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July 18, 2017
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4
Attention: Ms. Linda Gillan

Dear Linda,

Re: Rezoning Application for 1684 Alberni Street, Vancouver, BC, Canada

On behalf of Westbank, we are pleased to submit this rezoning application for our development proposal of 1668 -1684 Alberni Street.

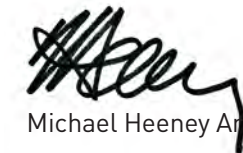
In brief, the properties are on the southeast corner of Alberni and Bidwell Streets. The property is relatively level and the site area is 21,607 s.f. The proposed concept development conforms to the West End Community Plan adopted by City Council. The proposal is for a high-rise market residential building. The proposed FSR is 10.7 and a density of approximately 21,402 sm / 238,096 sf

The proposed height of the building is 385' (based on established building grades) and the City has already confirmed that it does not intrude into restricted view cones. The 94 units proposed include a mix of types and sizes ranging from one to three bedrooms. The 39-story tower is set into a six-story podium. The podium has been carefully massed to respond the proposed new development to the east and the existing buildings across the lane on Bidwell St. Vehicular access and loading is from the lane.

Our design for 1684 Alberni will provide a dramatic new landmark for Vancouver. The primary design gesture is the "Weave", which celebrates simplicity and rhythm. The unique double height fenestration provides a formal framework that contains the suites. This weave organically stretches out at the base to encompass the podium units. The framework also acts as a sunshade reducing cooling loads in the summer.

We are extremely excited about this project and look forward to continuing a positive dialogue and collaboration with you and your colleagues as we progress through the approval process.

Yours truly,
BING THOM ARCHITECTS INC.



Michael Heeney Architect AIBC, FRAIC
Principal

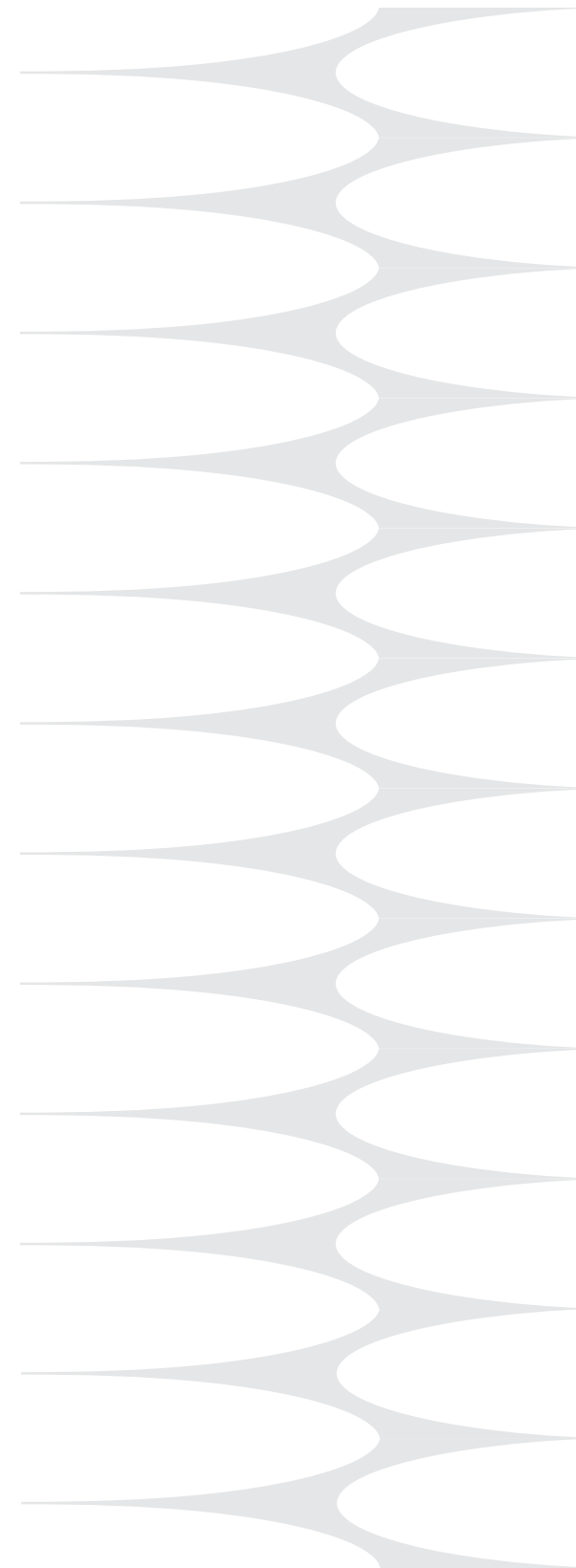
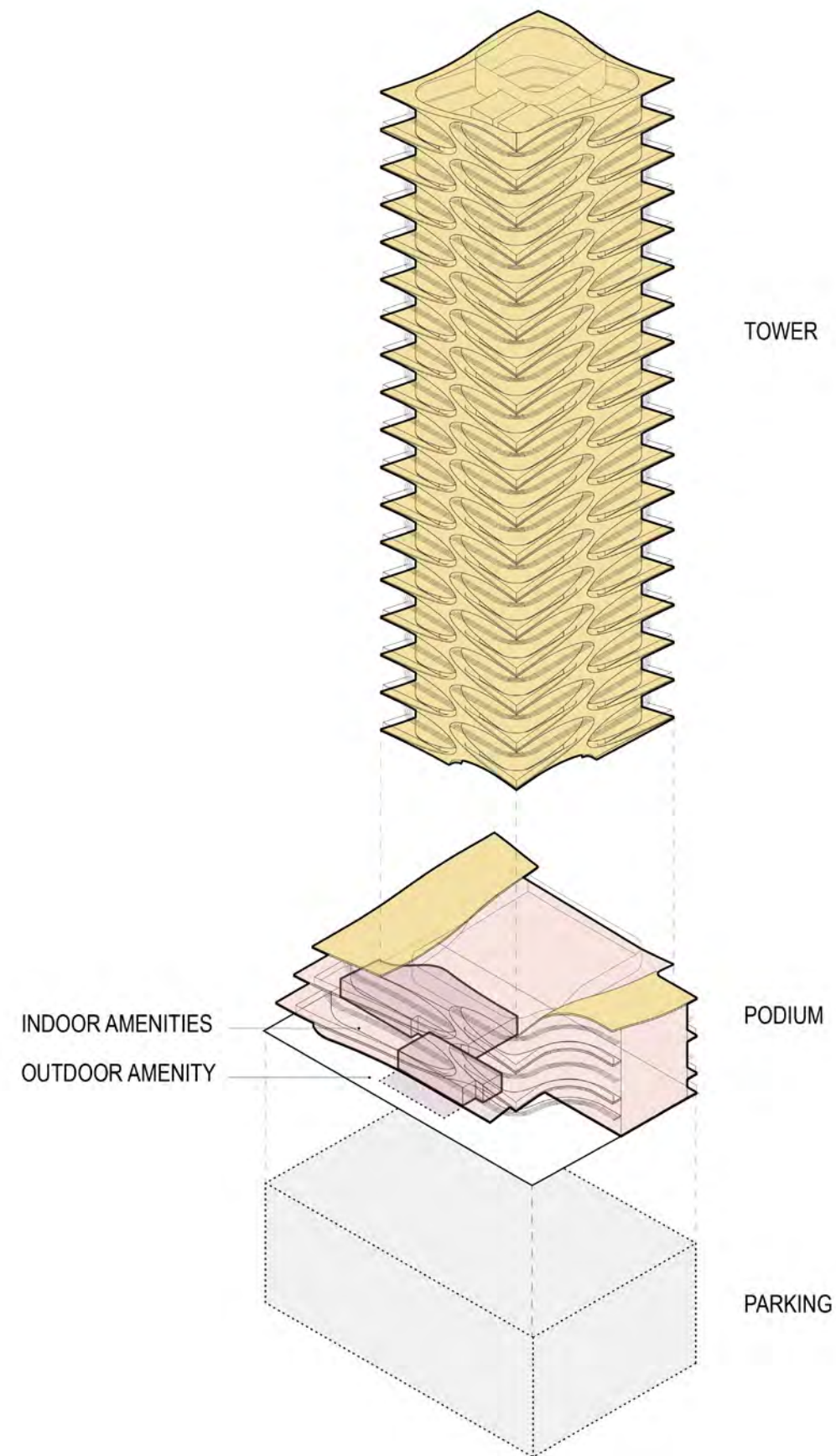
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DESIGN RATIONALE



View from the north



DESIGN RATIONALE

Inspired by natural and man made sculptural forms, this design celebrates the art of form-making in architecture. The form of development is contingent on a continuous architectural spine that runs up the middle of each of the four facades. This 'weave' or 'exoskeleton' takes cues from repeated structures found in nature; seemingly simple elements that when assembled together achieve greater strength and beauty. The challenge was to find a simple and elegant geometry that when repeated and woven together, would become a complex system that is functional and visually attractive. The resulting form manages to express a calm repetition that is exciting and dynamic simultaneously.

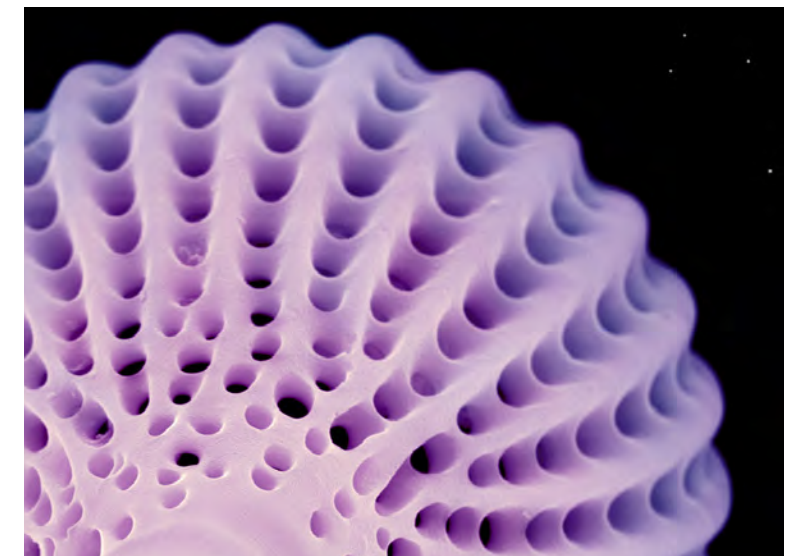
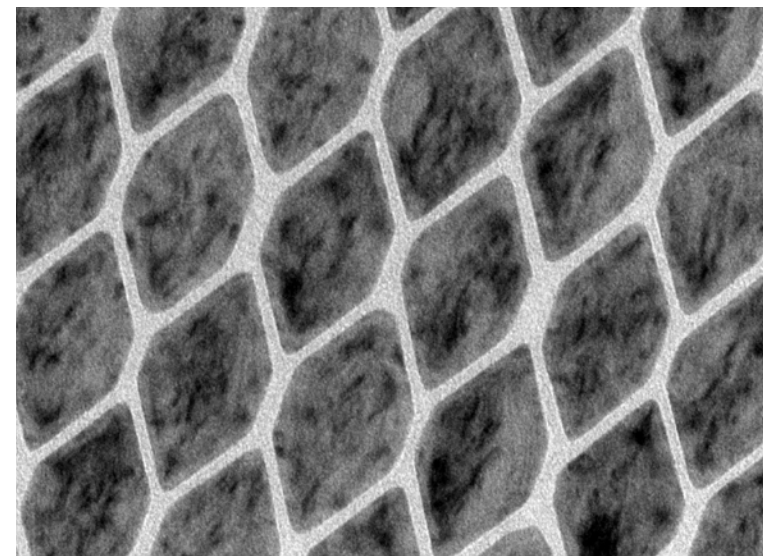
The profile of the exoskeleton creates a unique alternating pattern that literally steps up the building, thus allowing us to move away from the typical stratified or monolithic extruded towers design so prevalent in Vancouver, and for that matter, the rest of the world. With these staggered opportunities, we are able to provide larger than usual podium villas, which stretch two stories. The same stepping feature also allows the tower's balconies to alternate every other floor, animating the building with unique and generous outdoor spaces that are two storeys high. This change in scale and rhythm challenges the typical approach to the tower typology and offers improved livability.

DESIGN INSPIRATION

Structure in nature



Repetition in nature



DESIGN INSPIRATION



Sculptural forms in architecture



Sculptural forms in art

REZONING RATIONALE

Located in the West End, one of Vancouver's most established and vibrant communities, this proposed new 39 storey residential tower at 1668-1684 Alberni is ideally situated just blocks away from local shops, services, the Georgia Street Corridor and the Central Business District. As such, it is perfectly situated to leverage these many civic resources and is supportive of the policies and guidelines as set forth for the West End and for this form of development. In particular, the following applicable policies have been taken into consideration as this proposal has been formulated:

West End Community Plan (2013)

Approved in 2013, the West End Community Plan outlines seven key principles that reflect the policies, guidelines and actions found within citywide plans, strategies and charters. These principles provide overall direction to address local challenges and guide the future growth of the community:

1. Achieve a green, environmentally sustainable, urban pattern
2. Support a range of affordable housing options to meet the diverse needs of the community
3. Foster a robust, resilient economy
4. Enhance culture, heritage and creativity
5. Support a range of sustainable transportation options, including those that already exist
6. Protect and enhance civic places, public parks and green linkages
7. Foster a resilient, sustainable, safe and healthy community

Georgia Corridor

Given its proximity to the downtown the Georgia Corridor is considered in the WECP as one of the transition areas that is well served by transit, amenities and services. As such, the WECP permits additional housing and job space in this area.

The property falls within Area "A" of the Georgia Corridor which permits up to a maximum height of 117.3 metres (385 feet) if not restricted by a view corridor. We have confirmed with Dean McKay that the site falls within View Cone 20 shadow and that the full height contem-

plated by the WECP can be achieved below the allowable maximum geodetic elevations.

Additional considerations include:

- Maximum densities will recognize urban design considerations on a site by site basis.
- To maximize views and sunlight on sidewalks, residential floor plates above the podium levels should not exceed 511 square metres (5,500 square feet).
- Rezoning applications to increase density can be considered. Where the application includes a residential component, density increases will be considered to support the Public Benefits Strategy.

The proposed concept for 1668-1684 Alberni Street supports the WECP in the following ways:

- Located along the Georgia corridor, the future plans for the site will conform to the built form guidelines including but not limited to:
- Strengthening the urban frame along the Georgia-Alberni corridor;
- Reinforcing a dome-shaped skyline of Vancouver's downtown;
- Providing for appropriate transition in form and scale, and;
- Enhancing public realm vitality and interest through high quality design as part of the building and streetscape.

The design relies solely on the continuous sculptural expression of an 'Exoskeleton' ; a repeating and alternating motif that provides the unique architectural expression as well as to create generous open balconies and sunshades. To keep the integrity of the exoskeleton's expression, we have continued it past the maximum tower height of 385' to mask the unsightly mechanical units on the roof as well as to create a visually light crown. The proposed concept features an architectural ap-purtenance that extends past the height limit of 385' by 2.65m / 8'-8".

REZONING RATIONALE

West End – Tower Form, Siting And Setbacks

The bulletin provides guidance on new residential towers in the West End.

The proposed concept addresses the intent of the bulletin in the following ways:

- Meeting minimum corner site frontage based on consolidated sites
- Meeting the front yard setback for sites on Alberni St
- Meeting side yard setback on Bidwell St
- Pursuing a “Tower in Podium”
- Meeting the maximum tower floor plate of 5,500 sq ft

The proposed tower has been sited and shaped so that the shadows do not enter the lot boundary of Marina Square Park. The diagrams in 2.3 Shadow Studies demonstrate that the shadow of the proposal that is not blocked by street trees and existing buildings, but extends past the curb lands only on the boulevard outside of the sidewalk.

High Density Housing for Families with Children Guidelines (1992)

The intent of the Guidelines is to address key issues of site selection project and unit design and to ensure that they meet the needs of families with children.

The project contributes to these goals of providing family friendly living in high density by:

- Providing outdoor amenity space at grade for children and families
- Providing an adjacent indoor amenity that has the ability to open up to become one connected amenity that provides both covered and uncovered play area
- Providing a higher percentage of family sized units with in-suite storage
- Providing secure parking below grade
- Providing generous private balconies in all family sized units