

Welcome

1640-1650 Alberni will make a significant contribution of purpose-built rental accommodation for families in Vancouver's West End neighbourhood.



Thank you for taking the time to attend our first Open House. As we prepare plans for the property, we want to hear from you.

The purpose of today's pre-application open house is to:



Introduce you to the project team



Share some of our initial ideas



Provide you with context on our city and community



Listen to your feedback

We look forward to your comments.

Project Team

Hollyburn Properties has put together a qualified project team.



HOLLYBURN
PROPERTIES LIMITED

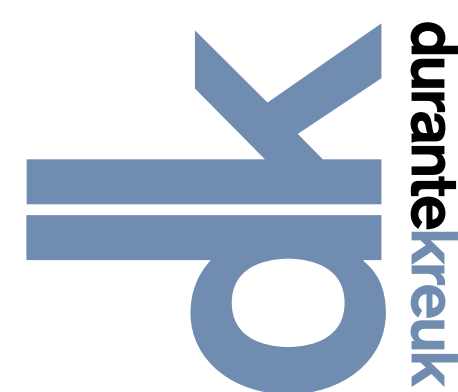
Hollyburn Properties | Developer

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

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

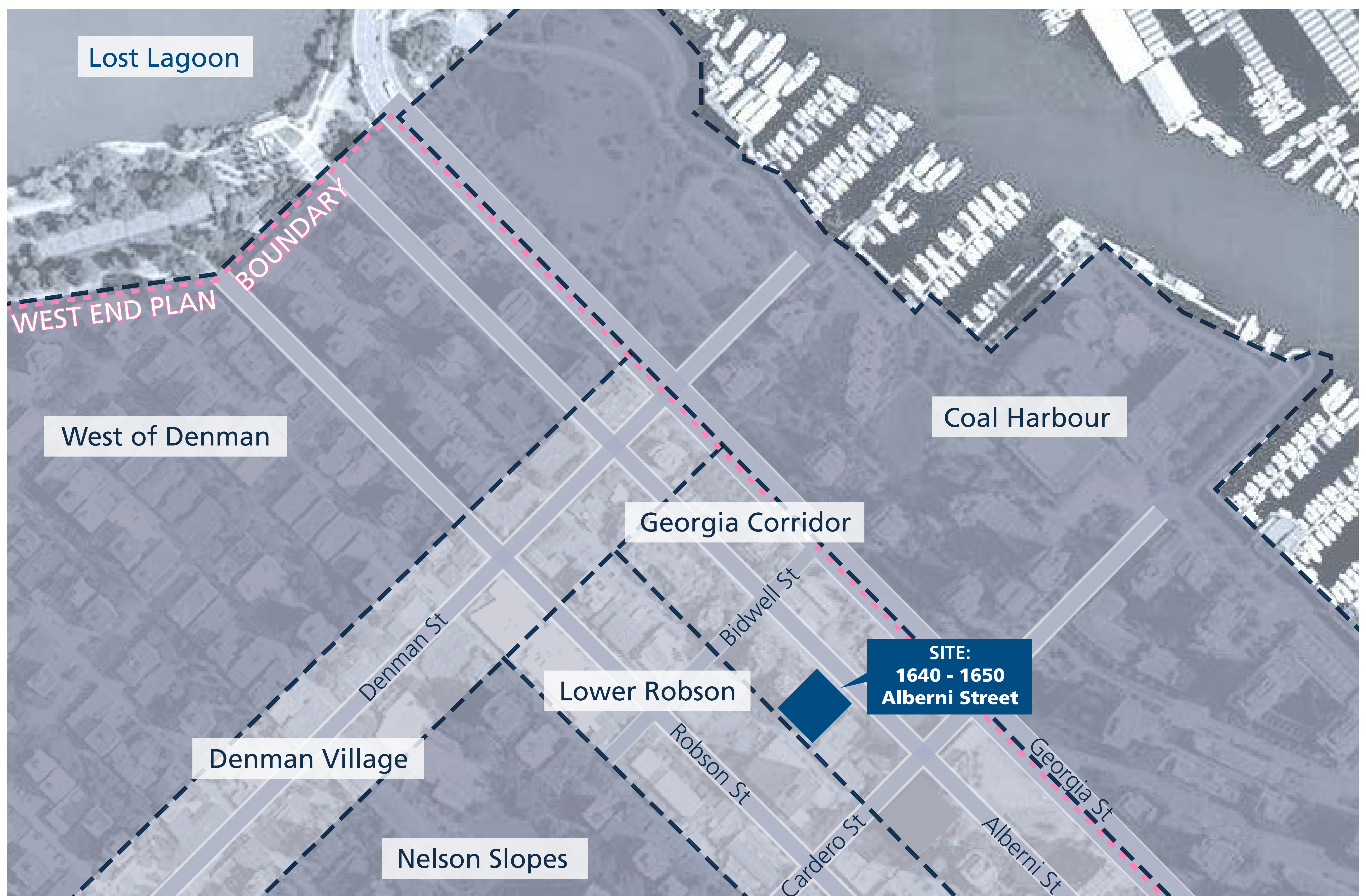
Founded in 1993, Bunt & Associates is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. The firm has over 50 professional and technical staff in four offices located in Vancouver, Victoria, Calgary, and Edmonton. Their strengths lie in providing 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.

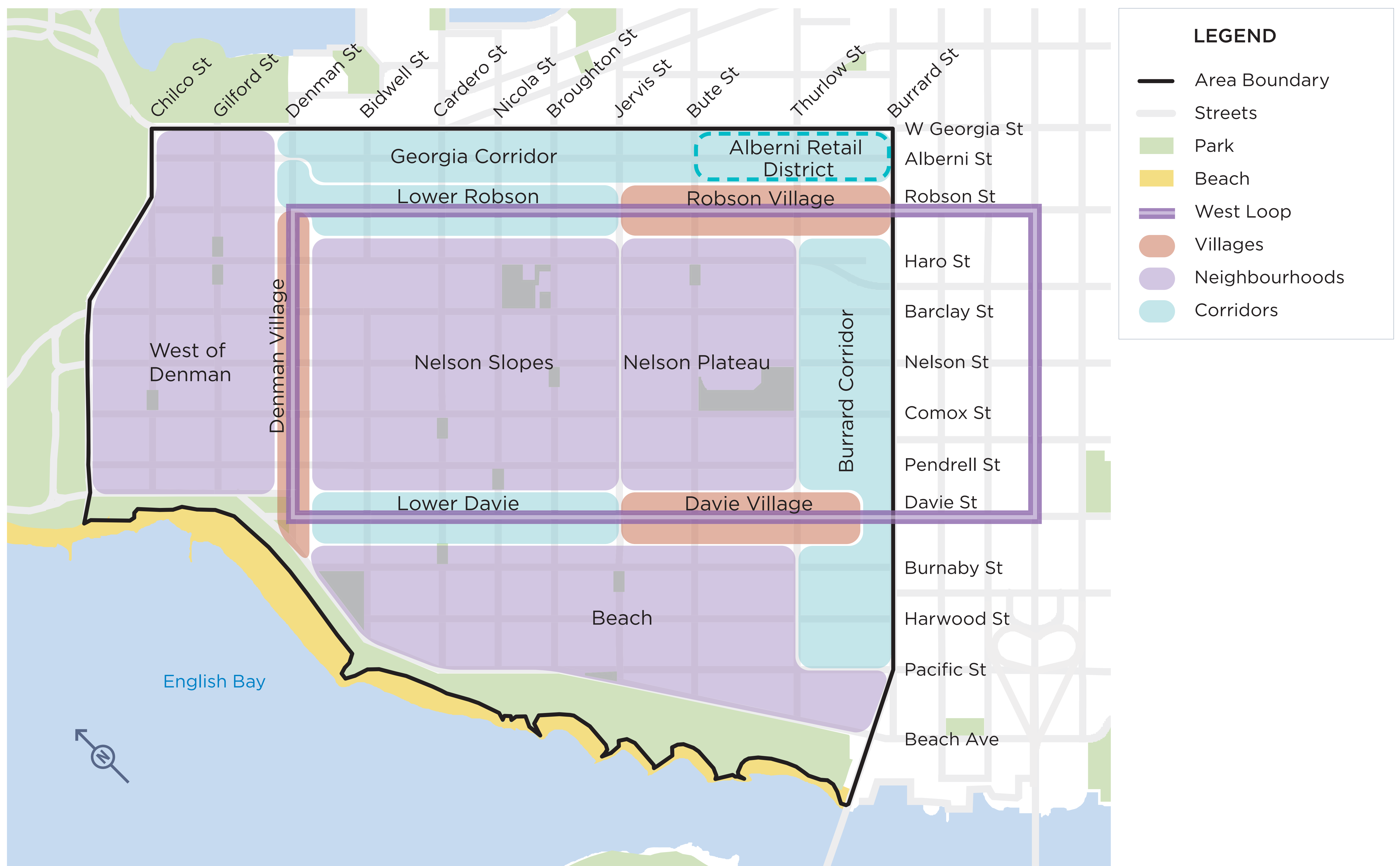
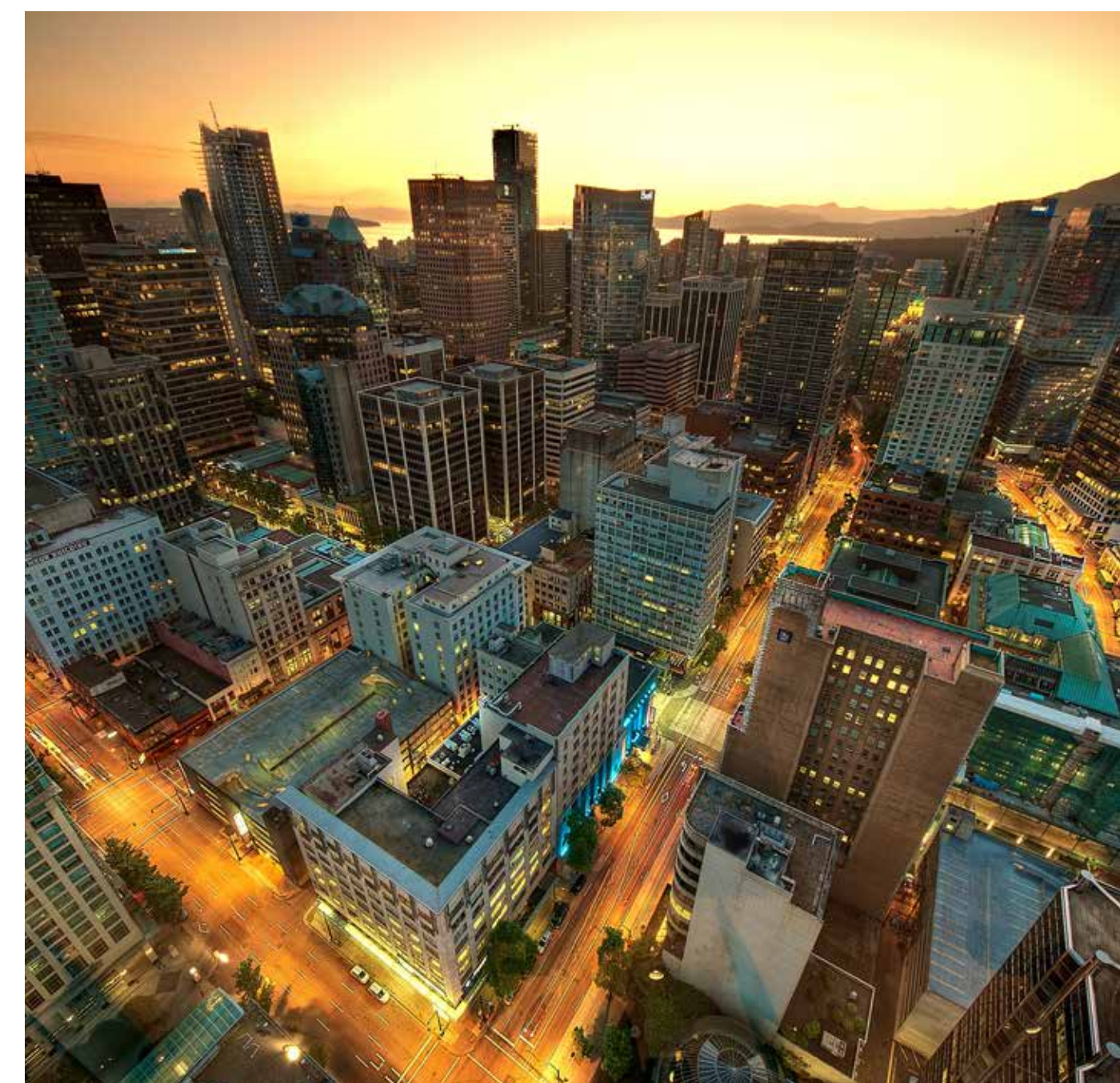
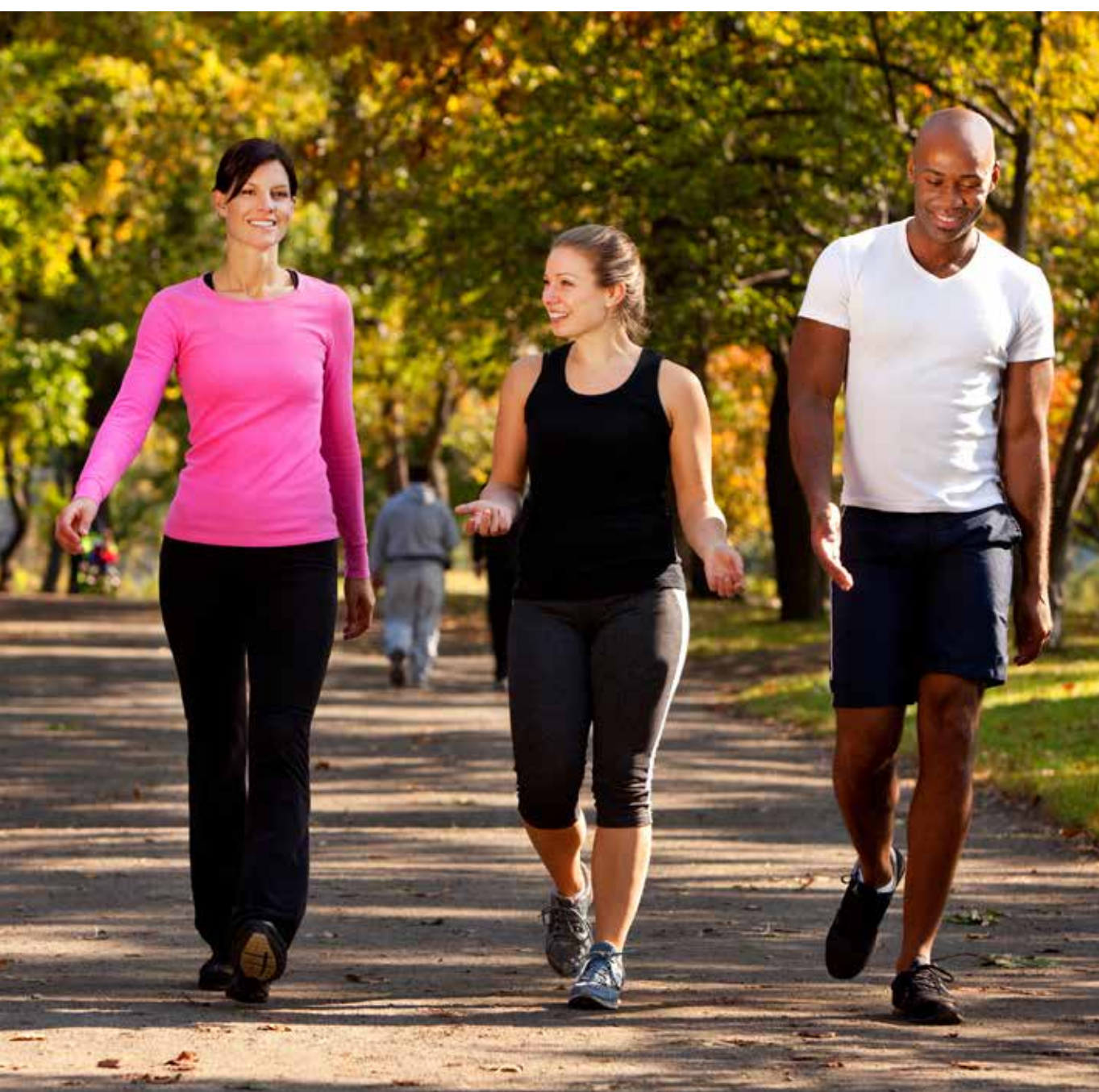


The project responds to the West End Community Plan by encouraging development along the Georgia Corridor.



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.



Policy

There are a number of regional and city policies that allow consideration of a purpose-built rental building at 1640-1650 Alberni.



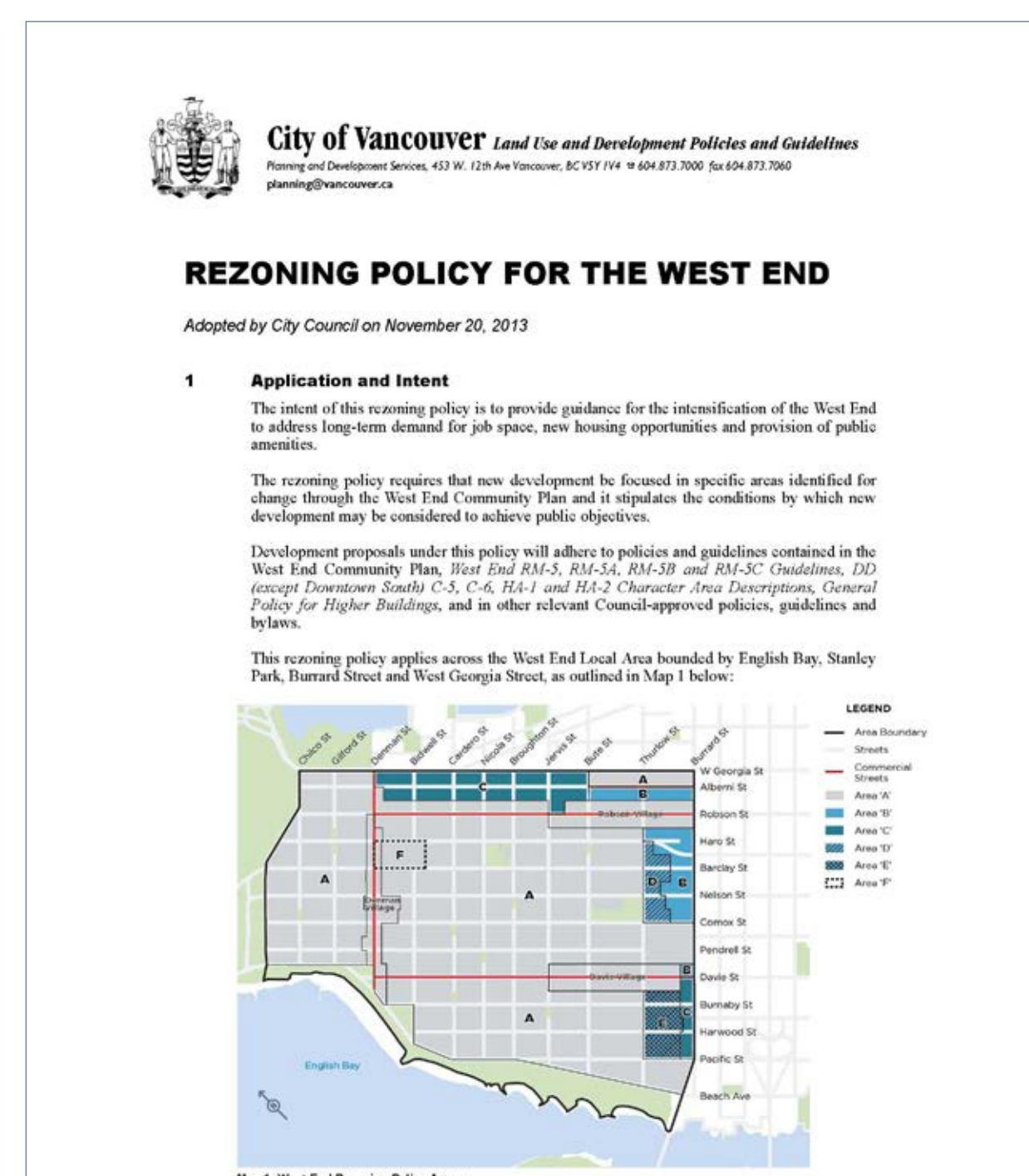
Metro Vancouver Regional Growth Strategy (2011)

The Regional Growth Strategy represents the collective vision for all municipalities in the lower mainland to accommodate projected growth - over 1 million people and 500,000 new jobs by 2040. The Strategy promotes compact urban areas and complete communities.



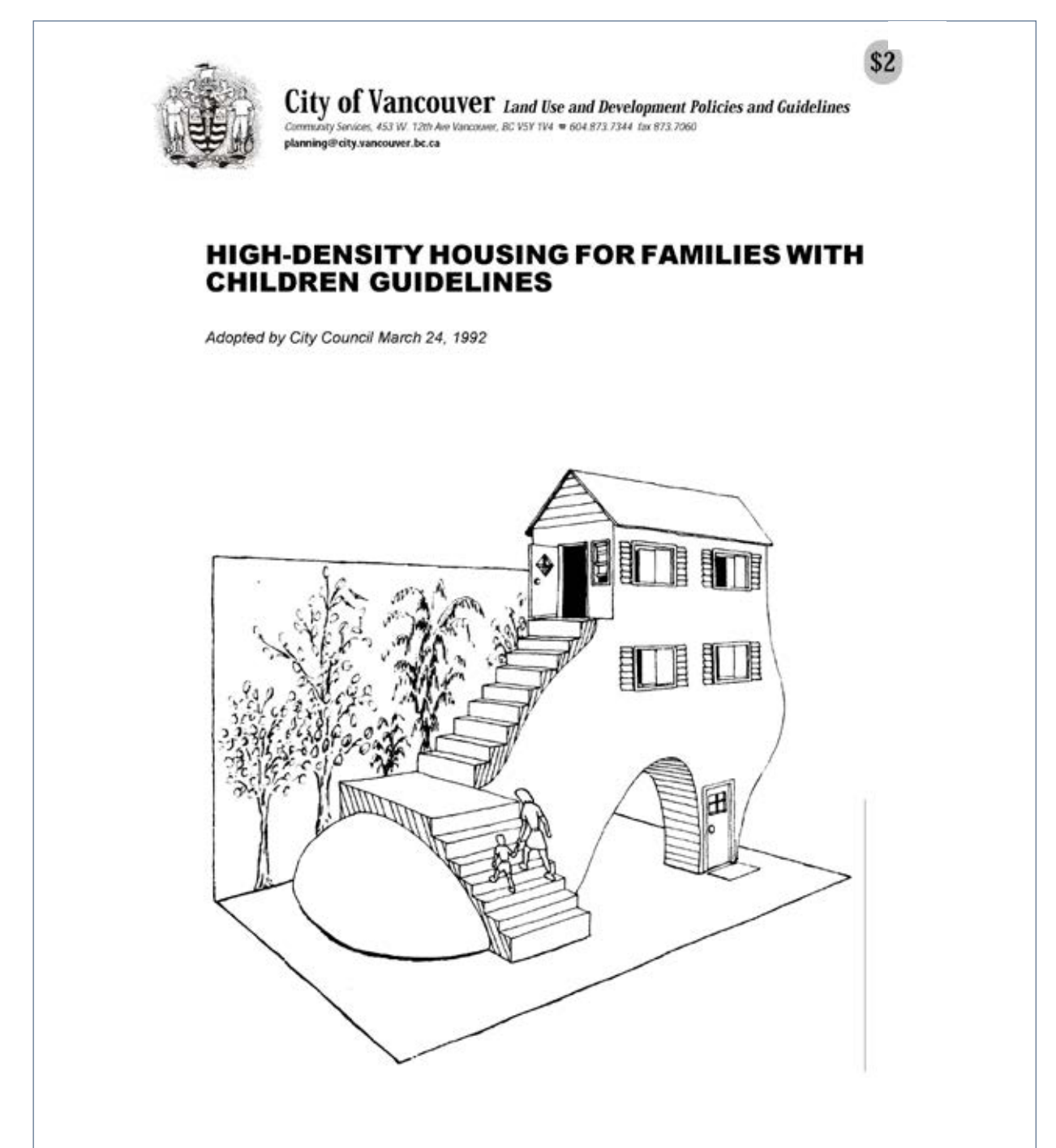
West End Community Plan (2013)

The Plan sets the direction needed to meet the short-term and long-range goals to help guide future development. The Plan focuses on neighbourhood character, housing, local business, transportation, heritage, as well as arts and culture.



West End Community Plan Rezoning Policy (2013)

The rezoning policy provides guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and the provision of public amenities.



High Density Housing for Families & 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 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.





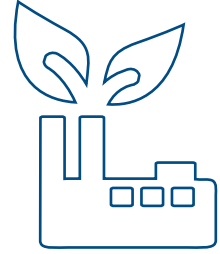

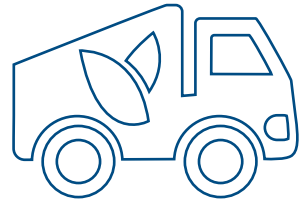


Neighbourhood	Persons/Hectare
Central Business District	48
Bridgehead	63
Downtown Eastside	130
Yaletown	131
False Creek North	155
Coal Harbour	159
Granville Slopes	200
West End	217
Downtown South	305
Citygate	335
Triangle West	352

The West End Community Plan


1640-1650 Alberni proposes to meet the Council-approved West End Plan Principles and Built Form Guidelines.



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	Approximately 40% of the building's units will be considered family housing, including 94 2-bedroom and 14 3-bedroom units.
 Foster a robust, resilient economy	The provision of 276 units of purpose-built rental housing 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, 2 car share stalls and electric vehicle charging rough-ins for 100% of the 139 parking stalls (30% full EV stalls).
 Protect and enhance public open spaces, parks and green linkages	1640-1650 Alberni'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 will activate the Alberni streetscape and provide diverse housing options for a variety of family-types.

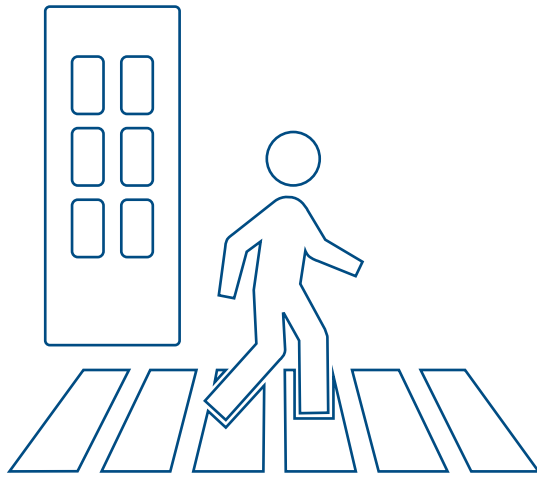
Built Form Guidelines



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



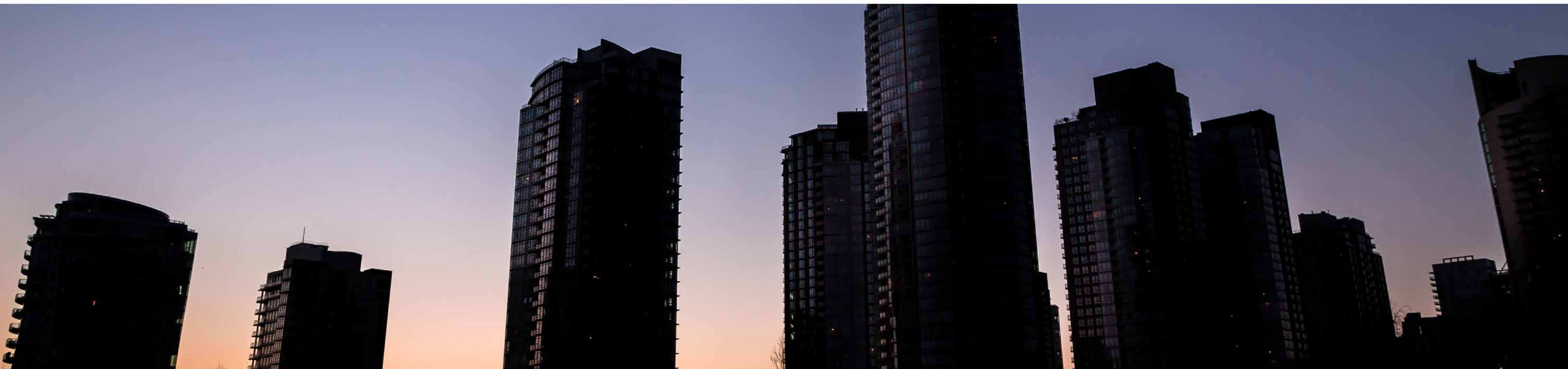
The proposal indicates minimal negative impacts on surrounding public spaces and private views.



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

Design Rationale

The architectural expression of the tower is derived in response to the surrounding urban context and shaped to present a tall and graceful silhouette against the skyline.



Neighbourhood & Streetscape

The proposed density is compatible with surrounding residential uses and objectives of the West End Plan.



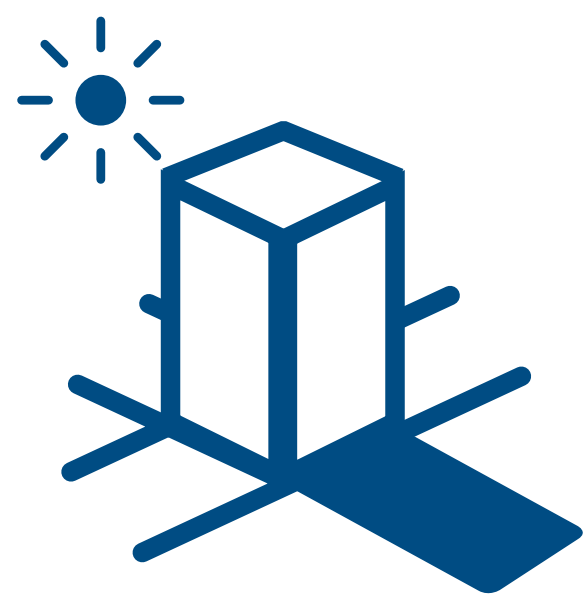
Height

The maximum height of the tower is below the most restrictive view cone in the city.



Privacy & Orientation

The siting of the tower is a direct response to the existing neighbouring tower forms with primary view orientations for the units to the north and southwest.



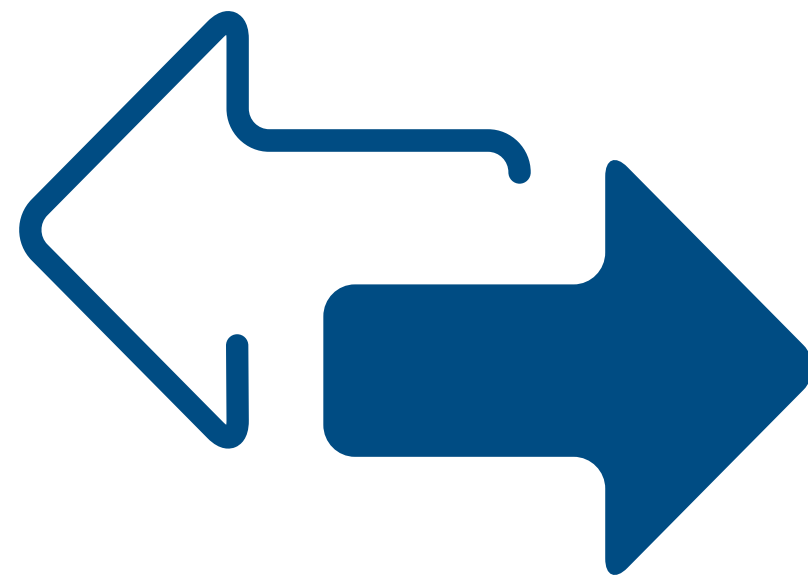
Light

The building's podium is held to 4-storeys to maximize daylight on to the sidewalk and Alberni Street.



Safety & Security

The building design will follow the principles of Crime Prevention Through Environmental Design (CPTED) to ensure a safe and inviting environment.



Access & Circulation

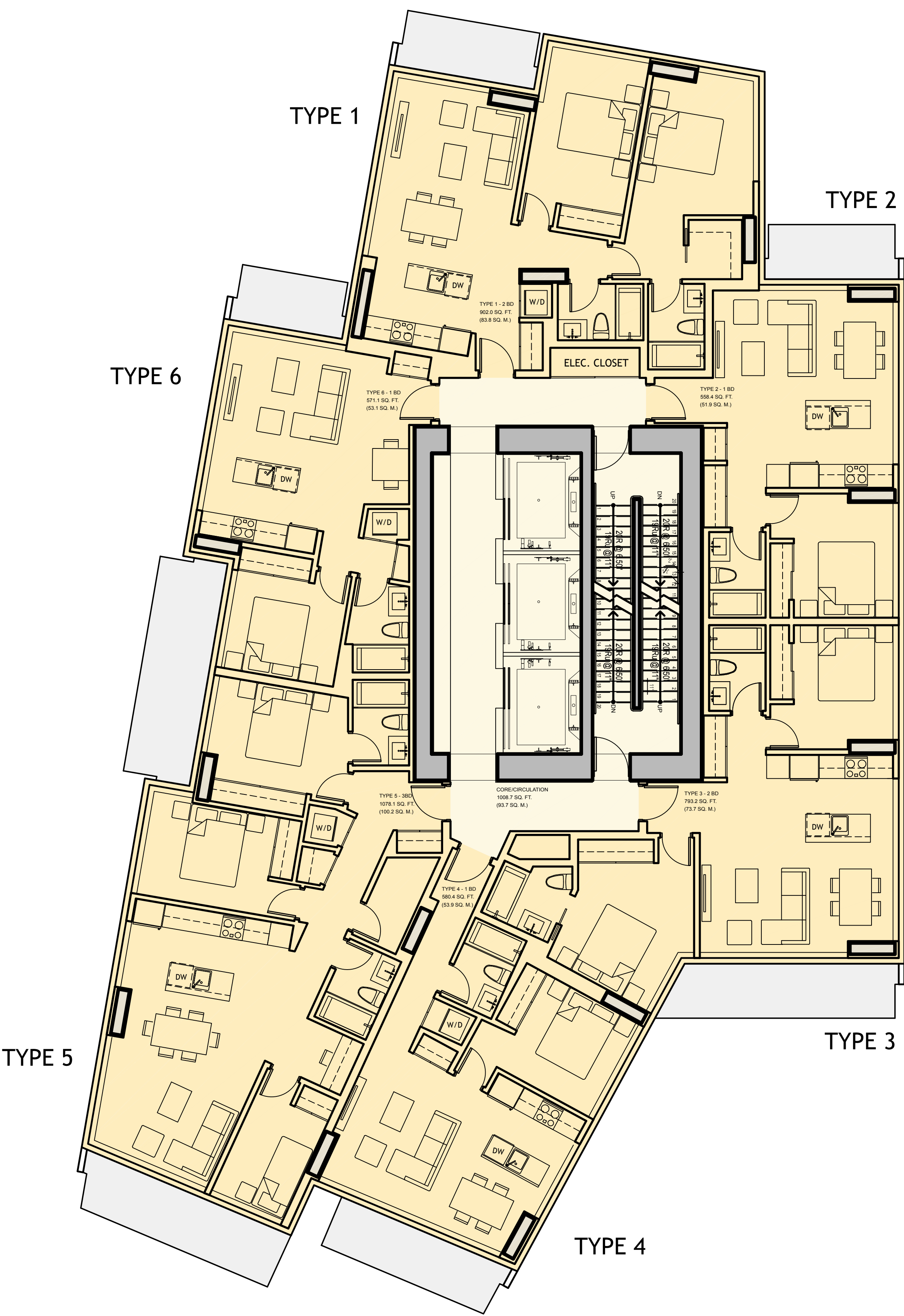
Underground parking will be accessible via a back lane, while main pedestrian access will be via Alberni Street. There will also be access via the back lane which assists with CPTED and provides direct access to Robson Street amenities.

Family-Oriented Housing

Approximately 40% of the units will be considered family units, designed in accordance to the High Density Housing for Families with Children Guidelines.



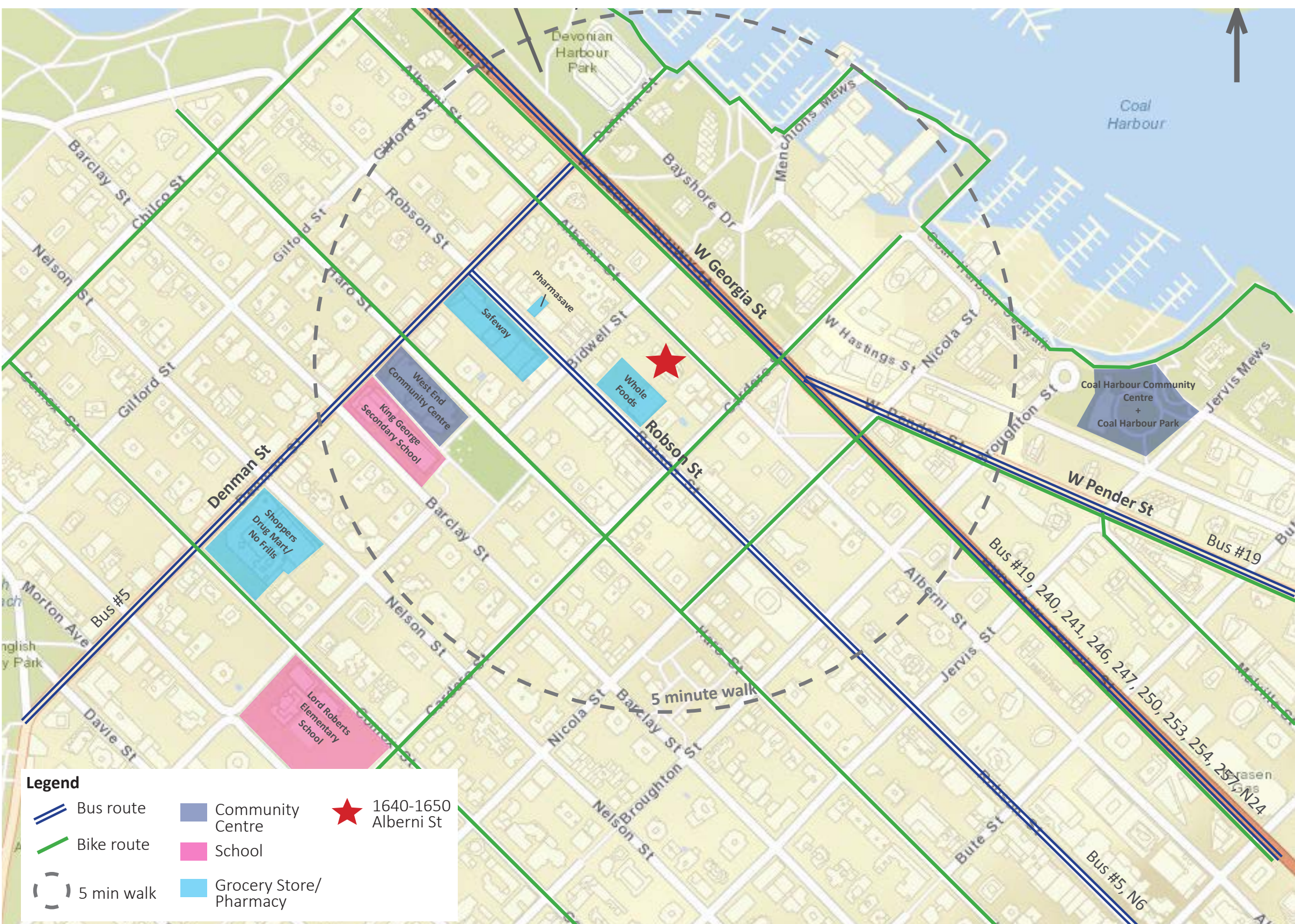
Typical Floor Plan (Level 6 - 11)



The units will be designed to meet the needs of families with children and special attention will be paid to size, interior layout, privacy and storage space.

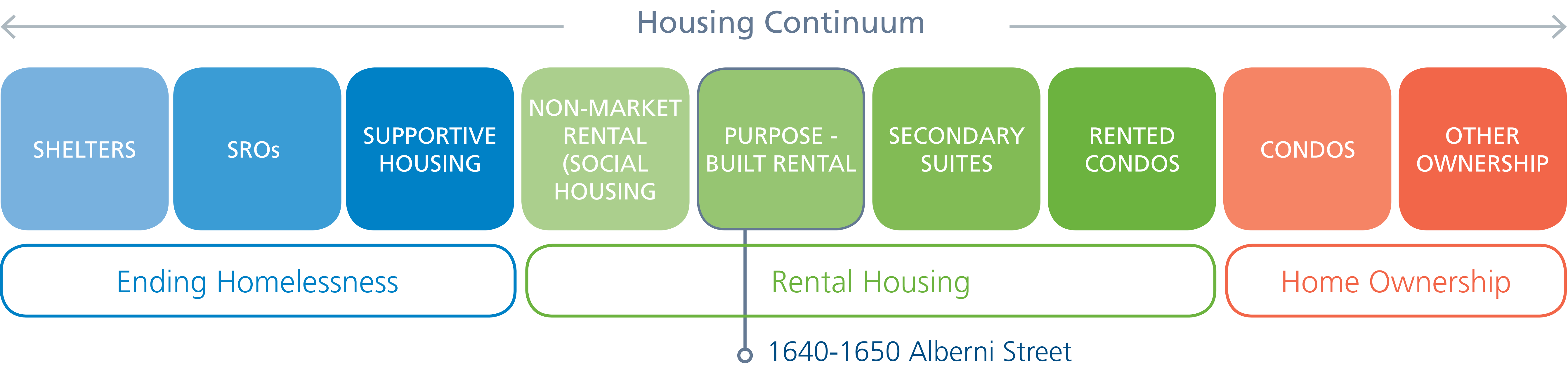
A total of 108 units will be considered family housing, including 94 2-bedroom and 14 3-bedroom units.

While the building will feature a children’s play area, various amenities are also within a 5-10 minute walk, including the West End Community Centre, Lord Roberts Elementary School, King George Secondary School, several grocery stores, transit stops, parks and the Coal Harbor seawall.



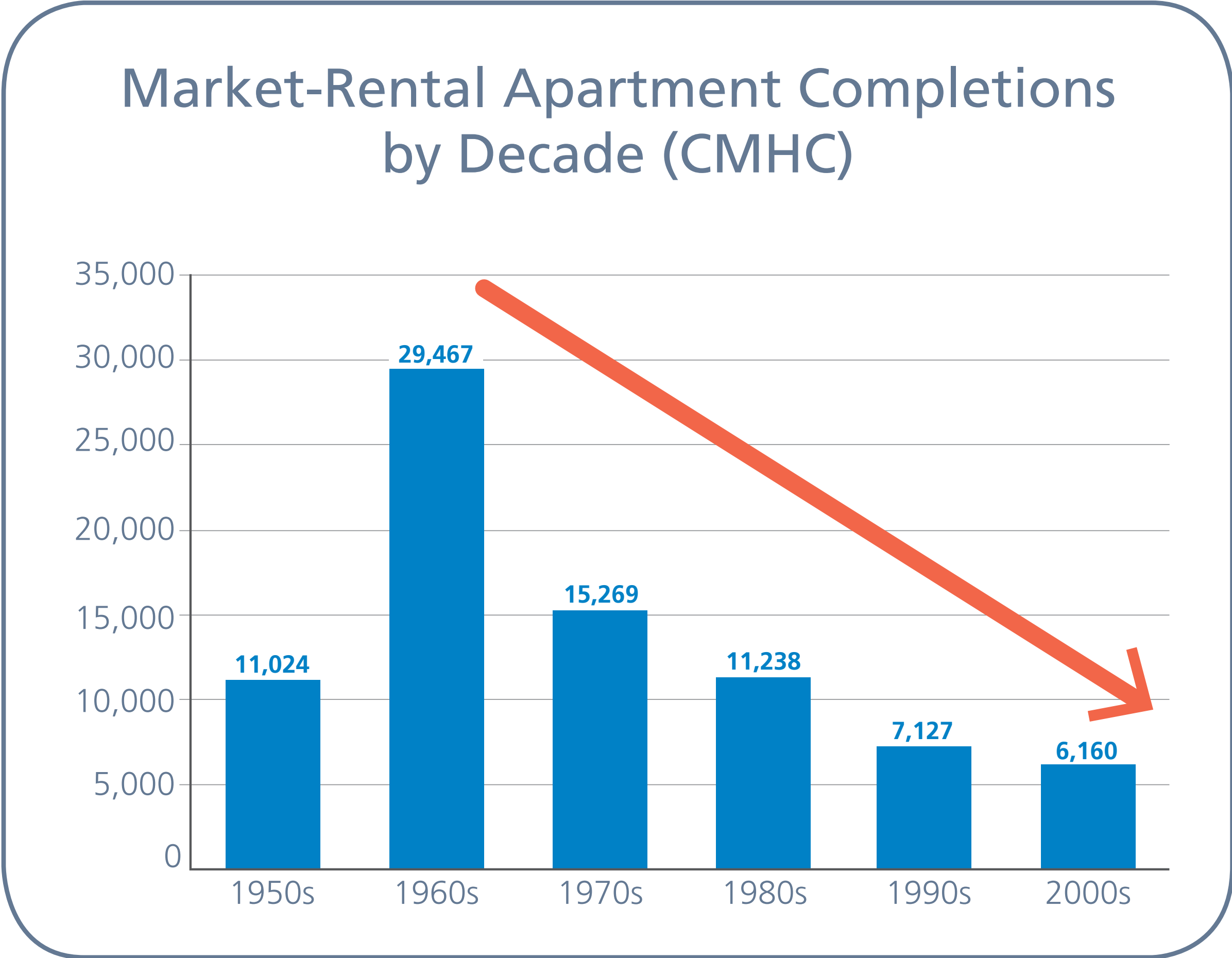
Purpose-Built Rental

Over 80% of West End residents rent in the area, and the addition of 276 new rental units will make it easier for renters to find homes.



With the city-wide vacancy rate at 0.8%, Vancouver is in desperate need of new rental housing. The West End is currently facing a severe shortage with a vacancy rate of only 0.5%.

If an application is submitted and approved, 1640-1650 Alberni will contribute more rental supply for the West End neighbourhood, and allow families to live downtown Vancouver close to shops, services and amenities without having to commit to monthly mortgage payments.



Environmental Sustainability

Green construction and utility measures inform the design for 1640-1650 Alberni.



1640 Alberni will achieve Leadership in Energy and Environmental Design (LEED) Gold and integrate passive design strategies to reduce energy and resource consumption.



Careful attention will be paid to orientation, window openings and external shading.

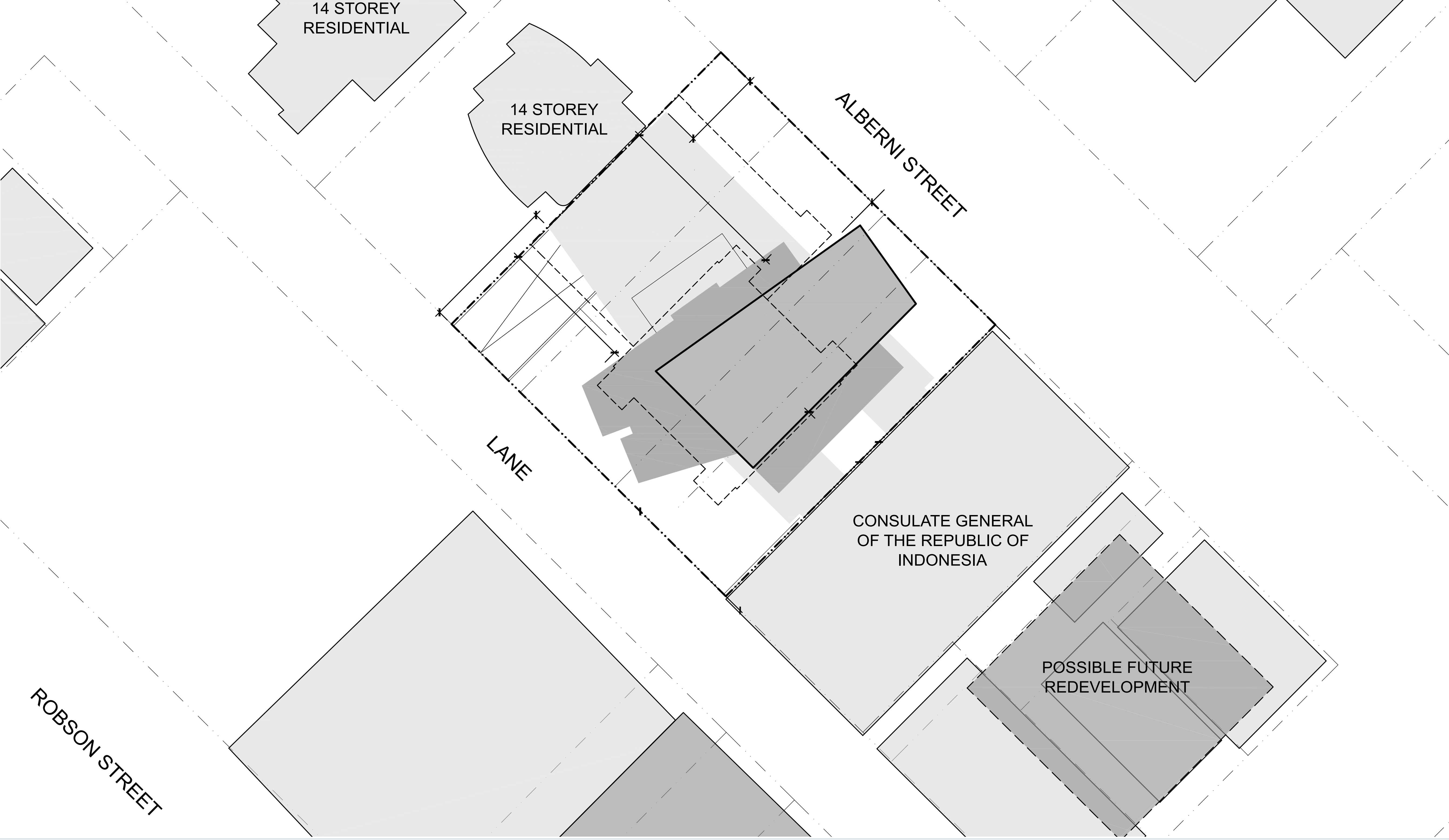


Energy demand will be further reduced through the use of high efficiency mechanical and lighting systems.

Proposal Details

Proposed Use:	Purpose-Built Rental (276 units)
Family Units:	Approximately 40% of units are 2 and 3 bedroom suites
Proposed Height:	Approx. 385ft (42 storeys, 117.35m)
Existing Zoning:	RM - 5C
Proposed Zoning:	CD - 1
Square Footage Residential: Amenity:	236,275 SF (21,950m ²) 6,334 SF (588.44m ²)
Floor Area Gross: Net:	242,609 SF (22,950m ²) 236,275SF (21,951m ²)
FSR:	13.66
Parking:	139 car stalls (incl. 2 car share), electric vehicle charging rough-ins for 100% of stalls (30% full EV stalls) 2 Class B loading spaces
Bicycle:	345 Class A stalls 6 Class B stalls
Building Amenities	Gym, lounge, and children’s play area
Sustainability Target:	LEED Gold

Site Plan



Context Plan



Building Profile



East Axonometric
View from Alberni Street



North Axonometric
View from Alberni Street

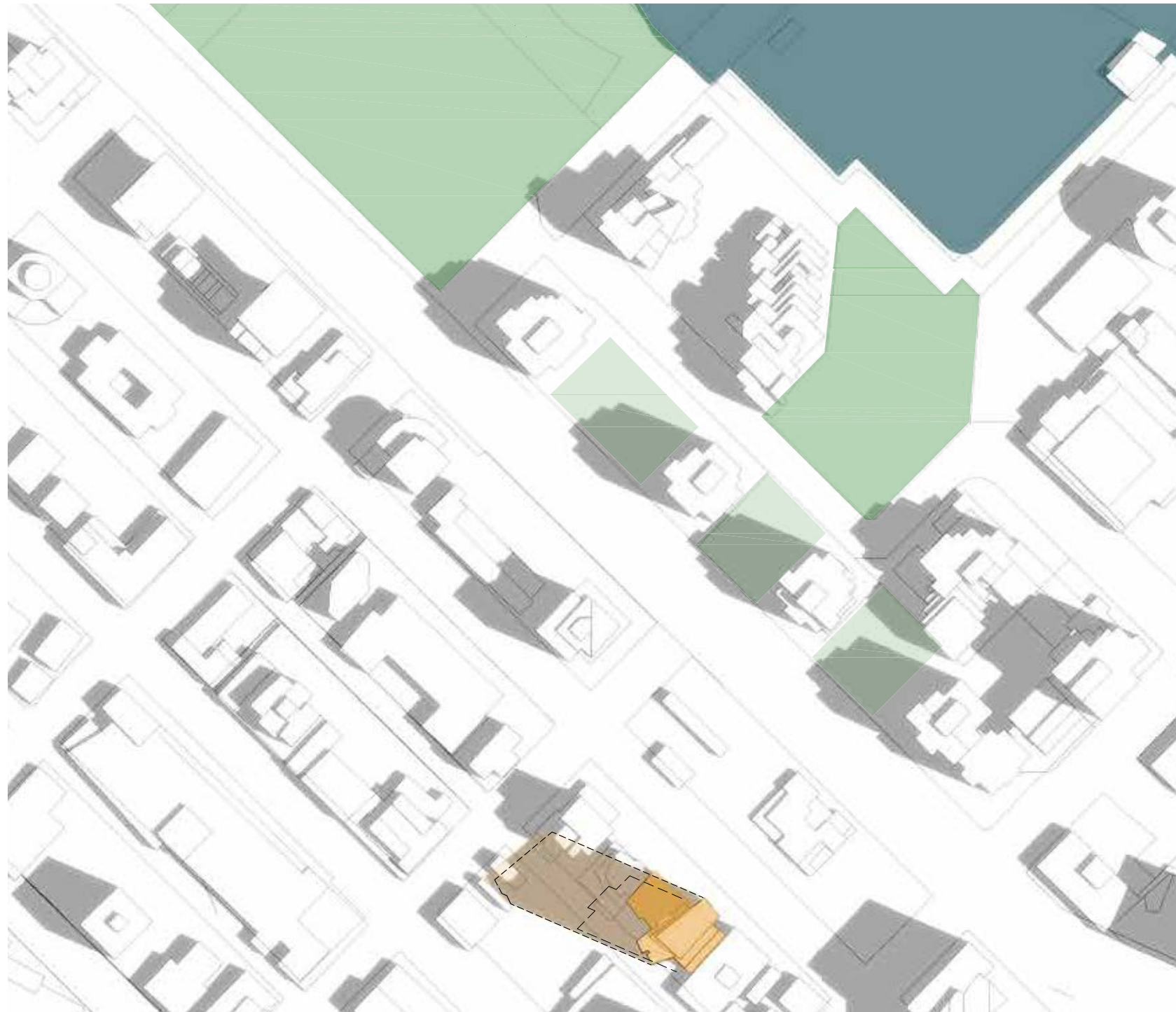


West Axonometric
View from Lane/Cardero Street



South Axonometric
View from Lane/Bidwell Street

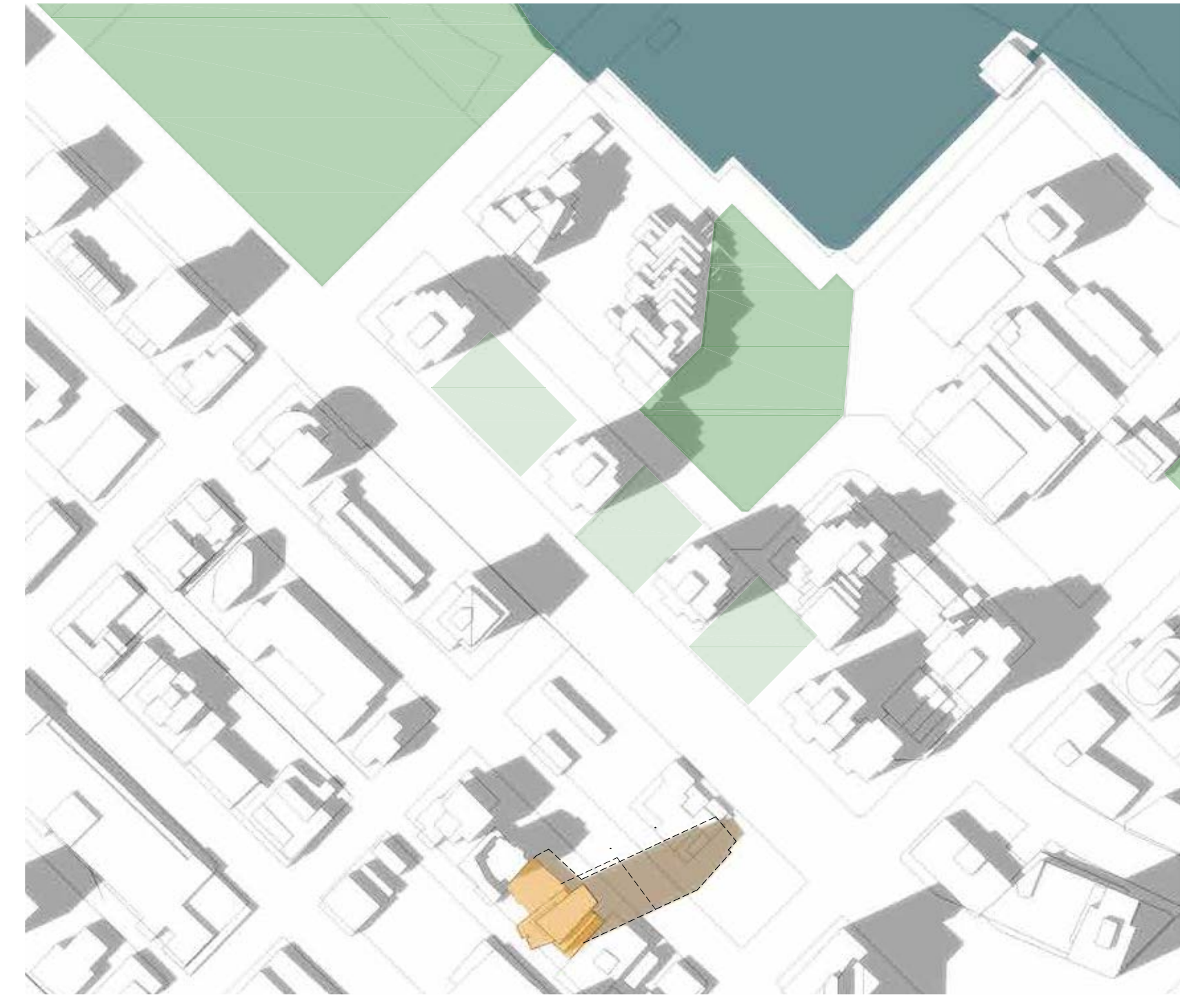
Shadow Study



June 21 Summer Solstice - 9:00am



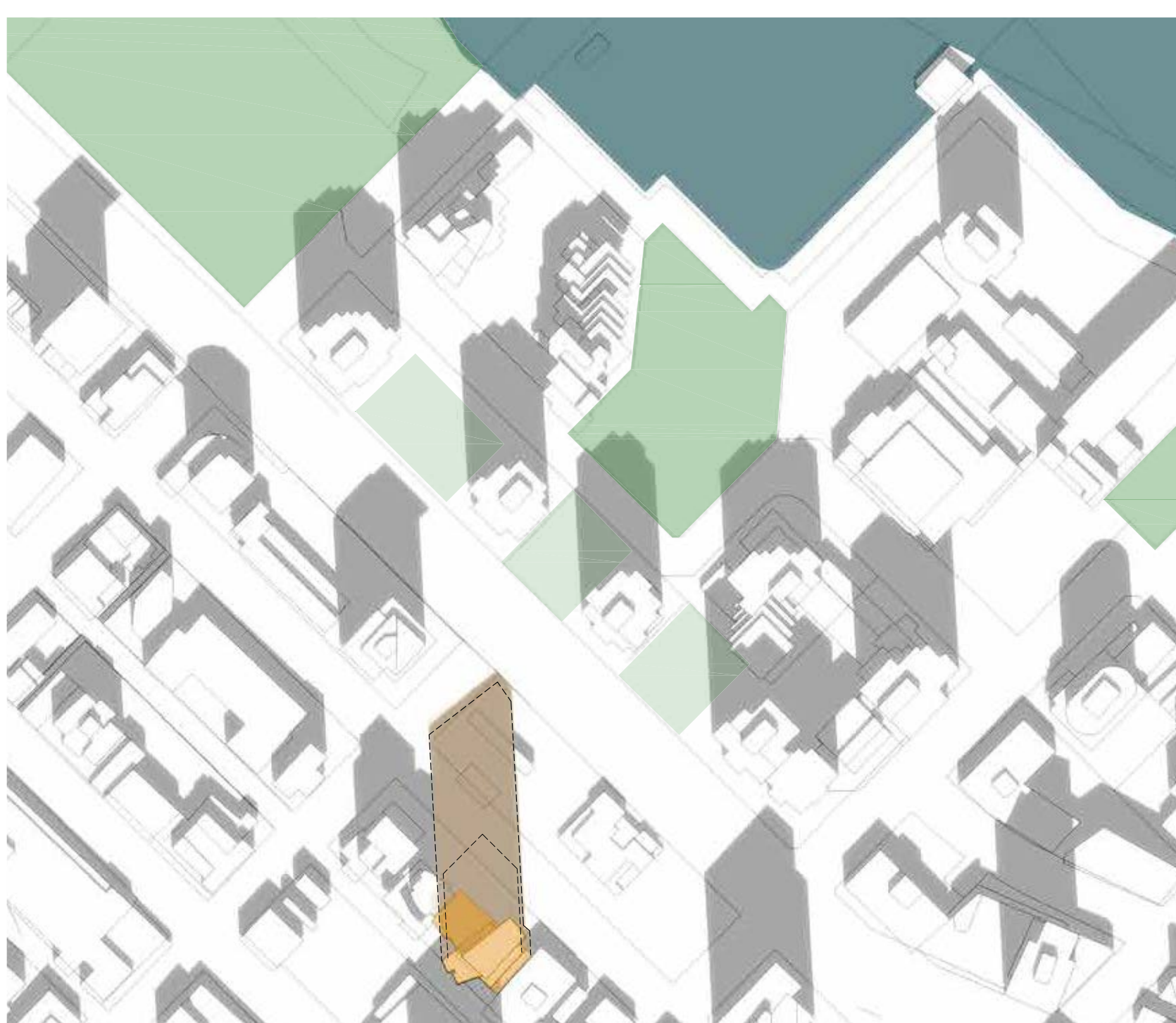
June 21 Summer Solstice - 12:00pm



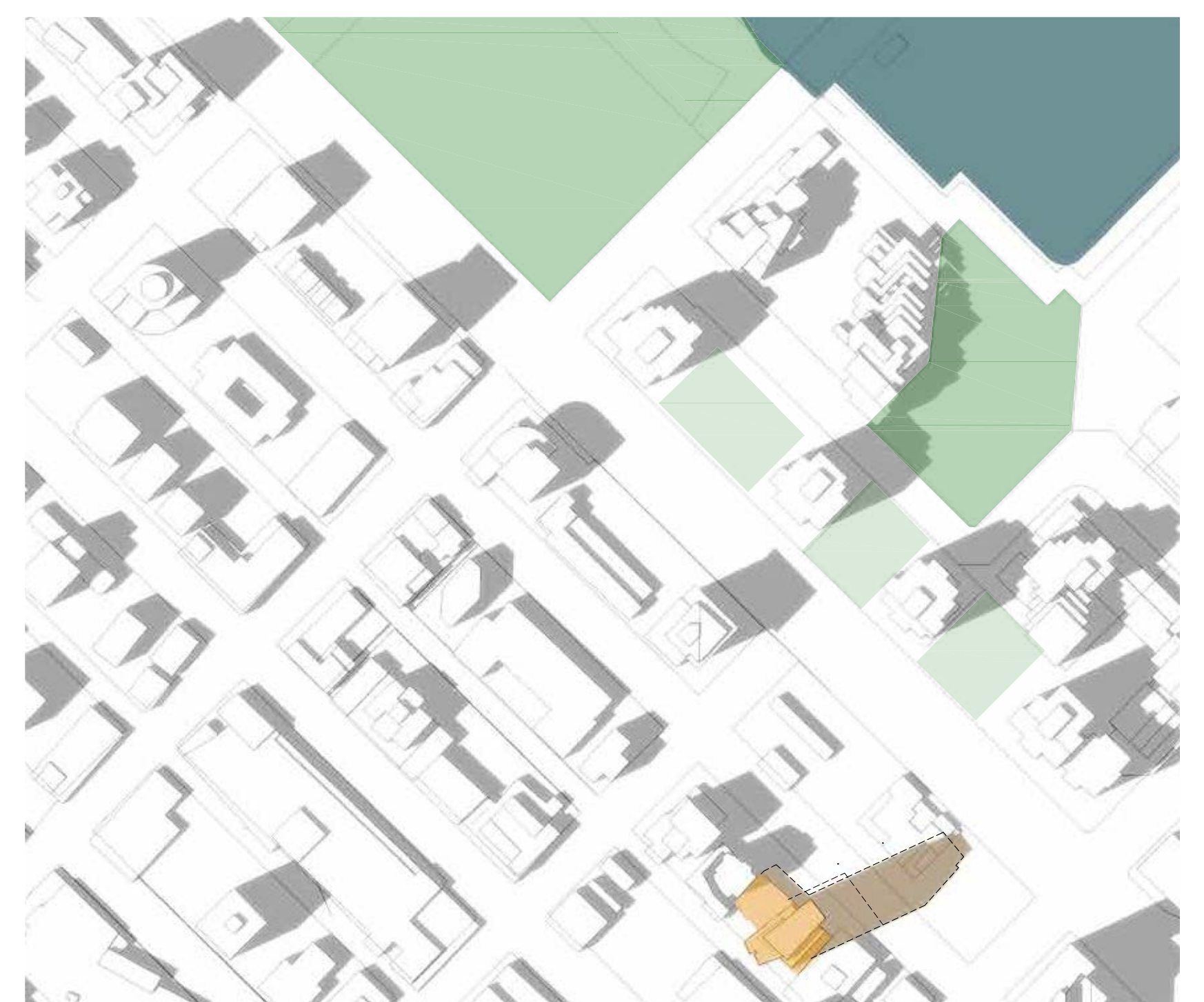
June 21 Summer Solstice - 14:00pm



March 20 Spring Equinox - 9:00am



March 20 Spring Equinox - 12:00pm

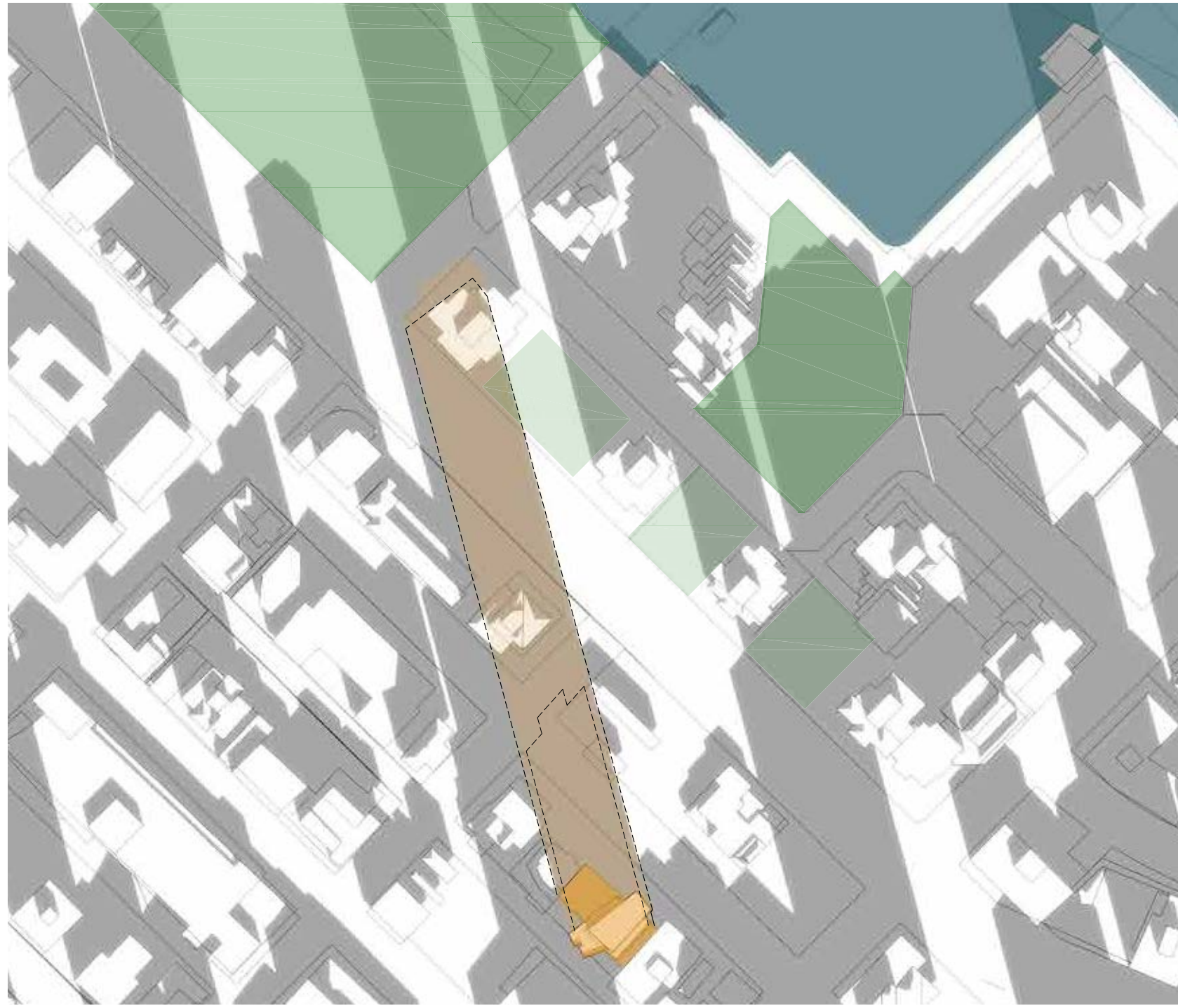


March 20 Spring Equinox - 14:00pm

Legend

-  Public Park Space
-  Private Green Space (part of existing residential buildings)
-  1640 - 1650 Alberni
-  Shadow Cast by Proposal at 1640-1650 Alberni

Shadow Study



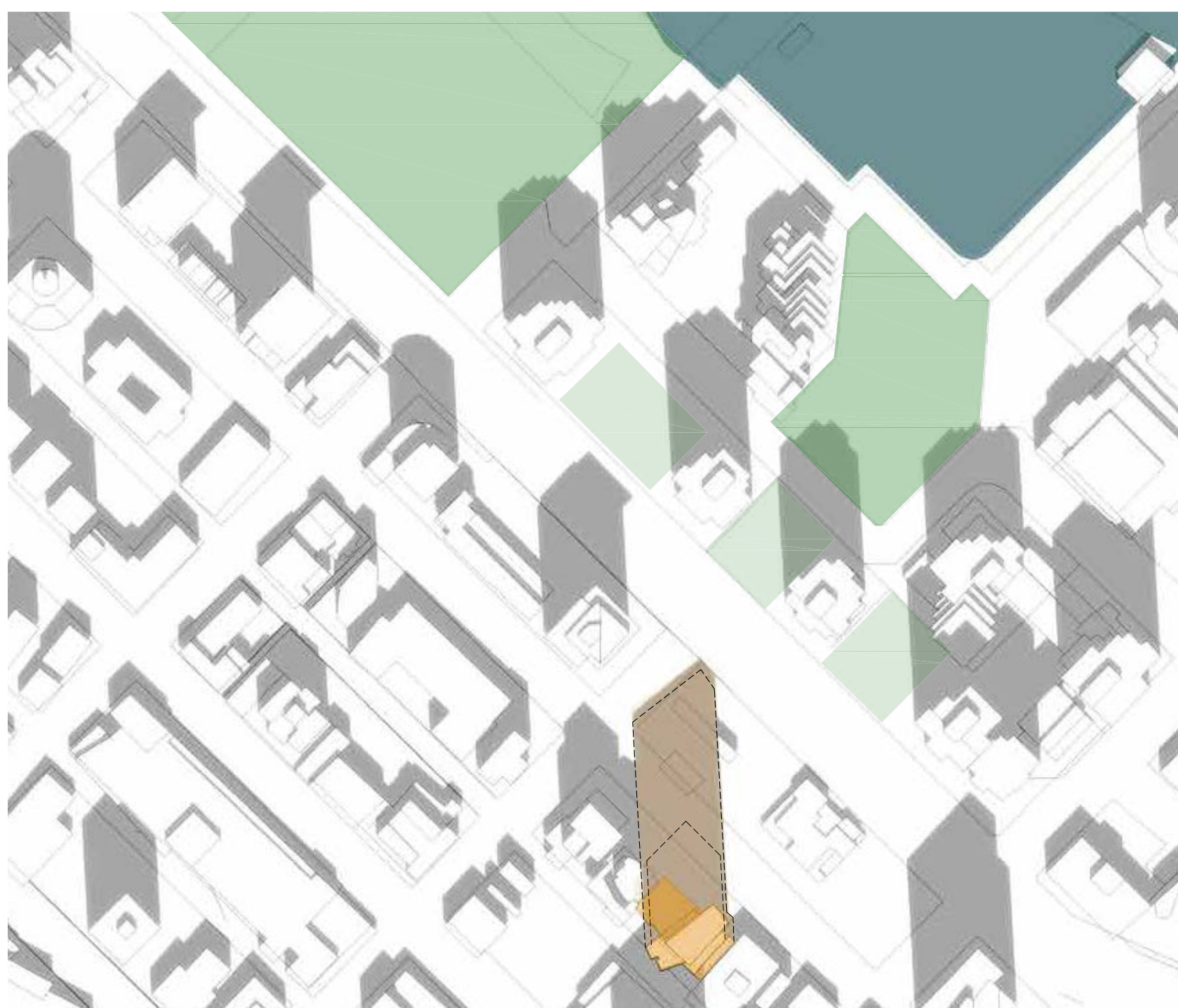
December 21 Winter Solstice - 10:00am



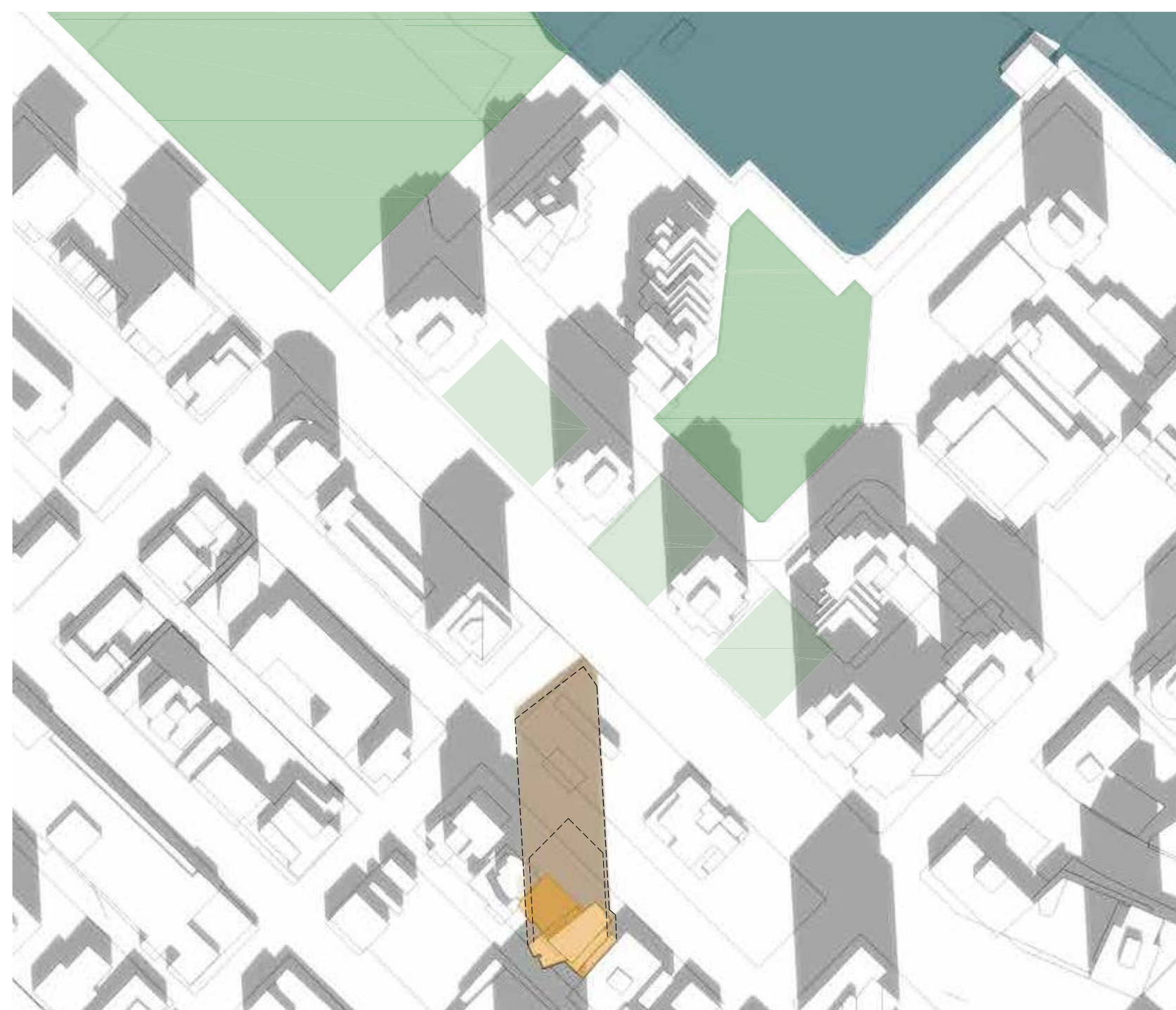
December 21 Winter Solstice - 12:00pm



December 21 Winter Solstice - 14:00pm



September 23 Fall Equinox - 10:00am




September 23 Fall Equinox - 12:00pm



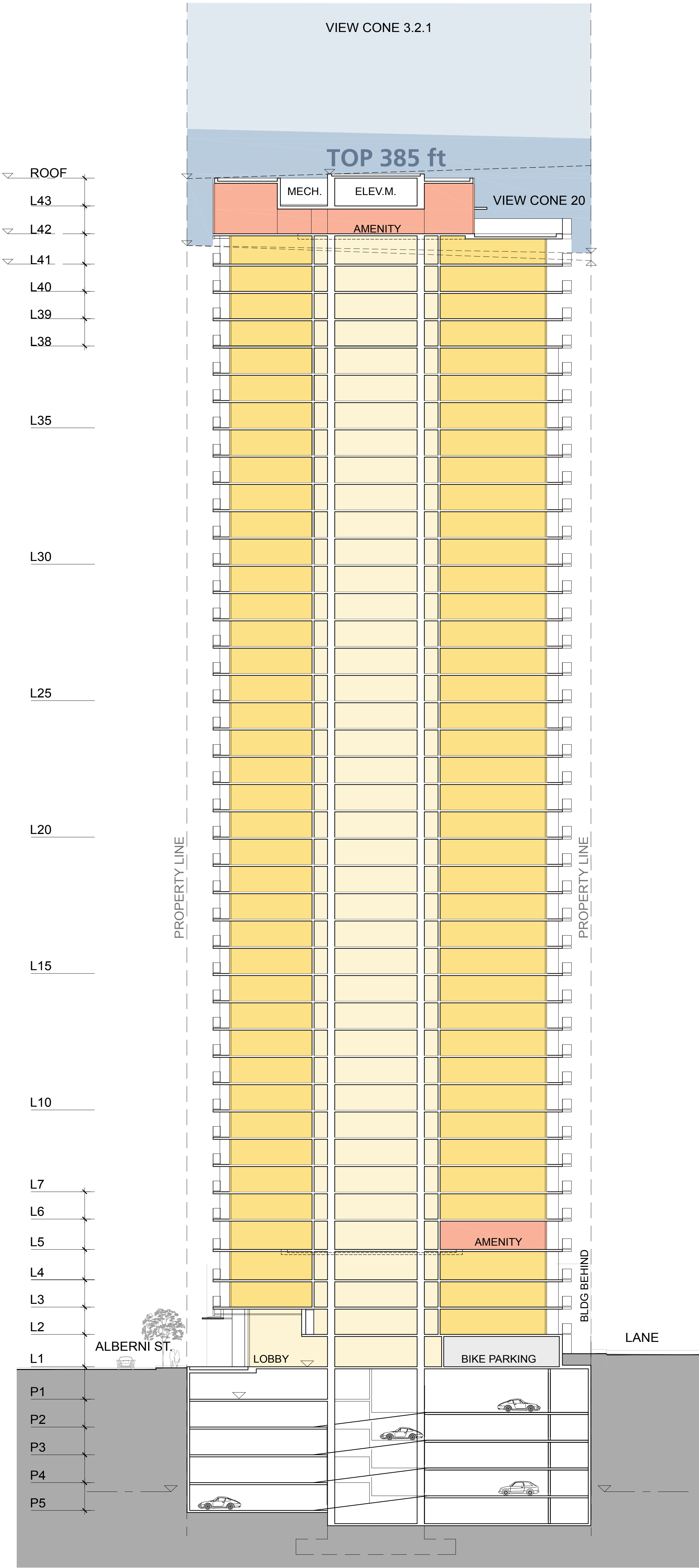
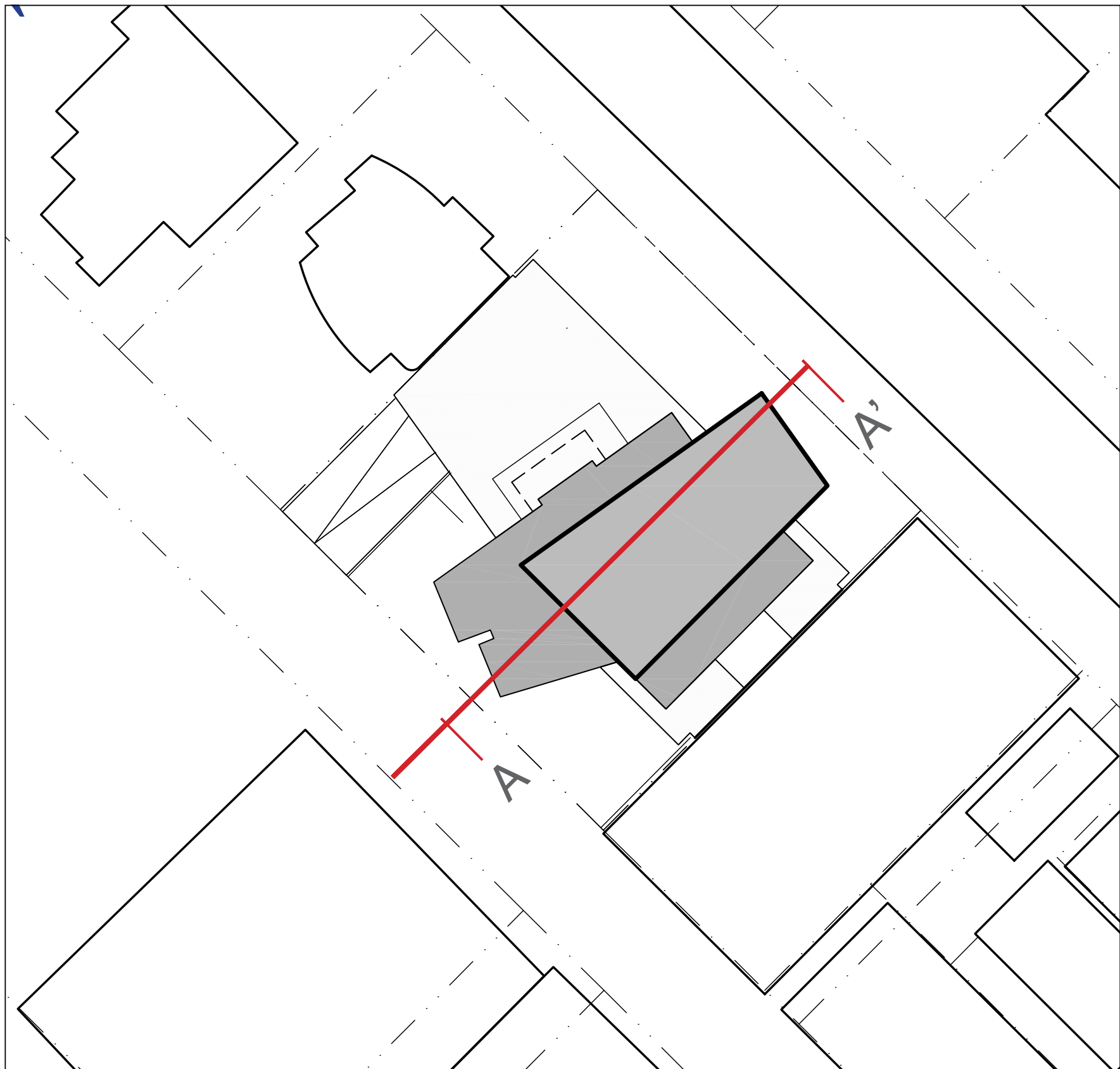
September 23 Fall Equinox - 14:00pm

Legend

-  Public Park Space
-  Private Green Space (part of existing residential buildings)
-  1640 - 1650 Alberni
-  Shadow Cast by Proposal at 1640-1650 Alberni

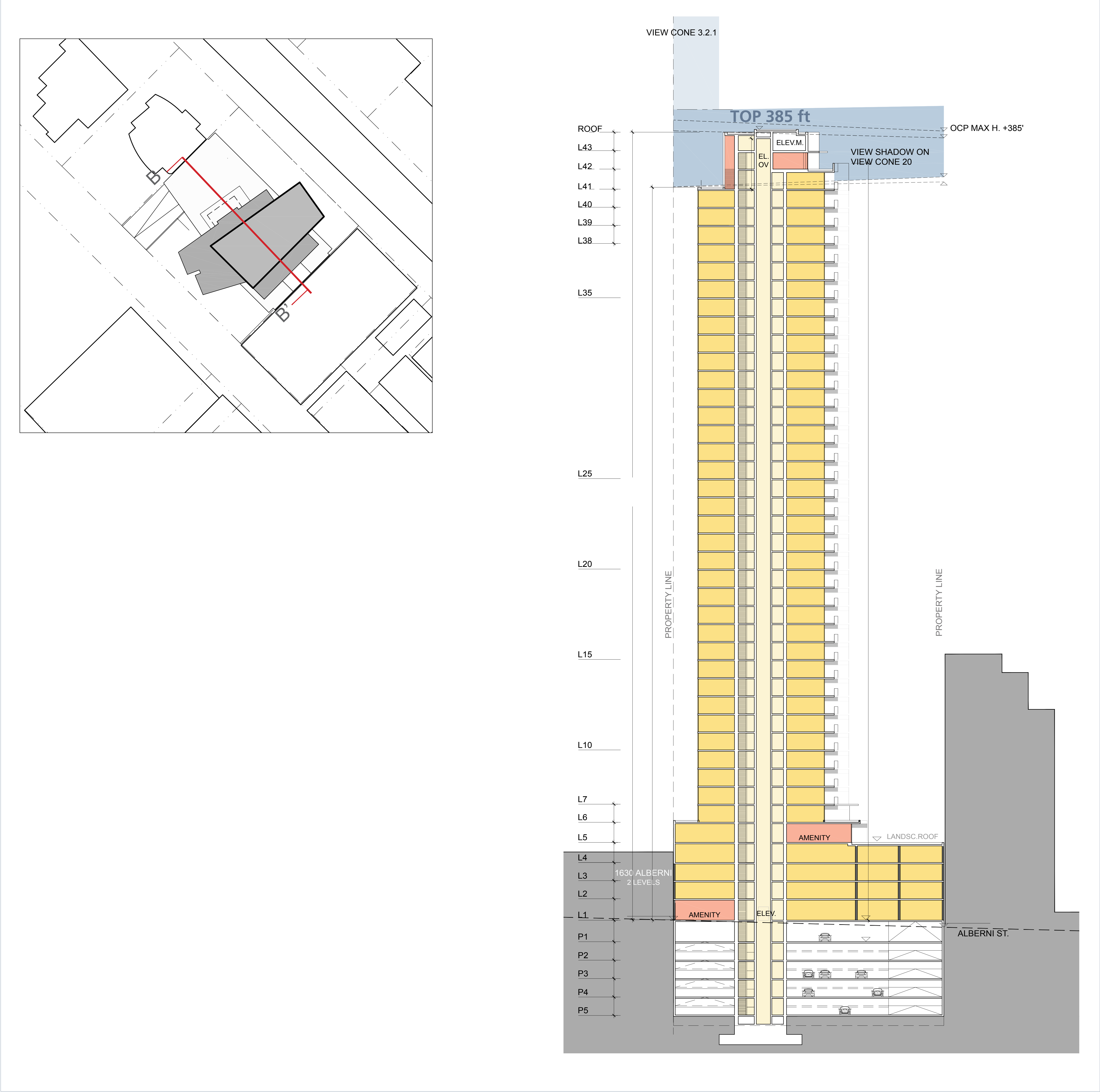
1640-1650 Alberni

Section A - A'



1640-1650 Alberni

Section B - B'



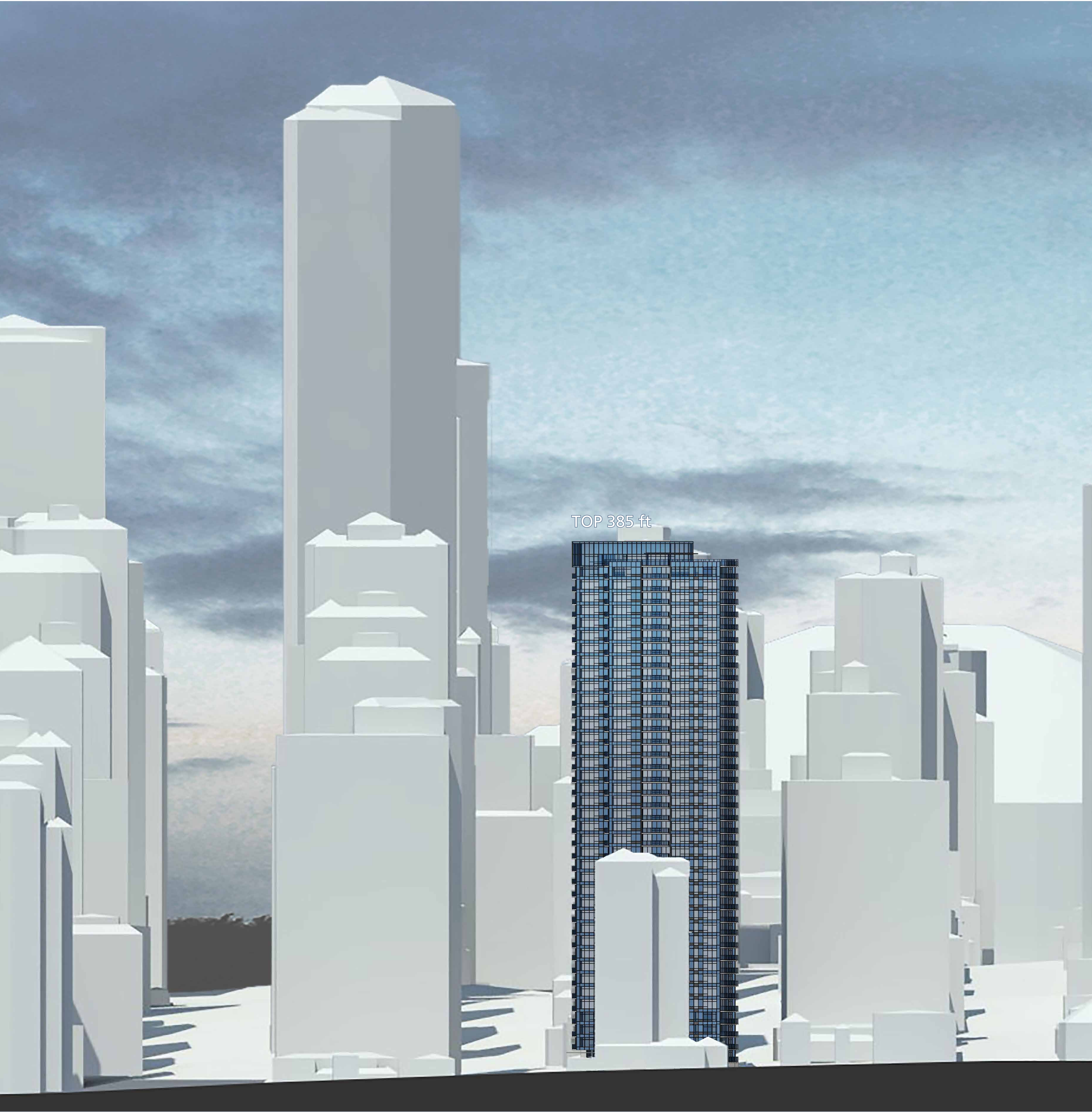
1640-1650 Alberni

East Elevation - View from Cardero



1640-1650 Alberni

West Elevation - View from Bidwell Street



1640-1650 Alberni

North Elevation - View from Alberni Street



1640-1650 Alberni

South Elevation - View from Robson Street



1640-1650 Alberni

Initial Design - Shared Amenity Rooftop Space



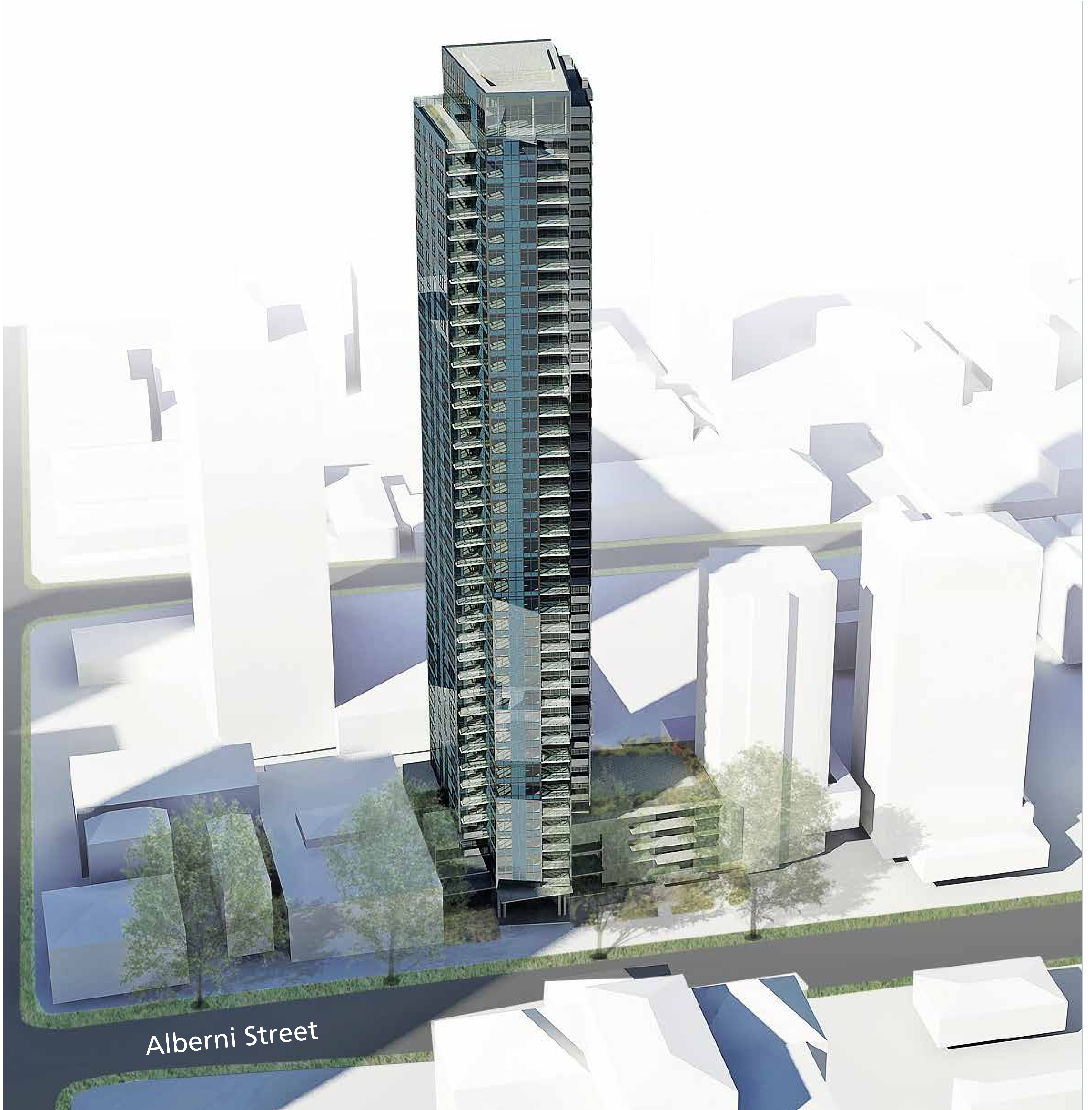
1640-1650 Alberni

Initial Design - Shared Amenity Rooftop Space



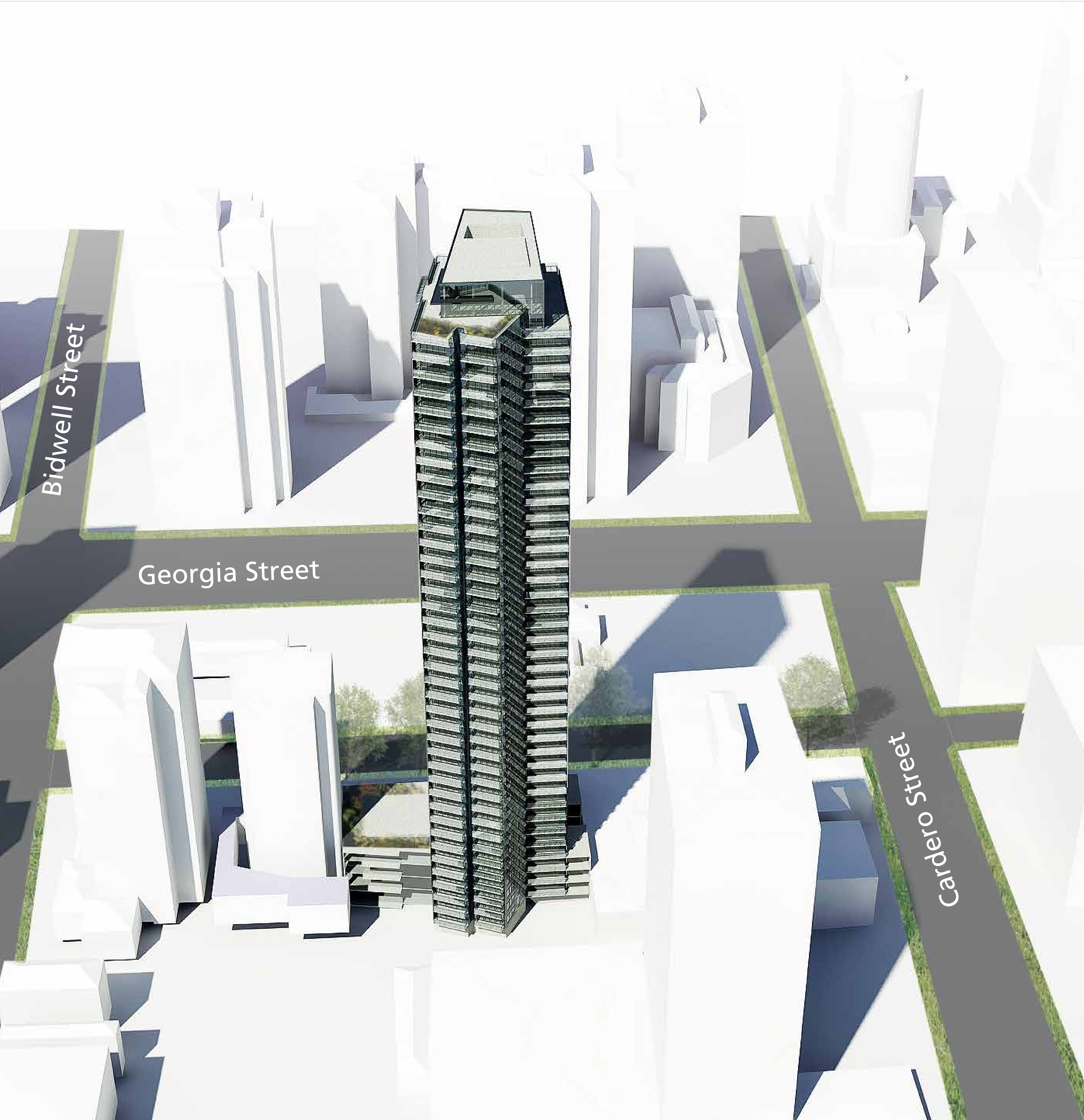
1640-1650 Alberni

Initial Design - View from Alberni Street



1640-1650 Alberni

Initial Design - View from Lane



1640-1650 Alberni

Initial Design - View from Cardero/Alberni Street



1640-1650 Alberni

Initial Design - Lifestyle Rendering from Alberni Street



Next Steps



Initial Concept Development



WE ARE HERE
Pre-Application Open House



Refinement of proposal based on
feedback from June 13 Open House



Rezoning Application Submission



City of Vancouver Open House



City of Vancouver Application Review

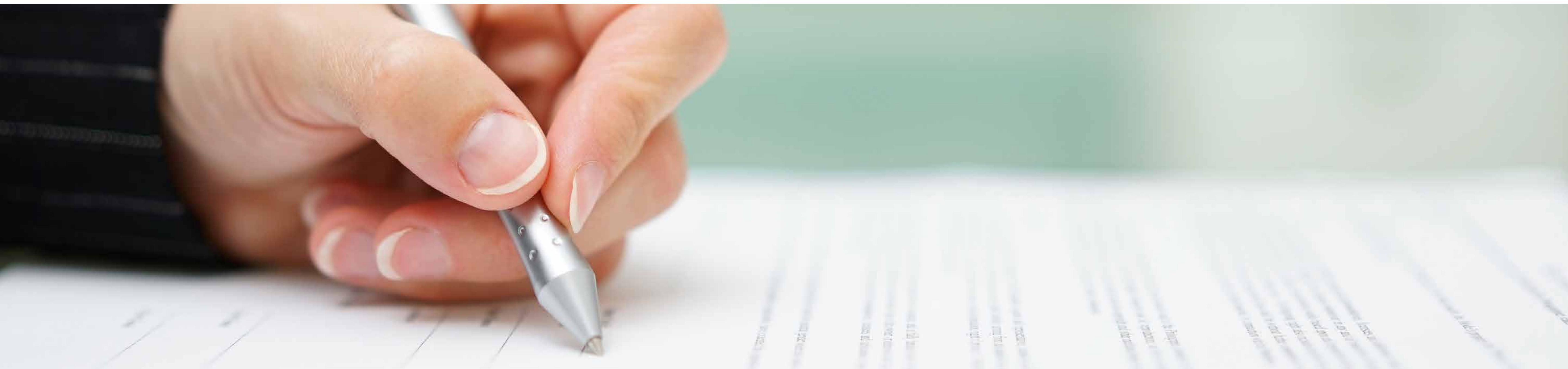


Public Hearing



Thank You

Thank you for coming to our first Open House.
We appreciate your attendance.



Before you leave today, please take a few moments to fill out a comment form.

COMMENTS & NOTES

