



YAMAMOTO ARCHITECTURE



360 WEST 2ND AVENUE

LIGHT INDUSTRIAL, OFFICE & SECURED MARKET RENTAL MIXED-USE PROJECT
CD-1 ZONING

REZONING APPLICATION
OCTOBER 2, 2024

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CONTENTS

1

BACKGROUND

Consultant Team	2
Contents	3
Aerial Map	5
Site Location	6
Neighbourhood Context	7
Streetscapes	8-9

2

POLICY CONTEXT

Introduction	11
Metrovan 2050: Regional Growth Strategy	12-13
CoV Official Development Plan Amendment	14
Vancouver Plan	15
Broadway Plan	16-17
I1-C District Schedule	18

3

REZONING RATIONALE

Zoning	20
Mix of Uses	21
Floor Plate Size Rationale	22
View Cone Rationale	23-24
Market Rental in Proximity to Transit	25
Vancouver Biennale Letter	26
Potential Community Amenity Contribution: Public Plaza	27
Building Amenities: Rooftop Patio	28

4

DESIGN RATIONALE

Statistics	30
Concept Massing	31
Site Organization Plan	32

4

DESIGN RATIONALE

Precedents	33
Material Palette	34
Sustainability Measures	35
Aerial Perspectives	36-37
Renderings	38-40
Shadow Study	41-42

5

SUMMARY OF PUBLIC BENEFITS

Summary of Public Benefits	44
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1. BACKGROUND

AERIAL MAP



SITE LOCATION



NEIGHBOURHOOD CONTEXT



- | | | | |
|---|-----------------------------|---|--|
| 1 | SUBJECT SITE | 6 | SOUTHEAST FALSE CREEK NEIGHBOURHOOD ENERGY UTILITY |
| 2 | HINGE PARK | 7 | CAMBIE BRIDGE |
| 3 | OLYMPIC VILLAGE SQUARE | T | OLYMPIC VILLAGE SKYTRAIN STATION |
| 4 | JONATHAN ROGERS PARK | ■ | PARKS / GREEN SPACES |
| 5 | VCA ANIMAL EMERGENCY CENTRE | | |

PROJECT DESCRIPTION

This application proposes to redevelop the site at 360 West 2nd Avenue into a light industrial, office and secured rental mixed-use building that will play an important role in Mount Pleasant's evolving story. The proposed development endeavours to continue this transformation with an innovative combination of uses providing an active, engaging public realm, employment space, and a significant contribution to the secured rental housing stock. The composition of uses within the project bridges the gap between the residential-oriented Olympic Village to the north and the employment-focused industrial space in Mount Pleasant to its south.

SITE CONTEXT

The site is located at the northwest corner of West 2nd Avenue and Alberta Street, at the northwest edge of the Mount Pleasant Industrial Area and approximately 350 metres from the Olympic Village SkyTrain Station. This rapidly evolving, technology-focused workspace node is well served by transit including bus routes along West 2nd Avenue and the Olympic Village Canada Line Station, which is within a five-minute walk from the site.

Across West 2nd is the Olympic Village neighbourhood with high-density residential uses of all tenures as well as significant community amenities, including the False Creek Community Center, Olympic Village Square, an Urban Fare grocery store, multiple food and beverage establishments, and other general retail uses. As part of the growth of the Olympic Village neighbourhood, the pedestrian and cycling infrastructure has been developed with major north-south routes one block to the east and west of the site. The seawall pedestrian and cycling routes are within a five-minute walk from the site.

The 18,784 square foot site is trapezoid in shape with a lane to the south and West 2nd Avenue to the north. The site has a unique geometry resulting from the oblique intersection of West 2nd Avenue and Alberta Street, providing the opportunity for an iconic flatiron corner. The site is constrained by its narrowness - approximately 90 feet wide, and a cross fall from the lane to West 2nd Avenue of approximately 2.5 feet.

Immediately to the west of the property is a three-storey commercial building occupying the remainder of the block to West 4th Avenue. To the north of the site across West 2nd Avenue are mixed-use residential buildings with retail at grade, ranging in height from six to eighteen storeys. Across Alberta Street to the east are two-storey commercial buildings fronting West 2nd Avenue, and two-storey commercial buildings fronting Alberta Street.

The southwest-to-northeast orientation of West 2nd Avenue along the frontage provides the unique benefit of favourable solar access to the sidewalk along the north side of the street. Due to this orientation, the afternoon sun will fall on the 2nd Avenue corridor much earlier and more readily than in the case of sites fronting West 2nd Avenue further east, where West 2nd runs directly east-west.

STREETSCAPES



BACKGROUND



ALBERTA ST

SITE

W 2ND AVE



W 2ND AVE

OPPOSITE SIDE OF SITE

ALBERTA ST

2. POLICY CONTEXT

INTRODUCTION

The project at 360 West 2nd Avenue has several relevant land use policies applicable to the site and one pre-existing district schedule. In descending order from broad regional planning to specific site land use policy, the policies include Metro 2050: Regional Growth Strategy, The City of Vancouver Regional Context Statement Official Development Plan, The Vancouver Plan, and The Broadway Plan. In addition to the above policies, the I1-C District Schedule is the existing policy-compliant land use outlined under The Broadway Plan (MIAC Sub Area).

While preserving the employment space objectives of the I1-C District Schedule, the applicant team offers that the neighbourhood would benefit from adding secured rental housing above the industrial and office space creating a mixed-use building with complimentary uses.

Given the site's location on an arterial street and within 400 meters of Olympic Village Station, a mixed-use project with the proposed uses and scale would benefit the surrounding residents and businesses, further contributing to the highly amenity-rich and walkable Olympic Village and Mount Pleasant neighbourhoods. Adding residential above the employment space would also bring the massing in closer alignment with the height and scale permitted along other arterial streets in the Broadway Plan and existing buildings on the northern side of West 2nd Avenue.

The combination of industrial, office, and housing space responds to evolving land use needs and achieves the specific 11-C policy goal of intensifying employment space and broader policy goals of delivering secured rental housing in proximity to transit as outlined in Metro 2050, The Vancouver Plan, and The Broadway Plan.

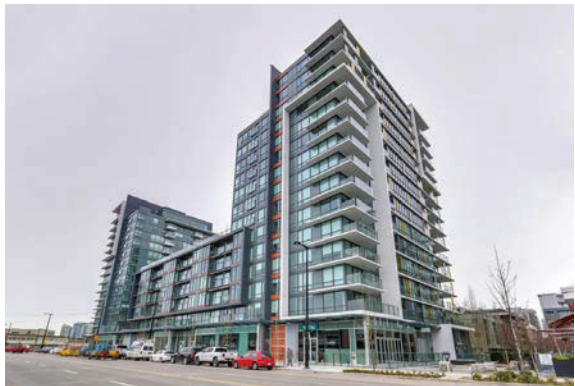
To facilitate the delivery of this project, a Regional Context Statement Official Development Plan Amendment, a Metro 2050: Regional Growth Strategy Amendment, and Change in District Schedule are required. The following policy discussion will outline the proposal's alignment with these relevant policy contexts.



NEIGHBOURHOOD MIXED-USE BUILDINGS



A | AVENUE ONE
• 1768 COOK STREET



B | TOWER GREEN AT WEST
• 159 WEST 2ND AVENUE



C | TESORO
• 1551 QUEBEC STREET



E | THE INDEPENDENT
• 285 EAST 10TH AVENUE



D | ARCHETYPE
• 220 EAST 1ST AVENUE

METROVAN 2050: REGIONAL GROWTH STRATEGY

METRO 2050 VISION

Metro Vancouver comprises diverse and integrated communities linked by sustainable transportation options. Residents value vibrant neighbourhoods that provide various opportunities for living, working, playing, and learning. Additionally, efforts are made to protect and improve natural, agricultural, and employment lands.

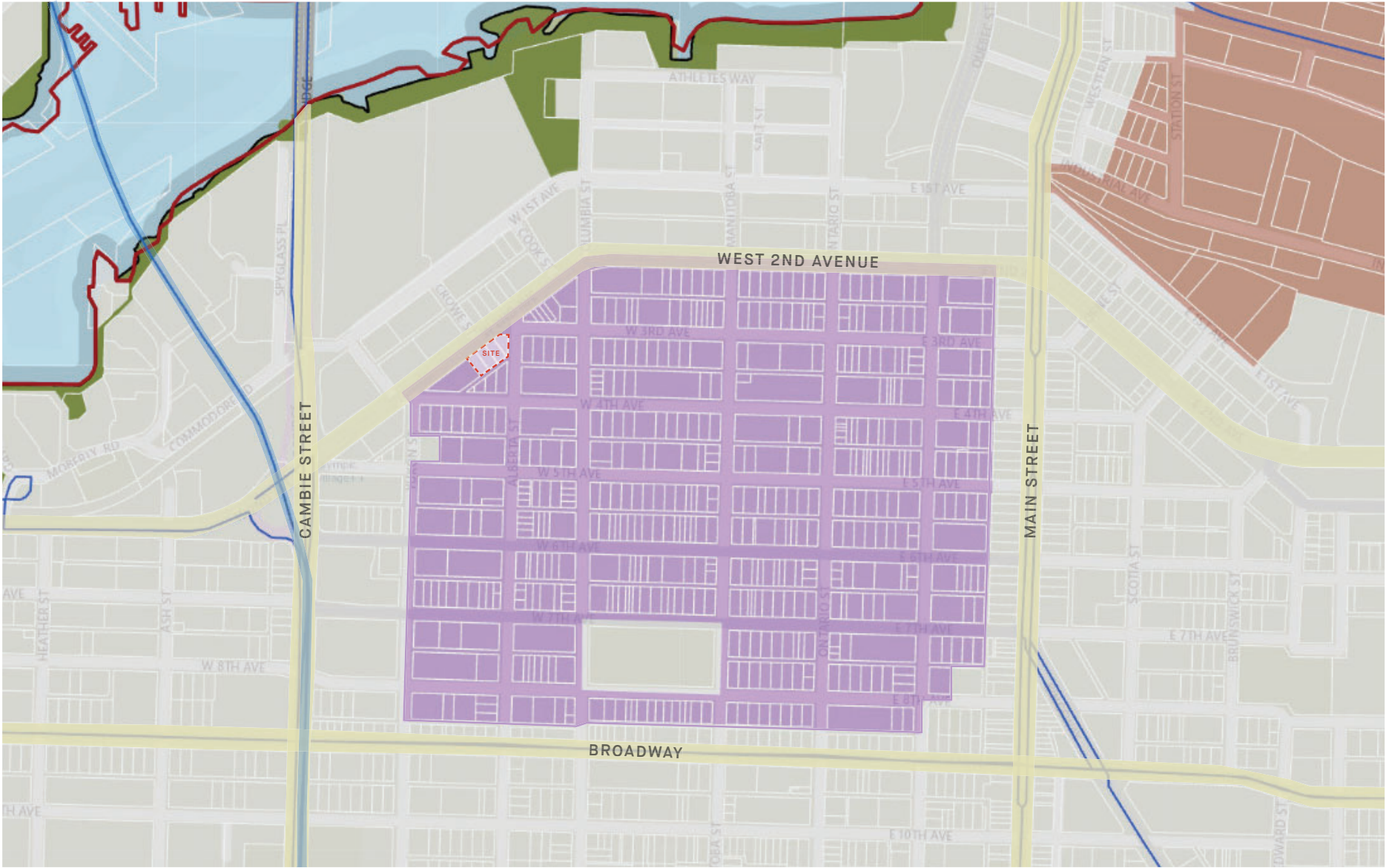
FIVE GOALS OF METRO 2020

GOAL 1 | CREATE A COMPACT URBAN AREA

The rezoning application proposes a height and density characteristic of other applications in proximity to Rapid Transit Stations and along arterial streets, while remaining contextual within the neighbourhood. At a height of 19 storeys, the building is marginally taller than recent developments to the north and significantly shorter than many in-stream Broadway Plan applications along arterial roads.












GOAL 2 | SUPPORT A SUSTAINABLE ECONOMY

To ensure the viability of business sectors, a critical objective referenced in Metro 2050, the proposal offers 2.0 FSR of industrial and 0.9 FSR of office space as critical pillars of the mixed-use project. These uses are complimented by providing secured rental housing for individuals and families who will become these business's customers and employees.



METRO 2050 LAND USE MAP

LEGEND

- | | | |
|---|--|--|
|  INDUSTRIAL |  SUBJECT SITE |  FREQUENT TRANSIT NETWORK |
|  GENERAL URBAN |  METRO 2050 URBAN CENTRES |  SKYTRAIN ROUTE |
|  MIXED EMPLOYMENT |  URBAN CONTAINMENT BOUNDARY |  OLYMPIC VILLAGE SKYTRAIN STATION |
|  CONSERVATION AND RECREATION |  ARTERIAL ROAD | |

METROVAN 2050: REGIONAL GROWTH STRATEGY

GOAL 3 | PROTECT THE ENVIRONMENT, ADDRESS CLIMATE CHANGE, AND RESPOND TO NATURAL HAZARD

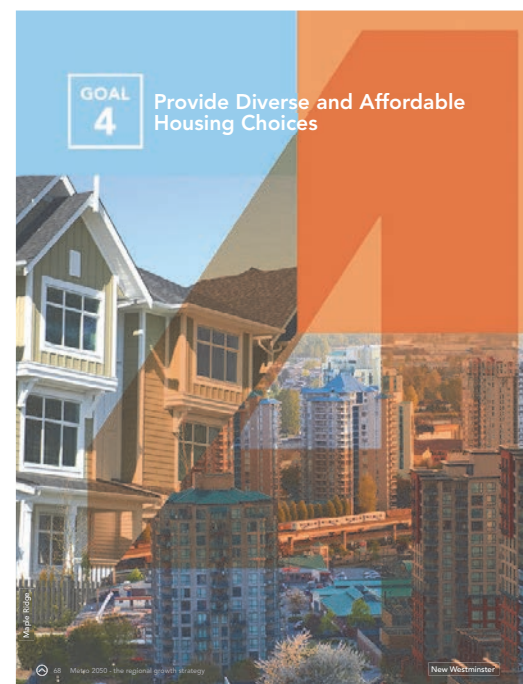
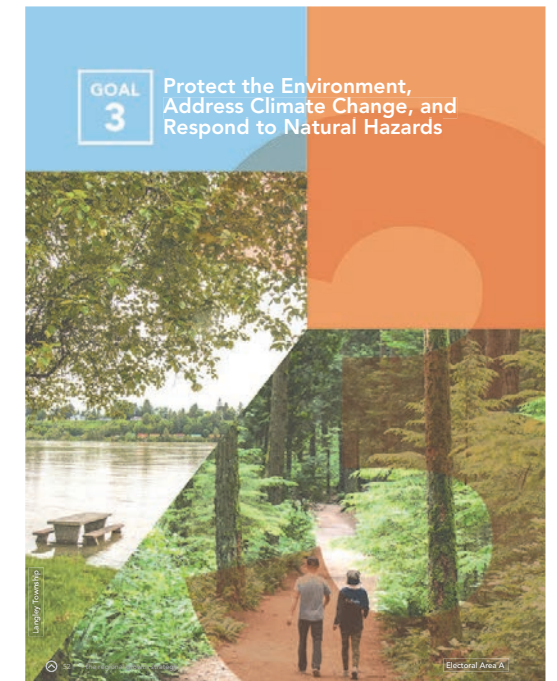
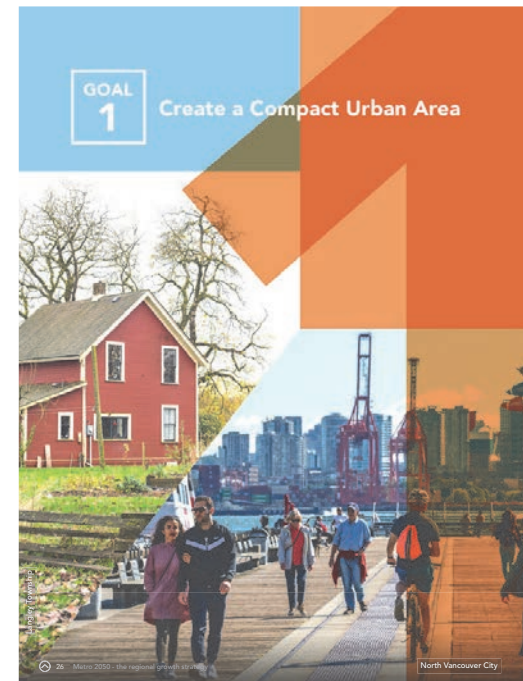
Intensifying the site with industrial, office, and rental housing in walkable distance to the Olympic Village SkyTrain Station, grocery stores, and other community amenities will reduce GHG emissions and improve mental health by minimizing the time spent in transit.

GOAL 4 | PROVIDE DIVERSE AND AFFORDABLE HOUSING CHOICES

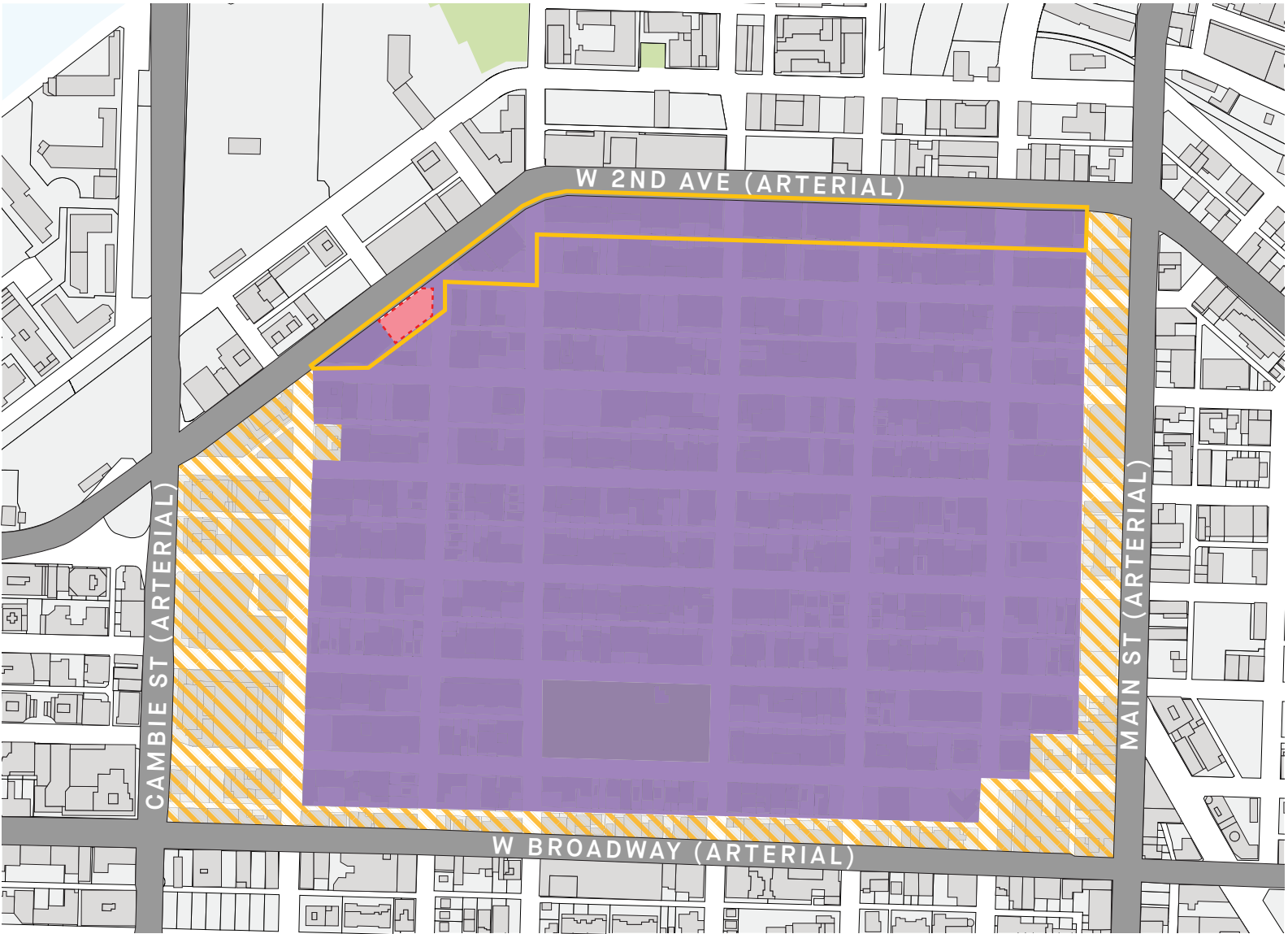
The proposal realizes the opportunity to deliver rental housing in close proximity Rapid Transit. Given the heightened priority by all levels of government for rental housing in close proximity to rapid transit, the applicant team believes that to omit rental housing in such an optimal, urban core location would be a missed opportunity.

GOAL 5 | SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The site, 360 West 2nd is less than a 5 minute walk to the Olympic Village Station and next to the Yukon Street and 1st Avenue bike routes. Furthermore, the property is also a 5 minute walk from the Seawall, the world's longest uninterrupted waterfront path. A Frequent Transit Network also runs east - west along 2nd Avenue providing bus service.








CITY OF VANCOUVER REGIONAL CONTEXT STATEMENT OFFICIAL DEVELOPMENT PLAN AMENDMENT



METRO 2050 LAND USE MAP

LEGEND

- | | |
|--|---|
|  INDUSTRIAL DESIGNATED |  SUBJECT SITE |
|  GENERAL URBAN DESIGNATED |  ARTERIAL ROAD |
|  PROPOSED BUFFER AREA | |

The City of Vancouver Regional Context Statement Official Development Plan (RCS ODP) outlines the City’s overarching regional land use commitments within the Metro Vancouver region, specifically referencing the Metro Vancouver Regional Growth Strategy. The RCS ODP designates land uses such as General Urban, Mixed-Use, and Industrial which requires that the given District Schedule comply with the RCS ODP prescribed land use. To enable residential uses on the subject site, a RCS ODP amendment is necessary to change the designation from Industrial to General Urban. Redesignating this parcel will provide flexibility allowing the City to approve a broader range of uses because all uses permitted under Industrial are also permitted under General Urban.

The subject property, 360 W 2nd avenue, and other Industrial designated parcels abutting West 2nd Avenue, are geographically unique in the Mount Pleasant Industrial Area and provide the opportunity to expand upon the currently permitted range of uses. To elaborate, the Industrial designated Mount Pleasant Industrial Area is bound by four arterial roads: West 2nd Avenue to the north, Main Street to the east, West Broadway to the south, and Cambie Street to the west. Along all four roads, except West 2nd Avenue, a buffer of General Urban designated land is provided between the arterial road and the Industrial designated land. This buffer enables flexibility for residential uses which contribute to liveliness, increased pedestrian volume, and active streetscapes. The positive effects of adding residential uses along arterial roads is evident when comparing the bustling east sidewalk of Cambie Street or west sidewalk of Main Street to West 2nd Avenue’s underwhelming south sidewalk.

The thoughtfully designed and vibrant northern streetscape along West 2nd Avenue stands in contrast to the south streetscape and highlights the opportunity to develop a human-centric transition between Olympic Village’s residential neighbourhood and Mount Pleasant’s industrial neighbourhood.

A General Urban buffer block to the south of West 2nd Avenue, as illustrated, would improve the southern streetscape experience and provide economic benefits to businesses in the interior of the Mount Pleasant Industrial Area. The addition of a buffer area is consistent with the other three borders around the Mount Pleasant Industrial Area.

VANCOUVER PLAN

INTRODUCTION

The Vancouver Plan is a visionary, long-term strategy that will steer growth and development beyond 2050. It outlines a cohesive vision for the city’s future land use. Supported by policies aimed at enhancing Vancouver’s liveability, affordability, and sustainability. Approved by the Council in July 2022, the Vancouver Plan delineates areas for future growth and establishes policy guidance to enhance housing options, particularly rental housing in proximity to rapid transit.

Within the Vancouver Plan, 360 West 2nd Avenue is designated as within the Metro Core/Broadway Neighbourhood Type. This designation aims to uphold the area as the primary hub for business, employment, culture, and entertainment activities for both the city and the surrounding region. The proposed development aligns with the envisioned goals for the Metro Core by:

L1.3.1 | HOUSING

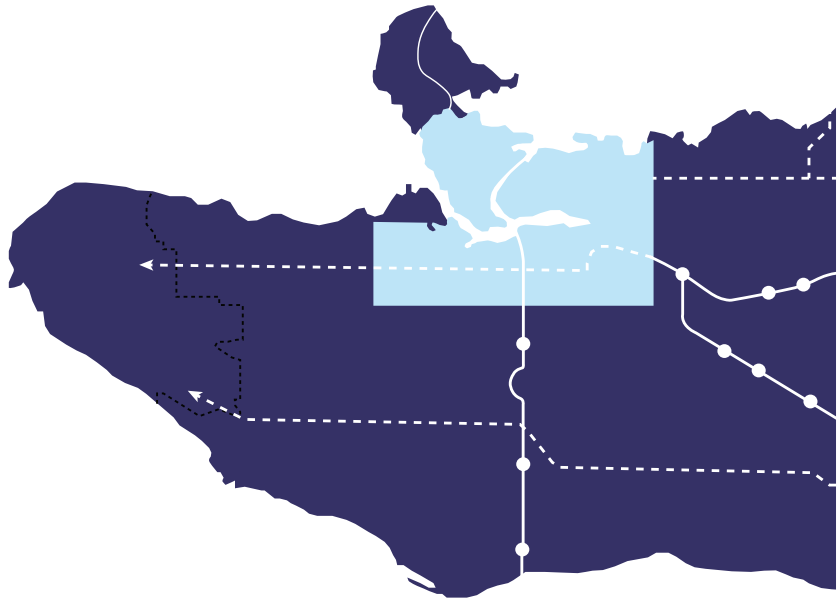
Safeguarding the supply of affordable housing through the intensification of rental housing without displacing current tenants.

L1.3.2 | JOBS

Intensify, enhance, and expand job space to ensure the industrial/major employment uses are preserved to support a thriving local and regional economy.

L1.3.5 | PUBLIC REALM

Enhancing the quality of public spaces.



METRO CORE/BROADWAY LAND USE STRATEGY MAP

LEGEND

METRO CORE/BROADWAY

PUBLIC REALM OPPORTUNITIES



TRANSIT CONNECTION



PARKLET SEATING



PLAZA ACTIVITIES



NATURE ACCESS

BROADWAY PLAN

INTRODUCTION

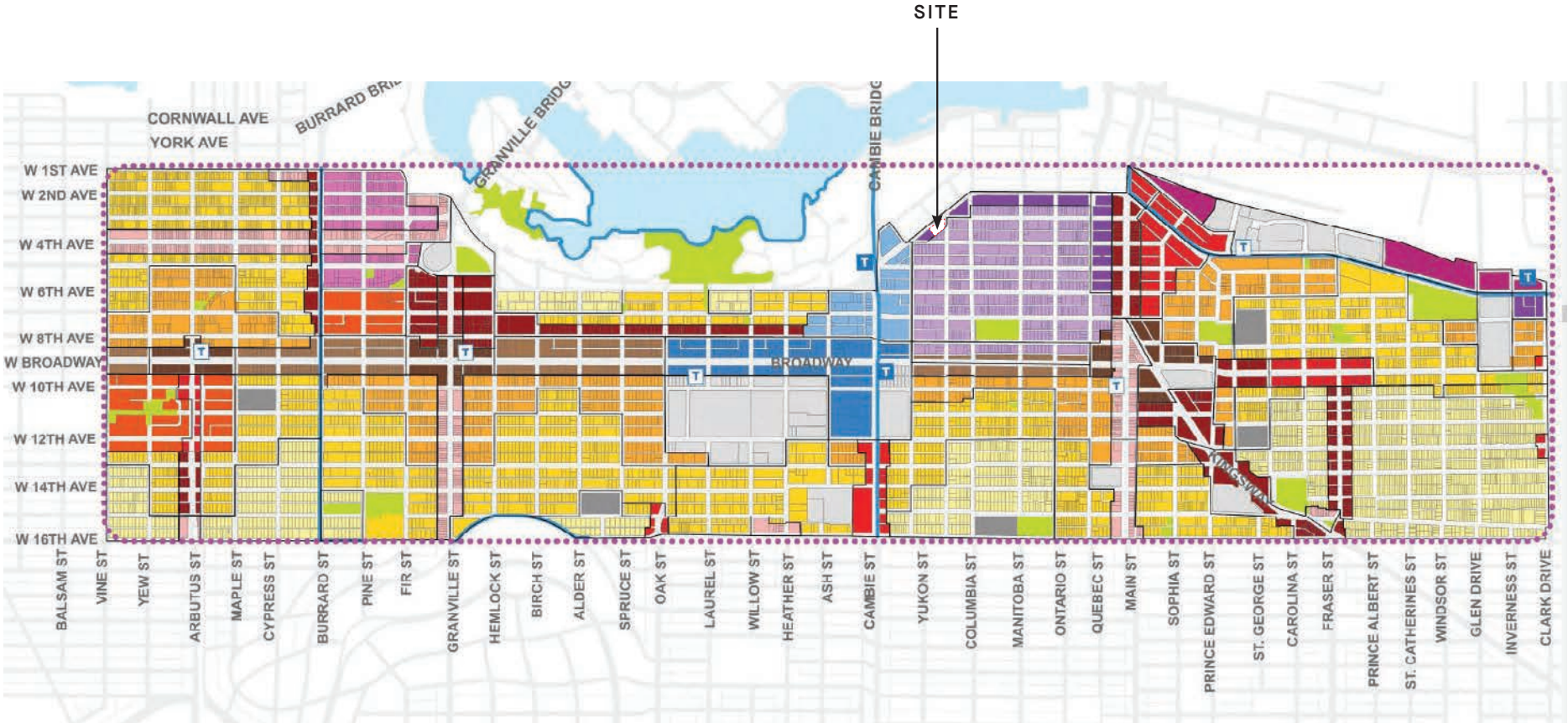
The Broadway Plan offers a clear and adaptable policy framework to steer growth, encourages positive change, and delivers public benefits in the Broadway neighbourhoods over the next 30 years. It takes into account both long-term and short-term goals.

Underpinned by the new Broadway Subway Project, a 5.7 km extension of the existing Millennium line, the Broadway Plan Area will undergo public realm improvements and provide better connectivity via walking, biking, and public transportation.

The Plan presents a major opportunity to incorporate more housing and job space, as well as new shops, services, and amenities near high-quality rapid transit, aiming to create complete, inclusive, and affordable transit-oriented neighbourhoods.

360 West 2nd Avenue is within the Broadway Plan Area and benefits from being located within 400 meters from the Olympic Village SkyTrain Station. The site is designated “Industrial - High Intensity” under the Broadway Plan, which is governed by the I1-C district schedule, a pre-existing district schedule adopted before the Broadway Plan.

Although designated as “Industrial - High Intensity”, the site shares the same proximity to Rapid Transit Stations and alignment along an arterial road, West 2nd Avenue, as other sites within the Plan largely identified as “Choice of Use Areas” or “Mixed Use Areas”. These designations are used for sites along Broadway, Burrard, Granville, Cambie and Main Street which also benefit from the dual factors of being proximate to a Rapid Transit Station and along an arterial road.



PROPOSED LAND USE MIX AND BUILDING TYPES BROADWAY PLAN MAP

LEGEND

• • • BROADWAY PLAN STUDY AREA	RESIDENTIAL APARTMENT AREAS	MIXED-USE AREAS	INDUSTRIAL AND EMPLOYMENT AREAS
T EXISTING RAPID TRANSIT STATION	LOW-RISE	RESIDENTIAL PRIMARY	INDUSTRIAL - MEDIUM INTENSITY
T FUTURE RAPID TRANSIT STATION	MID TO HIGH-RISE	LOW-RISE VILLAGES	INDUSTRIAL - HIGH INTENSITY
NEIGHBORHOOD BOUNDARY	HIGH-RISE	MID TO HIGH-RISE	MIXED EMPLOYMENT - MEDIUM INTENSITY
POLICY AREA BOUNDARY	BROADWAY CHOICE-OF-USE AREAS	HIGH-RISE	MIXED EMPLOYMENT - HIGH INTENSITY
PARKS	SHOULDER AREA	OFFICE DISTRICTS	SUBJECT SITE
PUBLIC SCHOOLS	STATION AREA	UPTOWN	
LARGE AND UNIQUE SITES		UPTOWN EXTENSION	

BROADWAY PLAN

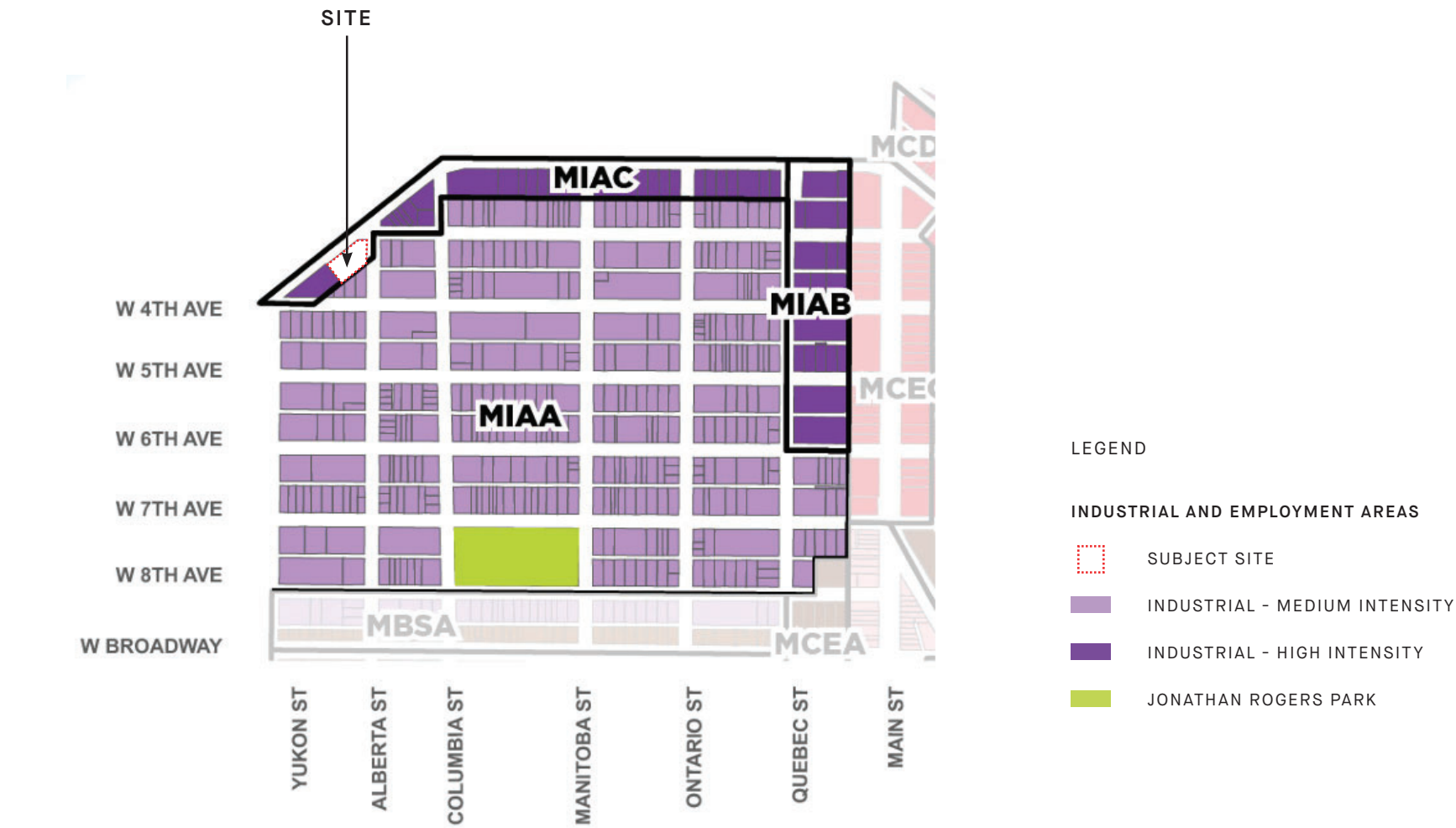
MOUNT PLEASANT INDUSTRIAL AREA

The site is located in the high-intensity industrial employment area known as MIAC, which supports higher densities and larger buildings along the edge of the Mount Pleasant precinct.

The MIAC “strip” is on the outer edge of this precinct, and envisions higher density and larger buildings that transition to the scale of larger residential developments to the north across West 2nd Avenue.

The proposed development combines both industrial and commercial employment spaces as envisioned by the Mount Pleasant Industrial Area, and adds much-needed rental housing. Incorporating rental housing within the MIAC area recognizes the uniqueness of the limited number of sites contained within this strip, and their relationship to residential development across West 2nd Avenue. In this way, the proposed building connects both sides of West 2nd Avenue, with industrial and commercial on lower levels related to the MIAA area, and rental residential on upper levels relating to the residential buildings flanking the north side of West 2nd Avenue.

The proposal aims to deliver the intended uses and economic benefits sought in the MIAC area while providing the further benefit of secured-rental housing.



MOUNT PLEASANT INDUSTRIAL AREA MAP

POLICY AREA	MOUNT PLEASANT INDUSTRIAL AREA - AREA A	MOUNT PLEASANT INDUSTRIAL AREA - AREA C
USES	Industrial, office, service/retail, cultural, institutional	
MAX HEIGHT	30.5 m (100 ft.); 4-7 storeys	46.5 m (152.5 ft.); 8-11 storeys
MAX DENSITY	4.5 FSR	6.0 FSR
MIN	N/A	45.7 m (150 ft.)
NOTES	- A minimum of 1/3 of the floor area must be industrial uses. - The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.	- Redevelopment may also occur as per the regulations of the base I-1 zoning.

I1-C DISTRICT SCHEDULE

DESIGNED WITH I1-C DESIGN PRINCIPLES

The unique trapezoid shaped at the corner of West 2nd Ave and Alberta Street offers a great opportunity for a striking flatiron building that would act as a landmark, blending rental housing with the vibrant light industrial area.

The existing I-1C zoning allows for greater building height and volume along the southern side of West 2nd Avenue, and acknowledges the transition from lower density industrial and commercial to the south, towards higher density residential to the north. Building on the architectural approach and aesthetic of the previously approved and well-received commercial building, the proposed design incorporates industrial, commercial, and residential uses within one form, at a density of 11.81 FSR. The proposed massing aligns with the intent of the MIAC corridor, by locating additional density and height along West 2nd Avenue. The incorporation of residential use, and much needed rental apartments stitches together the Mount Pleasant Industrial Area with the residential neighbourhood to the north, and creates a landmark gateway into the Mount Pleasant Industrial District.

The massing of the building provides porosity through the block, by setting the south-western portion of the building 40' away from the neighbouring site. The resulting upper level residential massing creates a scale that relates to the residential buildings across West 2nd Avenue, while recognizing the unique and industrial character of the Mount Pleasant Industrial Area through the building design.

ARCHITECTURAL COMPONENTS

The proposed building features a unifying skin that wraps around the entire building, encompassing diverse programs. This skin gradually peels away at the upper levels to lighten the massing and express a residential character.

Metal panel vertical cladding elements are introduced along the skin to create a rhythm that breaks down the building massing. The skin pattern becomes an abstract form that relates to the scale of the building and block, while also conveying the scale of individual residential units and family rooms.

Overall, the facade skin enhances the building's concept of a simple, cohesive form. This design not only accommodates residential use but also provides large, usable spaces for industrial and office use on the lower levels, creating a more efficient building form for envelope performance.

The building design features linear balconies to demonstrate the transition from industrial and commercial uses to residential use, especially on the south side. The design reveals residential character and provides solar shading for the units. The residential elements and continuous balconies along the building façades are scaled to fit the building's size, the block, and the outer edge of the Mount Pleasant district.

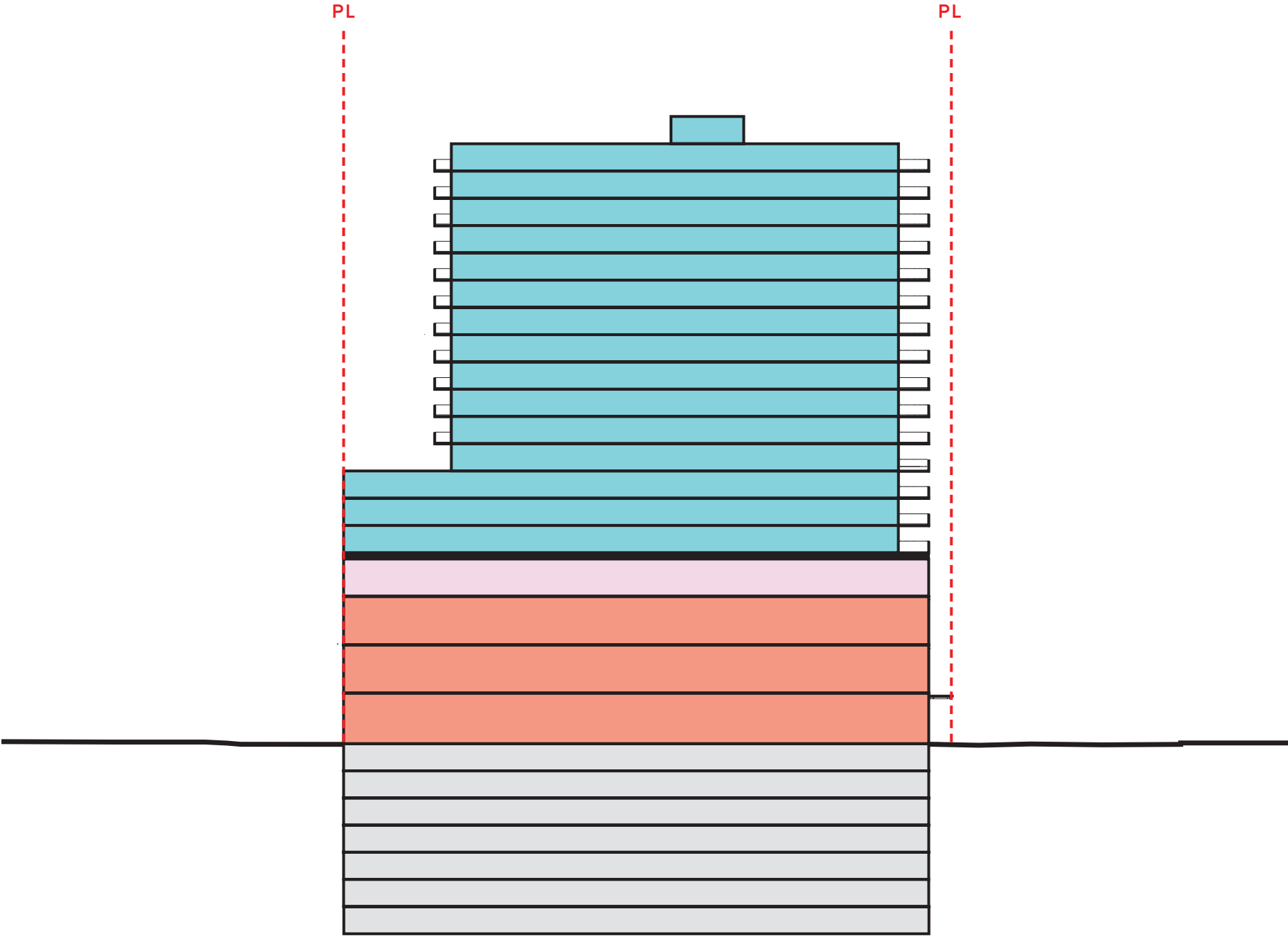


3. REZONING RATIONALE

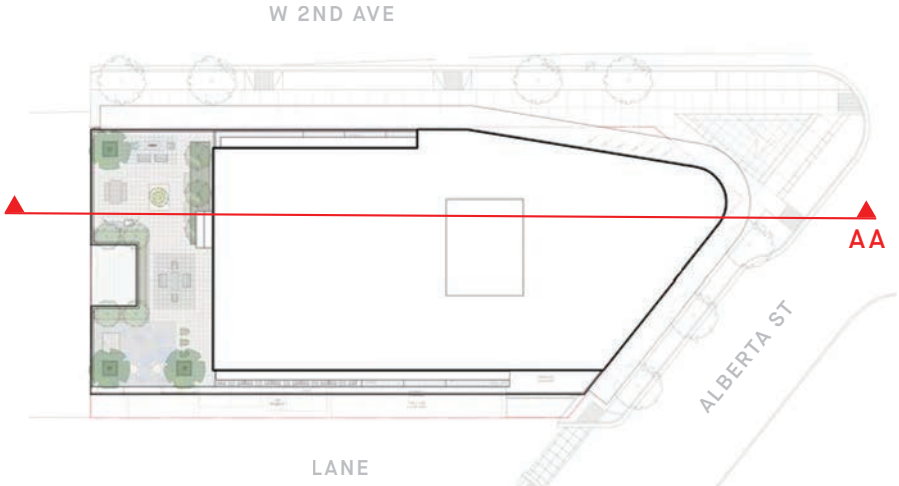
ZONING



MIX OF USES



SECTIONAL DIAGRAM AA



ROOF PLAN

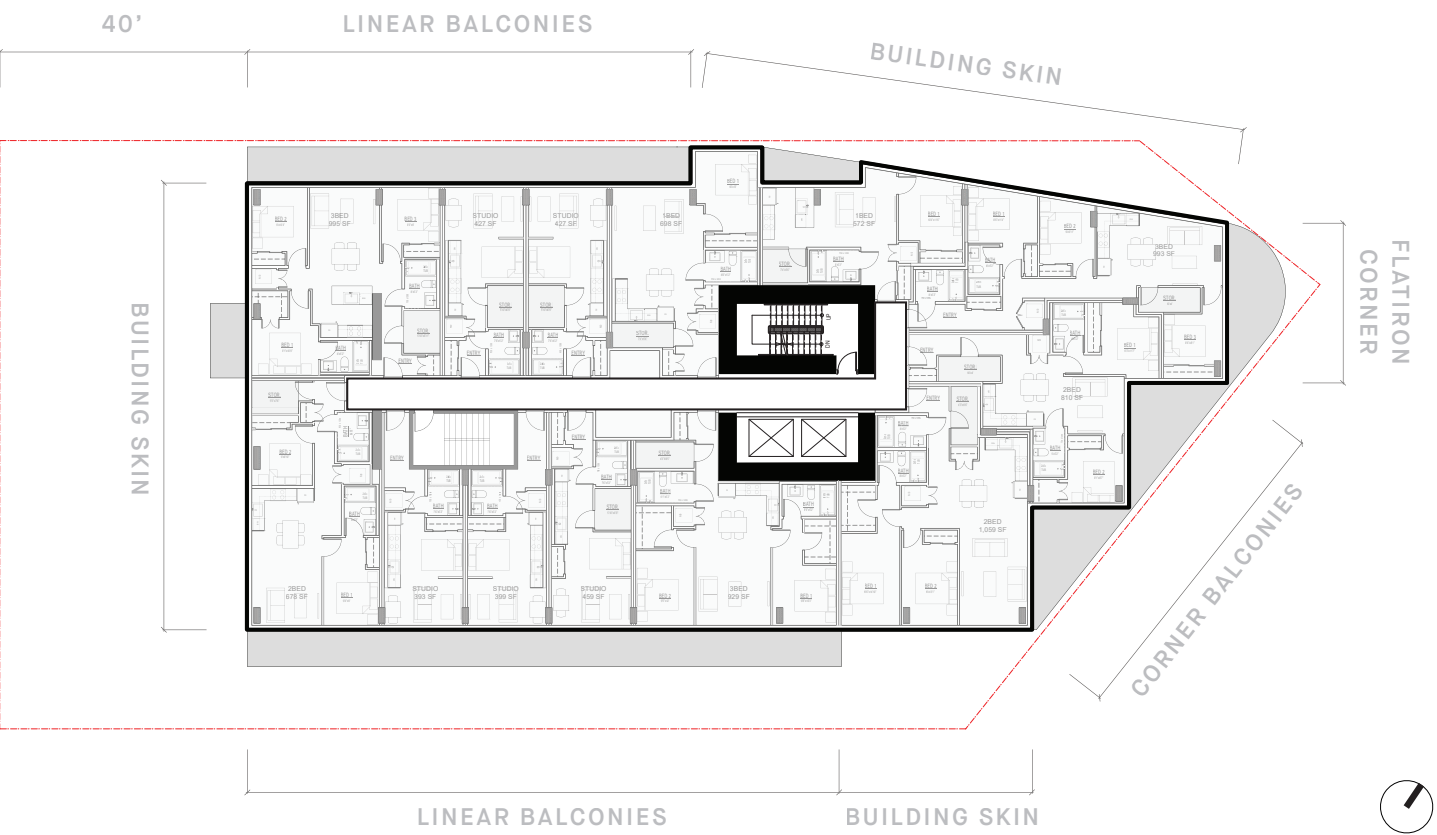
- SECURED-MARKET RENTAL HOUSING
CURRENT FSR = 8.85
- OFFICE
CURRENT FSR = 0.87
- INDUSTRIAL / COMMERCIAL
CURRENT FSR = 2.09
- PARKING

FLOOR PLATE SIZE RATIONALE

The proposed building is in line with the scale of nearby residential buildings, including 1988 Wylie Street, 288 West 1st Avenue, 159 and 301 West 2nd Avenue, and 1768 Cook Street.

The building features hybrid floor plates that include larger, flexibly plates for office and industrial use, as well as slab-tower floor plates for residential apartments.

Above the industrial and commercial levels, the residential floor plates are divided into sections that create variation in the facade with textures and balconies on the upper levels per the typical tower plan diagram at right. In this way, the overall tower plate is broken down into discrete areas of different expression, linking it to the commercial and industrial base while expressing its residential character.



TYP TOWER PLAN | LEVEL 9-19

NEIGHBOURHOOD RESIDENTIAL BUILDINGS



1988 WYLIE ST



159 WEST 2ND AVE



301 WEST 2ND AVE



288 WEST 1ST AVE



1768 COOK STREET

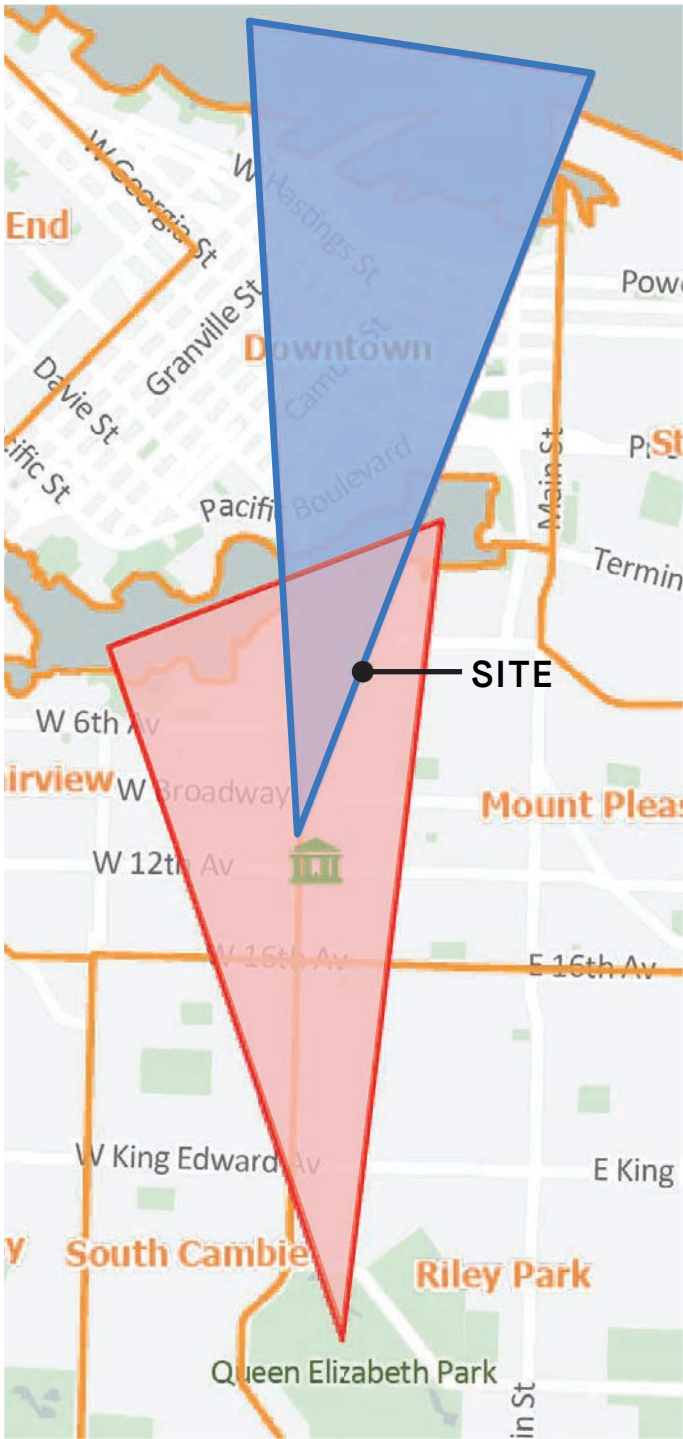
VIEW CONE RATIONALE

There are two view cones that cross the site; the Queen Elizabeth Park View Cone (3.1), and the Cambie Street View Cone (9.1).

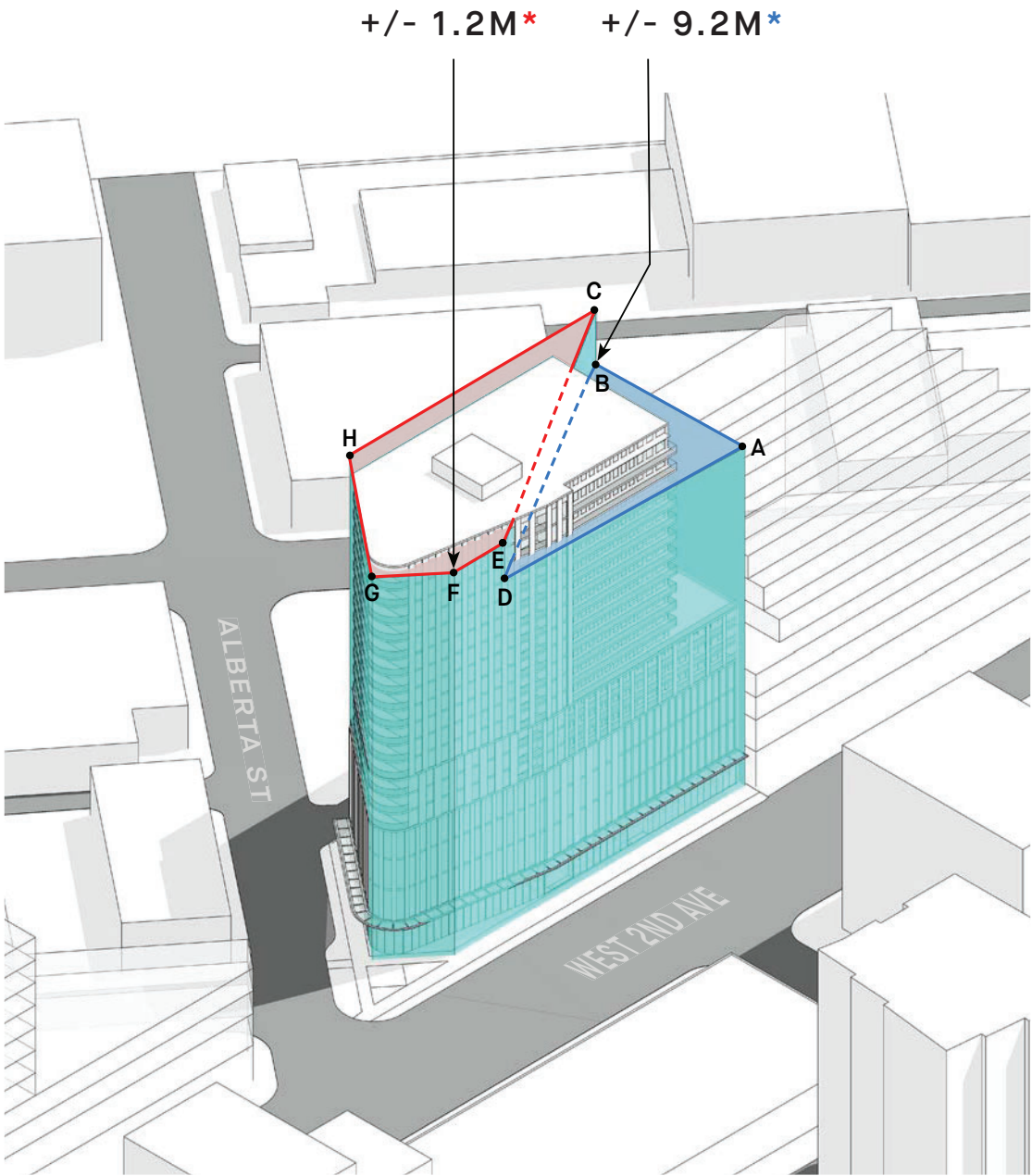
The attached plan and diagram indicate the relationship of the proposed building with both the Cambie Street and Queen Elizabeth Park View Cones. The west setback on the upper levels provides separation from future developments to the southwest and reduces encroachment into the more restrictive Cambie Street View Cone that crosses the western portion of the site.

There is minimal encroachment of the upper floor and rooftop appurtenances into the Queen Elizabeth Park View Cone and Cambie Street View Cone.

Ceiling heights proposed for industrial and commercial levels meet the City's criteria for industrial and commercial space, and are not overly high. Similarly, residential floor to floor heights provide livable units without over-height ceilings. Further reduction of ceiling heights would result in undesirable industrial and office space, and less livable rental units. We believe the requested view cone relaxation sensitively balance the View Protection Guidelines and the delivery of industrial, office, and secured rental housing.



VIEW MAP | INDICATING VIEW CONE 3.1 & 9.1



3D DIAGRAM | INDICATING BUILDING HEIGHT PROTRUDING VIEW CONE 3.1 & 9.1

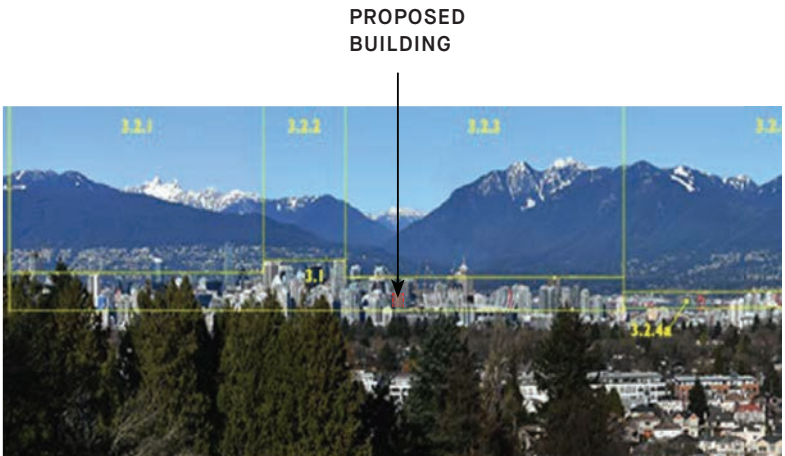
LEGEND	
■	QUEEN ELIZABETH PARK VIEW CONE (3.1) HEIGHT LIMITS SURFACE
■	CAMBIE STREET VIEW CONE (9.1) HEIGHT LIMITS SURFACE
■	COMBINED VIEW CONES VOLUME
*	MEASURED FROM VIEW CONE 3.1 POINT F
*	MEASURED FROM VIEW CONE 9.1 POINT B

VIEW CONE RATIONALE

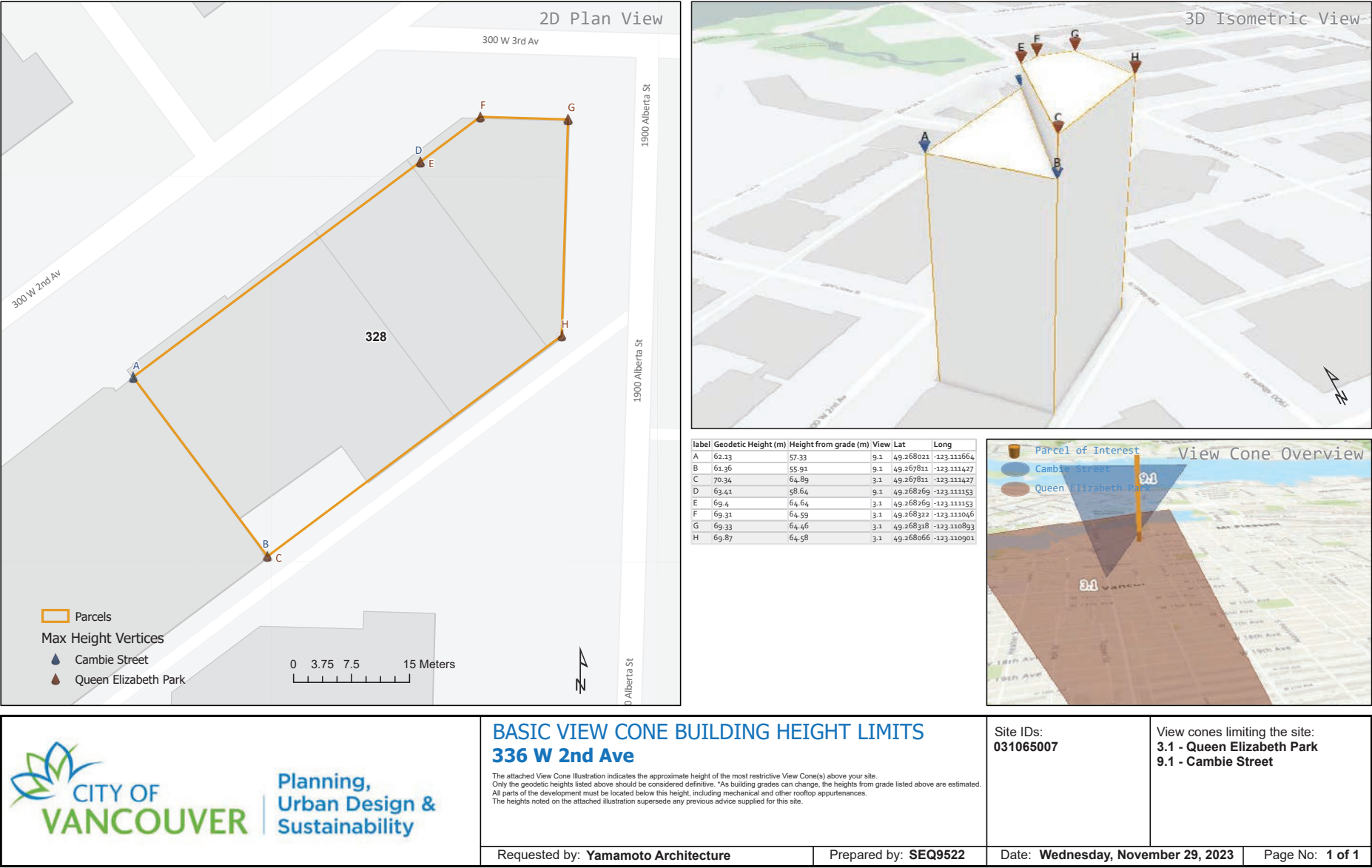
The height of this new building blends with the surrounding buildings and contributes to a denser streetscape along Cambie Street.



CAMBIE STREET VIEW | INDICATING PROTECTED VIEW 9.1 AND PROPOSED BUILDING



QUEEN ELIZABETH PARK VIEW | INDICATING PROTECTED VIEW 3.1 AND PROPOSED BUILDING



BASIC VIEW CONE BUILDING HEIGHT LIMITS SURVEY

MARKET RENTAL IN PROXIMITY TO TRANSIT

The site is located less than 400 meters from the Olympic Village Station and along West 2nd Avenue's Frequent Transit Network bus route. Furthermore, bike routes surround the site on West 1st Avenue, Yukon Street, and West 5th Avenue. Building housing in close proximity to Rapid Transit is consistent with policy objectives outlined in Metro 2050, The Vancouver Plan, and The Broadway Plan.

In addition to the site being in proximity to various other forms of active transport, the neighbourhood has a breadth of existing amenities within walking distance. Retailers within a 5-minute walking distance include Save-on-Foods, Whole Foods, Urban Fare, Best Buy, Canadian Tire, London Drugs and other everyday retailers. Recreation facilities nearby include Anytime Fitness, Altea Active, and the Creekside Community Recreation Centre. Olympic Village and the slopes of Mount Pleasant extending to Main Street also feature many of the City's best restaurants, coffee shops and breweries. The neighbourhood is well-equipped and local businesses will benefit from the increased foot traffic and pedestrian activation provided by building more housing nearby.

The applicant team believes housing in addition to industrial and office space will increase vibrancy in the neighbourhood, particularly along the southern frontage of West 2nd Avenue. The north side of West 2nd Avenue is already a highly-desirable, pedestrian friendly street due to the Olympic Village developments which contrasts with the aging sidewalk infrastructure and minimal frontage activation on the southern extent of West 2nd Avenue.

LEGEND

- | | |
|--|--|
|  OLYMPIC VILLAGE SKYTRAIN STATION |  FTN BUS ROUTES |
|  BUS STOP |  SKYTRAIN ROUTE |
|  SUBJECT PROPERTY |  BIKE ROUTE |



VANCOUVER BIENNALE LETTER



May 24, 2024

Vancouver Biennale
290 West 3rd Ave,
Vancouver, BC
V5Y 1G1

City of Vancouver
Development and Building Services Centre
515 W 10th Ave
Vancouver, BC
V5Z 4A8

To Whom It May Concern,

Please accept this letter as our expression of interest to work with 360 West Second LP to develop and construct a public plaza with a sculptural art area, to be constructed by 360 West Second LP and curated by the Vancouver Biennale, at the corner of Alberta and West 2nd Avenue adjacent to 360 W 2nd Avenue, Vancouver, BC.

The Vancouver Biennale is a non-profit charitable organization that exhibits great art in public space, creating a catalyst for learning, community engagement, dialogue, and social action. Our mission is to use great art as a foundation to placemaking, creating more vibrant, inspired, and livable neighbourhoods. Since 2005, our temporary public art exhibitions in collaboration with the City of Vancouver and the Vancouver Park Board have featured over 100 large scale artworks by internationally renowned artists. Our installations have transformed unexpected public spaces where people live, work and transit, and have resulted in several beloved, high visibility, and iconic permanent public art installations including *A-maze-ing Laughter* and *Trans Am Totem*.

The applicant team has prepared preliminary drawings and the Vancouver Biennale has had the opportunity to review these drawings and the plaza concept. The Vancouver Biennale and 360 West Second LP will continue to collaborate and work with the City to reach a design that enhances the public realm and arts in Mount Pleasant. We will continue to support the project through design and construction to ensure that a high-quality plaza with a sculptural art area is delivered. Through this collaboration with 360 West Second LP, the Vancouver Biennale proposes to curate and manage rotating temporary public installations at the plaza site in perpetuity, similar to the Georgia Street (Shangri-La Vancouver) Public Art program developed in 2008 for the Shangri-La hotel and residences in the 1100 block of West Georgia. The Vancouver Biennale offices are located at 290 West 3rd Avenue, directly across the street from the project site, and we have been long-term tenants in the neighbourhood since 2008. The Mount Pleasant neighbourhood is a vibrant hub for artists, creatives, and technology companies, and this collaboration with 360 West Second LP will enhance the public realm, creating a destination along a major street in the area.

In addition, the Vancouver Biennale and 360 West Second LP will also explore opportunities to develop an International Artist Residency Centre with facilities for artist studios, exhibitions and community programming and residential accommodations for visiting artists.

We look forward to working with the 360 West Second LP team on this new and exciting project. If you have any questions, please don't hesitate to contact Barrie Mowatt at barrie@vancouverbiennale.com or by phone at (778) 288-7603.

Regards,



Barrie Mowatt
Founder/President/Artistic Director



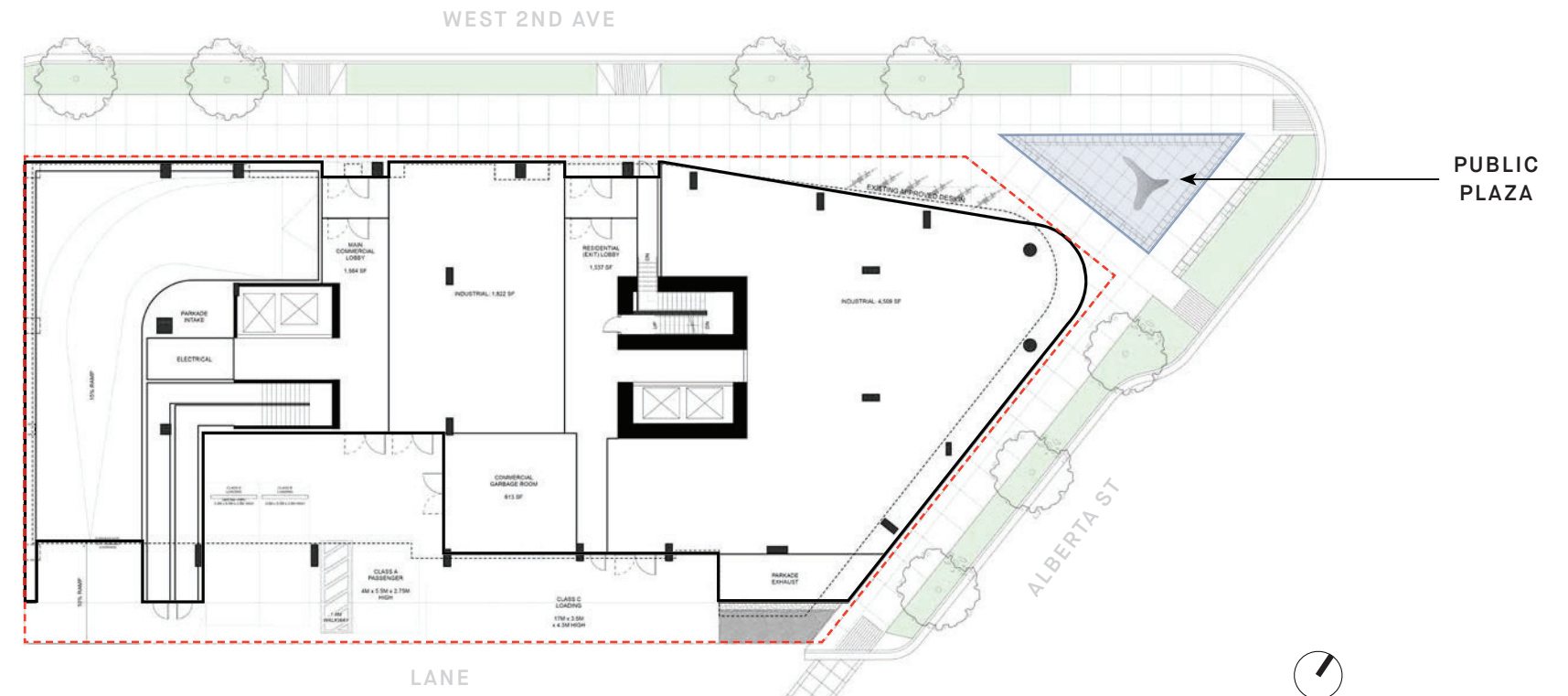
POTENTIAL COMMUNITY AMENITY CONTRIBUTION - PUBLIC PLAZA

The proposed public plaza creates a new public space that supports several important neighbourhood functions. With the high-visibility location at the prow of the site, the space is a perfect opportunity to showcase public art, and could become an excellent setting for rotating sculpture displays. Public art would have excellent visibility, and provide a great landmark and point of public interest along West 2nd Avenue.

The flat, open plaza will be highly visible and accessible, with seating opportunities and special paving features. This open space adds to the network of neighbourhood social spaces, or provides a simple resting spot for pedestrians.

PLAZA FEATURES

- Open space highly visible from all sides
- Flat and fully accessible without barriers on any edge
- Permanent integrated custom seating
- Interesting and varied paving patterns
- Potential to house permanent or intermittent public art displays



LANDSCAPE CONCEPT | LEVEL 1 PLAN



PROPOSED PUBLIC PLAZA | VIEW ALONG WEST 3RD AVE AND ALBERTA ST

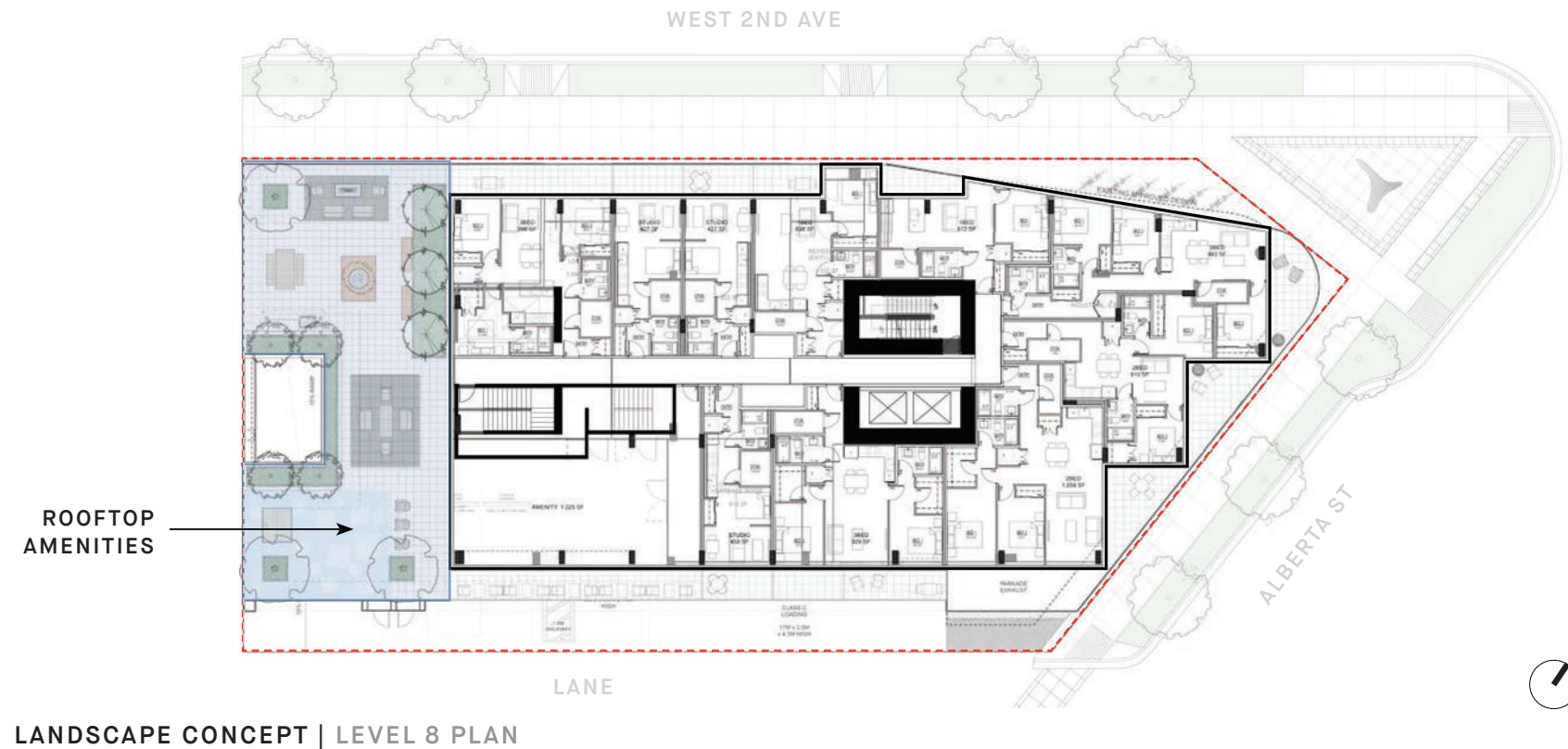
BUILDING AMENITIES - ROOFTOP PATIO

The residential podium-level amenity space provides a large and varied series of spaces for residents to enjoy. Spaces are designed to allow for large groups, small groups, or individuals to find a place to use, and supports multiple groups at any time. The space is oriented for excellent solar exposure and will have outstanding views to the North and South.

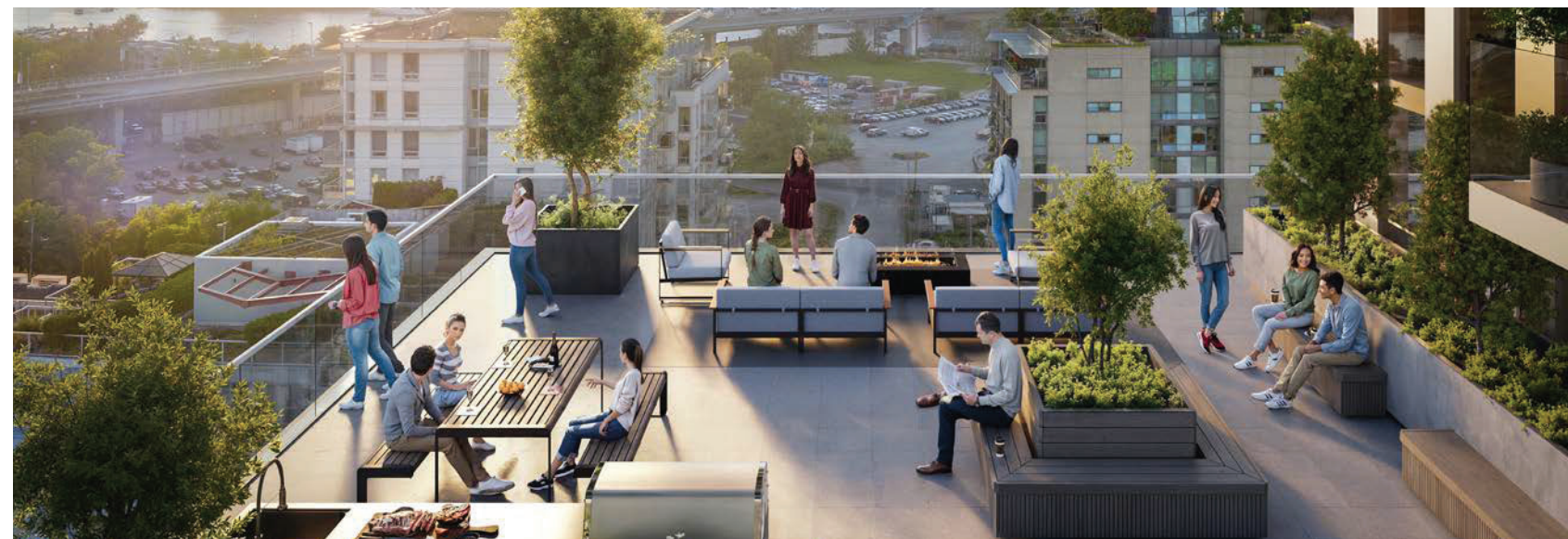
A range of passive programming is developed into the amenity level, but the space is flexible for other functions and would be adaptable to change over time. Family-friendly elements such as children's play, cooking and eating spaces, and a variety of seating options expand the usefulness of the amenity. Careful use of planting will shape and soften the spaces, adding visual interest and privacy. Use of natural materials, high-albedo paving, and careful placement of trees will add to the comfort of the space by regulating the temperatures and providing carefully located shade.

AMENITY FEATURES

- BBQ and eating space
- Fire table lounge space
- Flexible seating / socializing spaces
- Permanent seating spaces
- Children's play space with parental seating



LANDSCAPE CONCEPT | LEVEL 8 PLAN



PROPOSED AMENITY ROOF | PERSPECTIVE VIEW LOOKING AT LEVEL 8 OUTDOOR AREA

4. DESIGN RATIONALE

DESIGN RATIONALE

STATISTICS

360 W 2ND ZONE: CD-1

FLOOR	INDUSTRIAL GFA	INDUSTRIAL CIRCULATION	INDUSTRIAL NET	OFFICE GFA	OFFICE CIRCULATION	OFFICE NET	RESIDENTIAL GFA	RESIDENTIAL CIRCULATION	RESIDENTIAL LEASABLE	RESIDENTIAL AMENITY	TOTAL GFA
1	7387 sq.ft.	1056 sq.ft.	6331 sq.ft.	528 sq.ft.	528 sq.ft.	0 sq.ft.	1537 sq.ft.	1537 sq.ft.	0 sq.ft.		9452 sq.ft.
2	15896 sq.ft.	2402 sq.ft.	13494 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.		15896 sq.ft.
3	15896 sq.ft.	2402 sq.ft.	13494 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.		15896 sq.ft.
4	0 sq.ft.	0 sq.ft.	0 sq.ft.	15896 sq.ft.	2402 sq.ft.	13494 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.		15896 sq.ft.
5	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	13043 sq.ft.	1900 sq.ft.	11143 sq.ft.		13043 sq.ft.
6	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	13043 sq.ft.	1621 sq.ft.	11422 sq.ft.		13043 sq.ft.
7	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	13043 sq.ft.	1621 sq.ft.	11422 sq.ft.		13043 sq.ft.
8	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1868 sq.ft.	7370 sq.ft.	1225 sq.ft.	10463 sq.ft.
9	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
10	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
11	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
12	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
13	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
14	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
15	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
16	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
17	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
18	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
19	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	10463 sq.ft.	1447 sq.ft.	9016 sq.ft.		10463 sq.ft.
ROOF	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0.0 sq.ft.	0 sq.ft.	0 sq.ft.		0 sq.ft.
TOTAL GFA	39,179.0 sq.ft.	5,860.0 sq.ft.	33,319.0 sq.ft.	16,424.0 sq.ft.	2,930.0 sq.ft.	13,494.0 sq.ft.	166,222.0 sq.ft.	24,464.0 sq.ft.	140,533 sq.ft.	1,225 sq.ft.	221,825.0 sq.ft.
TOTAL FSR	2.09	0.31	1.77	0.87	0.16	0.72	8.85	1.30	7.48	0.07	11.81

Floor Area (SUMMARY)

N a m e	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19	T O T A L
Manufacturing Area	6,331	13,494	13,494																	33,319
Manufacturing Circulation Area	1,056	2,402	2,402																	5,860
Office Area				13,494																13,494
Office Circulation Area	528			2,402																2,930
Residential Area					11,143	11,422	11,422	7,370	9,016	9,016	9,016	9,016	9,016	9,016	9,016	9,016	9,016	9,016	9,016	140,533
Residential Circulation Area	1,537				1,900	1,621	1,621	1,868	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	24,464
Residential Amenity Area								1,225												1,225
Storage Exclusion					600	600	600	400	440	440	440	440	440	440	440	440	440	440	440	7,040
NET MANUFACTURING	7,387	15,896	15,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,179
NET OFFICE	528	0	0	15,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,424
NET RESIDENTIAL	1,537	0	0	0	12,443	12,443	12,443	8,838	10,023	10,023	10,023	10,023	10,023	10,023	10,023	10,023	10,023	10,023	10,023	157,957
TOTAL AREA	9,452	15,896	15,896	15,896	13,043	13,043	13,043	10,463	10,463	10,463	10,463	10,463	10,463	10,463	10,463	10,463	10,463	10,463	10,463	221,825

FLOOR AREAS

UNIT COUNT

FL. PLATE		UNITS WITH NO STORAGE					TOTAL
			STUDIO	1BR	2BR	3BR	
13 UNITS	19	(2UNITS)	5	2	4	2	13
13 UNITS	18	(2UNITS)	5	2	4	2	13
13 UNITS	17	(2UNITS)	5	2	4	2	13
13 UNITS	16	(2UNITS)	5	2	4	2	13
13 UNITS	15	(2UNITS)	5	2	4	2	13
13 UNITS	14	(2UNITS)	5	2	4	2	13
13 UNITS	13	(2UNITS)	5	2	4	2	13
13 UNITS	12	(2UNITS)	5	2	4	2	13
13 UNITS	11	(2UNITS)	5	2	4	2	13
13 UNITS	10	(2UNITS)	5	2	4	2	13
13 UNITS	9	(2UNITS)	5	2	4	2	13
10 UNITS	8	(0UNITS)	3	2	3	2	10
17 UNITS	7	(2UNITS)	6	4	5	2	17
17 UNITS	6	(2UNITS)	6	4	5	2	17
16 UNITS	5	(1UNITS)	5	3	6	2	16
TOTAL			75	35	63	30	203 PROVIDED
			36.9 %	17.2 %	31.0 %	14.8 %	

VEHICLE PARKING:

SECURED MARKET RENTAL HOUSING - RESIDENTIAL PARKING BYLAW 4.5.B1

15442 SQ.M. RESIDENTIAL STALLS REQUIRED (MINIMUM) 1 SPACE FOR EACH 125 SQ.M. OF GFA WITHIN 2 BLOCK OF TRANSIT - 20% REDUCTION CAR SHARE SUBSTITUTION	RESIDENTIAL SPACES = 124 SPACES = 25 SPACES = 10 SPACES TOTAL RESIDENT PARKING : = 89 SPACES VISITOR SPACES = 15 SPACES TOTAL RESIDENT + VISITOR PARKING : = 104 SPACES (MINIMUM)
5068 SQ.M. COMMERCIAL STALLS REQUIRED (MINIMUM) COMMERCIAL AS PER 4.1.7: 2 SPACES FOR 1ST 290 SQ.M. +	1 SPACE / 70 SM ADDITIONAL = 70 SPACES TOTAL COMMERCIAL REQUIRED : = 70 SPACES
(7.2.4.1) 1 PASSENGER PARKING SPACE FOR 10,000 SQ.M. OF OFFICE	= 1 SPACE
ACCESSIBLE STALLS REQUIRED RESIDENTIAL AS PER 4.8.4(a): 1 FOR FIRST 7 UNITS + COMMERCIAL AS PER 4.8.4(b):	0.034 SPACES / EACH ADDITIONAL UNIT: = 8 SPACES 1 + 0.4 SPACES/1000 SM: = 3 SPACES TOTAL ACCESSIBLE REQUIRED : = 11 SPACES TOTAL PARKING (MINIMUM): = 175 SPACES
RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8: COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL RESIDENT. PROVIDED: = 26 SPACES OF TOTAL (MAXIMUM) 25% OF TOTAL COMM. PROVIDED: = 19 SPACES OF TOTAL (MAXIMUM)
MIN. ELECTRIC VEHICLE CHARGING STALLS	20% OF PROVIDED SPACES = 36 SPACES OF TOTAL (MINIMUM)
PARKING PROVIDED RESIDENTIAL STALLS VISITOR STALLS COMMERCIAL STALLS	89 SPACES 15 SPACES 75 SPACES TOTAL PARKING PROVIDED: 179 SPACES
	RESIDENTIAL SMALL PARKING SPACES PROVIDED: = 25 SPACES 24 % OF REQ. COMMERCIAL SMALL PARKING SPACES PROVIDED: = 19 SPACES 25 % OF REQ. ELECTRIC VEHICLE SPACES PROVIDED: = 36 SPACES 20 % OF SPACES RESIDENTIAL ACCESSIBLE SPACES PROVIDED: = 8 SPACES COMMERCIAL ACCESSIBLE SPACES PROVIDED: = 4 SPACES

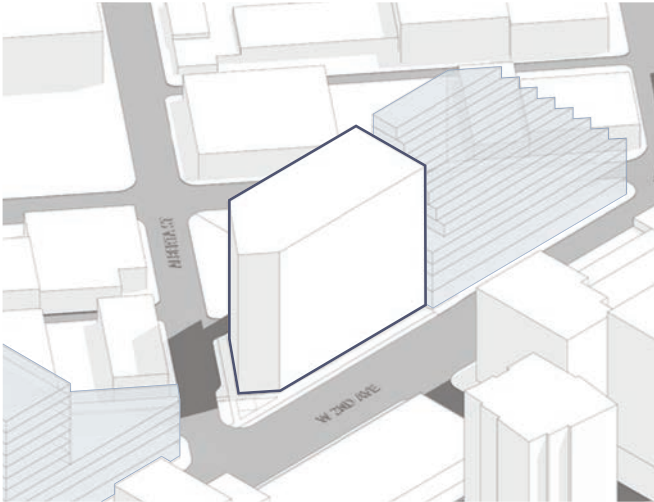
LOADING:

		REQUIRED	PROVIDED
DWELLING USE CLASS A AS PER 5.2.1: CLASS B AS PER 5.2.1: CLASS C AS PER 5.2.1:	NO REQUIREMENT NONE FOR LESS THAN 100 UNITS NO REQUIREMENT TOTAL:	= 0 SPACES = 1 SPACES = 0 SPACES 1 SPACES	0 SPACES 0 SPACE* 0 SPACES 0 SPACES
COMMERCIAL CLASS A AS PER 5.2.7 (OFFICE): CLASS B AS PER 5.2.5 (MANUFACTURING):	1 SPACE FOR 1,000 SQ.M. TO 7,500 SQ.M. 1 SPACE FOR FIRST 485 SQ.M. + 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.	= 1 SPACES = 2 SPACES =	1 SPACES 1 SPACE** 1 SPACES
CLASS B AS PER 5.2.7 (OFFICE): CLASS C AS PER 5.2.5 (MANUFACTURING):	1 SPACE FOR 500 - 5,000 SQ.M. 1 SPACE FOR 2,000 - 5,000 SQ.M. TOTAL:	= 1 SPACES = 1 SPACES 5 SPACES	1 SPACES 1 SPACES 4 SPACES
* RESIDENTIAL LOADING SHARED WITH COMMERCIAL - RELAXATION REQUESTED ** MANUFACTURING LOADING SHARED WITH COMMERCIAL - RELAXATION REQUESTED			

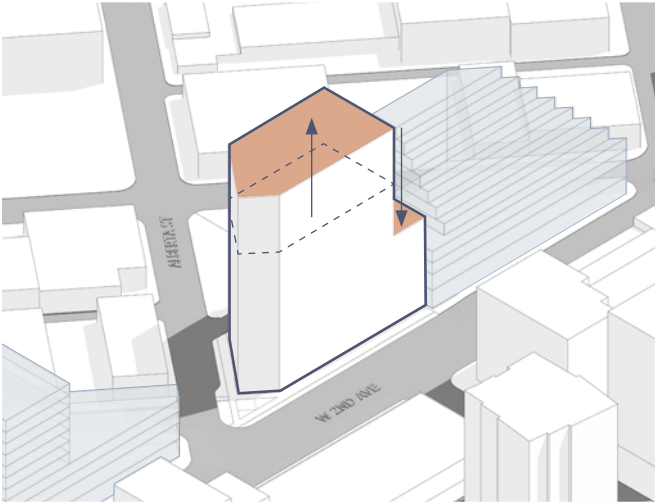
BICYCLE PARKING:

		REQUIRED	PROVIDED
RESIDENTIAL CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF 2.5 SPACES PER UNIT > 700 SF < 1130 SF 3 SPACES PER UNIT > 1130 SF	= 182 SPACES 205 SPACES 0 SPACES	
COMMERCIAL CLASS A 6.2.6.1 (MANUFACTURING): CLASS A 6.2.4.1 (OFFICE):	1 SPACE PER 1,000 SQ.M. 1 SPACE PER 170 SQ.M.	= 4 SPACES 9 SPACES	
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%) HORIZONTAL SPACES (TOTAL HORIZONTAL SPACES) STACKED SPACES (MAX 60%) OVERSIZED SPACES (MIN 5%)	= 40 OF TOTAL = = 240 = 20	159 SPACES 0 SPACES 159 SPACES 266 SPACES 22 SPACES
	TOTAL: TOTAL W/ ELECTRICAL OUTLET (50%)	= 400 SPACES = 200 OF TOTAL	447 SPACES 223.5 SPACES OF TOTAL
CLASS B 6.2.1.2 (RESIDENTIAL)	6 SPACES PER DEVELOPMENT	= 6 SPACES	6 SPACES (BIKE RACKS AT GRADE)
CLASS B 6.2.4.1 (OFFICE):	6 SPACES PER DEVELOPMENT WITH MIN. 2,000 SQ.M.	= 6 SPACES	6 SPACES (BIKE RACKS AT GRADE)

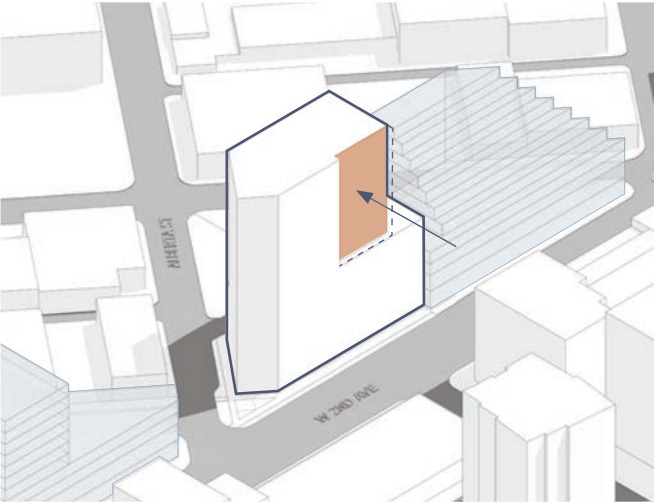
CONCEPT MASSING



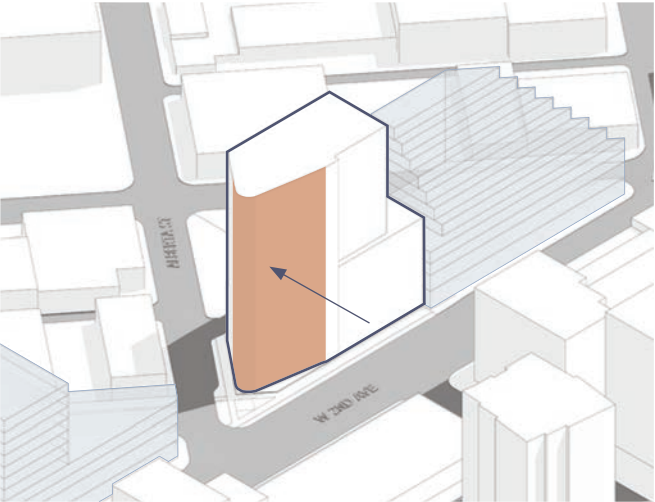
BASIC VOLUME - MAX HEIGHT: 46.5M



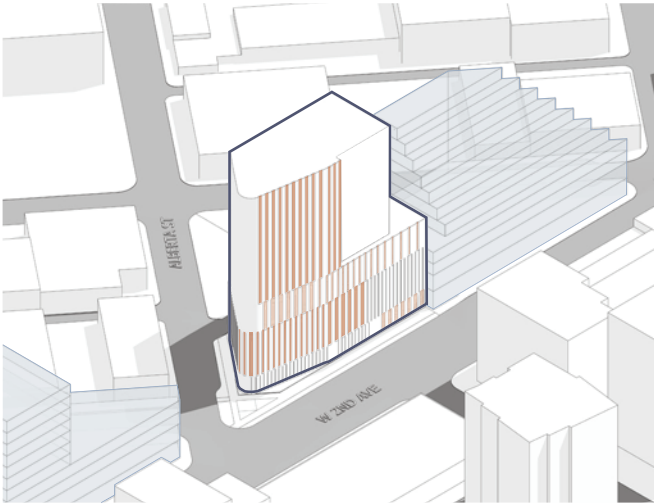
PUSHED UP TO 19 STOREYS
THE TOWER IS PUSHED UP TO 19 STOREYS BASED ON REZONING AND PODIUM IS DROPPED TO 7 STOREYS



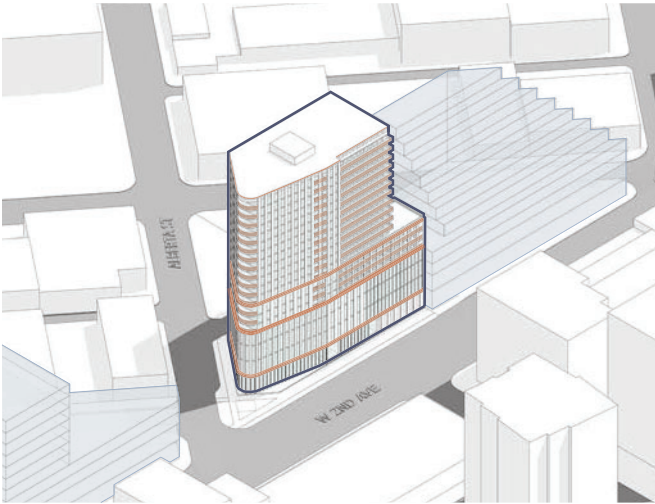
OFFSET TOWER
RESIDENTIAL TOWER IS OFFSET ON WEST 2ND AVENUE AND LANE TO PROVIDE A TRANSITION IN SCALE AND VARIETY OF FACADE TREATMENTS



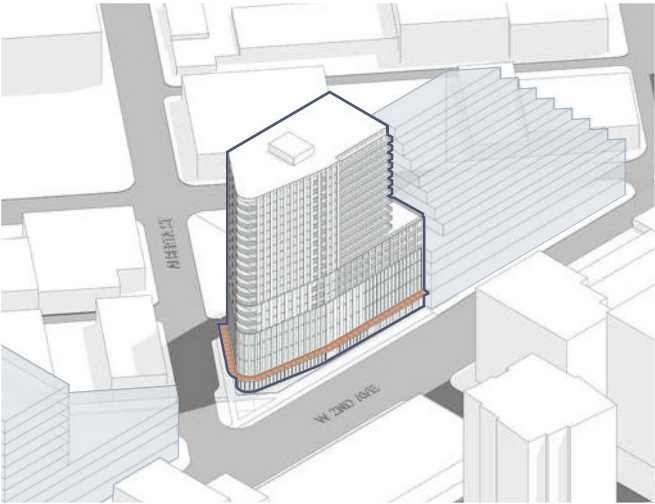
CURVED CORNER
THE BUILDING ANGLES AWAY FROM THE WEST 2ND FRONTAGE TOWARDS THE NORTHEAST, CREATING A DRAMATIC FLATIRON CORNER. THIS ALSO CREATES A LARGER SIDEWALK AND PUBLIC REALM AT THE NORTHEAST CORNER OF THE SITE



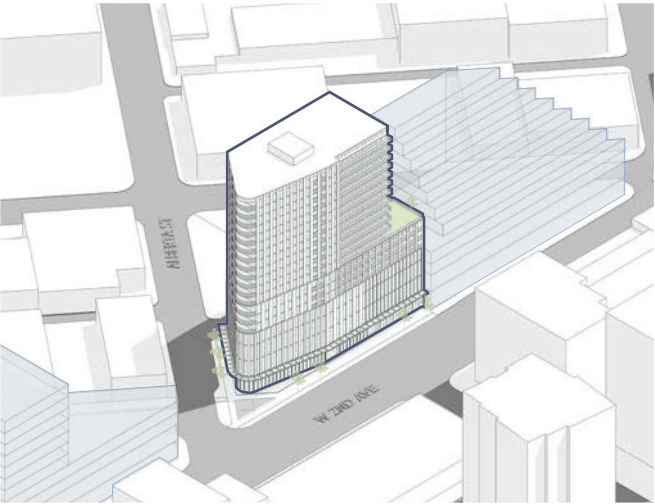
VERTICAL SKIN
THE FACADE IS BROKEN UP BY A SERIES OF VERTICAL PANELS THAT CREATE A TEXTURAL SKIN WHILE REDUCING WINDOW WALL RATIO



HORIZONTAL SECTIONS WITHIN THE VERTICAL SKIN
THE VERTICAL PANELS ARE BROKEN INTO HORIZONTAL SECTIONS, REDUCING THE SCALE OF THE OVERALL FACADE, AND CREATING VARIETY AND INTEREST. THE HORIZONTAL BREAKS CREATE OPPORTUNITIES TO INCREASE OR REDUCE GLAZING TO RESPOND TO VIEWS ON DIFFERENT LEVELS



SKIN PEELED AWAY AT GRADE + EXTENDED AS CANOPY
THE CLADDING PANELS ARE REMOVED ON THE GROUND FLOOR, ALLOWING A FULLY GLAZED FRONTAGE THAT CONNECTS PEDESTRIANS TO ACTIVITY WITHIN THE BUILDING. THE CANOPY READS AS AN EXTENSION OF THE BUILDING SKIN, A UNIFYING GESTURE THAT CONNECTS THE BUILDING TO THE PUBLIC REALM



LANDSCAPING ON PODIUM
THE LARGE PLATES RESULT IN LARGE ROOF THAT CAN ACCOMMODATE GENEROUS PLANTING AND OUTDOOR AMENITY SPACES. PLANTING ON LEVEL 8 OUTDOOR AREA WILL ASSIST IN MANAGING RAINWATER AND REDUCE THE VOLUME OF DETENTION TANKS REQUIRED

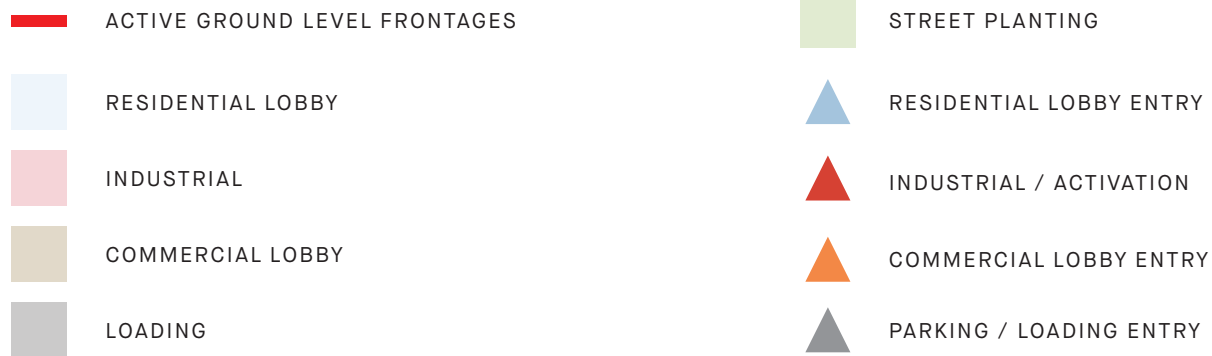
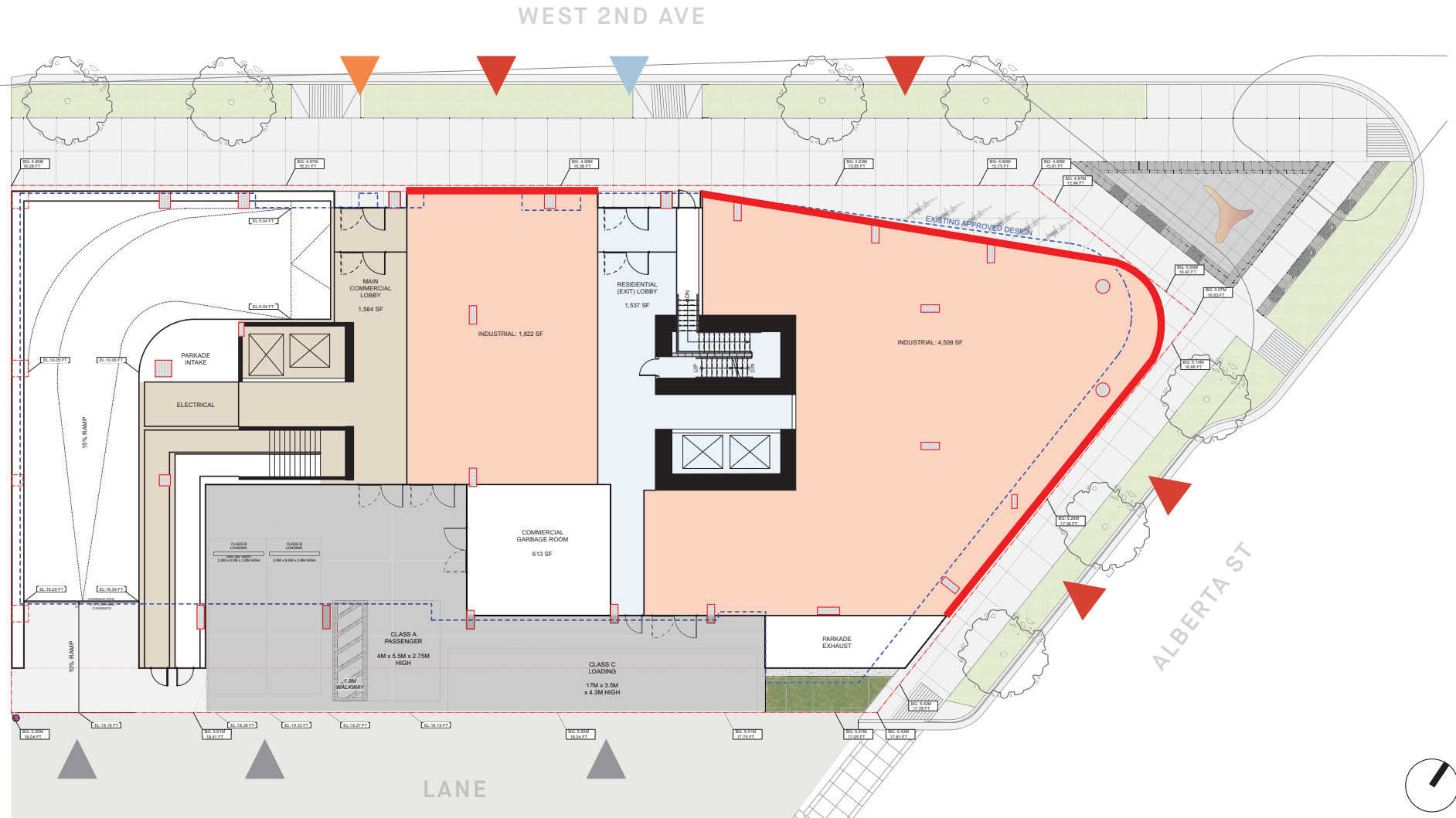
SITE ORGANIZATION PLAN

The building is located with main lobby fronting West 2nd Avenue, in a location that maximizes the contiguous space available for a ground level tenant.

The frontage of the ground level space wraps the northeast corner of the building, providing active frontages on both sides.

Loading is located off the lane, ensuring that Alberta Street is not required for truck manoeuvring.

The parkade ramp access is located at the south-western corner of the site to minimize conflicts with the intersection of the lane with Alberta Street.



PRECEDENTS



A BY ADINA CANBERRA HOTEL | BATES SMART



BAUMKIRCHEN MITTE TOWER | UNSTUDIO



BRICK TOWER | MECANOO

MATERIAL PALETTE

The overall material palette is restrained, with each component working towards the concept of the panelized building skin.

The metal panel cladding reduces the window wall ratio, while also giving the façades depth and texture. The varied panel widths will result in different shadow patterns across the façades, accentuated by the monochromatic colour scheme.

Curtain wall glazing minimizes the appearance of mullions, and maximizes height of vision glazing. At the corner, curved glazing reinforces the special flatiron corner.

The metal canopy is meant to read as a continuation of the building skin, folding outward to support the canopy glass.



DURANAR MST WHITE
METAL CLADDING

DURANAR CNC CHARCOAL
SPANDREL PANEL

FULL HEIGHT GLAZED GUARD

DURANAR MST WHITE
METAL CLADDING

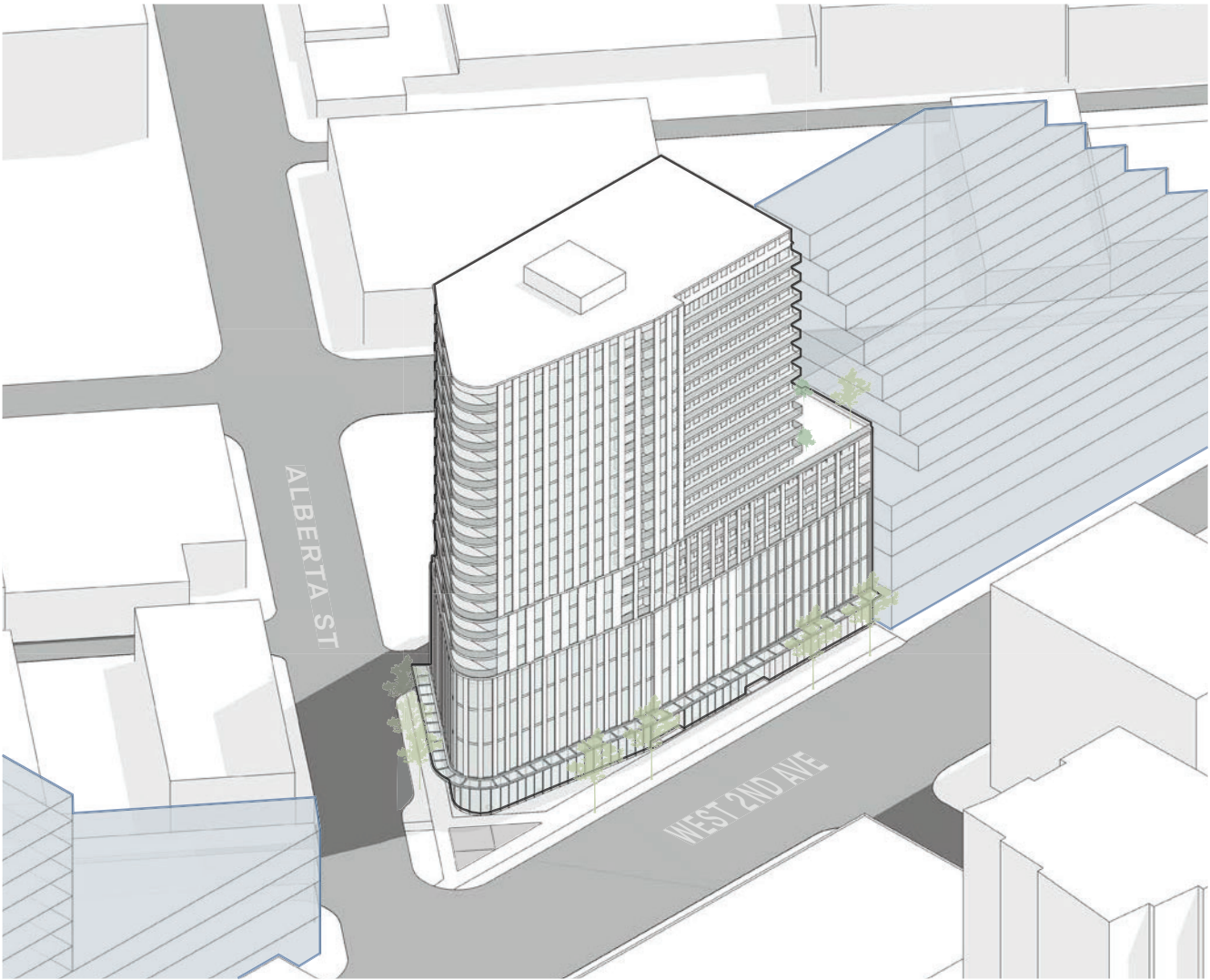
FULL HEIGHT GLAZED GUARD

DOUBLE-GLAZED CURTAIN WALL
LIGHT GREY VISION GLAZING

DURANAR MST WHITE
METAL CLADDING

GLASS CANOPY WITH OFF-
WHITE POWDER COATED STEEL
SUPPORT

AERIAL PERSPECTIVES



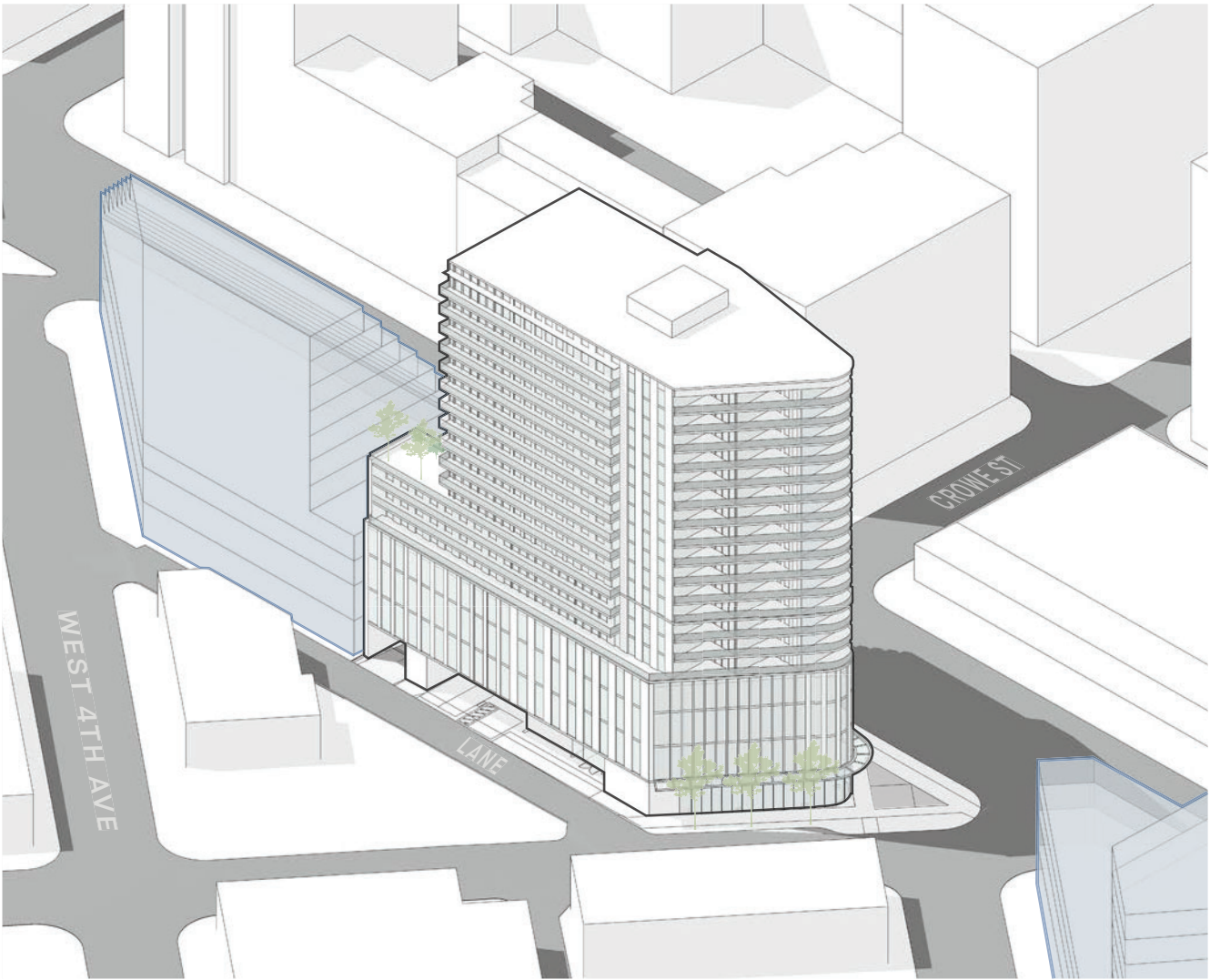
NORTHWEST CORNER



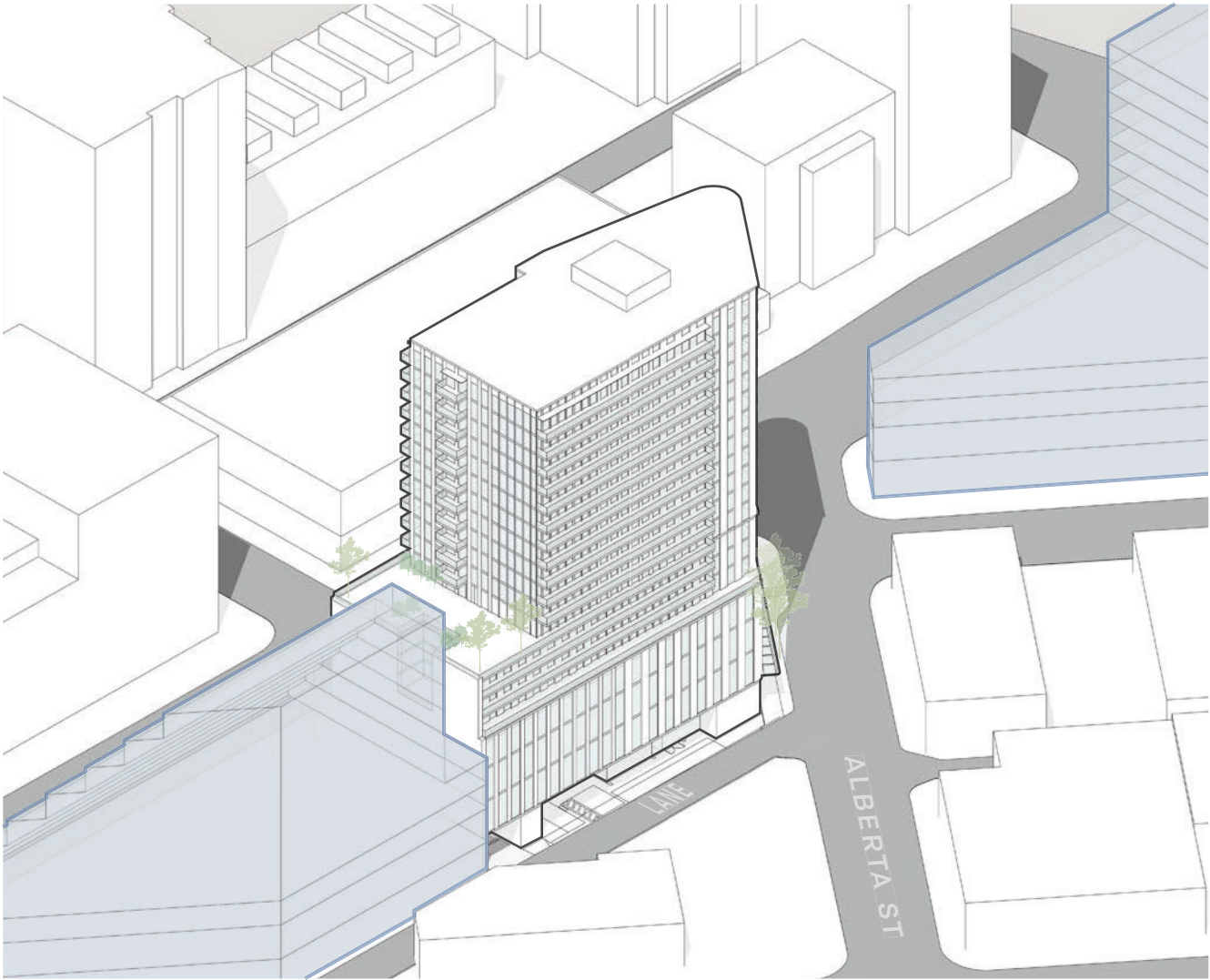
SOUTHWEST CORNER

 POTENTIAL FUTURE DEVELOPMENT

AERIAL PERSPECTIVES



NORTHEAST CORNER



SOUTHEAST CORNER

POTENTIAL FUTURE DEVELOPMENT

RENDERING



PROPOSED BUILDING | VIEW ALONG WEST 2ND AVE

RENDERING



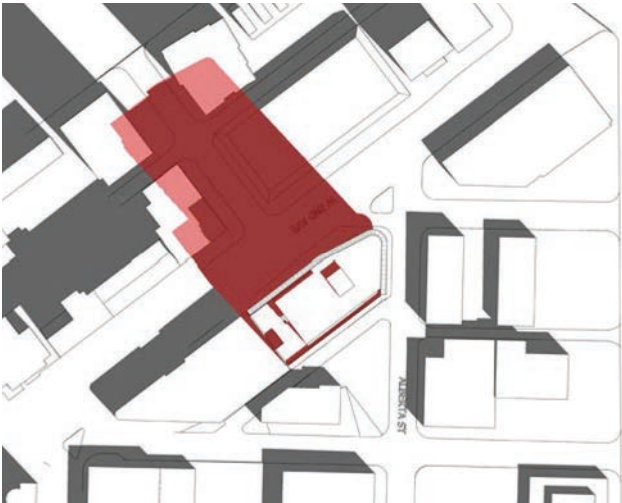
PROPOSED PUBLIC PLAZA | VIEW ALONG WEST 3RD AVE AND ALBERTA ST

RENDERING



PROPOSED ROOF AMENITY | PERSPECTIVE VIEW LOOKING AT LEVEL 8 OUTDOOR AREA

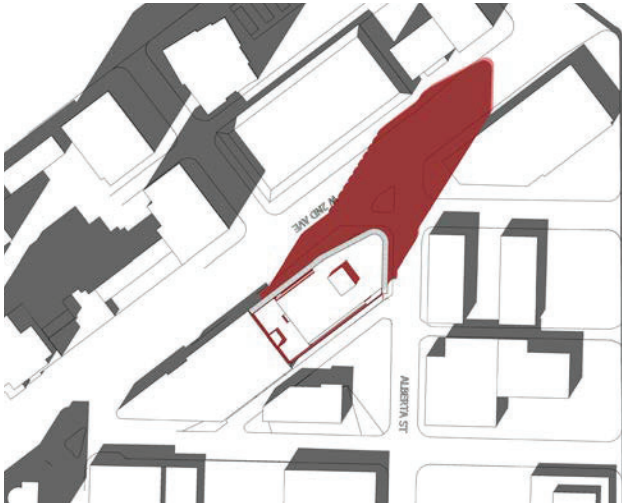
SHADOW STUDY



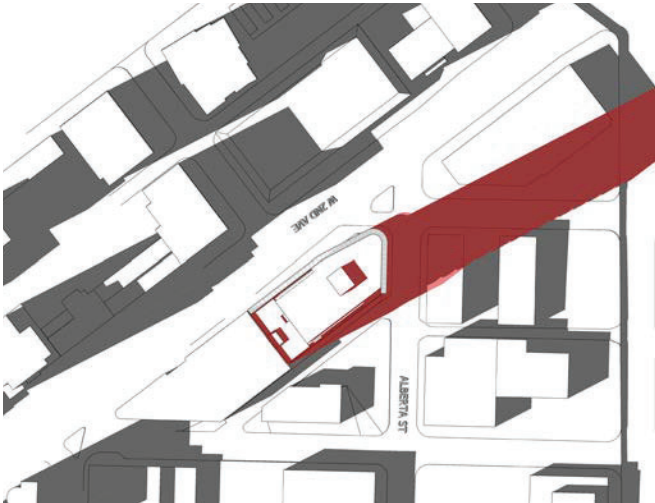
MARCH 21 | 10:00 AM



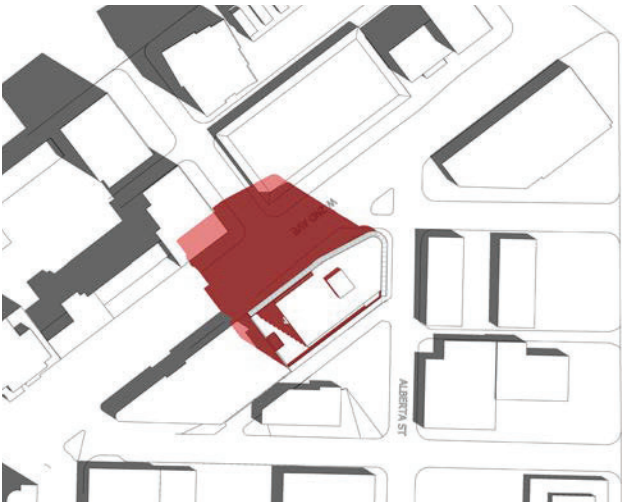
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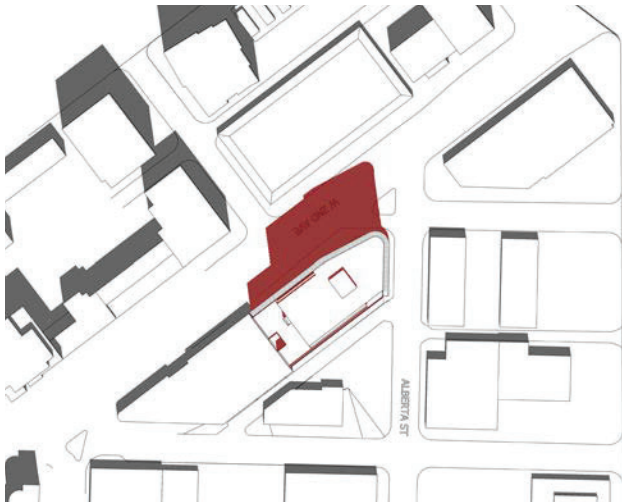
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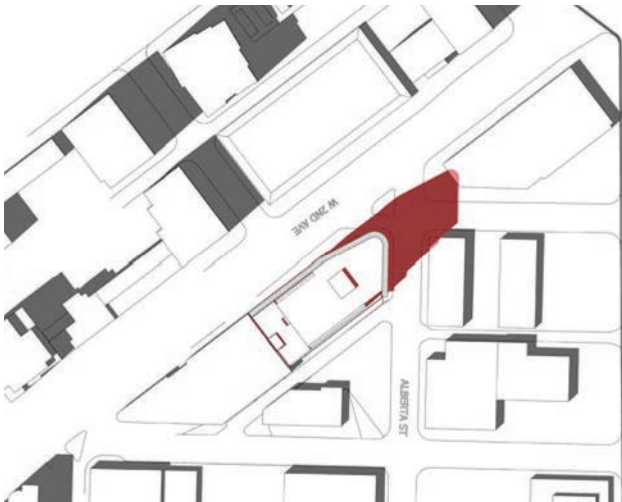
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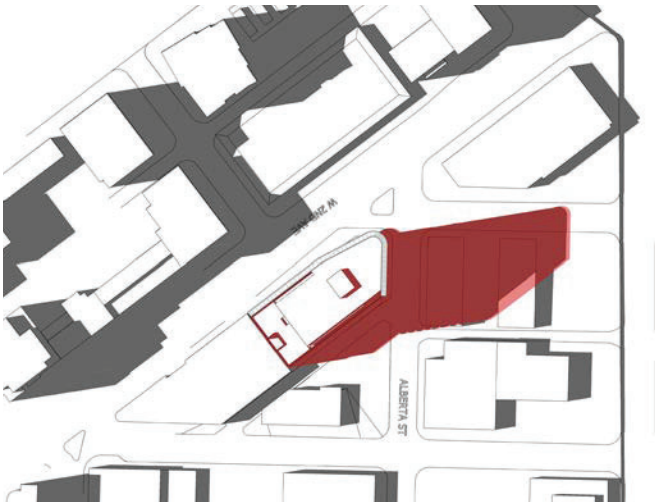
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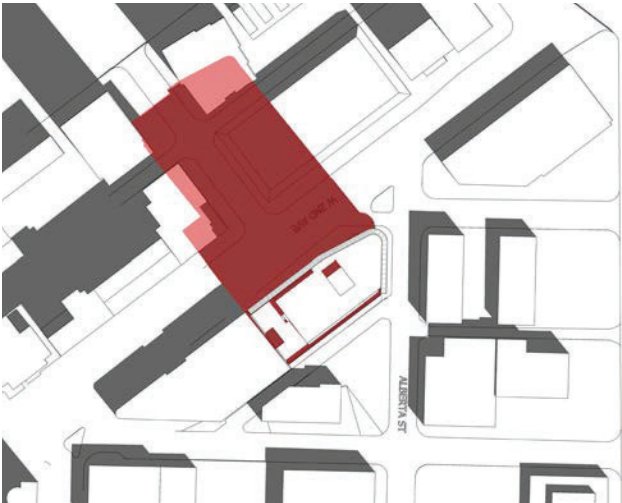


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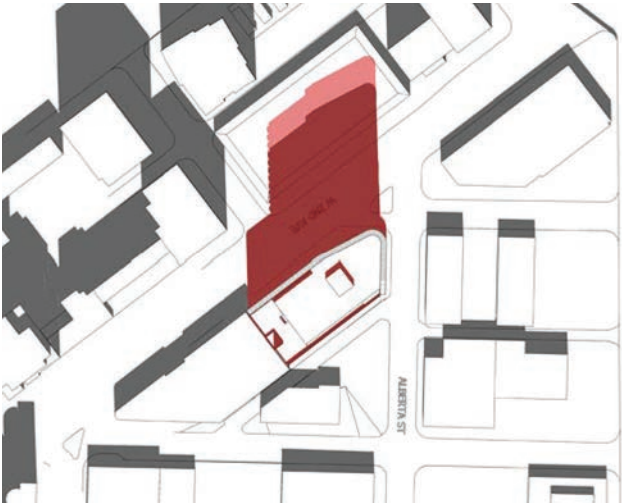
PROPOSED CAST SHADOW



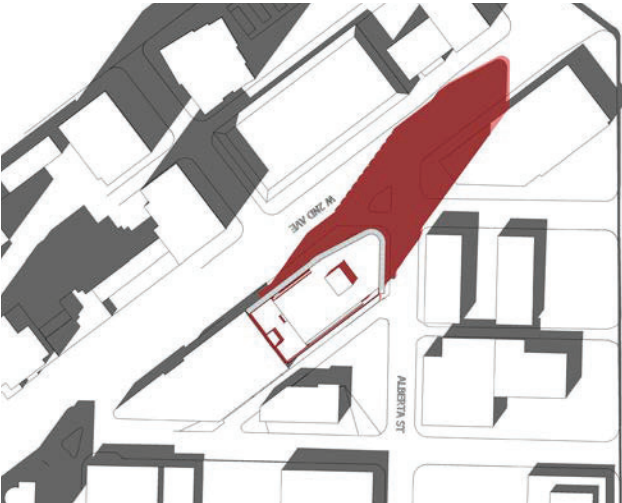
SHADOW STUDY



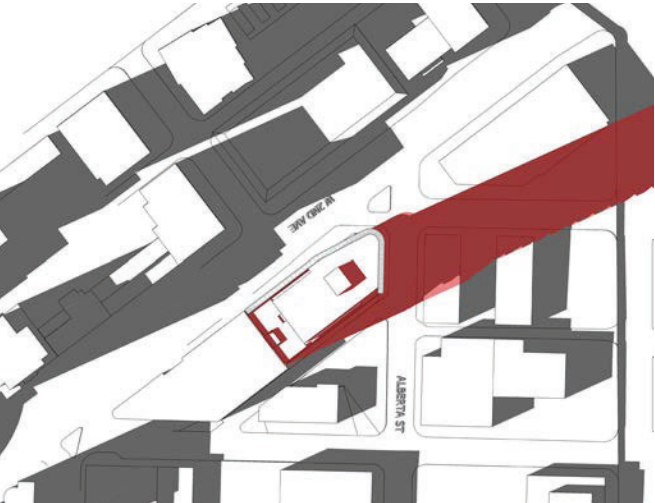
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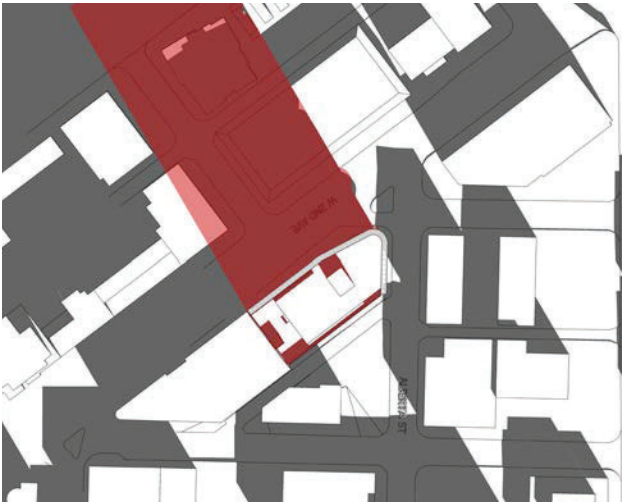
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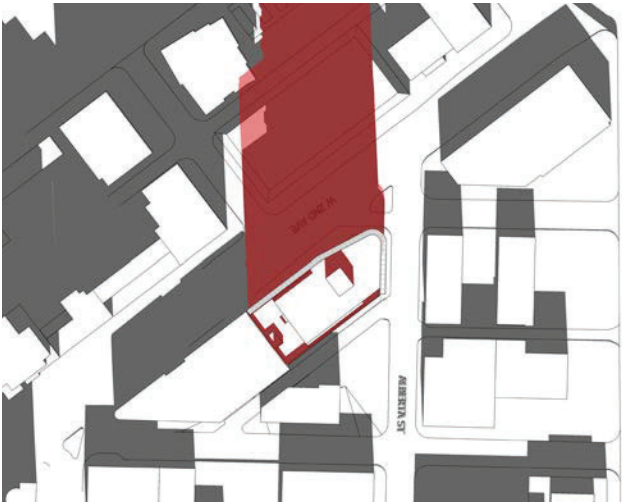
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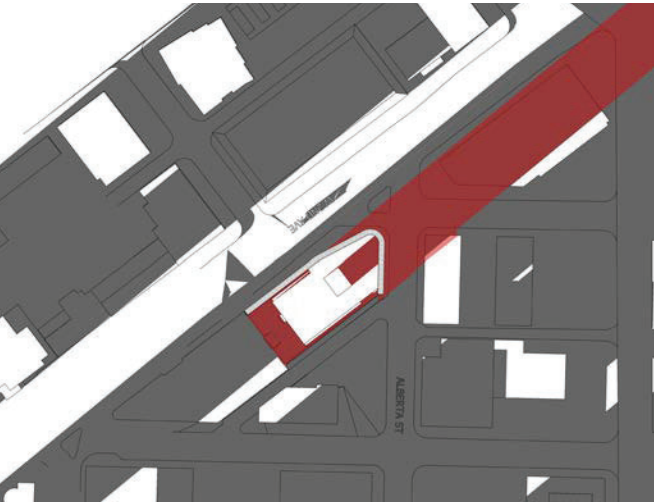
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PROPOSED CAST SHADOW



5. SUMMARY OF PUBLIC BENEFITS

SUMMARY OF PUBLIC BENEFITS

PRESERVATION OF INDUSTRIAL SPACE

The proposed development will provide 2.0 FSR of industrial space allowed for in the I1-C policy, plus an additional 16,000 SF of office space. Delivering over 53,000 SF of total employment space more than doubles the previous building's floor area of 27,638 SF.

SECURED RENTAL HOUSING NEAR TRANSIT

The proposed development will provide 203 units of critically needed secured rental housing in close proximity to the Canada Line, Bus Rapid Transit, bike paths and in a highly walkable neighbourhood. The project will also provide a large percentage of 2 and 3 bedroom family-sized units.

PLAZA WITH ROTATING PUBLIC ART DISPLAY

The project's flatiron design provides the opportunity for a visually prominent plaza at the corner of West 2nd Avenue and Alberta Street. This street-level plaza will feature a large open area for sculptural public art to be displayed, visually appealing hard-scape, seating blocks, and green infrastructure measures.

As a the catalyst for development on the southern extent of West 2nd Avenue, public realm design excellence is a key pillar of the project offering.

DCL FEES

The proposed development will provide a substantial Development Cost Levy ("DCL"), consistent with the City of Vancouver's Development Cost Levy Bylaw and will not required a waiver of DCL payments.

SUSTAINABLE AND ENVIRONMENTALLY FOCUSED DESIGN

The proposed development will meet the City of Vancouver's Green Building Policy for Rezoning, and intends to implement a robust sustainability mandate. High efficiency fixtures, low carbon energy systems, and green infrastructure will be utilized throughout the development.

