

1040-1080 Barclay Street



Virtual Open House

May 2022



Project Team Overview

Kingswood Properties and Bosa Properties are proud to bring 1040-1080 Barclay to life in collaboration – a partnership founded in shared vision and values, putting community, connection and human-centred design at the heart of each project. The firms represent many decades of collective experience in the industry and a passion for the future, shaping communities and skylines throughout the region.



Applicant

Based in Vancouver, Bosa Properties is known as one of Canada's most respected privately owned real estate developers and builders, with a deep commitment to delivering quality and integrity, every time. Led by CEO Colin Bosa, the team is propelled by a passion for executing to the highest level of craftsmanship and precision, with an extensive portfolio of projects throughout British Columbia and beyond.

Perkins&Will

Design Architect

Since 1935, Perkins&Will have believed that design has the power to make the world a better, more beautiful place. We are one team with a common set of goals and values; the ideals of beauty, simplicity, and functionality. Perkins&Will have established themselves as leaders in sustainable design.



Applicant

Kingswood Properties is a real estate investment and development firm owned by the Segal Family and led by President, Lorne Segal, O.B.C. Kingswood prioritizes location and design to consistently deliver historic landmark projects to serve the community, retail, industrial and residential projects throughout British Columbia, Alberta and Washington.



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.



Policy Context

Approved by City Council in 2013, the West End Community Plan guides growth and change for the neighbourhood, including the allocation of community benefits generated through development.

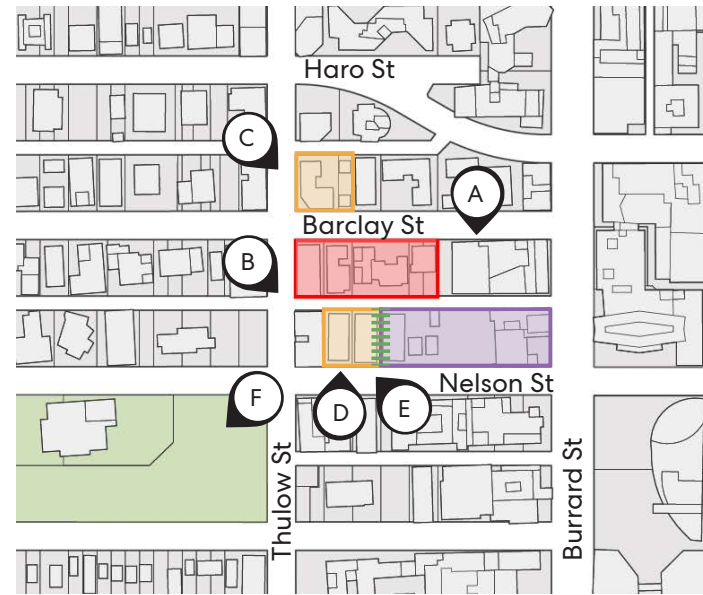
1040 – 1080 Barclay is located in the Burrard Corridor, which is identified in the West End Plan as one of the locations where the majority of new residential density is to be located. Focusing future growth along the edges of the West End allows the interior of the West End to retain its character.

Located immediately adjacent to the Central Business District, means the proposed project is highly accessible by transit, walking and biking and is in close proximity to services, shops, entertainment, and offices.

- Site
- Burrard Corridor
- Georgia Corridor
- ▤ West End Boundary



Development Context

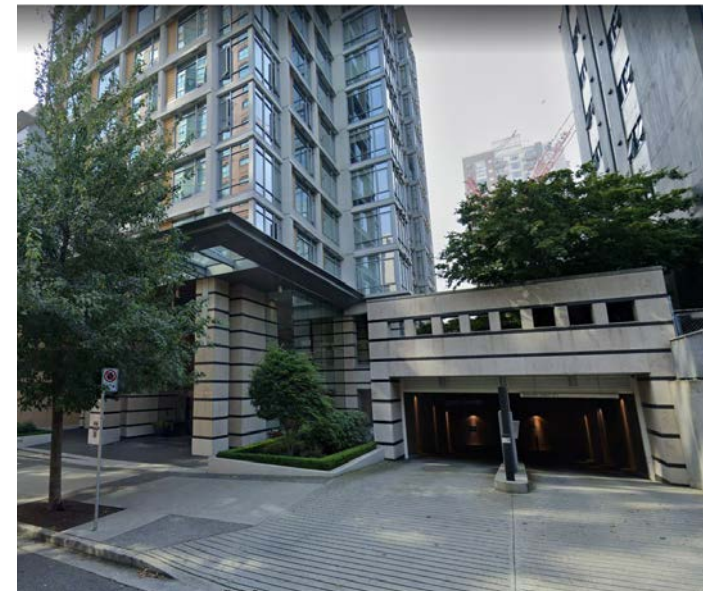


Streetscape Photo Key Plan



- Site
- Under Construction
- Development Applications
- ▤ Future Mid-Block Connection

The site is located in an area which is changing rapidly, with new high density developments in various stages of application or under construction.



A. 1028 Barclay St
The Patina, a 40-storey residential building.



B. Washington Court
Residential building at 998 Thurlow St.



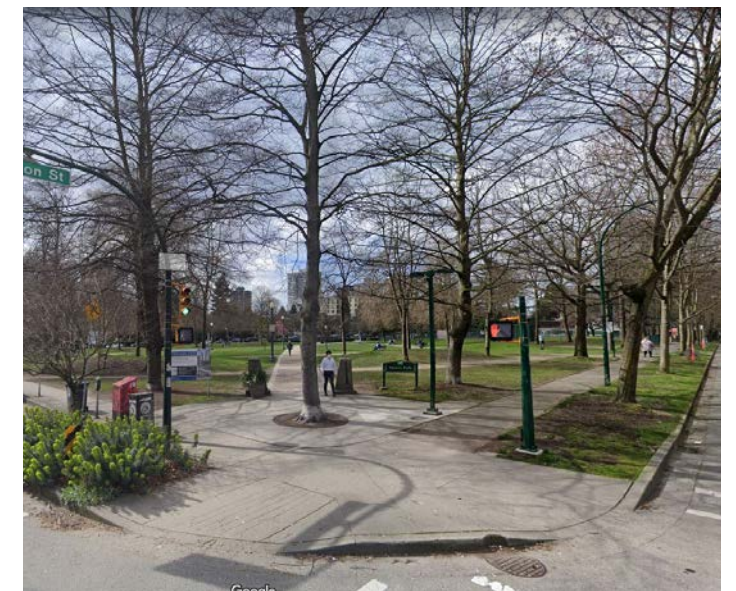
C. 1063-1075 Barclay St
47-storey Barclay Tower, submitted for rezoning.



D. 1059-1075 Nelson St (Passive House), 1090 Nelson St (The Butterfly)
60-storey approved future development & 1019 Nelson St (The Butterfly), 57-storey tower under construction.



E. Mid-Block Connection
Future Right of Way Easement between Ted Northe Ln and Nelson St at 1075 Nelson St.



F. Nelson Park
From Thulow and Nelson intersection

West End Public Benefits Strategy

The Public Benefits Strategy forms part of the West End Plan and identifies priorities for capital investments funded through future development.

The Strategy includes the following priorities:

- Secure social housing and market rental housing
- Create additional childcare spaces
- Optimize firehall services
- Replace and restore water infrastructure
- 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
- Rebuild the seawall

Development projects contribute to these priorities through Community Amenity Contributions (funds that the City manages) or in-kind contributions (built by the developer as part of the project).



Nelson Park



West End Community Center



West End Farmers Market



Davie Village

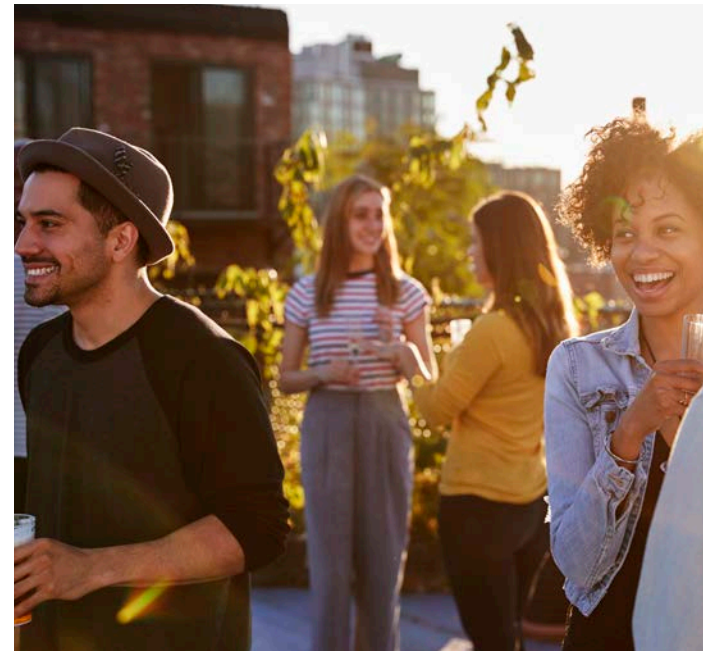
Project Vision

Located in the vibrant West End neighbourhood, 1040-1080 Barclay will become a new neighbourhood hub with a distinct identity.



Neighbourhood Hub

To become a hub of activity and connection for the Burrard Corridor - an area undergoing rapid evolution and growth.



Inclusive Community

To create a welcoming diverse and inclusive community spaces to facilitate social interactions.



Distinct and Recognizable

Contemporary and balanced architecture with a lasting presence and appeal.



The Heart of Downtown

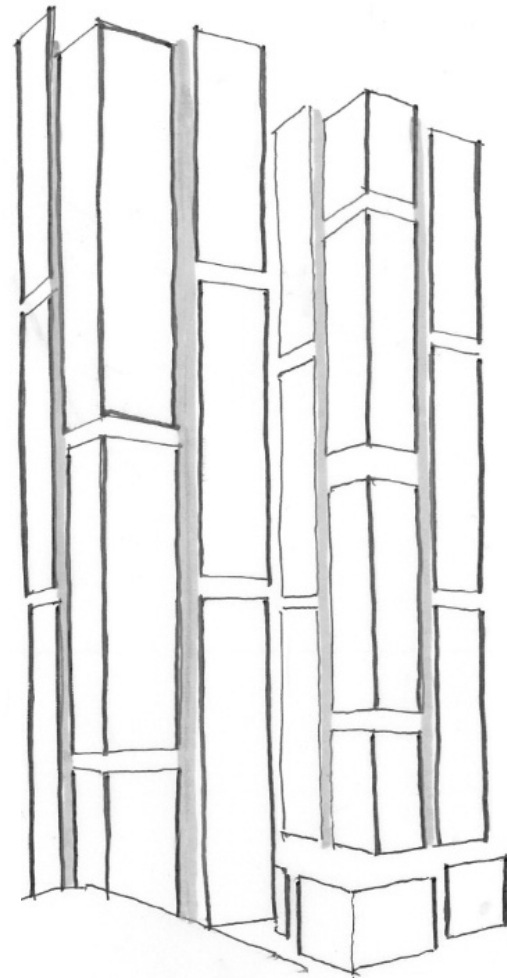
A unique opportunity to create a connection to downtown and a destination within the Burrard Corridor.



Barclay and Thurlow Intersection

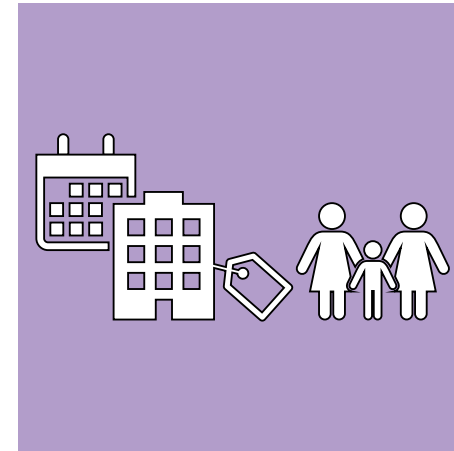
Project Components

Two towers featuring a vibrant community-oriented street level with a wide range of housing options and public benefits - including social housing, below-market rental, market rental, ownership opportunities, an urban park, public art, and a childcare - all within a sophisticated architectural expression.



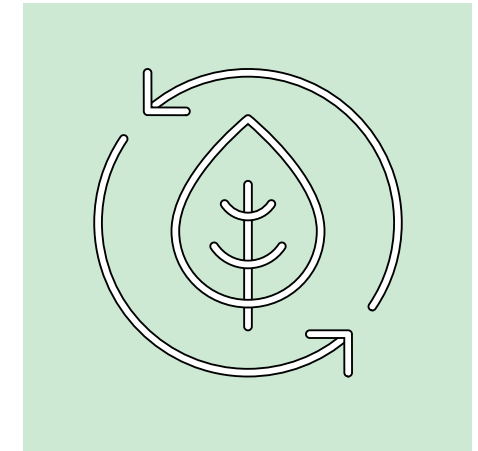
Building Community

A new urban park, mid-block connection, and neighbourhood-serving retail



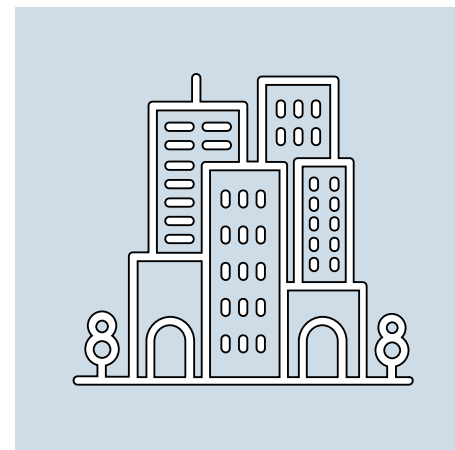
Supporting Growth

1,100 total units supporting West End growth and ranging from social housing and affordable rental, to market rental and ownership opportunities



Sustainable Design

Meets and exceeds the City's *Green Buildings Policy* and the *Rezoning Policy for Sustainable Large Developments*



City-Owned Social Housing

99 social housing units to be owned by the City of Vancouver



City-Owned Childcare Facility

37-space childcare facility with outdoor play space

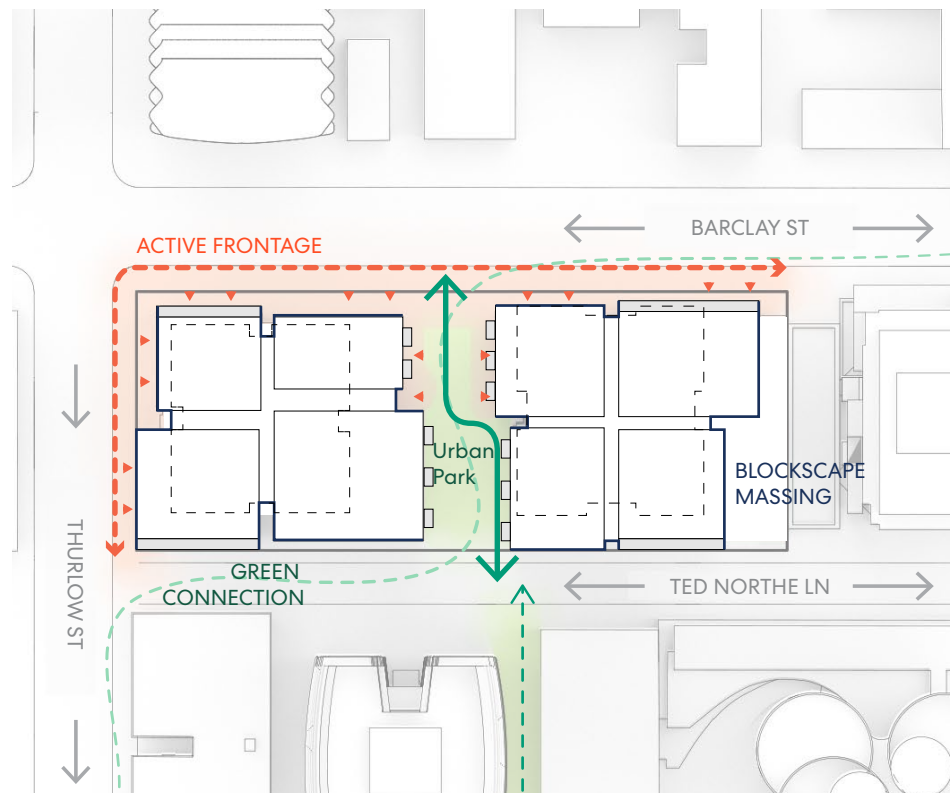


Secure Rental Housing

636 purpose-built rental housing units of which 130 will be at below-market rental rates

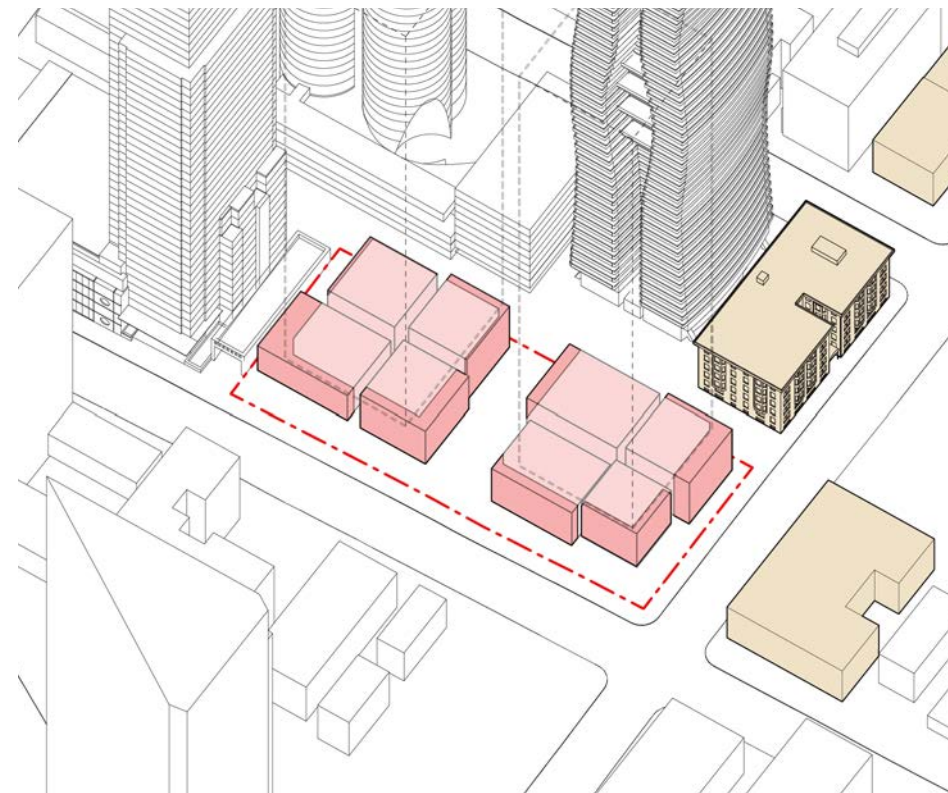
Design Principles

The project's three design principles structure the entire development and enable a robust response to both policy and the project vision.



Activated Streetscape

The creation of a park and mid-block connection invites the public into the site and extends the neighbourhood's network of pedestrian open spaces. Retail animates Barclay and Thurlow Streets, while residential lobbies facing the urban park create a sense of community and arrival.



Podium Blockscape

The lower podium levels have been articulated into a series of quadrants to offer a "blockscape" of various extents and heights that create an engaging street experience, knitting this development into the West End context.



Collections and Gradient

The project has been structured into a series of collections that work to unify the development with a recognizable identity. A cadence of breaks between collections provide opportunity for amenities or residential units with expanded patios or glazing.

Proposed Public Benefits

The public benefits are guided by the West End Public Benefits Strategy which forms part of the West End Community Plan approved by Council in 2013.

The following proposed public benefits are included in the project:

99 Social Housing Units to be owned by the City of Vancouver. Units range from studios to three-bedrooms to meet the needs of a range of individuals and families.

37-Space Childcare facility with outdoor play space to be owned by the City of Vancouver.

130 Below-Market Rental Units as part of the overall **636 purpose-built rental homes** proposed. A range of unit sizes, from studios to three-bedrooms will be provided, and all the units will be pet-friendly.

Publicly Accessible Open Space and mid-block connection to add new green space to the neighbourhood and further improve the area's walkability.

Public Art to be integrated with the design of the ground plane, to further animate and attract visitors to the new urban park.



Social Housing



Childcare

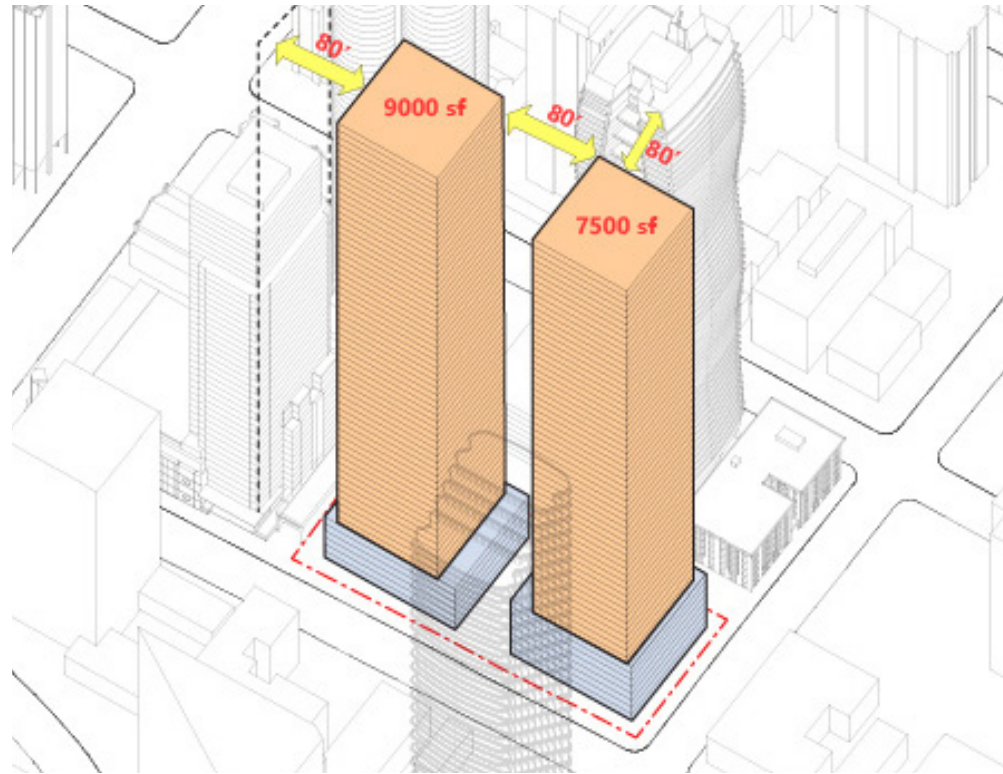


Rental and Below-Market Rental Housing



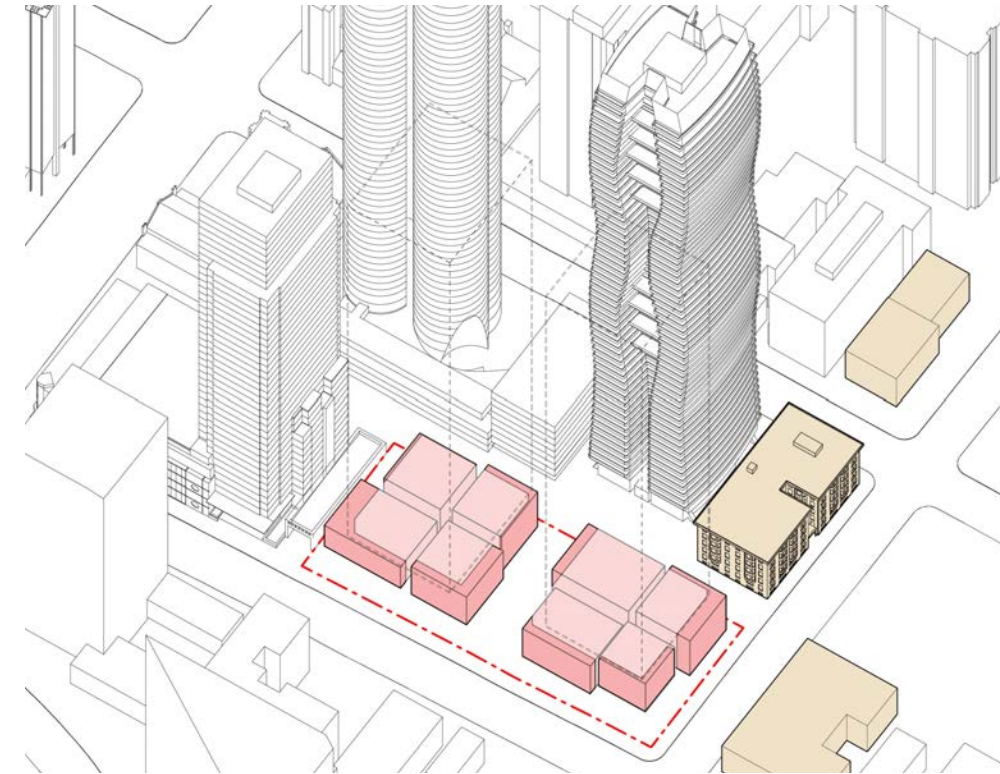
Public Space

Form of Development Diagrams



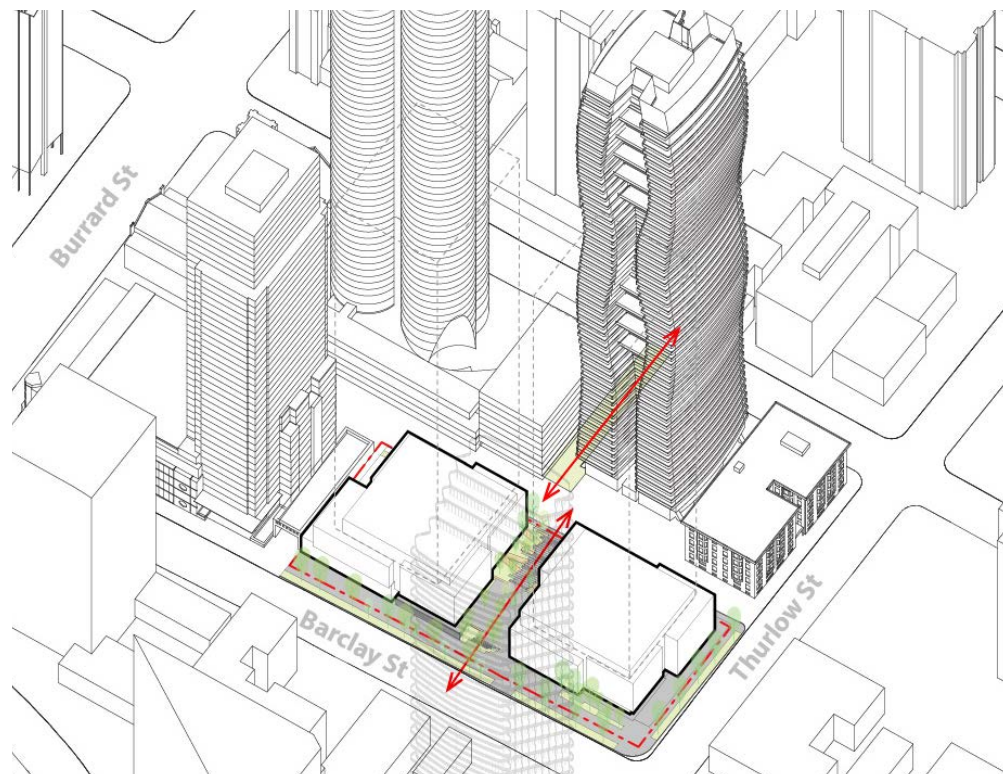
Tower in the Park

Responding to Policy, based on Tower in the Park massing, with 80' separation



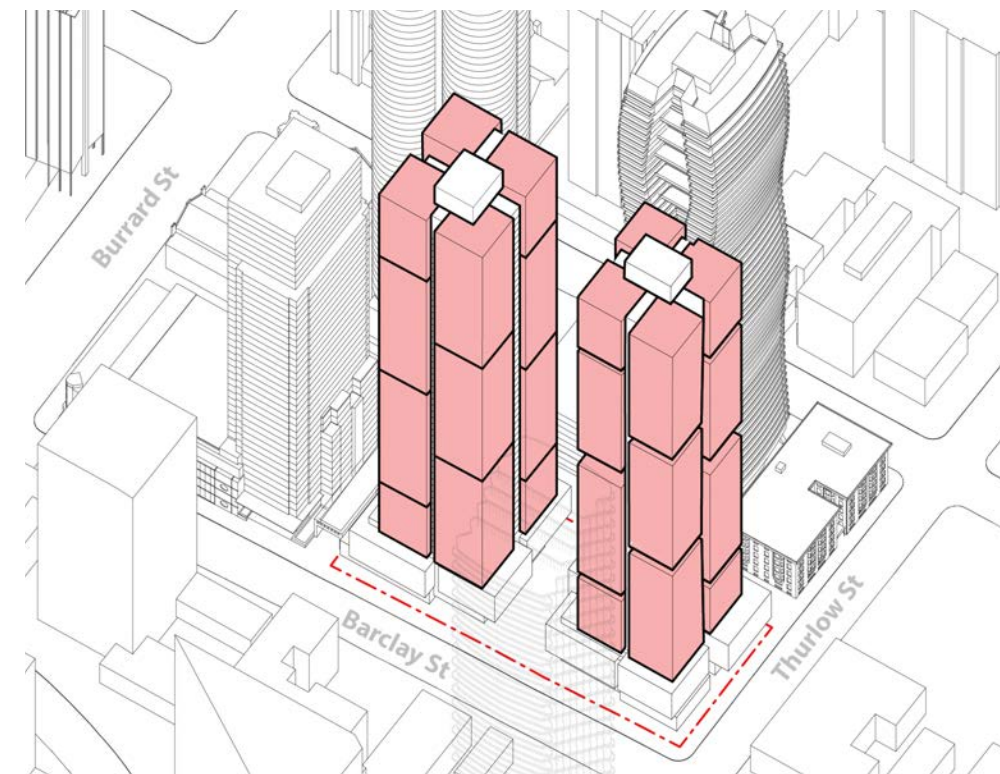
Blockscape

Stepped and assorted podium cluster minimizes scale and integrates with West End neighborhood character



Urban Park

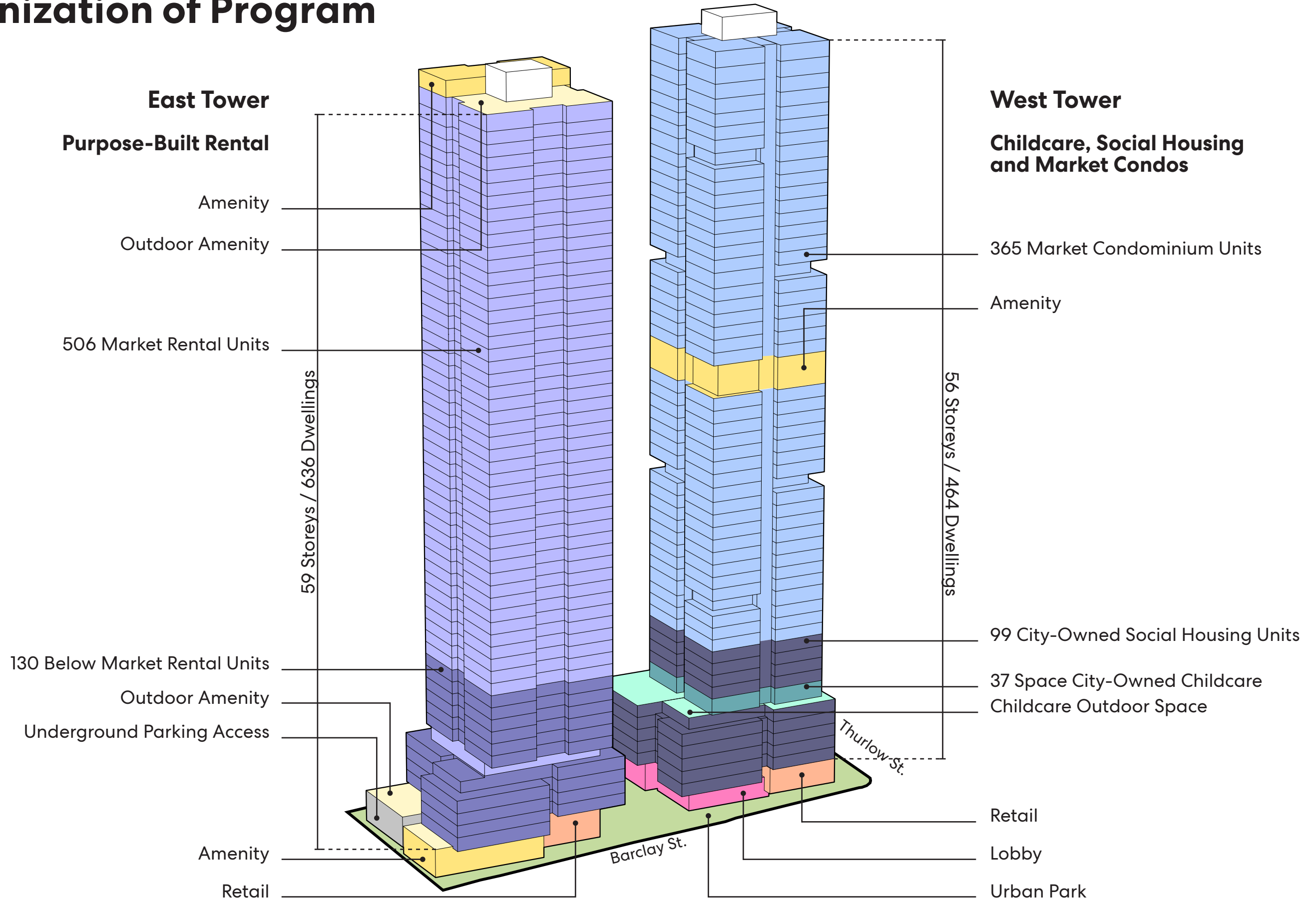
Mid-block connection features an urban park, public art and place for socializing



Collections

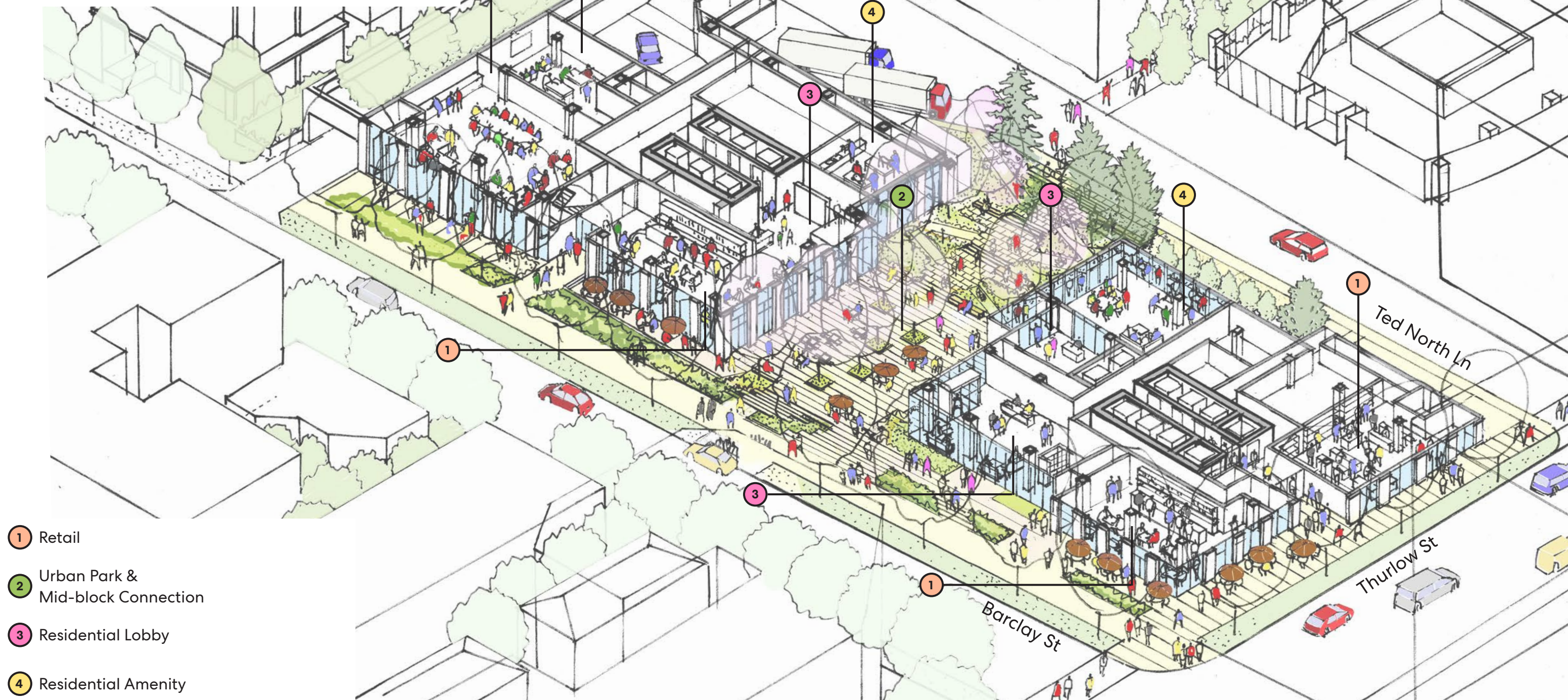
Towers formed of 'collections' separated by breaks

Organization of Program



Activated Streetscape

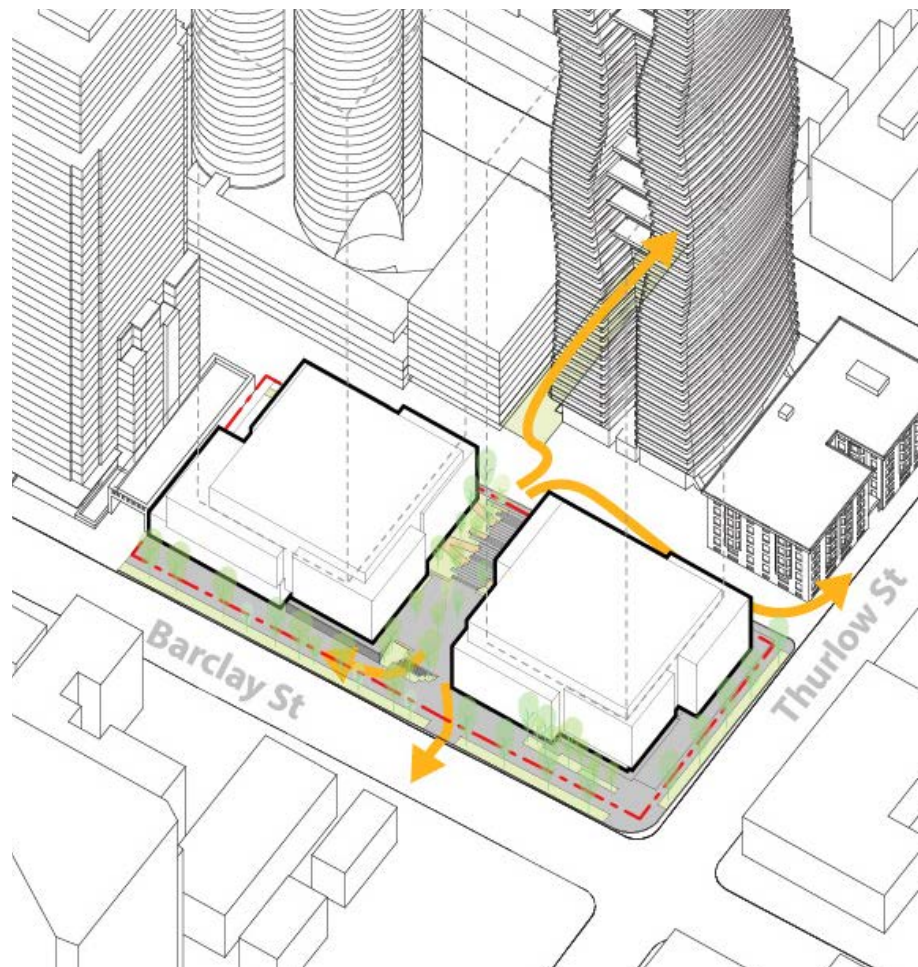
Active programs bring life to the street and park-facing building edges to create a neighborhood hub for social rituals and place-making experiences.



- ① Retail
- ② Urban Park & Mid-block Connection
- ③ Residential Lobby
- ④ Residential Amenity

Urban Park and Mid-block Connection

The front porch for the childcare all the residences, the urban park provides an accessible mid-block pedestrian connection for the public where the community can stop for a while and meet their neighbours.



Aerial of Mid-Block Connection from Ted Northe Ln



Thurlow Elevation

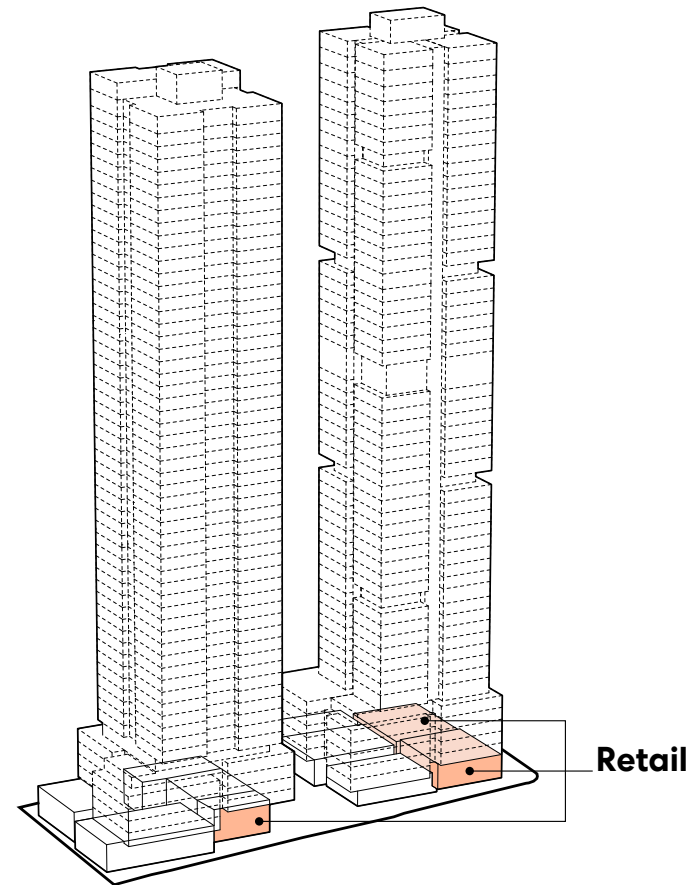


Barclay Elevation

Retail

Critical to the ambition to create a new neighborhood hub is the addition of retail opportunities at important moments around the ground floor of the project.

Located in the centre of downtown between the West End, CBD, Yaletown, and Coal Harbour, street fronting retail offers an opportunity for unique food and beverage concepts to serve local residents, adjacent neighborhoods, and become a destination unto itself. The retail spaces are located at the corner of Barclay and Thurlow and adjacent to outdoor amenities, which captures passers-by and invites them to stay and gather in the plaza park.



Retail facing the courtyard and integrated with the rental lobby



Proposed corner retail unit at Barclay and Thurlow intersection

Childcare and Amenities

Childcare

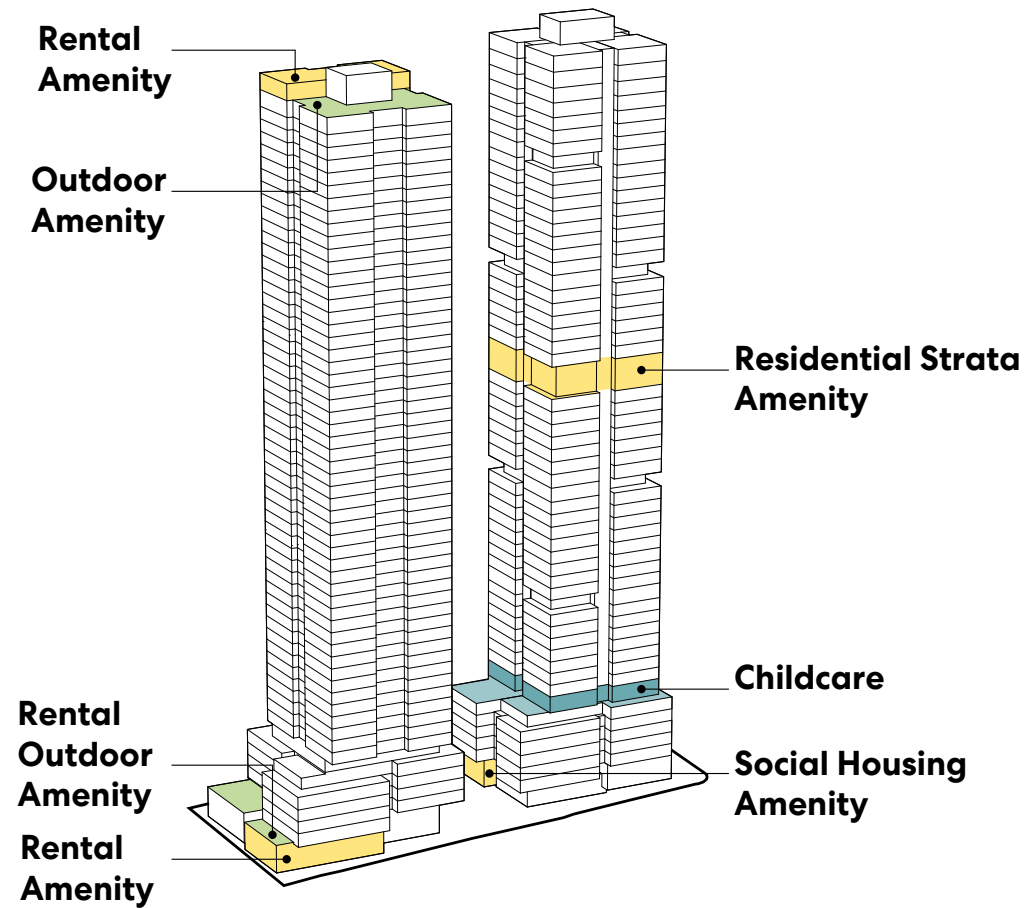
A 37-space child childcare facility is located on the podium rooftop level and oriented to maximize outdoor space and access to light. The city-owned facility proposes to offer 12 spaces for ages 0-3 and 25 spaces for ages 3-5.

Residential Amenities

Residential amenities are distributed throughout both towers for a variety of uses and experiences. Ground floor amenities offer fitness, wellness and co-working spaces while rooftop amenities offer social and experience-based spaces. The City-owned Social Housing enjoys a dedicated ground level amenity space adjacent to the urban park.



Proposed childcare outdoor space



Proposed childcare activity space

Delivering Housing Solutions & Family Units

Rare for a single development, this proposal includes a wide range of housing options from City-owned social housing to market and below market rental as well as condominiums with sizes from studios to four-bedroom units.

Through their policies, the City looks to meet diverse housing needs which includes providing a range of tenure options and unit sizes as well as ensuring adaptability and accessibility.



Market Condominiums

365 Market Condominiums, with more than 50% being suitable for families having two or more bedrooms.

Social Housing

99 City-owned Social Housing units of which over 50% will be family-sized units. This provides 20% of the ten year social housing policy goal for the West End Corridors.

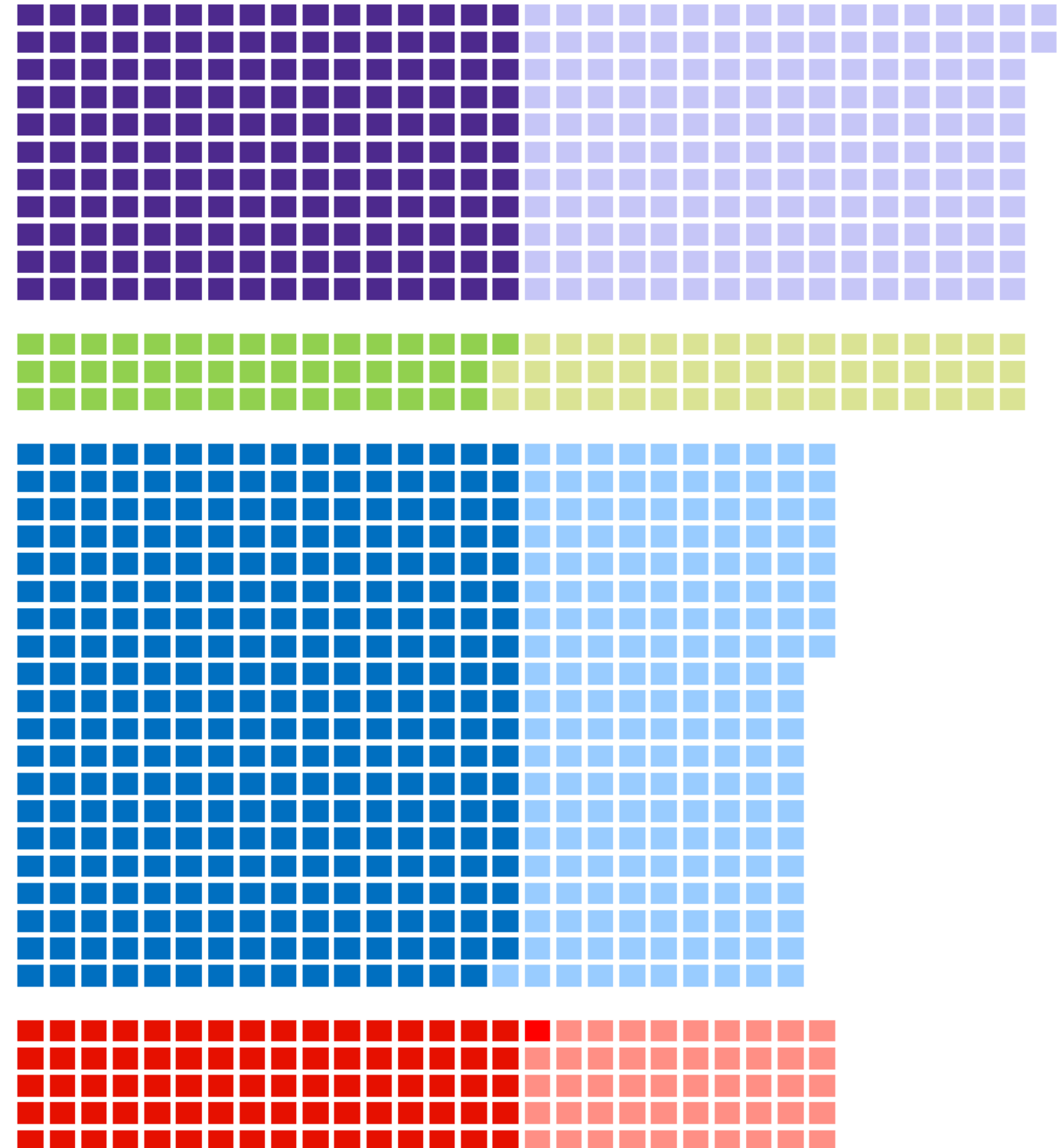
Market Rental

The West End is characterized by its diverse rental housing stock. One of the West End Plan's goals was to contribute new rental options to the community which this project does by adding 506 purpose built market rental units, 35% of which will be suitable for families with two or more bedrooms.

Below-Market Rental

The 130 Below-Market Rental units proposed at 1040-1080 Barclay represent 35% of the ten year goal for below-market housing in the West End Corridors.

1 Square = 1 Housing Unit. 1,100 Units. Lighter Shaded Units are Family Units

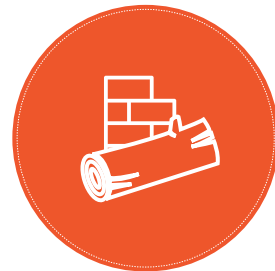


Sustainability Strategies



Increasing Vegetation and Biodiversity

- 33% native and adaptive plant species.
- 19% tree canopy cover creating a bird-friendly urban environment.
- Generous depths of growing medium for all plants supports rainwater management.



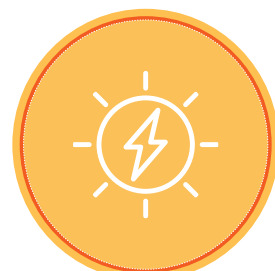
Reducing Embodied Carbon and Materials Selection

- Optimizing the structure to reduce concrete volumes where possible.
- Building material selection based on low Global Warming Potential (GWP).
- Low-emitting, healthy, and low carbon building materials selected for interior finishes.



Promoting Alternative Forms of Transportation

- The development has a walk score of 98, transit score of 100, and bike score of 86.
- Provision of a first-class bike facility including maintenance, wash, and repair workshop.
- 100% of residential parking and 45% of non-residential parking will be EV ready with Level 02 charging.



Reducing Energy Consumption

- A high-performance building envelope is designed to maximize occupant comfort and energy conservation.
- Green Buildings Path B and Higher Building Policy energy targets for TEUI, TEDI and GHGI will be met or exceeded.
- Commissioning and energy metering will help ensure the performance targets are maintained during occupancy.



Community Benefits

- Integration of significant residential space will revitalize the neighbourhood and local economy.
- An on-site 37 space childcare facility will promote social interaction and demographic diversity.
- Edible landscaping will improve connection to nature.



Water Use Reduction

- Water conservation of 50% for outdoor water use through use of drip irrigation.
- Exploring Water conservation of 20% for indoor water use through use of rainwater reuse for flushing of fixtures.
- Fixture and fitting selection to reduce indoor potable water use below Policy baselines.

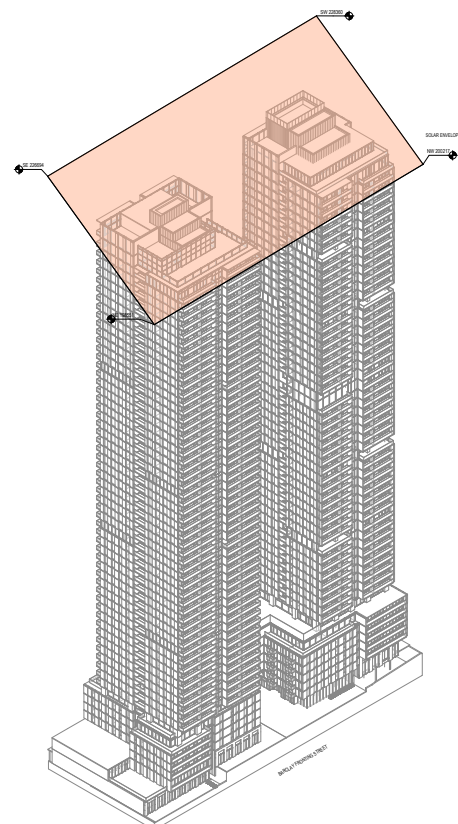


Improving Social Equity

- 20% of residential floor area in the East Tower is assigned to below-market rental housing.
- 25% of floor area in the West Tower is dedicated to social housing and childcare.
- Car share vehicle scheme is free of charge to residents, ensuring vehicle use is accessible to all occupants.
- All public areas are designed to be fully accessible through use of elevators access to all floors, signage designed for visual impairment, accessible parking spaces close to elevators, and adaptable units modified to suit the tenants needs.
- Air-conditioning will be provided in all units to create a comfortable and resilient environment for all residents.

Shadow Study

The illustrations highlight the additional shadowing created by the proposal at various times of the year per City requirements. The design responds to policy by not shadowing the Robson St sidewalk between 10am and 3pm on the equinoxes, and balcony projections are sculpted to reduce overall tower shadowing width.

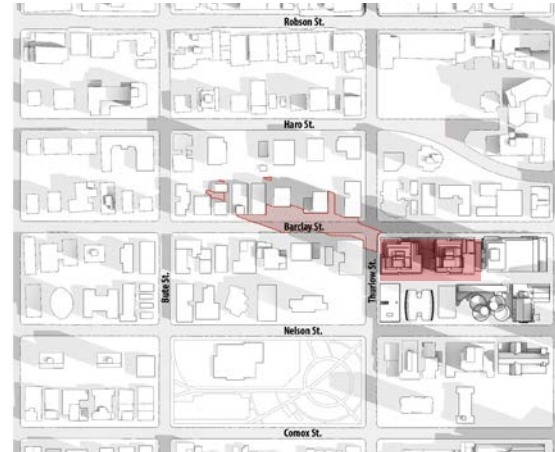


All the mass of the proposal is contained below Robson St shadow solar envelope

Spring Equinox 10:00



Spring Equinox 12:00



Spring Equinox 14:00



Spring Equinox 15:00



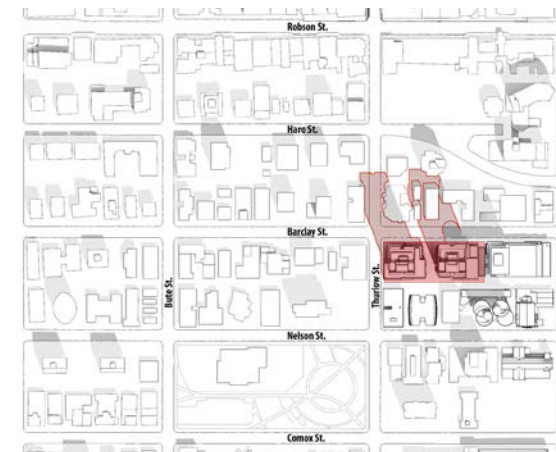
Summer Solstice 10:00



Summer Solstice 12:00



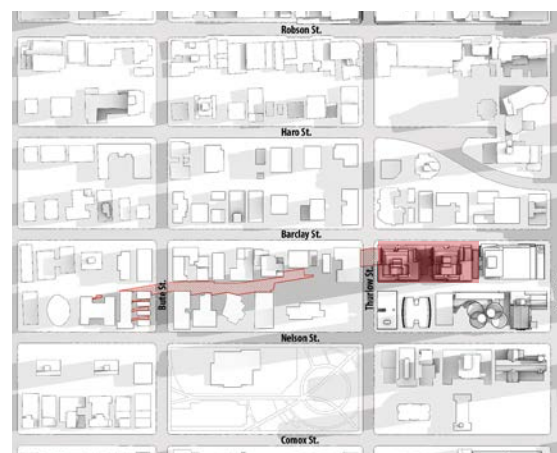
Summer Solstice 14:00



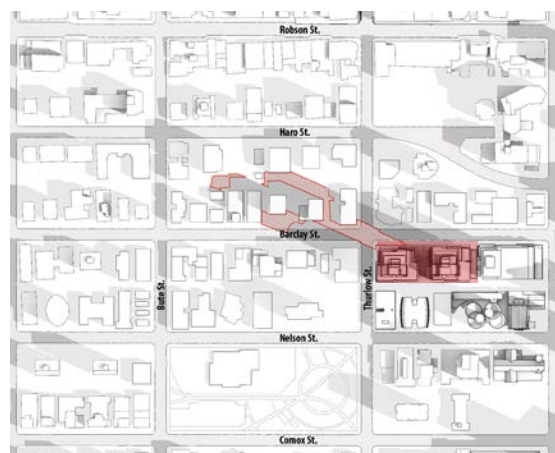
Summer Solstice 15:00



Fall Equinox 10:00



Fall Equinox 12:00



Fall Equinox 14:00

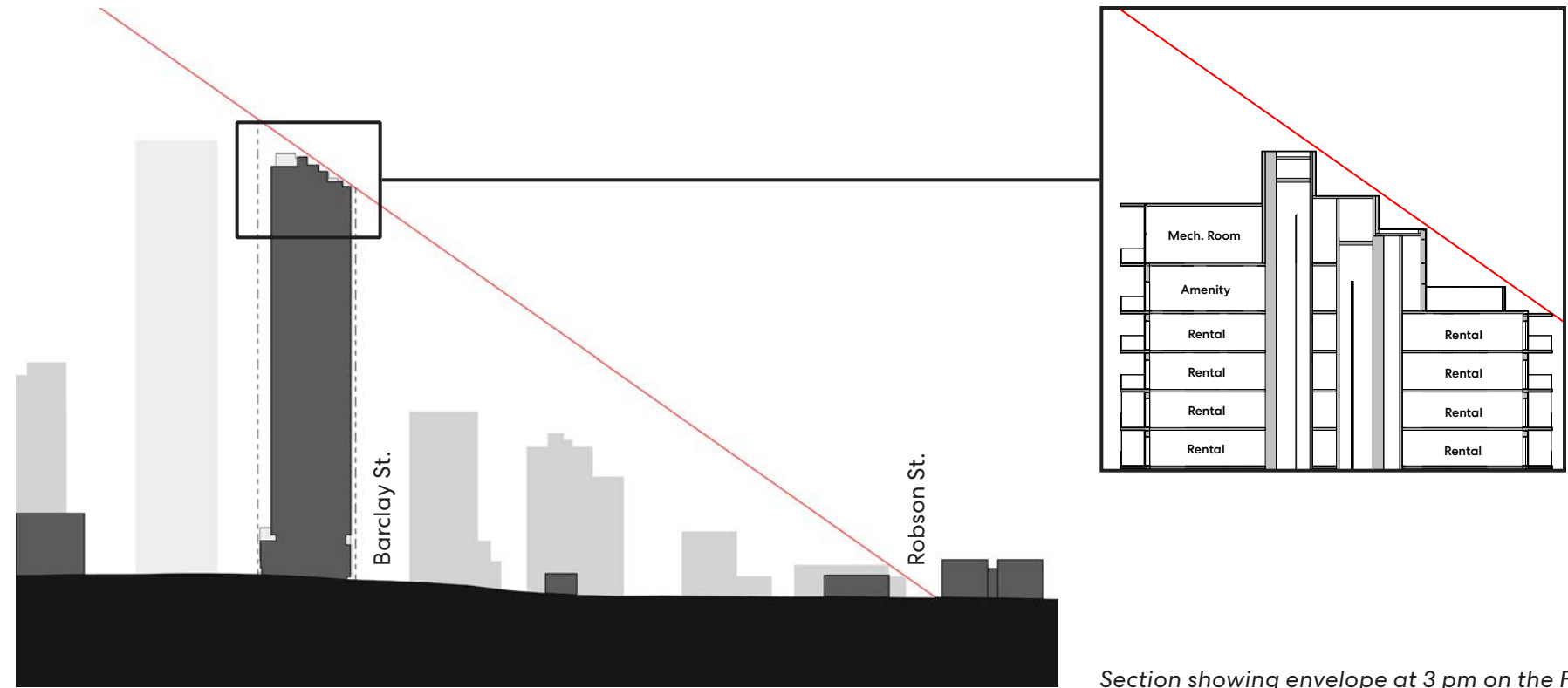


Fall Equinox 15:00



Robson St. Shading Analysis

Responding to guidelines, the proposal's height is limited so it will not shadow the Robson St. north sidewalk before 3 pm on the Fall or Spring equinoxes.



Section showing envelope at 3 pm on the Fall Equinox

Fall Equinox 14:55

Fall Equinox 15:00



Landscape Plans

Site Plan

Planted and landscaped roof top amenities, gardens and a childcare facility adorn both towers



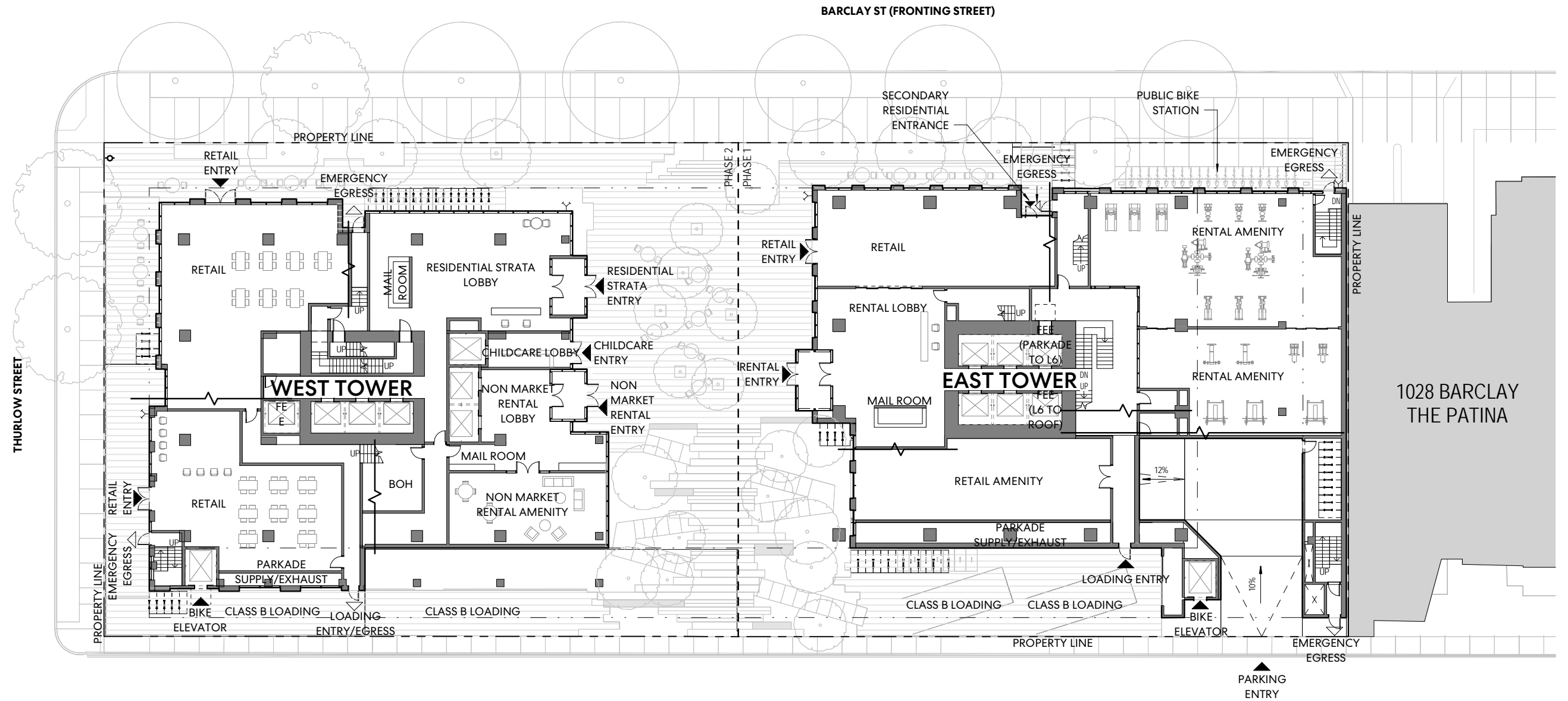
Ground Floor Plan

Switch back ramps provide an accessible route through the stepped mid-block connection. Planted and landscaped urban park and streetscape provide a safe and comfortable setting for social encounters.



Site Plan

1063 BARCLAY STREET
(REZONING PROPOSAL)

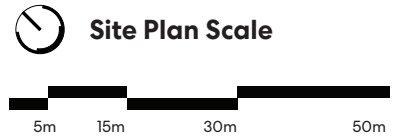


BARCLAY ST (FRONTING STREET)

THURLOW STREET

1028 BARCLAY
THE PATINA

TED NORTHE LANE
969 BURRARD PROPOSED
MID-BLOCK CONNECTION

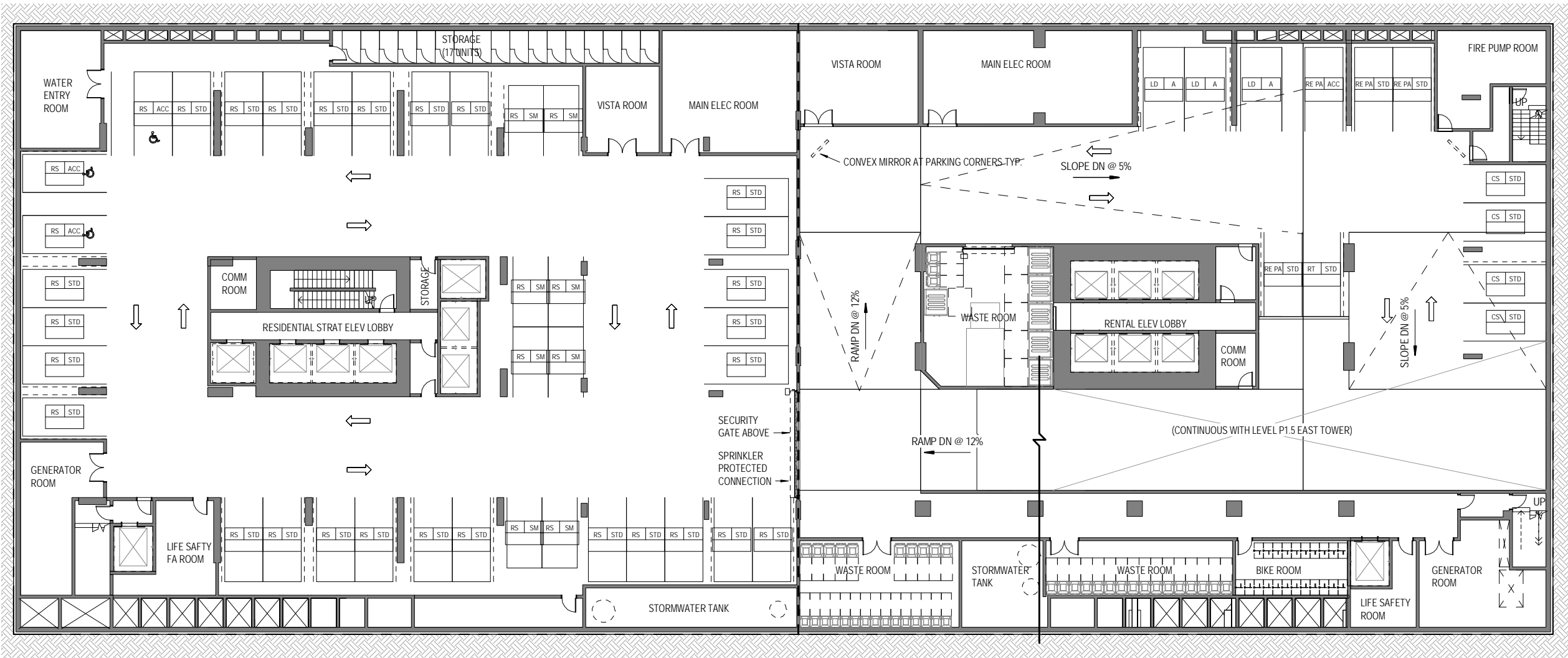


Level P1

WEST TOWER PARKING

EAST TOWER PARKING

PHASE 2
PHASE 1



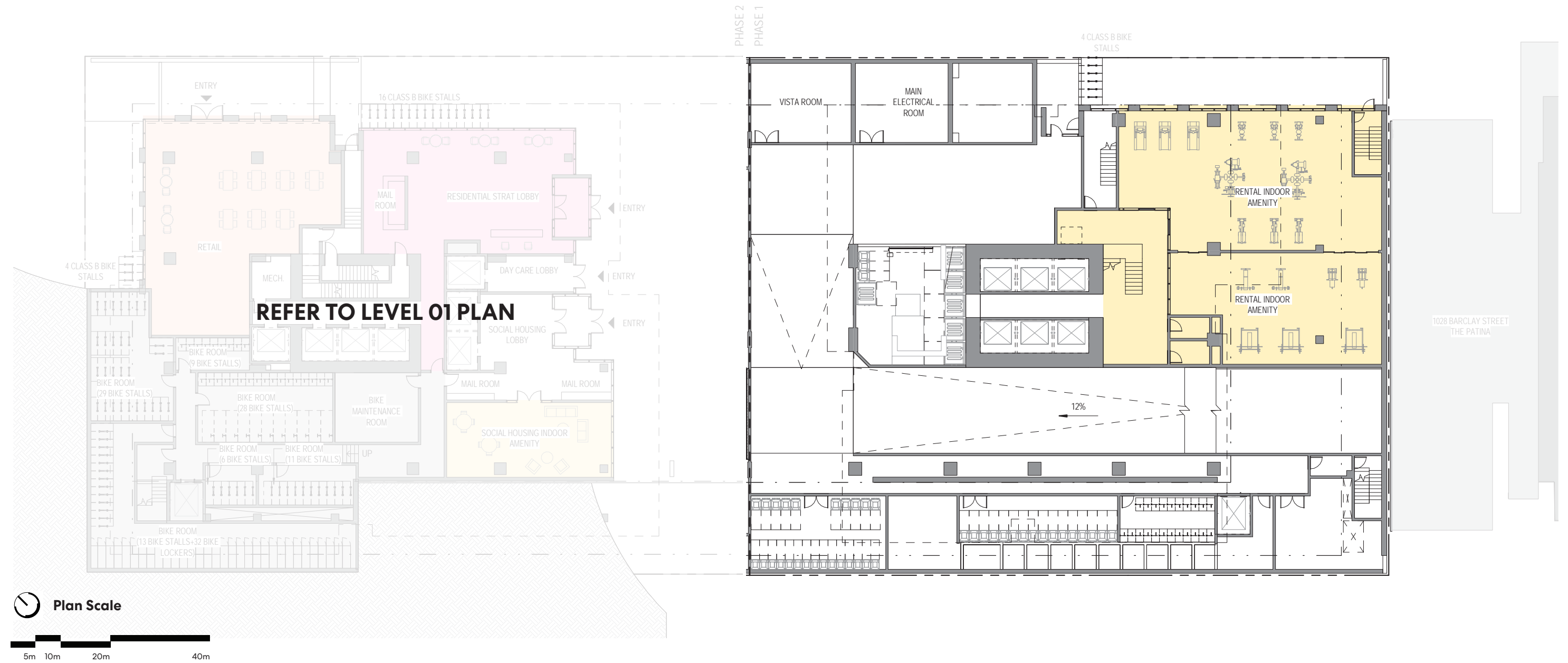
Plan Scale



Level 00

- Residential Strata
- Childcare
- Social Housing
- Retail
- Market Rental
- Lobby
- Below Market Rental
- Back of House (BOH)
- Amenity

EAST GROUND LEVEL (LOWER) PLAN

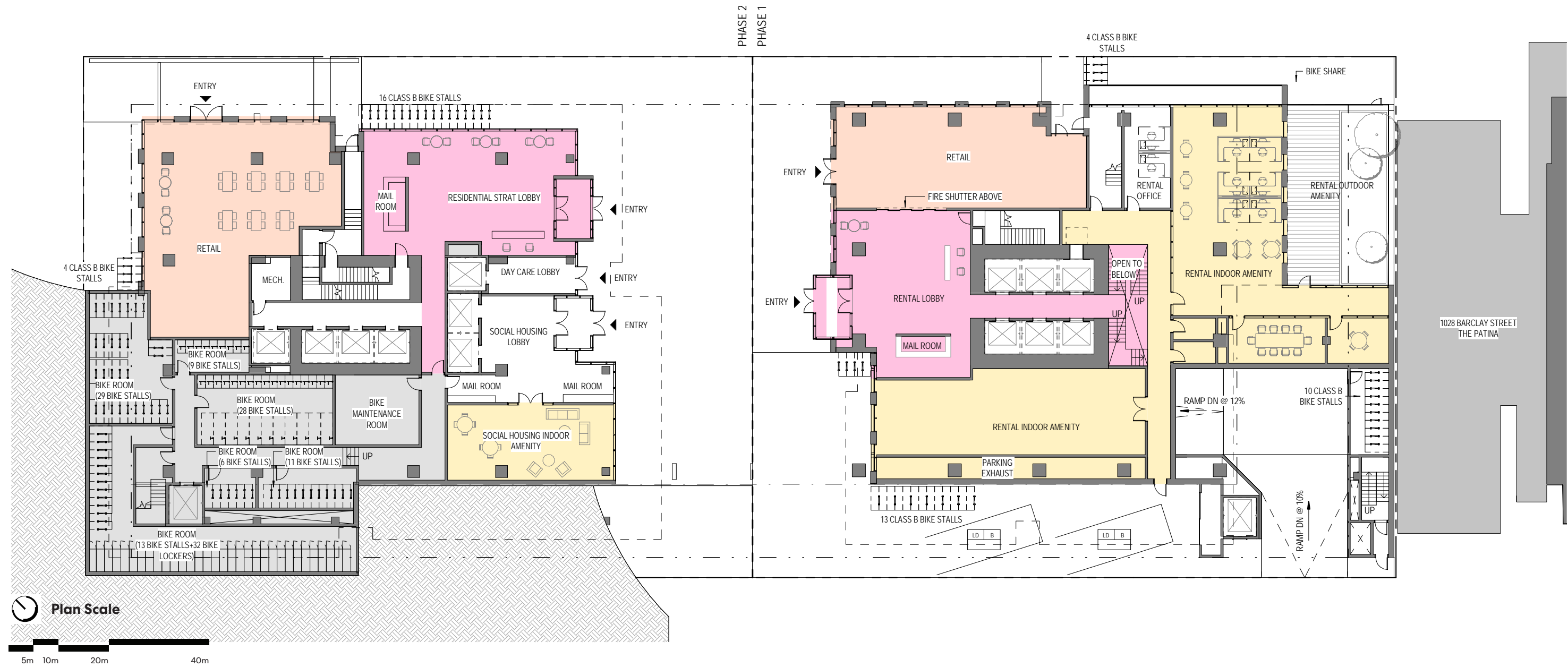


Level 01

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Childcare
- Retail
- Lobby
- Back of House (BOH)

WEST GROUND LEVEL PLAN

EAST GROUND LEVEL PLAN

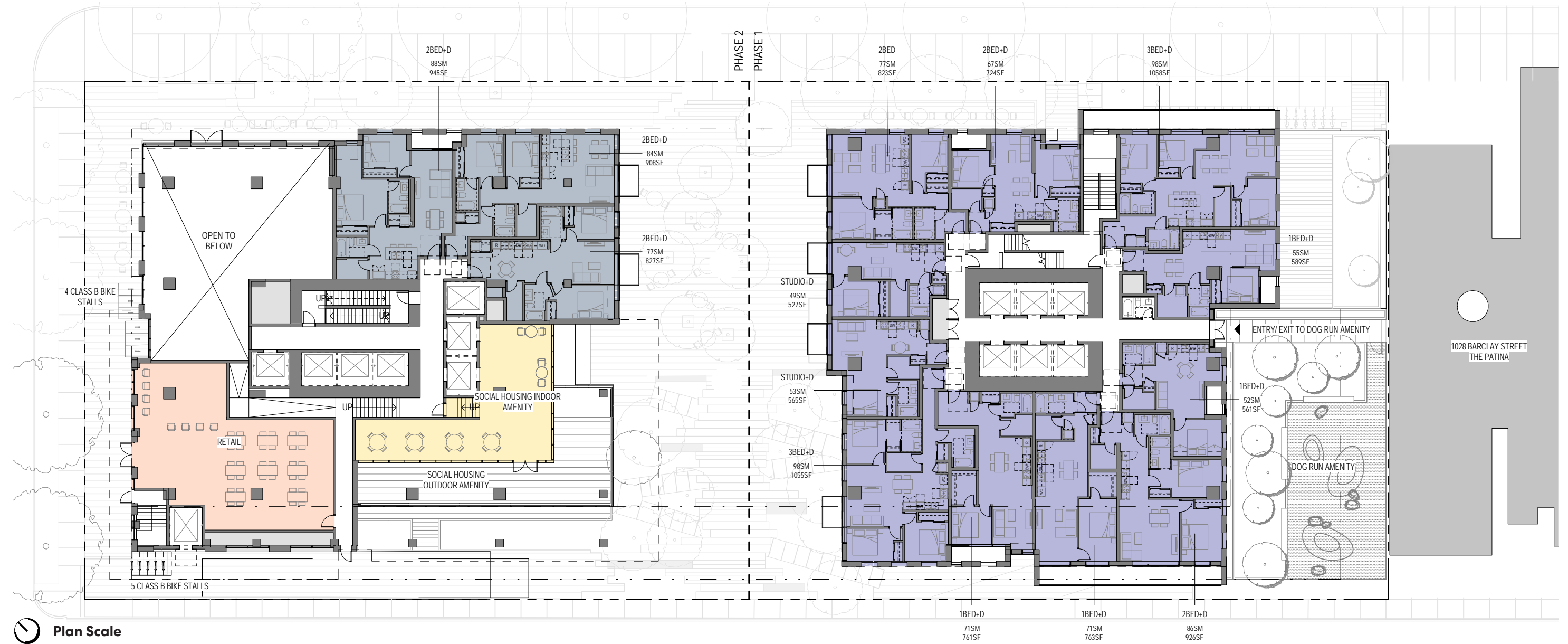


Level 02 (WG2, EG1)

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Childcare
- Retail
- Lobby
- Back of House (BOH)

WEST GROUND LEVEL (UPPER) PLAN

EAST PODIUM LEVEL PLAN



Plan Scale

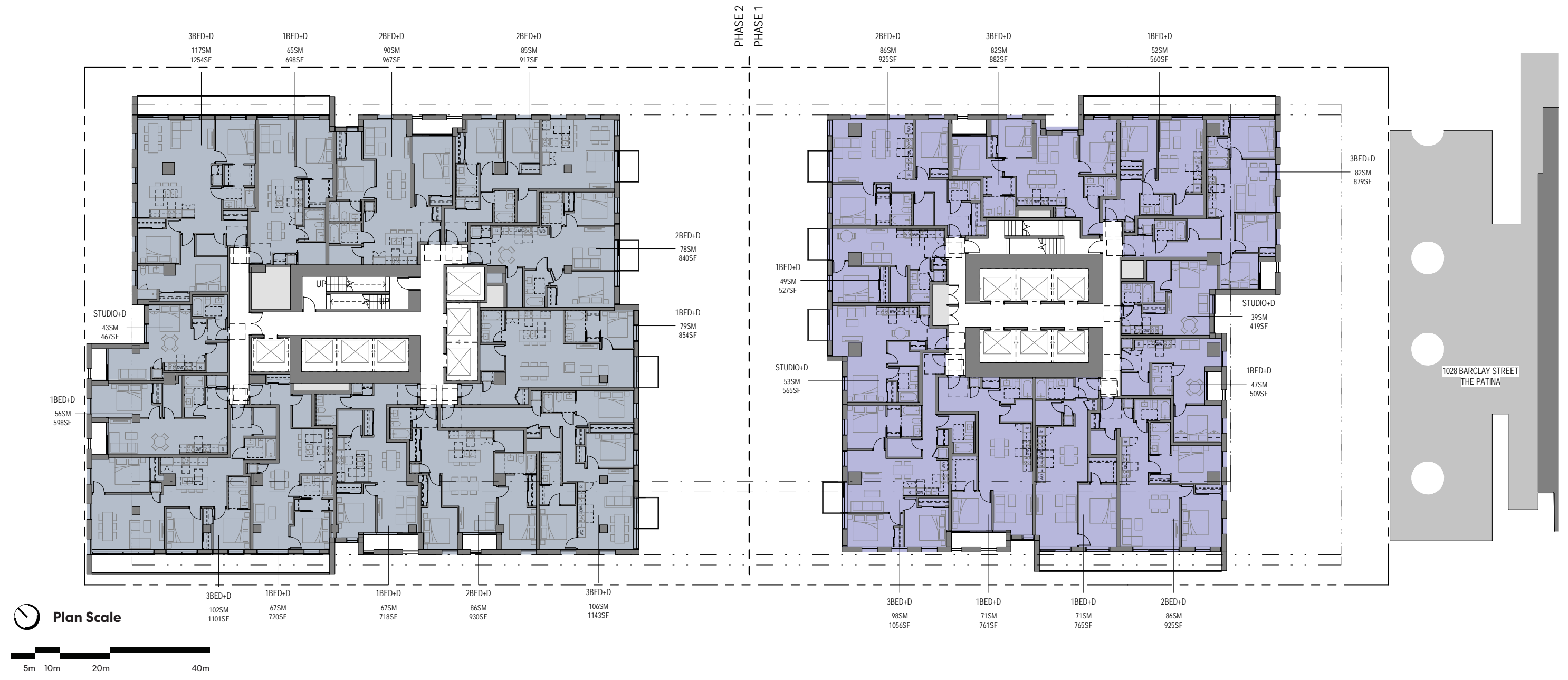


Level 03-04

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Childcare
- Retail
- Lobby
- Back of House (BOH)

WEST PODIUM LEVEL PODIUM

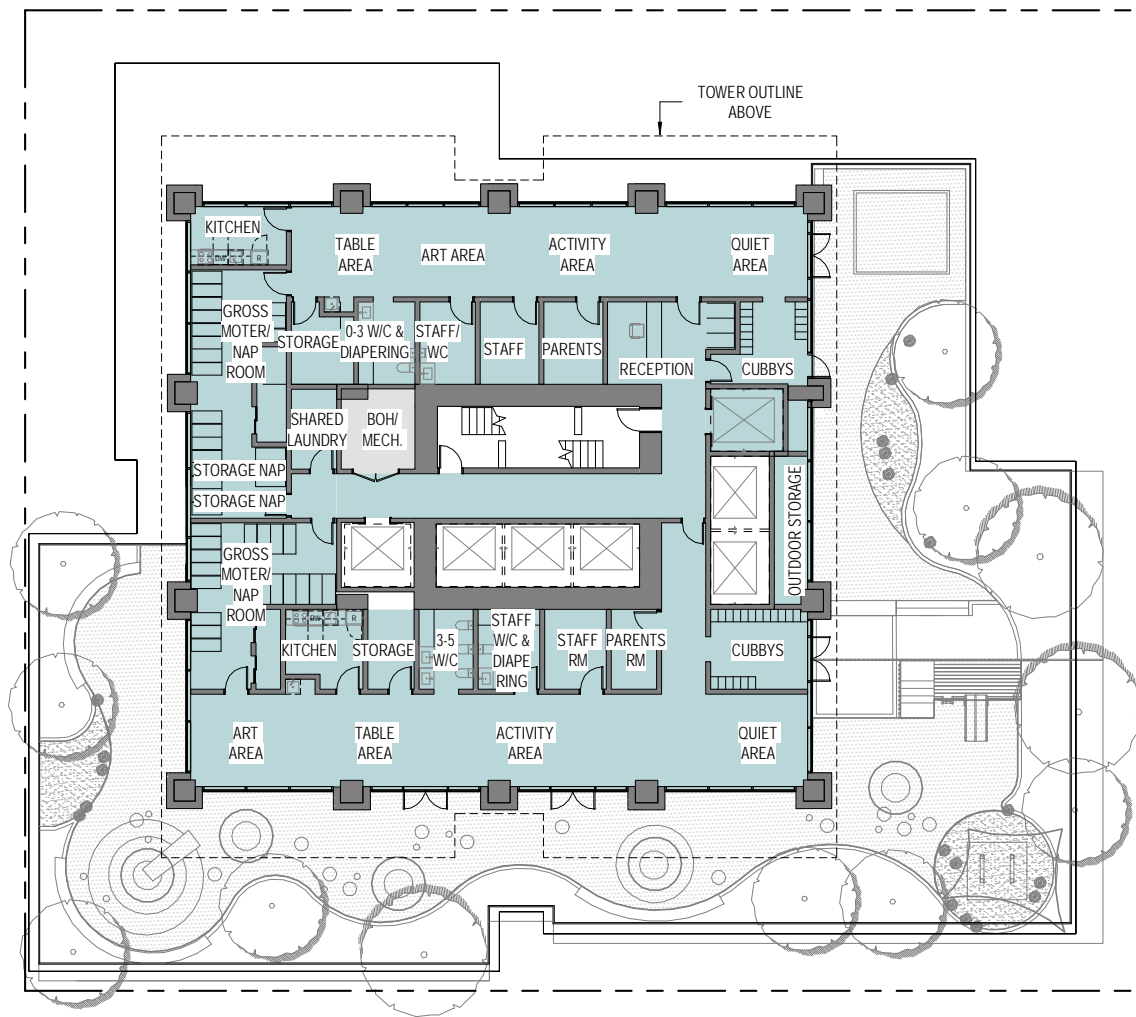
EAST PODIUM LEVEL PLAN



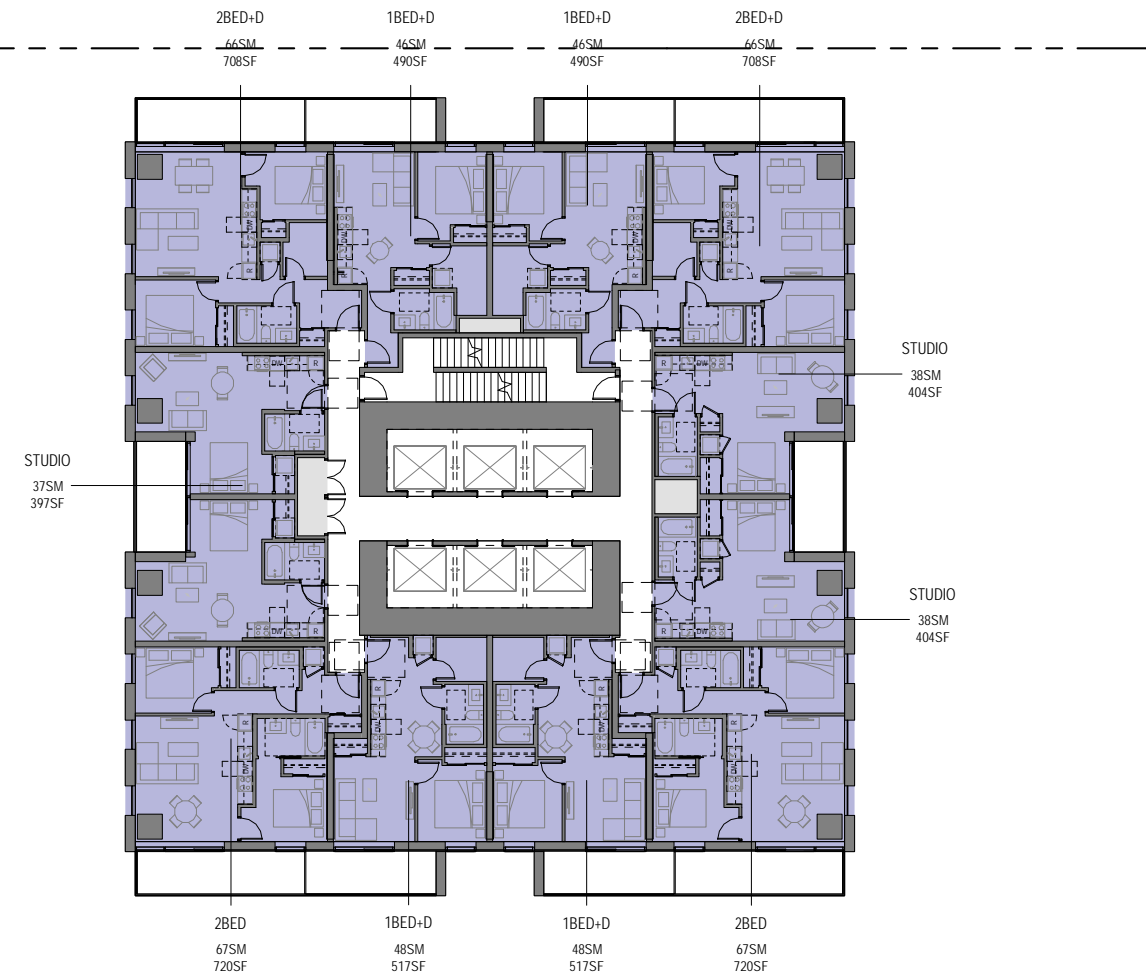
Level 08

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Childcare
- Retail
- Lobby
- Back of House (BOH)

WEST CHILDCARE PLAN



EAST TOWER TYPICAL LOWER PLAN



Plan Scale

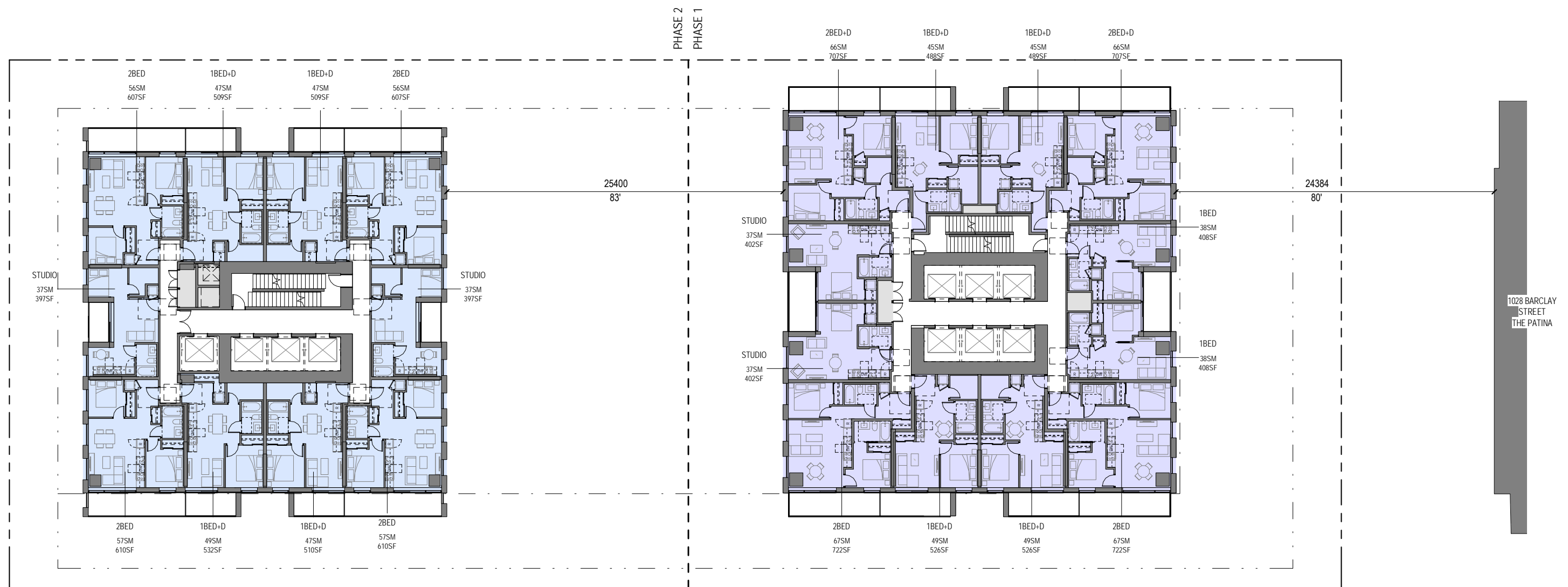


Typical Tower Relationship

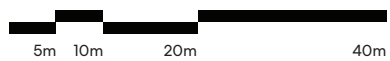
- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Childcare
- Retail
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WEST TOWER TYPICAL PLAN

EAST TOWER TYPICAL UPPER PLAN



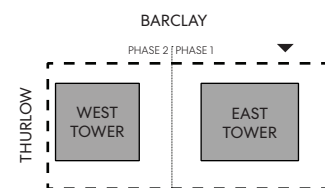
Plan Scale



North Elevation (Facing Barclay)



Key Plan

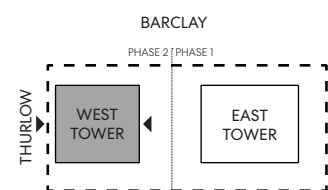


Elevation Scale

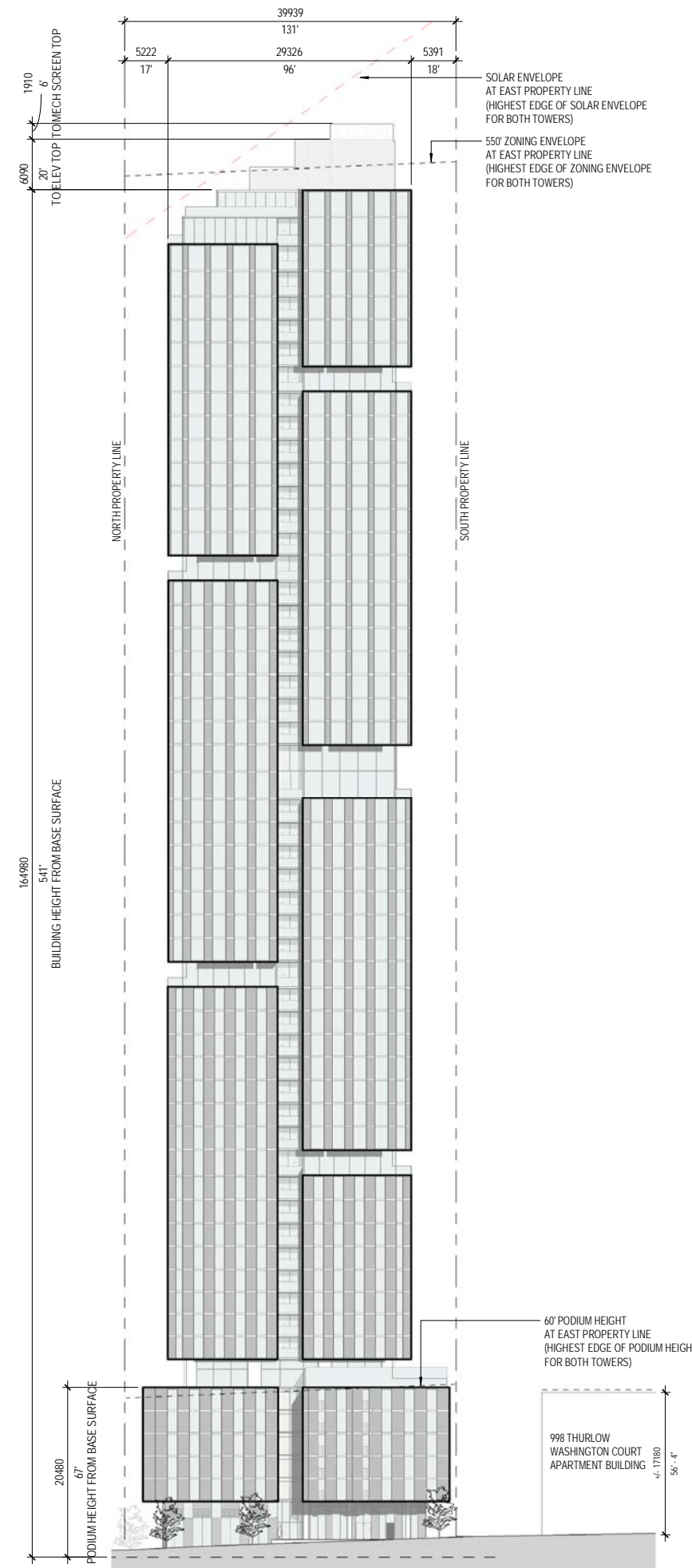


West Tower East & West Elevations

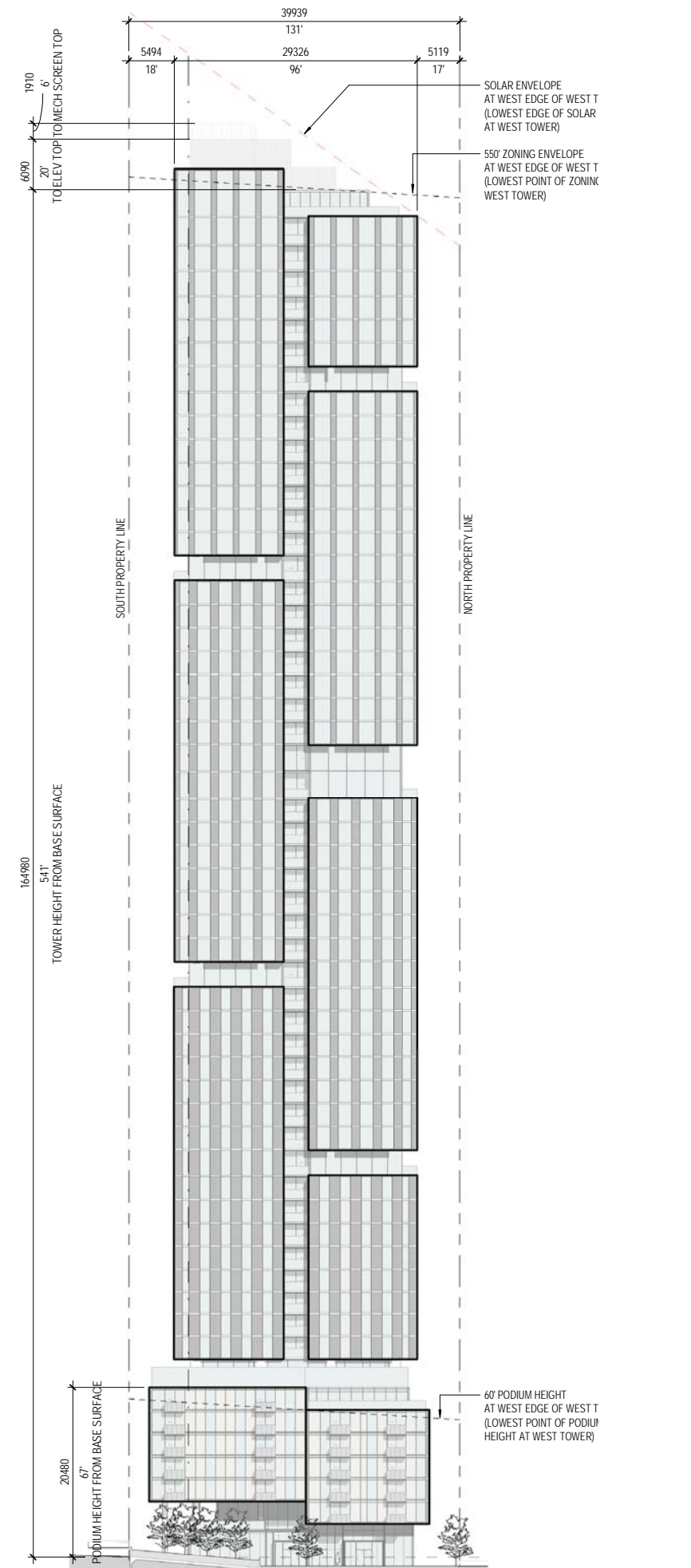
Key Plan



Elevation Scale



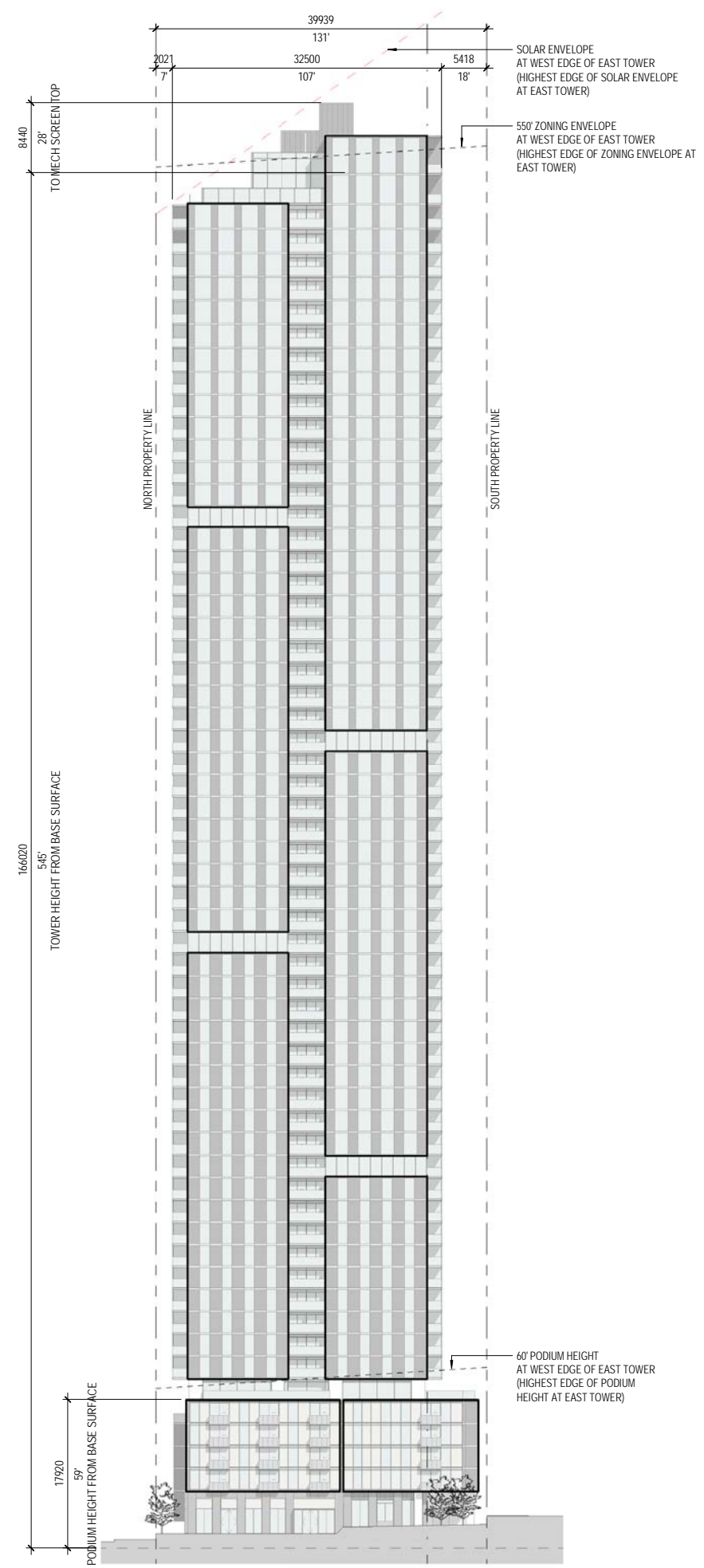
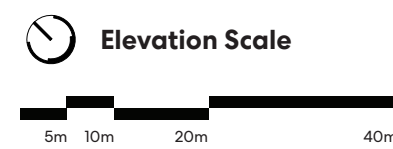
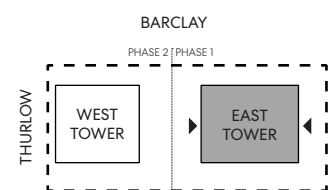
WEST ELEVATION (FACING THURLOW)



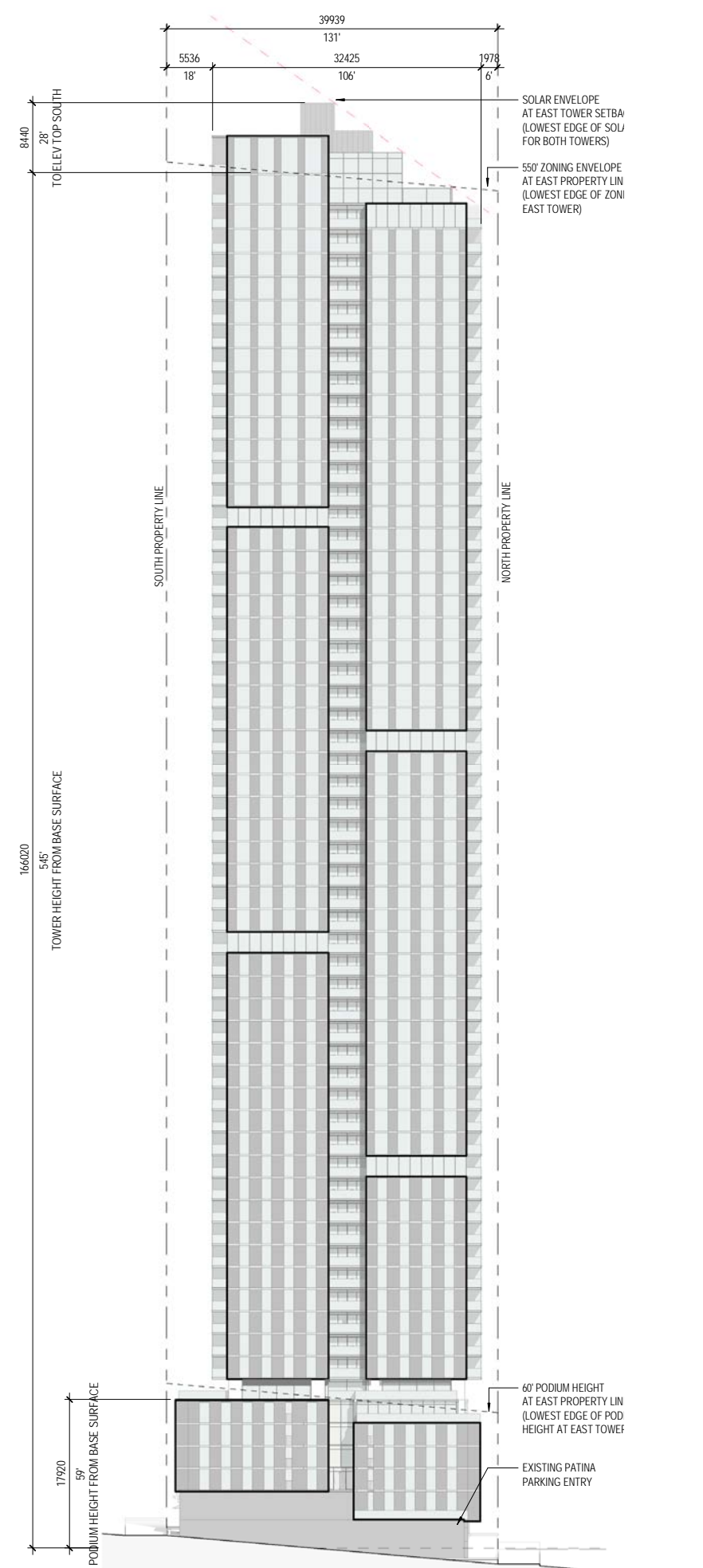
EAST ELEVATION (FACING PARK)

East Tower East & West Elevations

Key Plan



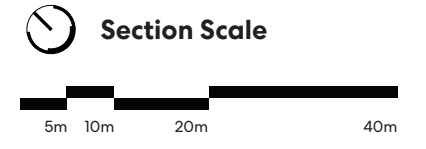
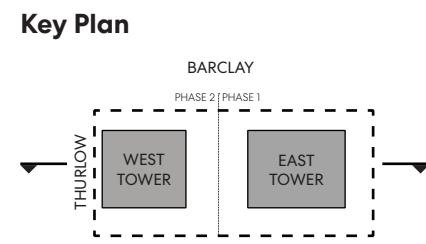
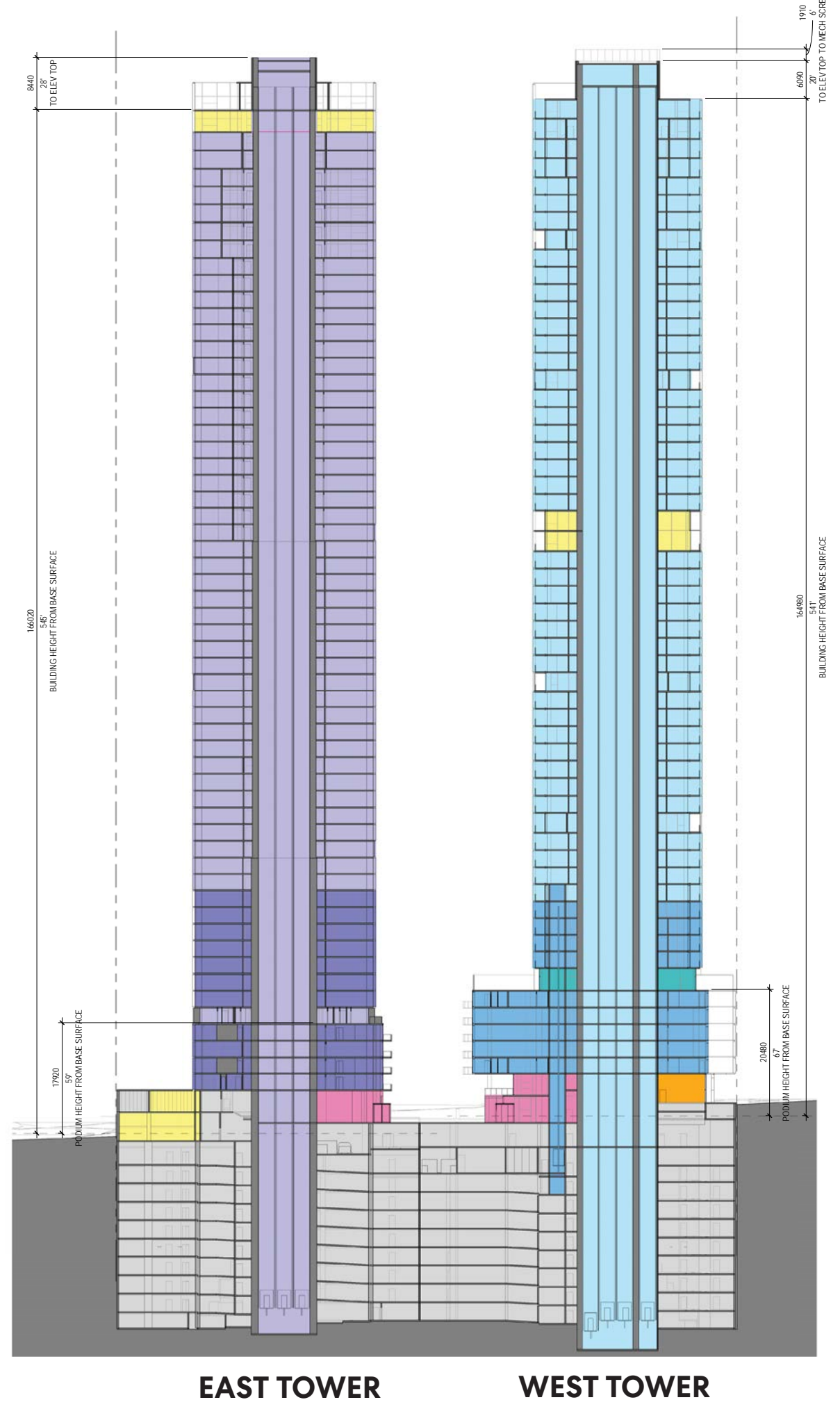
WEST ELEVATION (FACING PARK)



EAST ELEVATION (FACING ADJACENT BUILDING)

East West Section

- Residential Strata
- Social Housing
- Market Rental
- Below Market Rental
- Amenity
- Childcare
- Retail
- Lobby
- Back of House (BOH)



EAST TOWER

WEST TOWER