## Project Description

By considering the prominent location of the site, which is at a major public transit network crossing point, the diagonal city grids have been extracted, simplified and applied to the Northeast portion of the tower facade. These steel frames carry over the facade from podium to full height of the tower, wrapping the corners, thus creating a visual landmark for the pedestrian and transit flow at and around the Joyce-Vanness intersection.

At the street level, the facade is a comprised of a continuous curtain-wall glazing system which is broken up by a series of colonnade. The columns reflect similar street level treatments on existing context developments. The entrance to the library is then further set back from the street to create a pocket for more pedestrian comfort and acitivities. The podium mass extends past the tower on the south side to provide outdoor amenity area for the residents.

Exterior building materials include glass, concrete, metal panels, stone, and a steel diagrid exo-skeleton to create a contemporary architectural expression.

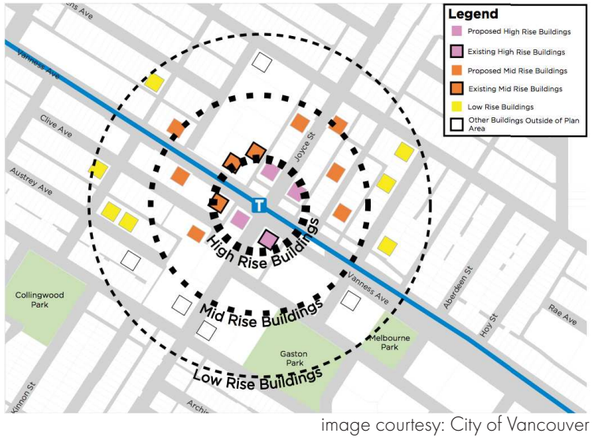


image courtesy: City of Vancouver

## Rezoning Intent

The proposed development consists of a 32 storey residential highrise with retail at the first level, a public library at the second level, and rediential units from level 3 to level 32. The development team is proposing to change the zoning of this site from C-2C to CD-1. The proposed density is 12.39.

## Rezoning Rationale Summary

The proposal for the 5163-5187 Joyce Street is a mixed-use development, located at the central portion of Collingwood neighborhood, bounded by Joyce Street and Vanness Avenue, only steps away from Joyce-Collingwood Skytrain Station.

The surrounding neighbourhood is a vital centre of Vancouver's transit-oriented plan for densification. In order to accomodate for rapid population increase and attract employment opportunities and community activities, the developer initiated the 5163-5187 Joyce Street comprehensive development. Therefore, to maximize the site's development potential, the developer is requesting a CD-1 zoning for a 32 storey mixed use tower.

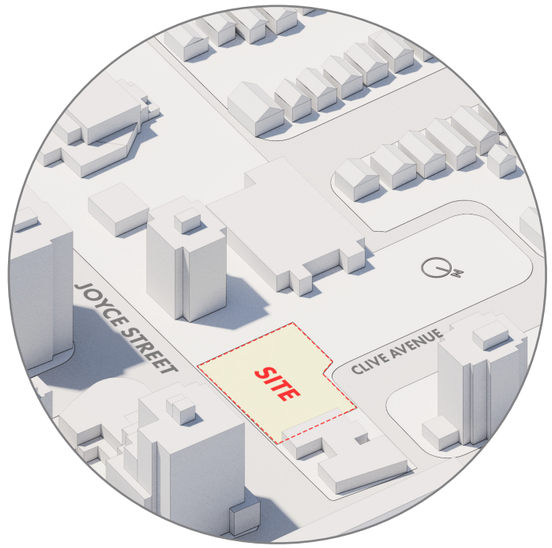
We believe the proposal will not only enhance this vibrant neighborhood at the scale of the pedestrian but also at the large of urban context. The new public library and street level amenities will help activate the immediate neighborhood context as well as promote the transit-oriented densification the city aims to achieve.



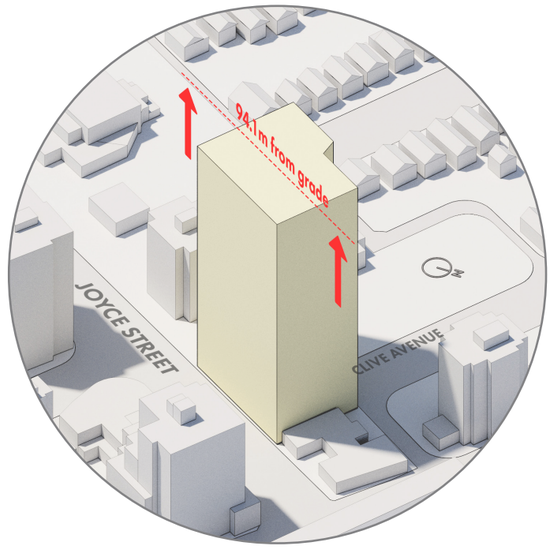
## Massing

The massing of the development is derived based on two main principals: site constraints and creating open public spaces. The massing is first being extruded vertically to maximize the allowable height limit, then a series of zoning set backs creates the podium, the tower, as well as a pedestrian passageway that connects Joyce street with Clive Ave.

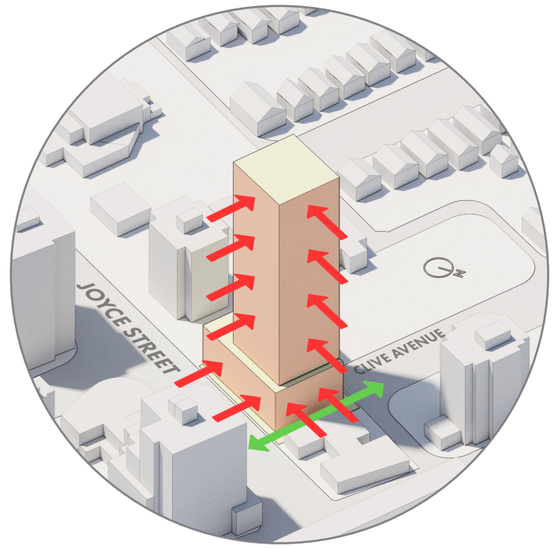
Small cavities are then created at the library entrance and residential lobby to define the entrances and provide more space to attract public activities and facilitate pedestrian circulation. The tower is then separated into 2 distinct vertical sections via different facade treatments to give it a more slender look. Lastly, dedicated public and private green spaces are inserted at the street level, and podium roof.



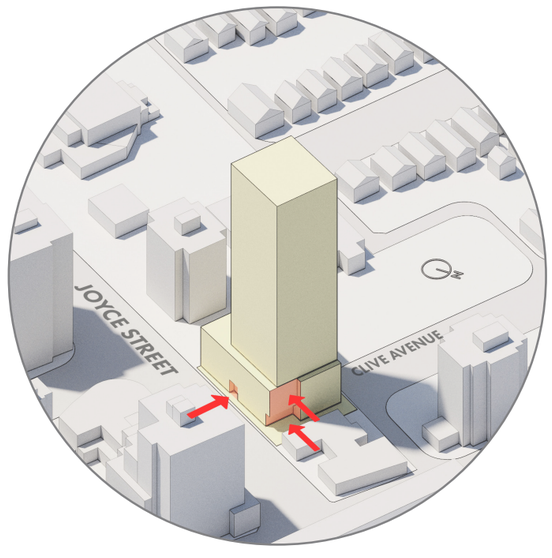

SITE:
property lines and the footprint of development site




HEIGHT:
the building is brought up to the maximum allowable height at 94.1m (308.7 ft)



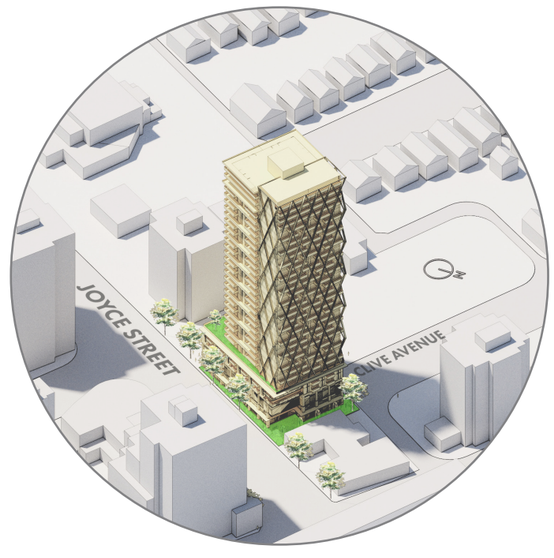

SETBACKS:
the tower and podium are pushed back




ENTRANCES:
library and residential entrances are further defined by massing setbacks




TOWER:
the tower is broken into two distinct vertical portions to make it seem more slender

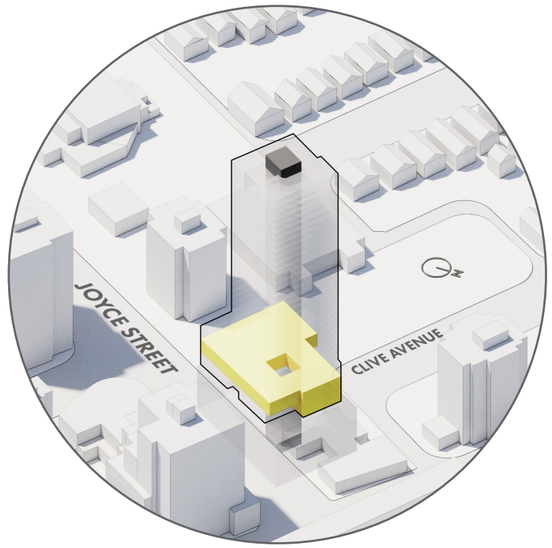



GREEN SPACE:
green spaces are added to the overall massing

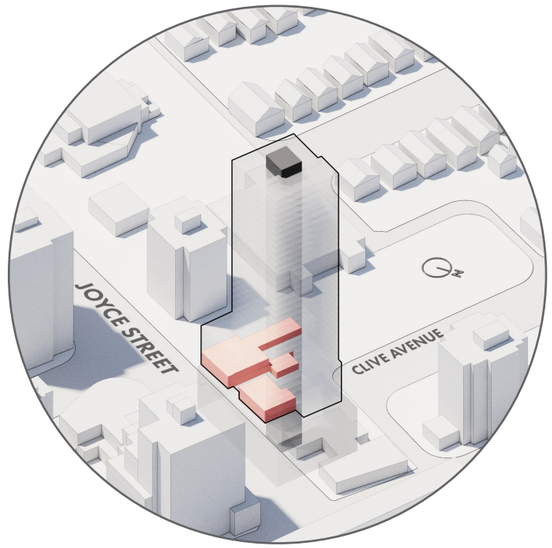
## Programs

The programs of the development are distributed based on the duration of use. All of the commercial areas are located on the street level facing Joyce street. This allows the new development to provide more engagement with the community and activate the street level. The entrance to the library is prominently featured and accessed through a pedestrian corridor.

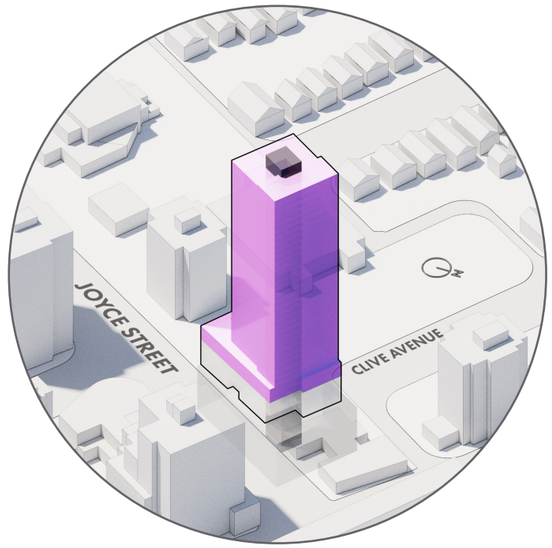
The public library occupies the entire second floor of the podium. The location of the public library ensures that it has a degree of quietness as it is lifted off the street, but at the same time is easily accessible from the public realm. The residential units occupy the 3rd and 4th floors of the podium along with the entirety of the tower. Green spaces are dedicated to the ground level and 5th floor terrace. Lastly, there are 6 levels of underground parking that occupy the entire footprint of the site.



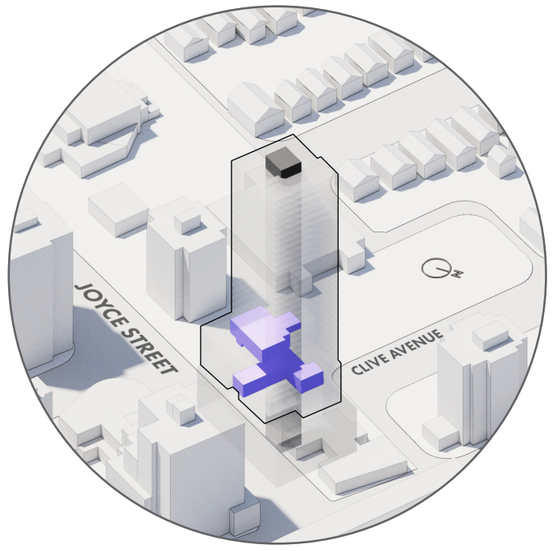

LIBRARY



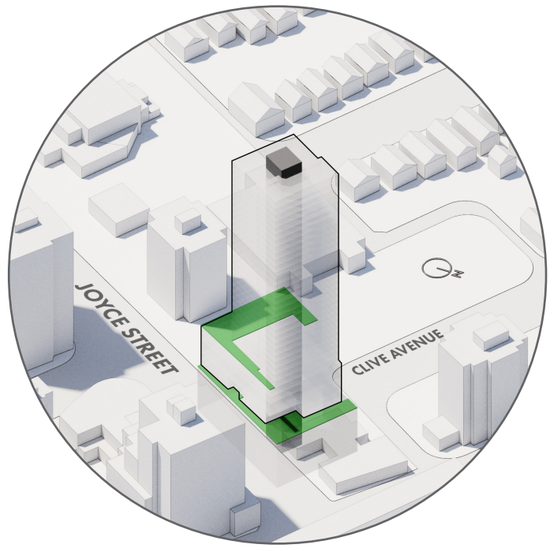

COMMERCIAL



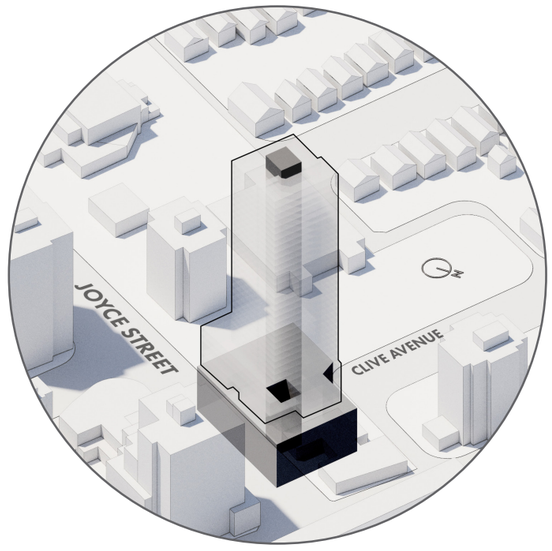

RESIDENTIAL




AMENITIES



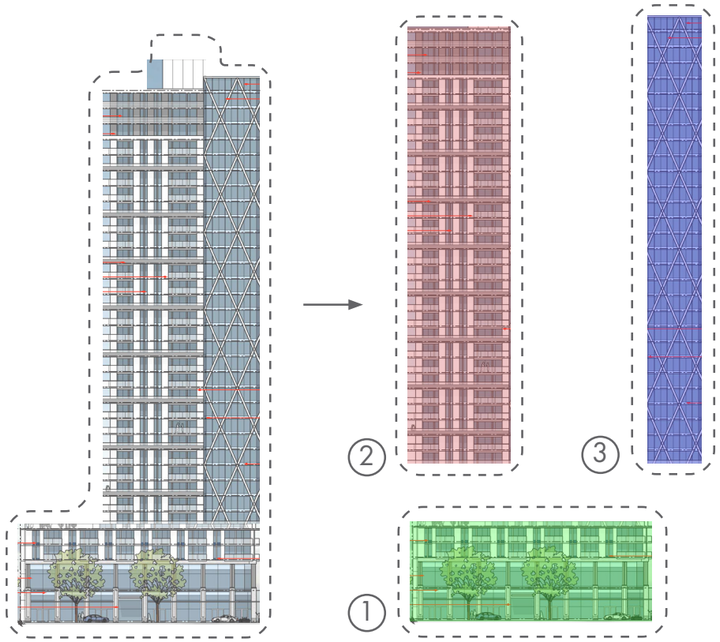

GREEN SPACES




PARKING

## FACADE OVERVIEW

The facade of the the building is carefully thought out to not only maximize the energy efficiency, but also relate the building to its immediate context. The building is broken into three main parts visually. One podium, which is the base or pedastal the tower sits on. The podium is 4 stories tall and contains the library and commercial units, so it must relate to the street level context and be experienced at a human scale. The tower, which is floor 5 to 32 is divided up into 2 vertical masses. This makes the tower appear more slender from street level, but also gives the tower more a interesting apperance when viewed from different angles.




① The Podium.
robust colonnade with decorative details which breaks up the continuous glazing

② Southwest portion of tower.
vertical cast in place concrete elements with spandrel panels

③ Northeast portion of the tower.
a system of thin steel diagrid exo-skeleton over glazing

## PODIUM FACADE

The podium of of the tower is designed to have a high degree of street-level expression. It has large glass windows and doors for the street level commercial units as well as the library on the second level. However, this glass facade is interrupted by a series of heavy and decorative columns to add a pedestrian rhythm. This design expression a reflection of the immediate contexts.



Existing Development on
Joyce Street




Existing Development on
Joyce Street



Joyce-Collingwood Station

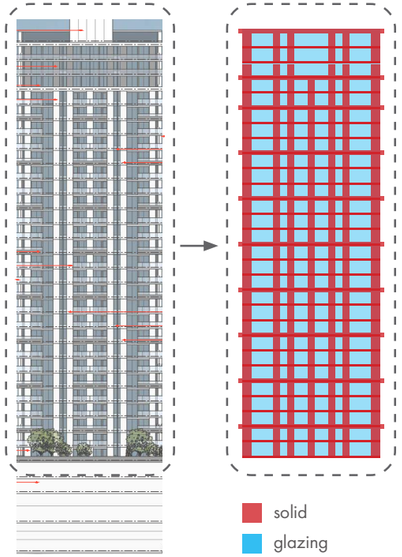


5163-5187 Joyce Street

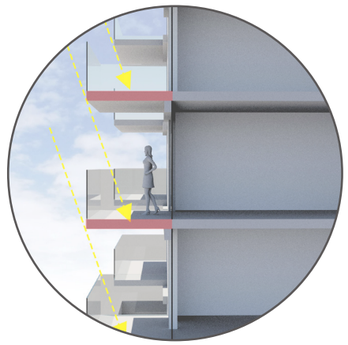


5163-5187 Joyce Street

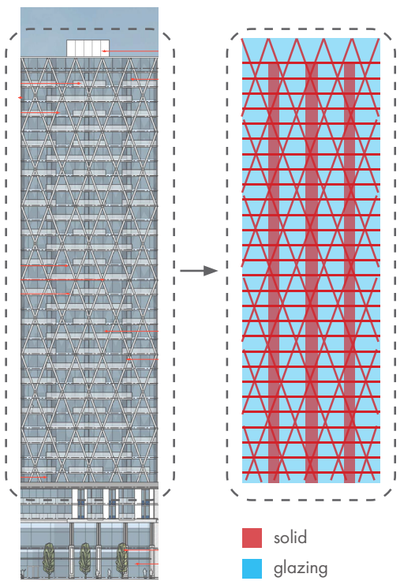
## SOUTHWEST FACADE



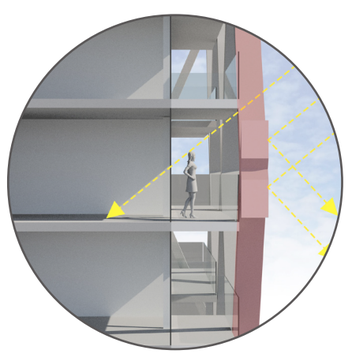

The Southwest facade has a high solid-to-glass ratio which improves the energy efficiency. The facade has a series of extruded balconies which act as horizontal solar shading devices for the high angled sunlight coming from the South.



## NORTHEAST FACADE




The Northeast facade of the tower is more recognizable. It has a metal diagrid exo-skeletion. This exoskeleton defines the look of the building, and it also acts as a vertical solar shading device for the low angle sunlight during sunrise and sunset.



# DESIGN RATIONALE