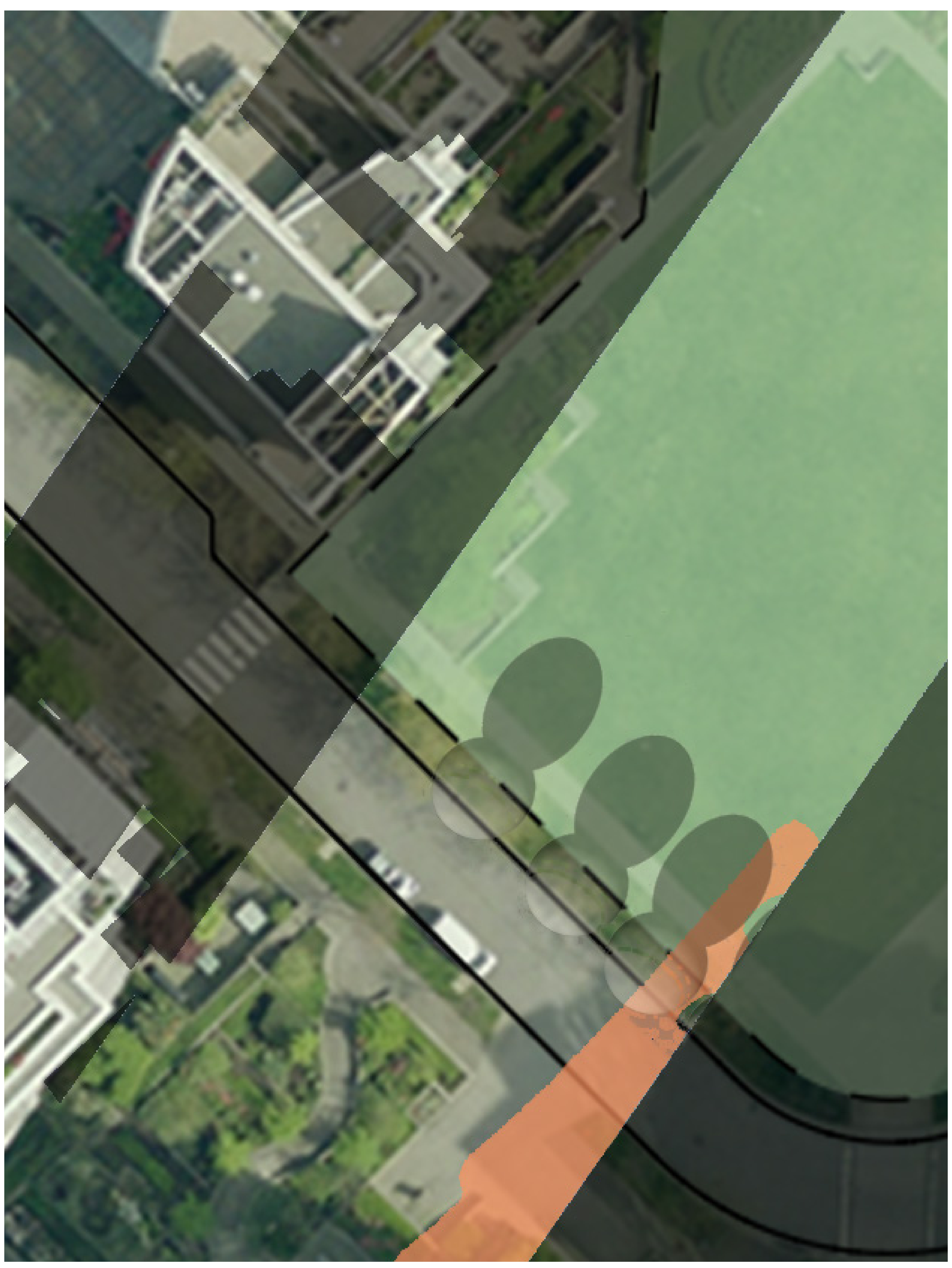
3:15p



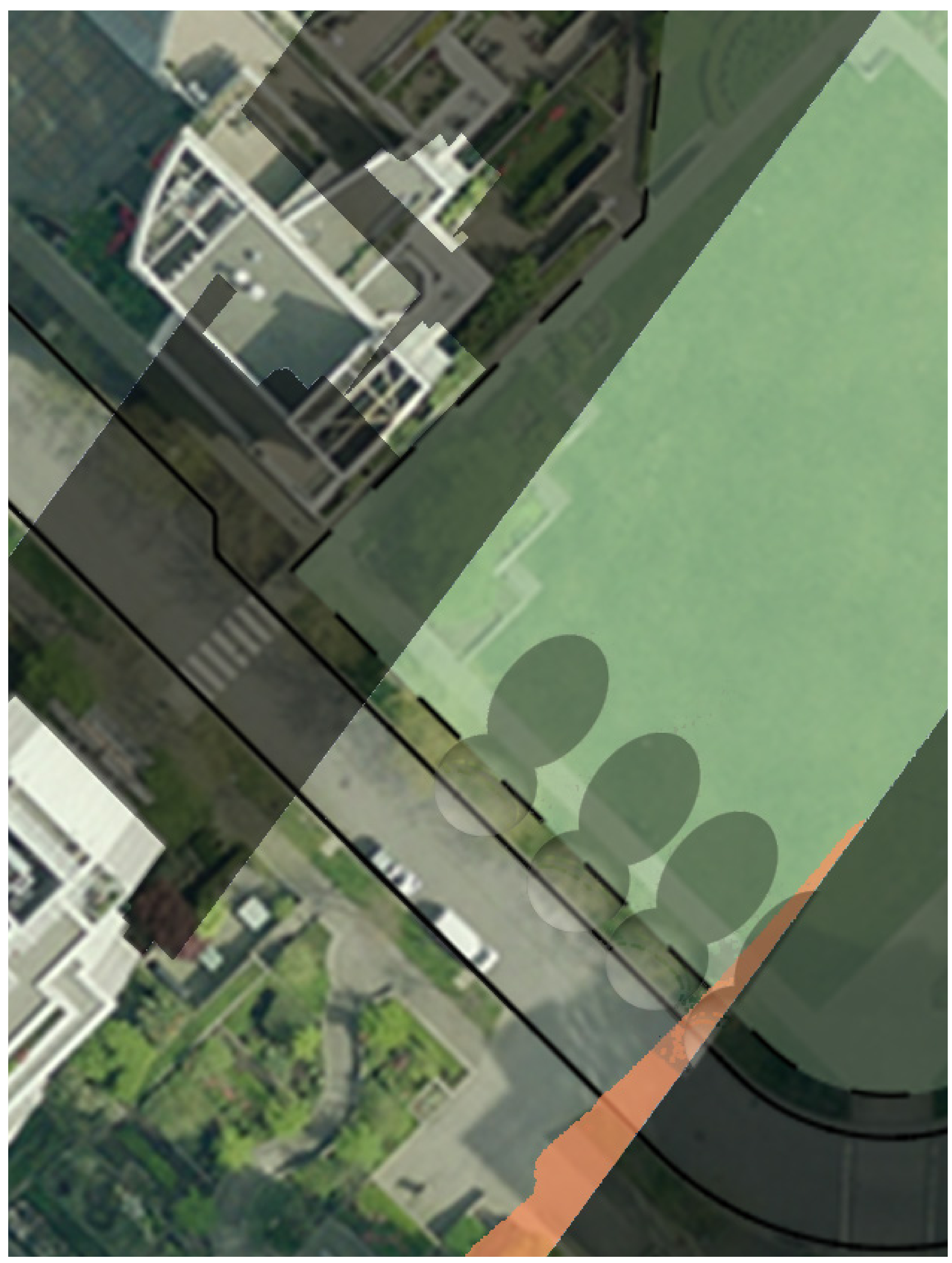
3:00p **0.098%**



3:05p **0.033%**

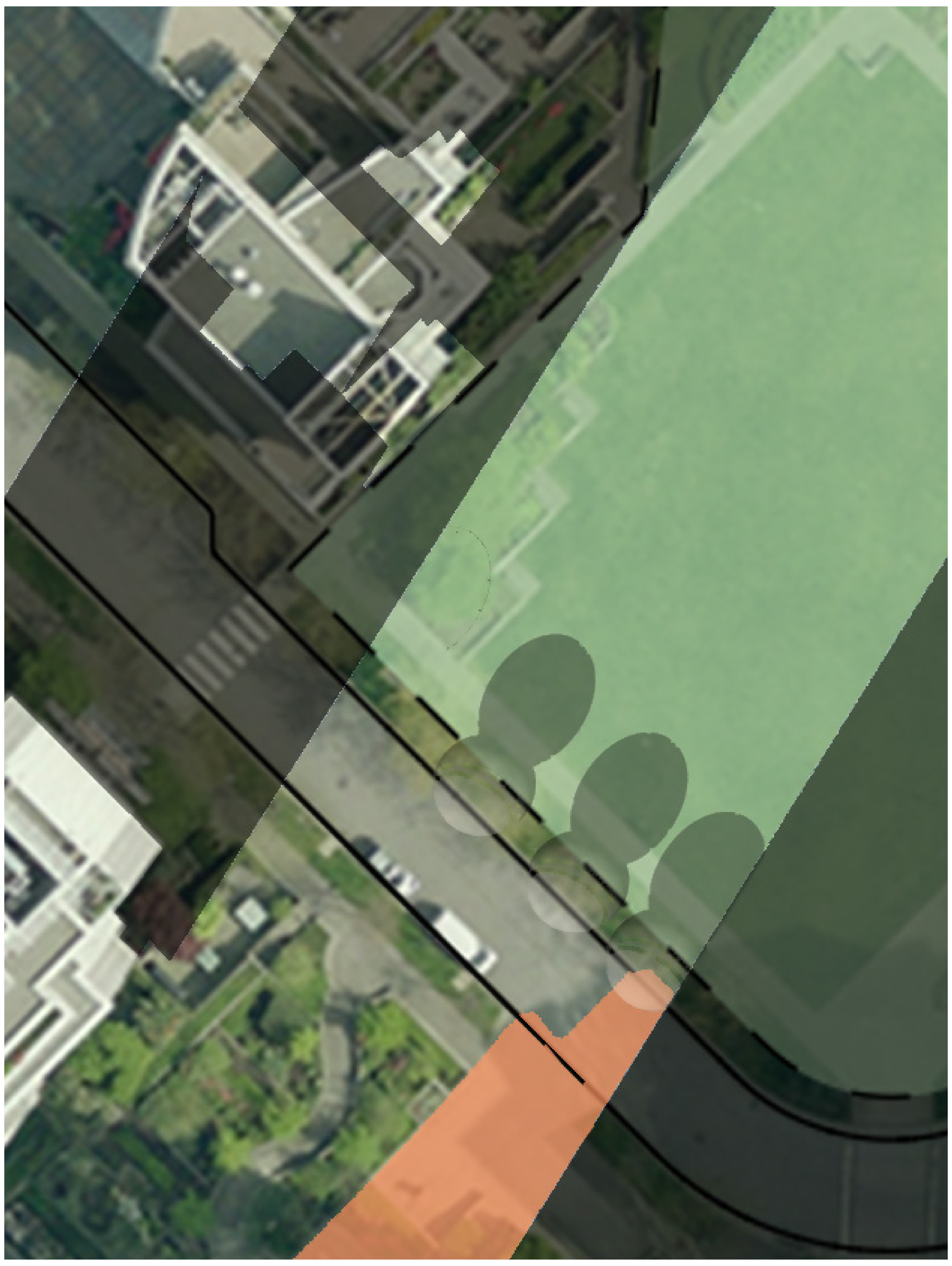


3:10p **0.34%**

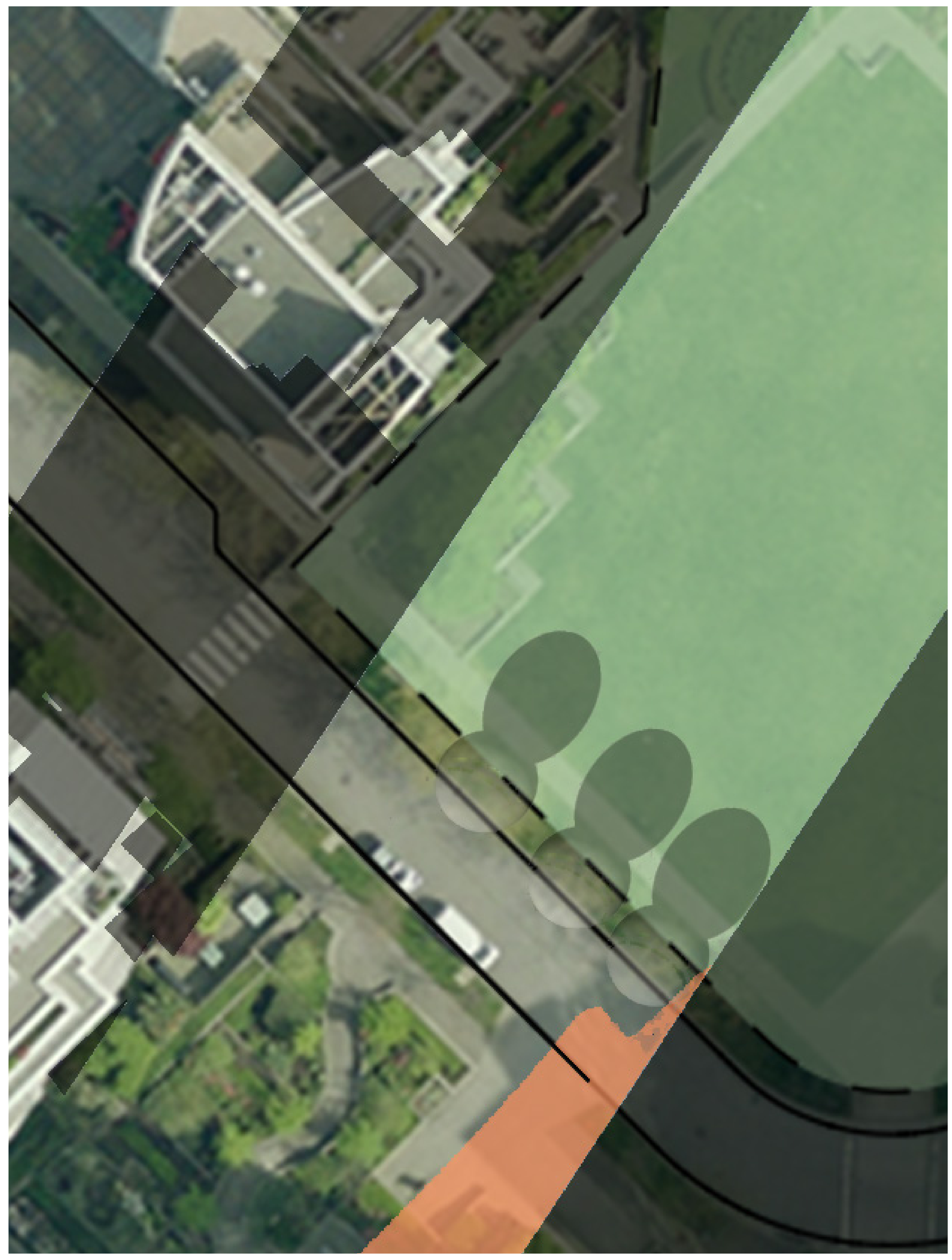


3:15p **0.098%**

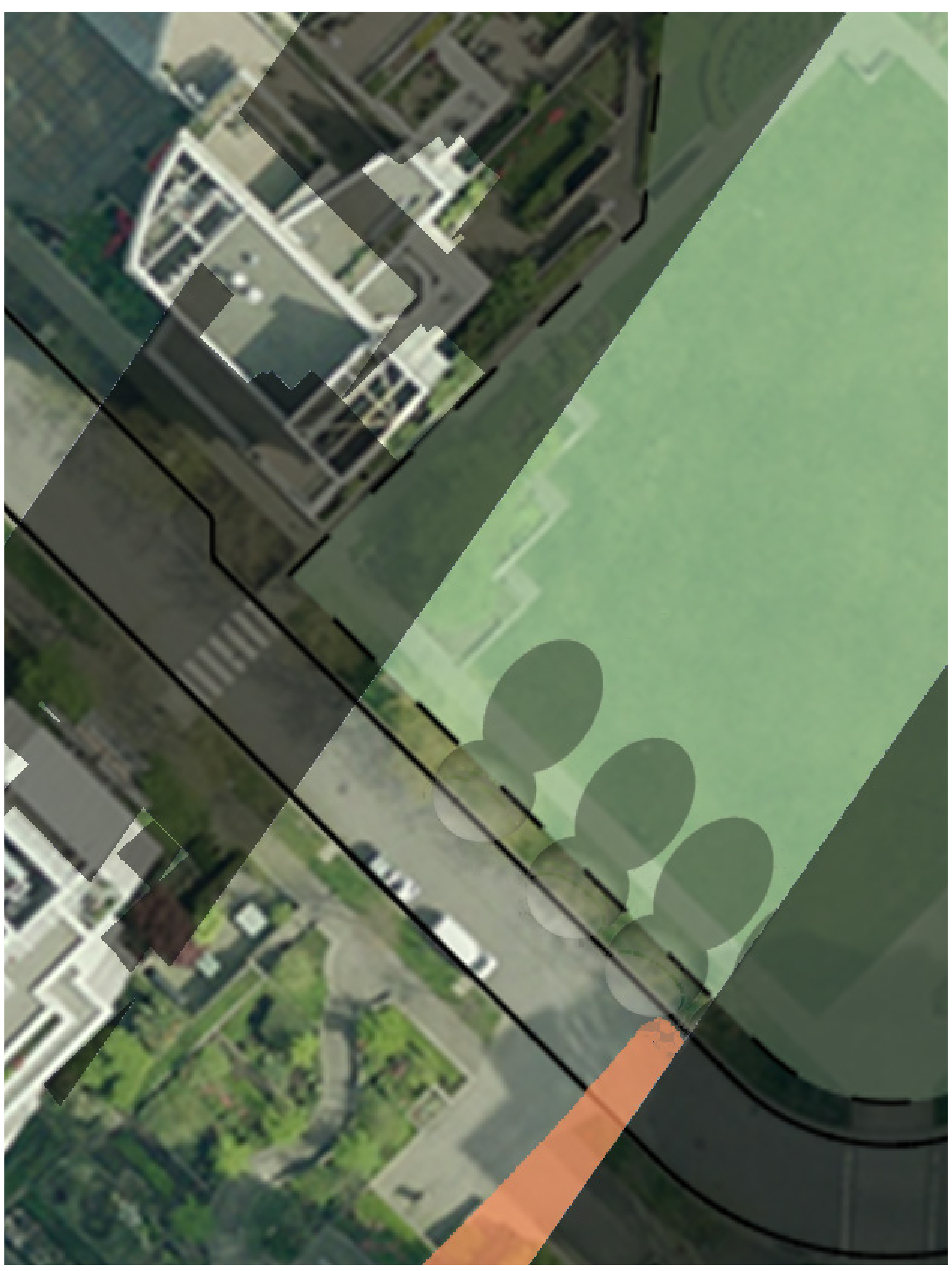
DETAILED SHADOW STUDY: Marina Square Park - Mar 21 / Sep 21



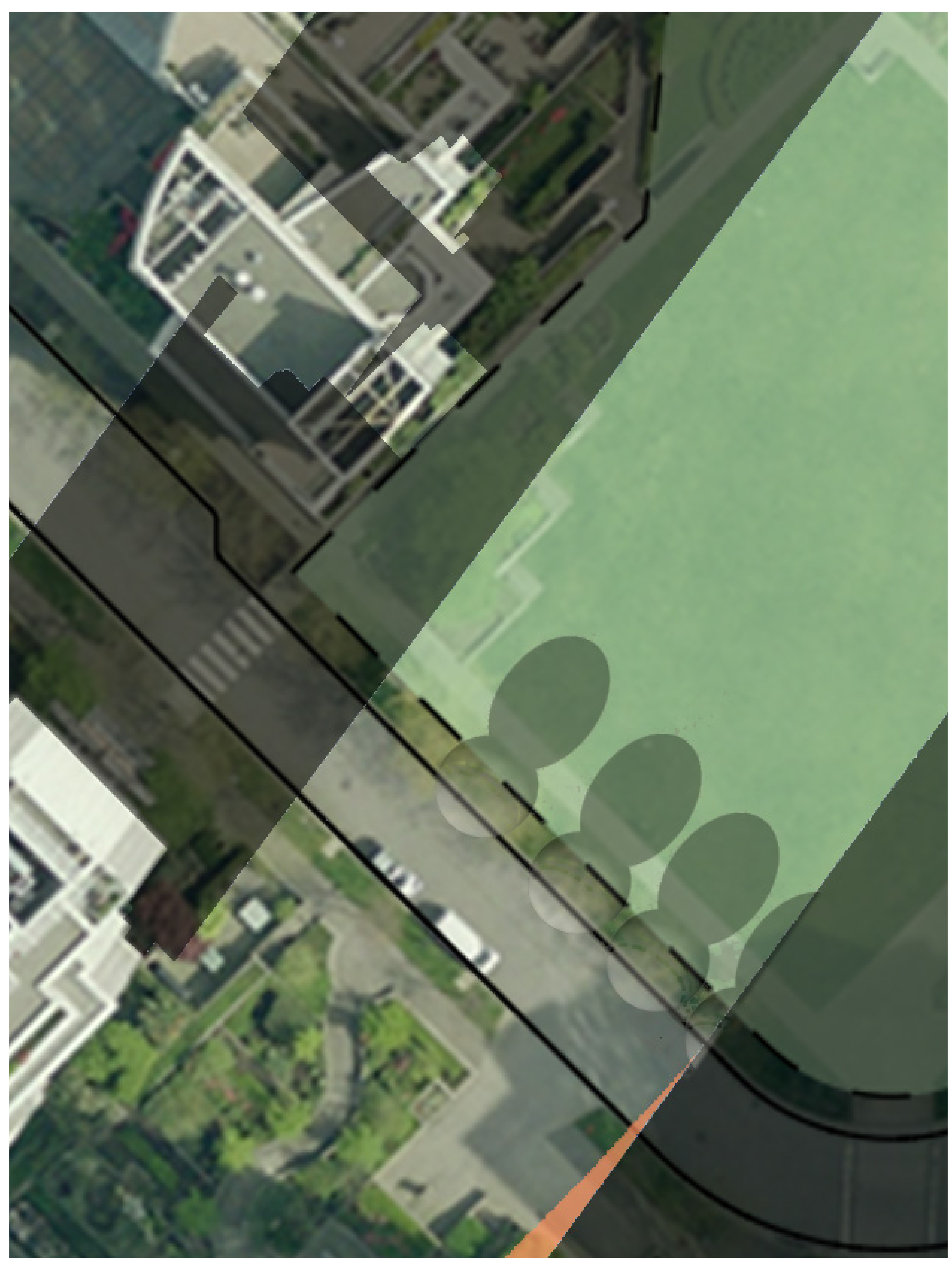
3:00p **0%**



3:05p **0.016%**



3:10p **0%**



3:15p **0%**