

Project Team

Hollyburn Properties has put together a qualified project team.



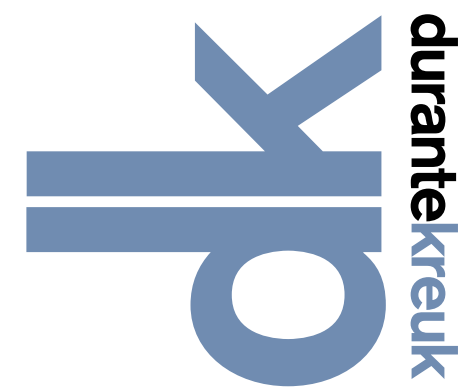
Hollyburn Properties | Developer

Hollyburn Properties is a Canadian-family owned and operated property management and investment company founded in 1972 at the foot of Hollyburn Mountain in West Vancouver. Our business is firmly anchored on 4 core principles: Professionalism, Service, Quality and Commitment.



Francl Architecture | Architect

Francl Architecture thrives on the challenge to design and realize a genuinely modern, livable, and sustainable built environment. Their insight and expertise, gained over two decades of producing professionally recognized projects, ensures efficient and elegant buildings attuned to their own unique context and conditions.



Durante Kreuk | Landscape Architect

Durante Kreuk is an award winning landscape architectural firm with over thirty years experience in the private and public realm design and development. Their broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places.



Brook Pooni Associates | Planning Consultant

Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.

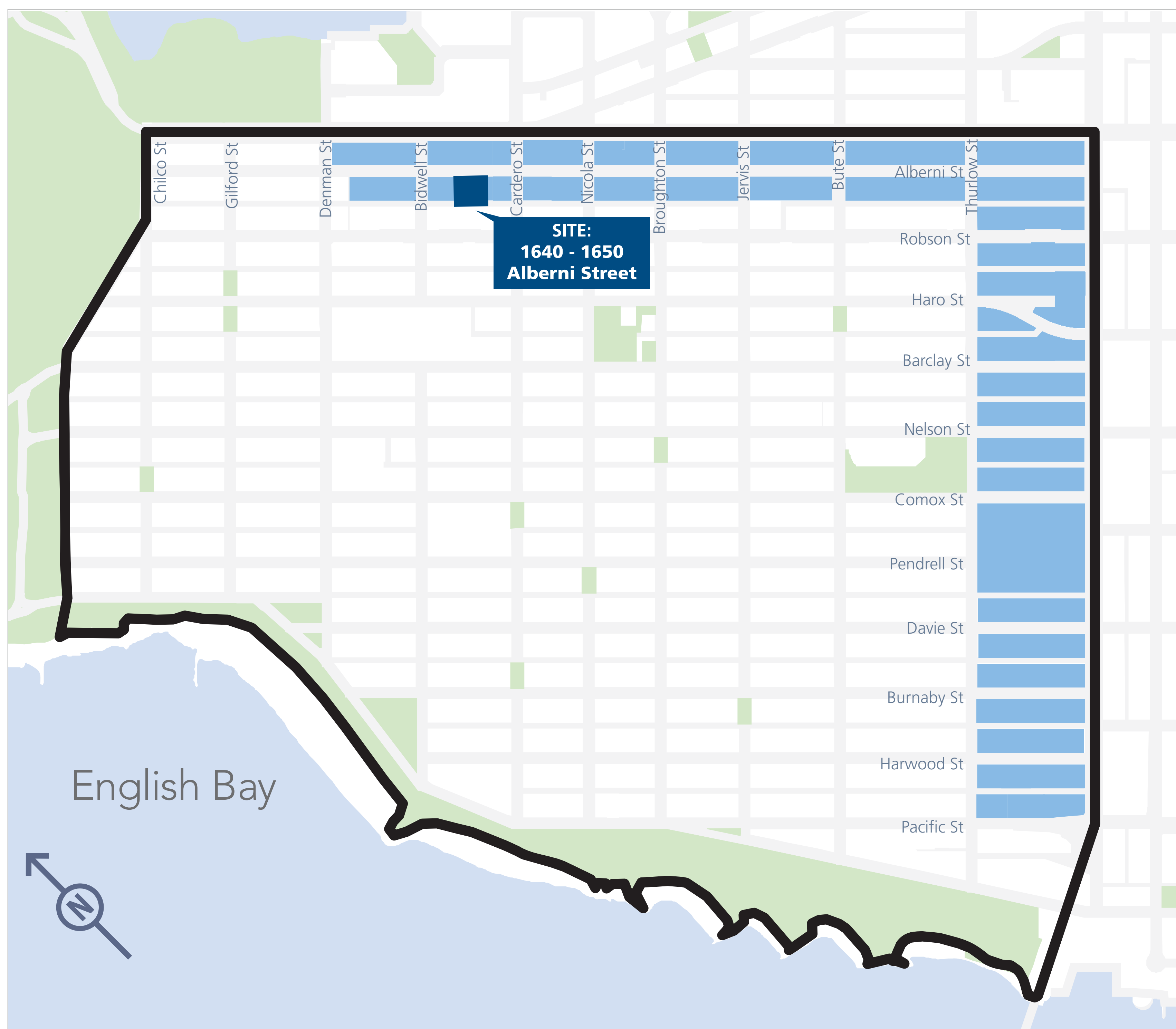


Bunt & Associates | Traffic Consultant

Founded in 1993, Bunt & Associates is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. The firm has over 50 professional and technical staff in four offices located in Vancouver, Victoria, Calgary, and Edmonton. Their strengths lie in providing enterprising solutions to urban transportation planning challenges and in assisting their clients in attaining their project goals.

The Site

Hollyburn Properties proposes to redevelop an existing 66-unit rental building at 1640-1650 Alberni with a new 276-unit rental tower in Vancouver's vibrant West End.



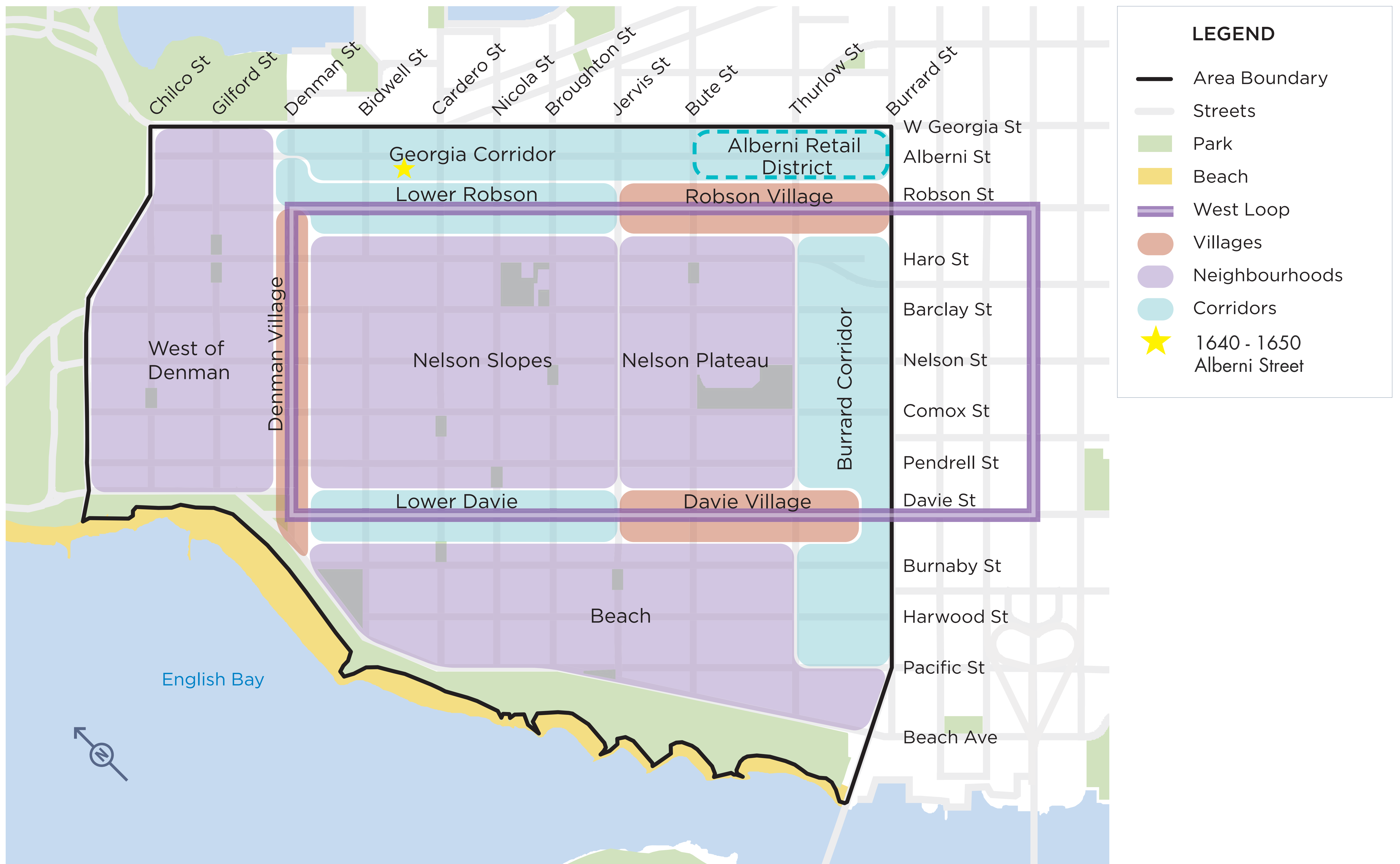
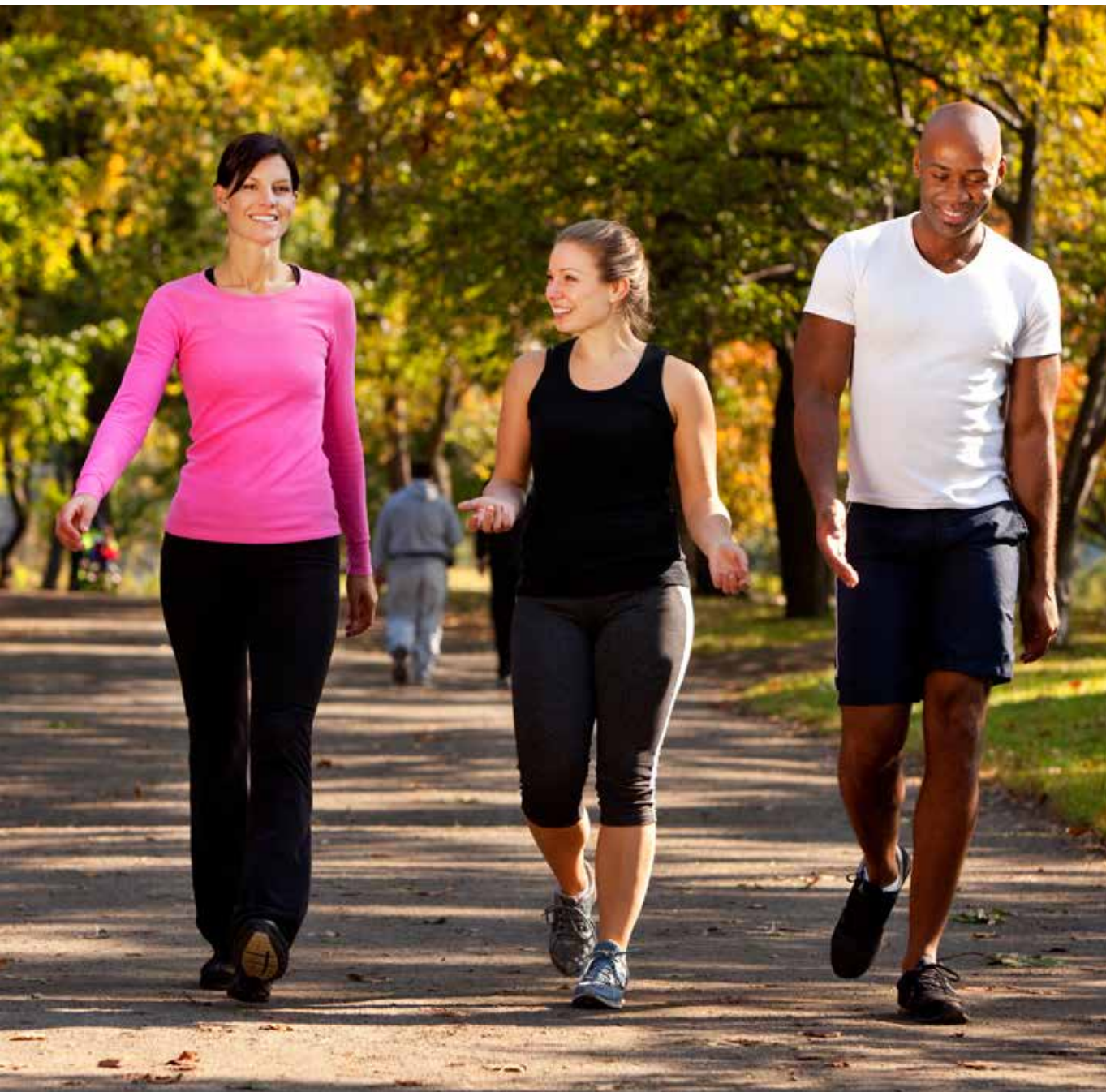
Legend

- West End Plan Area Boundary
- Streets
- Georgia & Burrard Corridors
- 1640 - 1650 Alberni Street

West End Plan - Georgia Corridor

Site Context

The site is situated along the Georgia Corridor, well-serviced by transit and close to local shops, services and natural amenities, as well as the Central Business District.



The West End

The West End is one of the city's most established communities, known for its urban streets, varied building forms and world-class parks and beaches.



Between the 1970s and 1990s the West End had the highest population density in the entire city. However, in recent years the neighbourhood has experienced zero growth, and is now the 4th densest residential area in Vancouver with a population of approximately 43,000 residents.



Neighbourhood	Persons/Hectare
Central Business District	48
Bridgehead	63
Downtown Eastside	130
Yaletown	131
False Creek North	155
Coal Harbour	159
Granville Slopes	200
West End	217
Downtown South	305
Citygate	335
Triangle West	352

The West End Community Plan

The Plan was adopted by Council in 2013 and provides the framework used to guide positive change over the next 30 years. Rental Housing was confirmed in the Plan as a housing priority.



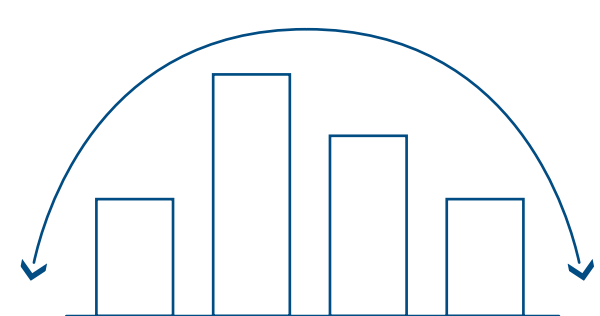
West End Community Plan Principles

Principles

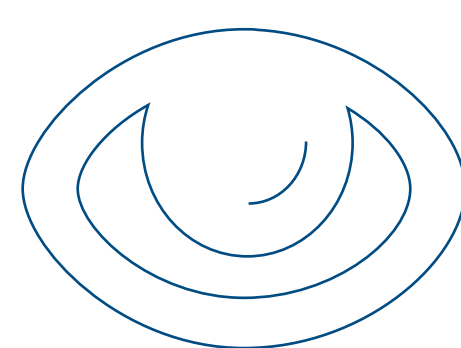
Proposed

	Achieve a green, environmentally sustainable urban pattern	The building is designed to achieve LEED Gold and include passive design strategies to reduce energy and resource consumption. Energy demand will be further reduced through the use of high efficiency mechanical and lighting systems.
	Support a range of affordable housing options to meet the diverse needs of the community	Almost 40% of the building's units will be considered family housing, including 89 2-bedroom and 15 3-bedroom units.
	Foster a robust, resilient economy	The introduction of 276 new rental units for the growing West End neighbourhood will help support local shops and services throughout the Downtown core.
	Enhance culture, heritage and creativity in the city	Adding a significant number of new units to the neighbourhood's rental stock will allow more residents to experience the arts, culture and heritage features that contribute to the overall vibrancy of the West End.
	Provide and support a range of sustainable transportation options	Located in one of Vancouver's most dense communities, the site is well-served by transit and bike lanes, and within walking distance to several nearby amenities (e.g. Alberni Retail District, Stanley Park and Denman Village). The proposal also includes 351 bike parking stalls and 148 car stalls with electric car charging receptacles for 100% of stalls (30% full EV).
	Protect and enhance public open spaces, parks and green linkages	1640-1650 Alberni Street's convenient location along the Alberni bike lane, and a few blocks from the seawall and several neighbourhood parks complement this family-oriented residential accommodation.
	Foster resilient, sustainable, safe and healthy communities	1640-1650 Alberni Street will activate the Alberni streetscape and provide diverse housing options for a variety of family-types.

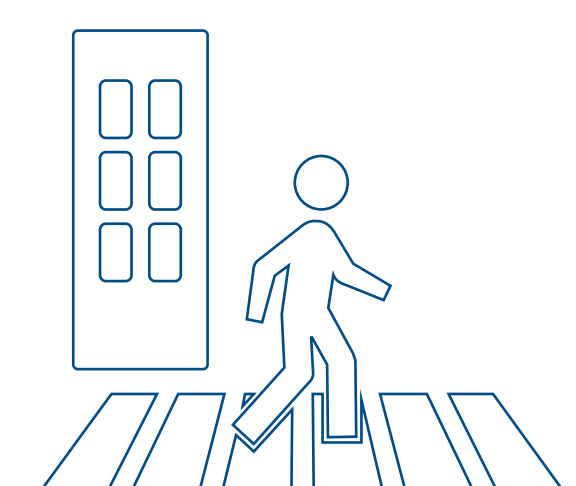
Built Form Guidelines



1640-1650 Alberni will adhere to the prevailing view corridors and reinforce the Downtown dome-shaped skyline.



The proposal indicates minimal negative impacts on surrounding public spaces and private views.



The design concept incorporates a distinct architectural identity and will activate the public realm.

Design Rationale

Derived in response to the surrounding urban context, the tower's design presents a tall and graceful silhouette against Vancouver's skyline.



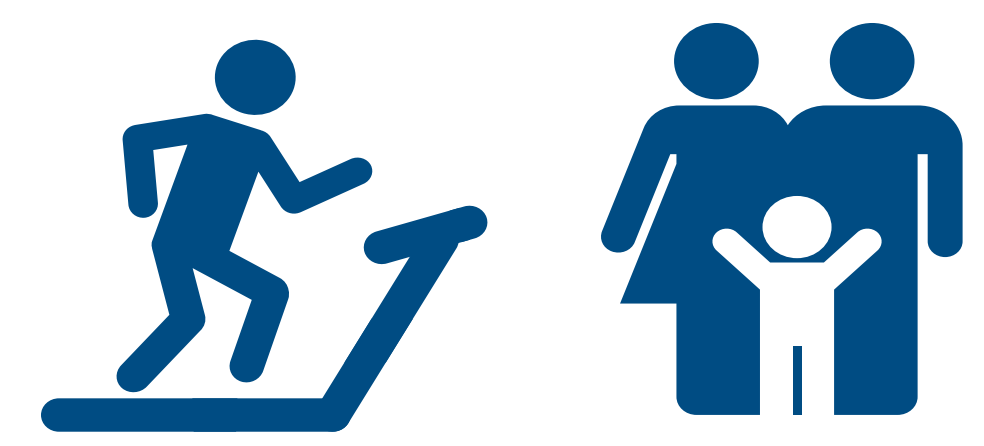
Expression

The architectural expression of the building is derived in response to its neighbouring context. The tower is shaped to present a relatively narrow façade to the street, giving it a striking, slender appearance, which is further enhanced with rhythmic balcony projections.



Siting and Form

The proposed development responds to the guidelines established in the West End Community Plan in terms of building form and use. As per the Plan, the podium portion of the building is held to 4 stories to maximize daylight to the sidewalk and Alberni Street. The siting of the tower is a direct response to the existing neighbouring tower forms. Orientations minimize the privacy and overlook issues with neighbouring buildings and yield the best distant view potential for residents of the building.

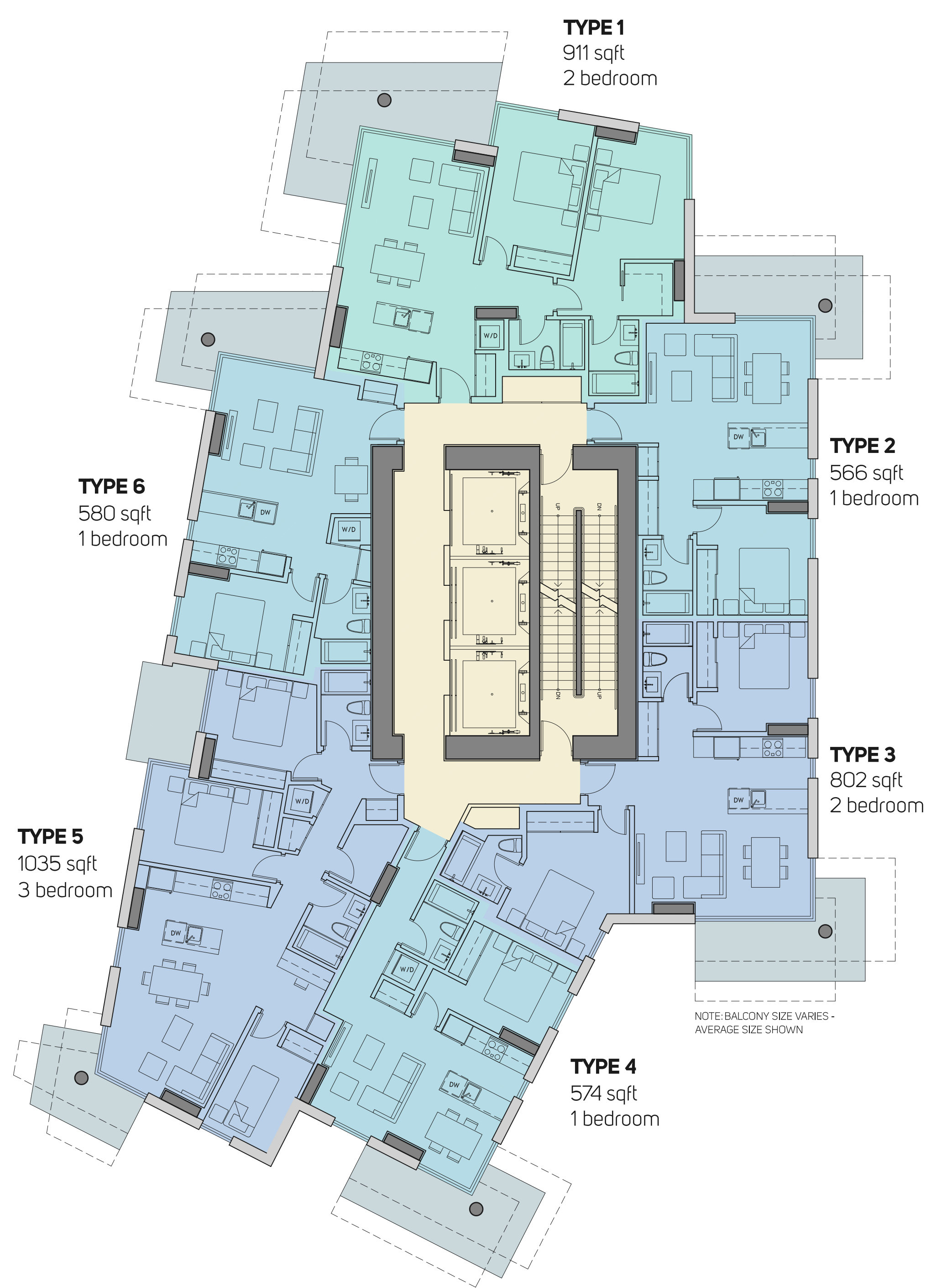
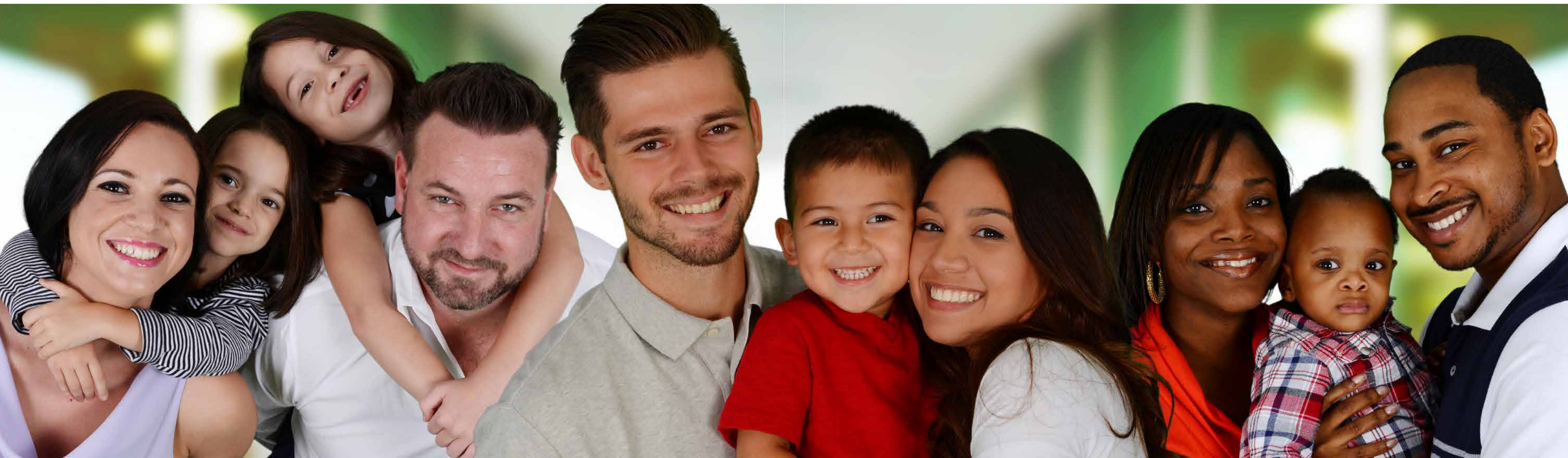


Amenities

The building provides amenity spaces for residents at three different levels. A fitness facility connects to an outdoor landscaped area at the ground level. Level 5 offers a shared common space with a kitchen and a games room, as well as an outdoor amenity space with a children's play area and garden plots. In addition, a rooftop space exists at the top of the tower with exterior decks and views of the city. Each of these spaces offers a variety of possibilities for people to meet and develop a sense of community.

Family-Oriented Housing

Almost 40% of the homes within 1640-1650 Alberni Street will be designed to meet the needs of families with children.



Typical Floor Plan (Level 6 - 11)

The proposal includes 104 units of family housing, including 89 2-bedroom and 15 3-bedroom units.

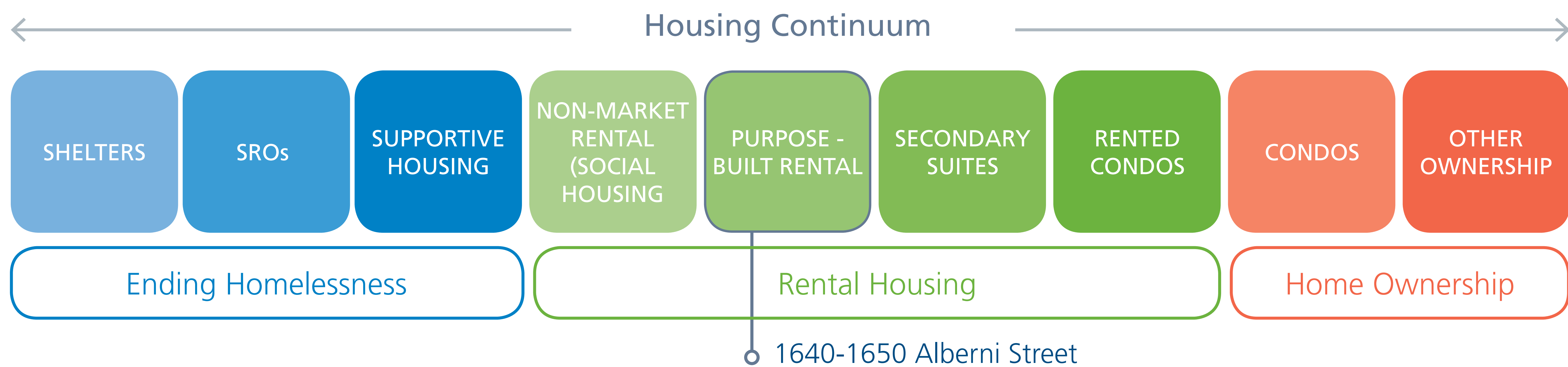
These units, designed in accordance to the City's High Density Housing for Families with Children Guidelines, are intended to meet the needs of families with children and special attention will be paid to size, interior layout, privacy and storage space.

The designs for 1640-1650 Alberni Street feature a large outdoor children's play area at Level 5 that will connect to a common space with kitchen and games room. In addition, several community amenities are within a 5-10 minute walk, including the West End Community Centre and Library, Lord Roberts Elementary School, King George Secondary School, several grocery stores, restaurants, parks and the Coal Harbour seawall.



Purpose-Built Rental

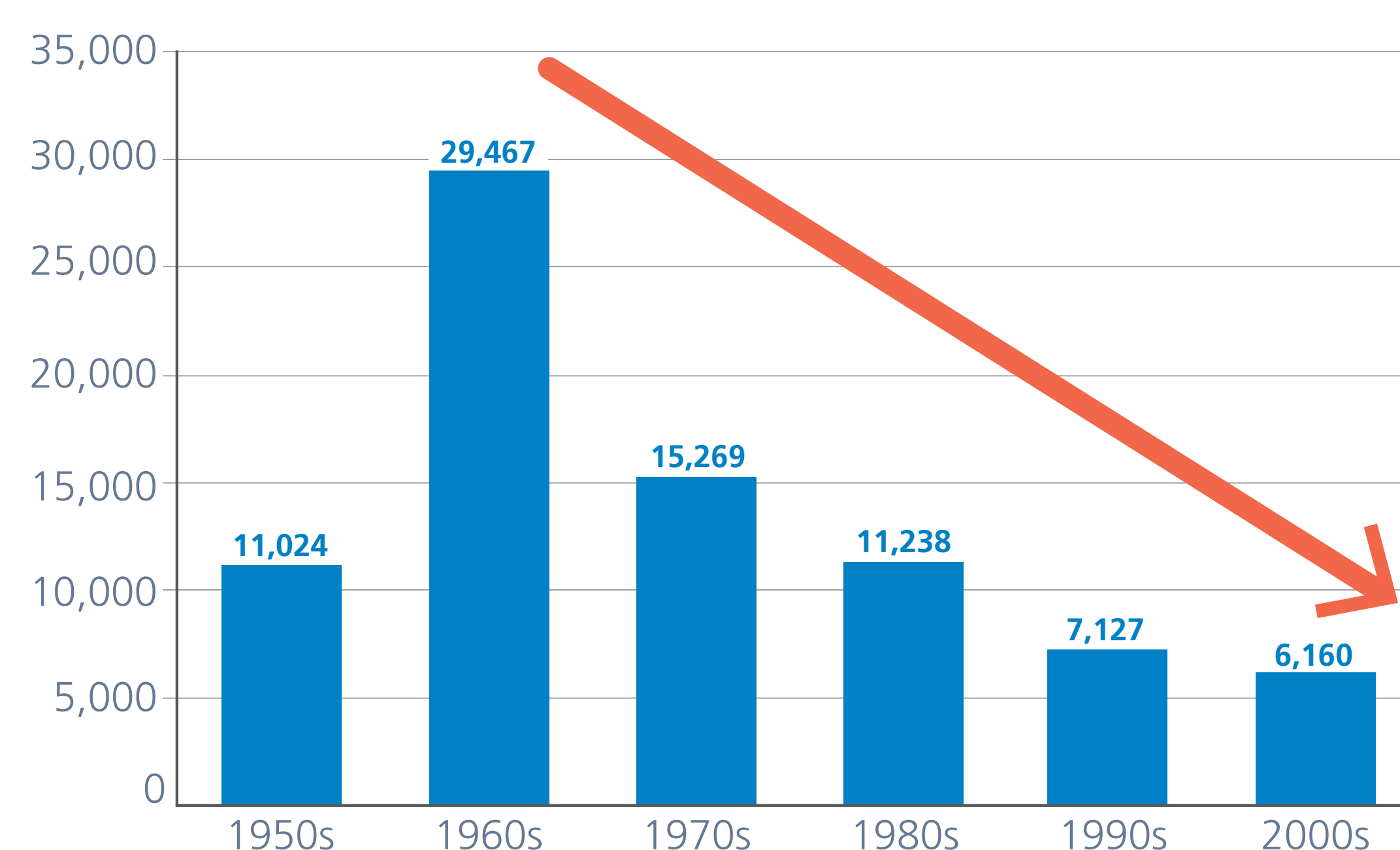
The redevelopment will help to address the city's housing challenges through the provision of 276 new purpose-built rental units and a range of unit types.



Over 80% of West End residents rent in the area, however, the West End is currently facing a severe shortage with a vacancy rate of only 0.5%.

With the addition of 276 new homes, new and existing residents will have an easier time finding accommodation.

Market-Rental Apartment Completions by Decade (CMHC)



Environmental Sustainability

1640-1650 Alberni Street will incorporate green building strategies that go beyond the standard metrics of new construction sustainability.



With a location adjacent to several transit routes and the well-served West End neighbourhood, the proposed development is inherently sustainable. 1640-1650 Alberni Street will provide a range of sustainable transportation options by including electric vehicle charging rough-ins for 100% of stalls (30% full EV stalls) and 351 bicycle parking stalls (345 Class A and 6 Class B stalls).



1640-1650 Alberni Street will be designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification, and careful attention will be paid to orientation, window openings and external shading.

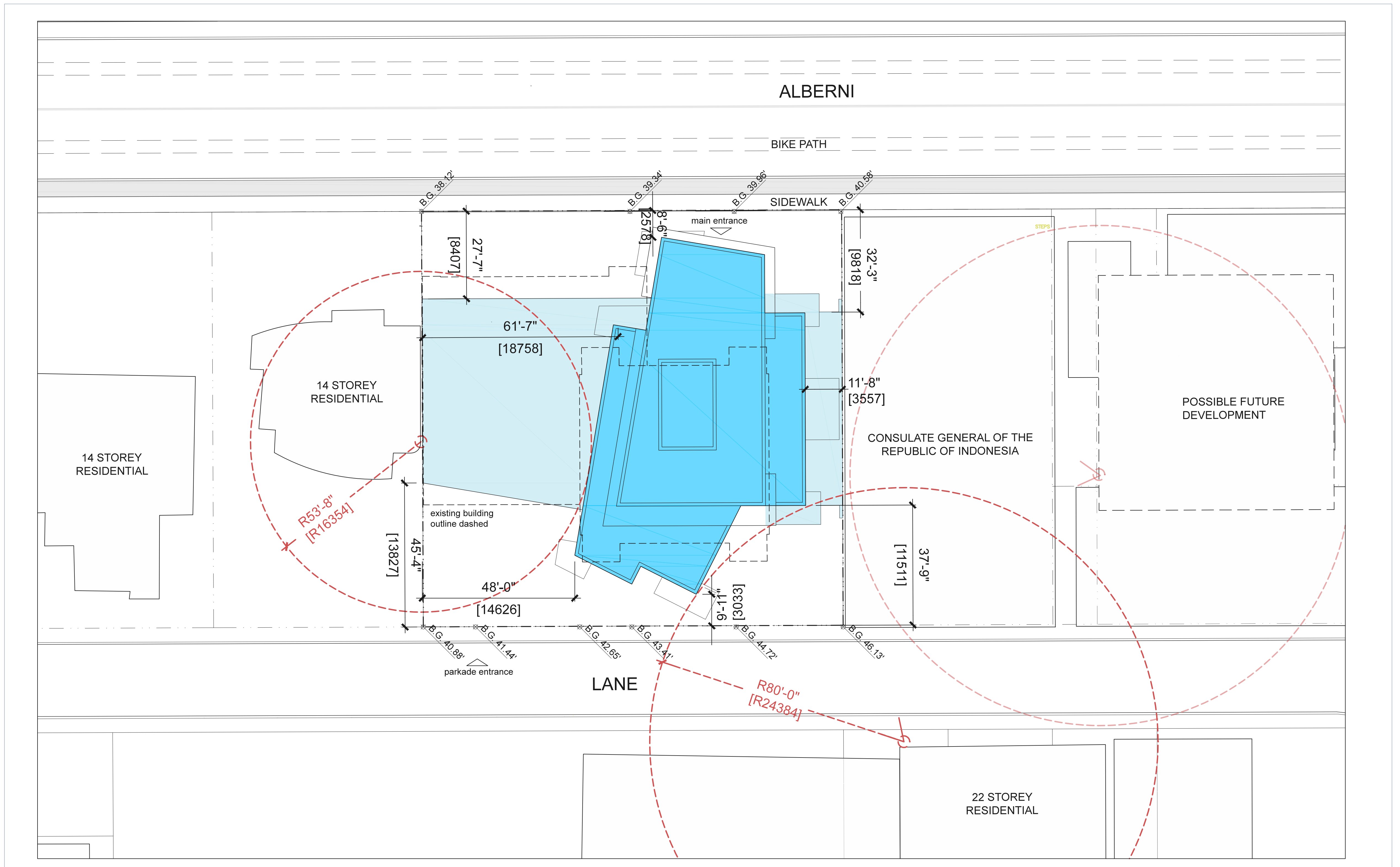


By utilizing a radiant heat system, the project will be able to connect to district energy when one becomes available. Energy use will be further reduced through the use of efficient building systems and appliances, as well as a high performance building envelope.

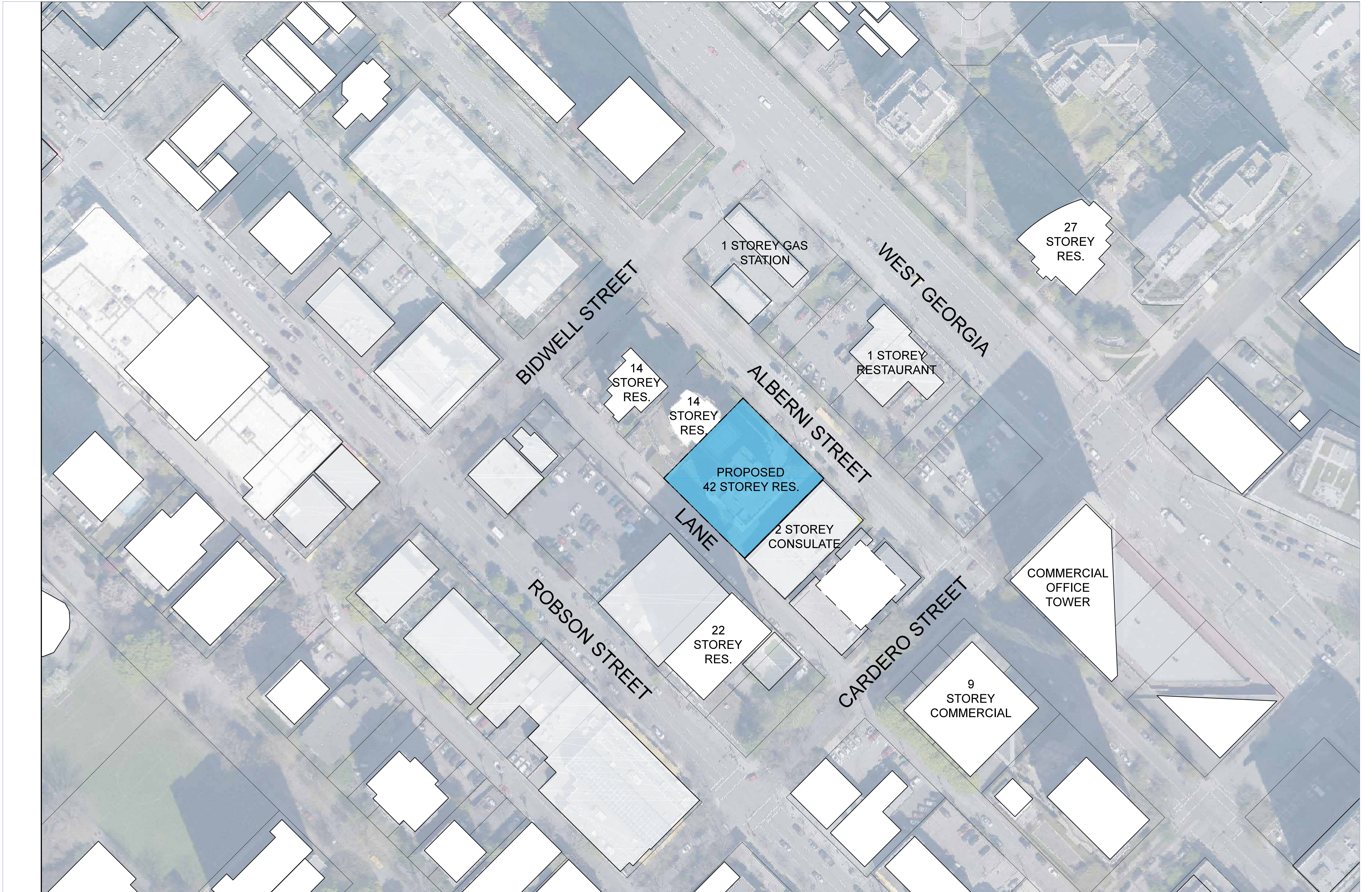
Proposal Details

Proposed Use:	Purpose-Built Rental (276 units)
Family Units:	Approximately 40% of units are 2 and 3 bedroom suites
Sustainability Target:	LEED Gold
Proposed Height:	385ft (42 storeys, 117.35m)
Existing Zoning:	RM - 5C
Proposed Zoning:	CD - 1
Square Footage Residential: Amenity:	236,870 SF (22,006m ²) 4,414 SF (410m ²)
Floor Area Gross: Net:	275,795SF (25,622m ²) 236,870SF (22,006m ²)
FSR:	13.69
Parking:	148 car stalls, including 14 visitor stalls Electric charging rough-ins for 100% of stalls (30% full EV stalls)
Bicycle:	345 Class A stalls 6 Class B stalls
Building Amenities	Ground level: gym and exterior courtyard Level 5: common room with kitchen, games room exterior play area, and garden plots. Rooftop: common room with expansive views of the city

Site Plan



Context Plan



Shadow Study



March 20 Spring Equinox - 10:00am



March 20 Spring Equinox - 12:00pm



March 20 Spring Equinox - 14:00pm



June 21 Summer Solstice - 10:00am



June 21 Summer Solstice - 12:00pm



June 21 Summer Solstice - 14:00pm

Legend

-  Project Shadow
-  Private Green Space
-  Public Park

Shadow Study



September 22 Fall Equinox - 10:00am



September 22 Fall Equinox - 12:00pm



September 22 Fall Equinox - 14:00pm



December 21 Winter Solstice - 10:00am



December 21 Winter Solstice - 12:00pm



December 21 Winter Solstice - 14:00pm

Legend

-  Project Shadow
-  Private Green Space
-  Public Park

1640-1650 Alberni

View from West Georgia Street



1640-1650 Alberni

View from Robson Street



1640-1650 Alberni

View from Alberni Street



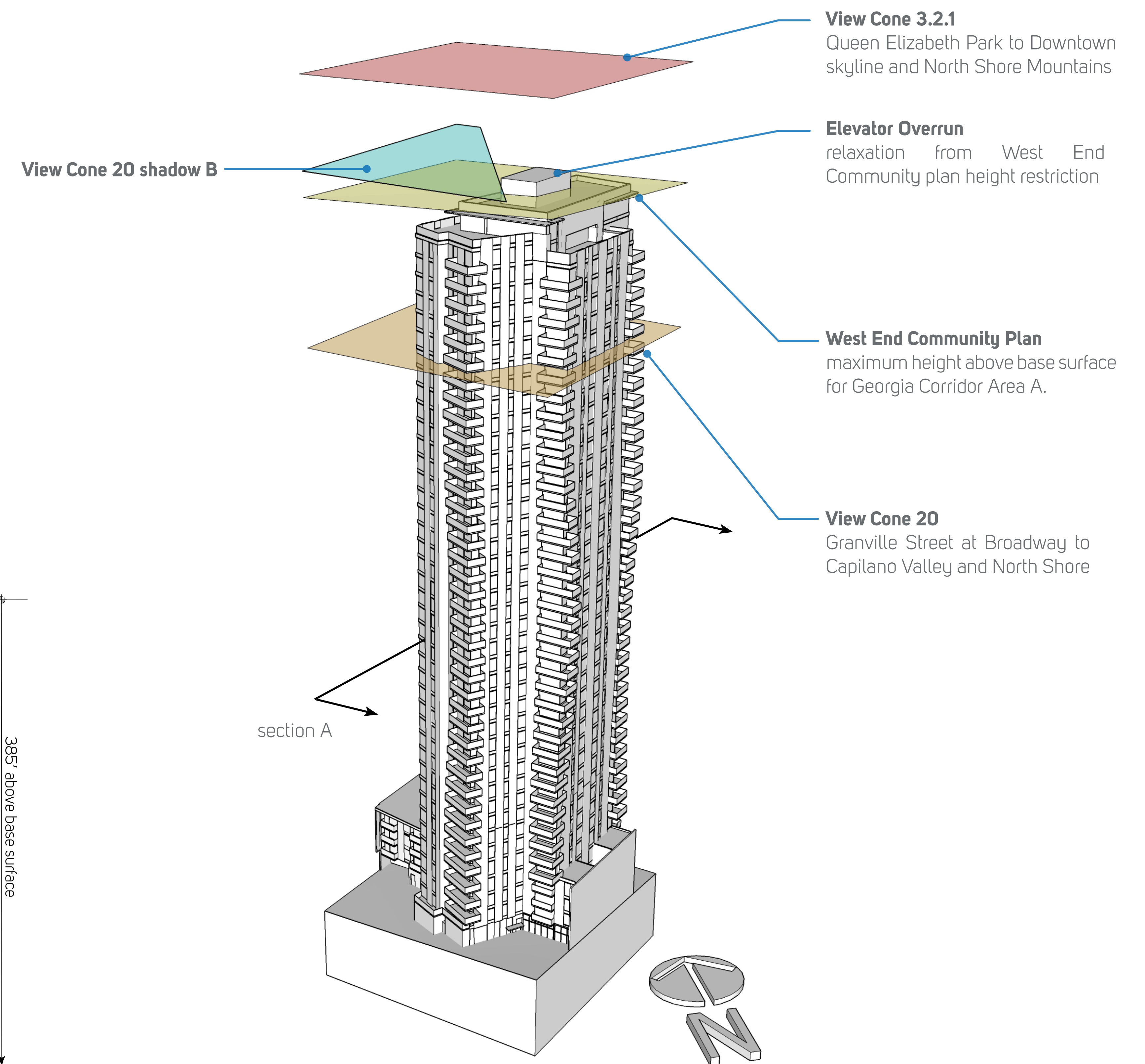
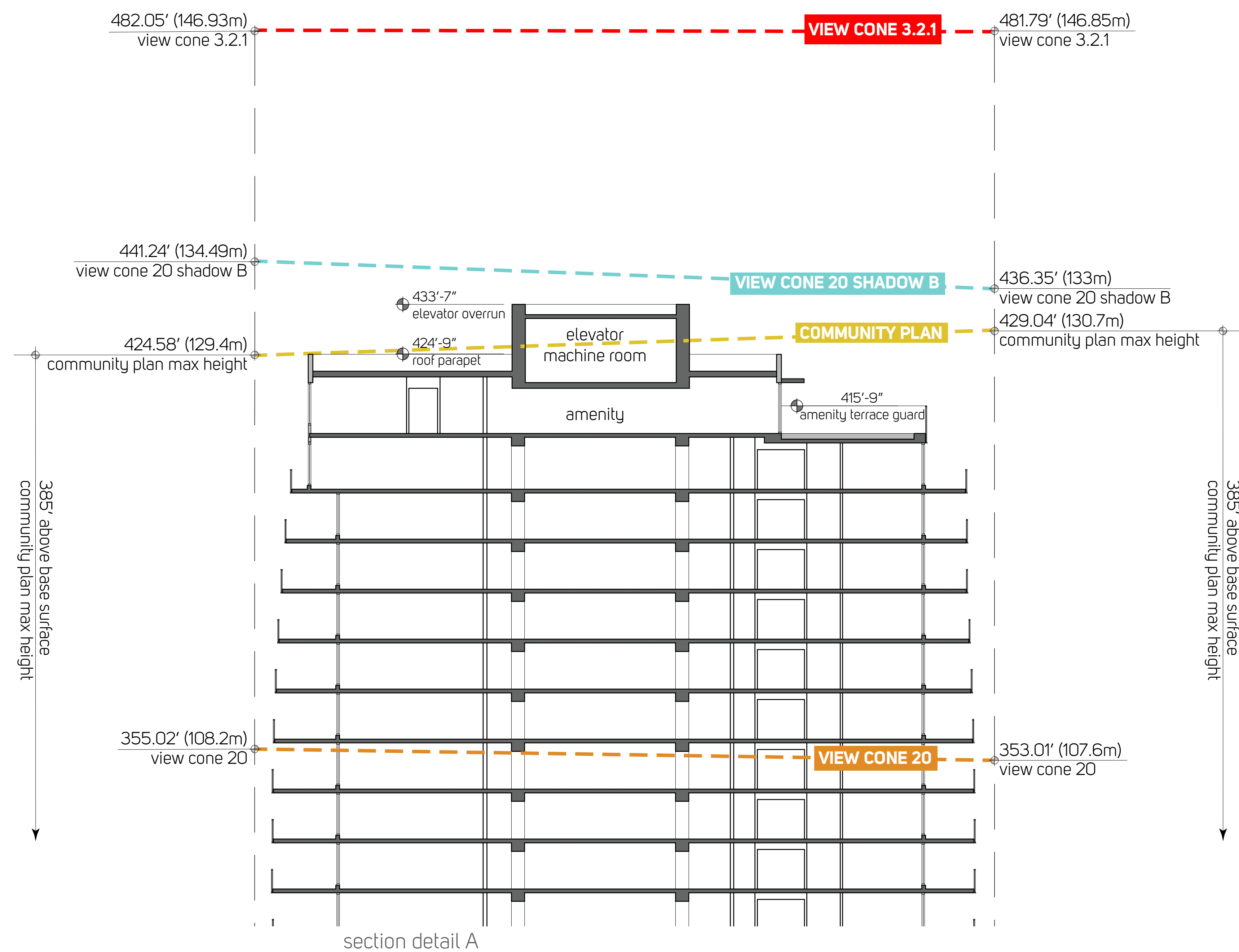
1640-1650 Alberni

View Cones and Building Height

The West End Community Plan requires the height of buildings located in Area 'A' of the Georgia Corridor be restricted to below 385 ft (117.3m) above base surface. The project massing is below height restriction with the exception of the elevator overrun. This relaxation of the height requirement is permitted by section 10.11 of the Vancouver Zoning and Development Bylaw.

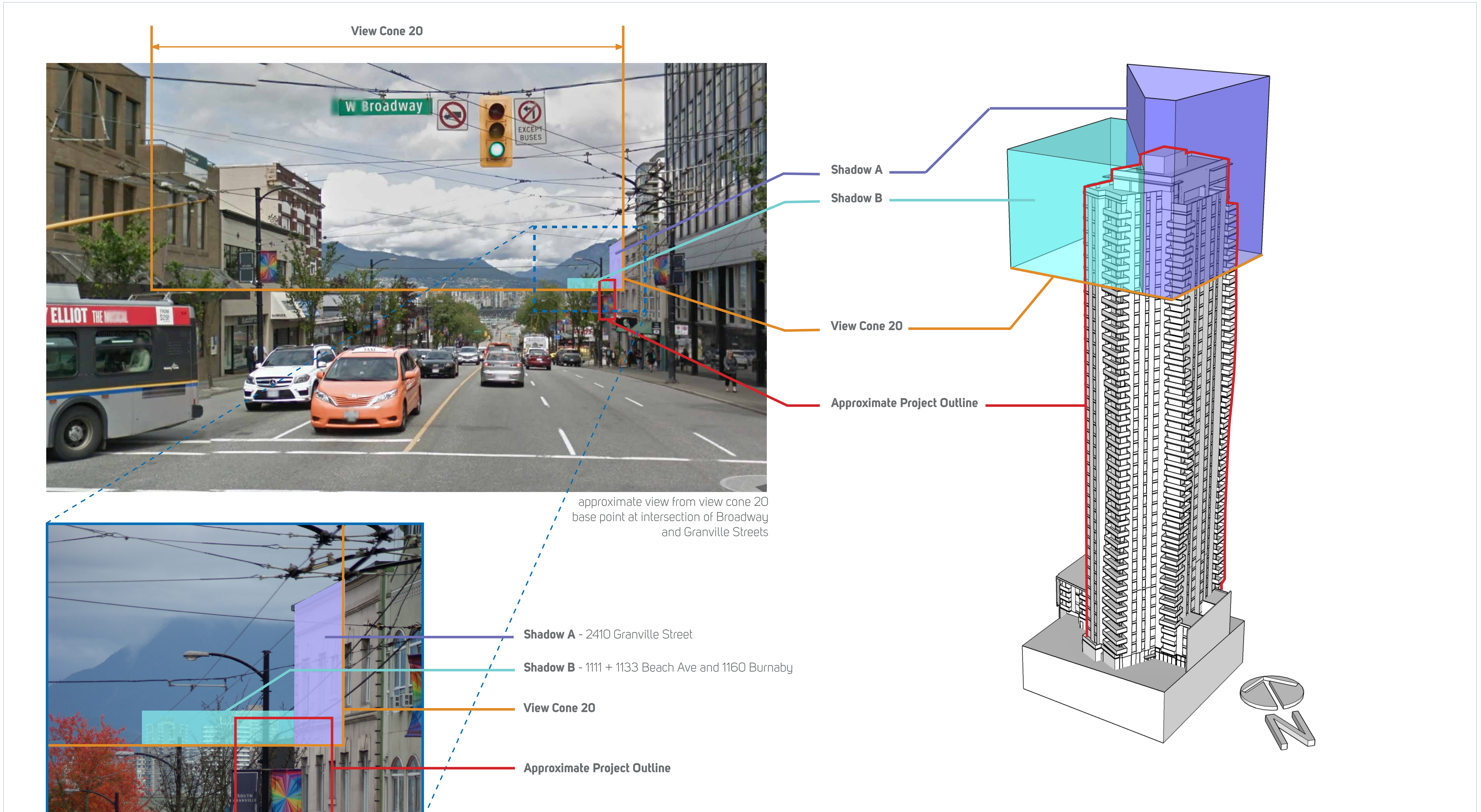
View Cone 20 is below the top of the proposed tower, however a number of existing buildings shadow the view allowing an increase in height.

- Shadow A is created by an existing building at 2410-2418 Granville Street
- Shadow B is created by numerous existing towers at the foot of the Burrard bridge.



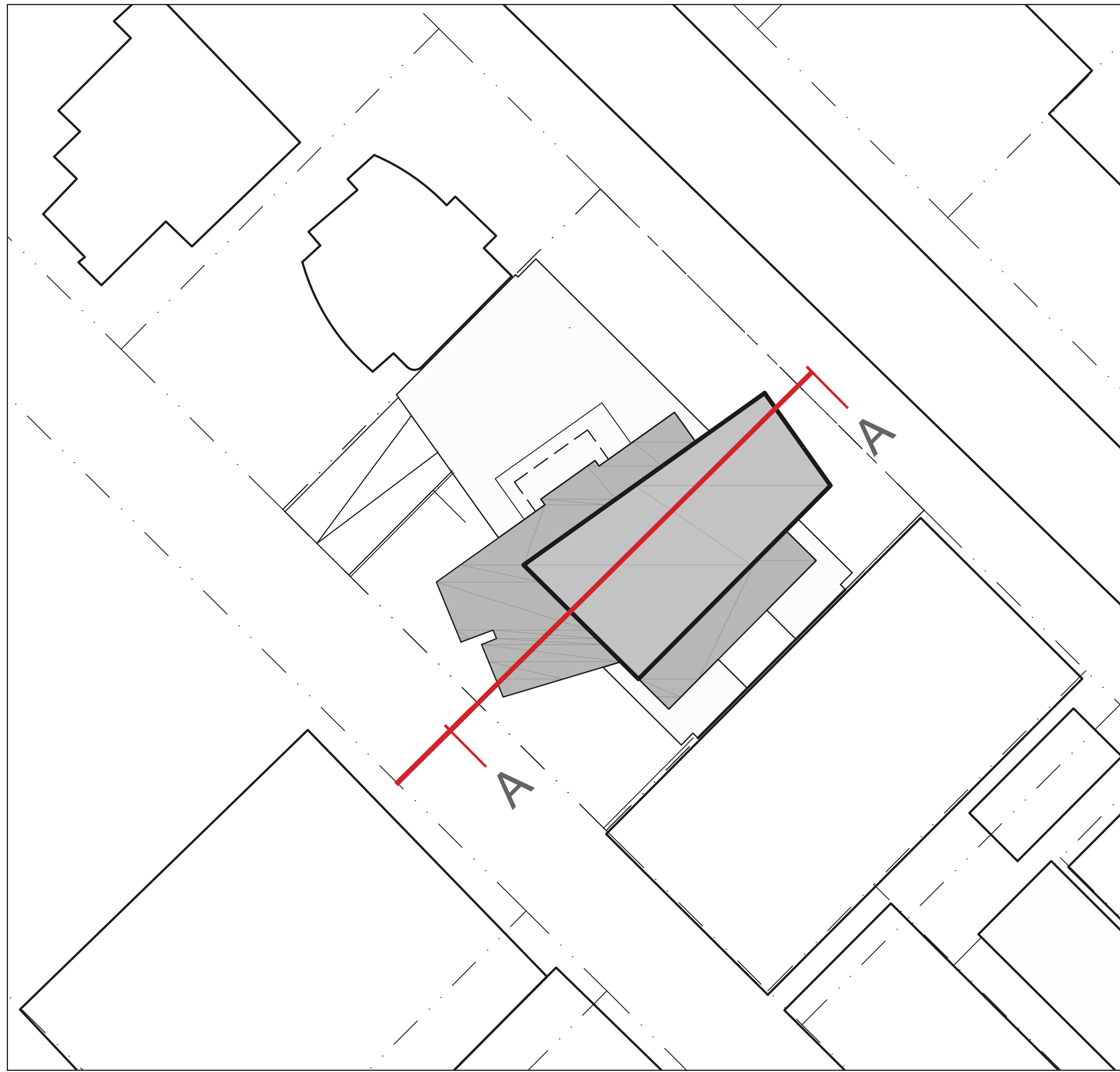
1640-1650 Alberni

View Cone 20 and Shadows

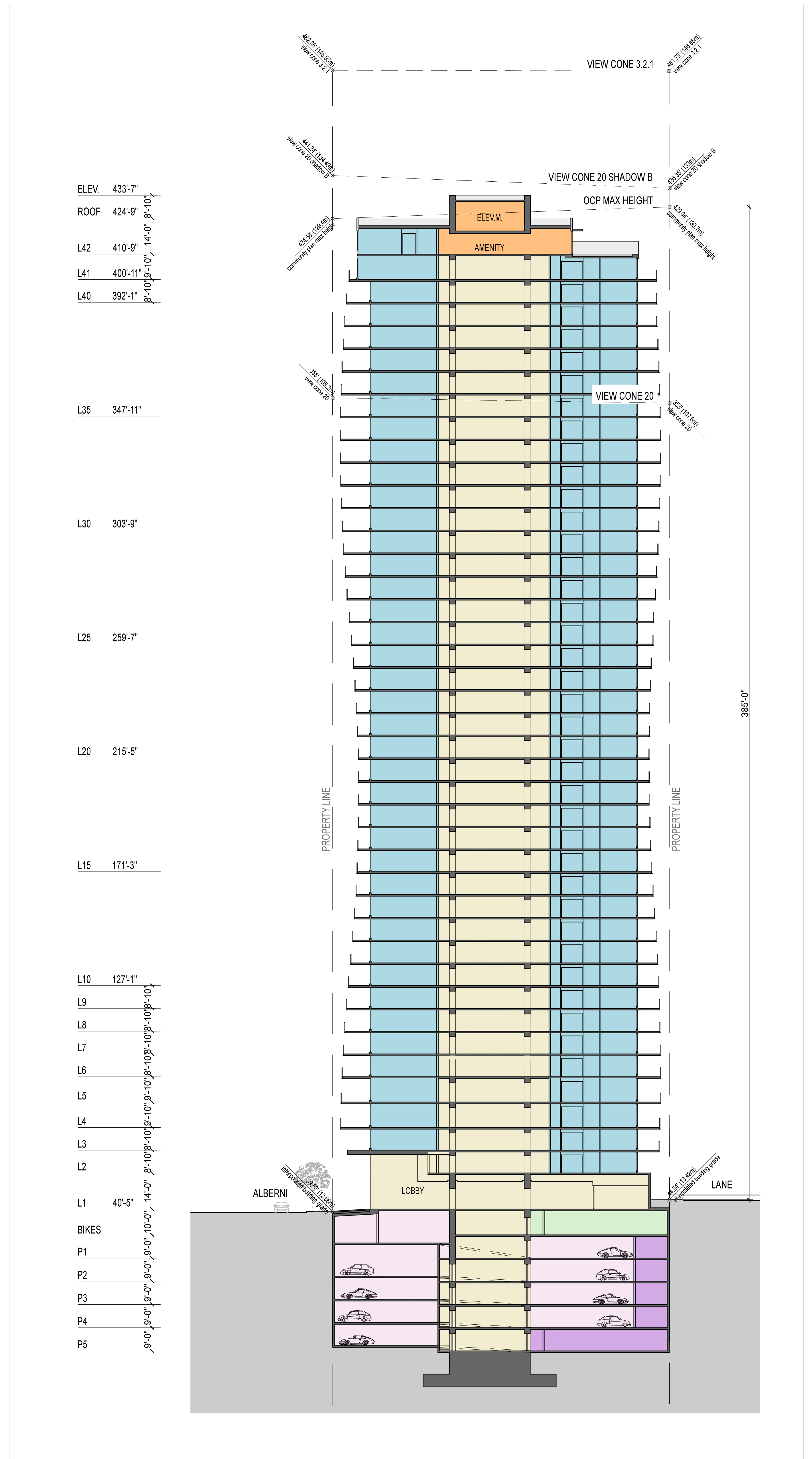


1640-1650 Alberni

Section A - A'

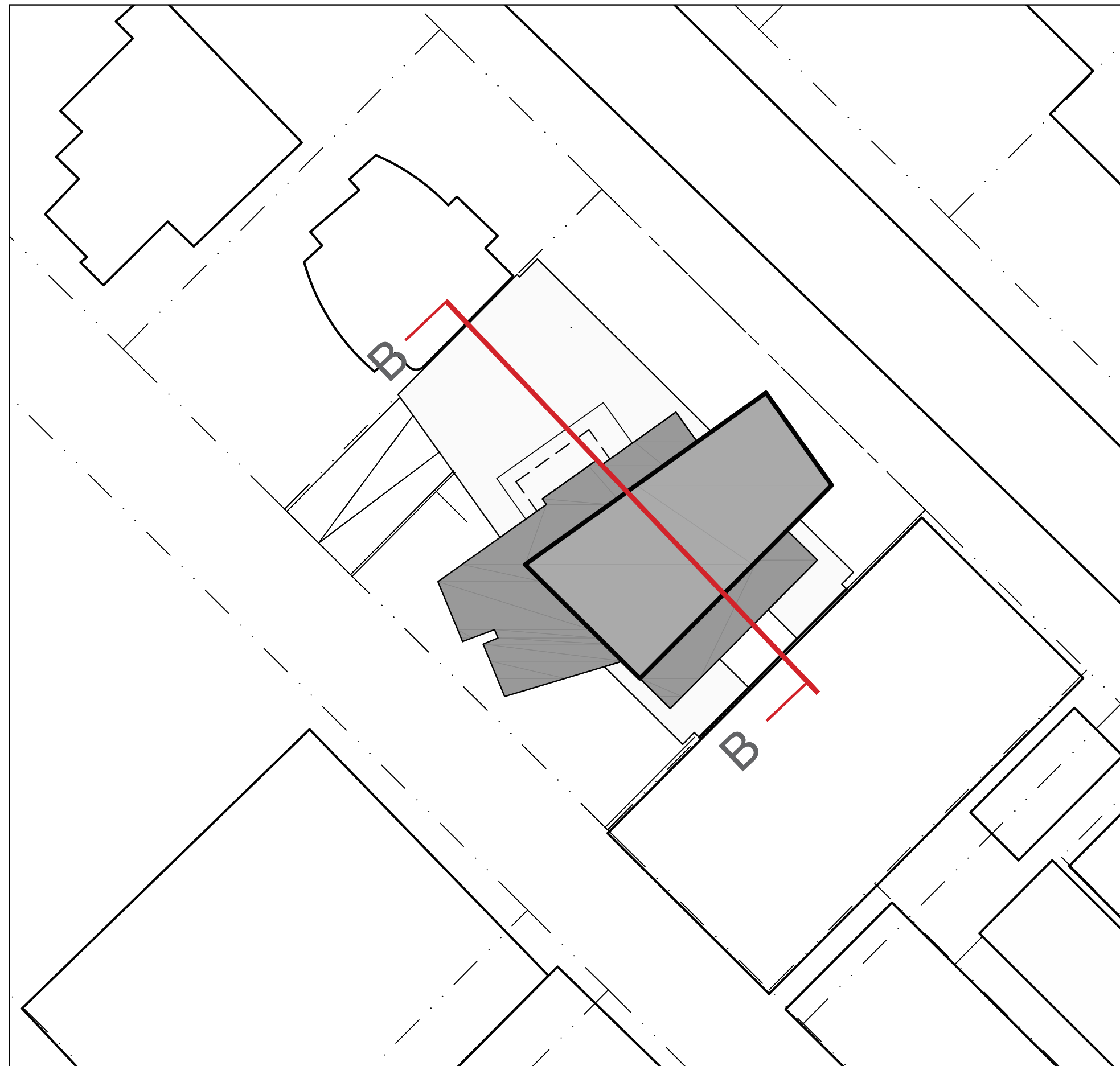


- Parking
- Units
- Amenities
- Circulation
- Bike Parking
- Storage

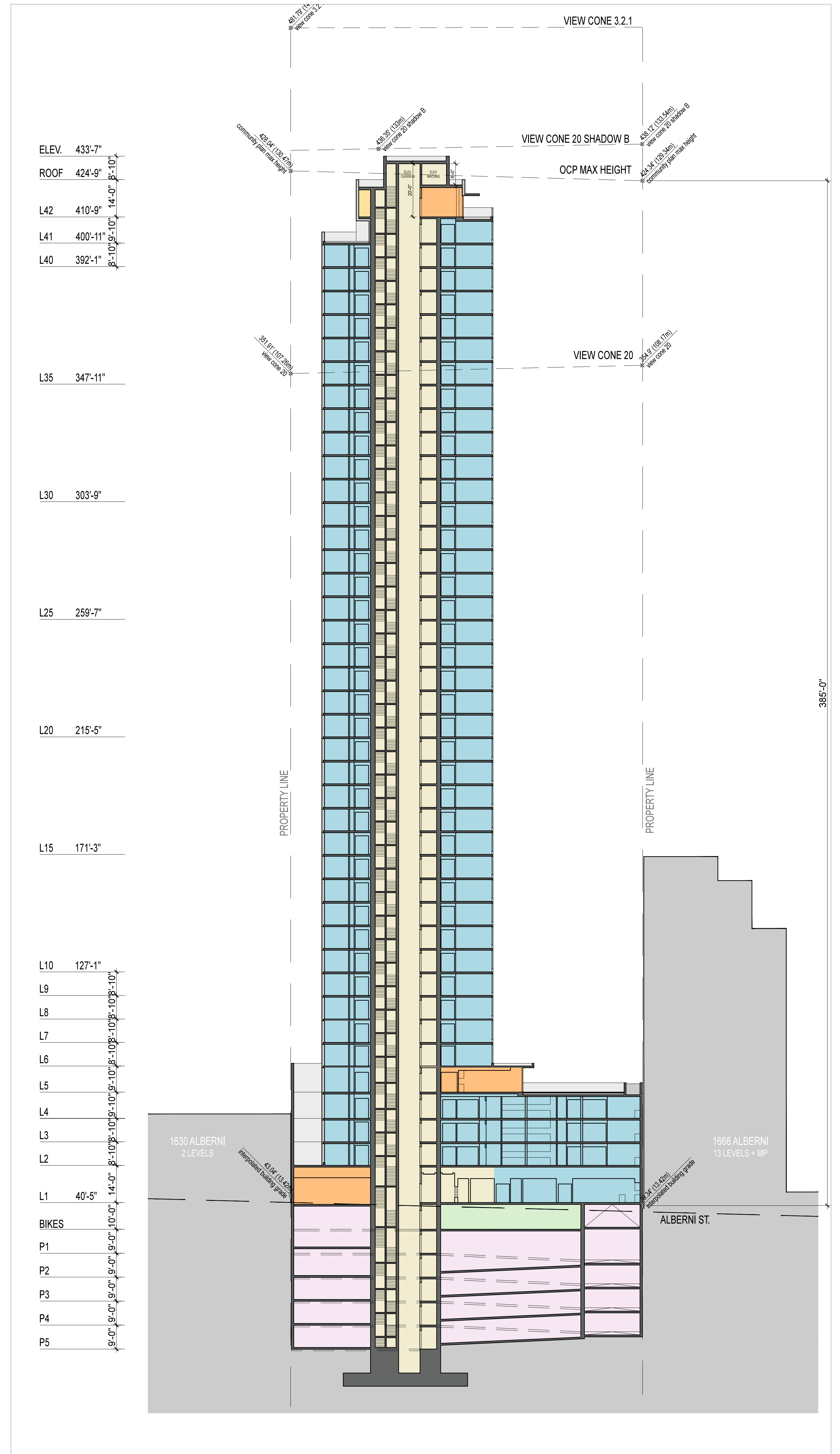


1640-1650 Alberni

Section B - B'



- Parking
- Units
- Amenities
- Circulation
- Bike Parking
- Storage



1640-1650 Alberni

Eastern Elevation - View from Cardero Street



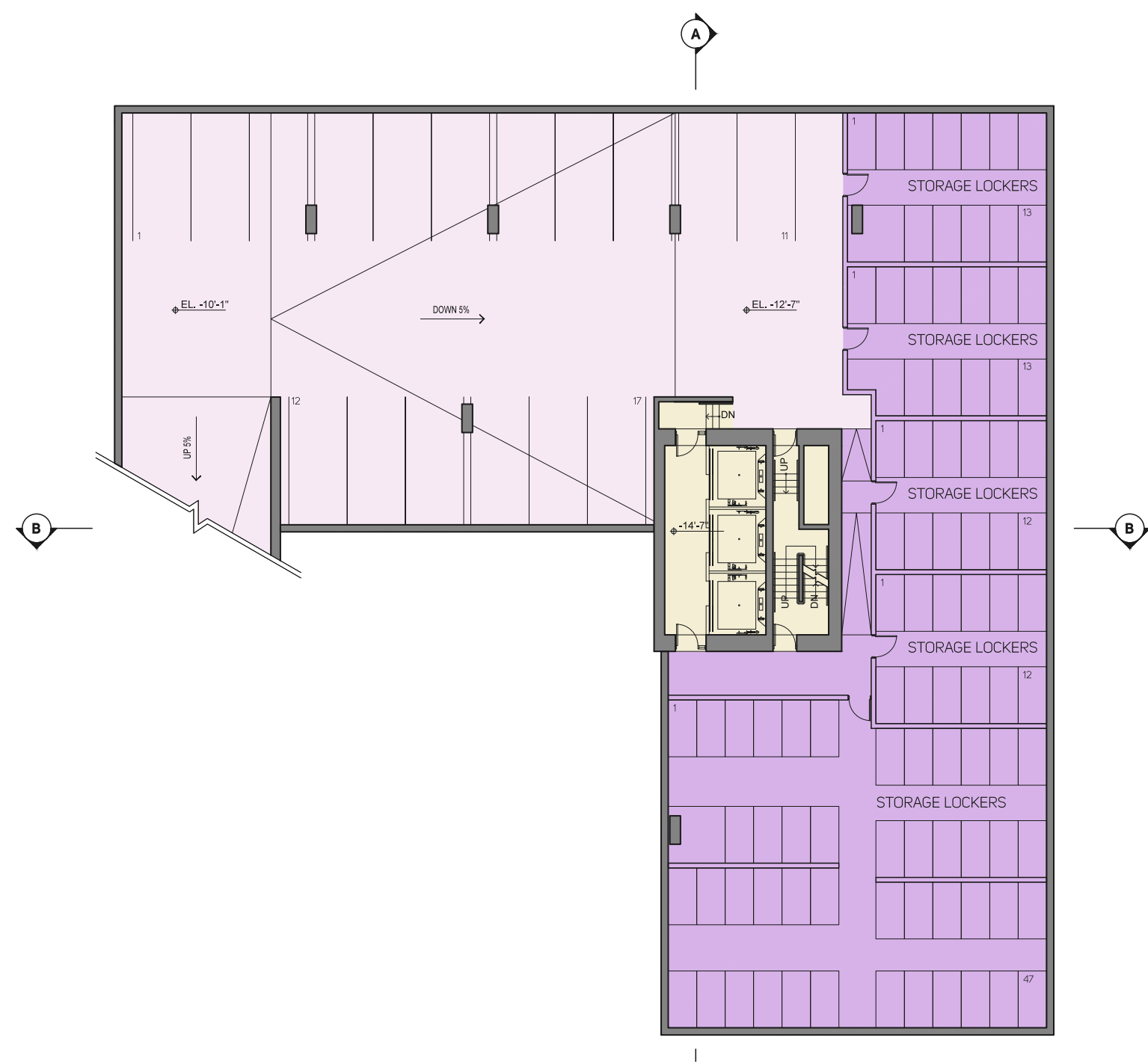
1640-1650 Alberni

West Elevation - View from Bidwell Street

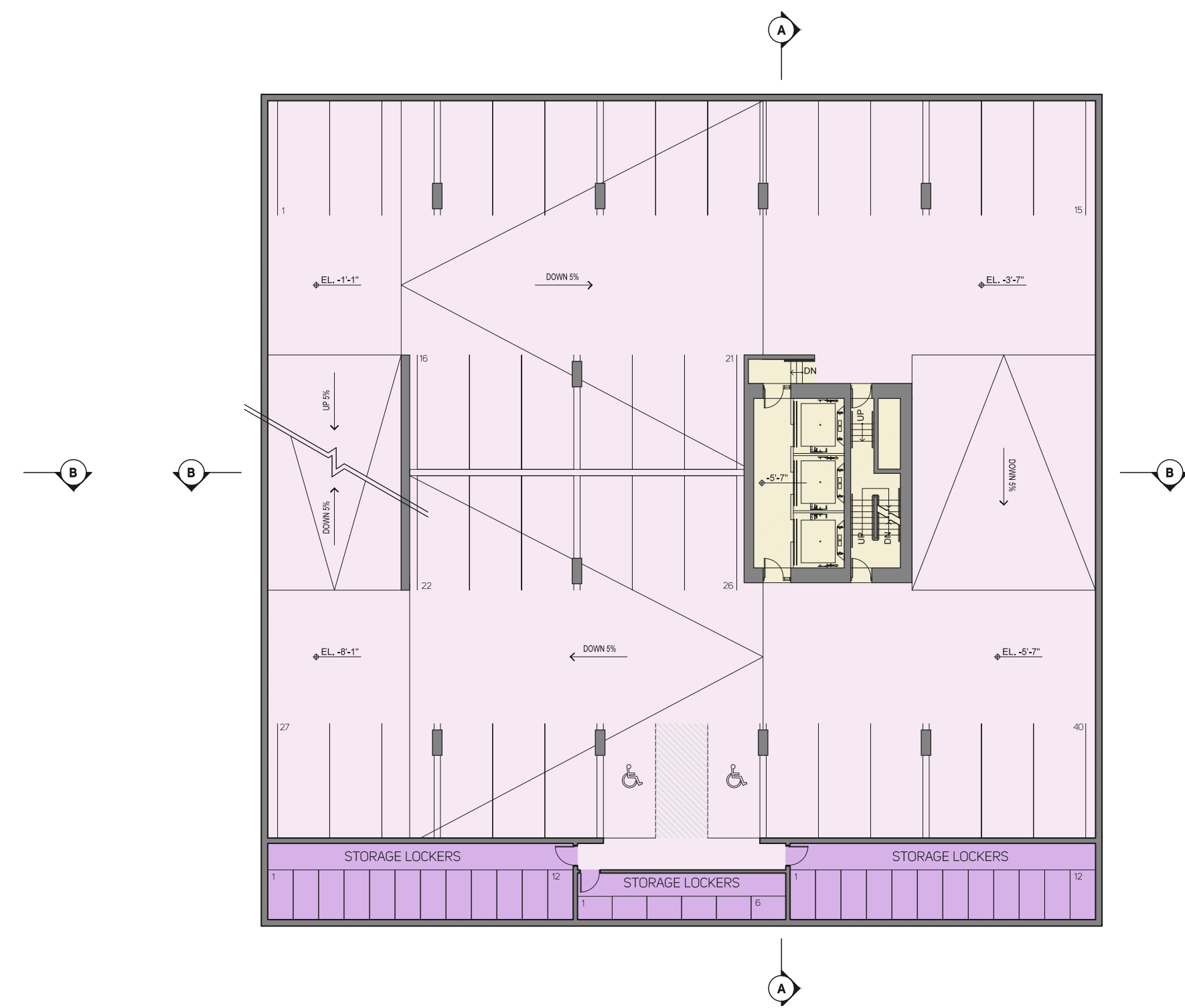


Floor Plans

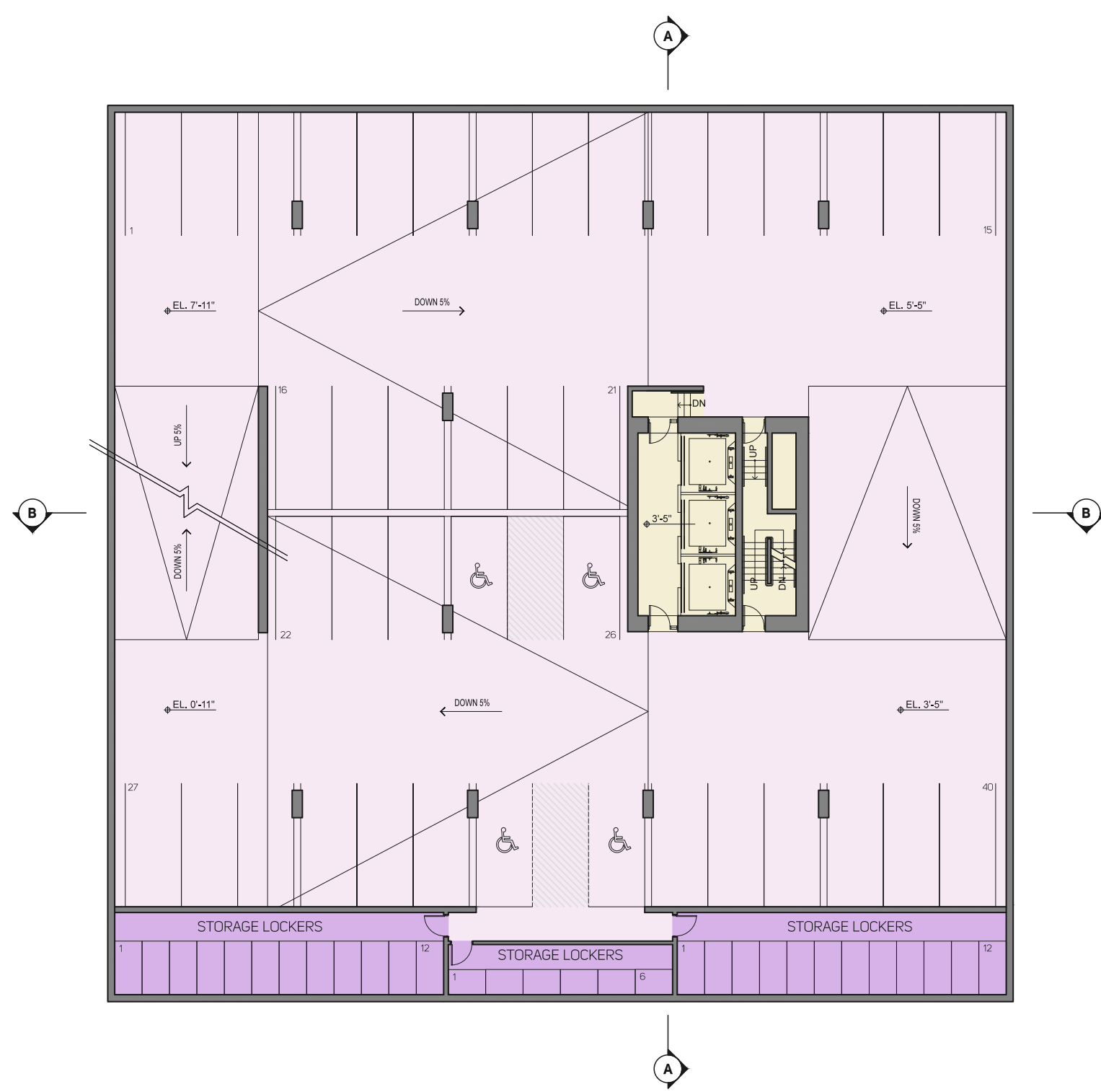
Parking



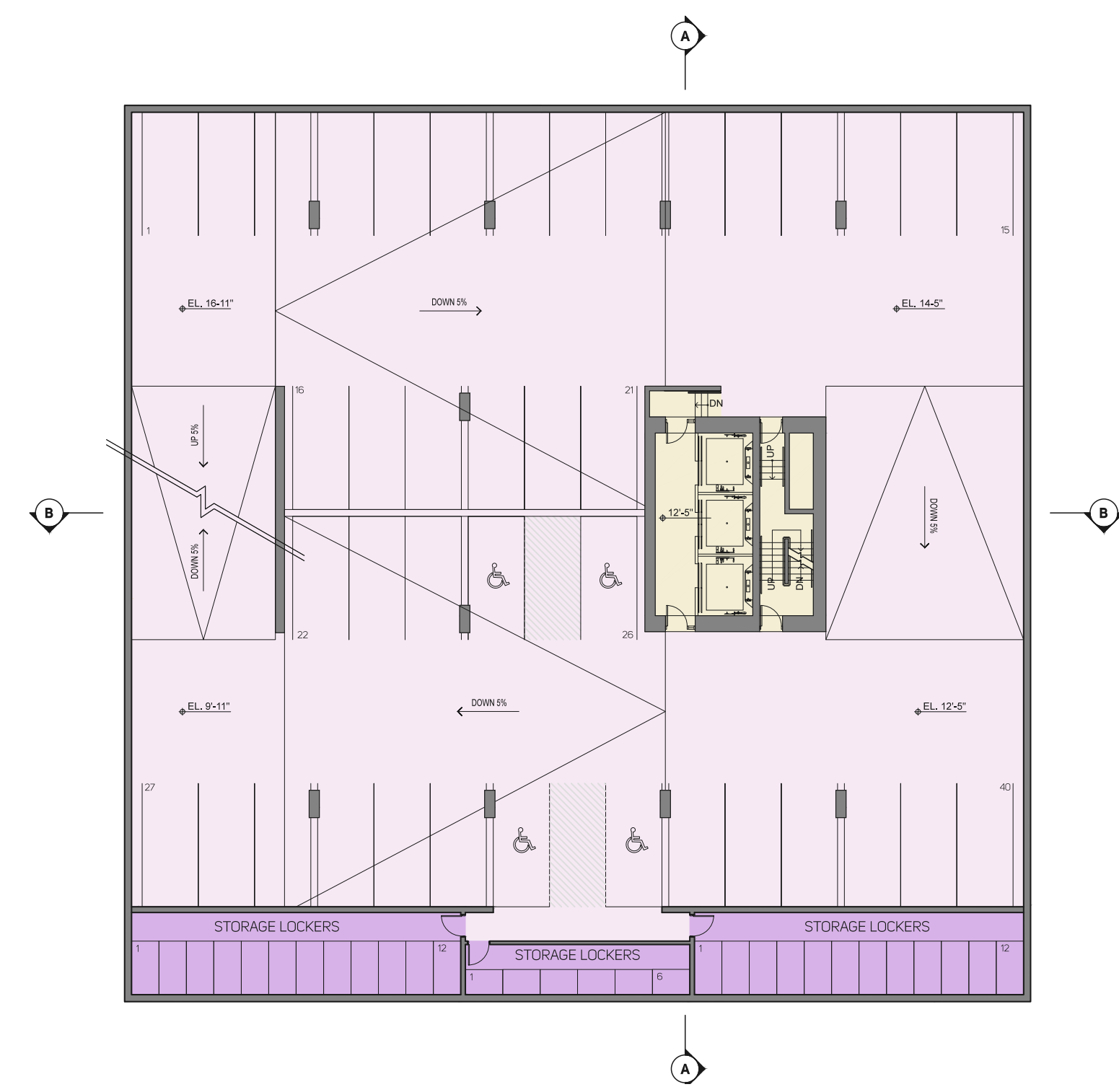
P5 - Parking and Storage



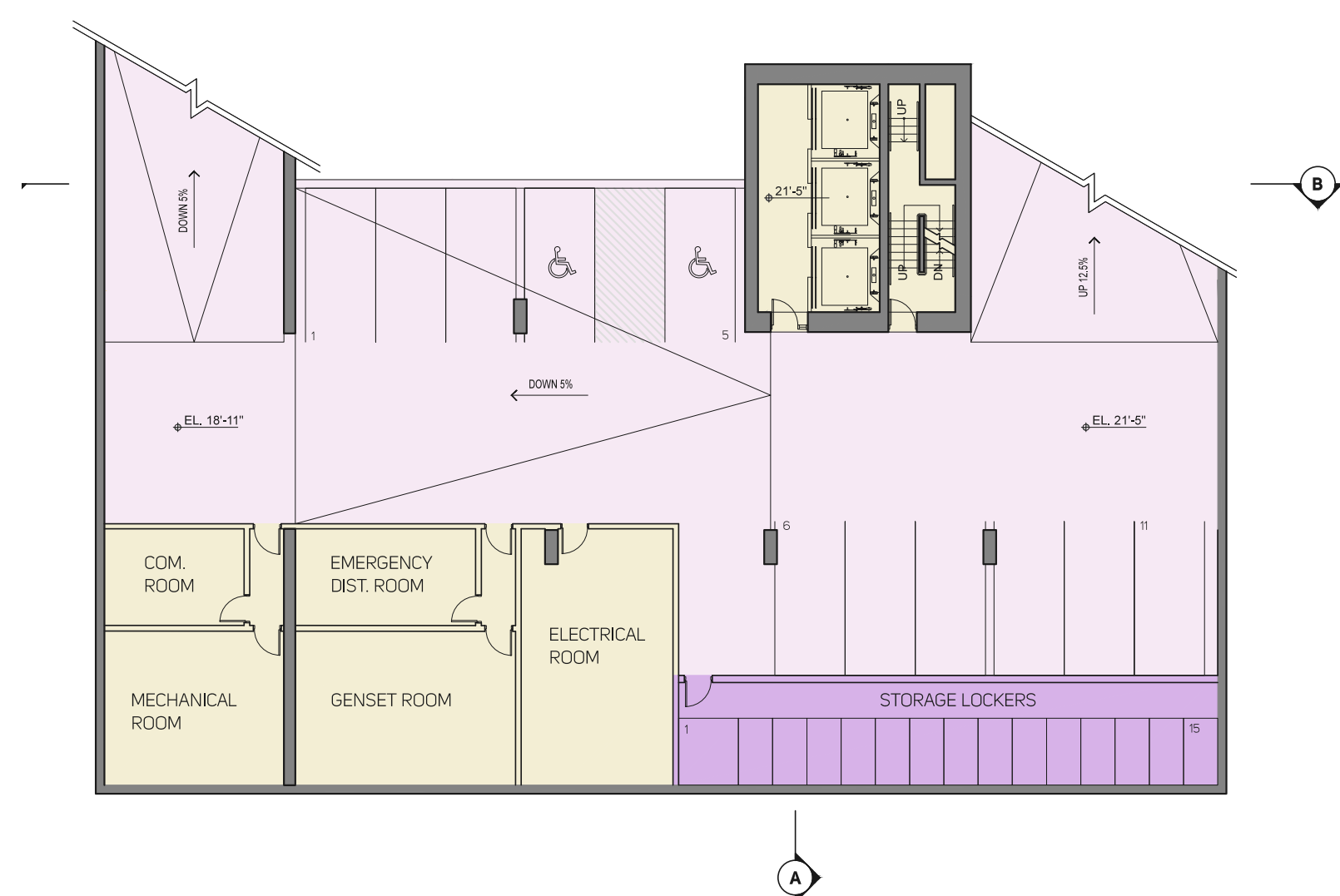
P4 - Parking and Storage



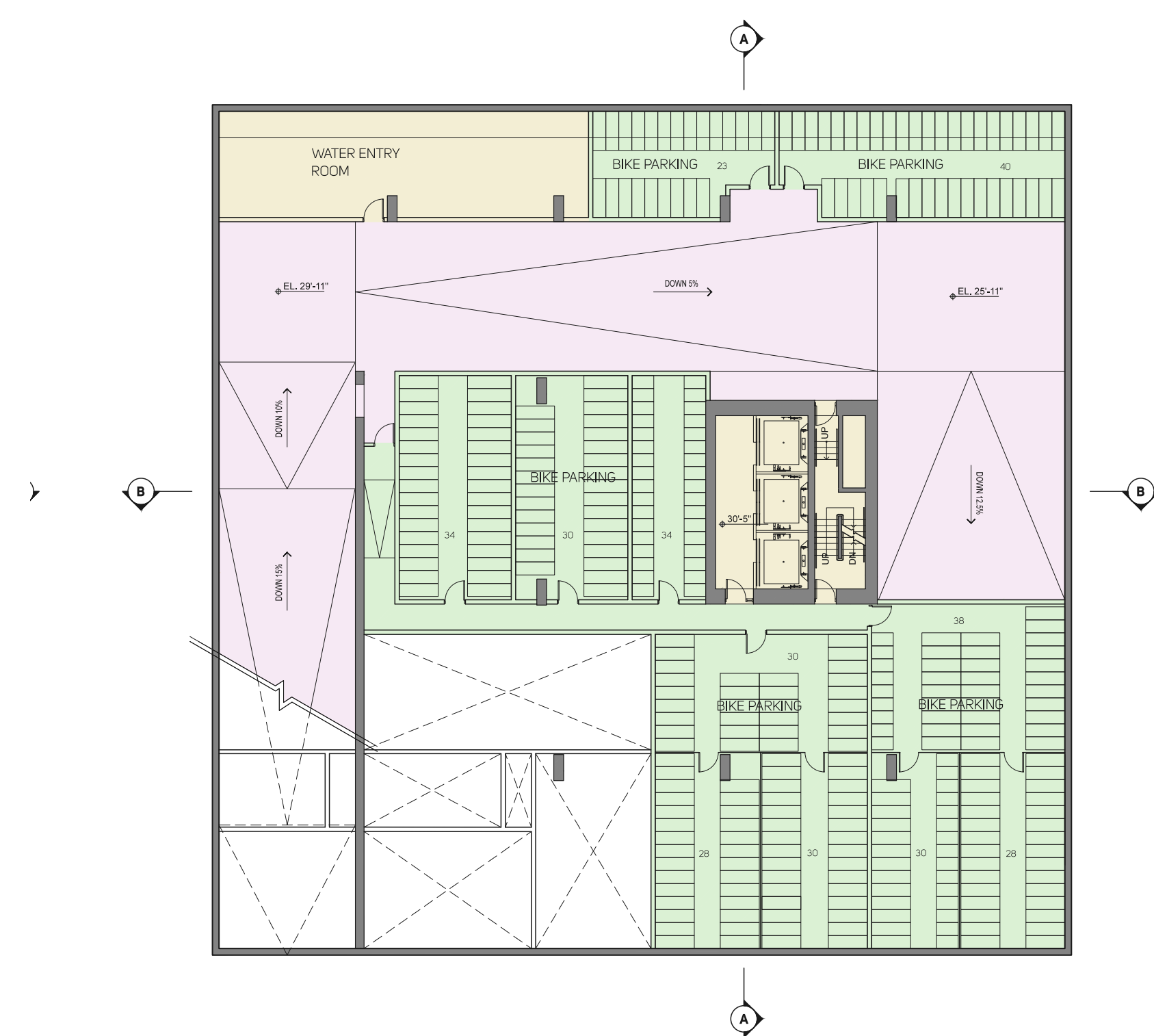
P2 - Parking and Storage



P2 - Parking and Storage



P1 Lower - Parking, Storage, Services



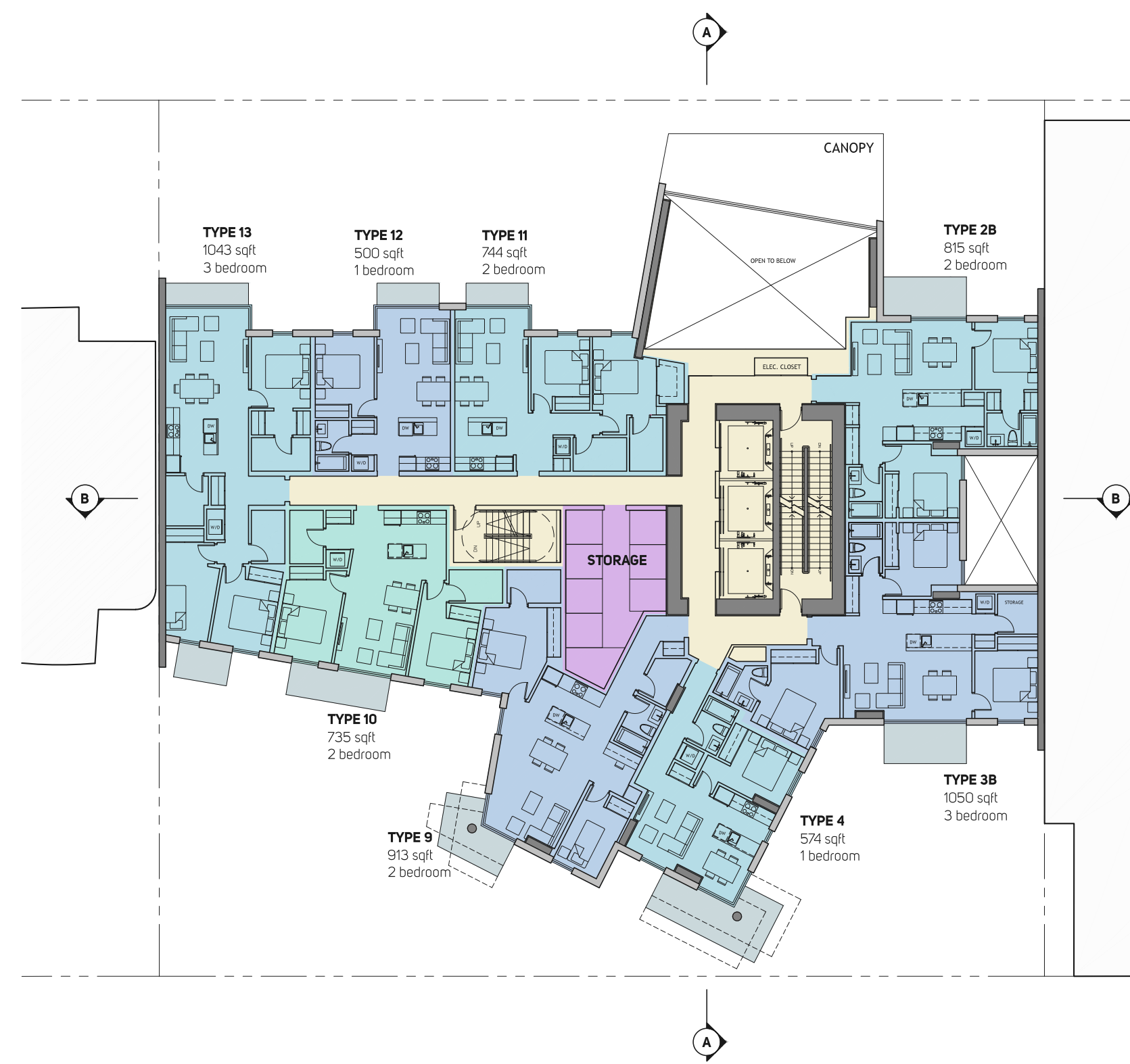
P1 - Bicycle Parking and Services

Floor Plans

Residential



L1 - Residential, Amenity and Building Services



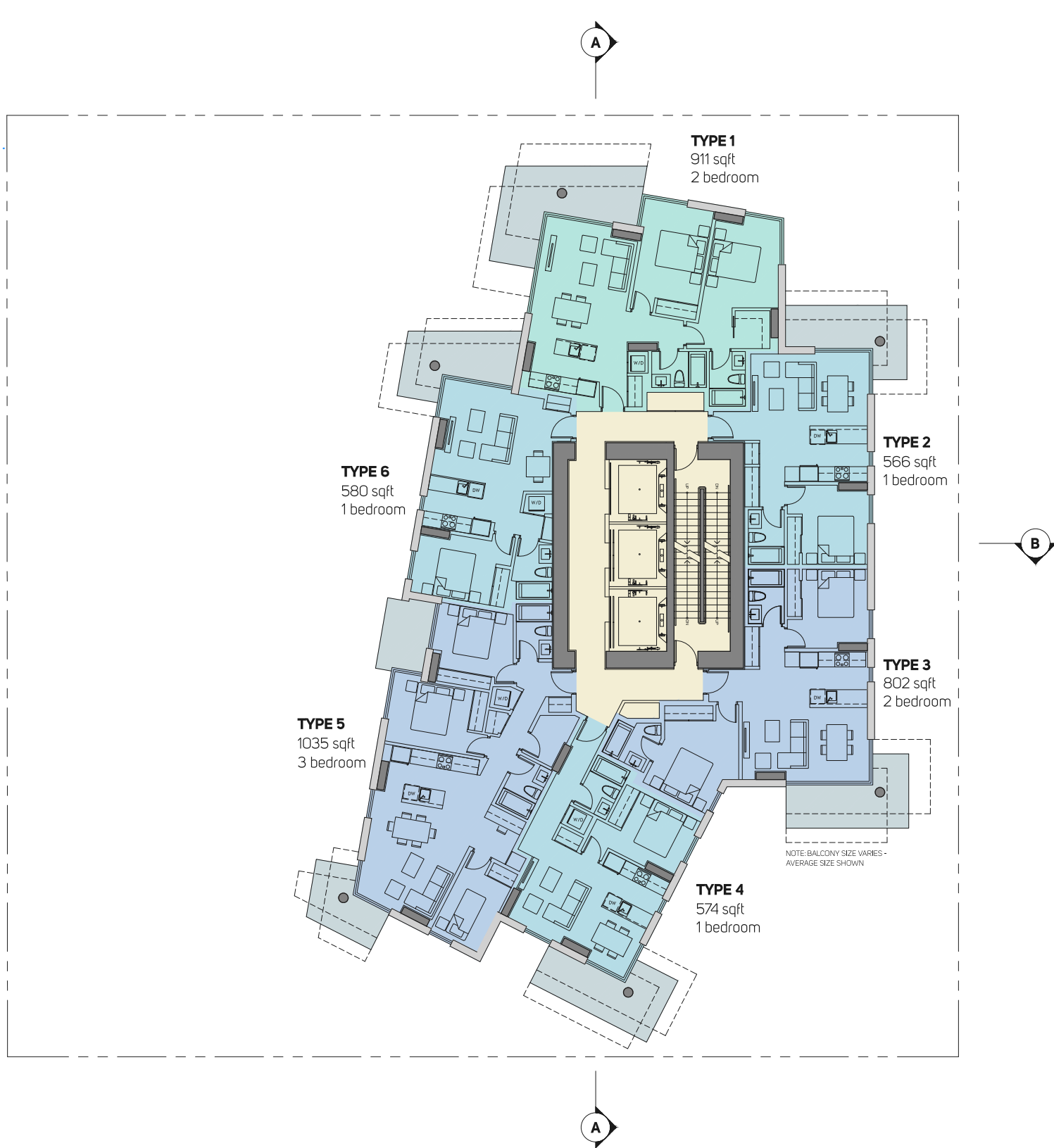
L2 - Residential and Storage



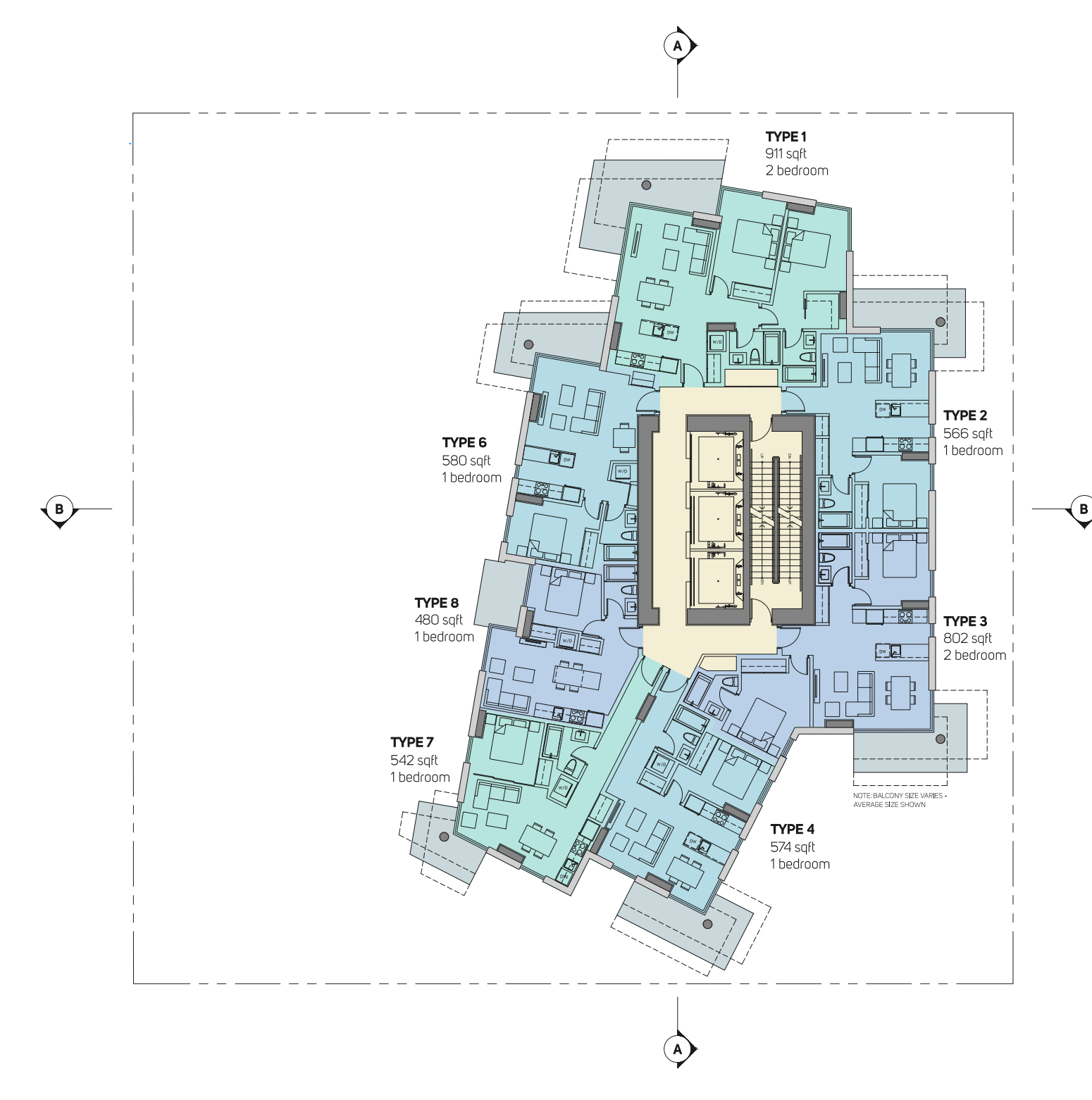
L3 + L4 - Residential and Storage



L5 - Residential and Amenity

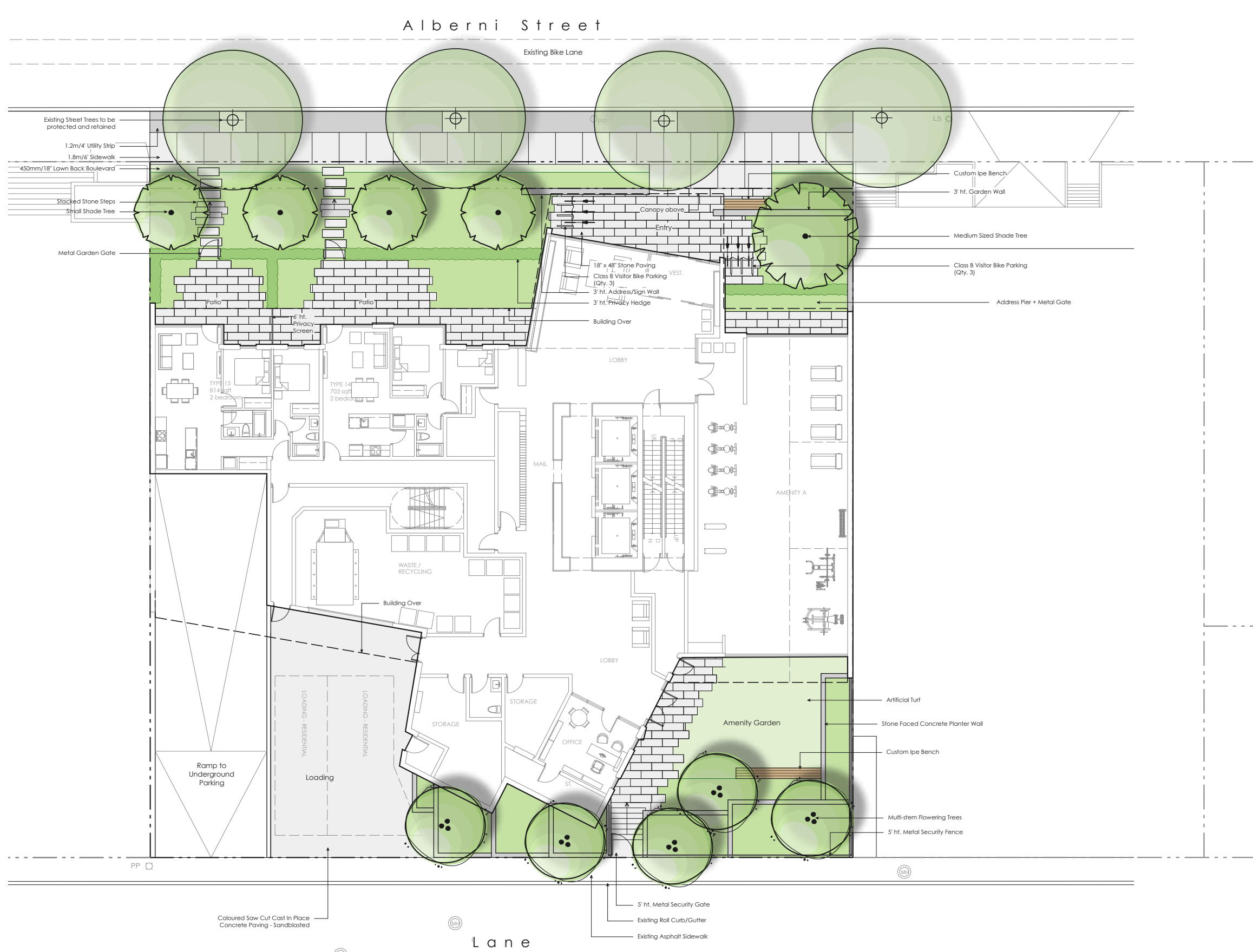


L6 to L11 - Residential

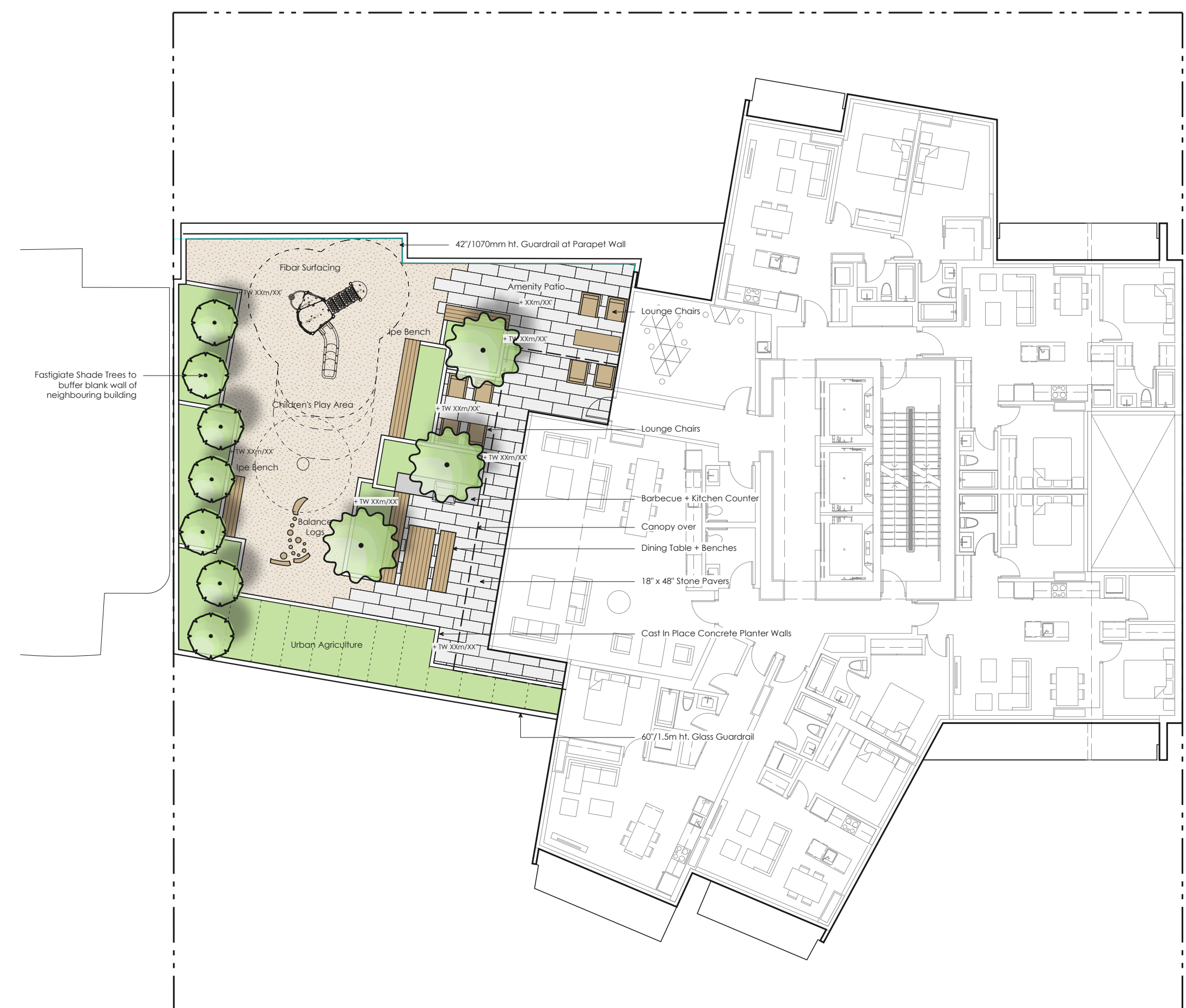


L12 to L40 - Residential

Landscape Plans



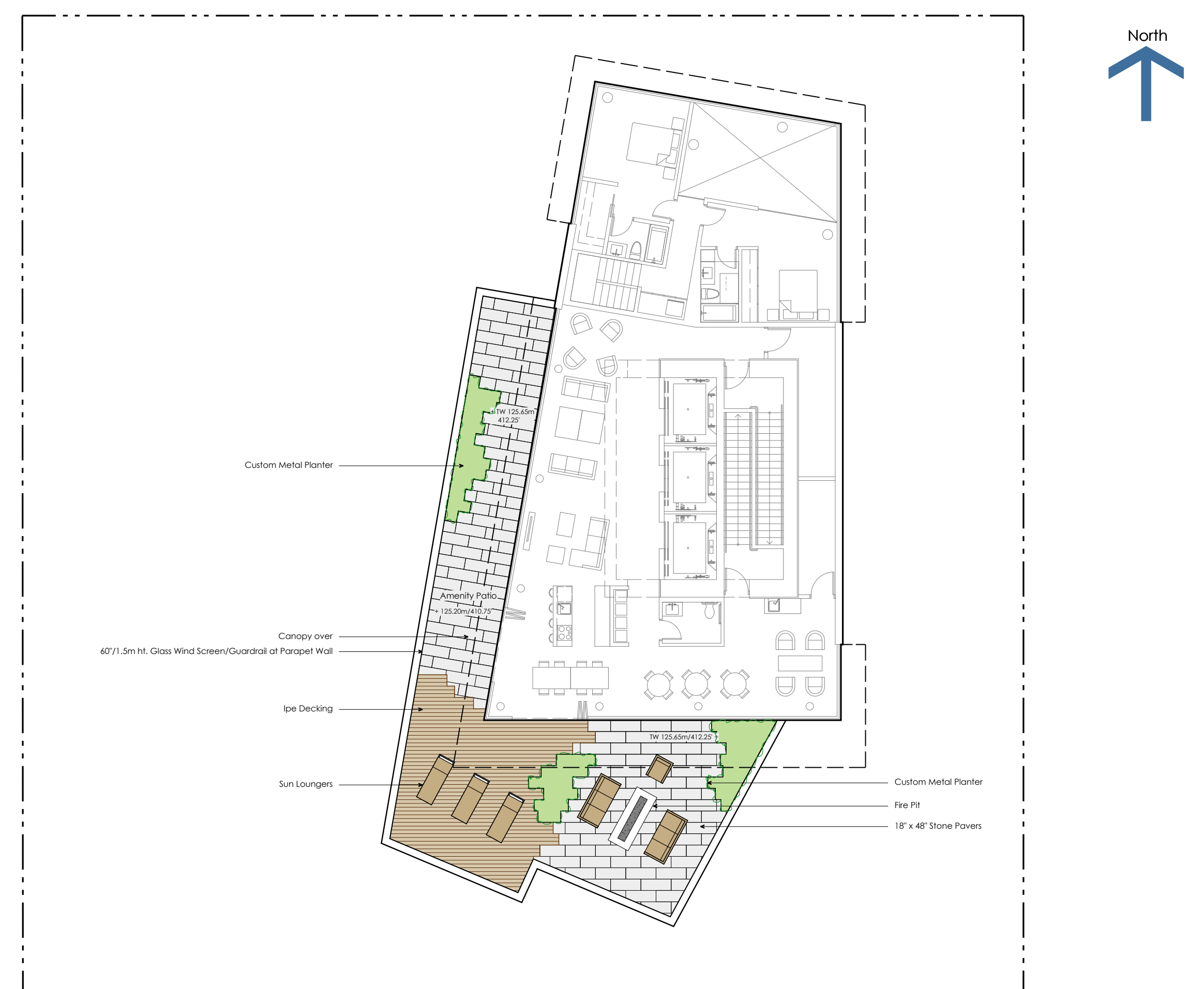
Ground Floor Landscape Plan



L5 - Landscape Plan



L41 - Landscape Plan



L42 - Landscape Plan

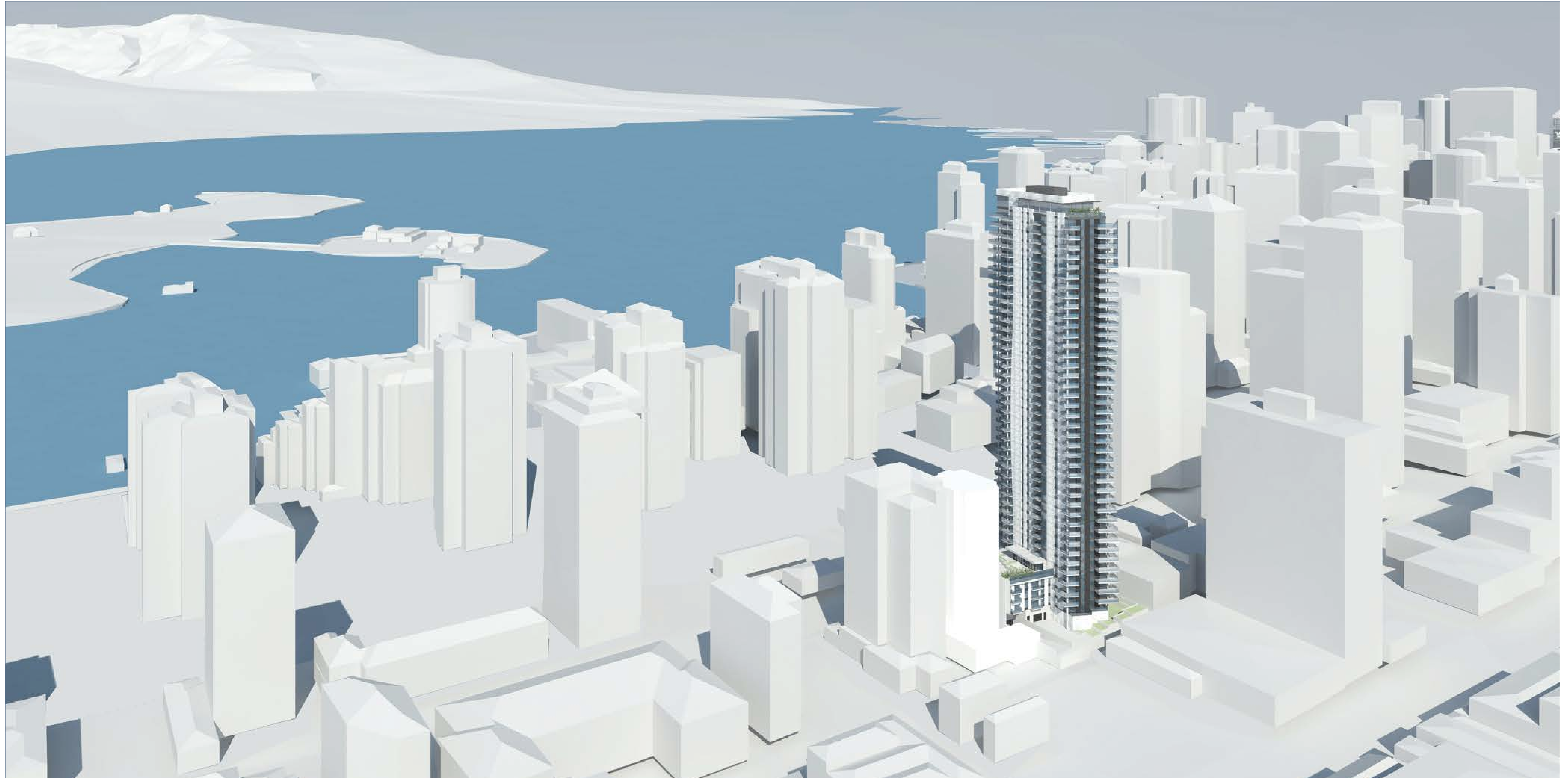
1640-1650 Alberni

View from Northeast



1640-1650 Alberni

View from Southwest



1640-1650 Alberni

View from Southwest

