

855 - 865 W10th Avenue
COMMERCIAL OFFICE DEVELOPMENT

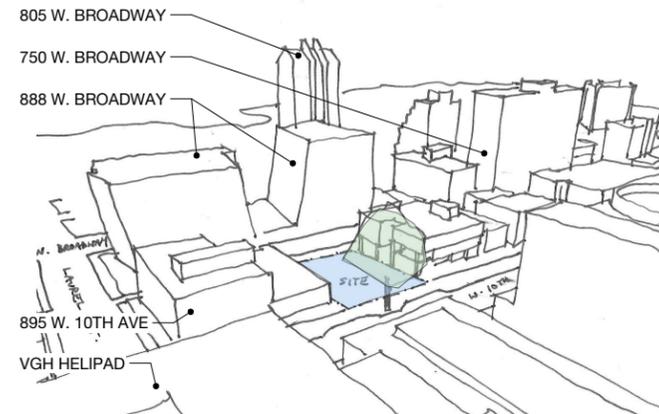
Rezoning Application - Public Hearing

May 9, 2023

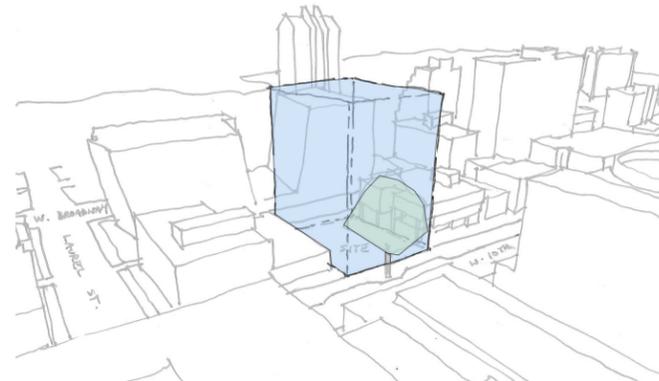
W. T. LEUNG
ARCHITECTS
INC.



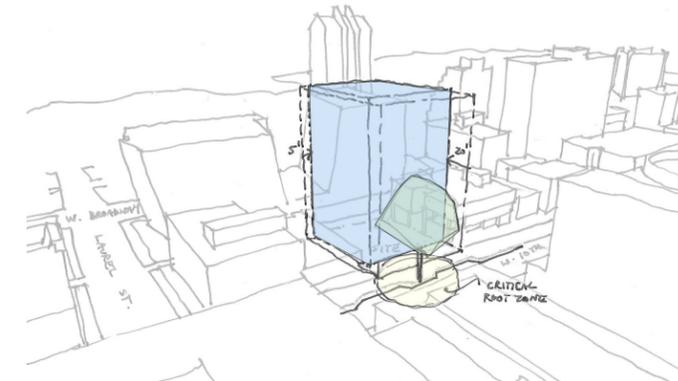
DESIGN RATIONALE



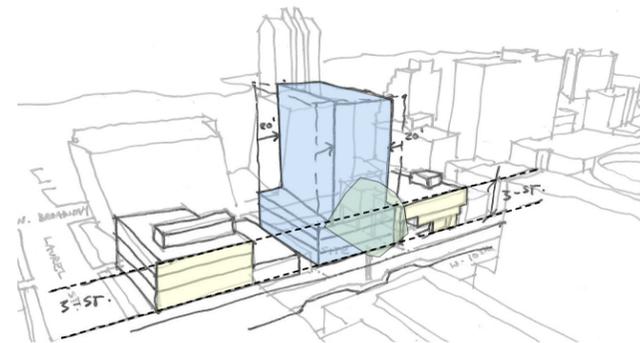
1. site in **CONTEXT**



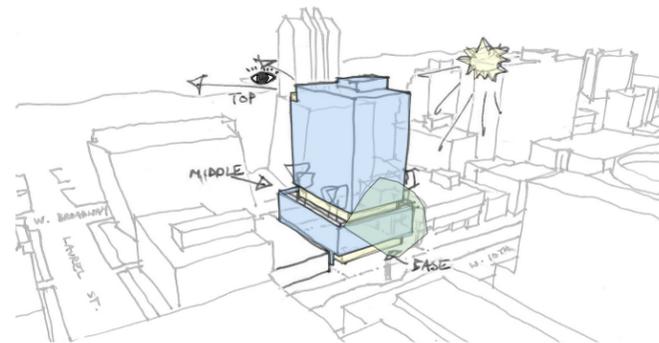
2. **EXTRUDE** the rectangular site footprint



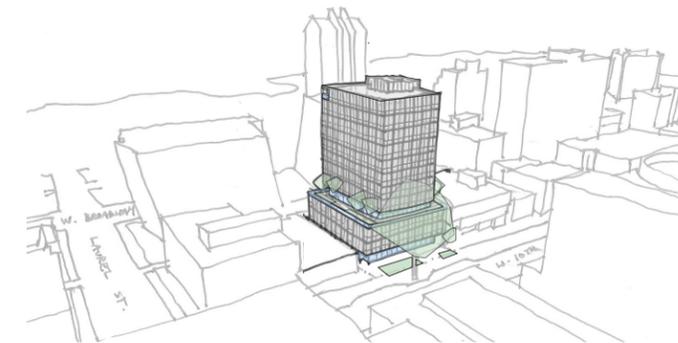
3. provide 20' front yard **SETBACK** and 5' sideyard setback; 20' front yard setback accommodates the large tree canopy and critical root zone of the significant elm (tree #101) on W. 10th



4. **DEFINE** the 3-storey **PODIUM** element to match the predominant podium height in the hospital precinct area; upper massing is centred on the podium (set in 20' from each side yard); this massing approach provides a suitable setback from the E/W property lines to allow for the future development of the neighbouring properties and keeps the massing of the upper volume away from the midrise forms of the approved proposal for 888 W. Broadway to the north



5. **SHAPE** the base, middle and top of the building. The entrance from W. 10th is recessed from the face of the podium to provide covered entry; the level 4 floor envelope is pulled in to clearly differentiate the podium massing from the mid-rise form above and provide outdoor areas with some planting and trees; A level 12 deck is created on the north side of the building to enjoy views across downtown to the North Shore.

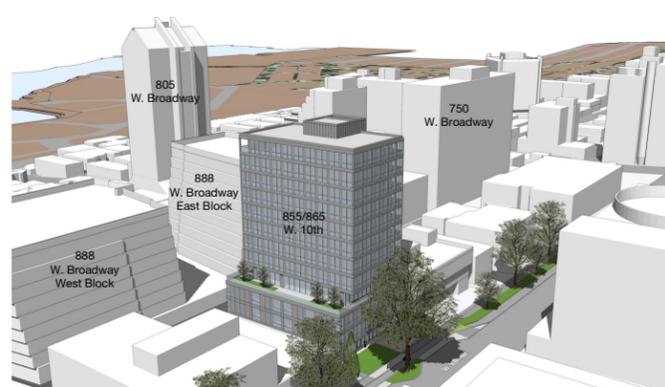


6. **ARTICULATE** the facade with a rectangular cladding frame on a 5' grid; the orthogonal cladding panels accommodate operable punch windows, provide a good window to wall ratio, and are contextually appropriate with the cladding of other buildings in the hospital precinct (refer to 5/A0.03)

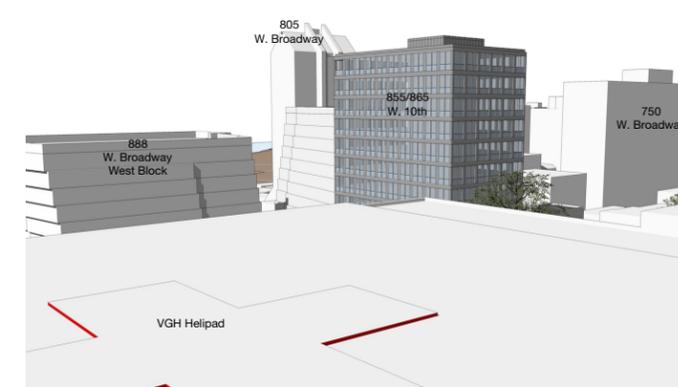
CONTEXT VIEWS



A. axonometric view of proposal from south showing the upper massing centred on the 3-storey podium; the majority of the midrise form of 855/865 W. 10th sits to the south of the raised courtyard of 888 W. Broadway, maximizing the views and privacy of both developments



B. stepping the building in at the podium and creating a covered deck area at Floor 12 provides outdoor spaces to enjoy the views and sun



C. the building height proposed for 855/865 W. 10th provides a clear view of the upper massing of 805 W. Broadway from the VGH helipad, allowing the helicopter pilots to orient themselves and select a safe departure flight path; Refer to RGHeliservices Consulting Inc report for analysis of VGH Helijet operations and the proposed building form

PROJECT

Office Development

855/865 W. 10th Ave.
Vancouver, BC

FORM OF
DEVELOPMENT-1
DESIGN RATIONALE

JOB NO. 14-10

DRAWN SE

DATE 28 JUN 2021

SCALE REFER TO DRAWING

CHECKED WTL

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SKETCHUP MODEL VIEWS



1. axonometric perspective view south-east from site



2. axonometric perspective view south-west from site



3. axonometric perspective view north-west from site



4. axonometric perspective view north-east from site

ISSUE/REVISION
A 29 JUN 2021 ISSUED FOR REZONING

PROJECT
Office Development

855/865 W. 10th Ave.
Vancouver, BC

**FORM OF
DEVELOPMENT-2
AXO. VIEWS**

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URBAN REALM - STREET INTERFACE



1. recessed ground floor provides covered entry to 855/865 W. 10th; ground floor level is raised slightly above the existing sidewalk grades



3. architectural glazing of ground floor provides clear visual connection between inside and outside; lobby and three commercial units will activate the urban realm along W. 10th



2. softscape area to the north of Tree #101 provides suitable area for water infiltration; new raised planter delineates edge of primary entrance plaza; short term bike parking located between the raised planter and building

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Office Development

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**FORM OF
DEVELOPMENT-3
URBAN REALM**

JOB NO. **14-10**

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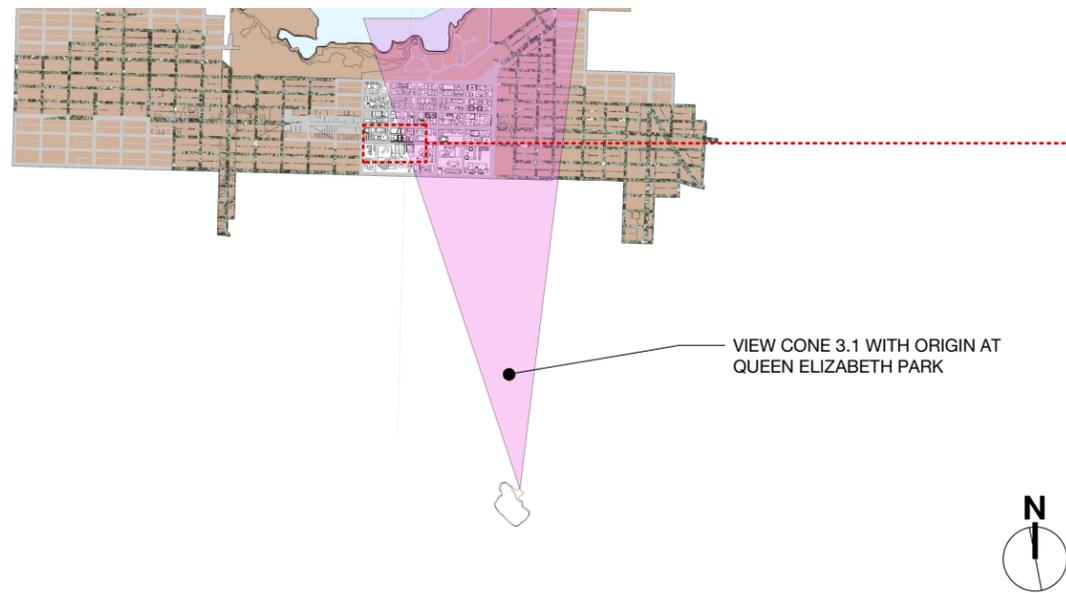
VIEW CONE 3.1 ANALYSIS



3. view cone 3.1 does not intersect with the midrise portion of the 855/865 W. 10th proposal



4. north east corner of midrise form is 22'-8 1/2" away from the edge of view cone 3.1



1. overall plan extent of view cone 3.1 from Queen Elizabeth Park to False Creek



2. enlarged plan - view cone 3.1 overlaps marginally with the north-east corner of the site

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ISSUED

SCALE
Refer to Drawing Markers

PROJECT
**Office Development
855-865 W 10th Avenue
Vancouver, BC**

DRAWING TITLE

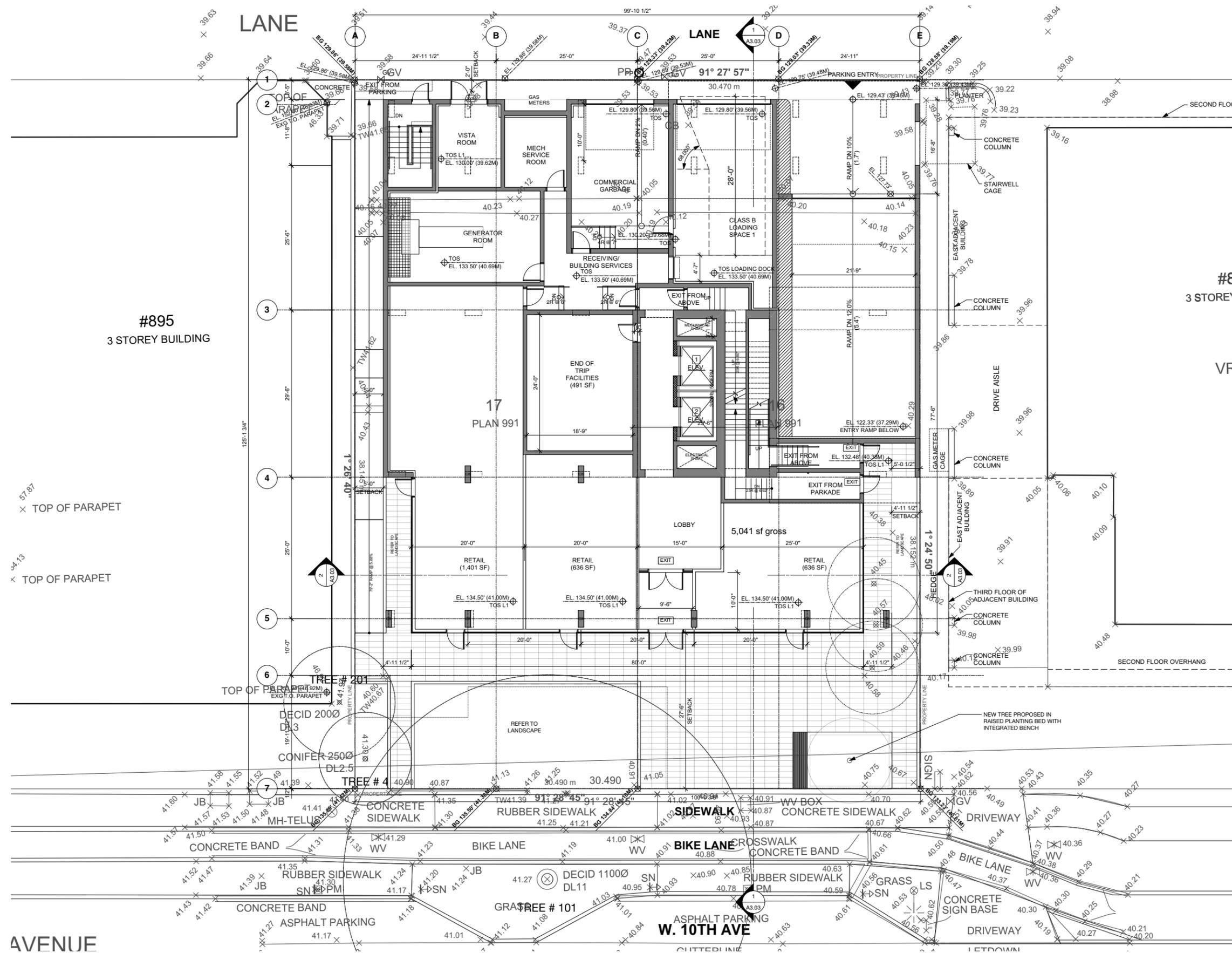
VIEW CONE 3.1 ANALYSIS

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DRAWING NO.

A1.05



#895
3 STOREY BUILDING

#8:
3 STOREY

VR

57.87
× TOP OF PARAPET
44.73
× TOP OF PARAPET



PROJECT
Office Development

855/865 W. 10th Ave.
Vancouver, BC

GROUND FLOOR PLAN

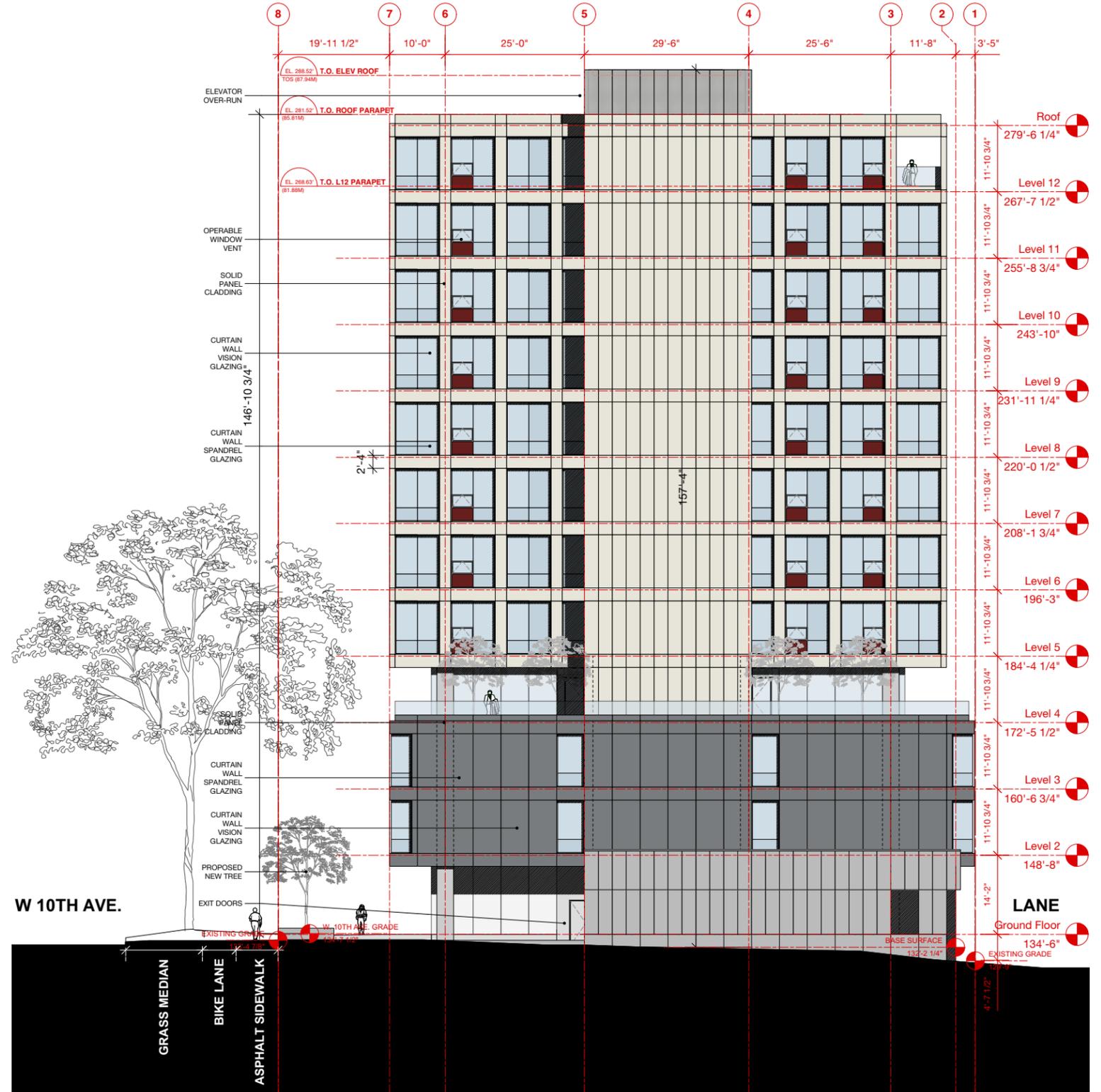
JOB NO.	14-10
DRAWN	SE
DATE	JUN 28 2021
SCALE	1/8" = 1'-0"
CHECKED	WTL
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AVENUE

GROUND FLOOR PLAN
1/8" = 1'-0" 1



SOUTH ELEVATION (W. 10TH AVE)
3/32"=1'-0" @ 24x36 1



EAST ELEVATION
3/32"=1'-0" @ 24x36 2

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PROJECT
Office Development

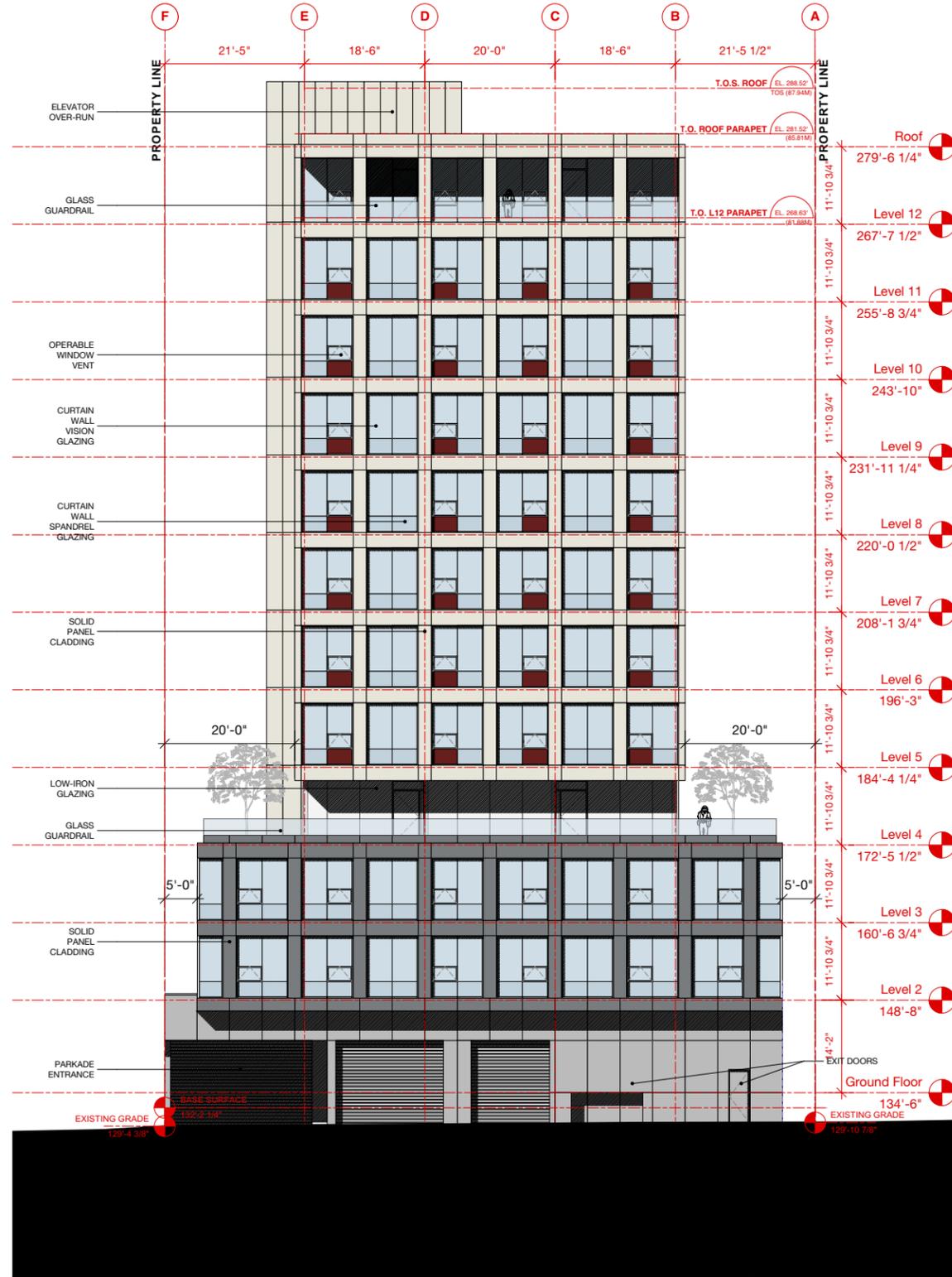
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**Elevations
South + East**

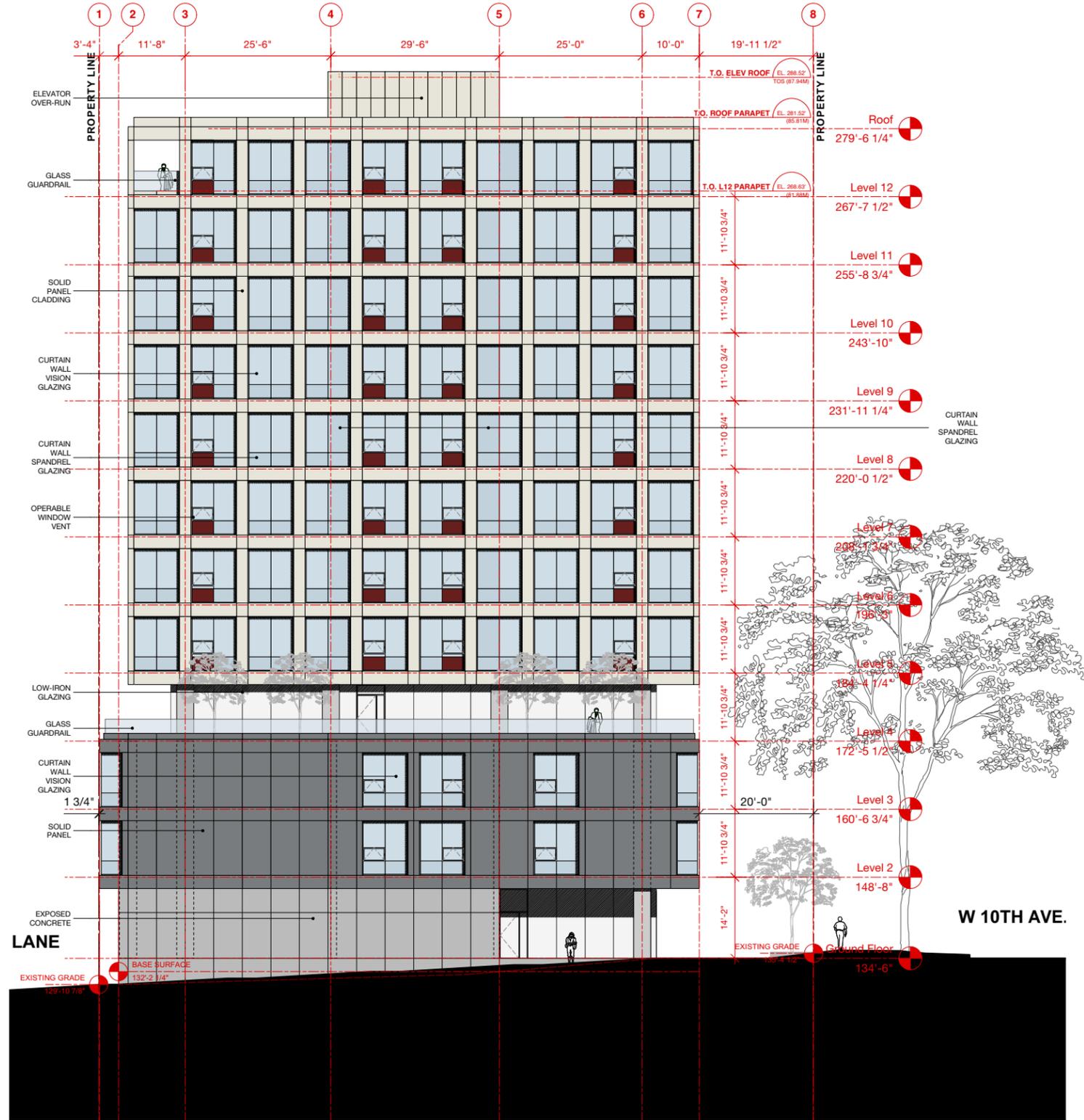
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DRAWN SE
DATE JUN 28 2021
SCALE 3/32" = 1'-0"
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NORTH ELEVATION (LANE) 1
3/32"=1'-0" @ 24x36



WEST ELEVATION 2
3/32"=1'-0" @ 24x36

PROJECT
Office Development

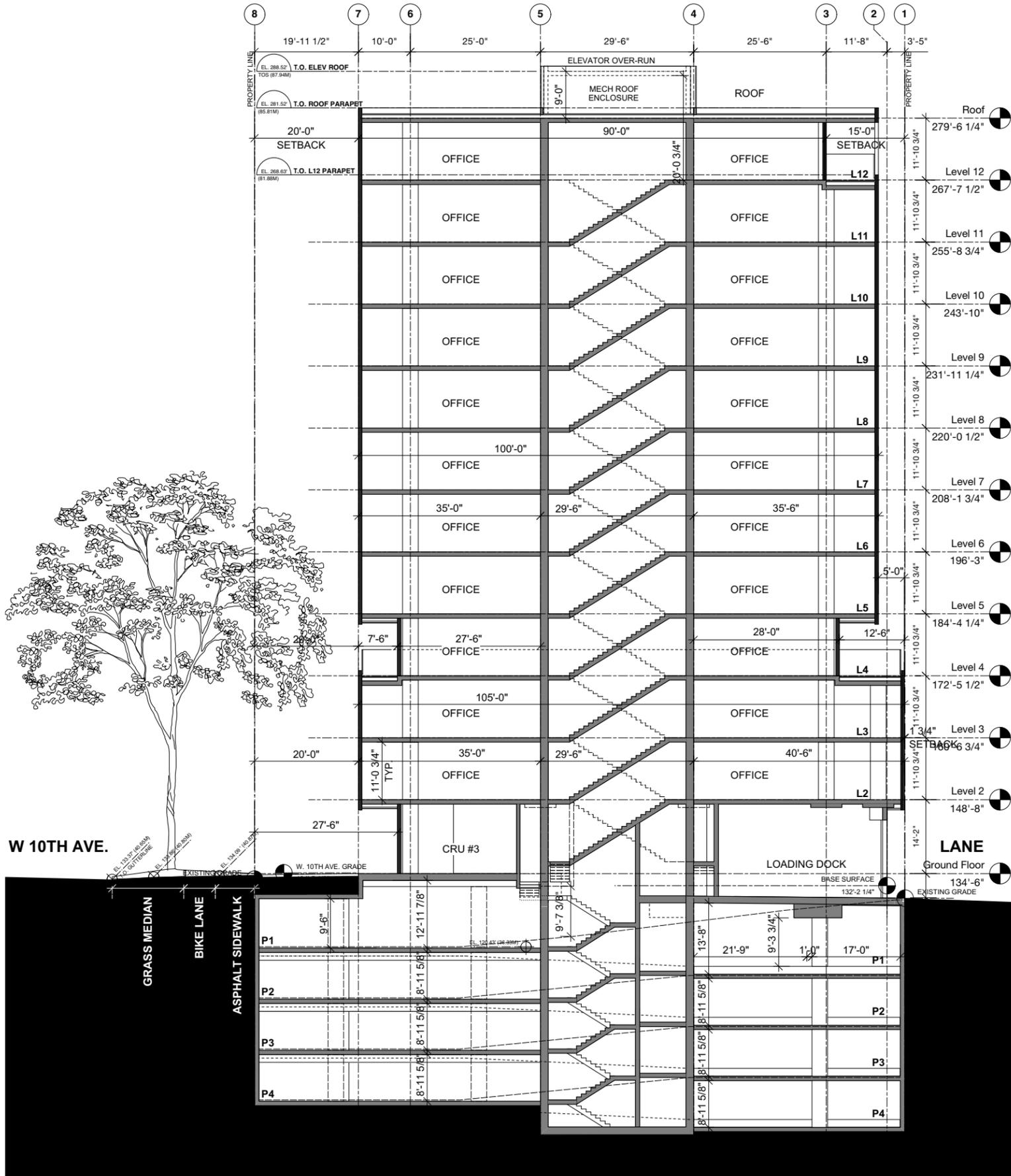
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**Elevations
North + West**

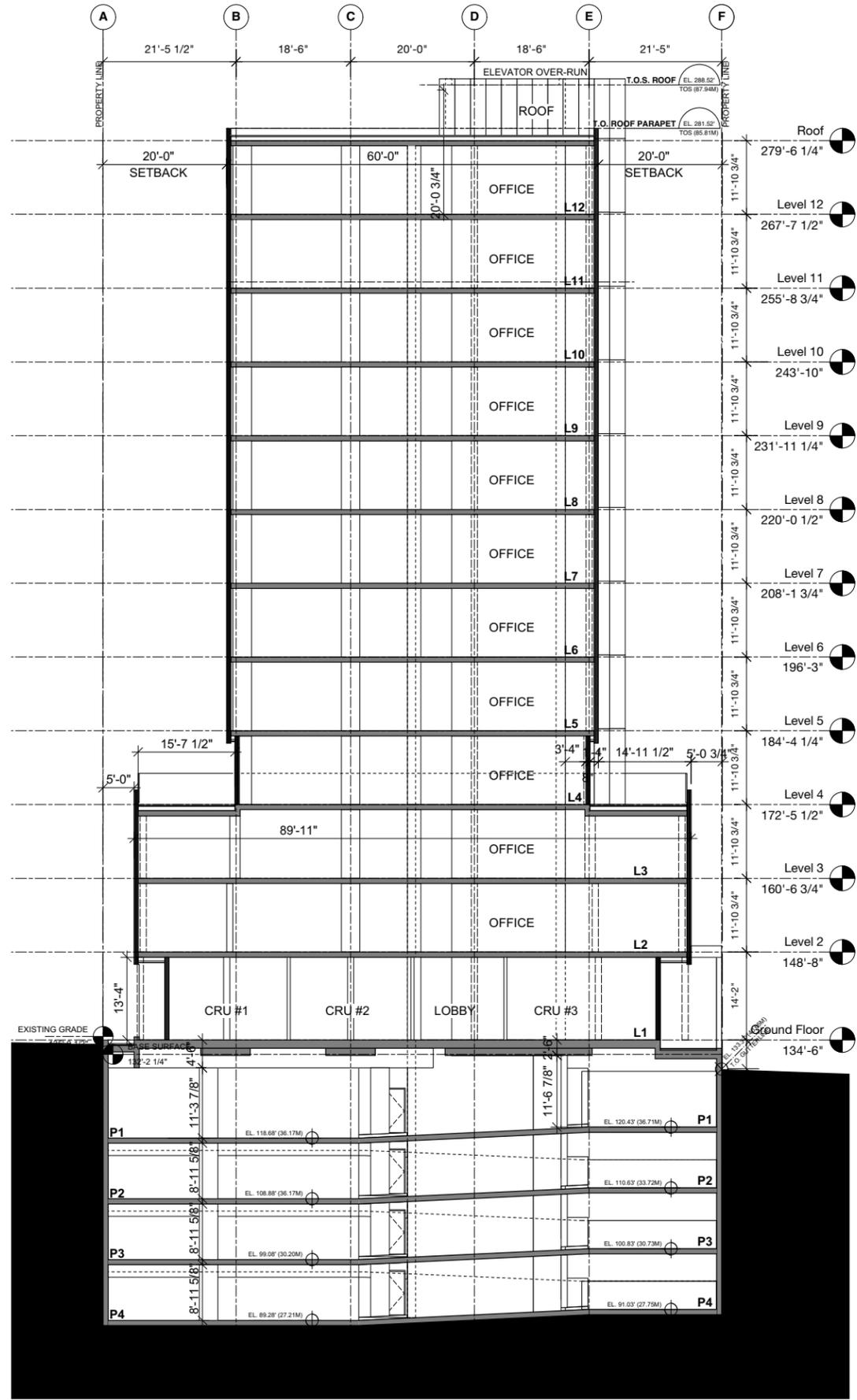
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BUILDING SECTION 1
3/32"=1'-0" @ 24x36



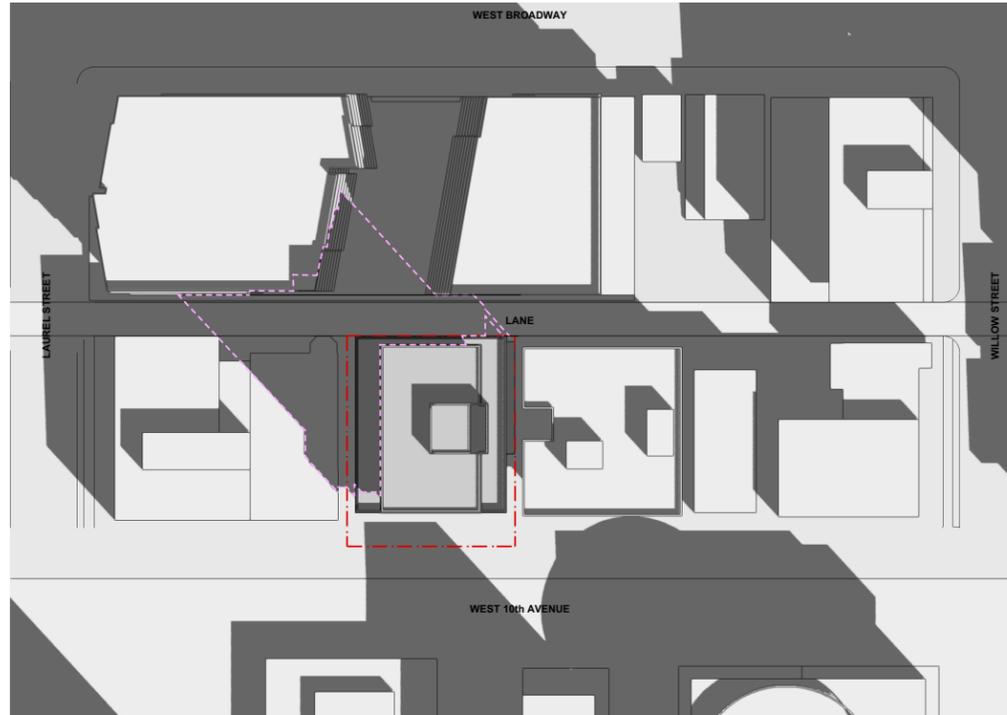
BUILDING SECTION 2
3/32"=1'-0" @ 24x36

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Vancouver, BC

Building Sections

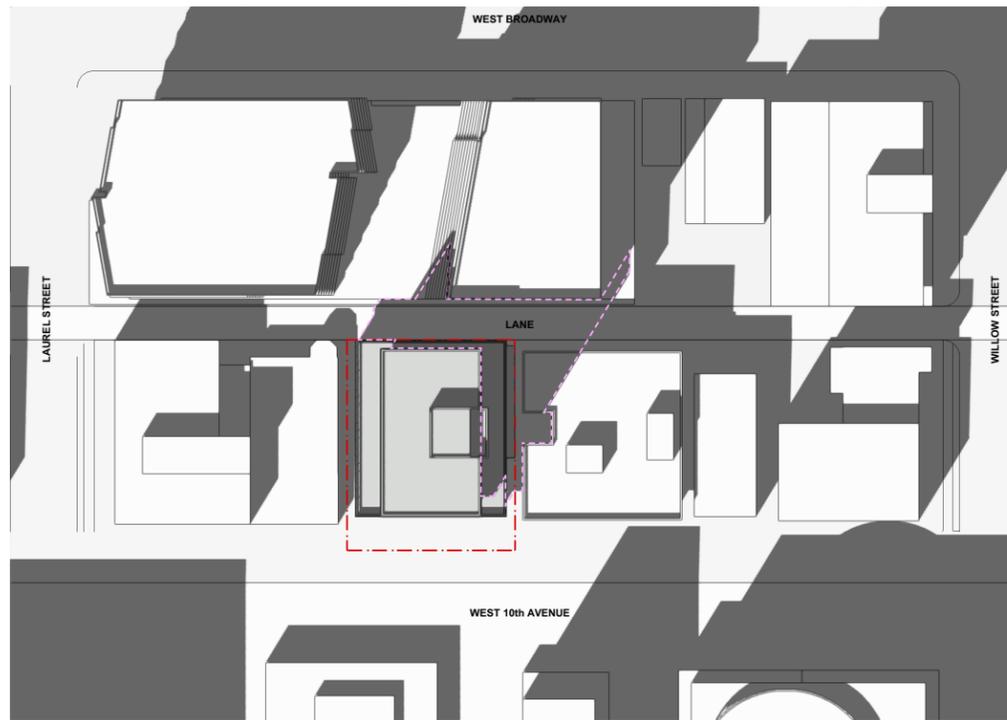
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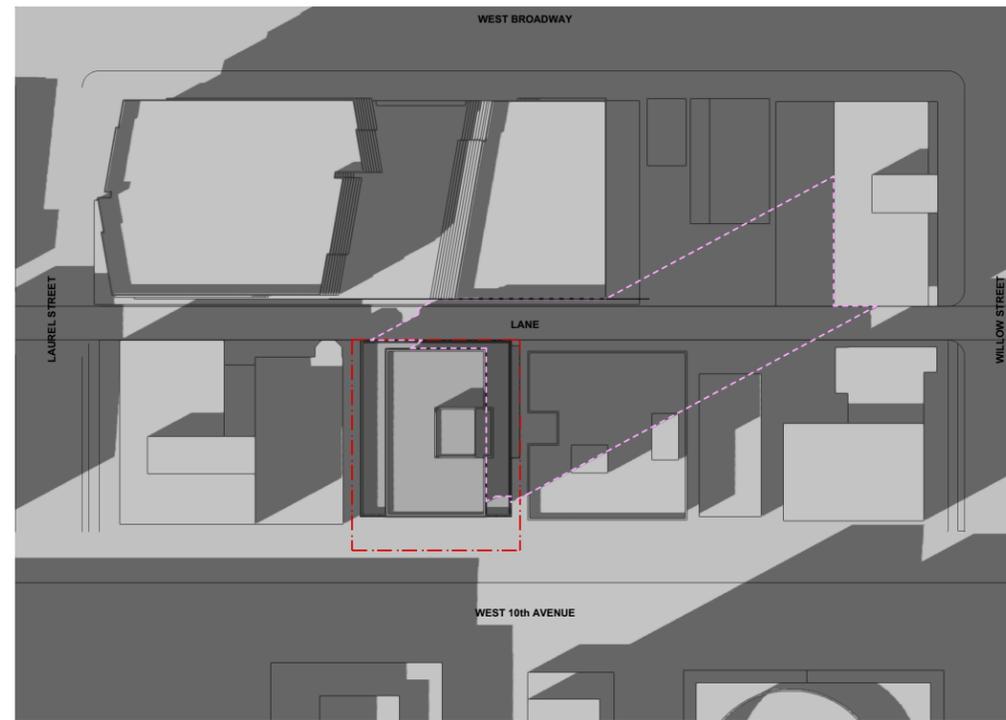
MARCH 20 - 10AM



MARCH 20 - 12PM



MARCH 20 - 2PM



MARCH 20 - 4PM

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Office Development

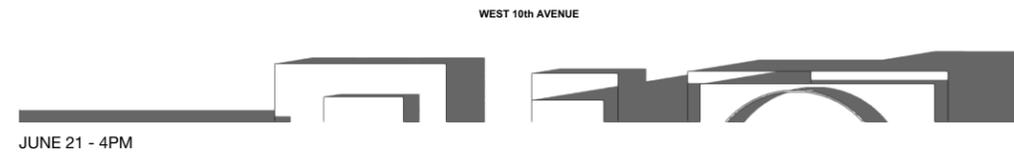
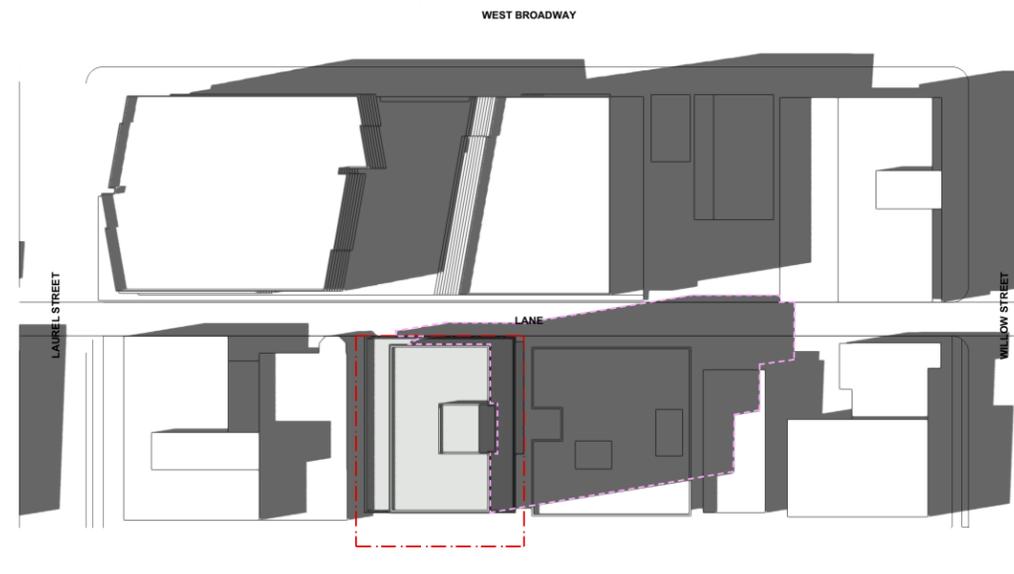
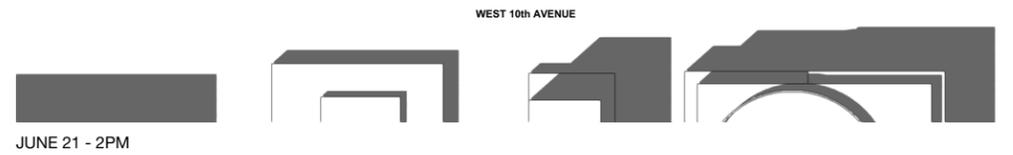
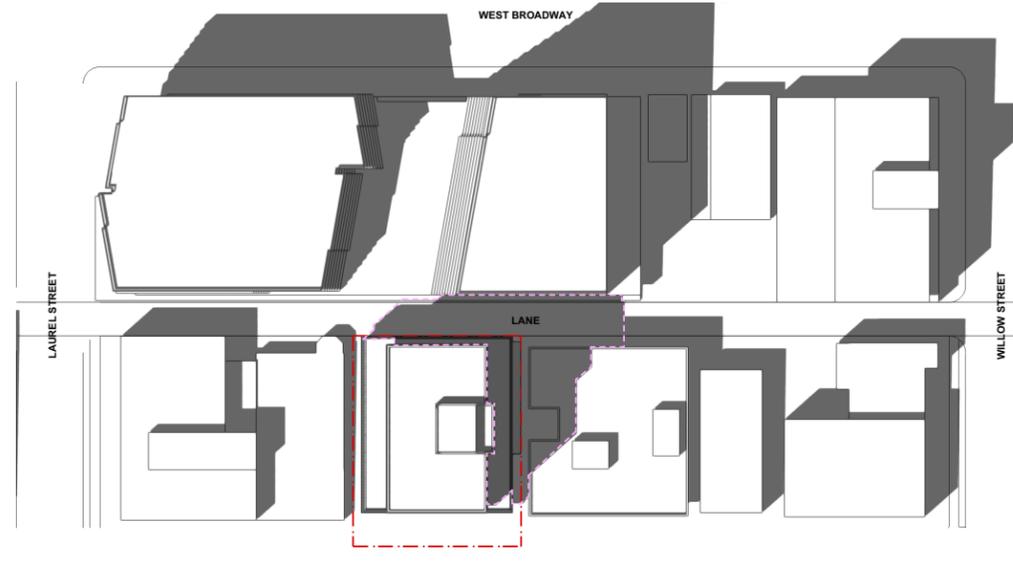
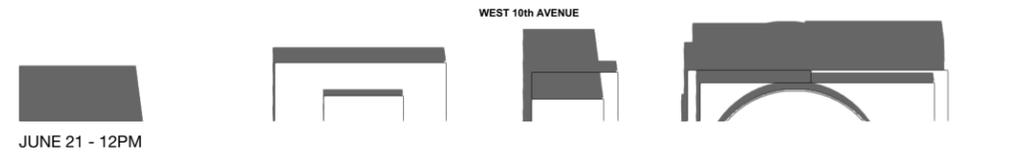
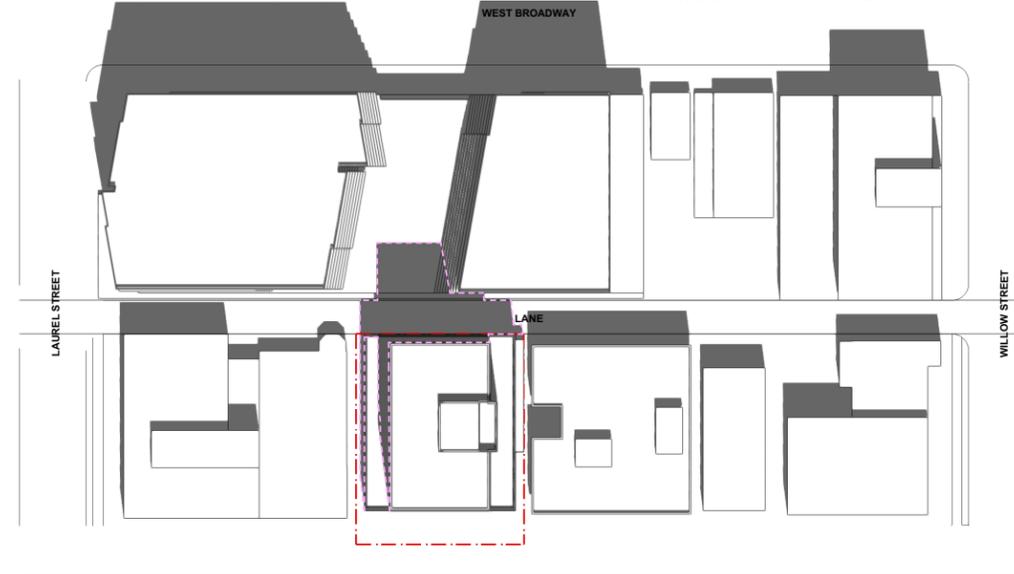
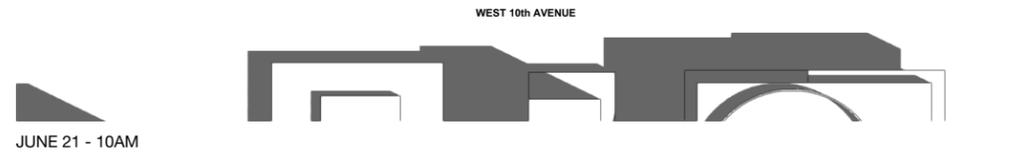
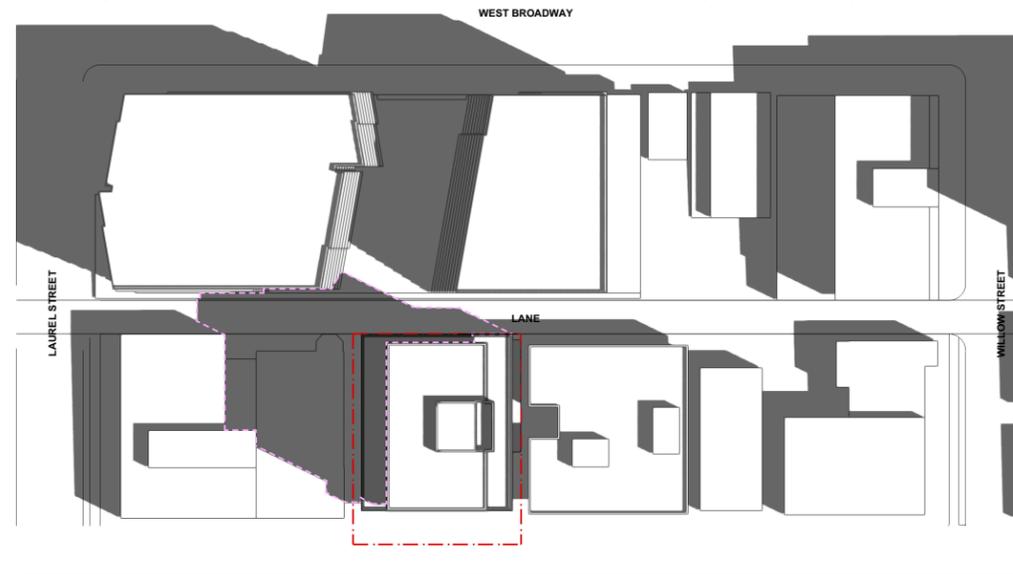
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**SHADOW STUDIES
MARCH 20**

JOB NO. **14-10**
DRAWN **SE**
DATE **28 JUN 2021**
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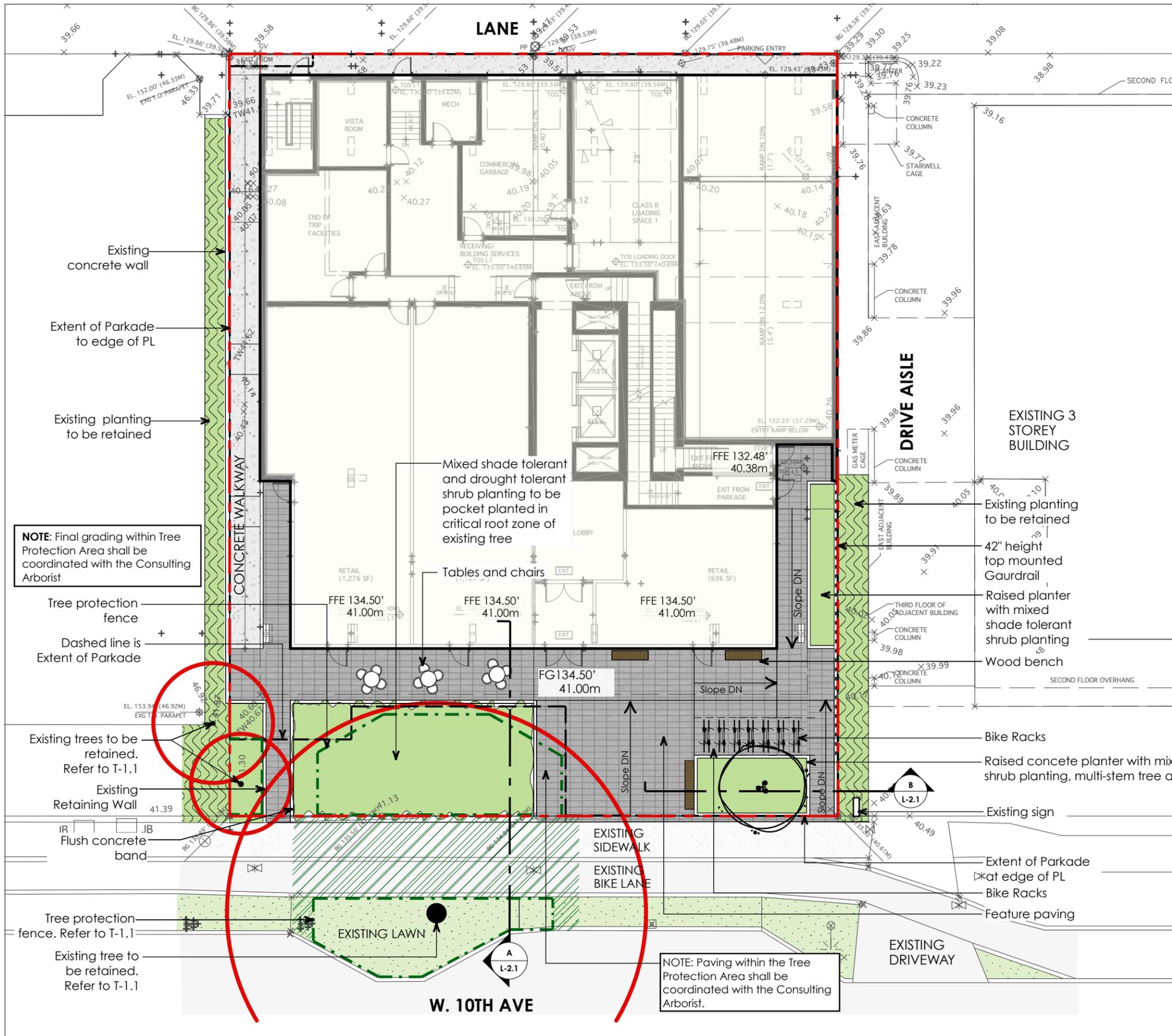
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SHADOW STUDIES
JUNE 21

JOB NO. **14-10**
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DATE **28 JUN 2021**
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NOTE: Final grading within Tree Protection Area shall be coordinated with the Consulting Arborist

NOTE: Paving within the Tree Protection Area shall be coordinated with the Consulting Arborist.



Revisions:	no.:	date:	item:
	04	Jun 21, 2021	Issued for Rezoning
	03	Aug 14, 2020	Updated Rezoning Enquiry
	02	Jan. 10, 2020	Issued for Rezoning Enquiry
	01	Sept. 18, 2019	Issued with Arborist Report



Project:
OFFICE DEVELOPMENT
855 & 865 WEST 10TH AVENUE
VANCOUVER

Drawn by: NG
 Checked by: PK
 Date: JAN 10, 2020
 Scale: 1/8" = 1'
 Drawing Title:
Landscape Plan

Project No.:
 20004
 Sheet No.: