



PROJECT DATA

LEGAL DESCRIPTION

LOT 4, BLK 154, PLAN 16378 AND STRATA PLAN LMS992, D.L. 37

ADDRESS

3362 - 3384 VANNESS
3347 CLIVE AVE

EXISTING ZONING








CD-1 (201) CD-1 (218)

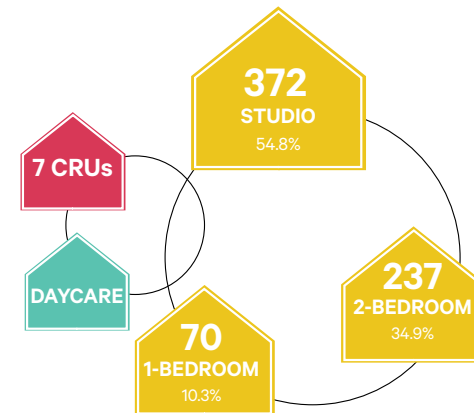
AREA

SITE:	3,56.3 M ²	38,323.88 SF
COMMERCIAL GFA:	801.3 M ²	8624.7 SF
RESIDENTIAL GFA:	41023.0 M ²	441567.8 SF
TOTAL EXCLUSIONS:	1480.1 M ²	15932.1 SF
NET COMMERCIAL AREA:	801.3 M ²	8624.7 SF
NET RESIDENTIAL AREA:	39542.9 M ²	425635.7 SF
DAYCARE AREA:	501.0 M ²	5393.0 SF

FSR

COMMERCIAL FSR:	0.23
RESIDENTIAL FSR:	11.11
TOTAL FSR:	11.34

 1258 RES Class A Bike Stalls	 2 COMM Class A Bike Stalls	 35 RES + COMM Class B Bike Stalls	
 161 RES Parking Stalls	 34 VISITOR Parking Stalls	 12 COMM Parking Stalls	 7 DAYCARE Parking Stalls



PROJECT TEAM

OWNER

INTRACORP PROJECT LTD.
600 - 550 BURRARD ST,
VANCOUVER BC, V6C 2B5

ARCHITECT

BONIFACE OLEKSIUK POLITANO ARCHITECTS
180 - 510 NICOLA ST,
VANCOUVER BC, V6G 3J7

ENVELOPE/ENERGY MODEL

BC BUILDING SCIENCE
611 BENT COURT,
NEW WESTMINSTER BC, V3M 1V3

STRUCTURAL

GLOTMAN SIMPSON
1661 WEST 5TH AVENUE,
VANCOUVER, BC V6J 1N5

MECHANICAL

REINBOLD ENGINEERING
400, 1580 WEST BROADWAY
VANCOUVER, BC V6J 5K8

ELECTRICAL

NEMETZ AND ASSOCIATES
2009 WEST 4TH AVENUE
VANCOUVER, BC V6J 1N3

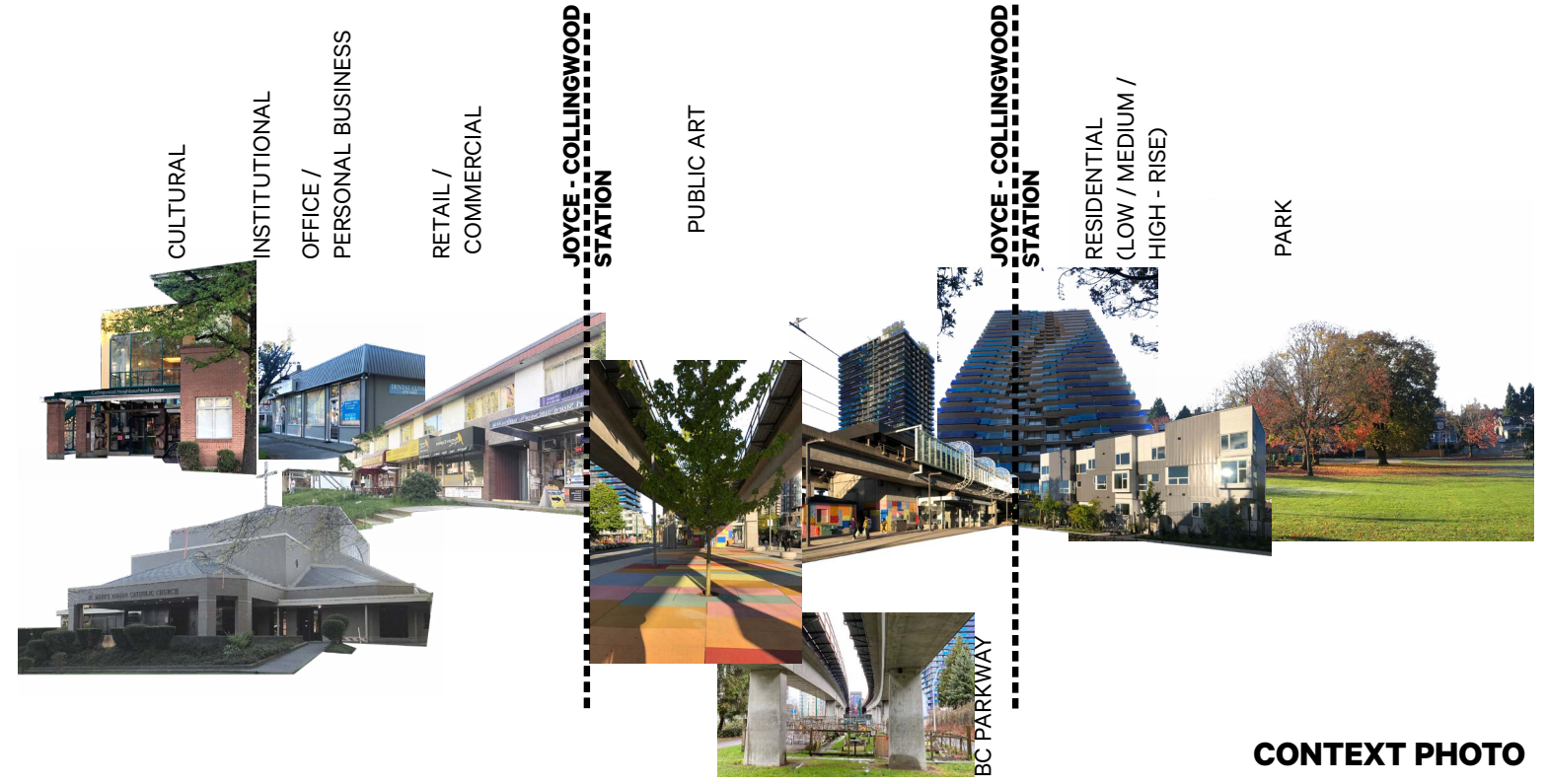
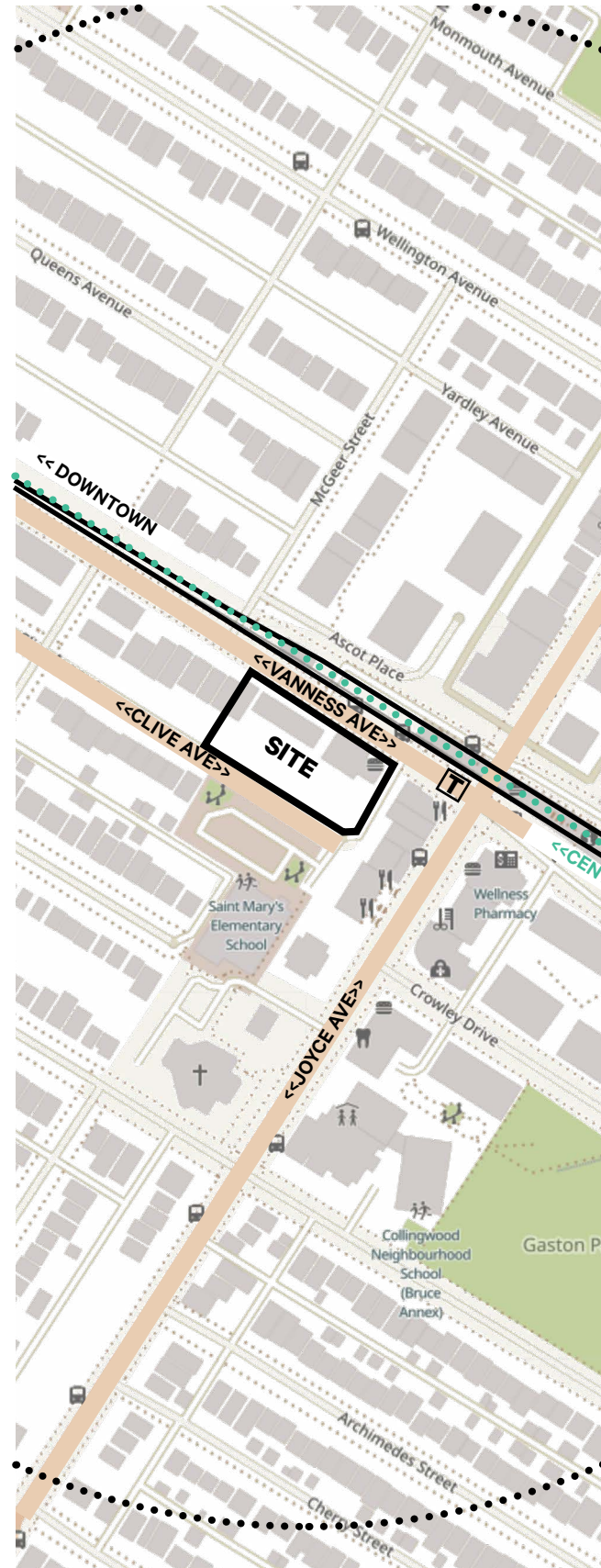
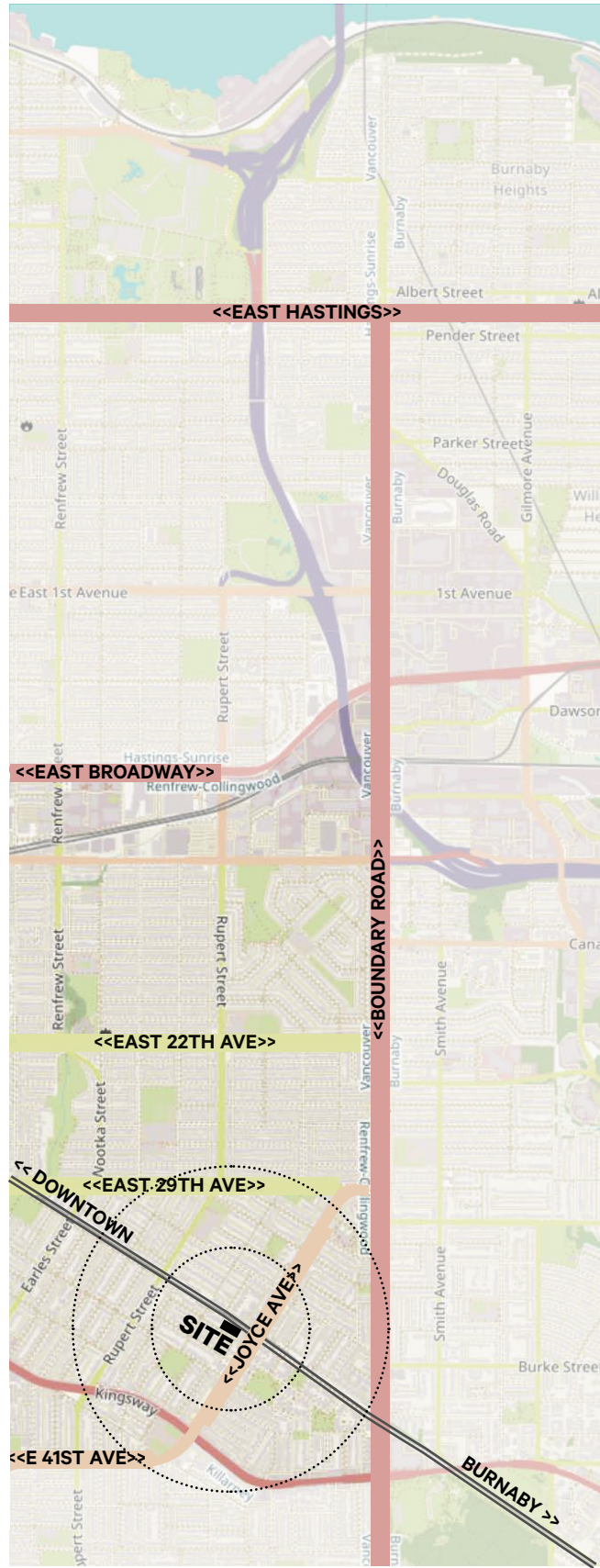
LANDSCAPE

DURANTE KREUK
102 - 1637 WEST 5TH AVENUE
VANCOUVER BC V6J 1N5

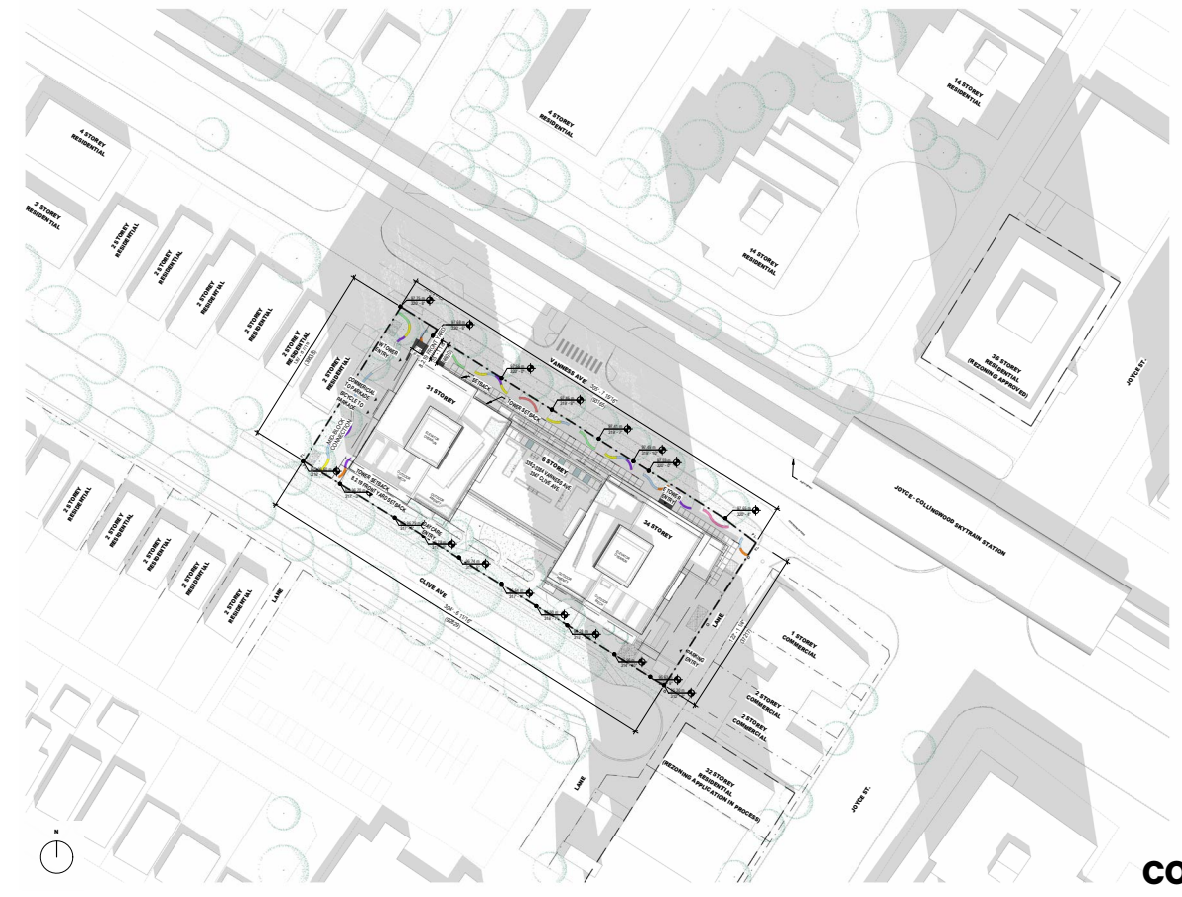
CIVIL

APLIN & MARTIN CONSULTANTS LTD.
201-12448 82ND AVENUE
SURREY, BC V3W 3E9

SITE LOCATION AND CONTEXT



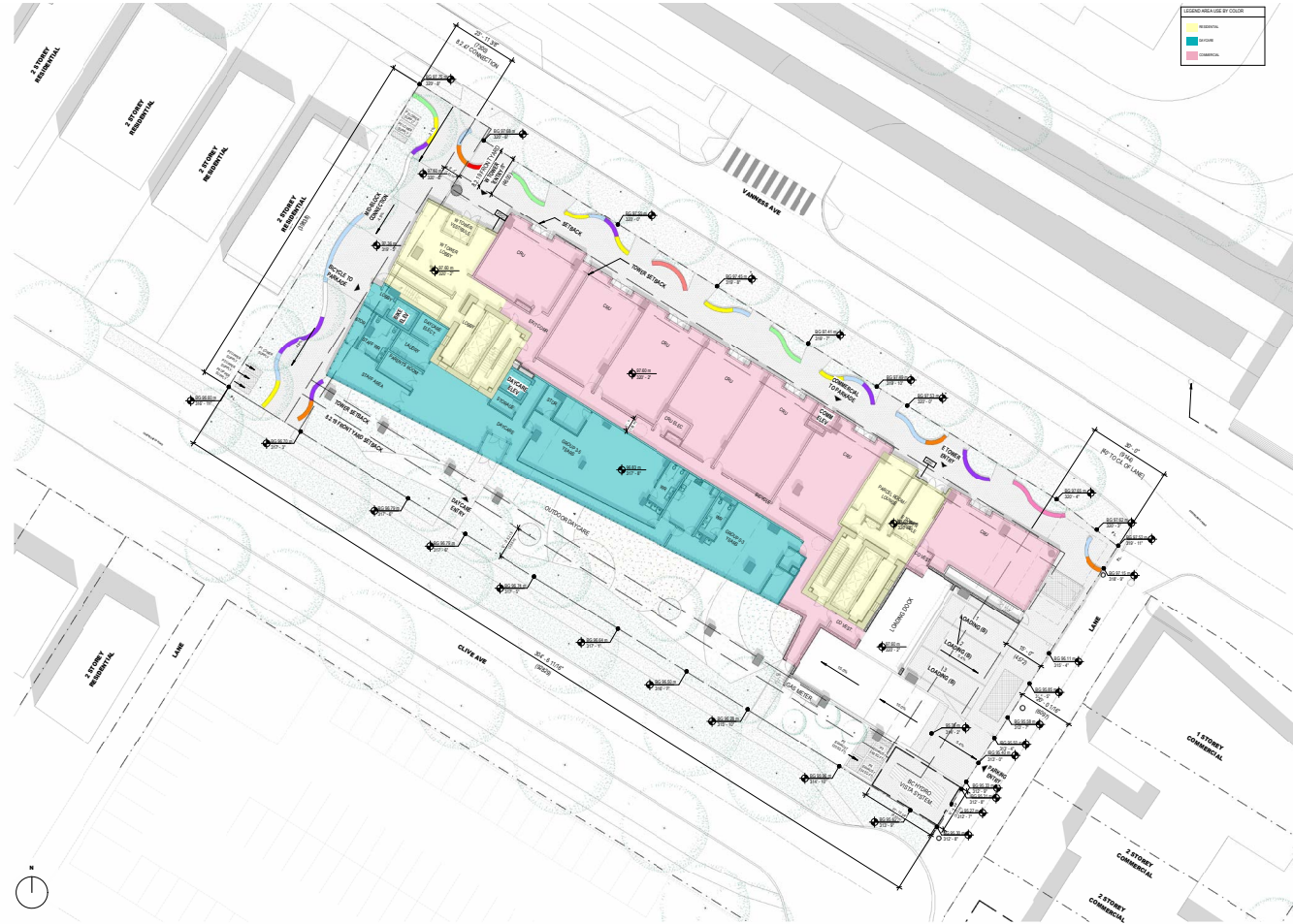
CONTEXT PHOTO



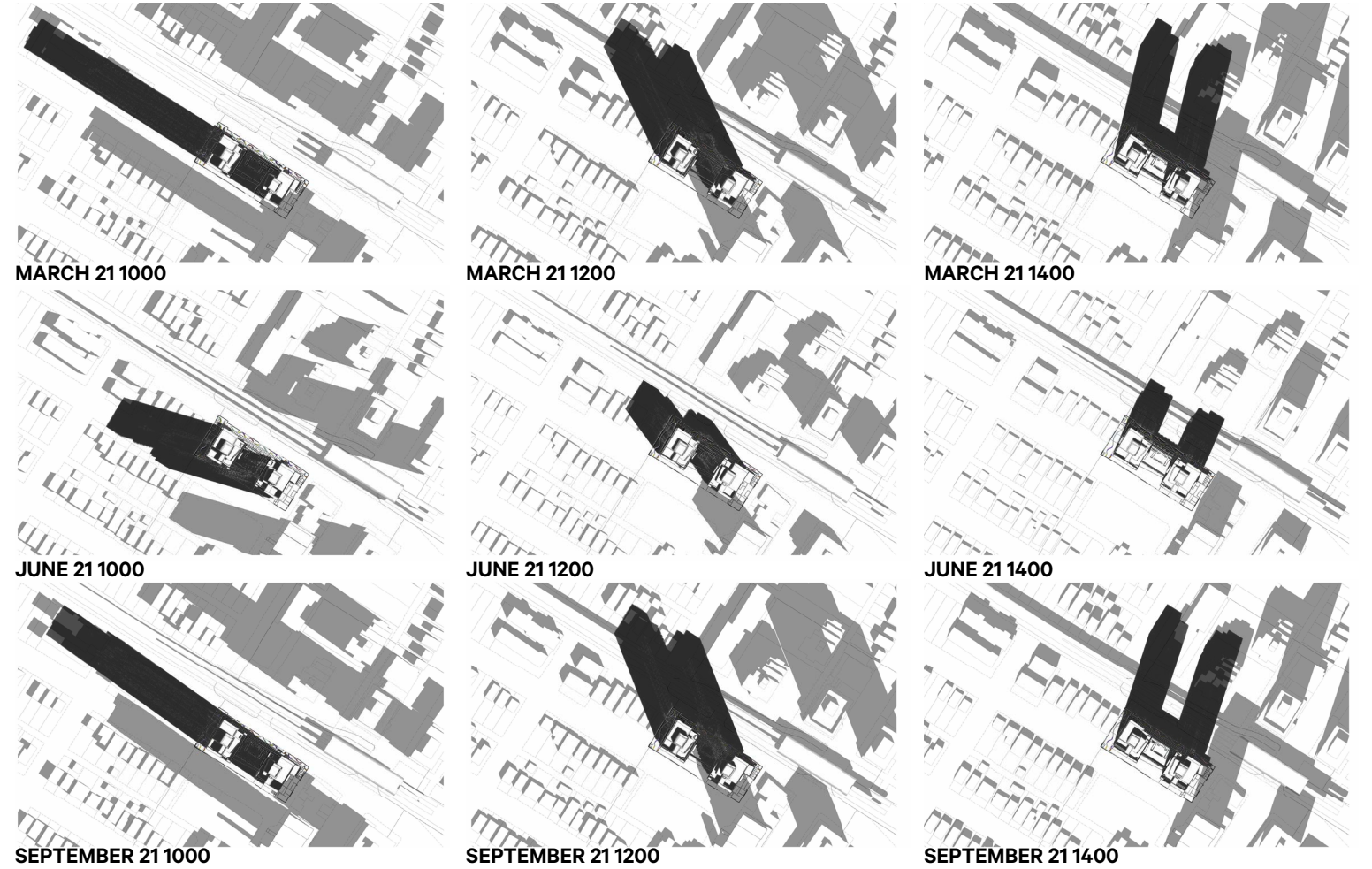
CONTEXT PLAN

CONTEXT

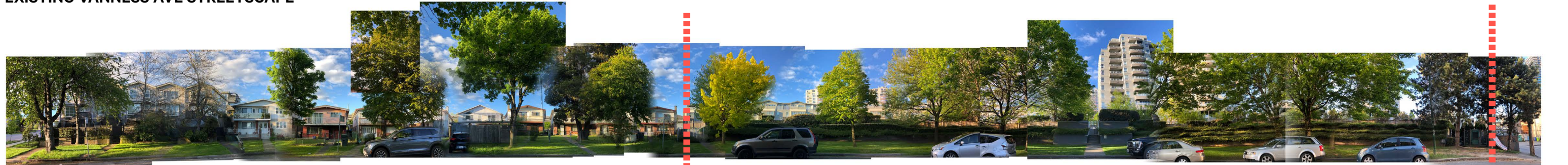
SITE PLAN



SHADOW STUDY

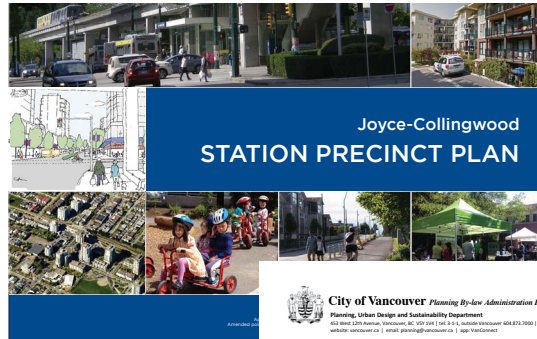


EXISTING VANNESS AVE STREETSCAPE



EXISTING CLIVE AVE STREETSCAPE

POLICY CONTEXT



Joyce-Collingwood
STATION PRECINCT PLAN

City of Vancouver Planning By-law Administration Bulletin
Planning, Urban Design and Sustainability Department
405 West 6th Avenue, Vancouver, BC V5Z 1M9 | Tel: 604 320 4100 | Fax: 604 673 7000
www.vancouver.ca | email: planning@vancouver.ca | 1-800-763-0000

GREEN BUILDINGS POLICY FOR REZONING - PROCESS AND REQUIREMENTS
(Formerly: Green Building Process)

Adopted: Director of Planning
Effective: July 22, 2013
Amended: June 22, 2014, June 6, 2015, January 14, 2016, April 28, 2017, and June 14, 2019
(Applies to rezoning applications after April 28, 2017)

Guidelines

Childcare Design Guidelines
Approved by Council February 4, 1993
Last amended December 10, 2019, September 15, 2020 and January 10, 2021

City of Vancouver Land Use and Development Policies and Guidelines
Approved by Council on March 24, 1992
Amended on September 15, 2020

HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES
Adopted by City Council on March 24, 1992
Amended on September 15, 2020

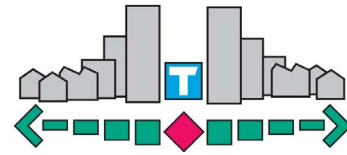


Transportation 2040
Plan as adopted by Vancouver City Council on October 31, 2012

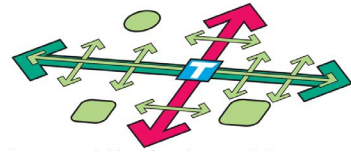


HOUSING VANCOUVER STRATEGY

JOYCE-COLLINGWOOD PRECINCT KEY IDEAS



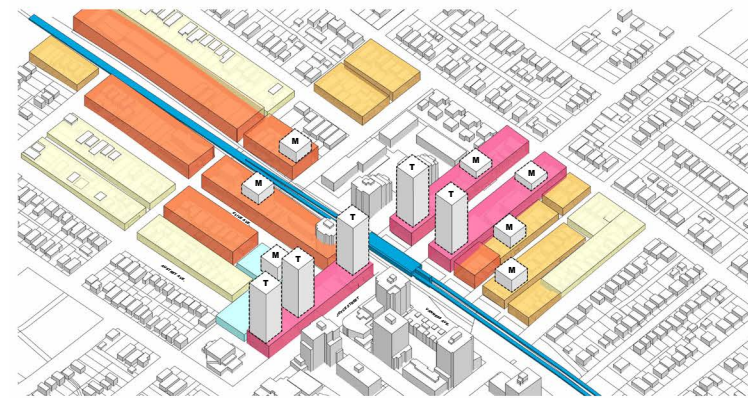
TRANSITION HEIGHTS FROM TRANSIT



INCREASE NEIGHBOURHOOD CONNECTIVITY



CREATE VIBRANT STREETS



SUB-AREA POLICIES
3D REPRESENTATION OF JOYCE-COLLINGWOOD STATION PRECINCT PLAN
BASED ON FIGURE 5.1, SECTION 5 SUB-AREA POLICIES

- T PROPOSED M-RISE BUILDING
- M PROPOSED TOWER BUILDING
- MIXED-USE: UP TO 50FT. (APPROX. 6 STOREYS)
- APARTMENT: UP TO 70FT. (APPROX. 4 STOREYS)
- APARTMENT: UP TO 45FT. (APPROX. 4 STOREYS)
- TOWNHOUSE: UP TO 35FT. (APPROX. 2 TO 3 STOREYS)
- I INSTITUTIONAL

JOYCE-COLLINGWOOD PRECINCT PLAN ASPIRATIONS

CREATE MORE COMPACT, MIXED-USE AND WALKABLE DEVELOPMENT AROUND THE SKYTRAIN STATION

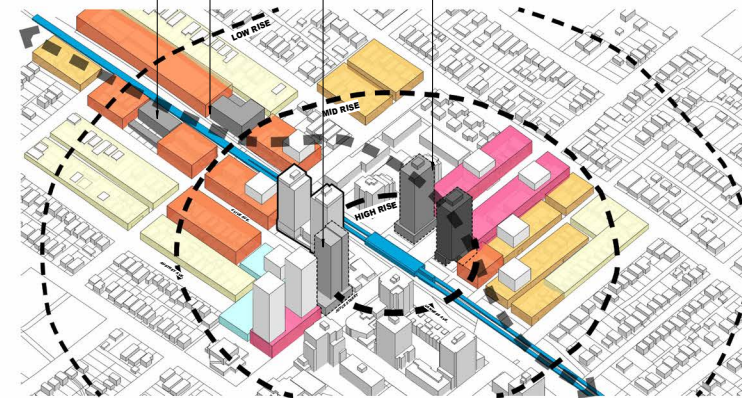
CREATE A MORE ACTIVE, VIBRANT LOCAL SHOPPING STREET

CREATE A MORE PHYSICALLY AND SOCIALLY CONNECTED NEIGHBOURHOOD WITH OPPORTUNITIES FOR IMPROVED PUBLIC LIFE

IMPROVE ACCESS TO TRANSIT

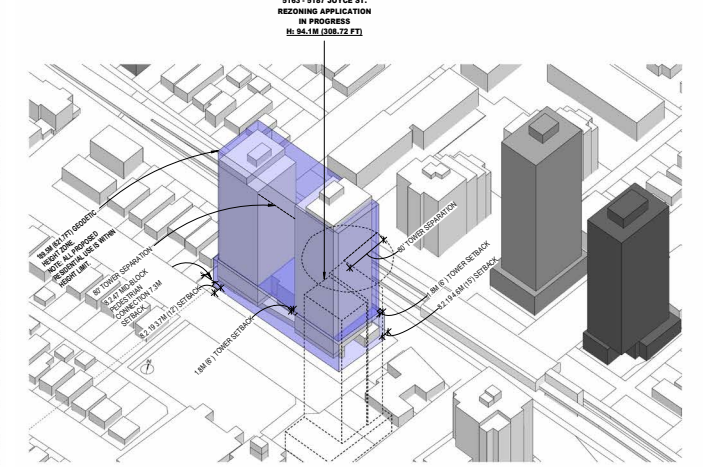
CREATE MORE OPPORTUNITIES FOR HOUSING INCLUDING FAMILY HOUSING

3235-3261 CLIVE AVE. REZONING APPLICATION APPROVED H: 21M (69 FT.)
3279-3297 VANNESS AVE. REZONING APPLICATION APPROVED H: 22.7M (74.6 FT.)
5163 - 5187 JOYCE ST. REZONING APPLICATION IN PROGRESS H: 96.1M (315.3 FT.)
5055 JOYCE ST. REZONING APPLICATION APPROVED H: 96.1M (315.3 FT.)
5163 - 5187 JOYCE ST. REZONING APPLICATION IN PROGRESS H: 96.1M (315.3 FT.)



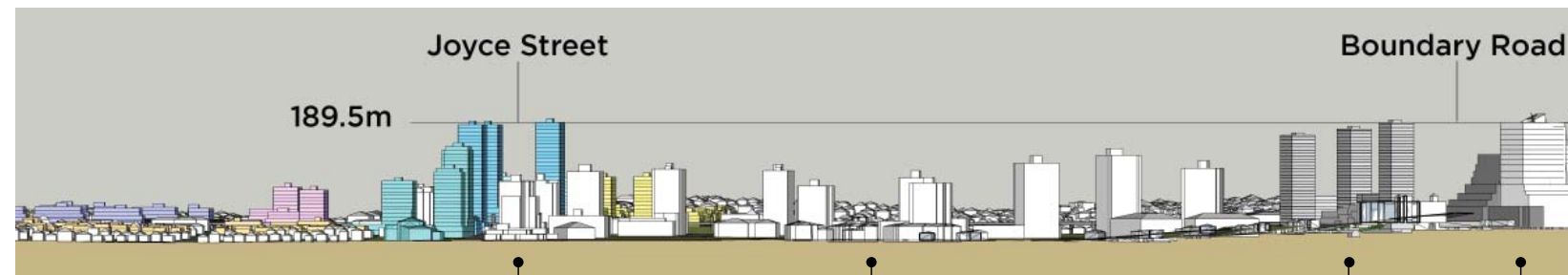
HEIGHT TRANSITION

3D REPRESENTATION OF JOYCE-COLLINGWOOD STATION PRECINCT PLAN
BASED ON FIGURE 5.2, SECTION 5.2 TRANSIT AS A FOCUS
"A BASIC PREMISE OF TRANSIT-ORIENTED DEVELOPMENT IS THAT DENSITY IS BEST LOCATED IN CLOSE PROXIMITY TO A TRANSIT STATION. AS PART OF THE STATION PRECINCT REVIEW, DENSITY WAS TESTED WITH THE TALLEST BUILDINGS AT THE STATION AND TRANSITIONING DOWN IN ALL DIRECTIONS AWAY FROM THE STATION."



MASSING STUDY

NOTE: ALL PROPOSED RESIDENTIAL USE (MARKET RENTAL) IS WITHIN THE 189.5M (621.7') GEODETIC HEIGHT LIMIT.



*Geodetic height: The measured distance above sea level

Proposed Towers

Collingwood Village

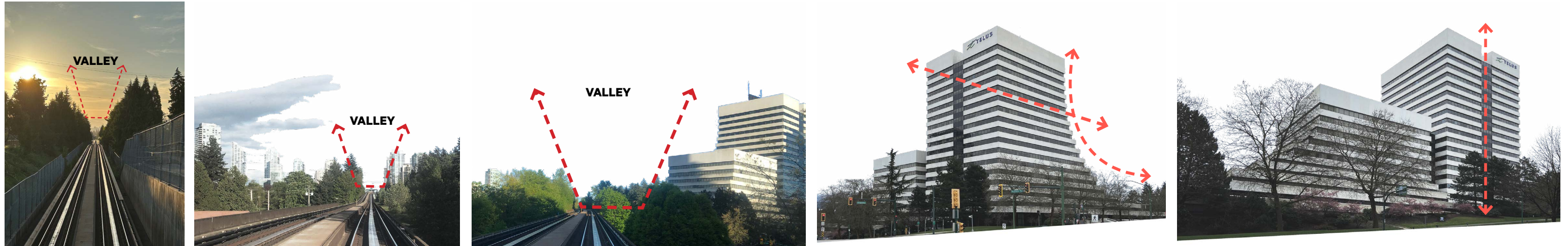
Wall Centre

Telus Building

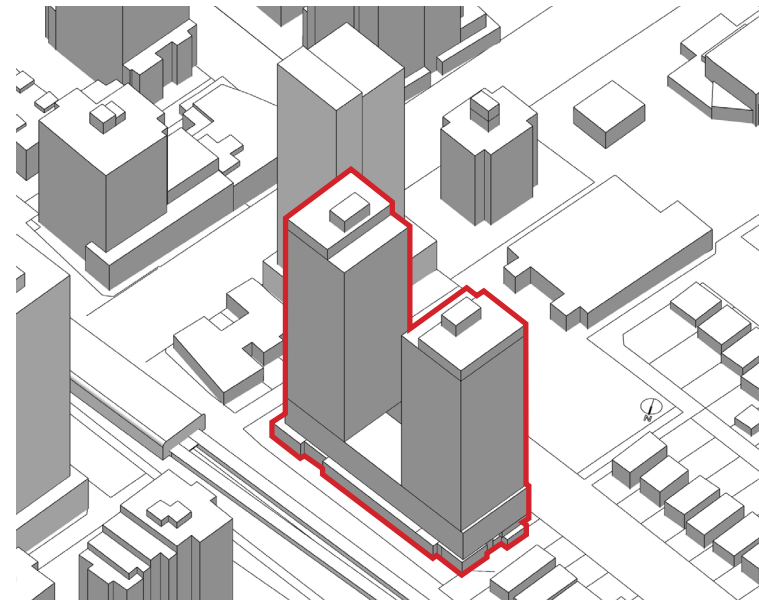
TRANSITION HEIGHTS FROM TRANSIT

ARCHITECTURAL EXPRESSION

CENTRAL VALLEY GREENWAY



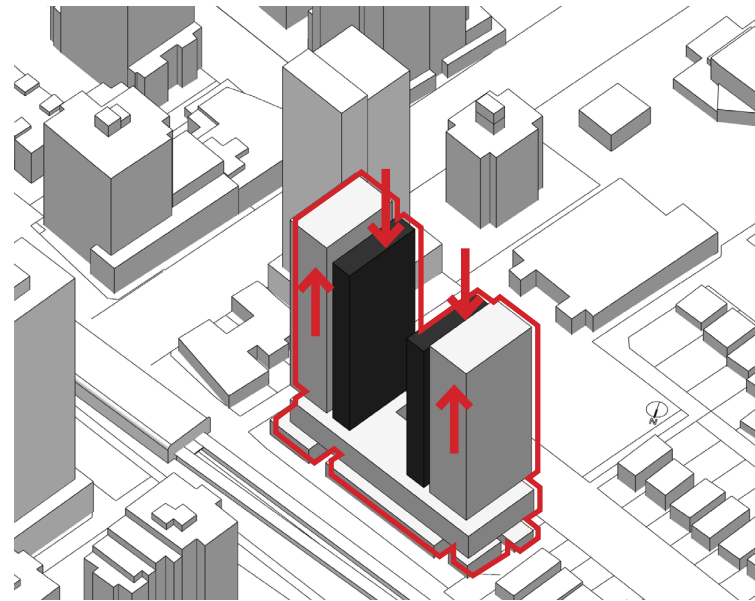
MASSING TRANSFORMATION



Base Massing

-Governed by tower separation between towers on and off site; a West side mid-block connection; tower floorplate guidelines; and 6-storey podium limit, the position of tower and massing of the building is determined by site and policy constraints.

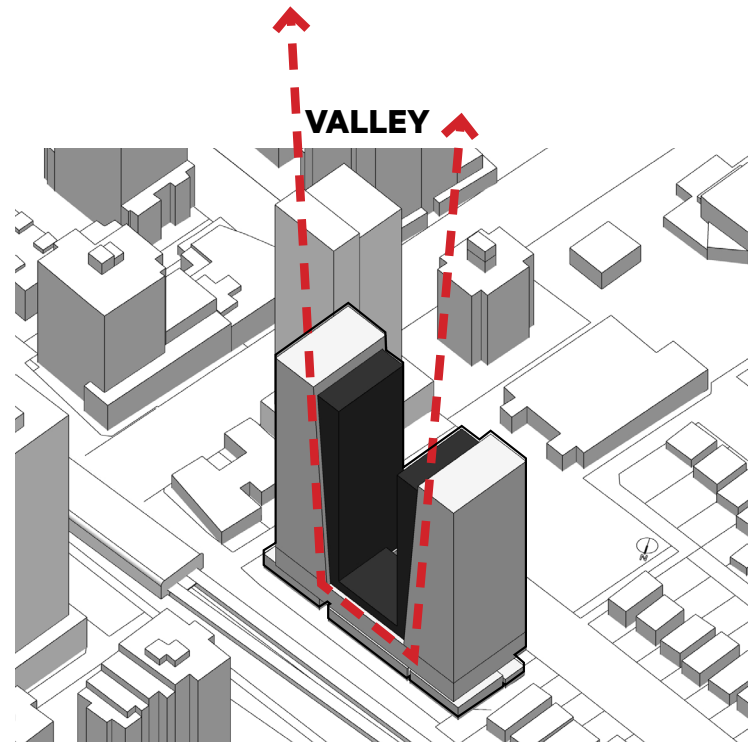
-Heights reduce from East to West with distance from the SkyTrain station.



Vertical Split

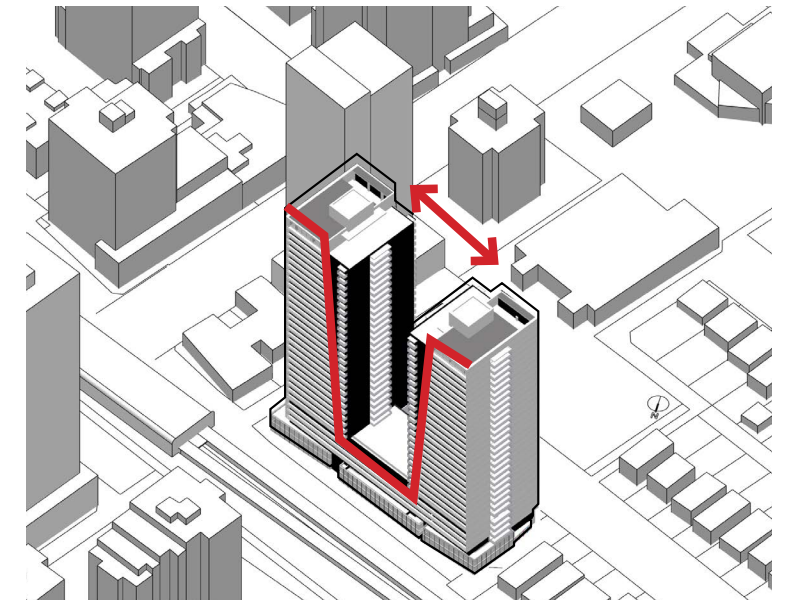
-Vertical break and contrasting colour/material improves visual slenderness of the towers

-Taller portions of towers frame the outer edges of the project and provide a varied roof-line



Tower Form Tapers Towards Top

-Narrowing towards the tower tops to create a varied roof profile and a lightening of visual mass as the building rises.



Visual separation

Tapered tower forms increase visual separation of the vertical massing while evoking the valley form of the SkyTrain guideway and Valley profile.

3D VIEWS



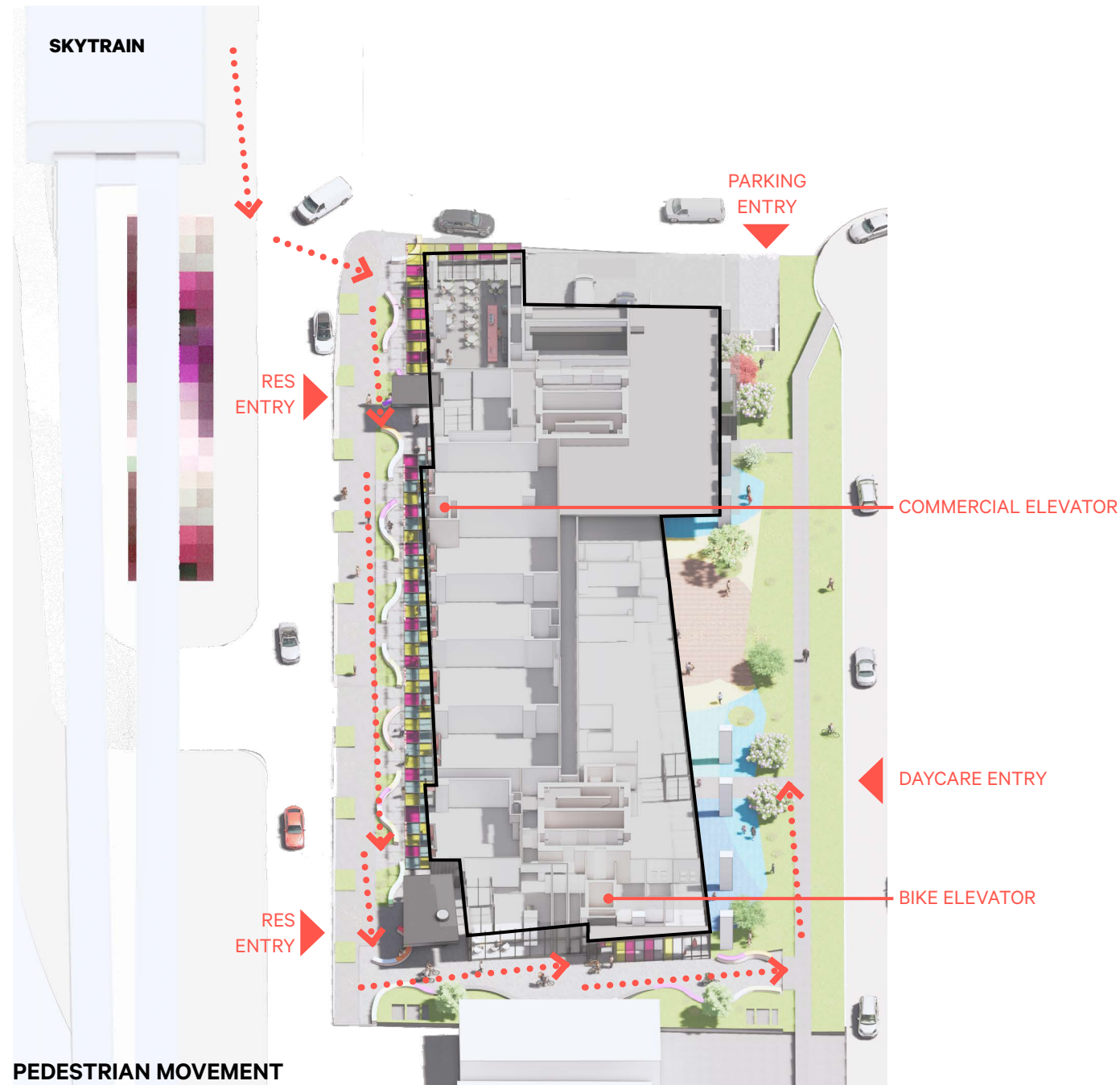
SOUTHWEST OVERALL VIEW



NORTH OVERALL VIEW

PUBLIC REALM - ART AND PEDESTRIAN MOVEMENT

PUBLIC ART AT SKYTRAIN STATION

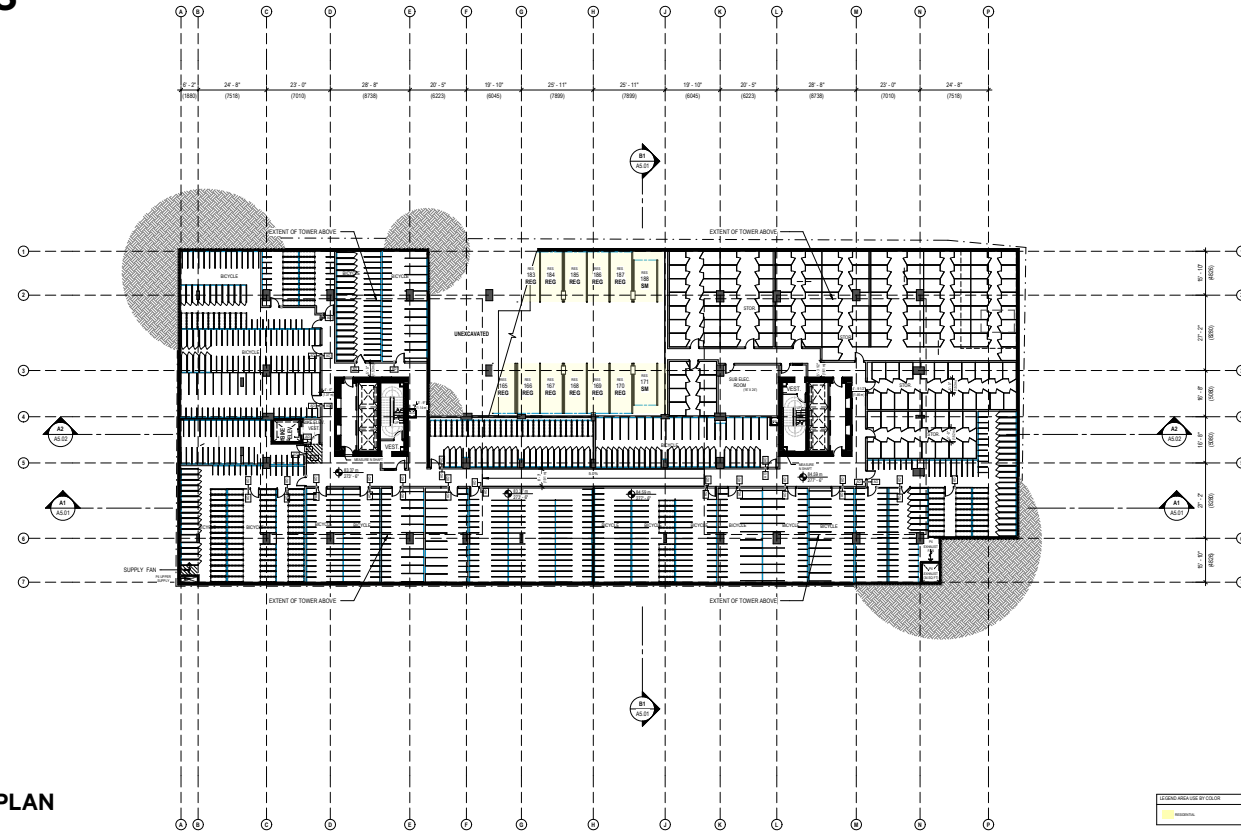


3D VIEW

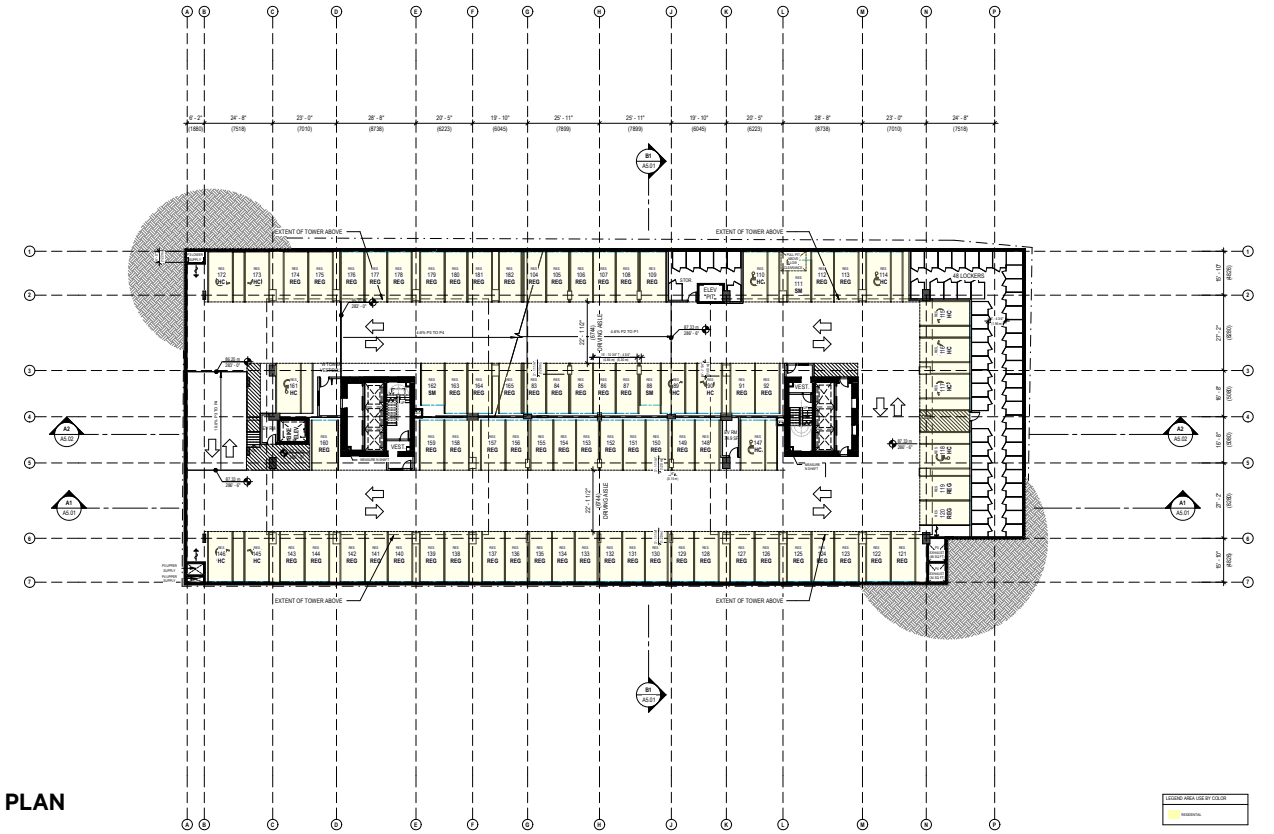


WEST RENTAL TOWER ENTRY

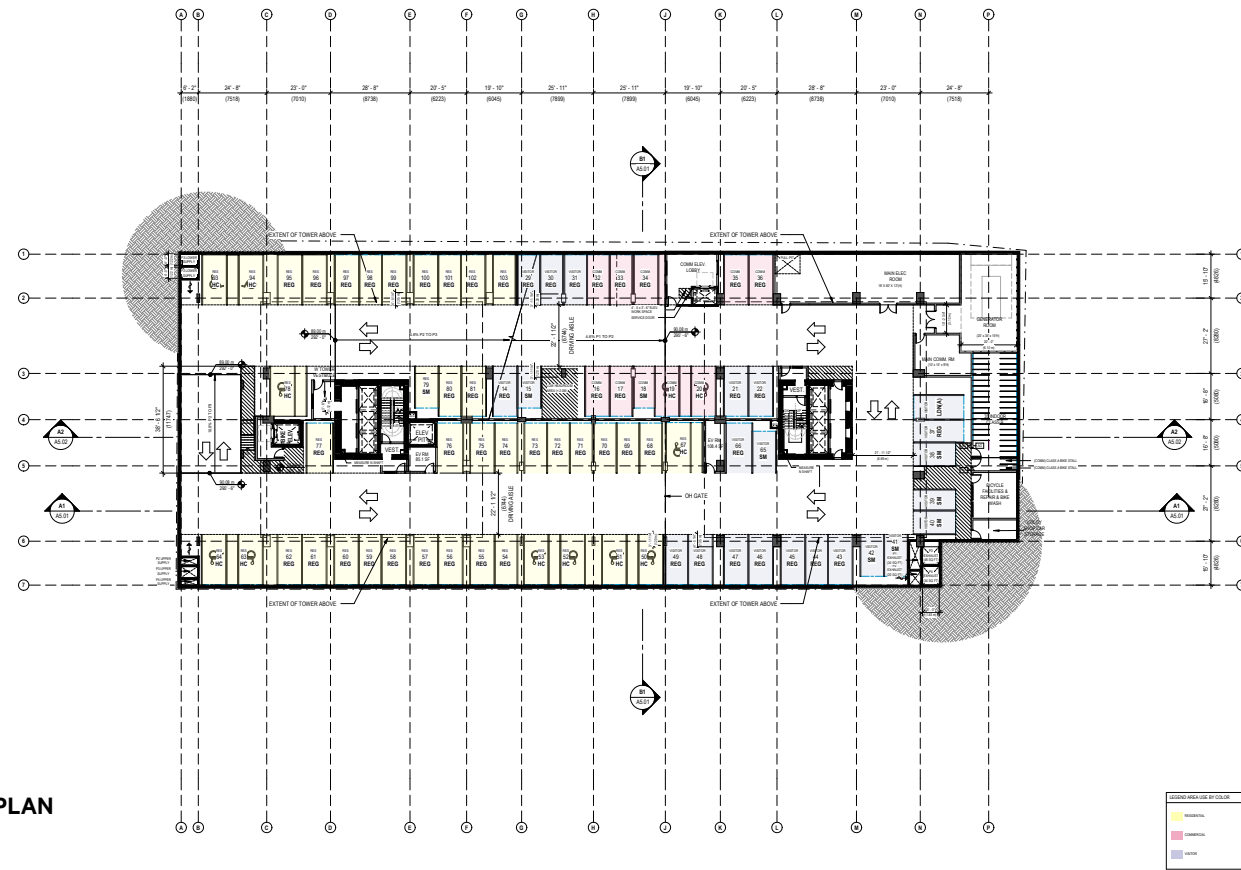
PLANS



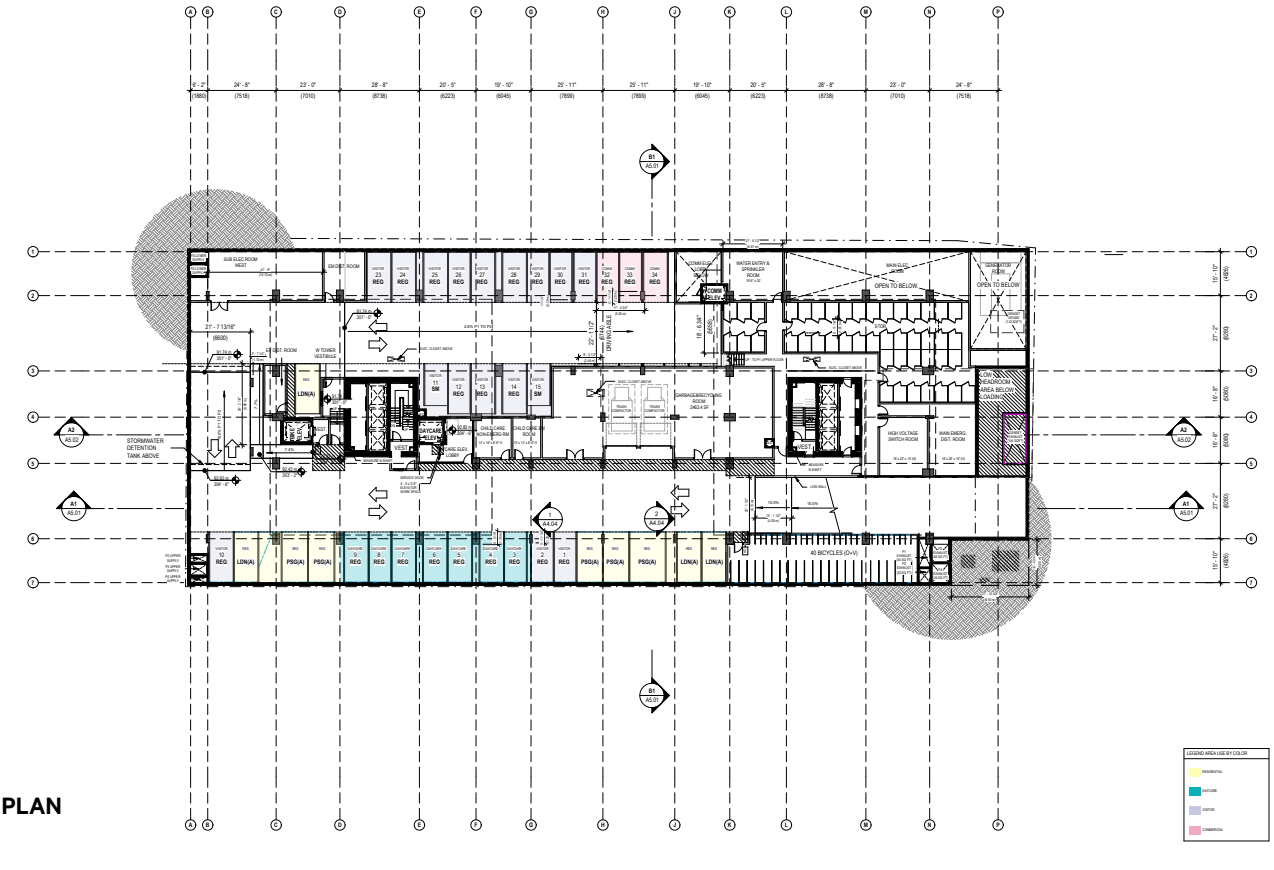
P4 FLOOR PLAN



P3 FLOOR PLAN



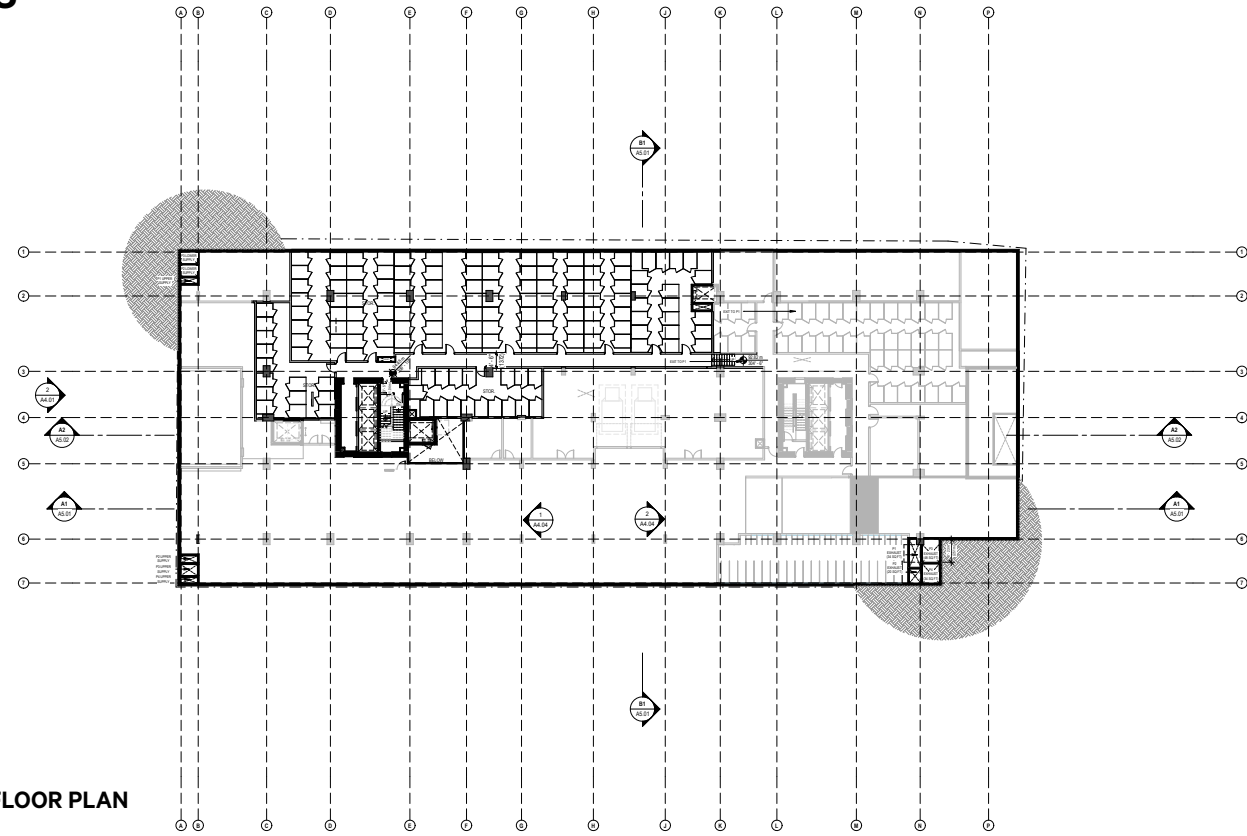
P2 FLOOR PLAN



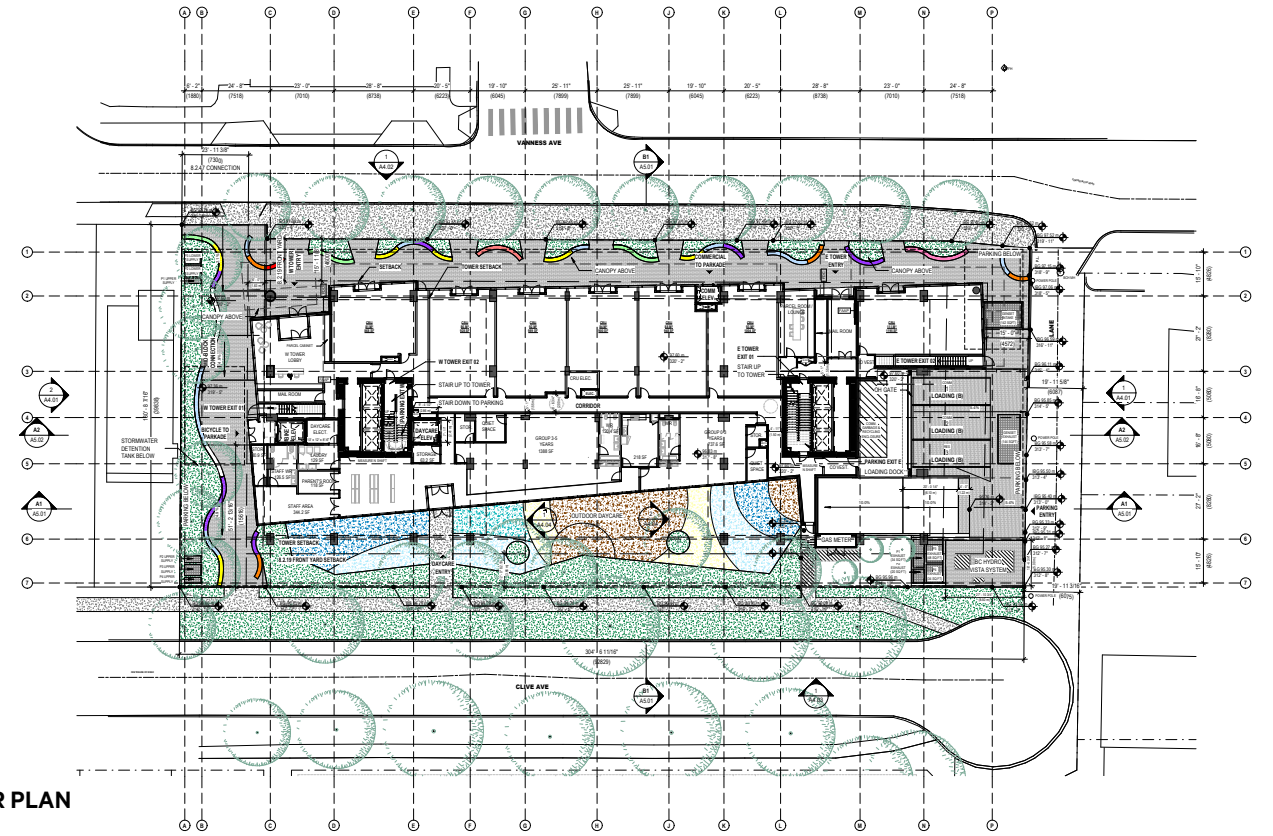
P1 FLOOR PLAN



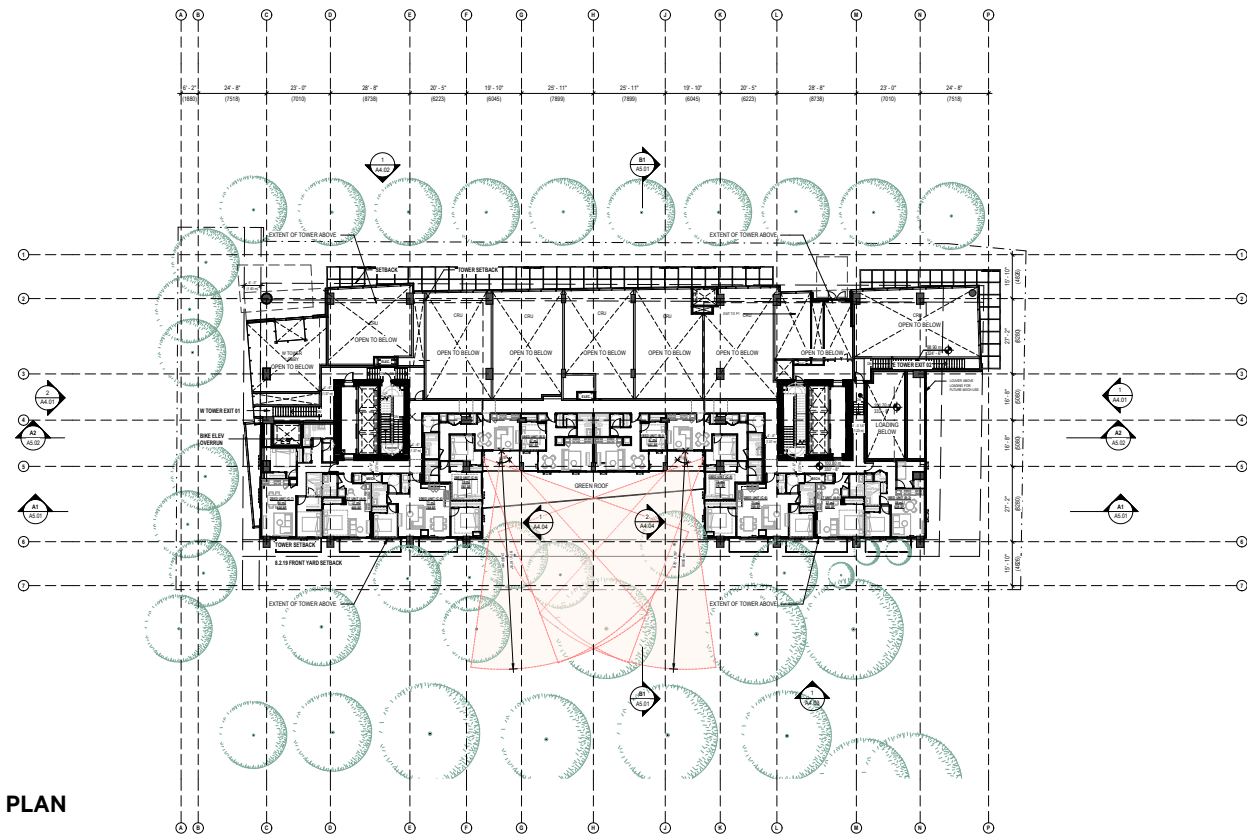
PLANS



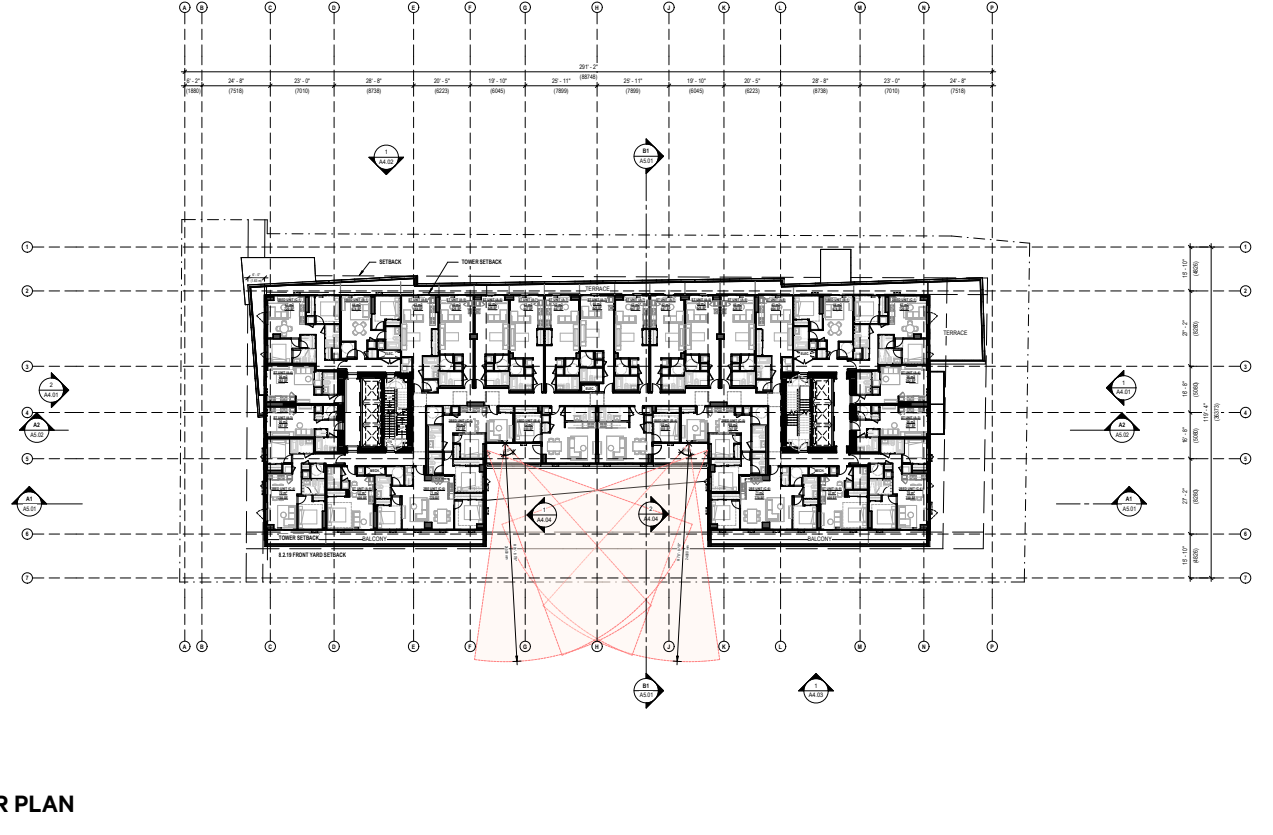
P1 UPPER FLOOR PLAN



L01 FLOOR PLAN



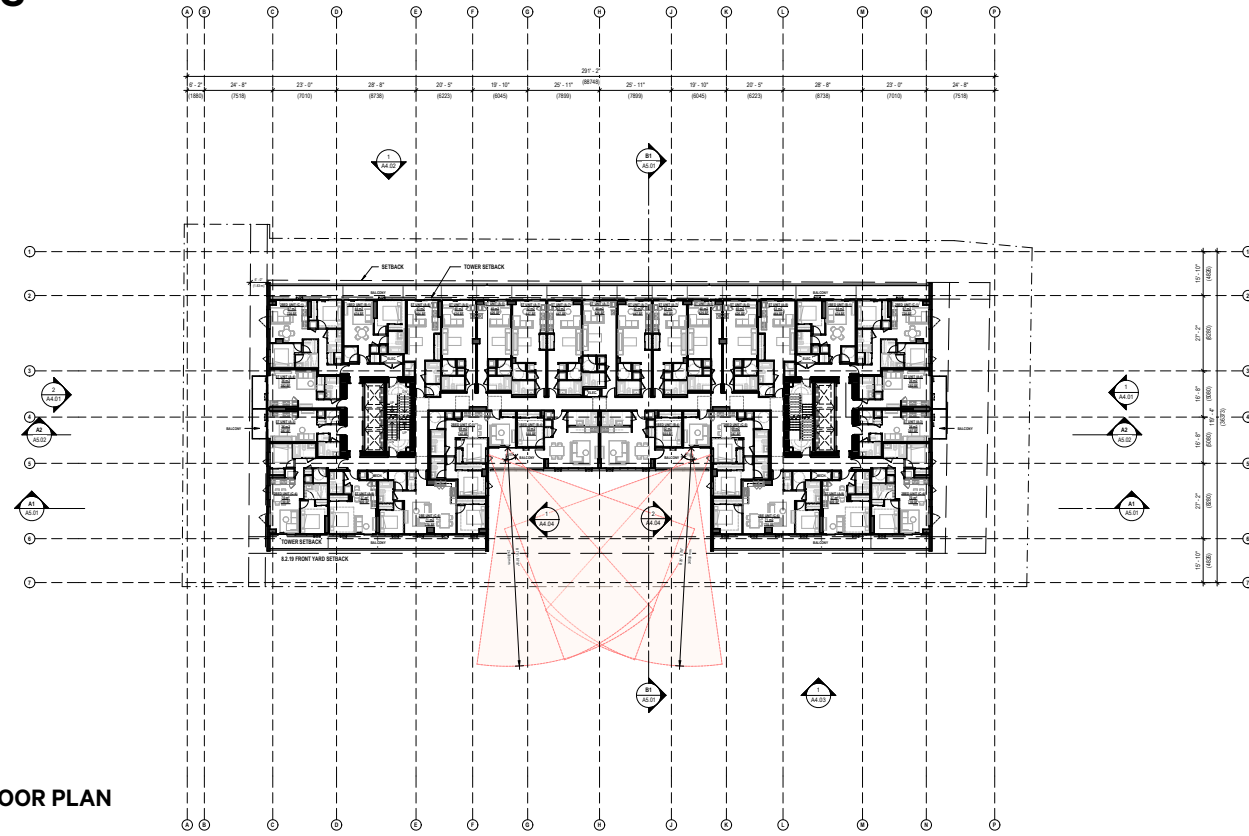
L02 FLOOR PLAN



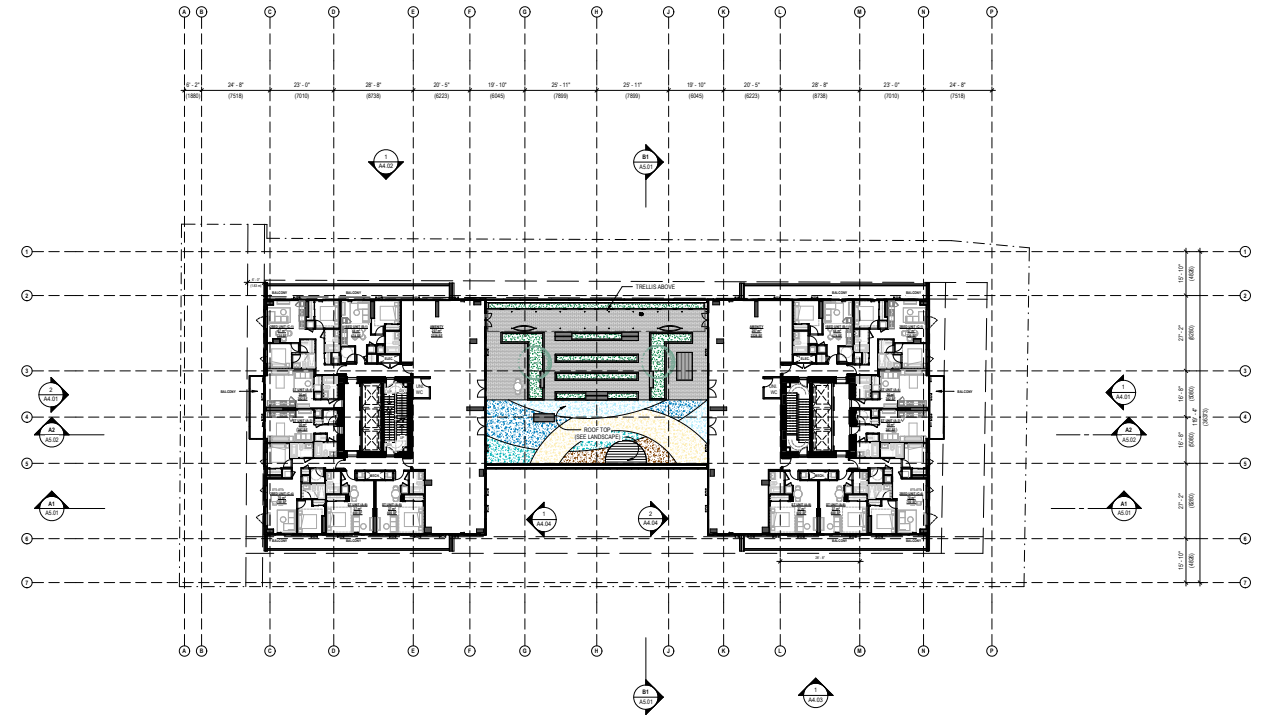
L03 FLOOR PLAN



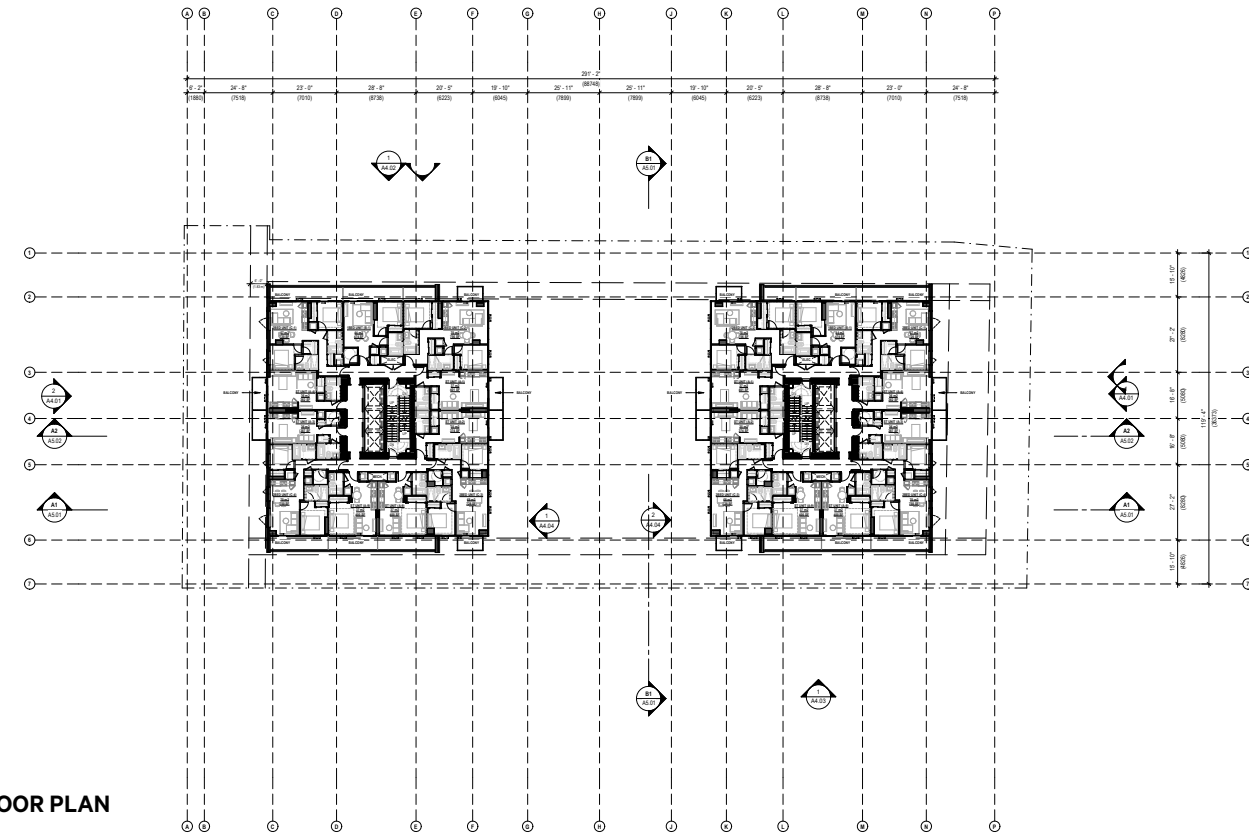
PLANS



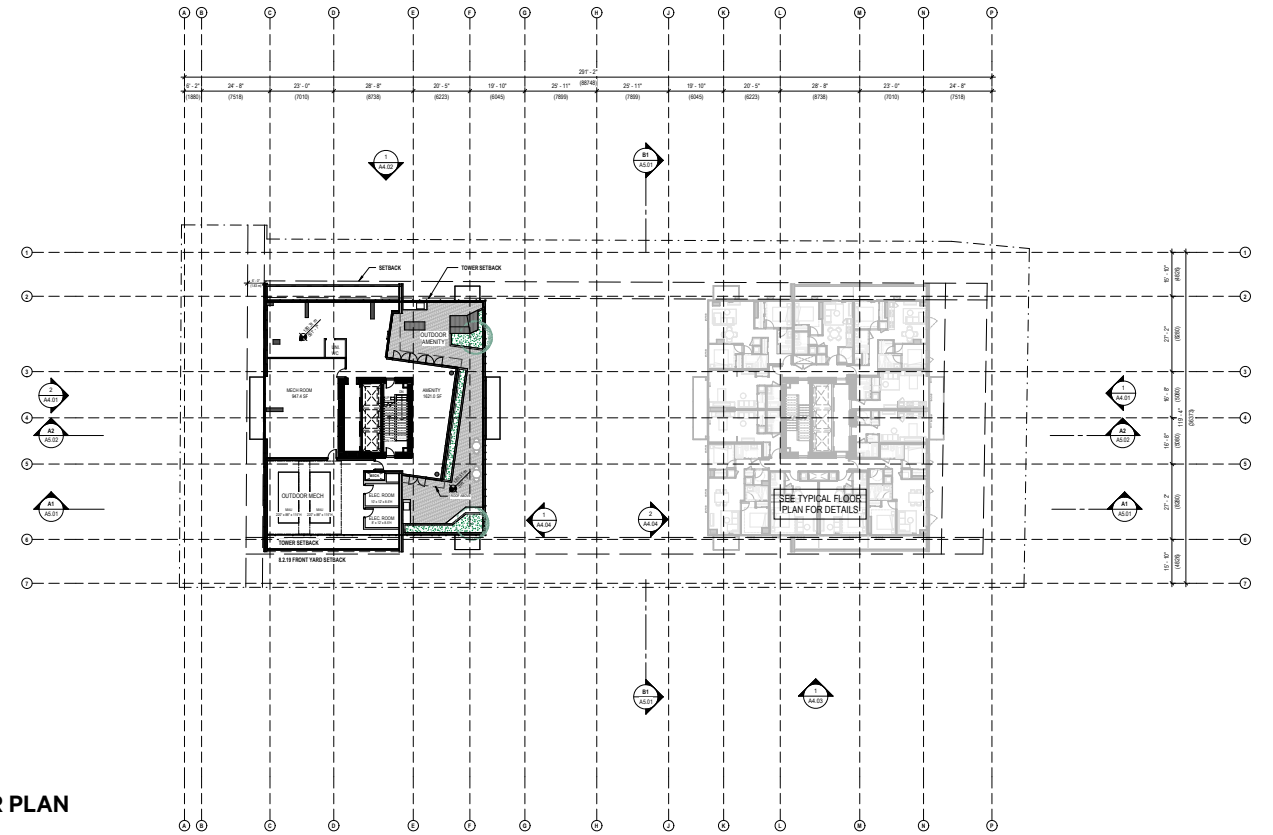
L04-06 FLOOR PLAN



L07 FLOOR PLAN



L08-30 FLOOR PLAN



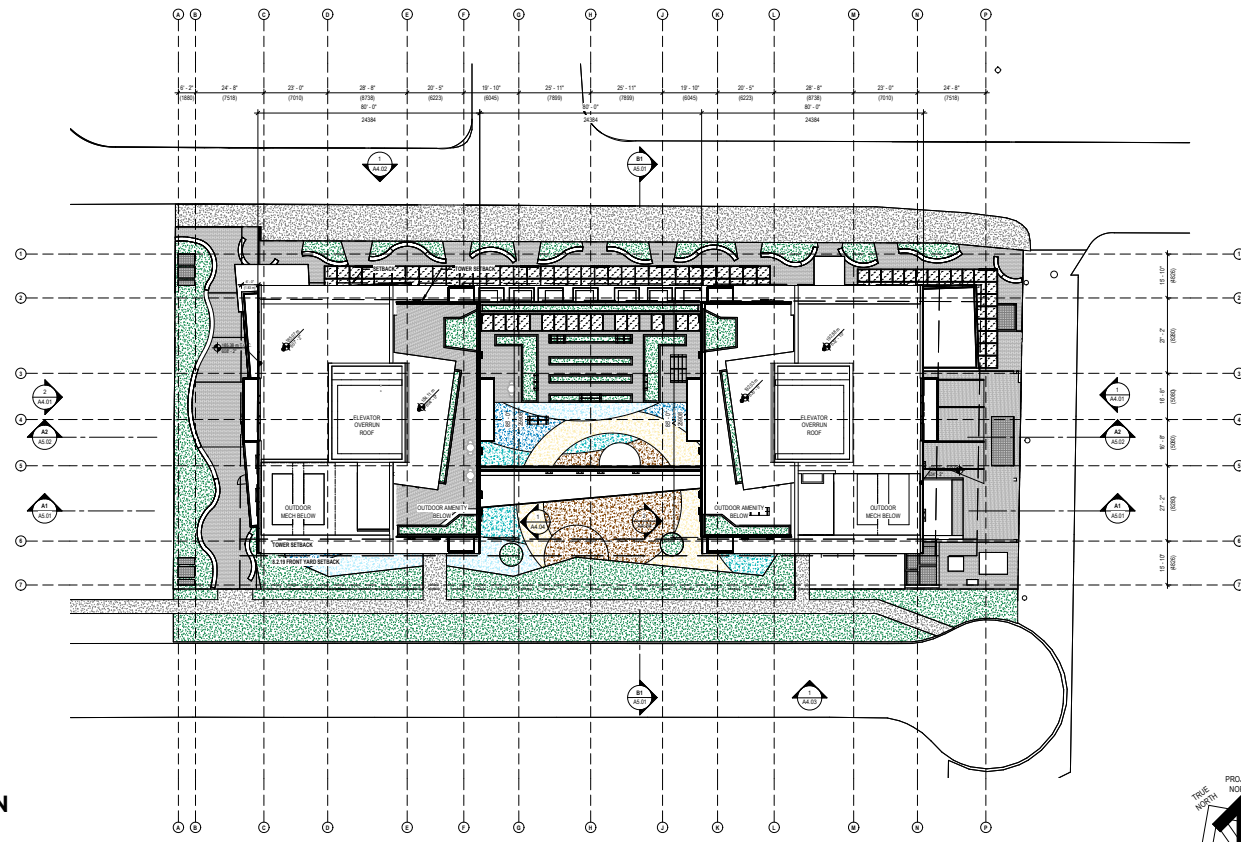
L31 FLOOR PLAN



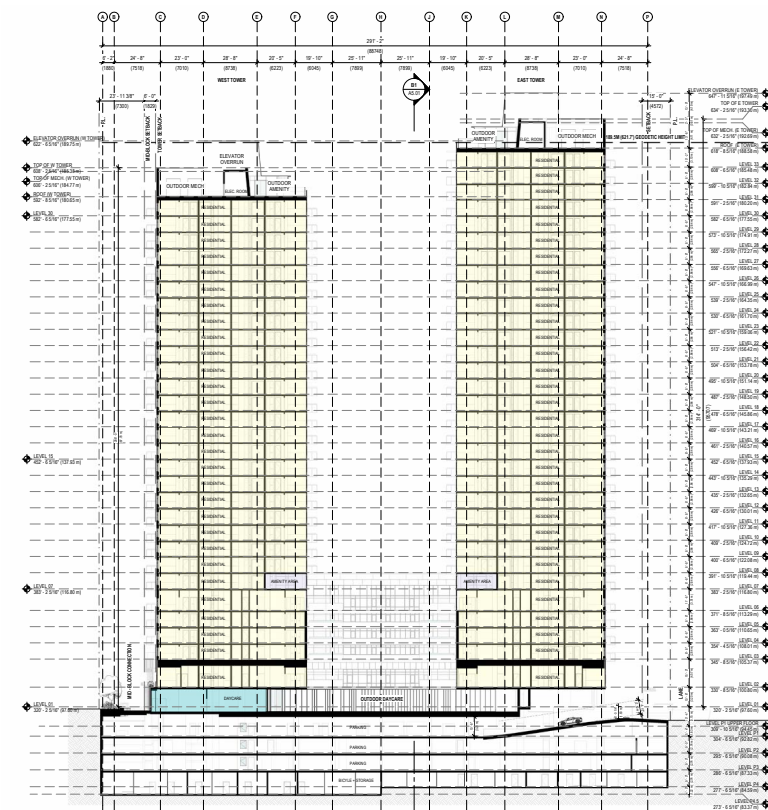
PLANS AND SECTIONS



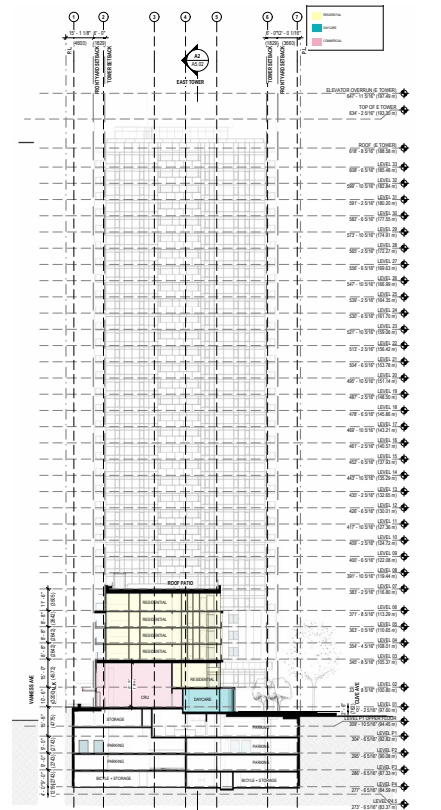
L34 PLAN



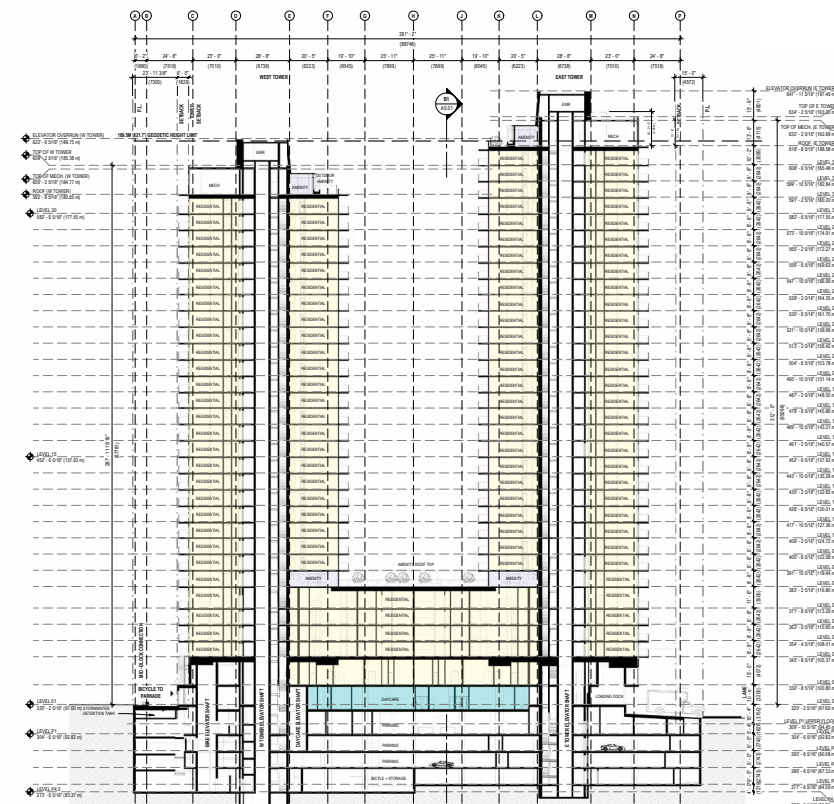
ROOF PLAN



A1 SECTION

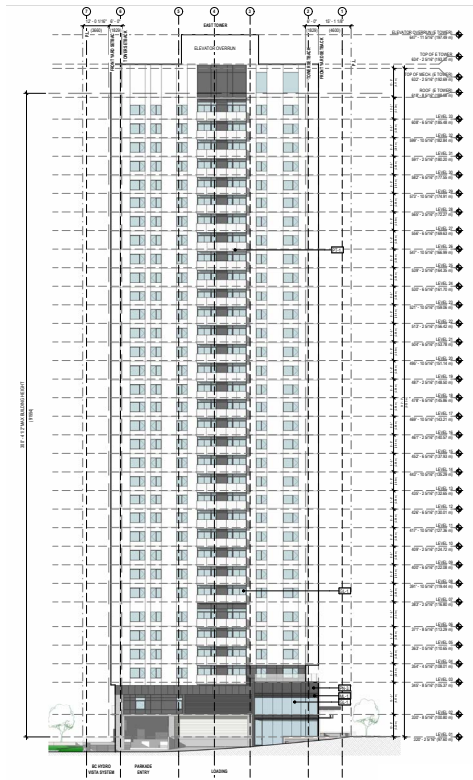


B1 SECTION

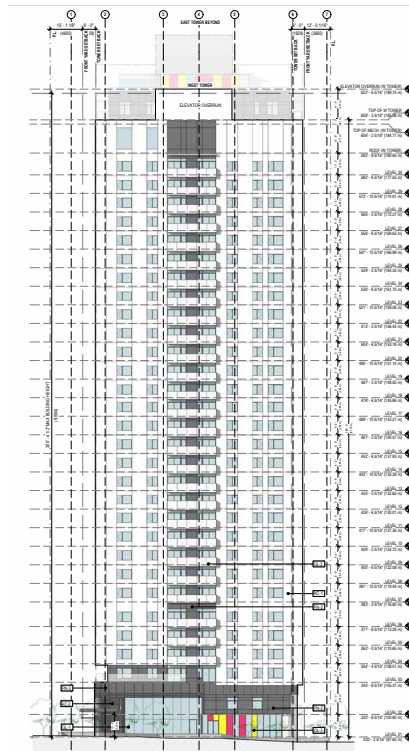


A2 SECTION

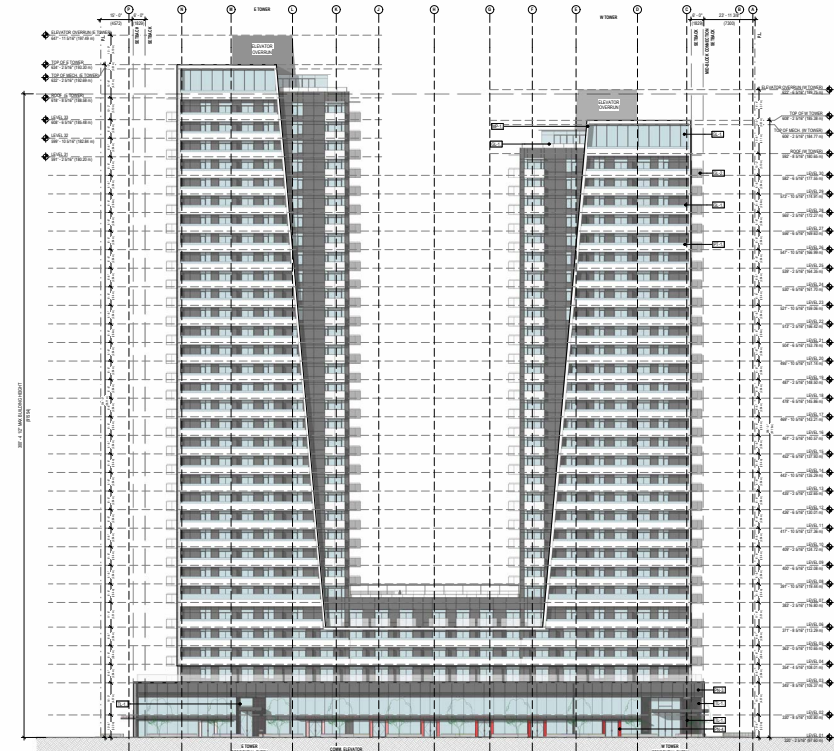
ELEVATIONS



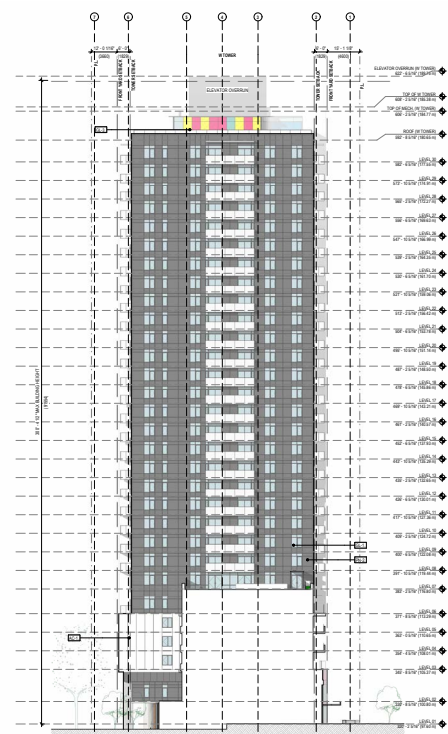
EAST ELEVATION



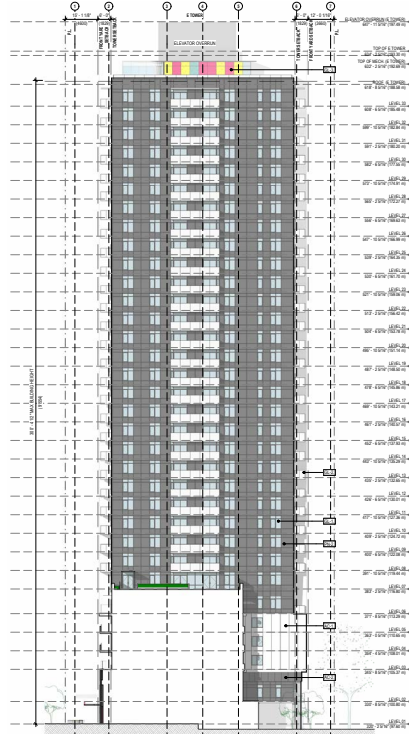
WEST ELEVATION



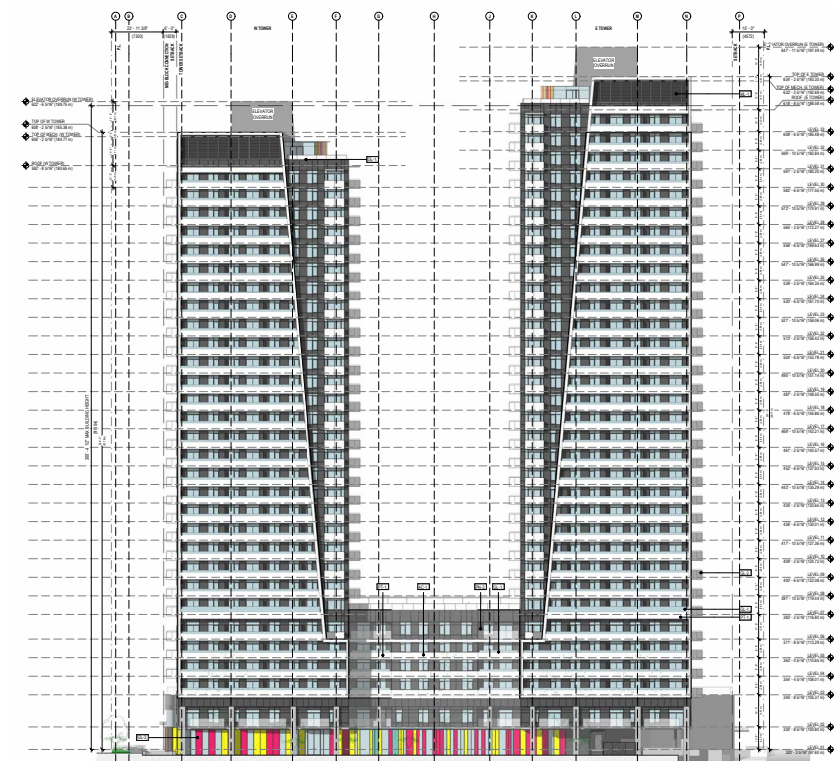
NORTH ELEVATION



EAST ELEVATION OF WEST TOWER

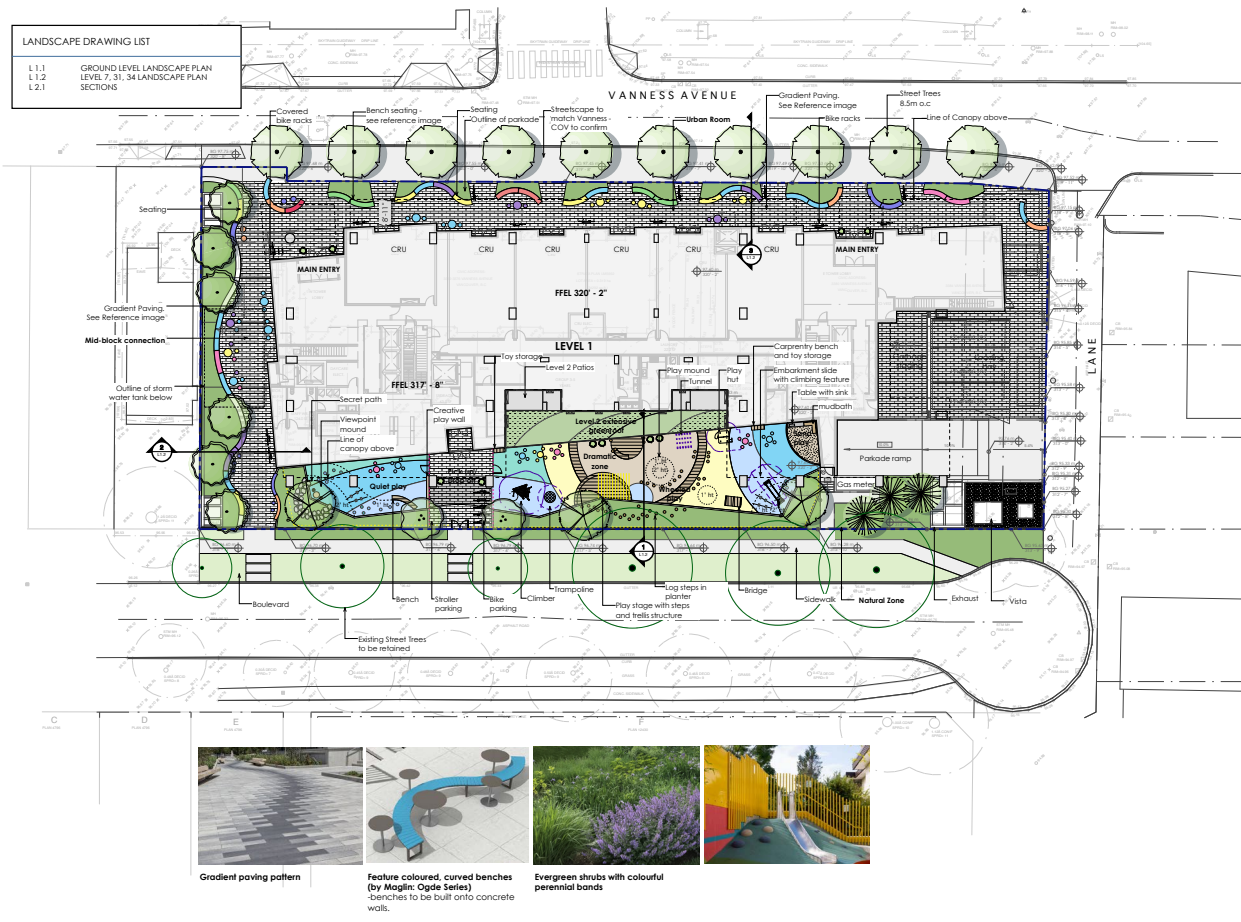


WEST ELEVATION OF EAST TOWER

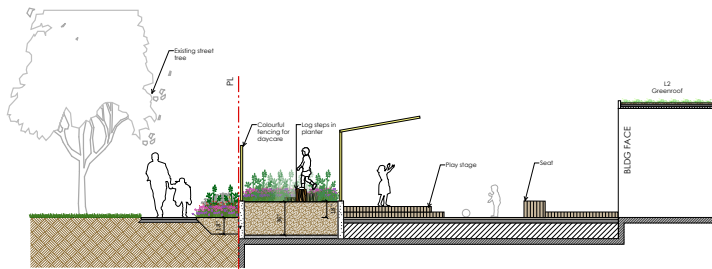


SOUTH ELEVATION

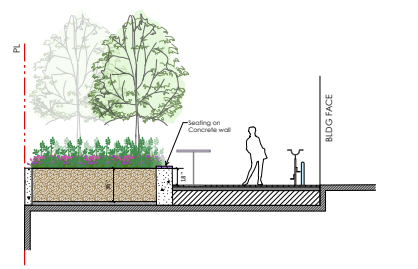
LANDSCAPE PLANS & SECTIONS



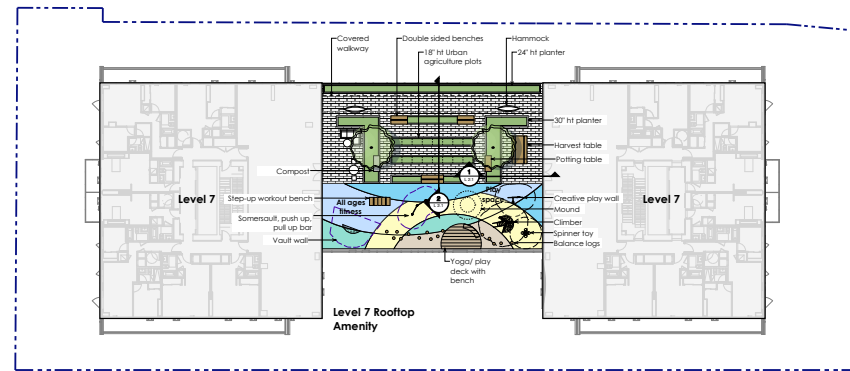
GROUND LEVEL LANDSCAPE PLAN



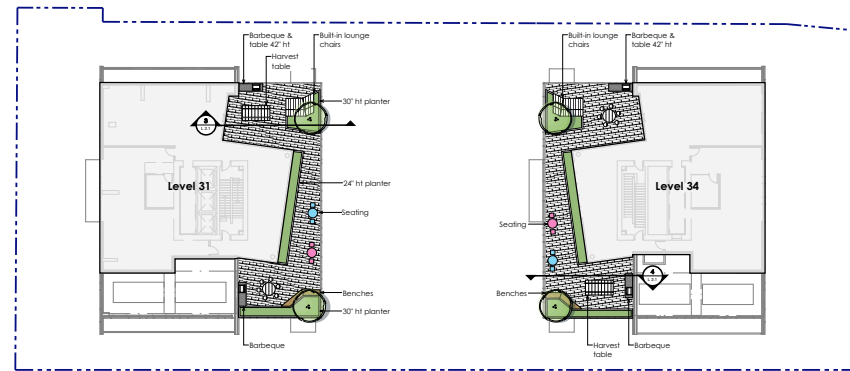
SECTION THROUGH DAYCARE



SECTION THROUGH ROW "URBAN ROOM"

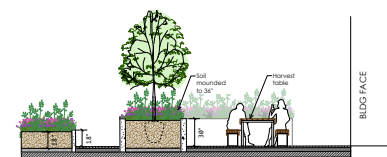


LEVEL 7 ROOFTOP AMENITY

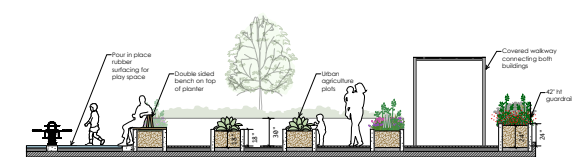


LEVEL 31 ROOFTOP AMENITY

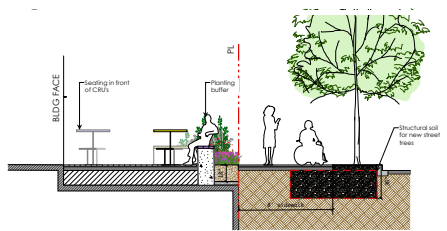
LEVEL 34 ROOFTOP AMENITY



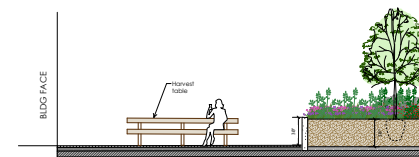
SECTION THROUGH PICNIC SPACE AND PLANTERS



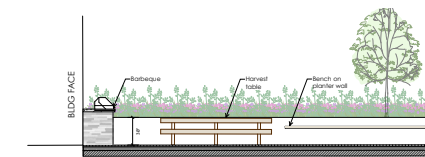
SECTION THROUGH COVERED PATHWAY AND URBAN AGRICULTURE PLANTERS



SECTION THROUGH VANNESS AVE



SECTION THROUGH DINING SPACE AND PLANTERS



SECTION THROUGH DINING SPACE AND PLANTERS