VOL. 1: Urban & Building Design Analysis & Rationale

May 2, 2025

501 & 595 W Georgia St / 388 Abbott St

Rezoning Applications

HOLBORN

HENRIQUEZ

PFS STUDIO

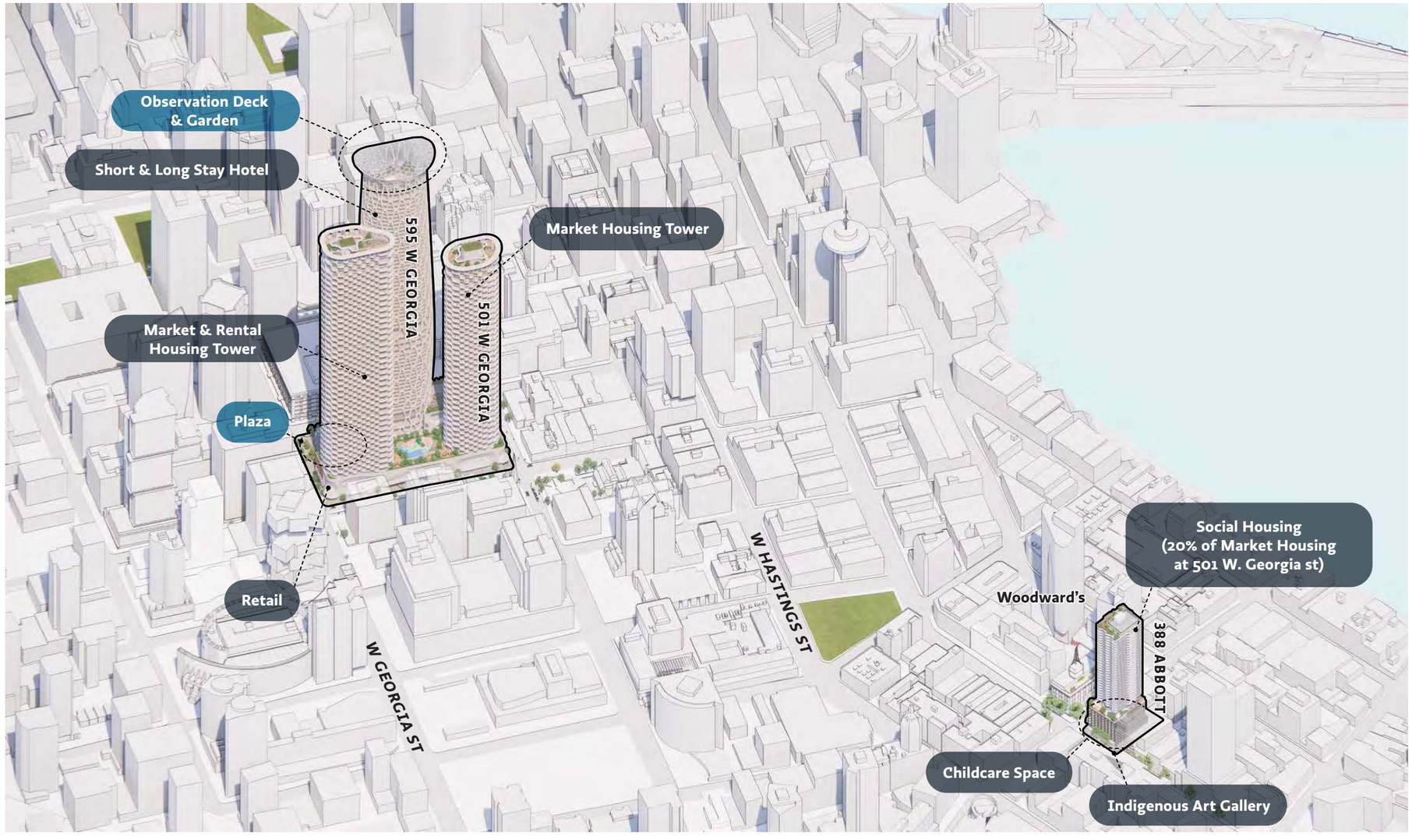
ARUP

Henriquez Partners, on behalf of Holborn Properties, is applying to the City of Vancouver to rezone the sites at 501 West Georgia Street, 595 West Georgia Street (the Georgia Street sites), and 388 Abbott Street.

The project combines three physically separate sites in a symbiotic relationship by proposing a diverse mix of uses that:

- **Provides job space downtown through hotel, conference facilities and 64,363 ft² of retail, boosting the local economy.**
- **Addresses the ongoing housing shortage by providing 273 Rental Units and 1,288 Market Units.**
- **Delivers 378 units of Social Housing to the City on a separate dirt site for low-income families and individuals.**
- **Addresses the hotel bed shortage in Vancouver by providing 680 short and 240 long stay beds.**
- **Provides a new public plaza and Rooftop Observation Deck.**
- **Mends the urban fabric by replacing above grade parking lots with street activating uses.**
- **Indigenous Art Gallery**
- **Childcare**

This report sets out the project's goals and objectives and provides analysis of how the proposed form of development aligns with the zoning, site and policy context.



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One Project: Three sites

The proposed project links three distinct sites, two on West Georgia Street and one at Abbott Street, into one Rezoning application with each site contributing to the provision of program and benefits required to support the application.

The Three Sites:

1. **501 West Georgia Street**
2. **595 West Georgia Street**
3. **388 Abbott Street**

Although each of the 3 sites will be processed as independent zonings, the Report is consolidated to allow all 3 sites to be reviewed concurrently given the urban and programmatic interrelationships. Urbanistically, the two sites on West Georgia Street in particular have been conceived as one project despite being separated by a lane. The tower locations and circulation through the sites have been considered holistically relative to site permeability and tower separations.

The **Site and Policy Context** section summarizes the overarching concepts and intent of the three interrelated sites.

The **Proposed Development** section separates the three sites into the two groupings to focus on the distinct local context and zoning policy at West Georgia Street and Abbott Street.

Overall Benefits

This project provides significant benefits and four landmark towers by linking three sites:

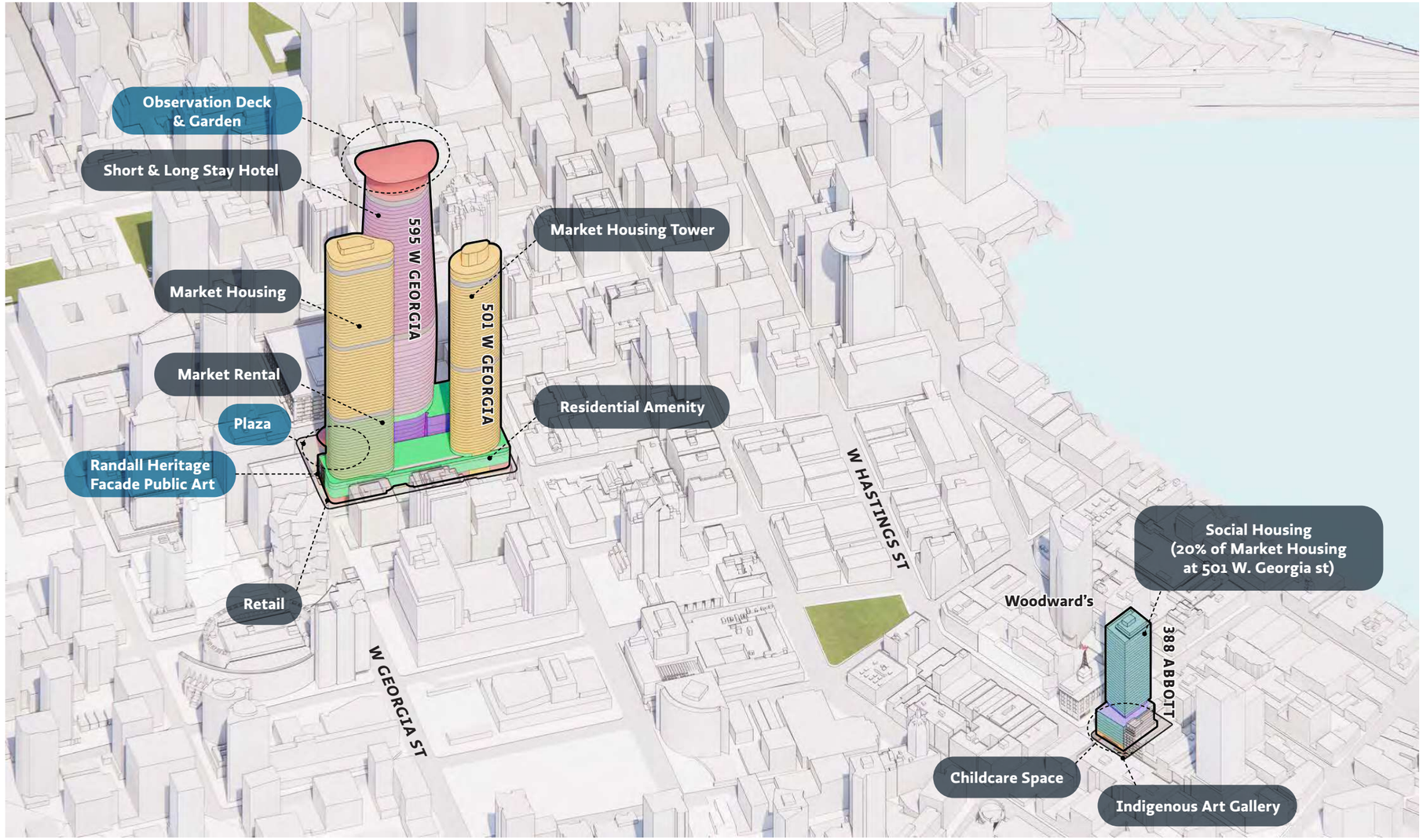
The Bay parkade site including:

1. **501 West Georgia Street**
2. **595 West Georgia Street**
   Randall Building – 555 West Georgia Street

3. **388 Abbott Street**

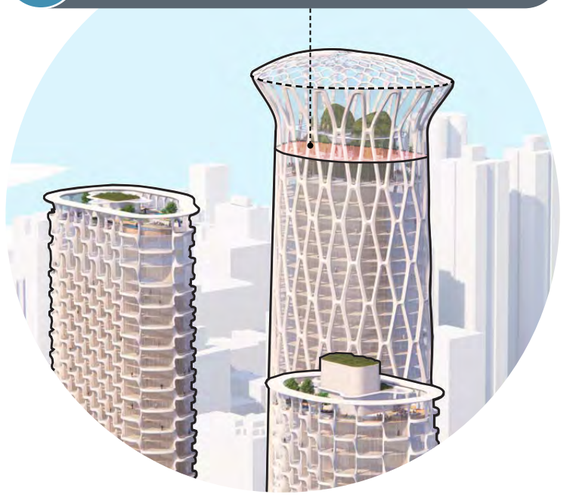
Social housing, totalling 20% of the market housing, will be located at 388 Abbott. The Abbott building will also provide a Daycare facility and an Indigenous MST Art Gallery space at grade.

The Bay Parkade site will have a new public plaza at grade and an Observation Deck and Garden to provide panoramic views of the city and surrounding landscape.



1 Plaza at Georgia Street

2 Public Observation Deck & Garden



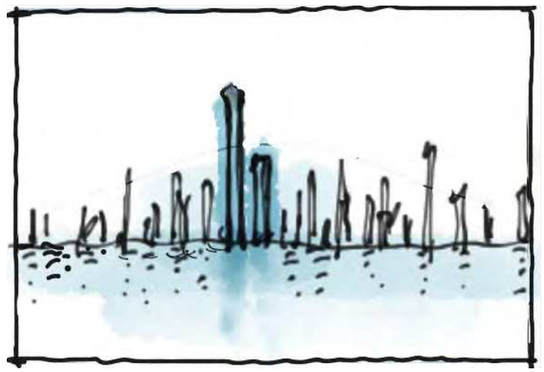
3 Market Rental – 20% of Market Condo Area

4 20% Social Housing Given to City 378 Units, including Family Units

5 Childcare Space Given to City Indigenous MST Art Gallery

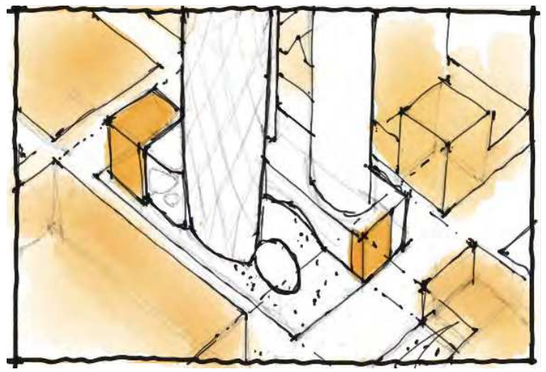
6 Indigenous Reconciliation

Project Overview



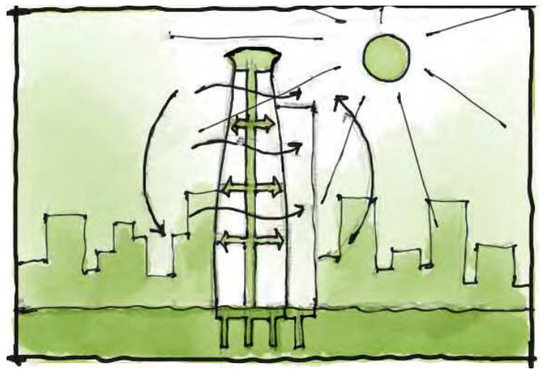
Higher Buildings Policy

Marking the Core of the City
The towers will mark the key commercial centre of the downtown core. It will have a high level of architectural design and achieve exceptional sustainability, making a bold statement both visually and symbolically on the Vancouver skyline.



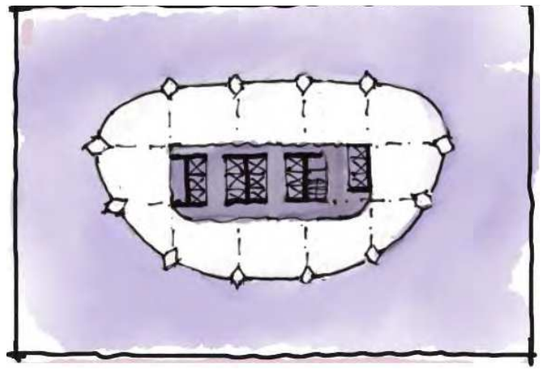
Contextual Urban Design

Sensitively-scaled Massing
The podium massing at Georgia Street relates to the heritage building on site as well as the adjacent building on Seymour Street. The podium at the Abbott Street site relates to the Woodwards heritage building across the street and the punched window tectonic typical of the Downtown East side and International Village.



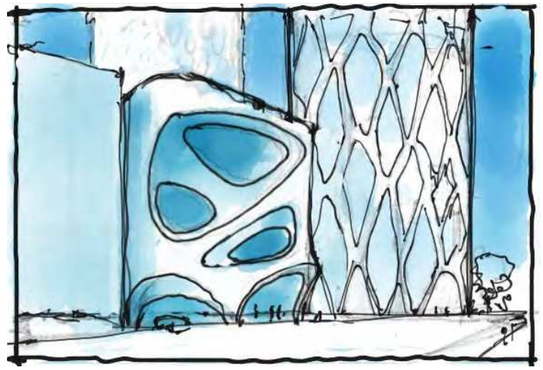
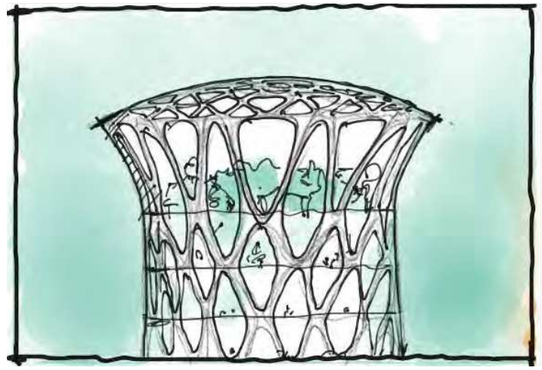
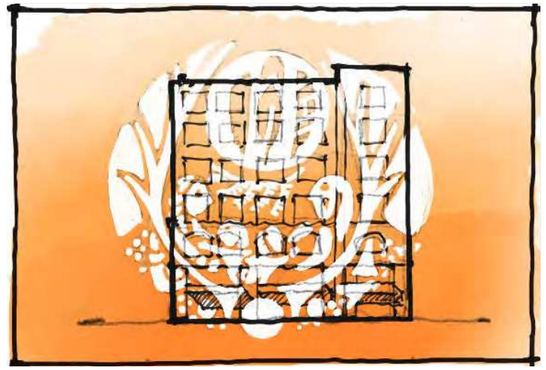
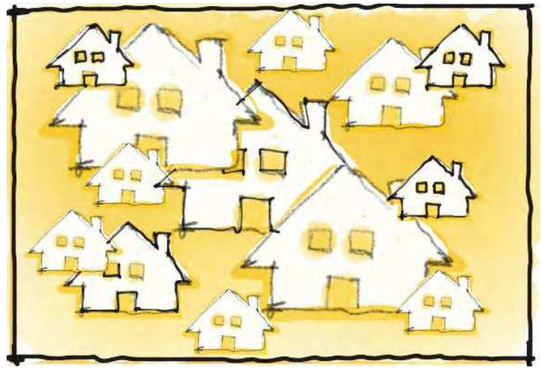
Sustainability & Climate Change

Net Zero Carbon & Low Embodied Carbon
The Georgia Street Towers will be Net Zero operational and will be over **54% below City of Vancouver embodied carbon targets**. They will incorporate multiple sustainability strategies including: geoexchange, photovoltaics, a high performance envelope, efficient mechanical systems, and optimized structural design.



Tall Tower Functional Requirements

Stacked program logistics
Tall towers of this height require larger floorplates to address functional concerns. The total floor area served requires significant numbers of elevators and service shafts which result in large cores. This is further impacted by mixed use and a large number of units. In order to maintain viable efficiencies the average floorplate sizes must increase.

Architectural Design

Inspired by Nature & Specific to BC
A glass sponge that was thought to be extinct was recently rediscovered off the BC coast. Glass sponge reefs provide shelter for marine life including rockfish and shrimp, store carbon on the ocean floor, filter bacteria out of the water, and fertilize the ocean. The project reflects the form and function of these fragile living organisms.

Structure & Design

Inspired by the Endangered BC Glass Sponge
The Glass Sponge inspired both the aesthetic and functional design of the building. The structural diagrid mirrors the intricate glass matrix structure that makes up the structure of the sponge.
The diagonal grid allows for a reduction in the structure relative to a conventional vertical column and beam configuration.

Reconciliatory Heritage / Public Art

Heritage Preservation & Reconciliation
The Class 'B' heritage building on the site, the Randall Building, the significant features of which will be retained and restored. The project takes a reconciliatory approach to Heritage preservation by inviting First Nations artists to respond to the heritage building, challenging colonial notions of 'Heritage'.

Housing Continuum

Delivering Much Needed Housing
The project addresses urgent housing needs by providing Social Housing, Rental Housing and Market Housing while maximizing the creation of job space. The 920 additional hotel rooms will further dampen demand for short-term rentals, further opening spaces for citizens to live.

Downtown Core Revitalization

A 2023 Leger poll of Vancouver residents identified that nearly 80% were concerned about the state of the downtown core noting the increase in crime and violent incidents. A recent report by the Vancouver downtown Business Improvement Association identified a 7.8% drop in visitors to the downtown district in 2024 as well as an increase in the retail vacancy rates. The decline in office workers in the area since COVID and the closure of Nordstrom and the Bay retailers have impacted the vitality and vibrancy of the area, impacting the public sense of safety.

The project transforms an above grade parking lot into a vibrant and active space with public oriented uses such as a major plaza / park, restaurants, cafes, and retail. A publicly accessible rooftop observation deck will draw residents and tourists daily. A hotel with over 900 rooms and a 70,000 ft² conference centre will further activate this part of the city and benefit surrounding businesses. 1,561 units of residential including market and rental will ensure that the downtown core is enlivened after hours.

"The news [HBC's filing for creditor protection] wasn't a surprise to Vancouver shoppers, who have watched the downtown store deteriorate: 'It's always like a ghost town in there.'"

– "Hudson's Bay files for creditor protection to avoid bankruptcy," *Vancouver Sun*

Intersection of West Georgia and Granville Streets

View of Plaza from Residential, with Hudson's Bay in background

Local Economic Benefits

The addition of a landmark building that celebrates British Columbia's West Coast natural landscape with a hotel, conference centre and retail uses will bring business and tourists to the downtown core and act as a catalyst for its rejuvenation.

New Hotel Supply – 920 rooms

680 Short Term and 240 Long Term Rooms in the core of Downtown addressing the anticipated need of 21,800 rooms by 2050.

Observation Deck

At over 1,000 feet in height, the publicly accessible deck will attract thousands of tourists and locals. A sky garden and restaurant will ensure the space is active throughout the year.

Pedestrian & Retail Continuity

Retail along Richards and Seymour Street will replace the above grade parkade and connect West Georgia Street to the commercial areas to the north. A below-grade connection to the Granville Expo Line Station is proposed.

Conference Space – 70,130 ft²

70,130 ft² of new conference space will support the local economy and activate the downtown core.

Local Economic Impact Benefits & Job Creation in Vancouver

Projected estimate of significant benefits to Vancouver's economy includes:

- **$955 million** during construction;
- **$90 million** yearly in operational benefits; and,
- **$50 million** yearly in visitor spending.

The project will bring 1,185,000 ft² of job space including retail, restaurants, conference space, and a hotel.

Downtown Revitalization

The downtown core vitality continues to deteriorate with the closure of Nordstrom and the Bay, and the decline of Granville Street. Both the West Georgia and Abbott street sites create gaps in the urban fabric of the city due to their parking uses. The introduction of vibrant and active uses at grade will reconnect these gaps in the city fabric, reconnecting the downtown core resulting in a safer and more vibrant city.

Social Benefits

The project will bring significant benefits to Vancouver's economy and urban vitality by bringing tourists, workers, residents and the public to the downtown core as well as making a significant contribution (approximately 1,200 housing units) to achieving Council's target of 83,000 units over the next decade in order to address housing affordability.

A New City Gathering Space

A new southwest facing landscaped public plaza along West Georgia Street is proposed with restaurants that will activate the space and act as a forecourt for the hotel.

Indigenous MST Art Gallery & Community Space – 5,914 ft²

5,914 ft² art gallery and studio space dedicated to Indigenous community artists. Three Artist-in-Residence units in the Social Housing Tower will be provided.

Social Housing & Artist in Residence – 378 units

378 units of Social Housing, equal to 20% of the area of the market condo residential, will be located on a dirt site at Abbott Street, including 3 Indigenous Artist-in-Residence units, 154 Family Units and 111 Studios.

Daycare – 6,900 ft²

A 37-child, 6,900 ft² Daycare is proposed at the Abbott Street tower opposite the daycare on the roof of the Woodward's Building.

Rental Housing – 273 units

Rental housing equal to 20% of the Market Condominium area.

Market Housing – 1,288 units

The project will provide approximately 1,288 units and 1.5 million ft² of market residential, which will address the housing shortage and fund the rental and Social Housing.

Tall Towers – If Not Here, Then Where?

The towers proposed on West Georgia Street will reach 1,034 feet in height, directly addressing the primary objective of the recent reassessment of the Vancouver Viewcone Guidelines to allow additional height to help deliver "housing, job space and hotel rooms" and is consistent with the increasing heights of towers in the rest of Metro Vancouver.

Located adjacent to one of the key intersections in the city at West Georgia and Granville Streets, the project has the potential to be a significant marker in the downtown core. The expansion of the City's cultural and sport venues to the east along West Georgia further emphasizes the centrality of the site and the opportunity to define it architecturally in the tradition of major cities around the world.

Locally, the insufficient amount of housing to meet demand, and the resulting Provincial mandate to provide more housing and density along transit lines, has led to increasing development of tall buildings throughout neighbouring cities such as Burnaby and Surrey. In such areas, towers are being built or are approved to exceed 850 ft in height.

The towers would be located in the center of the retail and business district, forming the peak of the dome that defines the city's skyline. In Vancouver, as the center of the Metro area as well as Western Canada, it would be appropriate to have density and height that aligns with its regional and global stature.

Metro Vancouver Building Heights

Burnaby

The City of Burnaby has two highrise core areas, Metrotown and Brentwood with towers that are approved up to 850 feet in height, which will become the tallest tower west of Ontario.

Gatineau Place	**259 m (850 ft)**

Population: **249,000**

BURNABY – TALL TOWERS	
Gatineau Place	**259 m (850 ft)**
McCarthy Tower	258.4 m (848 ft)
Sky Park	230.1 m (755 ft)
Two Gilmore Place	215.8 m (708 ft)
Solo District – Altus	187.8 m (616 ft)

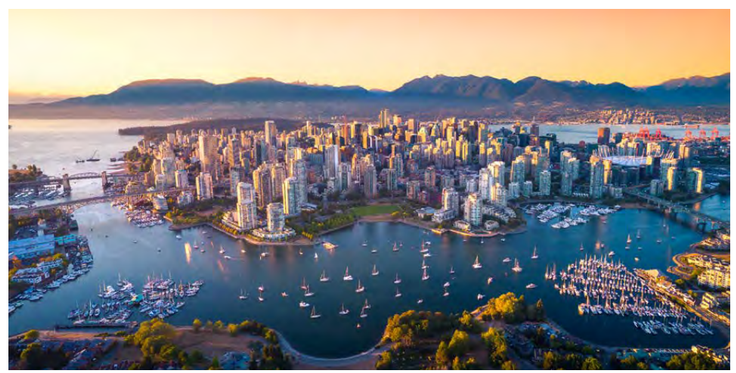
Surrey

The City of Surrey's downtown core includes newly approved towers that are approved up to 900 feet in height.

King George	**274.3 m (900 ft)**

Population: **518,000**

SURREY – TALL TOWERS	
King George	**274.3 m (900 ft)**
Civic Plaza	157.3 m (516 ft)
Aspect	157.3 m (516 ft)
Central City	119 m (390 ft)



Vancouver

The tallest building in the City of Vancouver is 659 feet in height, and was built in 2009. The Viewcone guidelines introduced in 1989 have restricted the building heights in the downtown core and a Higher Buildings Policy limits buildings to 700 foot for the remaining Central Business District areas outside the guidelines.

This Proposal:	**314.89 m (1,034 ft)**

Population: **675,000**

VANCOUVER – TALL TOWERS	
Shangri-La Vancouver	**200.9 m (659 ft)**
Paradox Hotel	187.8 m (616 ft)
The Butterfly	178.6 m (586 ft)
One Burrard Place	167.4 m (549 ft)
The Stack	162.3 m (533 ft)

How Do We Decide Where & When Tall Buildings Should Be Permitted?

Recent policy changes by the City of Vancouver have allowed for modification of the Viewcone Policy to allow for more development density downtown, as well as increased density and heights along major streets such as the Cambie and Broadway corridors with the highest buildings at major transit nodes. Historically, the downtown skyline has been defined as a dome, with higher buildings in the core.

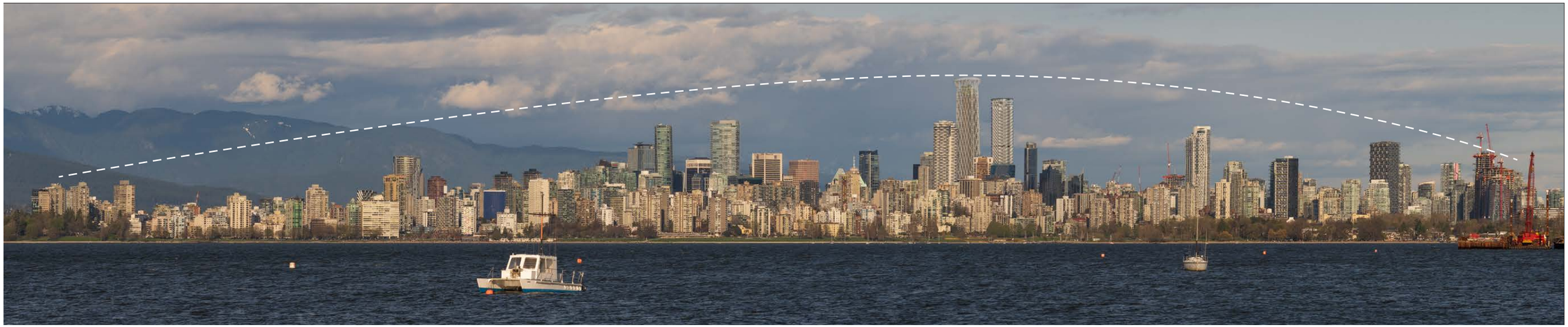
The project site is ideally located to both define a major transportation node and be the peak of the downtown core dome, bridging both strategies.

The site represents an opportunity to build the first supertall tower in the downtown core due to several unique characteristics:

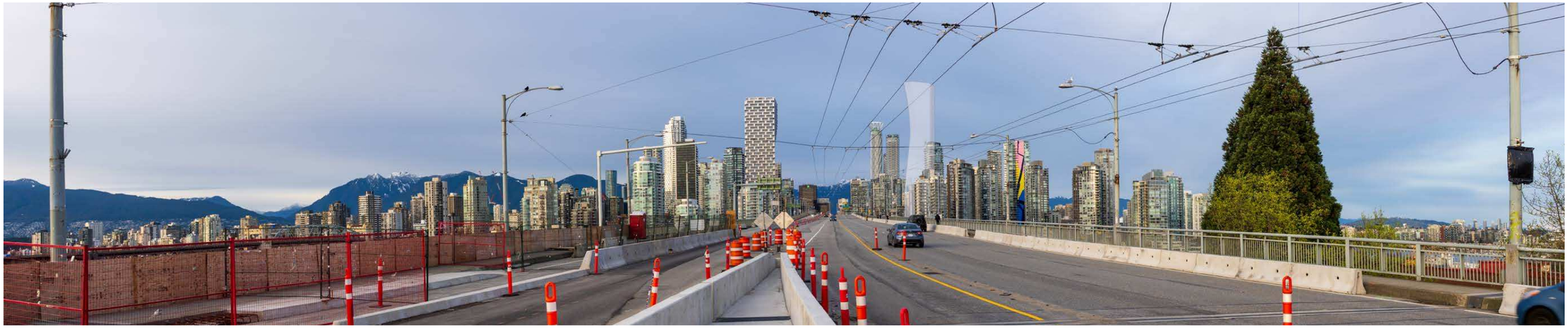
- Located adjacent to the intersection of Granville and West Georgia Streets, one of the most significant public nodes in the city.
- The site consists of nearly an entire block – over 100,000 ft².
- Does not intersect with any restrictive Viewcones.
- Is adjacent to the two Vancouver rapid transit lines and is proposed to have a direct connection to the Expo Line.
- Replaces an above grade parking structure with public space and activating uses .
- Minimal shadowing impact on public parks (see “Shadow Analysis,” pp 202–209).

The towers mark the downtown core and are a natural extension of the building heights that rise within the Central Business District.

The towers also serve as wayfinding to the core when approaching across Granville and Cambie Street bridges.



Spanish Banks Pier View



Granville Street Bridge View

Holborn, TA Global

Holborn is a Vancouver-based real estate developer known for its innovative vision and portfolio of international award-winning properties. With an unwavering commitment to excellence in planning, design and quality construction, Holborn is committed to elevating the lifestyles of everyone who chooses to live, work and play in their masterplan communities and iconic urban projects.

Holborn is built on a foundation that celebrates growth and progress; where every project is a new opportunity to forge something better than before. Under the leadership of Joo Kim Tiah, the company is building a legacy around three core values: be significant in the places we develop; create environments that inspire social engagement, creativity and cultural expression; and to elevate the communities and cities where we live.

Through collaborative partnerships with visionary designers, architects, consultants, and community stakeholders, Holborn established themselves as an industry-leading developer of exceptional real estate projects throughout British Columbia.

Henriquez Partners Architects

Henriquez Partners Architects is guided by the optimistic belief that architecture has the potential to be a poetic expression of social justice. Our holistic approach to sustainability considers social, cultural and economic factors, which create truly complete communities.

Henriquez has significantly influenced Vancouver's skyline and the neighbourhoods within it. The studio played a pivotal role in the Woodward's Redevelopment, which is unique in the city's history due to its scale, social aspirations and the intricacy of the partnerships involved. Since this time, Henriquez has continued with progressive and civic-minded projects in Vancouver, Seattle and Toronto; cumulatively, our buildings have delivered over 9,000 housing units.

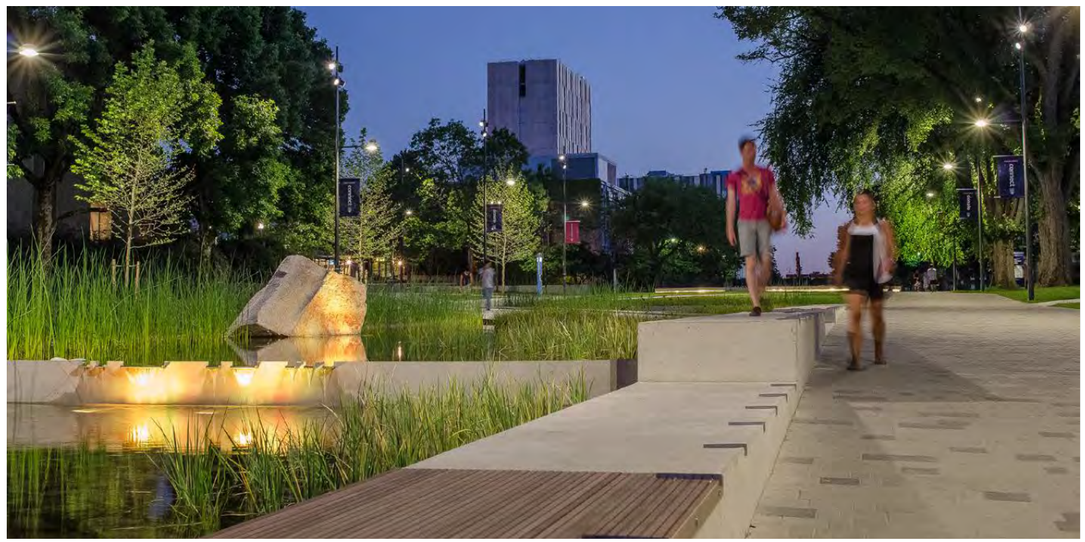
Henriquez Partners' work has received numerous local and international awards for design excellence including the Governor General's Medals in Architecture, Lieutenant Governor Awards, Architizer A+Awards, AIA Design Awards, Architecture Master Prize and World Architecture News Awards.

Structure, Facade Maintenance, Pedestrian Comfort & Elevator

Arup

Arup's ethos is founded on the premise that 'Total Architecture' shapes a better world through buildings and spaces that enhance the human experience. Arup is a global practice of 300+ architects and 17,000 professionals whose strength is rooted in its multidisciplinary approach with a focus on sustainability and technical innovation tailored to the needs of each client.

Arup is the creative force at the heart of many of the world's most prominent projects in the built environment. We offer an unmatched breadth of professional services that combine to make a real difference to our clients and the communities in which we work. As designers, engineers and advisors, our skills and vision are increasingly in demand from clients and partners wanting to transition to a more sustainable future. We are committed as a firm to sustainable growth, both within our offices and across the planet, and have aligned our business with the United Nation's (UN) 17 Sustainable Development Goals (SDGs).



Landscape Architect

PFS Studio

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally. The firm has been in practice for over two decades and has a professional staff of over 35.

Their award winning portfolio demonstrates their success on a wide range of projects, many that have faced a high degree of complexity in terms of process and approval. PFS Studio is comfortable and capable of working on projects throughout the world, proving this time and again through successfully delivered projects.

Cultural Consultant

Councillor Gordon Grant

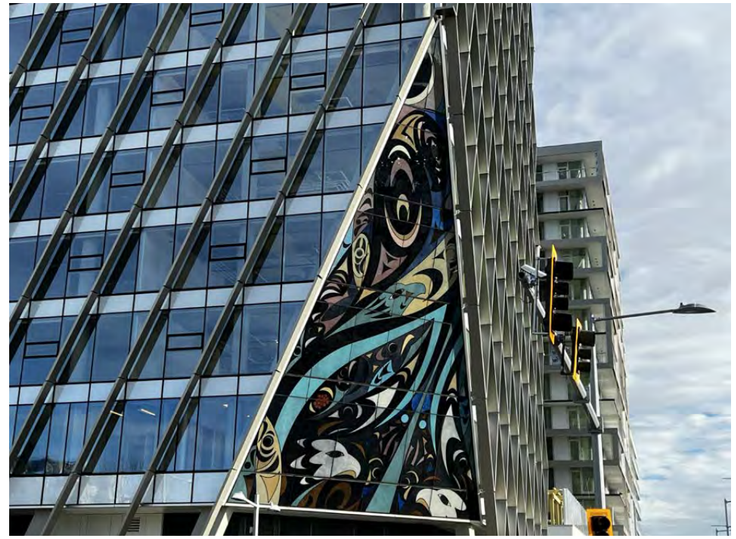
Gordon Grant is an elected Councillor with the Musqueam Indian Band. Gordon also holds the position of Cultural Heritage Recognition Coordination for the Musqueam Indian Band. The youngest son of Howard E. Grant and Wendy Grant-John, Gordon has grown up surrounded by cultural practices and teachings. This foundation, balanced with western education allows Gordon to seamlessly navigate conversations, relationships and partnerships. Gordon prides himself on educating settlers of this land while creating safe spaces for external partnerships to fluidly develop. Gordon has a passion for recreation, art, education and relationship building is all rooted in Musqueam culture. Recently guiding, collaborating and working with EA Sports to bring Musqueam art and passion for sport to a global platform is an achievement that Gordon takes immense pride in. Gordon is a husband, father and grandfather and believes that family is the infrastructure that drives him to help create a better future for all that now occupy the land that he belongs to.

Public Artist

Susan Point – Musqueam

Dr. Susan Point, O.C., RCA is a descendant of the Musqueam. Susan's distinct style has inspired a crusade in Coast Salish art. She draws creativity from her ancestors' stories and forged the use of non-traditional materials and techniques, therefore inspiring generations of artists.

Susan is proud to be an Officer of the Order of Canada and has been gifted with the Queen Elizabeth II Diamond Jubilee Medal for her continual contributions to Canada. In 2020, Susan was conferred Chevalier in the Ordre des Arts et des Lettres (Knight of Arts and Literature) – Order of France, French Ministry of Cultural Affairs.



Public Artist

Thomas Cannell – Musqueam

Thomas Cannell's influential award-winning artworks are deeply rooted in the natural environment and the traditional values he inherited from his ancestors and teachers. He has taken the ancient Coast Salish visual language and adapted it into his modern-day xʷməθkʷəy̓əm (Musqueam) Art. Thomas has created nearly 30 public artworks throughout southwestern BC since 2009. His works are prominently displayed in galleries in Vancouver, Victoria and Seattle, and exhibited throughout Canada and America. BC Ferry travellers are greeted by his elegant design, *Salish Raven*, which links the Gulf Islands. Thomas studied graphic design and photography at Langara College; however, his true artistry was honed under the guidance of his mother, renowned artist Susan A. Point, and the late John Livingston, a Kwakwaka'wakw artist. In 2019, Thomas was a City of Richmond Cultural Leadership Award Finalist. He is proud to be a recipient of His Majesty King Charles III Coronation Medal in 2025.

Creating a Meaningful Musqueam Public Art Presence

A Journey of Artistic Collaboration with Holborn & Henriquez

I am thrilled to be invited to work with renowned developer Holborn and architects Henriquez Partners to create a meaningful public art presence on the site, 501 & 595 W Georgia. This opportunity is a testament to the vibrant potential of public art and a nod to the transformative power that creativity holds in shaping our shared spaces.

Public art has always been a profound personal medium of expression, capable of bringing communities together and fostering a sense of identity and pride in the Musqueam People. In collaborating with Holborn, I am eager to contribute to this rich tradition by creating works that resonate with the community, enrich the cultural landscape, and leave a lasting impact.

Our collective vision is to imbue the site with art that reflects the past and anticipates the future. We aim to create pieces that speak to the area's unique history and character while inspiring forward-thinking perspectives and dialogues. This endeavour is not merely about placing art in space but integrating it into the fabric of the environment, making it an integral part of daily life.

The journey ahead promises to be one of discovery and innovation. Working alongside Holborn and Henriquez's talented teams, I anticipate exchanging ideas that will push the boundaries of conventional public art in Vancouver. Together, we will explore various artistic mediums, techniques, and narratives to create installations that are not only visually striking but also deeply meaningful.

I am immensely excited about the prospects of this collaboration. The opportunity to work on such a significant project is an honour and a challenge that I am ready to embrace wholeheartedly alongside my son, artist Thomas Cannell. Together, we will create a public art presence that enhances the site and enriches the lives of all who encounter it. I look forward to the journey ahead and the beautiful, impactful art that will emerge.

Sincerely,
Susan Point, O.C., RCA

Susan Point, *Journey of Enlightenment*

2.0

SITE & POLICY CONTEXT

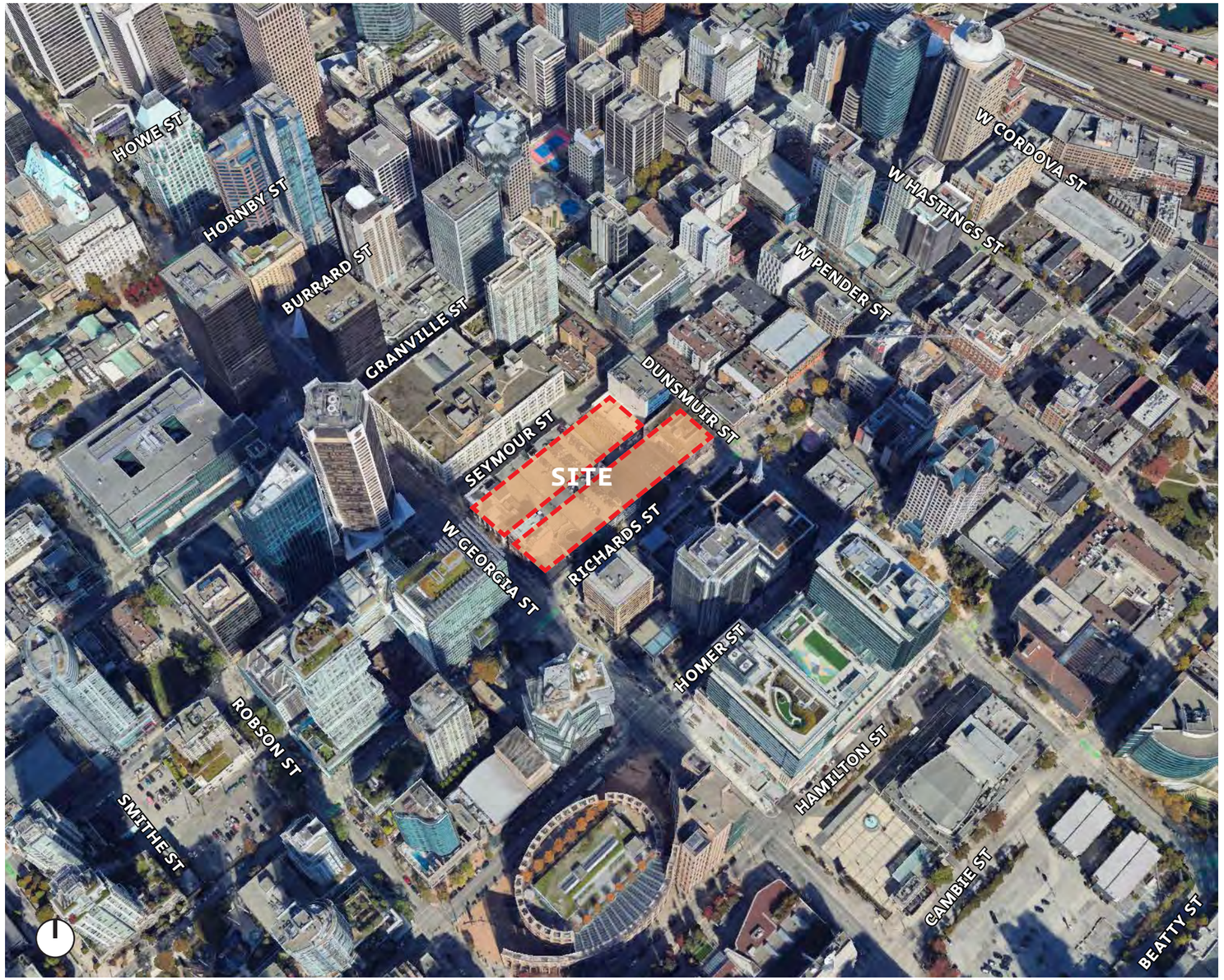
Site Context –
501 & 595 West Georgia Street

The site at West Georgia Street, between Seymour Street and Richards Streets, sits in the heart of the downtown core.

West Georgia Street is one of the primary ceremonial streets of Vancouver, with major institutions, hotels and office buildings lining the downtown core and extending through Stanley Park to Lion's gate bridge that connects to North Vancouver. The site is located one block away from Granville Street and Robson Street, both major shopping areas. The site is also exceptionally connected to public transit, being one block away from south of Granville Street, a major bus route, and within one block of both Canada Line and Expo line rapid transit stations.

An existing parkade bridges over a city joining the two sites.

In addition, the Randall Building, a Class B Heritage building, will have its facade preserved and integrated into the new project.



Project Site

1 **St Regis Hotel**
602 Dunsmuir Street

2 **Metropolitan Hotel Vancouver**
645 Howe Street

3 **Rosewood Hotel Georgia**
801 W Georgia Street

4 **Kingston Hotel**
757 Richards Street

5 **Hilton Vancouver Downtown**
433 Robson Street

6 **Victorian Hotel**
514 Homer Street

7 **Delta Hotels Vancouver**
550 W Hastings Street

8 **Fairmont Hotel Vancouver**
900 W Georgia Street

9 **L'Hermitage Vancouver**
788 Richards Street

10 **Atelier (Residential)**
630 Hamilton Street

11 **Capitol Residences (Residential)**
833 Seymour Street

12 **The Hudson (Residential)**
610 Granville Street

13 **TELUS Garden Residences (Residential)**
610 Granville Street

14 **Hudson's Bay (Retail)**
674 Granville Street

15 **CF Pacific Centre (Retail)**
701 W Georgia Street

16 **Cathedral Place Building (Office)**
925 W Georgia Street

17 **The Scotia Tower (Office)**
650 W Georgia Street

18 **TELUS Garden Offices (Office)**
510 W Georgia Street

19 **Deloitte (Office)**
410 W Georgia Street

20 **The Post (Office & Retail)**
658 Homer Street

21 **(Office)**
401 West Georgia Street

22 **BC Hydro (Office)**
333 Dunsmuir Street

23 **(Office)**
111 Dunsmuir Street

24 **Harbour Centre (Office & Retail)**
555 W Hastings Street

25 **Park Place (Office)**
666 Burrard Street

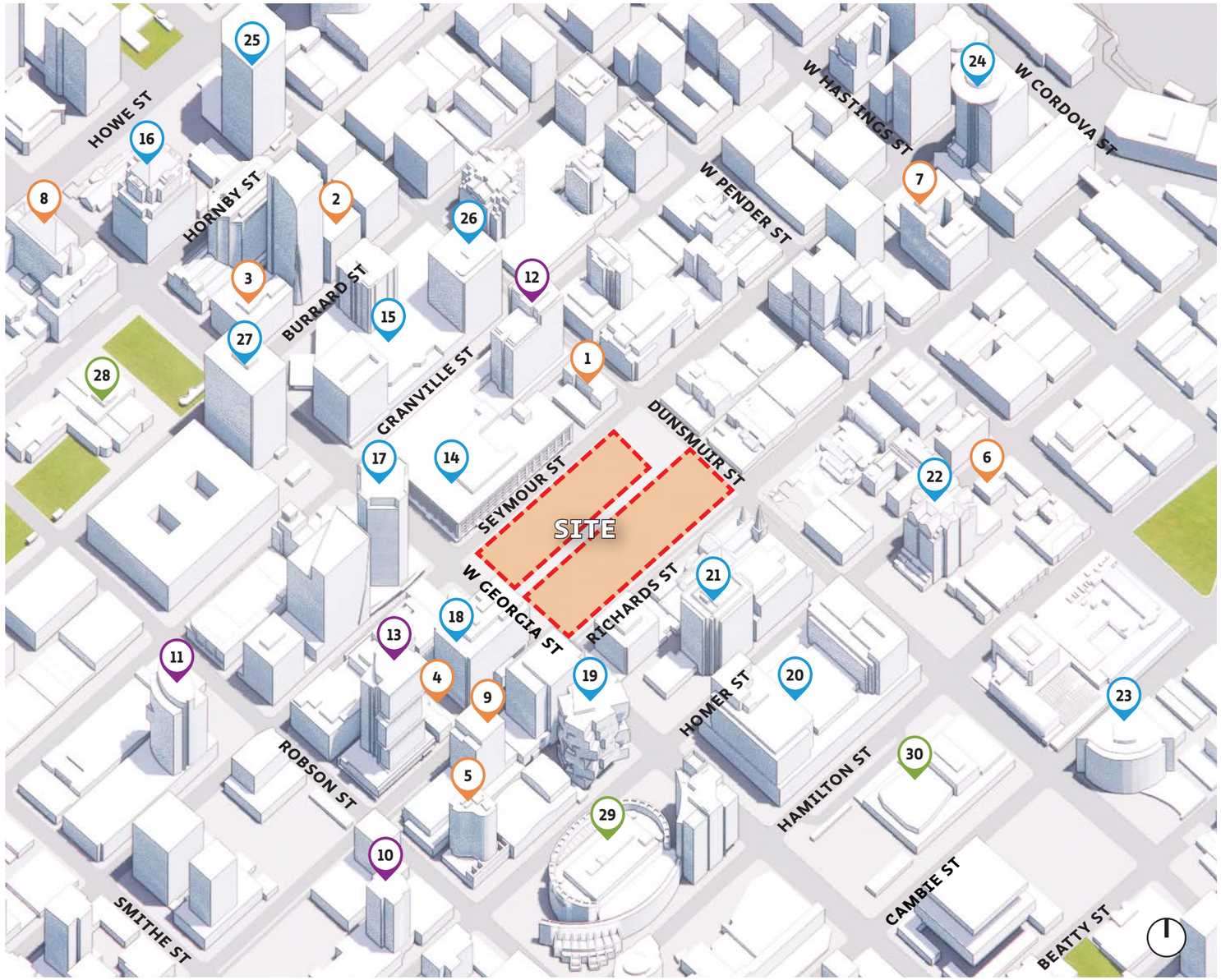
26 **Canaccord Tower (Office)**
701 W Georgia Street

27 **TD Tower (Office)**
700 W Georgia Street

28 **Vancouver Art Gallery**
750 Hornby Street

29 **Vancouver Public Library**
350 W Georgia Street

30 **Queen Elisabeth Theatre**
630 Hamilton Street

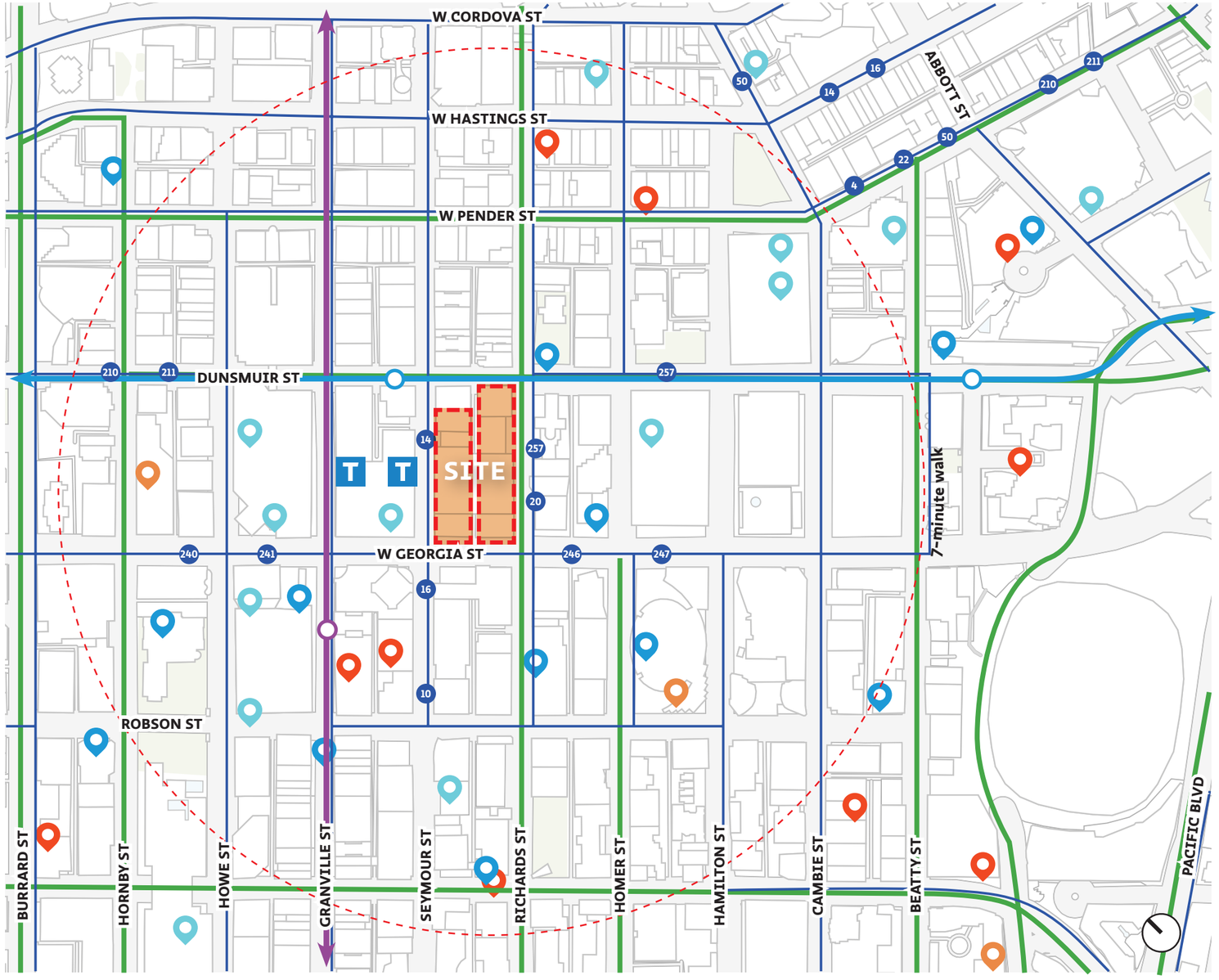


Transportation Context

The site is exceptionally located near a primary downtown Bus and Rapid Transit transportation node, as well as bicycle routes and walking paths for reduced car dependence.

The project site is one block from the West Georgia and Granville Street intersection which has stations for both the Canada and Expo Line rapid transit stations. **The Expo line station is directly below Seymour street beside the site and a direct connection to the station is proposed.**

The site is also within a 5-minute walk to stops for several major bus routes including the 4, 7, 10, 14, 16, 50, 20, 50, 250, 253 and 254.

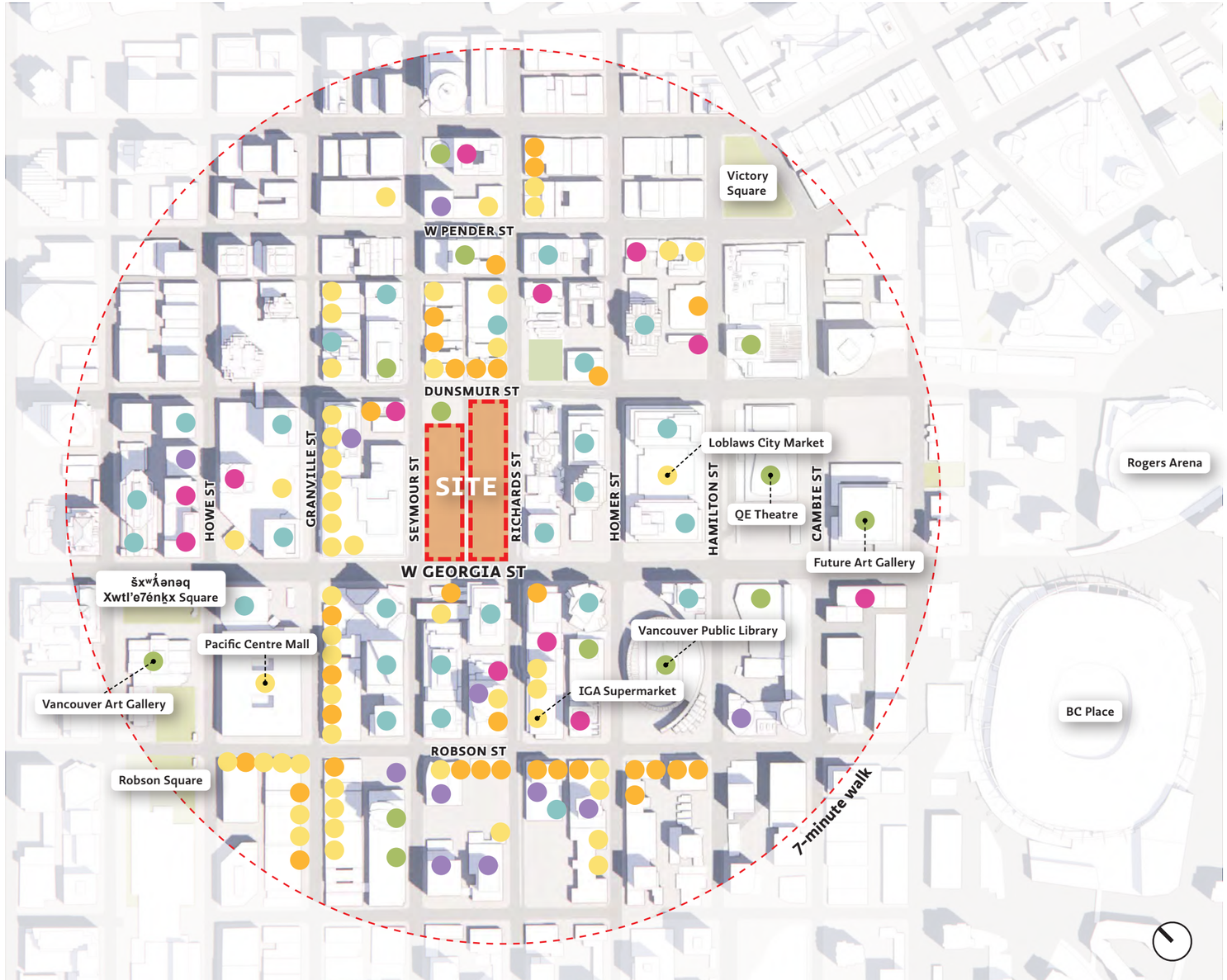


- Project Site
- Bus Routes
- Expo Line SkyTrain
- Canada Line SkyTrain
- Bicycle Lanes
- Transit Station Entrance
- Mobi Bike Share Stations
- Bike Rental Stores
- EVO Car Share
- Modo Car Share

Immediate Context

The site is centrally located within the downtown core within a 5- to 10-minute walk to the Granville and Robson Street shopping areas, two supermarkets, and surrounded by several major office buildings.

Georgia Street has several major cultural institutions and sports venues such as the Vancouver Art Gallery, the Main Public Library, Queen Elizabeth Theatre, Rogers Arena, and BC Place.



- Project Site
- Restaurants
- Services
- Offices
- Hotels
- Residential
- Institution
- Parks

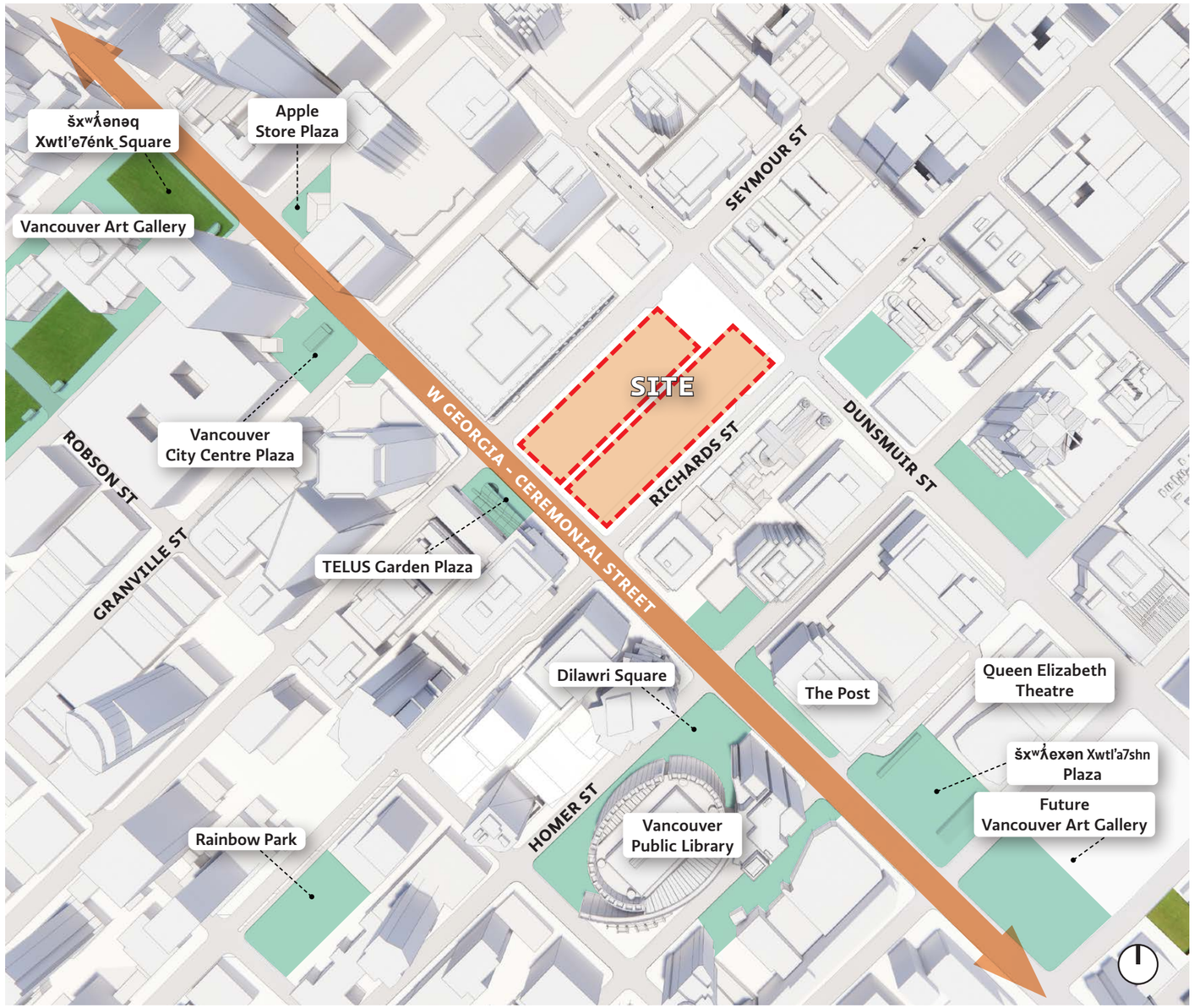
Public Spaces
West Georgia Street

The site is located in the heart of West Georgia Street, the ceremonial route that connects the major cultural and commercial venues and public spaces through downtown Vancouver.

Georgia Street is punctuated by a series of outdoor public spaces such as the Vancouver Art Gallery, the Vancouver Public Library, Queen Elizabeth Theatre and the future Art Gallery site each providing opportunities for large gatherings. Smaller scale spaces provide areas for informal use such as at the corner of West Georgia and Granville Street, the TELUS Plaza, and the Post. The Granville street strip between Robson and Helmcken is currently under review to become a pedestrian only Entertainment District.

The site is currently occupied by a 6-storey above grade parking structure with retail and office along the south and west streetfronts.

Outdoor Public Space

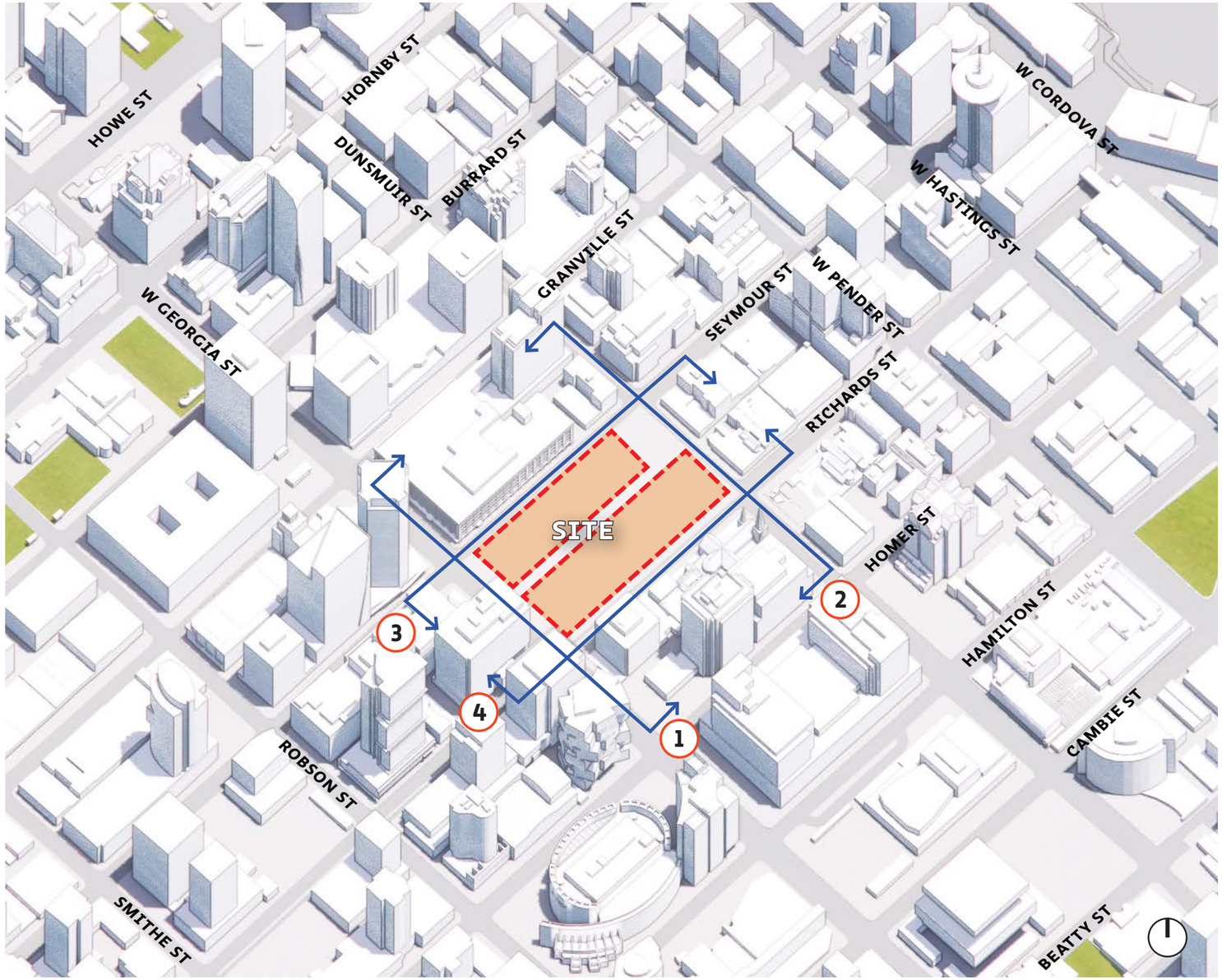


Streetscapes – West Georgia Street

Taking up the majority of two entire city blocks, the site is bounded by West Georgia Street to the west, Seymour Street to the North, Richards Street to the South and Dunsmuir Street to the east.

The site sits within the Central Business District extension area of the downtown core, surrounded by retail and office buildings on adjacent blocks.

Access to the Granville Street Transit Station on Seymour is directly across the street.



SEYMOUR ST | Site | LANE | Site | RICHARDS ST

1 West Georgia Street looking Northeast

RICHARDS ST | Site | LANE | 570 Dunsmuir St | SEYMOUR ST

2 Dunsmuir Street looking Southwest

3 Seymour Street looking Southeast

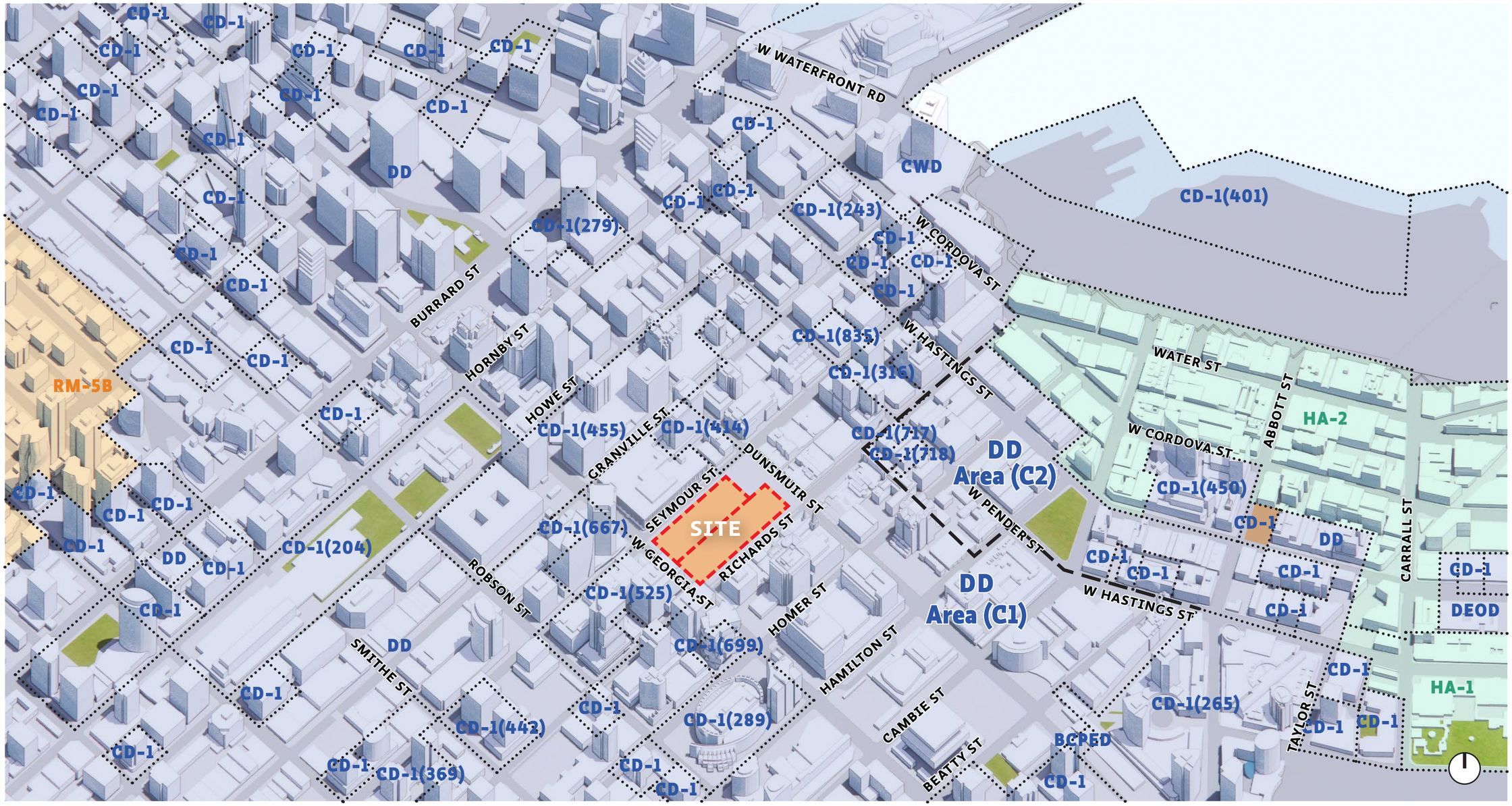
4 Richards Street looking Northwest

Zoning Context –
501 & 595 West Georgia Street

The project site is located in area C1 of the Downtown District.

The intent of the DD District to improve the general environment of the district as an attractive place to live, work, shop and visit; and, to ensure all buildings and developments meet the highest standards of design and amenity for the benefit of all users of the Downtown and, to create a distinctive public realm and a unique and pleasing streetscape. The Downtown Official Development Plan encourages a distinctive public realm and a unique and pleasing streetscape.

ZONING	PERMITTED DD	PROPOSED CD-1
Uses	• Hotel • Light Industrial • Office Commercial • Other Commercial, including a Body-Rub Parlour • Parking Area and Parking Garage, subject to the provisions of section 6 • Parks and Open Space • Public and Institutional • Retail Commercial • Social, Recreational and Cultural, including Casino – Class 1 and Bingo Hall	• Hotel – including Conference facilities as accessory use • Light Industrial • Office Commercial • Other Commercial, including a Body-Rub Parlour • Parking Area and Parking Garage, subject to the provisions of section 6 • Parks and Open Space • Public and Institutional • Retail Commercial • Social, Recreational and Cultural, including Casino – Class 1 and Bingo Hall • Residential • Accessory Uses customarily ancillary to the uses listed above
Building Height	91.4 m (300') maximum 137.2 m (450') with approval of the Development Permit Board	**314.9 m maximum** 501 West Georgia St – 270.97 m 595 West Georgia St – 314.89 m
Setbacks	No setbacks required	**No setbacks required**
Site Area	501 West Georgia St – 5,575.0 m² (60,009 ft²) 595 West Georgia St – 4,739.08 m² (51,011 ft²)	501 West Georgia St – **5,575.0 m² (60,009 ft²)** 595 West Georgia St – **4,739.08 m² (51,011 ft²)**
FSR – Density	7.0 maximum for all permitted uses	501 West Georgia St. – **24.13 maximum** for all permitted uses 595 West Georgia St. – **31.30 maximum** for all permitted uses


CD-1
DD
CD-1(279)
CD-1(401)
CWD
CD-1(243)
CD-1(835)
CD-1(316)
CD-1(717)
CD-1(718)
DD Area (C2)
DD Area (C1)
CD-1(450)
CD-1(265)
CD-1(455)
CD-1(414)
CD-1(667)
CD-1(525)
CD-1(699)
CD-1(289)
CD-1(204)
CD-1(442)
CD-1(369)
RM-5B
HA-2
HA-1
DEOD
BCPED
SITE
W WATERFRONT RD
W CORDOVA ST
BURRARD ST
HORNBY ST
HOWE ST
GRANVILLE ST
DUNSMUIR ST
SEYMOUR ST
RICHARDS ST
W GEORGIA ST
ROBSON ST
HOMER ST
HAMILTON ST
SMITHE ST
CAMBIE ST
BEATTY ST
W HASTINGS ST
W PENDER ST
WATER ST
ABBOTT ST
CARRALL ST
TAYLOR ST

Site Context – 388 Abbott Street

The site sits at the corner of Abbott and West Hastings Streets, directly across from the Woodward's project and is currently occupied by a surface parking lot. International Village extends to the south of the site.

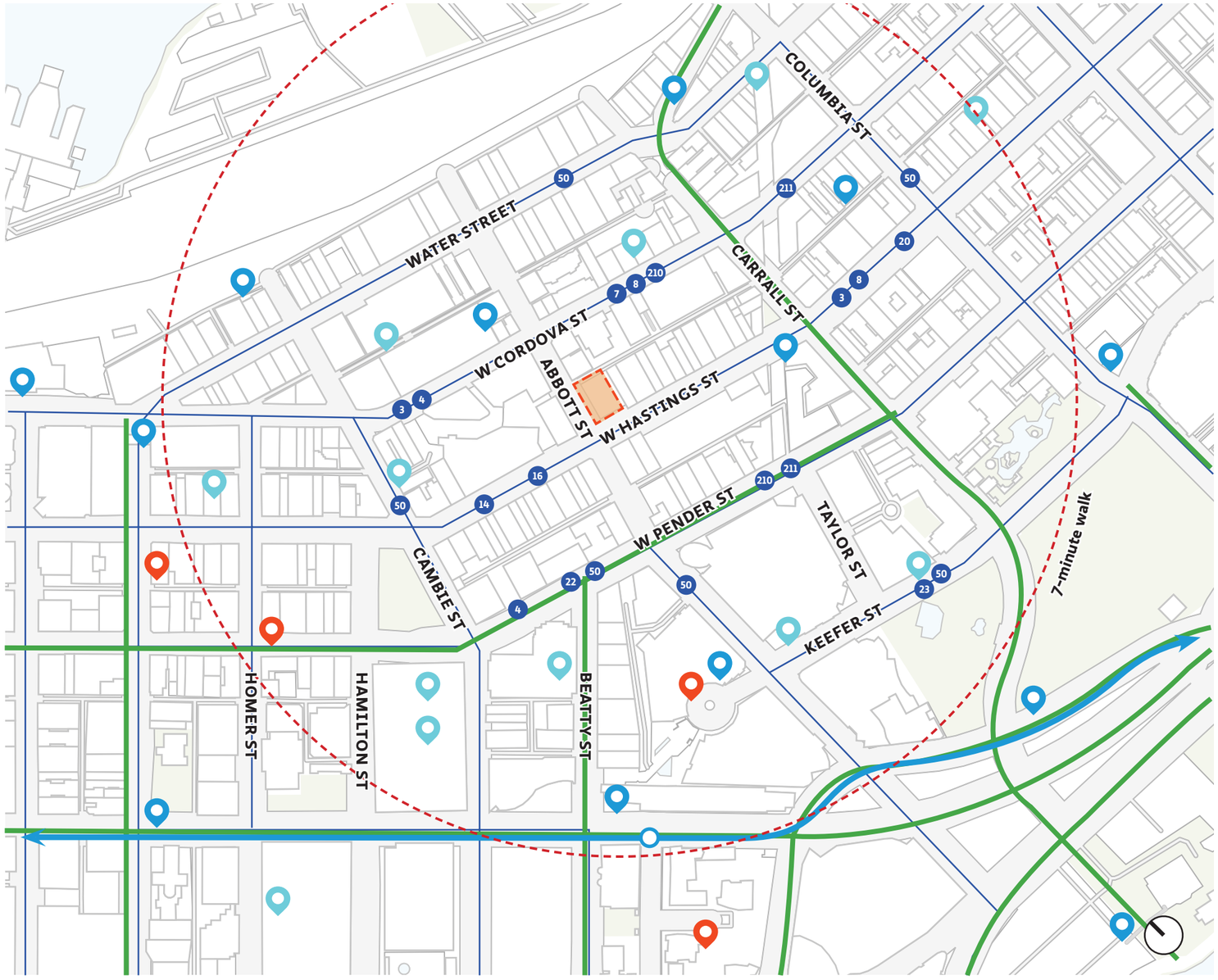
Project Site

Transportation Context

The site is located adjacent to the Hastings and Cordova Street east west bus routes as well as bicycle and walking paths for reduced car dependence.

The project site is located less than a 7-minute walk to an Expo Line skytrain station.

The site is also within a 5-minute walk to stops for several major bus routes including the 3, 4, 7, 8, 14, 16, 50, 210, and 211.



Project Site

Bus Routes

Expo Line SkyTrain

Canada Line SkyTrain

Bicycle Lanes

Mobi Bike Share Stations

EVO Car Share

Modo Car Share

Immediate Context

The site is well located at the boundary between the Downtown core, the International Village neighbourhood, and the Gastown Heritage District.

Woodward's across the street is home to Simon Fraser University and has a supermarket and a pharmacy. The International village mall nearby has a variety of retailers and a movie theatre.

Water Street to the north has a variety of restaurants and retailers.

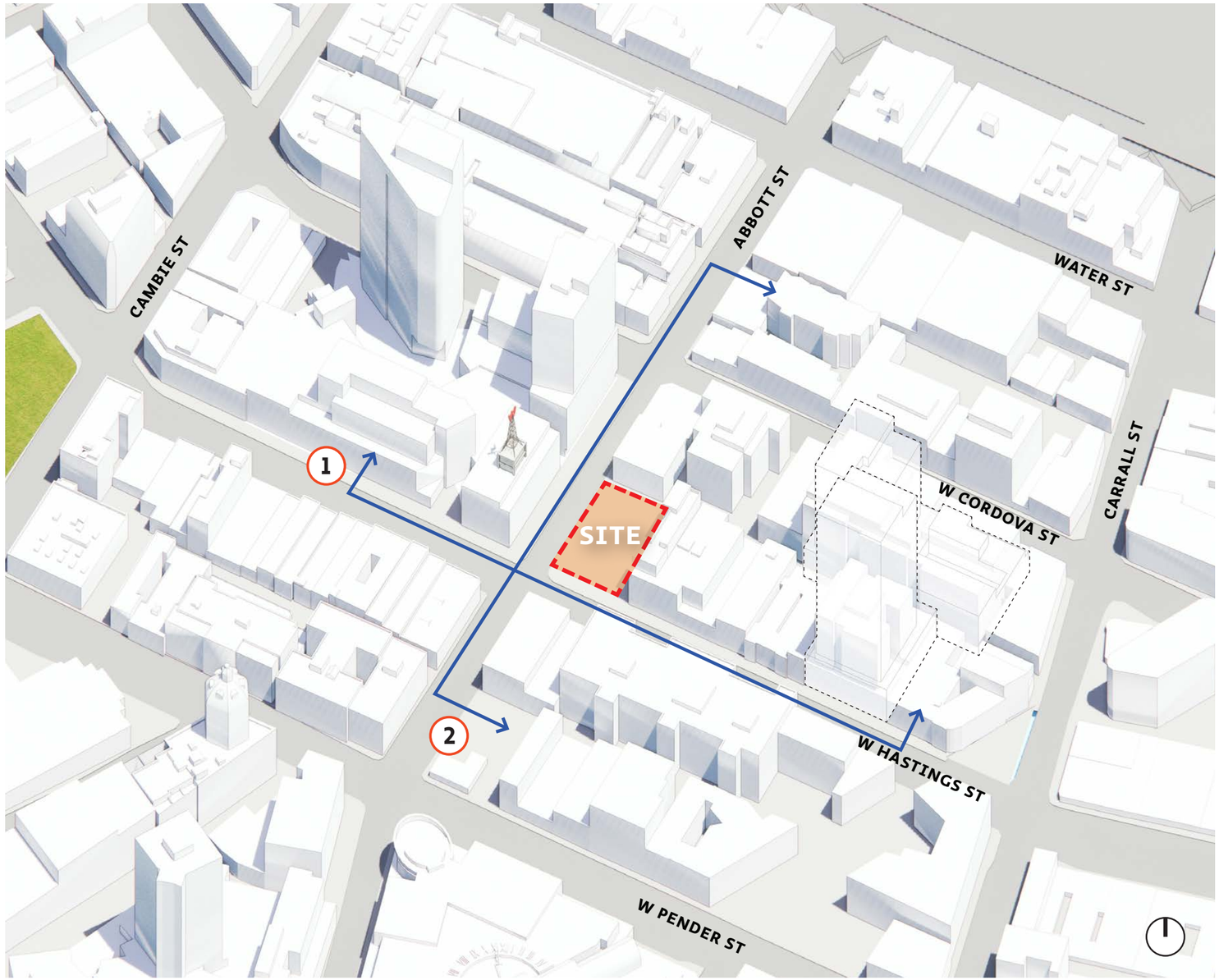
To the east along Hastings and Cordova Streets are a number of social housing projects and groups supporting the downtown east side community.

- Project Site
- Restaurants
- Services
- Offices
- Hotels
- Residential
- Institution
- Parks

Streetscapes – Abbott Street

Hastings and Abbott Street consist of both historical and new buildings with a mix of retail and housing. The Woodward's project across the street includes both medium and highrise buildings, as well as International Village to the south.

Proposed Development – Cohen Block



ABBOTT ST | **Site**

1 West Hasting Street looking Northeast

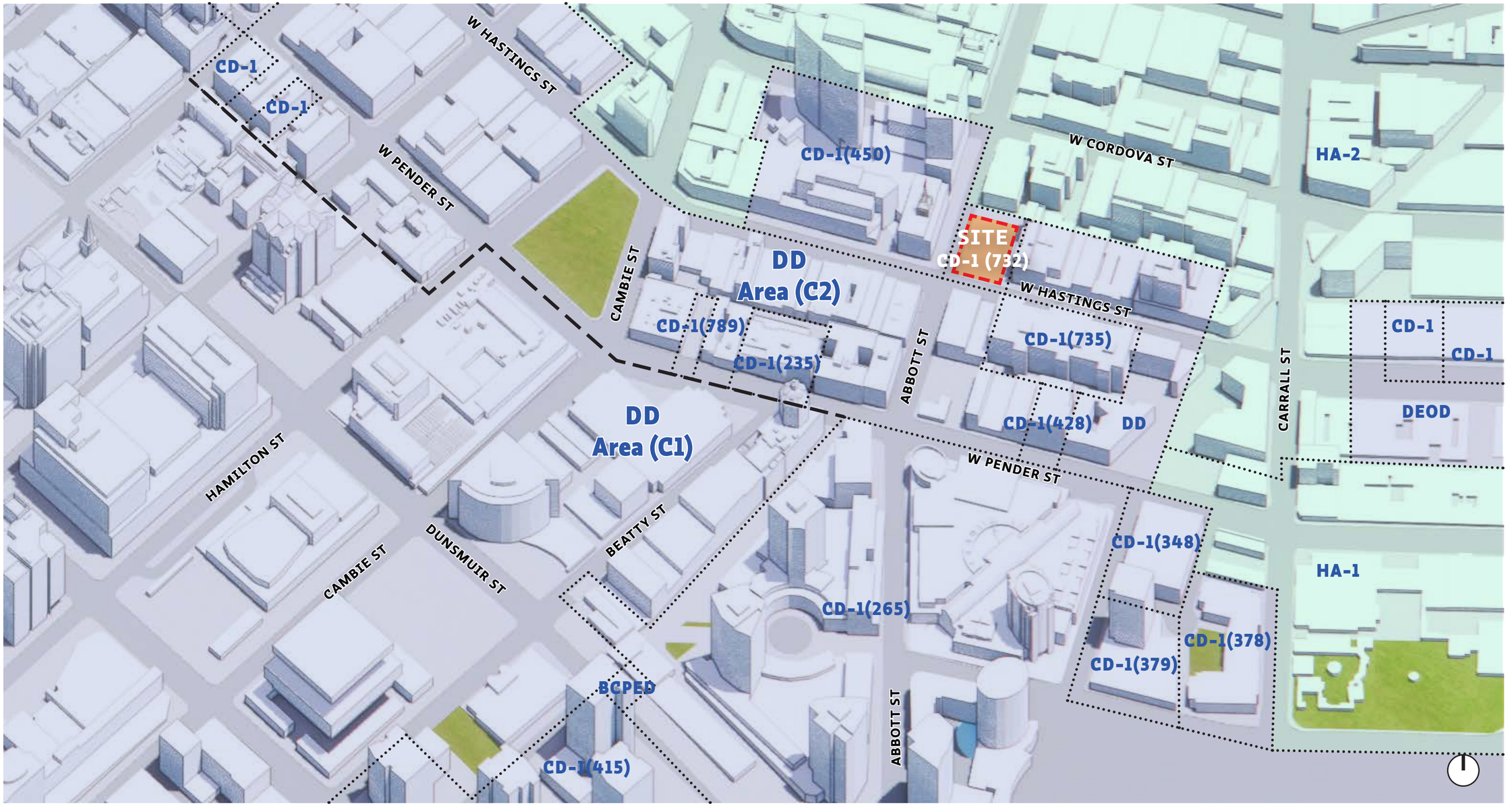
2 Abbott Street looking Southeast

Zoning Context – 388 Abbott Street

The project site is designated CD-1 (732), which is within Area C2 of the Downtown District.

The site was rezoned in 2018 to include secured market rental and retail at the base. A Development Permit was granted in 2020. The current rezoning proposes to convert the project fully to social housing, including childcare, and community space at grade.

ZONING	PERMITTED D-D	PROPOSED CD-1
Uses	• Dwelling Units in conjunction with any of the uses listed below • Retail Uses • Service Uses • Cultural and Recreational Uses • Institutional Uses • Office Uses • Manufacturing Uses • Accessory Uses customarily ancillary to the uses listed above	• Dwelling Uses in conjunction with any of the uses listed in this Bylaw • Cultural and Recreational Uses • Childcare • Artist Studios • Retail Uses • Service Uses • Institutional Uses • Office Uses • Manufacturing Uses • Accessory Uses customarily ancillary to the uses listed above
Building Height	32 m	**122.62 m**
Setbacks	No setbacks required	**No setbacks required**
Site Area	1,208.7 m^2	**1,208.7 m^2**
FSR – Density	7.62 maximum permitted	**24.39 maximum permitted**

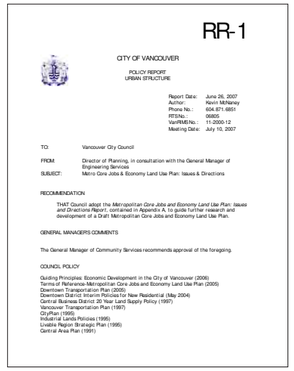

W HASTINGS ST
CD-1
CD-1
W PENDER ST
CD-1(450)
W CORDOVA ST
HA-2
SITE
CD-1 (732)
DD
Area (C2)
CAMBIE ST
CD-1(789)
CD-1(235)
ABBOTT ST
W HASTINGS ST
CD-1(735)
CD-1
CD-1
CARRALL ST
DEOD
CD-1(428)
DD
DD
Area (C1)
HAMILTON ST
CAMBIE ST
DUNSMUIR ST
BEATTY ST
W PENDER ST
CD-1(348)
HA-1
CD-1(265)
CD-1(378)
CD-1(379)
BCPED
CD-1(415)
ABBOTT ST

City Wide Strategy Context

In addition to the Zoning and Development Bylaw, there are a number of City Wide Strategies, Community Plans and Bulletins that have formed the context for the design of the proposed development.

The following is a list of the Strategies and key Plans that were considered and addressed within this report.

- **Metro 2050 Regional Growth Strategy**
- **The Metro Core Jobs & Economy Land Use Plan** (2007)
- **The Vancouver Economic Action Strategy** (2011)
- **Housing Vancouver Strategy** (2017)
- **Vancouver's Housing & Homelessness Strategy 2012–2021** (2011)
- **Downtown Official Development Plan**
- **Central Business District & CBD Shoulder Rezoning Policy** (2025)
- **Higher Buildings Policy** (2018)
- **Sustainable Large Developments Policy for Rezonings** (2023)
- **Green Buildings Policy for Rezoning** (2023)
- **Public Views Guidelines**
- **Hotel Development Policy** (2025)
- **Employment Lands & Economy Review**
- **Heritage Policies**
- **Greenest City Action Plan 2020** (2011)
- **Climate Change Adaptation Strategy** (2012)
- **Low Carbon Energy Systems Policy**
- **Zero Emissions Building Catalyst Policy**
- **Embodied Carbon Guidelines**
- **Vancouver's Healthy City Strategy 2014–2025** (2014)
- **Transportation 2040** (2012)
- **Vancouver Plan** (2022)
- **Downtown Eastside Plan** (2014)
- **Vancouver Heritage Register Upgrade** (2024)


RR-1

CITY OF VANCOUVER

POLICY REPORT
URBAN STRUCTURE

Report Date: June 26, 2007
Author: Kevin McNaney
Phone No.: 604.871.6851
RTS No.: 06805
VanRIMS No.: 11-2000-12
Meeting Date: July 10, 2007

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the General Manager of Engineering Services

SUBJECT: Metro Core Jobs & Economy Land Use Plan: Issues & Directions

RECOMMENDATION

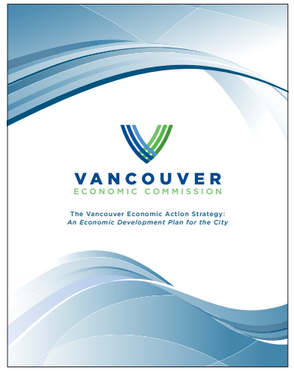
THAT Council adopt the *Metropolitan Core Jobs and Economy Land Use Plan: Issues and Directions Report*, contained in Appendix A, to guide further research and development of a Draft Metropolitan Core Jobs and Economy Land Use Plan.

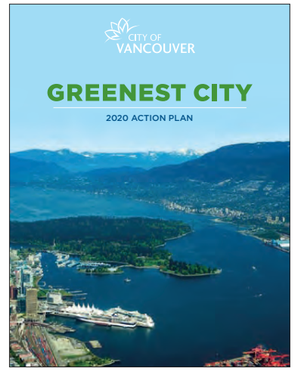
GENERAL MANAGER'S COMMENTS

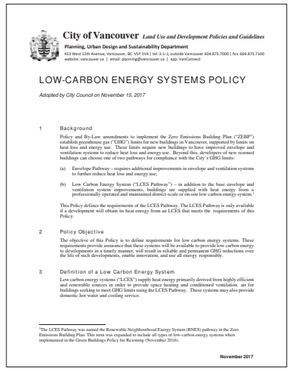
The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY

Guiding Principles: Economic Development in the City of Vancouver (2008)
Terms of Reference-Metropolitan Core Jobs and Economy Land Use Plan (2005)
Downtown Transportation Plan (2005)
Downtown District: Interim Policies for New Residential (May 2004)
Port Lands & Industrial Lands: 20 Year Land Supply Policy (1997)
Vancouver Transportation Plan (1997)
CityPlan (1995)
Industrial Lands Policies (1995)
Livable Region Strategic Plan (1995)
Central Area Plan (1991)






City of Vancouver *Land Use and Development Policies and Guidelines*
Planning, Urban Design and Sustainability Department

LOW-CARBON ENERGY SYSTEMS POLICY

Adopted by City Council on November 15, 2017

1 Background

Policy and By-Law amendments to implement the Zero Emissions Building Plan ("ZEBP") establish greenhouse gas ("GHG") limits for new buildings in Vancouver, supported by limits on Energy Use Intensity ("EUI"), requiring buildings to have high performance envelope and ventilation systems to reduce heat loss and energy use. Beyond this, developers of new rezoned buildings can choose one of two pathways for compliance with the City's GHG limits:

(a) Envelope Pathway – requires additional improvements in envelope and ventilation systems to further reduce heat loss and energy use;

(b) Low Carbon Energy System ("LCES Pathway") – in addition to the base envelope and ventilation requirements, connection to a low carbon energy system that is owned and professionally operated and maintained district-scale or on-site low carbon energy system.*

This Policy defines the requirements of the LCES Pathway. The LCES Pathway is only available if a development will obtain its heat energy from an LCES that meets the requirements of this Policy.

2 Policy Objective

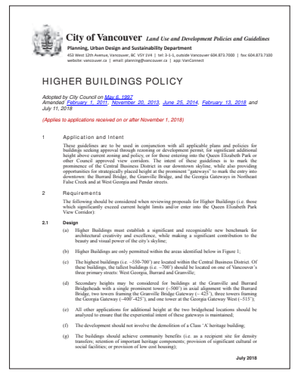
The objective of this Policy is to define requirements for low carbon energy systems. These requirements are intended to ensure that buildings which choose to connect to low carbon energy to developments in a timely manner, will result in reliable and permanent GHG reductions over the life of such developments, enable innovation, and use all energy responsibly.

3 Definition of a Low Carbon Energy System

Low-carbon energy systems ("LCES") supply heat energy primarily derived from highly efficient and renewable sources in order to provide space heating and conditioned ventilation air for buildings seeking to meet GHG limits using the LCES Pathway. These systems may also provide domestic hot water and cooling service.

*The LCES Pathway was named the Renewable Neighbourhood Energy System (RNES) pathway in the Zero Emissions Building Plan. This name was expanded to include all types of low carbon energy systems when implemented in the Green Buildings Policy for Rezoning (November 2016).

November 2017


City of Vancouver *Land Use and Development Policies and Guidelines*
Planning, Urban Design and Sustainability Department

HIGHER BUILDINGS POLICY

Adopted by City Council on May 6, 1987
Amended February 1, 2012, November 20, 2013, June 25, 2014, February 13, 2018, and July 11, 2018

(Applies to applications received on or after November 1, 2018)

1 Application and Intent

These guidelines are to be used in conjunction with all applicable plans and policies for buildings seeking approval through rezoning or development permits, for significant additional height above current zoning and policy, or for those entering into the Queen Elizabeth Park or other Council approved view corridors. The intent of these guidelines is to mark the prominence of the Central Business District in our downtown skyline, while also providing opportunities for strategically placed height at the prominent "gateways" to mark the entry into downtown: the Burrard Bridge, the Granville Bridge, and the Georgia Gateways to Northeast False Creek and at West Georgia and Pender streets.

2 Requirements

The following should be considered when reviewing proposals for Higher Buildings (i.e. those which significantly exceed current height limits and/or enter into the Queen Elizabeth Park View Corridor):

2.1 Design

(a) Higher Buildings must establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline;

(b) Higher Buildings are only permitted within the areas identified below in Figure 1;

(c) The highest buildings (i.e. +350-700') are located within the Central Business District. Of these highest buildings, the highest (i.e. +500-700') are located on one of Vancouver's three primary streets: West Georgia, Burrard and Granville;

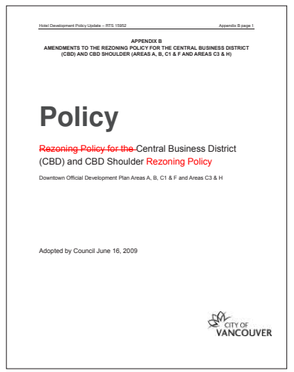
(d) Secondary heights may be considered for buildings at the Granville and Burrard Bridgeheads with a single prominent tower (~390') in axial alignment with the Burrard Bridge, two towers framing the Granville Bridge Gateway (~420'), three towers framing the Georgia Gateway (~400'-420'), and one tower at the Georgia Gateway West (~333');

(e) All other applications for additional height at the two bridgehead locations should be analyzed to ensure that the experiential intent of these gateways is maintained;

(f) The development should not involve the demolition of a Class 'A' heritage building;

(g) The buildings should achieve community benefits (i.e. as a recipient site for density transfers, retention of important heritage components, provision of significant cultural or social facilities, or provision of low cost housing);

July 2018


Hotel Development Policy Update – RTS 15052 Appendix B page 1

APPENDIX B
AMENDMENTS TO THE REZONING POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND CBD SHOULDER (AREAS A, B, C1 & F AND AREAS C3 & H)

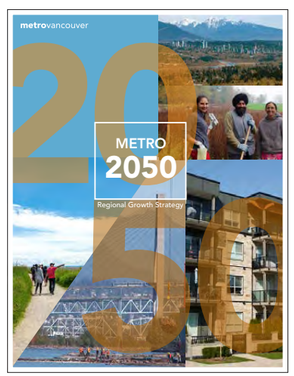
Policy

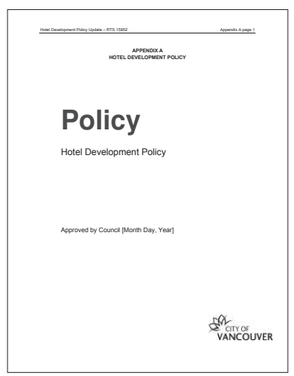
~~Rezoning Policy for the~~ Central Business District (CBD) and CBD Shoulder Rezoning Policy

Downtown Official Development Plan Areas A, B, C1 & F and Areas C3 & H

Adopted by Council June 16, 2009

CITY OF VANCOUVER




Hotel Development Policy Update – RTS 15052 Appendix A page 1

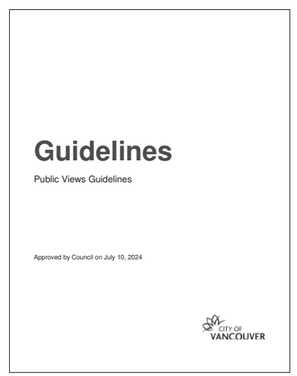
APPENDIX A
HOTEL DEVELOPMENT POLICY

Policy

Hotel Development Policy

Approved by Council [Month Day, Year]

CITY OF VANCOUVER


Guidelines

Public Views Guidelines

Approved by Council on July 10, 2024

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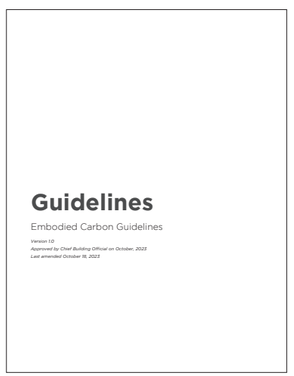

Guidelines

Embodied Carbon Guidelines

Version 1.0
Approved by Chief Building Official on October, 2023
Last amended October 16, 2023

Urban Design

The project is located within the Downtown Official Development Plan Area. The West Georgia sites are subject to a number of policies that apply to the Central Business District. The intent of the policy is to ensure the Downtown District is an attractive place in which to live, work, shop and visit; encourage more people to live there; and,
meet the highest standards of design and amenity for the benefit of all users of downtown.

- **Downtown Official Development Plan**
- **Central Business District & CBD Shoulder Rezoning Policy** (2025)
- **Higher Buildings Policy** (2018)
- **View Protection Guidelines**
- **Transportation 2040** (2012)
- **Vancouver Plan** (2022)
- **Downtown Eastside Plan** (2014)

The project consists of three tall towers in the center of the downtown core with a public plaza at grade which will animate the surrounding streets. The Abbott Street Tower relates to the existing Woodwards and International Village developments in height. The projects at both sites will introduce podiums that relate to the existing context and mediate between the towers and the streetscape.

Variances from Policy Proposed

- Residential Uses proposed in Downtown District as permitted under the Rezoning Policy for the CBD-Residential and retail at grade would be built first as the units at 501 West Georgia Street site must be sold in order to provide financing for the commercial site.

The Commercial uses proposed will exceed the FSR 7.0 required for both sites before residential can be considered.

Built Form

The proposed tower heights project into the Queen Elizabeth view corridor and therefore are subject to the requirements of the Higher Buildings Policy including enhanced design review.

- **Downtown Official Development Plan**
- **Rezoning Policy for the Central Business District & CBD Shoulder** (2009)
- **Higher Buildings Policy** (2018)
- **View Protection Guidelines**
- **Heritage Policies**

The building introduces retail uses at grade to replace the existing above grade parking structure and incorporates one Class 'B' heritage building in the podium that guides the massing of the new building.

Variances from Policy Proposed

- The buildings exceed the 700' height limit of the Higher Buildings Policy in order to economically support the public benefits.
- Site is located adjacent to the boundary of Higher Buildings Policy but requests assessment under that Policy as it is identified as part of the 'CBD Extension' zone by Metro Vancouver to allow additional height and Area C1 of the CBD per the CBD and CBD Shoulder rezoning Policy.

Housing

The project meets the City of Vancouver mandate to improve housing affordability by proposing a broad spectrum of housing options including Social Housing, Market Rental, and Market Housing.

- **Vancouver's Housing and Homelessness Strategy 2012–2021** (2011)
- **Housing Vancouver Strategy** (2017)
- **High-Density Housing for Families with Children Guidelines** (2020)
- **Housing Design and Technical Guidelines** (2019)
- **Family Room: Housing Mix Policy for Rezoning Projects** (2016)

Variances from Policy Proposed

- In order to allow for fluctuations in market conditions, it is proposed that the zoning allow for the flexibility to convert market condominium area to rental without requiring a future rezoning.

Sustainability

The project is aligned with Vancouver's goal to be the greenest city in the world and is designed to meet the City's Green Building Policy for Rezonings.

- **Greenest City 2020 Action Plan** (2015)
- **Transportation 2040** (2012)
- **Green Building Policy for Rezonings** (2018)
- **Green Building Policy for Rezonings – Process & Requirements** (2019)
- **Zero Emissions Building Plan Council Report RR-2** (2016)
- **Zero Emissions Building Plan** (2016)
- **Zero Emissions Building Catalyst Policy** (2019)
- **Zero Emissions Building Catalyst Bulletin** (2018)
- **Low Carbon Energy System Policy** (2017)
- **Vancouver Neighbourhood Energy Strategy & Energy Centre Guidelines** (2012)
- **Neighbourhood Energy Connectivity Standards – Design Guidelines** (2014)
- **Urban Agriculture Guidelines for the Private Realm** (2009)
- **Rain City Strategy** (2019)
- **Integrated Rainwater Management Plan, Vols. 1 & 2** (2016)

The project will substantially exceed COV embodied carbon requirements and achieve net zero operational carbon.

Refer to the "Sustainability Strategy," p 55, section in our report for information on our strategies to meet our sustainability objectives. The following policies and guidelines have informed our Sustainability proposal.

Heritage

The recent updates to Heritage policies acknowledge the importance of both Indigenous and Colonial history in assessment of significance of a structure or site.

- **Vancouver Heritage Register Upgrade (2024)**

The project acknowledges the intent of the recent update to the Heritage Register by referencing both the Colonial and Indigenous history of the structures and site. The recognition of the entire history of the site allows for new interpretations and opportunities for reconciliation.

Variances from Policy Proposed

- Heritage building facade on site will be incorporated into an Indigenous public art process.

Community

The project has been designed to support public benefits.

- **Community Amenity Contributions Policy for Rezonings**
- **Public Art Policies and Procedures for Rezoned Developments**

The 100% secured rental housing is proposed as the CAC for the project to be approved by the city in coordination with the rezoning application.

We are targeting "Option A – Onsite Artwork" and have engaged a public art consultant to coordinate the art contribution as part of a separate process currently underway.

We are proposing engaging with Indigenous artists in the design of a public plaza and surrounding buildings.

Technical

Our project has been designed in coordination with a number of COV technical requirements.

- **Parking By-Law**
- **Bulk Storage and In-suite Storage – Multiple Family Residential Developments** (2018)
- **Garbage & Recycling Storage Amenity Design Supplement** (2016)
- **Design Standards for Public Bike Share (PBS) Rezoning and Development Application Requirements** (2020)

Refer to the "Project Statistics & Building Program," pp 64 & 156, "Parking & Loading," pp 194–201, and "Drawings," Volume 2, sections in our report for information on our response to the technical requirements for the project. The following policies and guidelines have informed our Technical design proposal.

Rezoning Policy for Central Business District

The Rezoning Policy for the CBD allows for amending the programmatic and formal parameters of Downtown District sites if the proposal meets the mandate of providing required job space and site planning requirements. The proposed project meets the intent of these requirements and only proposes to vary from the required sequence of program provision. The sites are located in area C1 and C2 of the CBD.

(a) allow rezoning including market residential to achieve substantial public benefit while still providing significant job space;

The project will generate a substantial public benefit through the 300,000 ft² Social Housing tower provided at Abbott Street and the provision of Market Rental while providing nearly 1,200,000 ft² of non residential area including hotel and retail. The non-residential component is equivalent to 11.13 FSR in total for the West Georgia Street Sites, which exceeds the required target of 7 FSR by over 50%.

(b) The site is large enough to accommodate the anticipated non-residential density in a stand-alone building separate from residential uses...assumed to be greater than 50,000 ft² of area;

The West Georgia Street sites are each 51,000 ft² and 60,000 ft² for a total of 111,000 ft² of area, exceeding the minimum 50,000 ft²noted.

(c) The site is contiguous and does not span roads or lanes;

The site at West Georgia Street currently has a lane that is required to be kept to allow for access to the two existing buildings remaining on Dunsmuir and West Georgia Street. The two sites share the lane over 425 feet of its length and will use the lane only as a Class C drop-off access. A below grade easement is requested to allow for an underground connection between parkades which will allow for the existing below grade lane services to be retained.

(d) An amount of non-residential space equal to the maximum applicable from the DODP is achieved before consideration of any market residential from density bonusing or heritage transfer;

No additional density is requested from bonusing or heritage transfer. Nevertheless, the non-residential component is equivalent to 11.13 FSR on the West Georgia Street Sites which is over 150% of the 7 FSR of non residential density that is currently allowed.

(e) The non-residential building(s) must be positioned in the ideal office/commercial location on the site, including consideration of providing frontage on key commercial arterials such as Georgia Street and access to rapid transit stations;

The Hotel Tower and public plaza are located at the corner of West Georgia and Seymour streets directly across from both the Scotia and the TELUS Garden office towers establishing this as a key intersection for office and commercial uses. A direct underground connection to the Granville Skytrain station is proposed.

See “Hotel Tower Location,” p 89.

(f) The non-residential uses of the development must be fully developed concurrently or prior to the residential uses;

The successful sale of the residential units will be required to provide financing to allow for the construction of the non-residential building.

Higher Buildings Policy

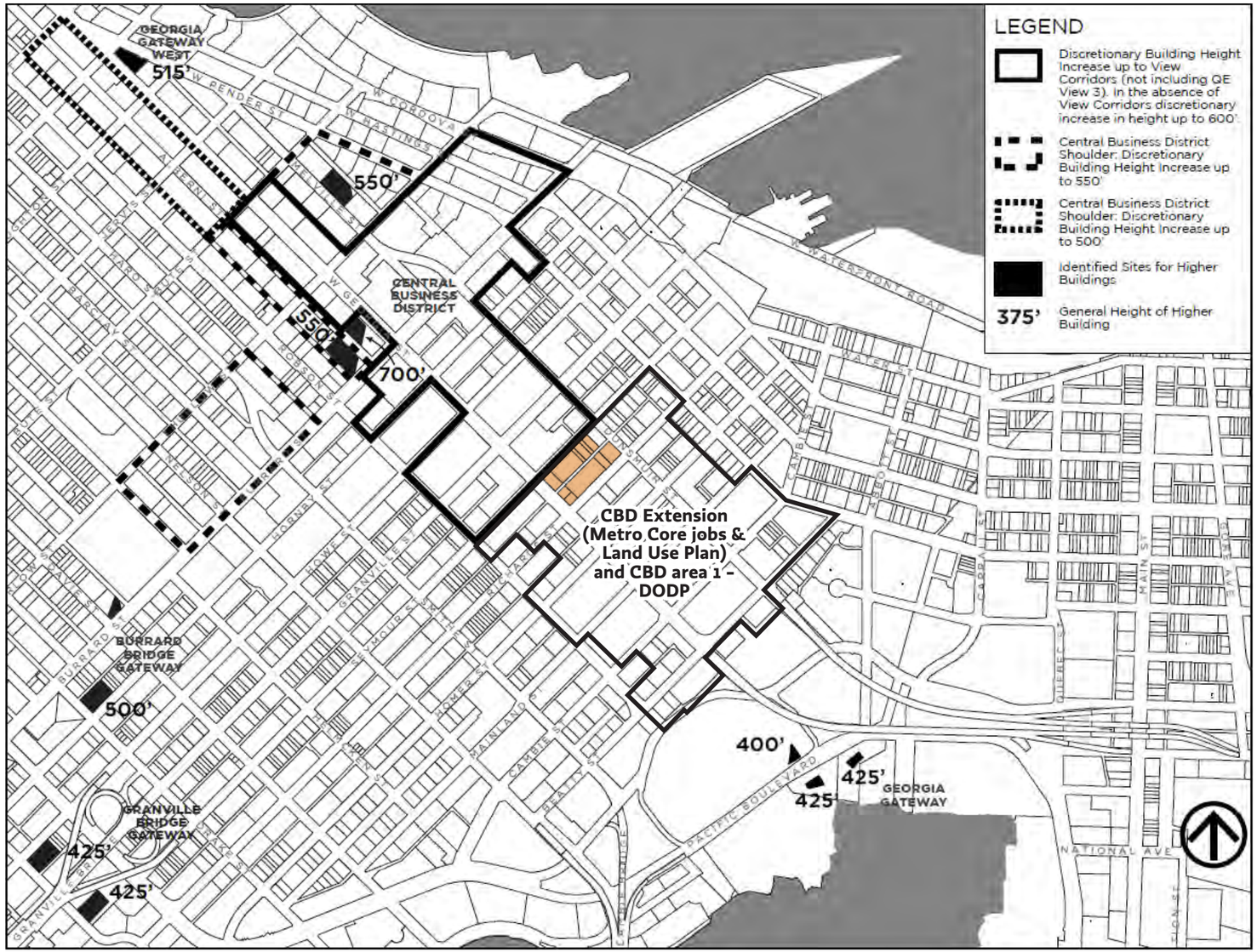
The buildings proposed for the Georgia Sites exceed the height limit of the Queen Elizabeth Park View Corridor 2.3 and therefore are required to comply with the criteria of the Higher Buildings Policy.

The project will generally comply with the intent of the Higher Buildings Policy including:

Location
The two sites in the proposal are directly adjacent to the Central Business District boundary as identified in the Higher Buildings Policy document.

As per the **Metro Core Jobs and Economy Land Use Plan** the area to the south is designated as the CBD Extension area. The CBD and CBD Shoulder Rezoning Policy also identifies with area as Area C1 of the CBD.

Height
The towers proposed will exceed the 700' height suggested within the Policy in order to economically support the public benefits as summarized in detail within this report.



Higher Buildings Policy

The project will comply with the intent of the Higher Buildings Policy and address the consideration for the project review as noted in the Policy document:

(a) Higher Buildings must establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline;

The project form and detail is inspired by the westcoast glass sponge. The sea sponges, thought to be extinct, symbolize the resiliency of and importance of this species to the health of the local aquatic ecosystem. The tower expression and exterior diagrid structural system mimics the structure of the sponges, and its operational low carbon sustainable strategies are inspired by its role in regulating the local ecosystem.

(b) Higher Buildings are only permitted within the areas identified below in Figure 1;

The project is located directly adjacent to the CBD boundary. The change of use from above grade parkade to hotel and residential uses makes it a logical expansion of the CBD, as suggested in the Metro Land Use Plan.

(c) The highest buildings (i.e. ~550-700') are located within the Central Business District. Of these buildings, the tallest buildings (i.e. ~700') should be located on one of Vancouver's three primary streets: West Georgia, Burrard and Granville;

The towers are located on West Georgia Street, one of Vancouver's primary streets and one block from Granville Street.

(d) Secondary heights may be considered for buildings at the Granville and Burrard Bridgeheads with a single prominent tower (~500') in axial alignment with the Burrard Bridge, two towers framing the Granville Bridge Gateway (~425'), three towers framing the Georgia Gateway (~400'-425'), and one tower at the Georgia Gateway West (~515')

Not Applicable

(e) All other applications for additional height at the two bridgehead locations should be analyzed to ensure that the experiential intent of these gateways is maintained;

Not Applicable

(f) The development should not involve the demolition of a Class 'A' heritage building;

The Randall Building is a Class 'B' heritage building; its facade will be retained and upgraded as necessary.

(g) The buildings should achieve community benefits (i.e. as a recipient site for density transfers; retention of important heritage components; provision of significant cultural or social facilities; or provision of low cost housing);

The project will provide 303,000 ft² of social housing, as well as a 37-space childcare at 388 Abbott Street, and includes retention of a heritage building.

(h) In addition, Higher Buildings should be considered with careful effort to provide a lasting and meaningful public legacy to Vancouver and should include careful consideration of the following:

i. The building should include activities and uses of community significance and/or public amenity;

The tower will provide a large public plaza and a publicly accessible observation deck at the roof.

ii. The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;

The tower will provide a large public plaza facing West Georgia Street with restaurants and cafes along the perimeter.

iii. The building should not contribute to adverse microclimate effects;

The building will be designed to address microclimate effects.

iv. Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;

The Georgia Street towers have minimal shadow impacts on the VAG square and the Abbott Street tower proposes minor encroachments into the viewcones as outlined in the report.

v. Signage on the buildings should not be located at a height which exceeds the building's current height limit.

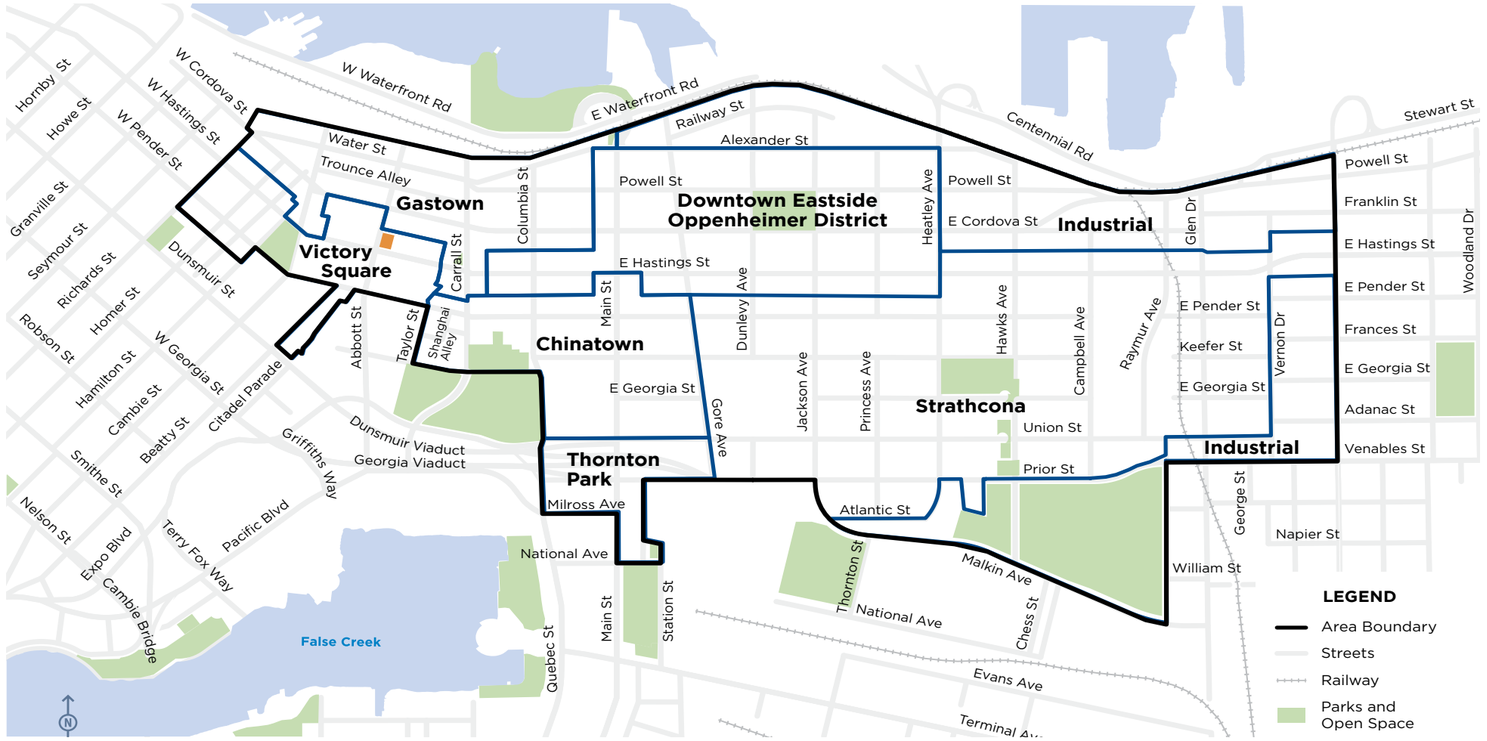
Signage will be kept below the allowable height.

Downtown Eastside Community Plan

The Abbott Street site is within the Downtown East Side local area plan and within the Victory Square subdistrict.

The plan identifies a number of Principles that the project supports and addresses:

1. **Neighbourhood Development**
   - diverse, mixed income neighbourhoods
   - Housing and amenities prioritized
   - growth in suitable locations
2. **Housing**
   - Affordable housing choices for low-income people
3. **Local Economy**
   - Community economic development
4. **Health and Well-Being**
   - Support sense of community belonging, inclusion, dignity and safety
5. **Arts Culture and Heritage**
   - Community Arts and artists are supported and celebrated
6. **Transportation**
   - Transportation networks are convenient, comfortable, and safe
7. **Parks and Public Open Space**
   - neighbourhood safety and accessibility



The Victory Square neighbourhood is the transition area to the Central Business District and has a number of specific policy objectives, which the project directly addresses through the provision of Social Housing, an art gallery, and the repair of the Hastings Street Streetscape:

1. **Encourage new development with a wide range of housing types**, including market sale, social housing, secure market rental housing, and affordable home ownership.
2. **Foster growth as an emerging centre for arts, culture, and higher education uses**.
   - Seek opportunities for the low-income community to access, use and benefit from arts, culture, and higher education facilities and institutions.
3. **Review retail use continuity requirements on West Hastings Street**.

Woodward's Redevelopment & the Cohen Block

The Woodward's Redevelopment is a large-scale, mixed-use project encompassing almost an entire city block in Vancouver's Downtown Eastside and located directly across from the Abbott Street site. The proposed project has been conceived as an extension of the program and social mission of Woodwards.

Woodward's is unique in the history of Vancouver due to its inclusivity, social aspirations, scale and the partnerships required to successfully revitalize a previously abandoned department store.

One of the most complex mixed-use projects in the city's history, Woodward's multifaceted program demonstrates the many elements necessary for any liveable neighbourhood. Comprised of 1,000,000 ft² across four buildings, it integrates market and non-market housing, food and drug stores, retail, a public plaza, community non-profit space, federal and civic offices, a daycare, and is anchored by Simon Fraser University for the Contemporary Arts.

The Cohen Block rezoning application, on the same block as the Abbott Street building, is currently under city review and redevelops the Army and Navy department store buildings. The project proposes to provide 583 Market Rental and 155 below market rental units in two towers. The tallest tower proposed is 383.5' in height, similar to the Abbott Street tower proposal.

Woodward's Redevelopment

Cohen Block Rezoning Application

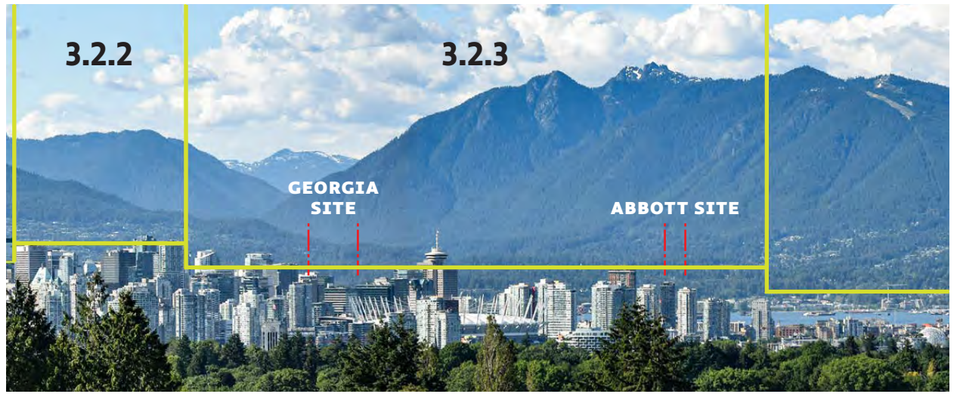
The Social Housing proposed on the Abbott Street site will reinforce and extend the mission of Woodward's and the Cohen Block while filling a vacant lot and reinforcing the continuity of the urban fabric to the east. It will provide much needed below market rental housing to the neighbourhood and contribute to the vitality of the area.

View Cones

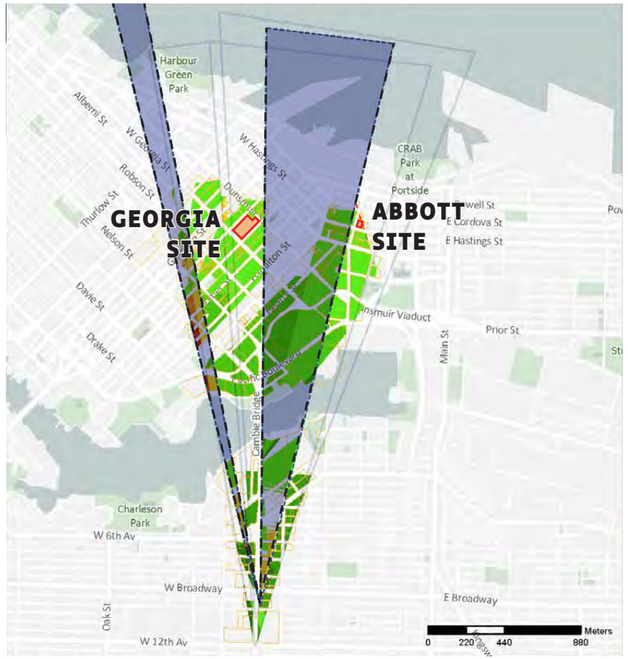
West Georgia Street

The proposed towers on West Georgia Street do not project into the primary viewcones, falling between Viewcones 9.1 and 9.2.

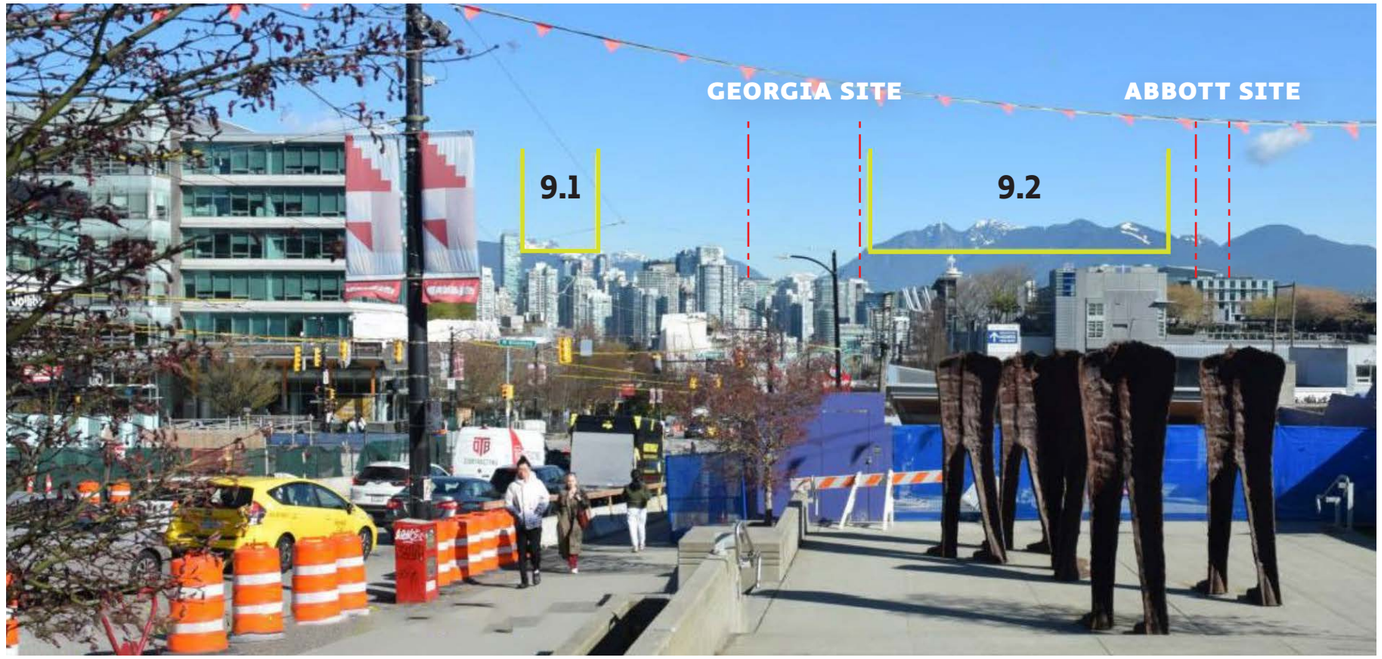
The proposed towers will project into the Queen Elizabeth Park Viewcone 3.2.3, which allows for encroaching towers to apply for a relaxation through compliance with the Higher Buildings Policy.



Viewcone 3.2.3



Viewcone 9.1 & 9.2



Viewcones 9.1 & 9.2

View Cones

Abbott Street

A small corner of the Abbott Street site is affected by Viewcone J1.1. The proposed tower projects into the edge of the viewcone by approximately 2 m. The tower would have been compliant with Viewcone J prior to the Viewcone Guideline revision in 2024.

The viewcone origin and angle was modified which increased its impact on the site. The project requests a relaxation to allow an encroachment based upon the original regulation. Moving the tower will impact the viability of the outdoor play space of the daycare on the podium. The tower will also encroach into the Queen Elizabeth Park 3.2.3 viewcone by 3.46 m. Woodward's is a precedent for a relaxation as it also projects into this viewcone.

Viewcone J

Viewcone J 1.1

Housing Strategy

Our proposal includes a mix of housing options in response to the City's housing goals and address the challenging rental and condo markets as well as the need for more Social housing.

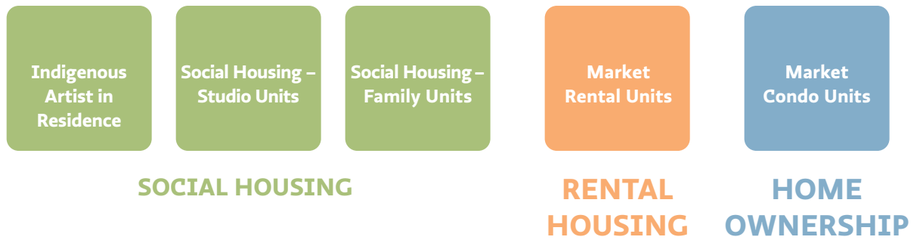
HOUSING MIX	Units	Area (ft²)	%
Market Housing	1,288	1,516,000	
Rental Housing	273	303,215	20% × Market Housing
Social Housing	378	305,271	20% × Market Housing

+ 273 units of Secured Rental housing, equal to 20% of the Market Condominium area, will be located at 501 West Georgia Street.

+ 1,288 units at 501 West Georgia Street will be strata units, to provide a range of housing options on the site and in response to the City's overall housing goals.

+ 378 units of Social Housing, equal to 20% of the area of the market condo residential, will be located on a dirt site at Abbott Street, including 3 Indigenous Artist-in-Residence units, 154 Family Units and 111 Studios.

+ A minimum of 35% of all units for the overall site will be two bedrooms or larger, and suitable for families with children.



See Section 4.1.1, pp 182–185, for detailed proposal.

Sustainability Strategy – Policy Summary

The project is aligned with Vancouver's goal to be the greenest city in the world.

Constructing and operating buildings accounts for a large proportion of the carbon pollution generated in Vancouver. We therefore need to change how our buildings are made, and to build for the future we want. The project aims to improve occupant comfort and health, while limiting dependence on fossil fuels and maintaining resilience for an uncertain future. The West Georgia projects are required to comply with both the Green Policy for Rezonings and the Higher Buildings Policy. They will connect to a Low Carbon Energy System and meet the following targets:

Performance Limits

The West Georgia Sites will meet the following aggregate performance limits for all uses:

Project Aggregate Target	TEUI (kWh/m²)	TEDI (kWh/m²)	GHGI (kgCO2 e/kWh/m²)
501 W Georgia – Residential	100	15	3.0
595 W Georgia – Hotel	129	32.3	3.9

Restaurants & Kitchens will be based on a NECB reference model.

See Section 3.2.1, pp 62–63, for specific targets by site.

Airtightness Testing

Airtightness is critical to reducing heat loss through the building envelope. The project will be designed and tested to meet targets more stringent than the one listed in the VBBL – Part 10 VBBL (10.2.2.21). We will target 0.2 L/s/m² of above grade wall area). The residential suite compartmentalization will also be tested.

Embodied Carbon Emissions 50% to 54% below City targets

The project will limit embodied carbon emissions **to approximately 50% below City of Vancouver requirements** and will prepare a whole-building life-cycle assessment (LCA) to determine embodied carbon in $kgCO_2e/m^2$.

Reduced Thermal Bridging

The project will use good building practices to minimize thermal bridging, which is critical to maintaining building envelope performance and reducing operational energy requirements.

High Performance Building Envelope

The building envelope will be designed to meet or exceed the project's performance limits and to reduce heating and cooling energy demand. This will be achieved by increasing the area and insulation value of opaque wall and roof assemblies and by using high performance window systems.

Landscaping & Biophilic Design

Landscaping is integral to the building design, bringing nature into the lives of guests and residents while providing benefits of habitat and reduced urban heating. Roofs and amenity areas are planted and accessible and urban agriculture included.

Verified Direct Ventilation

Outdoor air ventilation will be provided to all occupiable indoor spaces and will be designed to ASHRAE 62.1 to reduce occupant exposure to indoor pollutants by ventilating with appropriate flows of outdoor air.

On-site Central Energy Plant – Net Zero Operational Carbon

The sites at West Georgia Street will have an all electric centralized energy plant will create opportunities for heat exchange between commercial and residential uses as part of a District Energy system. The project will use a combination of geoexchange and air source heat pumps for heating and cooling and heat recovery from waste water to achieve **net-zero operational carbon**.

Ventilation Energy Recovery

The project will utilize Energy Recovery Ventilators (ERVs) to meet fresh air and ventilation requirements.

Low-Emitting Materials

To further improve indoor air quality within the building, healthier material options for interior finishes and coatings will be selected to limit the quantities of harmful volatile organic compounds (VOCs), which would be off-gassed after installation.

Energy Efficiency

Operational energy consumption will be reduced through the use of high performance systems for space and domestic hot water heating, extensive use of heat recovery ventilators and LED lighting throughout the building

Water Efficient Landscaping & Fixtures

Water will be conserved throughout the project. Carefully selected landscaping will minimize water loss and limit peak use in dry summers, and covers will reduce pool evaporation overnight. Low-flow fixtures will be utilized to limit usage.

Hotel Development Policy

In April 2025, the City approved an update to the Hotel Development Policy acknowledging the "urgent need to increase hotel supply in Vancouver." A 2022 study by Destination Vancouver found that approximately 10,000 hotel rooms are needed in Vancouver to close the gap between current and projected demand in 2050. If the city and region is not able to meet this demand it would result in the following economic impacts:

- 30.6 billion in foregone output
- $16.6 billion in forgone GDP
- 168,000+ FTEs of foregone employment
- $7.5 billion in forgone tax revenue for all three levels of government

The update to the Hotel Policy was accompanied by updates to the 'Central Business district (CBD) and CBD Shoulder Rezoning Policy' which lists additional criteria for the potential approval of residential uses in the CBD on large sites including:

Per 4.3.2

(a) All private rezoning applications are subject to the CAC Policy for Rezonings for the provision of public benefits such as affordable Housing and childcare...

Proposal includes both Social Housing – 20% of market residential – and a 37 space Childcare

(b) Site is large enough to accommodate the anticipated non-residential density in a stand alone building separate from residential uses...greater than 50,000 ft²

Both West Georgia Sites are over 50,000 ft² and the proposed hotel use is within a single building.

(c) The site is contiguous and does not span roads or lanes.

Both West Georgia sites are contiguous and meet the 50,000 ft² criteria despite being separated by a lane

(d) The amount of non-residential space equal to the maximum applicable from the DODP is achieved before of any market residential from density bonusing or heritage transfer.

The amount of non residential density proposed exceeds the maximum applicable for both sites. The hotel use is located on the 595 West Georgia site but the density provided is sufficient to provide over the 7 FSR required to meet the maximum of each of both 501 and 595 west Georgia sites.

SITE AREA (ft²)			NON-RESIDENTIAL AREA (ft²) REQUIRED IN CBD		
501 Georgia	595 Georgia	Total, both sites	Min. Required	Provided	Additional Non-res. Area
60,008.80	51,011.00	111,019.80	777,138.60	1,183,764	406,625
		FSR	7.00	10.66	3.66

(e) The non-residential building(s) must be positioned in the ideal office/ commercial location on the site, including consideration of providing frontage on key commercial arterials such as Georgia Street and access to rapid transit stations.

The hotel and its entry plaza is located directly on West Georgia Street and proposes a direct connection to a rapid transit station.

(f) The non residential uses of the development must be fully developed concurrently or prior to the residential uses

The intent is for the residential components to finance the development of the non-residential components.

Existing Hotel Supply

1. **St Regis Hotel**
   602 Dunsmuir Street
2. **Metropolitan Hotel Vancouver**
   645 Howe Street
3. **Rosewood Hotel Georgia**
   801 W Georgia Street
4. **Kingston Hotel**
   757 Richards Street
5. **Hilton Vancouver Downtown**
   433 Robson Street
6. **Victorian Hotel**
   514 Homer Street
7. **Delta Hotels Vancouver**
   550 W Hastings Street
8. **Fairmont Hotel Vancouver**
   900 W Georgia Street
9. **L'Hermitage Vancouver**
   788 Richards Street
10. **Blue Horizon Hotel**
    1225 Robson Street
11. **Hampton Inn & Suites**
    111 Robson Street
12. **Georgian Court Hotel**
    773 Beatty Street
13. **YWCA Hotel Vancouver**
    733 Beatty Street
14. **Sandman Hotel Vancouver**
    180 W Georgia Street
15. **Smithe House**
    225 Smithe Street
16. **JW Marriott Parq Vancouver**
    39 Smithe Street
17. **Moda Hotel**
    900 Seymour Street
18. **Rosedale on Robson Suite Hotel**
    838 Hamilton Street
19. **Hyatt Regency Vancouver**
    655 Burrard Street
20. **Days Inn by Wyndham**
    921 W Pender Street
21. **EXchange Hotel Vancouver**
    475 Howe Street
22. **Hyatt Regency Vancouver**
    655 Burrard Street
23. **Skwachàys Lodge**
    Indigenous Hotel and Gallery
    31 W Pender Street
24. **Azur Legacy Collection Hotel**
    833 W Pender Street

Project Site

3.0

PROPOSED DEVELOPMENT

Project Descriptions

The three project sites at 501 and 595 West Georgia Street and 388 Abbott Street will, as a group, provide a comprehensive mixed-use development that supports the City's and Metro Vancouver's goals to provide commercial job space in the Central Business district, increase hotel rooms downtown, and provide a broad spectrum of housing types including Social Housing, Rental and Residential at a major transit node.

The project is composed of 3 sites:

501 West Georgia Street consists of two towers on a 3-storey podium. The north tower is a 68-storey market residential building with a shared rooftop amenity deck. The 79-storey south tower has market rental at the base and market residential above. The podium rooftop is a shared outdoor amenity space for all residents. The podium consist of retail at grade and two levels of interior residential amenity space on levels 2 & 3. A mid-block mews connects to 595 W. Georgia Street plaza.

595 West Georgia Street is a 68-storey tower with a 8-storey commercial podium, a hotel tower above. The tower is topped by a publicly accessible rooftop observation deck and restaurant. The ground floor consists of a cafe / bar and restaurant as well as serving as the lobby for the hotel and conference facilities in the tower above. Level 2 of the podium has a lobby for access to the observation deck. Levels 3 to 8 consist of Conference facilities. The roof of the podium has an outdoor amenity for the hotel including a cafe / bar and indoor pool. Level 10 has additional conference meeting rooms; Levels 11 to 25 consist of 240 long term stay hotel rooms; and, levels 31 to 64 are for 680 short term stay hotel rooms.

388 Abbott Street, with an 8-storey podium and 38-storey tower above, is proposed to be 378 City-owned Social Housing units. Level 1 is proposed as a Community Amenity with a gallery and studios for First Nations artists. The podium above, levels 2 to 8, consist mainly of studio units. A 37-child Daycare is proposed at the podium roof level with associated outdoor play space. Levels 10 to 37 consist of a mix of 1 to 2 bedroom social housing units. Amenity rooms and outdoor amenity space is proposed on the roof of the tower.

Public Benefits include:

- 378 units of City-owned Social Housing on a dirt site
- 37 Child Daycare
- 273 new rental units
- 680 short stay and 240 long stay hotel rooms
- Total of 1,235,264 ft² of Commercial space
- 70,130 ft² Conference Centre
- Direct connection to Expo Line Transit Station
- First Nations Public Art integration
- 1,516,075 ft² market residential
- Publicly accessible Observation Deck
- Enhanced public realm with a large Plaza at grade
- Landscaped roof terraces
- On site Central Energy plant
- Enhanced Sustainability features to achieve net zero carbon operational
- 50% below City of Vancouver Low Carbon Energy targets

Project Proposal

The proposed project links three distinct sites, two on West Georgia Street and one at Abbott Street, into one Rezoning Report with each site contributing to the provision of program and benefits. Each site is a separate Rezoning Application.

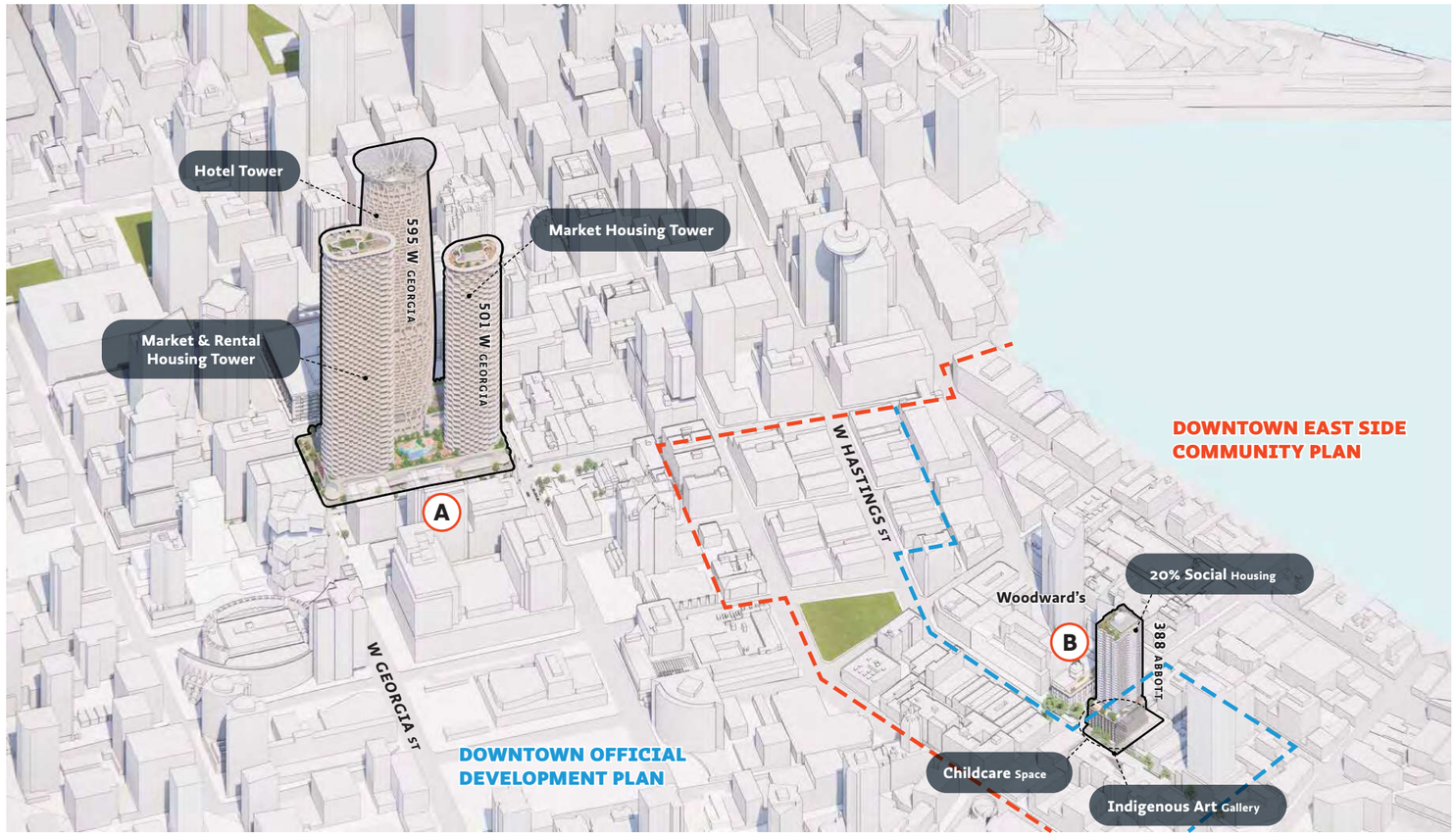
The Urban Design portions of this report will split the analysis into two sections:

Ⓐ **West Georgia Street Sites**
501 & 595 West Georgia Street

Ⓑ **Abbott Street**
388 Abbott Street

The West Georgia Street sites are directly adjacent and within the Downtown District zoning and will be addressed as one project.

The Abbot Street Site will be addressed separately in **Section B** as it is part of both the Downtown Development Plan and the Downtown East side Community Plan in the Victory Square Neighbourhood.



Ⓐ **West Georgia Street Sites**

Ⓑ **Abbott Street Site**

Sustainable Strategies – West Georgia Street

Buildings at the two sites will achieve net zero operational carbon and a 54% reduction in Embodied Carbon from COV Targets.

The two sites at West Georgia Street will share an on-site Central Energy plant to leverage the mix of uses and their varying seasonal demands to contribute to achieve net zero carbon operational and limit greenhouse gas emissions. The performance will be provided by a mix geoexchange wells and air source energy exchange in combination with heat recovery from sanitary, photovoltaics and high performance building envelopes.

Project Achieved	TEUI (kWh/m²)	TEDI (kWh/m²)	GHGI (kgCO2e/kWh/m²)
501 W Georgia – Residential	58.7	12.0	0.6
595 W Georgia – Hotel	88.6	16.2	3.4

Renewable Energy

- Geothermal energy wells
- On-site Central Energy Plant
- Energy Exchange between commercial and residential uses for heating and cooling to eliminate reliance on fossil fuels
- Sewage heat recovery
- Photovoltaics
- Ambient air energy exchange
- Elevators generate power through regenerative braking

Embodied Carbon

- 54%+ reduction in embodied carbon emissions from the COV Absolute Path ECI of 400 kg CO2e/m² by using:
  - Recycled steel
  - Low-carbon concrete
  - Eco-friendly insulation
  - Locally sourced materials
  - Life-cycle Assessment
  - Deconstruction and Reuse

Health & Wellness

- Indoor Air Quality
  - Low VOC materials
  - Advanced air filtration
  - Efficient air ventilation
  - Indoor gardens
  - Greenwalls
  - Natural light
- Prioritize Active Living
  - Fitness Centre with full-size swimming pool
  - Bike storage
- Community & Social Interaction
  - Publicly accessible ground level atrium and lounge spaces
  - Rooftop gardens
  - Permeable mid-block connections
  - Rooftop landscapes including pools for recreation

Energy Efficiency

- High performance Envelope
- Triple Glazed Windows
- Increased Insulation
- Passive solar Design
- Thermally-broken balconies

Green Power

- Green power credits to offset any residual energy needs, if required

Smart Building Systems

- Real time energy management system
- Smart meters and IoT devices

Sustainable Strategies – Abbott Street

The Abbott building will also achieve net zero carbon operational and limit greenhouse gas emissions and a 50% reduction in Embodied Carbon from COV targets.

The performance will be provided by air source energy exchange in combination with heat recovery from sanitary, photovoltaics and high performance building envelopes.

Project Achieved	TEUI (kWh/m²)	TEDI (kWh/m²)	GHGI (kgCO2 e/kWh/m²)
388 Abbott	92.2	40.3	1

Embodied Carbon

- 50% reduction in embodied carbon emissions from the COV Absolute Path ECI of 400 kg CO2e/m² by using:
  - Recycled steel
  - Low-carbon concrete
  - Eco-friendly insulation
  - Locally sourced materials
  - Life-cycle Assessment
  - Deconstruction and Reuse

Energy Efficiency

- High performance Envelope
- Increased Insulation
- Passive solar Design

Renewable Energy

- Sewage heat recovery
- Photovoltaics
- Ambient air energy exchange

Health & Wellness

- Indoor Air Quality
  - Low VOC materials
  - Advanced air filtration
  - Efficient air ventilation
  - Natural light
- Prioritize Active Living
  - Rooftop landscapes
  - Bike storage
- Community & Social Interaction
  - Community Art Gallery and art studio spaces at grade
  - Rooftop gardens

Green Power

- Green power credits to offset any residual energy needs, if required

Program Area Summary

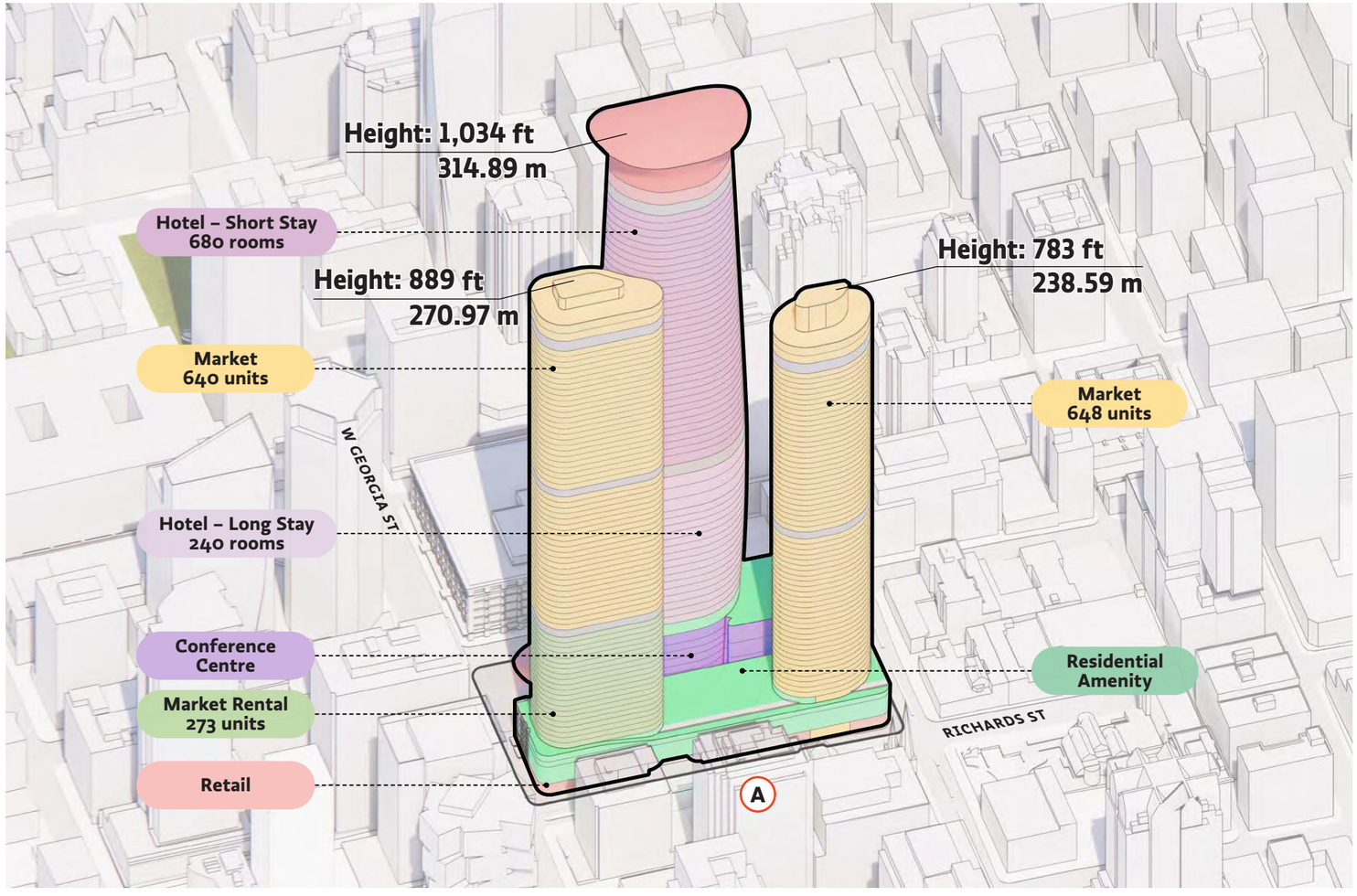
(A) 501 & 595 W Georgia Street

The West Georgia Street sites are proposed to have a commercial tower with hotel, retail and a conference centre as well as residential towers with market condo, Rental and retail.

A base amount of rental, 20% of the market condo area is proposed. In order to allow for fluctuations in market conditions, it is proposed that the zoning allow for the flexibility to convert market condominium area to rental without requiring a future rezoning.

Social Housing, the equivalent of 20% of the Market Residential, is proposed for the Abbott Street site.

- Retail
- Hotel – Short Term Stay
- Hotel – Long Stay
- Market Condominium
- Market Rental
- Residential Amenity
- Public Observation Deck & Garden
- Conference Centre



(A) West Georgia Street Sites

Project Statistics

501 & 595 W Georgia Street

501 W GEORGIA – Residential	**Permitted**		**Proposed**		
Site Area			**5,575.0 m²**	**60,008.8 ft²**	
FSR	7.0		**31.29**		
FSR Area	39,025.0 m²	420,061.6 ft²	**174,426.0 m²**	**1,877,505.4 ft²**	
FSR Area Summary					
Market Condominium			**140,848.0 m²**	**1,516,075 ft²**	
Market Rental			**28,169.6 m²**	**303,215 ft²**	
Retail			**3,705.2 m²**	**39,882 ft²**	
Total Interior FSR Area			**172,722.7 m²**	**1,859,172 ft²**	**30.98 FSR**
Balcony FSR Area			**0**	**0**	
Exterior FSR Area			**1,703.2 m²**	**18,333 ft²**	
Total Exterior FSR Area			**1,703.2 m²**	**18,333 ft²**	
Total FSR Area			**174,426.0 m²**	**1,877,505 ft²**	**31.29 FSR**
FSR Exclusion Summary					
Amenity			**8,991.8 m²**	**96,787 ft²**	
Residential Storage			**4,759.7 m²**	**51,233 ft²**	
Total FSR Exclusions			**13,751.5 m²**	**148,019 ft²**	
Gross Floor Area Summary					
Total Gross Floor Area			**186,474.2 m²**	**2,007,192 ft²**	
Excluded Below Grade Area			**54,011.0 m²**	**581,369 ft²**	
Total Gross Constructible Area			**240,485.2 m²**	**2,588,561 ft²**	
	Excl. (12% of Resid. FSR)				
Balcony Area	20,282.11 m²	218,315 ft²	**20,180.7 m²**	**217,223.3 ft²**	
Height					
North Tower	91.40 m (300 ft)		**238.59 m (783 ft)** **269.35 m – Geodetic**		**69 storeys**
South Tower	91.40 m (300 ft)		**270.97 m (889 ft)** **303.05 m – Geodetic**		**80 storeys**

595 W GEORGIA – Commercial	**Permitted**		**Proposed**		
Site Area			**4,739.04 m²**	**51,011 ft²**	
FSR	7.0		**24.13**		
FSR Area	33,173.28 m²	357,074 ft²	**114,366.28 m²**	**1,231,028 ft²**	
FSR Area Summary (incl. shared)					
Hotel			**107,046.35 m²**	**1,152,237 ft²**	
Observation Deck			**4,924.85 m²**	**53,011 ft²**	
Retail			**2,341.10 m²**	**25,199 ft²**	
Total Interior FSR Area			**114,312.29 m²**	**1,230,447 ft²**	**24.12 FSR**
Balcony FSR Area			**0**	**0**	
Exterior FSR Area			**53.99**	**581**	
Total Exterior FSR Area			**53.99**	**581**	
Total FSR Area			**114,366.28 m²**	**1,231,028 ft²**	**24.13 FSR**
FSR Exclusion Summary					
Amenity			**0**	**0**	
Residential Storage			**0**	**0**	
Total FSR Exclusions			**0**	**0**	
Gross Floor Area Summary					
Total Gross Floor Area			**114,312.29 m²**	**1,230,447 ft²**	
Excluded Below Grade Area			**28,287.94 m²**	**304,489 ft²**	
Total Gross Constructible Area			**142,600.23 m²**	**1,534,936 ft²**	
	(12% of Res .FSR)				
Balcony Area	0	0	**0**	**0**	
Height	91.40 m (300 ft)		**314.89 m (1,034 ft)** **346.00 m – Geodetic**		**68 storeys**

Design Inspiration

The architectural expression of the proposed towers tell a story that is unique to BC and our place in the world and symbolic of the importance of nature and sustainability to our future survival.

The BC Westcoast is the inspiration for the design of the architecture and is reflected in the landscaping that permeates both the exterior and interior spaces.

Key principles that guided the design:

1. **Metaphor** – The project tells a story that is unique to BC's place in the world and speaks to the issues of a supertall tower.

2. **Defining the skyline** – A unique building worthy of defining the Vancouver skyline.

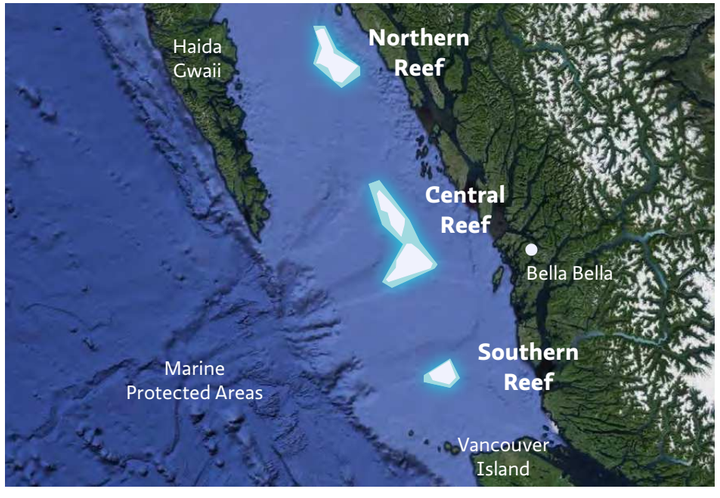
3. **Poetics** – The metaphor is expressed poetically and pragmatically to the project.

4. **Building program & expression** – The concept is expressed in relationship to the various buildings and programs.

Glass Sponge

The glass sponge inspired the project and is unique to British Columbia. Glass sponges exhibit a combination of qualities including: an environmental role of filtering water and supporting underwater life; a strong and lightweight structure; and, an aesthetically beautiful crystalline form.

Discovered in 1987, there are over 1,000 km² of 9,000 year old glass sponge reefs in the waters of off the BC Coast – the largest concentration in the world. Thought to be extinct, the glass forms are very fragile and efforts have been made to ensure that they are not destroyed by fishing vessels.

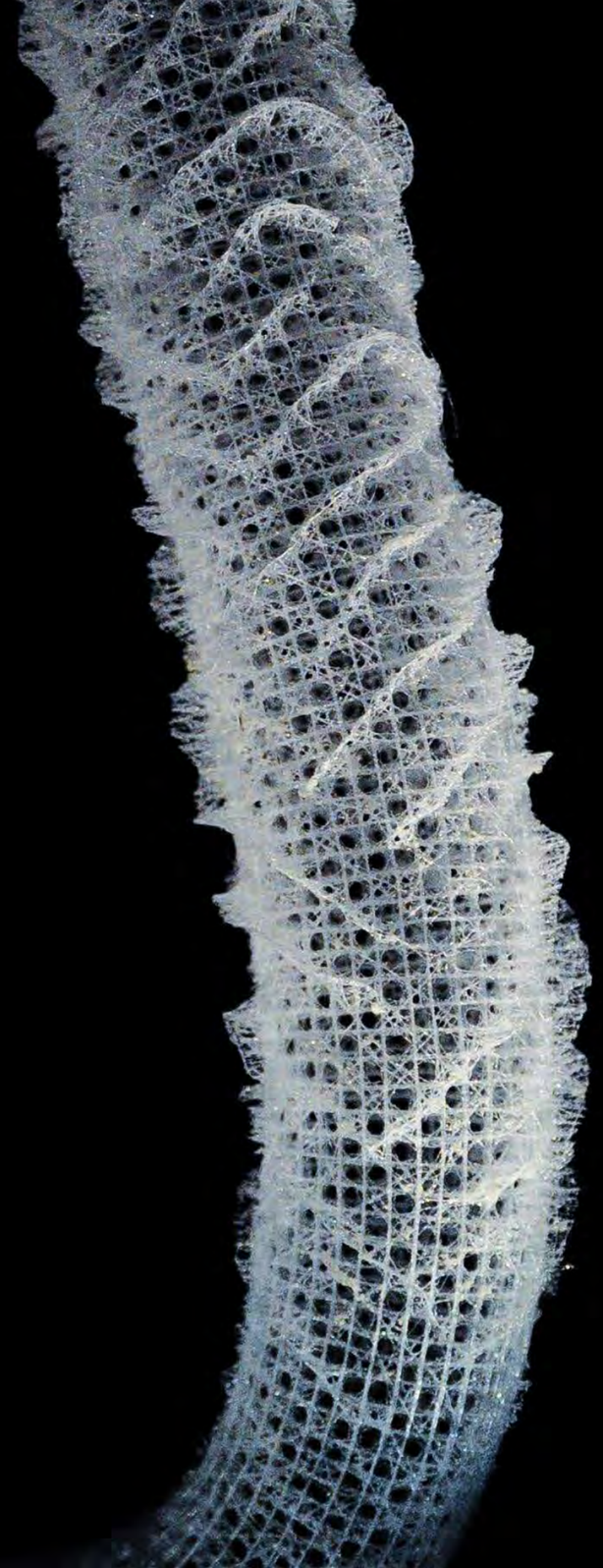


Glass Sponge – **Structure & Ecology**

Glass sponge reefs provide shelter for marine life including rock fish and shrimp, store carbon on the ocean floor, filter bacteria out of the water, and fertilize the ocean.

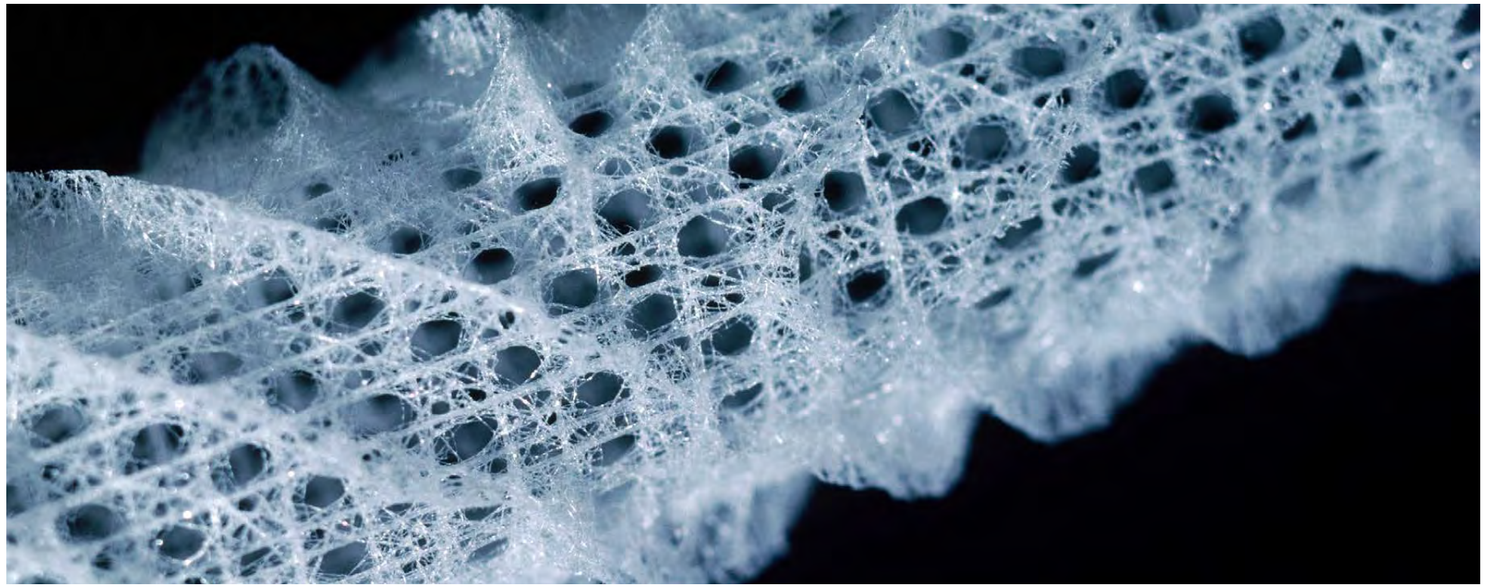
The sponges filter silica from the water and create intricate skeletons that filter bacteria from the seawater.

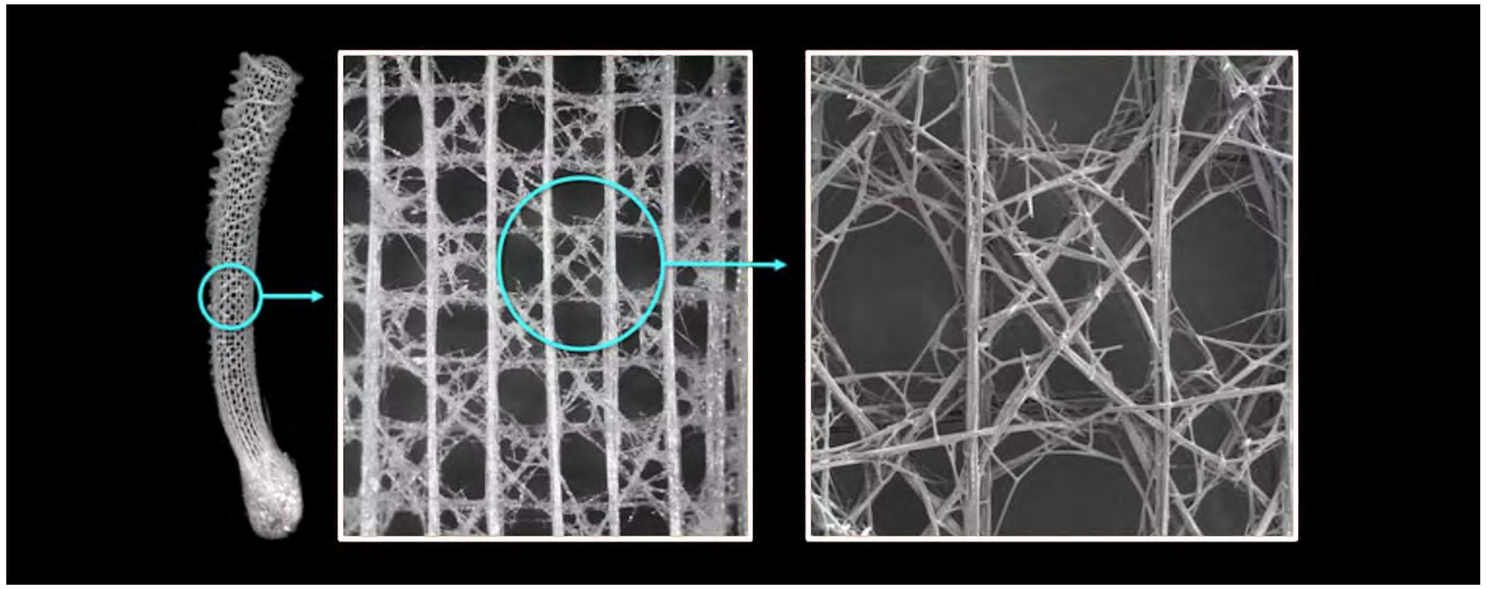
The glass forms and exoskeleton are the inspiration for the project, both in form and texture as well as the building sustainability.



Glass Sponge – **Structural Inspiration from Harvard**

Not only are the forms inspiring, but the physical structure of these sponges are being explored by researchers at Harvard as inspiration for innovative structural concepts to be applied to buildings.





Marine sponges inspire the next generation of skyscrapers and bridges

September 21, 2020

Bioinspired architecture could pave the way for stronger, lighter structures

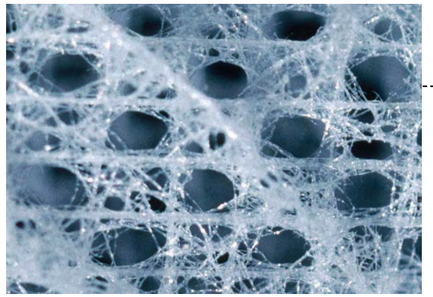
WYSS INSTITUTE
for Biologically Inspired Engineering

Program & Expression

The program typologies suggested different ways that the sponge metaphor can be applied to each building, responding poetically and pragmatically to the skin expression.

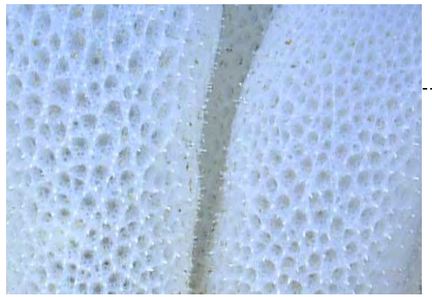
1 Hotel tower

- **Symplasma exoskeleton structure**
  Pulls the structure to the face of the building allowing for column-free spaces
- *The diagrid geometry addresses gravity and lateral loads with less material*



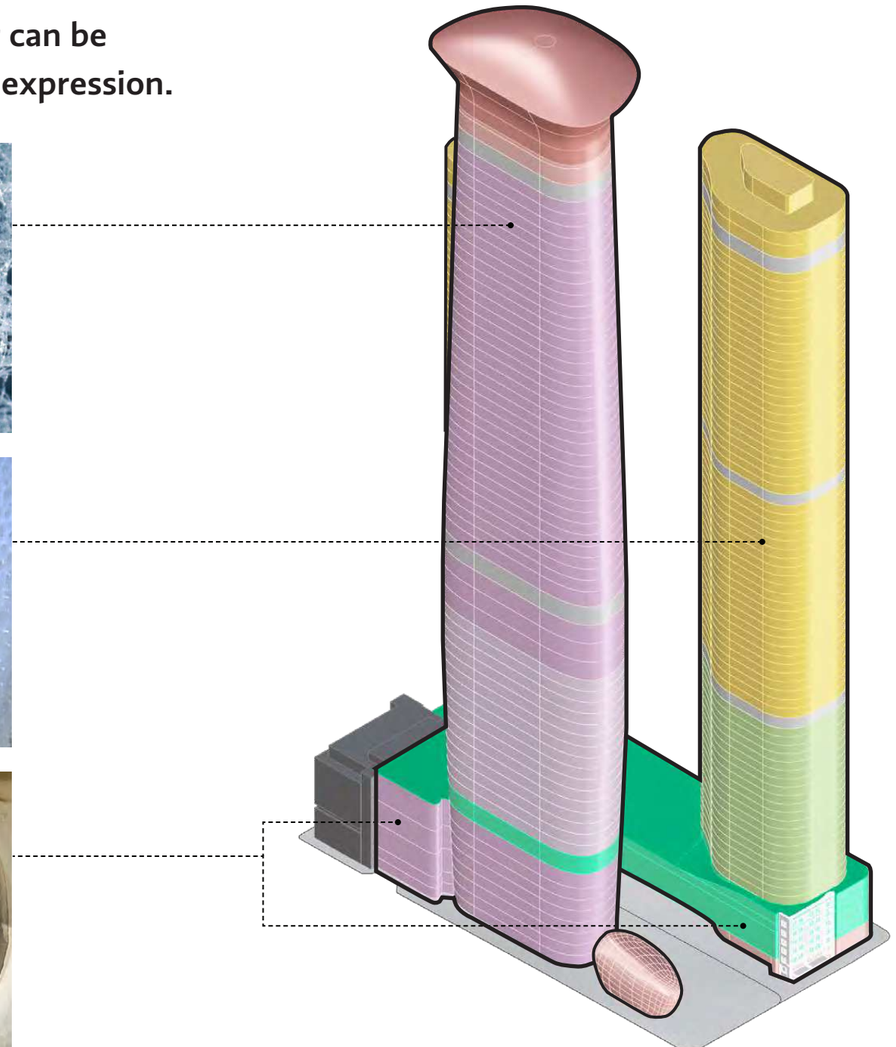
2 Residential Towers

- **Applied organic sea sponge balcony screens**
  The balconies are expressed as a sculptural screen



3 Retail / Public Podium

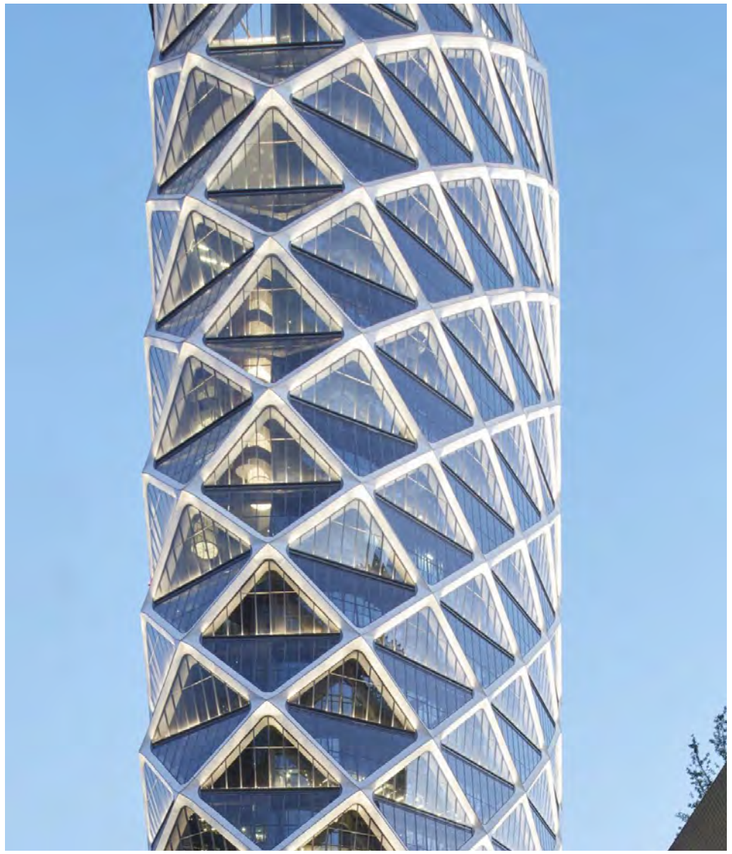
- **Carved weathered stone**
  Podium and interiors are conceived as sculpted landscape

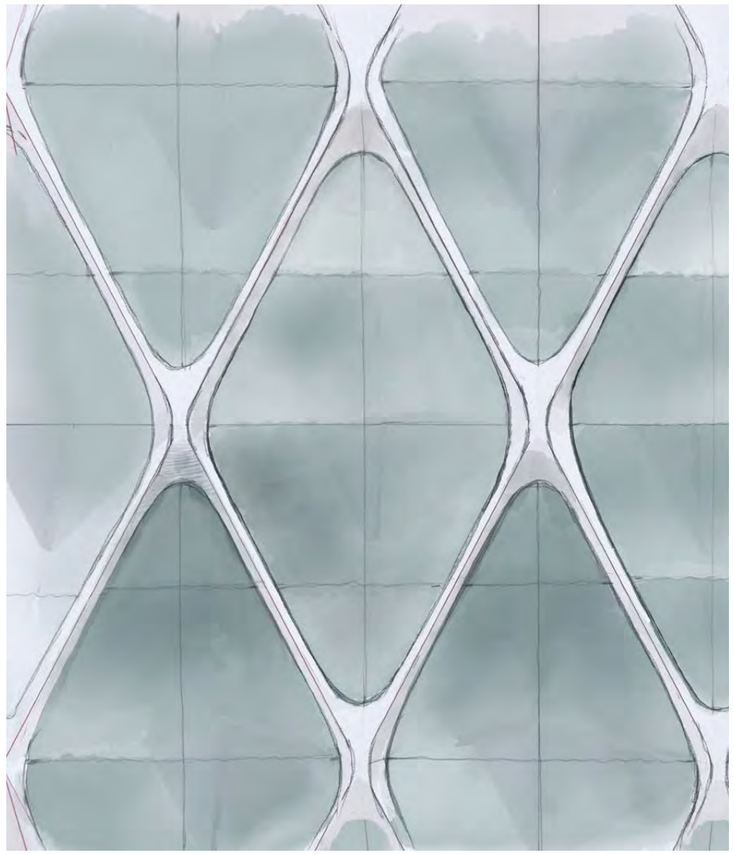


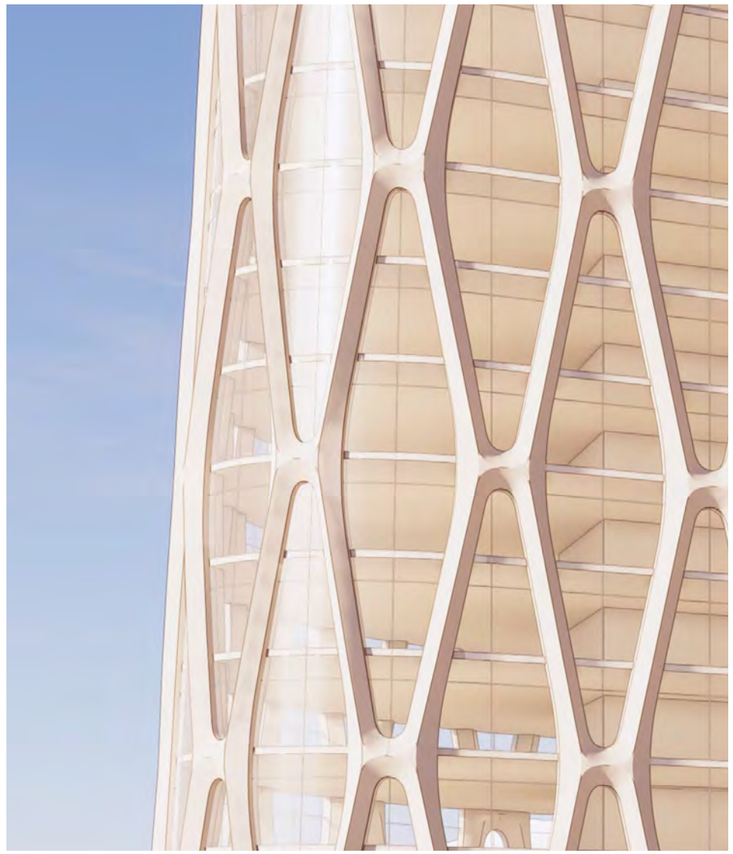
Hotel – Steel Structure

The grid-like pattern of the sponge exoskeleton is expressed in the structural diagrid exoskeleton wrapping the tower skin.

The filigree pattern is not only an aesthetic expression, but the diagonal grid structure outside of the building also maximizes the usability of the space inside by reducing the size of the internal structure.

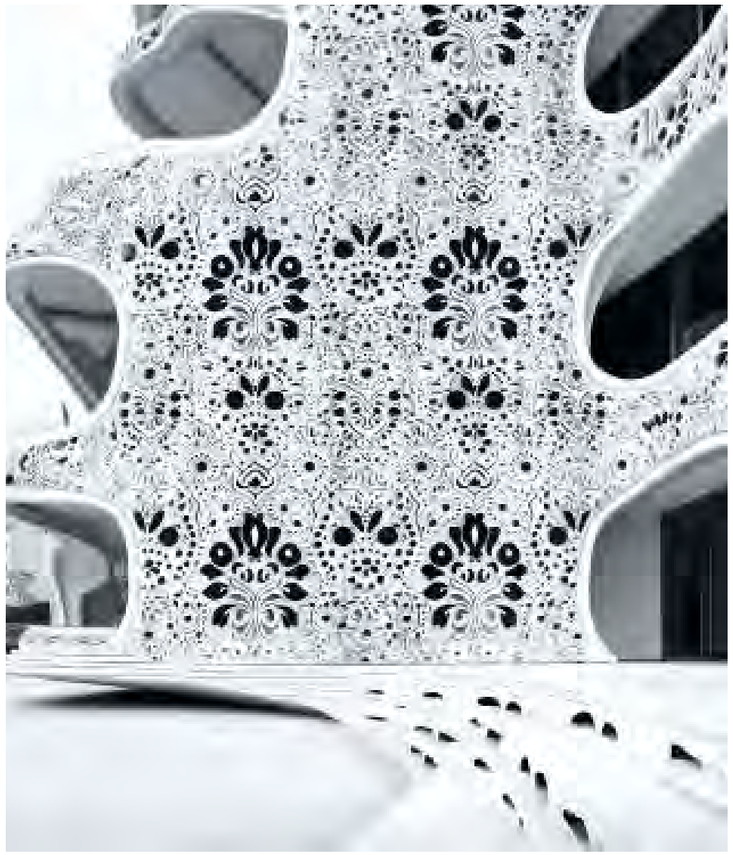


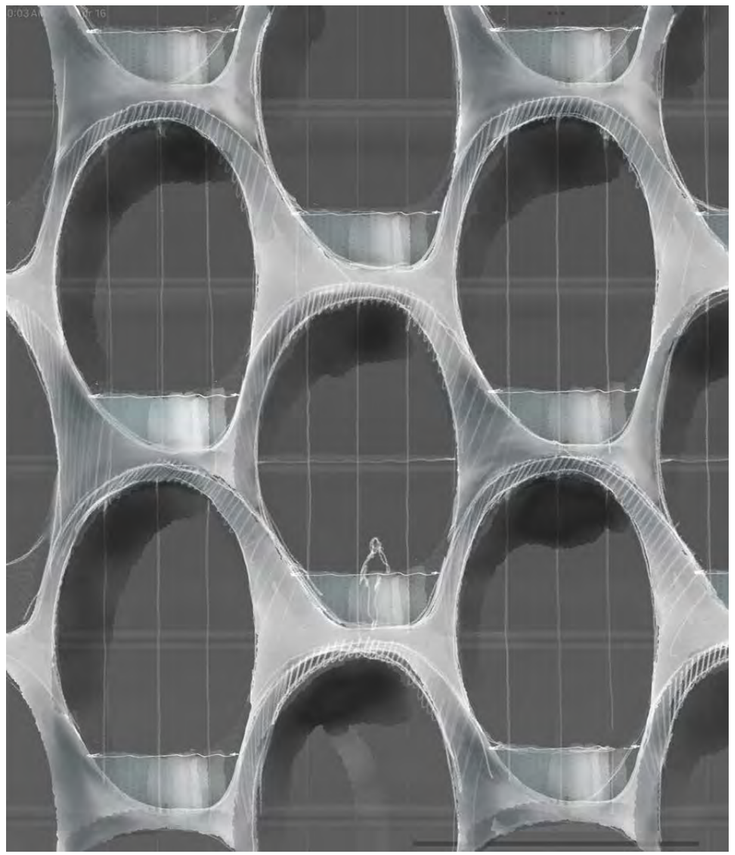




Residential Towers – Concrete Construction with Decorative Steel Balconies

The balconies are expressed as an articulated filigree skin applied to the outside of the tower envelope, creating an undulating facade reminiscent of the coral-like shapes of the glass sponges.

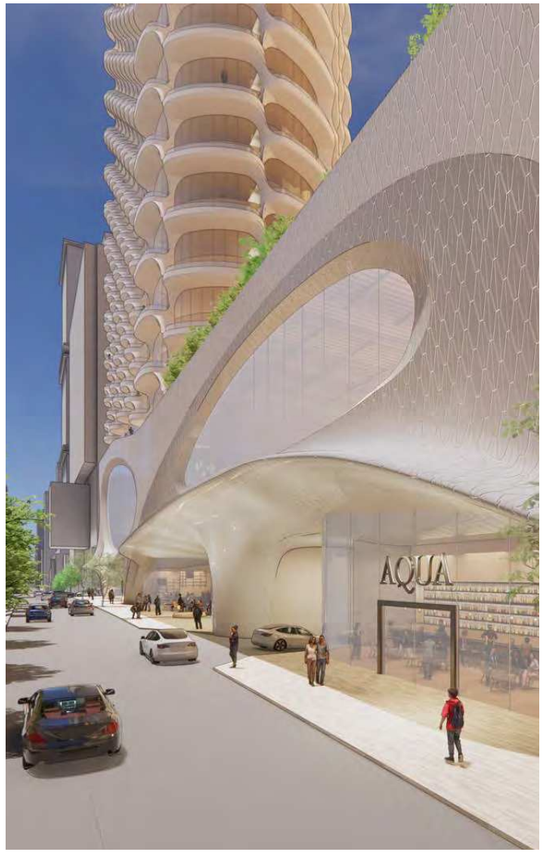




Podium Expression

The podium and interior design are inspired by the coral reefs and underwater habitat where the glass sponges exist.

The podium forms are conceived as solid masses within which spaces and openings have been carved to create cavernous rooms as well as windows and doors. The mass is proposed to be composed of a ceramic tile system consistent with the materiality of the buildings within the immediate context such as the terracotta exterior of the Bay and Randall buildings, and the stone of Christ Church Cathedral.



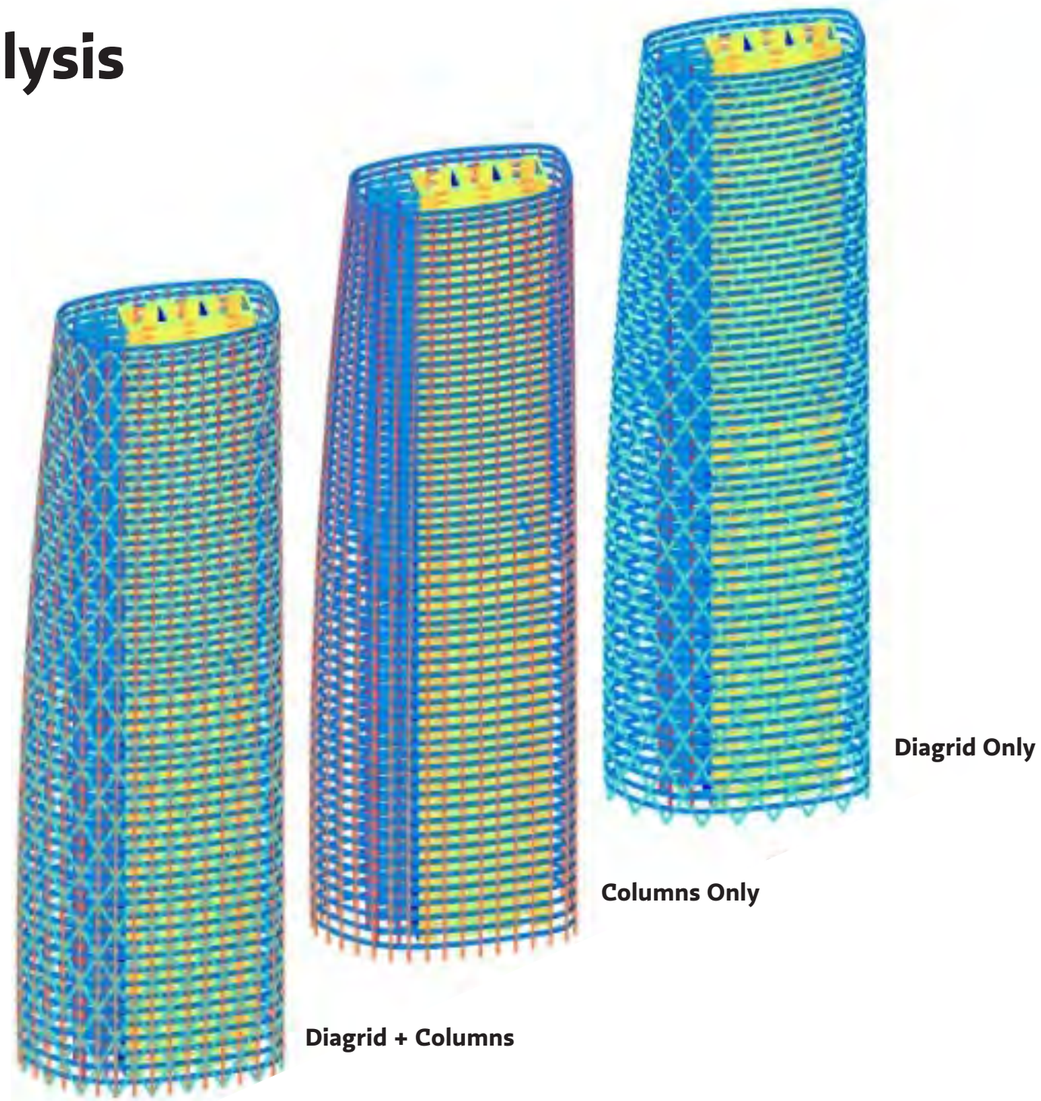
ARUP – Preliminary Structural Analysis

Arup, a world class engineering practice that has worked on many of the world's most iconic buildings, is part of the team and is providing their expertise on the structural, elevator, wind analysis, facade maintenance and low carbon design implementation.

The Arup team have provided input on the design of the towers and the structural implications of the diagrid system inspired by the glass sponge structure.

The Hotel tower is proposed as a steel structure with a concrete core which allows for more flexible column free layouts and lighter structure. The diagrid shell provides both gravity and lateral structural support within one structural system, further reducing material and weight.

The GFRP cladding covering the steel diagrid structure is proposed to be supported on a unitized triple glazed curtain wall skin that fully wraps the building envelope, ensuring that cold bridging is minimized.



Structural Option Exploration

Tall Tower Parameters

The form and infrastructure of supertall towers that approach 300m in height are affected by pragmatic and functional requirements that differentiate them from the typical 30 to 40 storey towers in Vancouver.

Tall towers typically have a mix of uses to take advantage of the increased floor area, with stacked programs and the concentrated density requiring additional infrastructure to address elevator, structural, and mechanical demands. The resulting lower net-to-gross area is offset in part through larger floorplates and additional floors for service rooms.

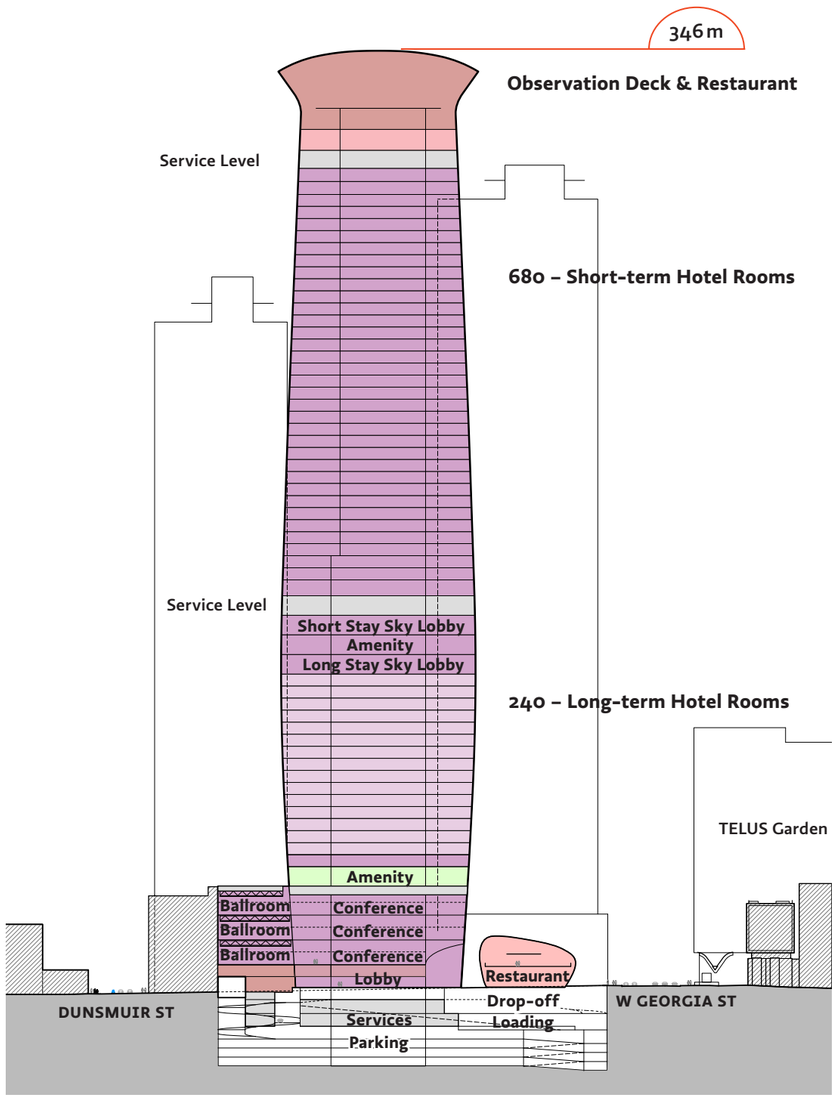
The building core in a supertall tower is proportionally larger due to:

- **Number of Elevators**
- **Structural Requirements**
- **Mechanical and Electrical Requirements**
- **Larger Service Shafts**
- **Floorplate Efficiency**

Stacking Programs
595 West Georgia Street

The building height allows a number of programs to be stacked vertically, rather than being split into separate structures allowing for more efficient use of the site. Each building has several layers of program, each requiring independent access for security and efficiency.

595 WEST GEORGIA STREET	
LEVEL	PROGRAM
66–68	Observation Deck / Restaurant
65	Service Level - Building Maintenance Unit – Tuned Mass Damper
31–64	Hotel – Short Term
30	Service Level - Mechanical and Electrical
26–29	Hotel – Lobby / Services
11–25	Hotel – Long Term Stay
10	Meeting Rooms
9	Hotel Amenity
3–8 & 10	Conference Centre
2	Observation Deck Lobby
1	Lobby / Lounge
P1	Services
P2	Drop Off & Connection to Transit Station
P3	Loading / Services
P4–P7	Commercial Parking



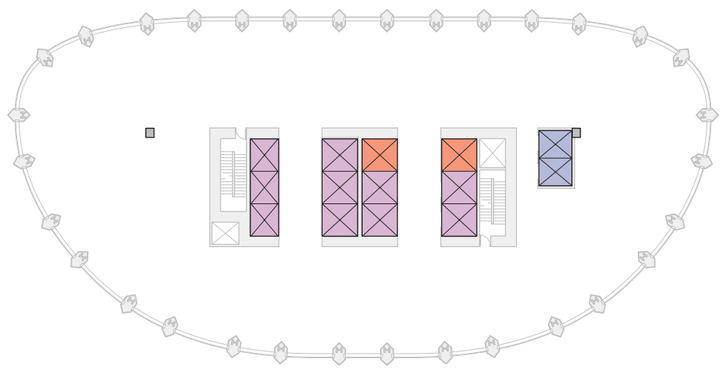
Tall Tower Parameters

Number of Elevators

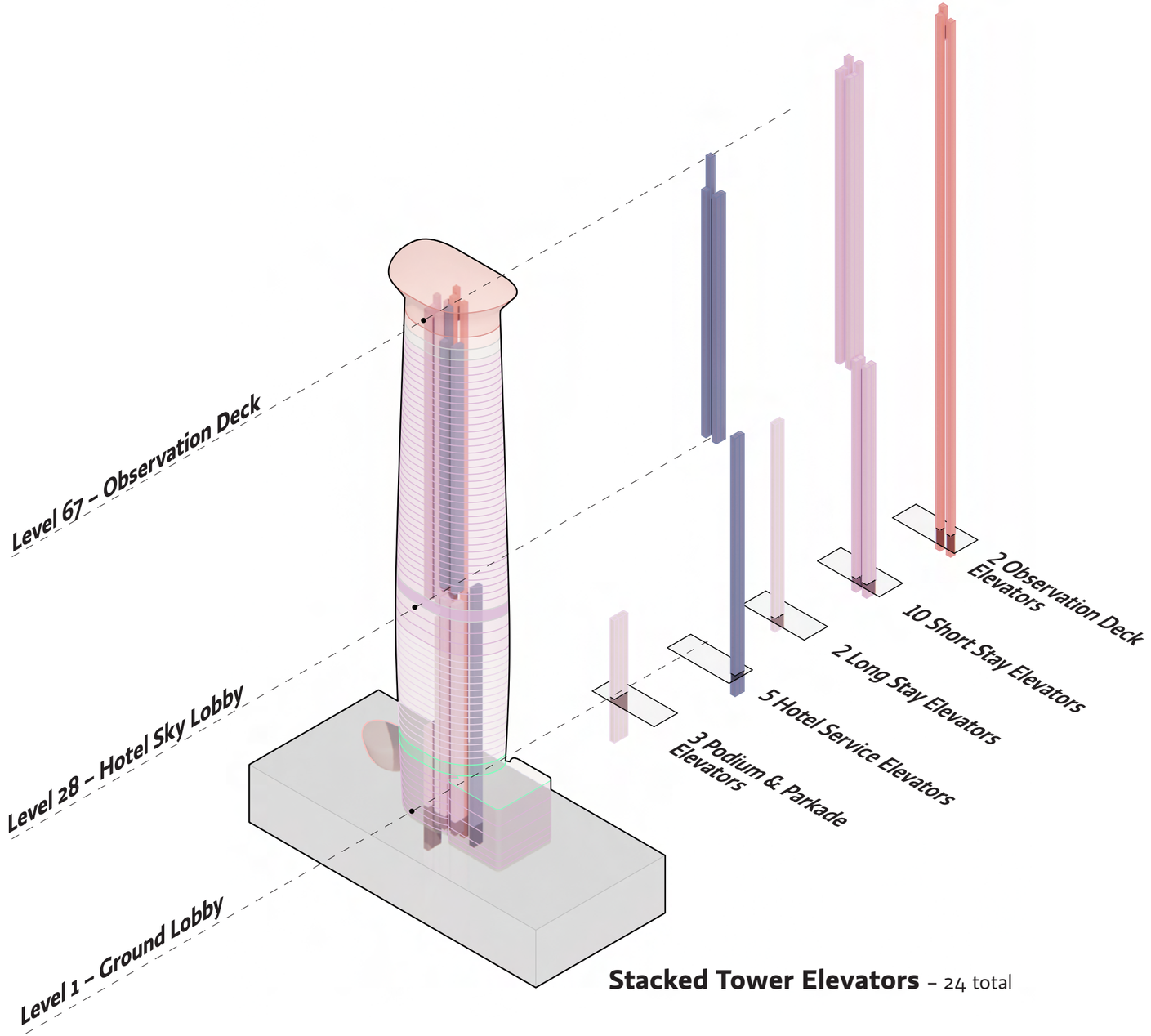
Long elevator travel times to the upper floors require additional lifts and express shuttle elevators to minimize waiting times.

Stacked programs such as hotel use over conference uses require separate elevators to each use for security and efficiency. Additional service elevators are required to each program space to separate the public from goods movement and security.

Elevators are stacked within the same shaft where functionally possible to minimize the core size. In this case, the main Hotel lobby is located on Level 28 above the long term stay hotel levels. An express elevator will take guests to this level where they will transfer to local elevators that reach the hotel suite levels above. The local elevators are within the same shaft as the conference elevators that terminate several floors below.



Elevator Core (14 cabs) – Typical Short Stay Hotel Floor Plan



Stacked Tower Elevators – 24 total

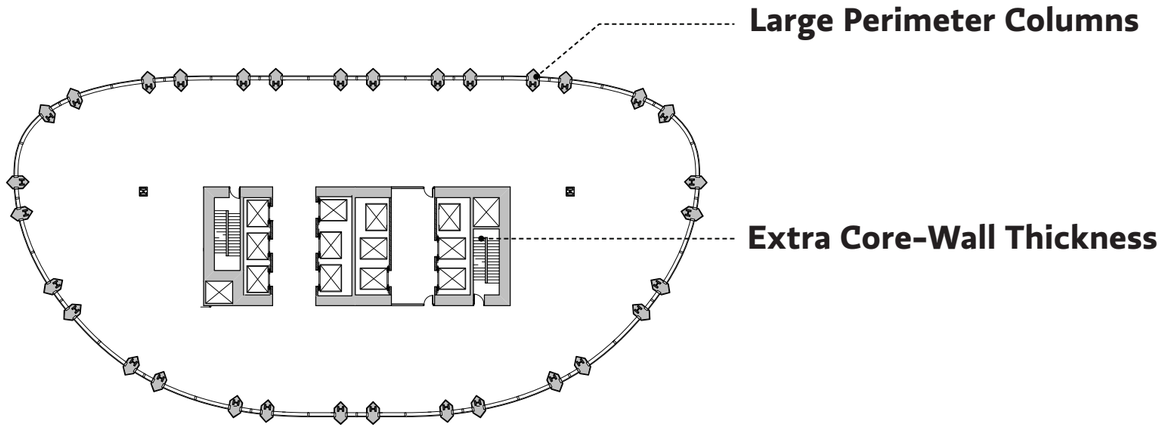
Tall Tower Parameters

Structural Requirements
Structure around the core and columns must be larger to address the large number of storeys, affecting usability of spaces, especially on lower floors.

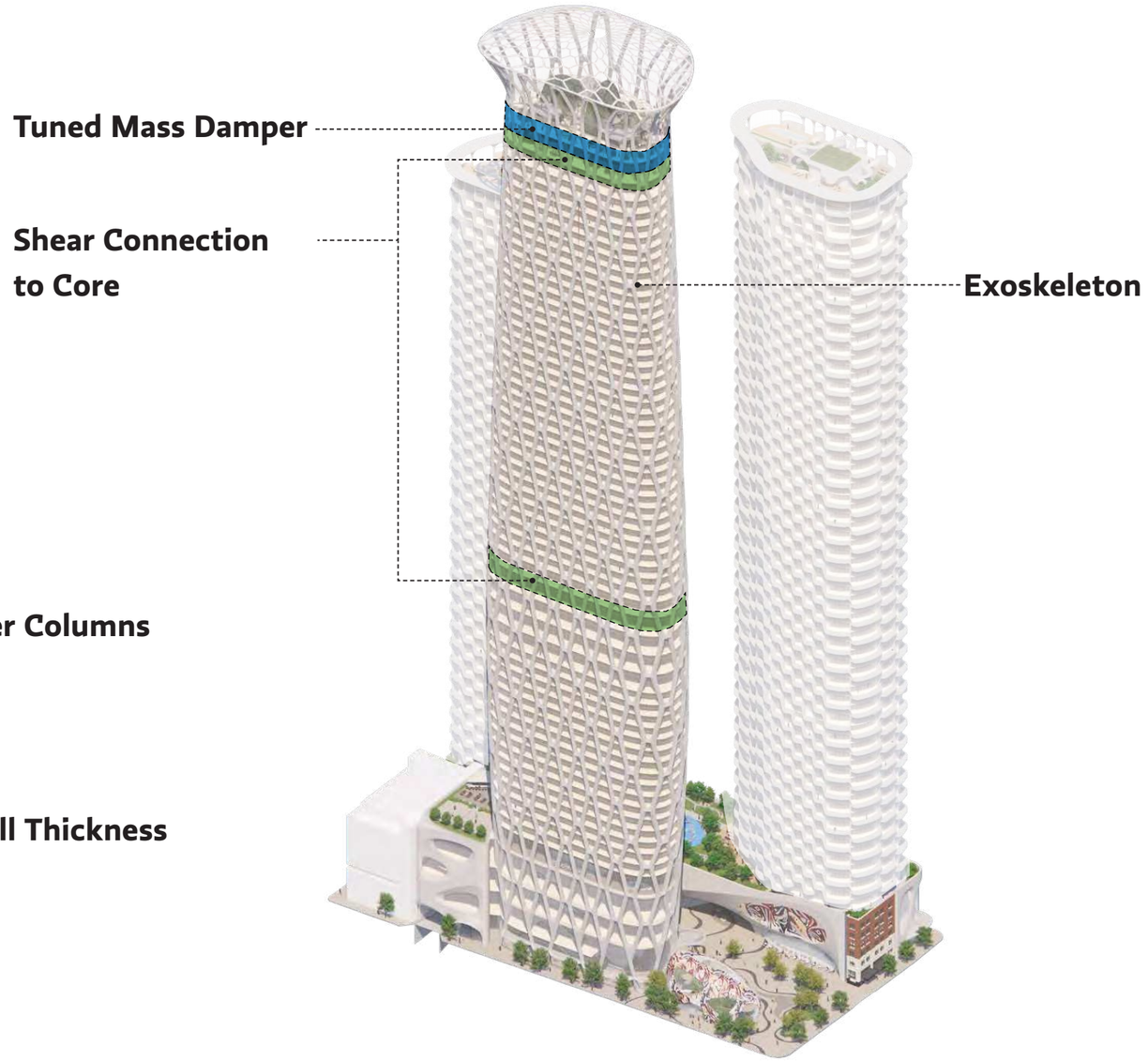
Lateral movement from wind and seismic forces require additional structural shear resistance and floor space for a “tuned mass damper” occupying floor area near the top of the tower.

Steel structure is normally used around a concrete core for commercial towers where possible to lighten load on footings. Beams and joists require additional floor to floor heights for services distribution.

The diagrid structural system proposed on the facade addresses gravity and lateral forces to minimize the size of internal core walls.



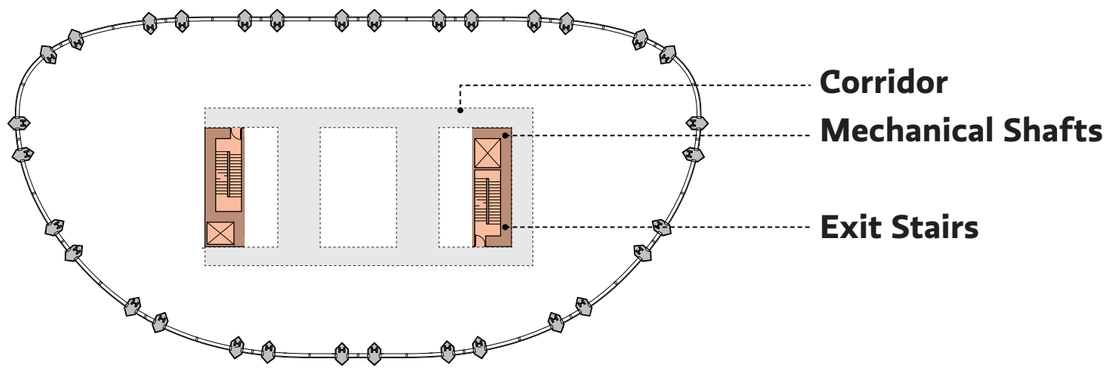
Main Structure – Typical Hotel Floor Plan



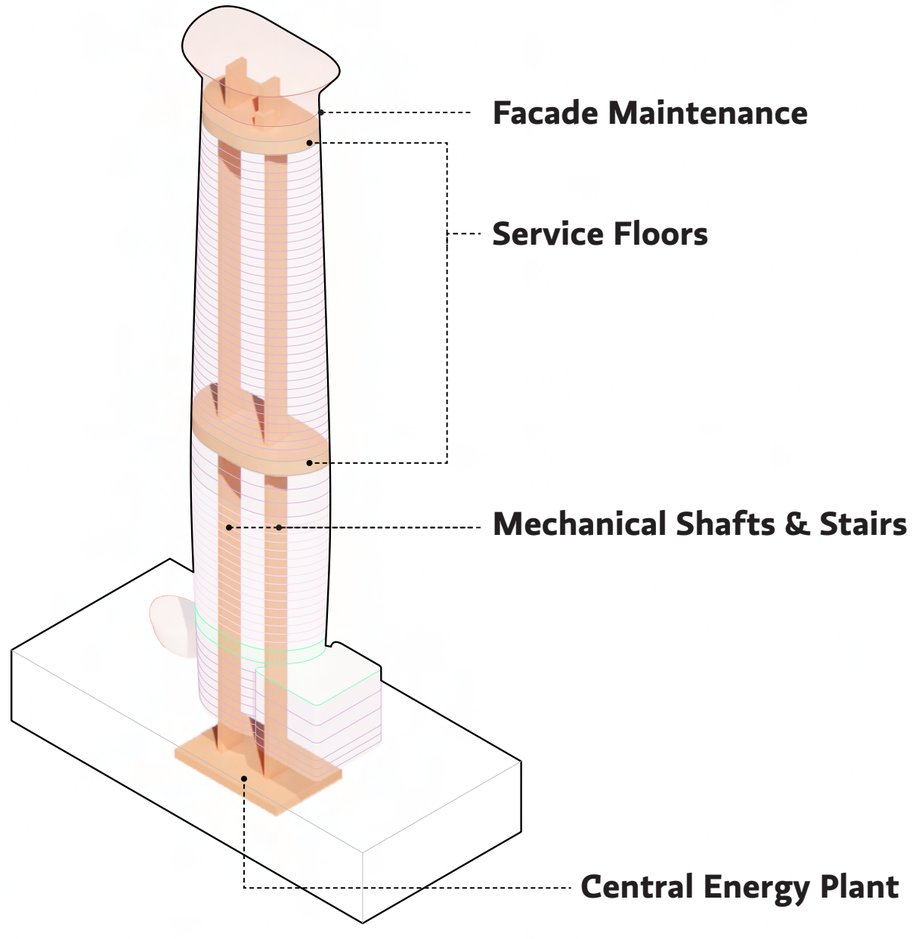
Tall Tower Parameters

Service Floors
Service floors are required every 20-30 storeys for mechanical equipment, pumping water to floors above, window washing equipment, and electrical servicing.

Mechanical, Electrical & Circulation
Washrooms and shafts for water, air, and electrical services impact the usable floor area. Circulation space for exiting, elevator lobbies, and corridors further impact the net space available.



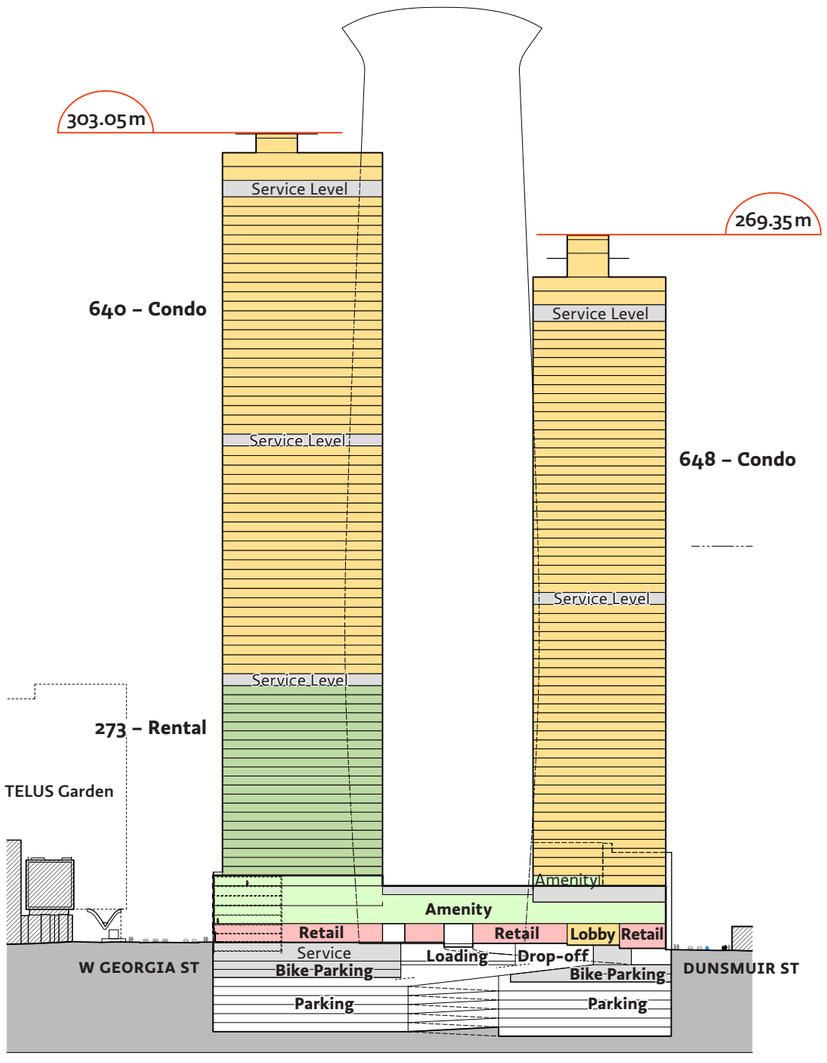
Required Service Spaces – Typical Hotel Floor Plan



Stacking Programs
501 West Georgia Street

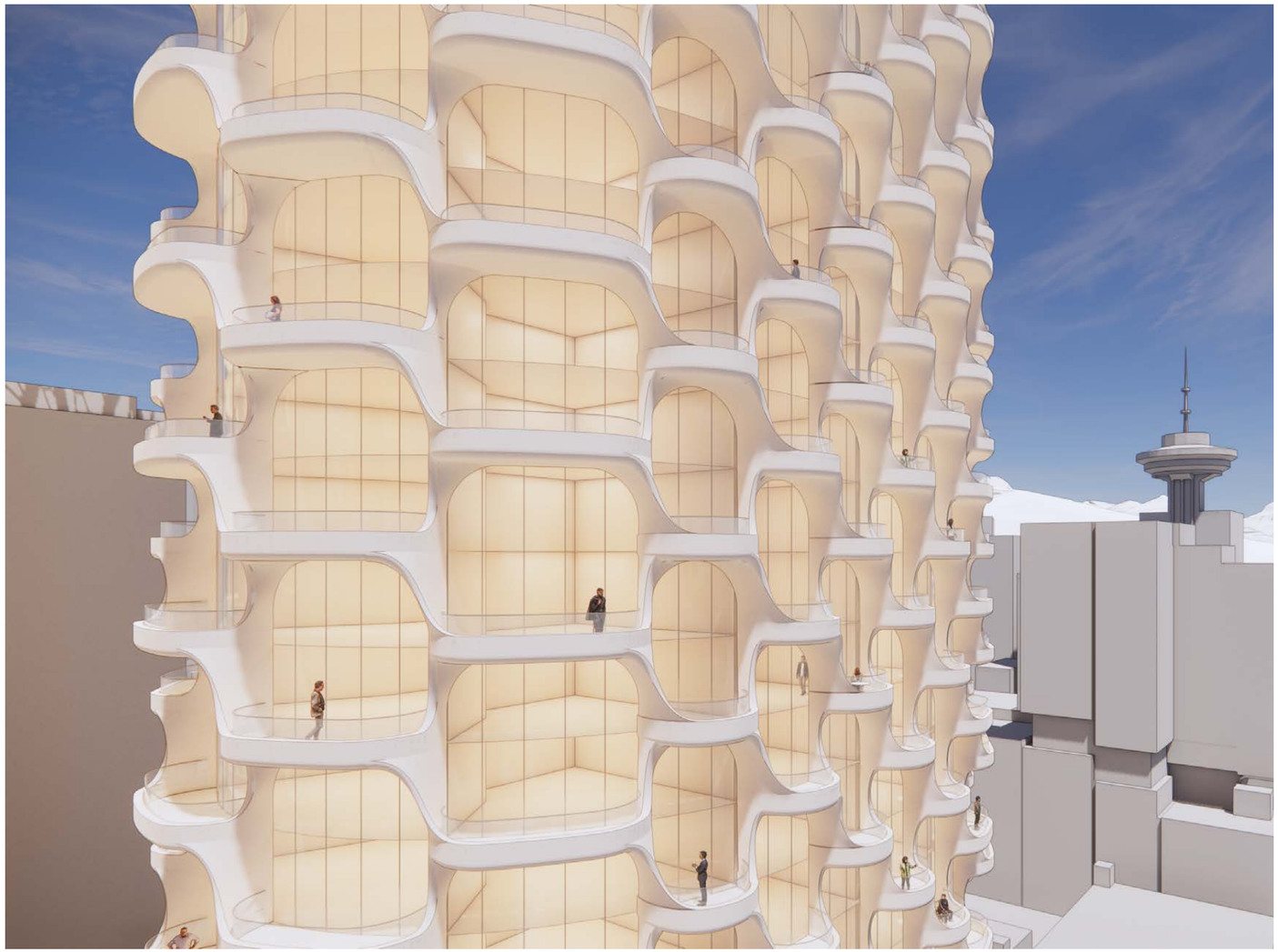
The two residential towers along Richards Street have a mix of rental and market condominium that will share lobbies, elevators and amenities. The number of elevators and the additional structure require larger floorplates to ensure sufficient net to gross efficiencies.

501 WEST GEORGIA STREET – SOUTH TOWER	
LEVEL	PROGRAM
78–79	Market Residential
77	Service Level – Building Maintenance Unit – Tuned Mass Damper
52–76	Market Residential
51	Service Level – Mechanical and Electrical
27–50	Market Residential
26	Service Level – Mechanical and Electrical
5–25	Rental / Affordable Rental
2–4	Market Residential Amenity
1	Retail / Lobbies
P1	Bike / Services
P2	Loading / Services
P9–P3	Residential Parking

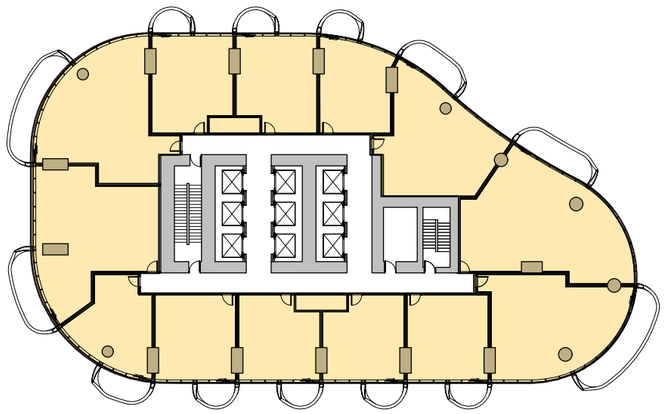


Tall Tower Parameters

Residential
The residential tower shares some similar efficiency challenges as the hotel tower related to the number of elevators required due to the number of occupants, requiring service floors for mechanical, area for facade maintenance, and intermittent structural bracing to resist seismic and wind loads.



South Tower

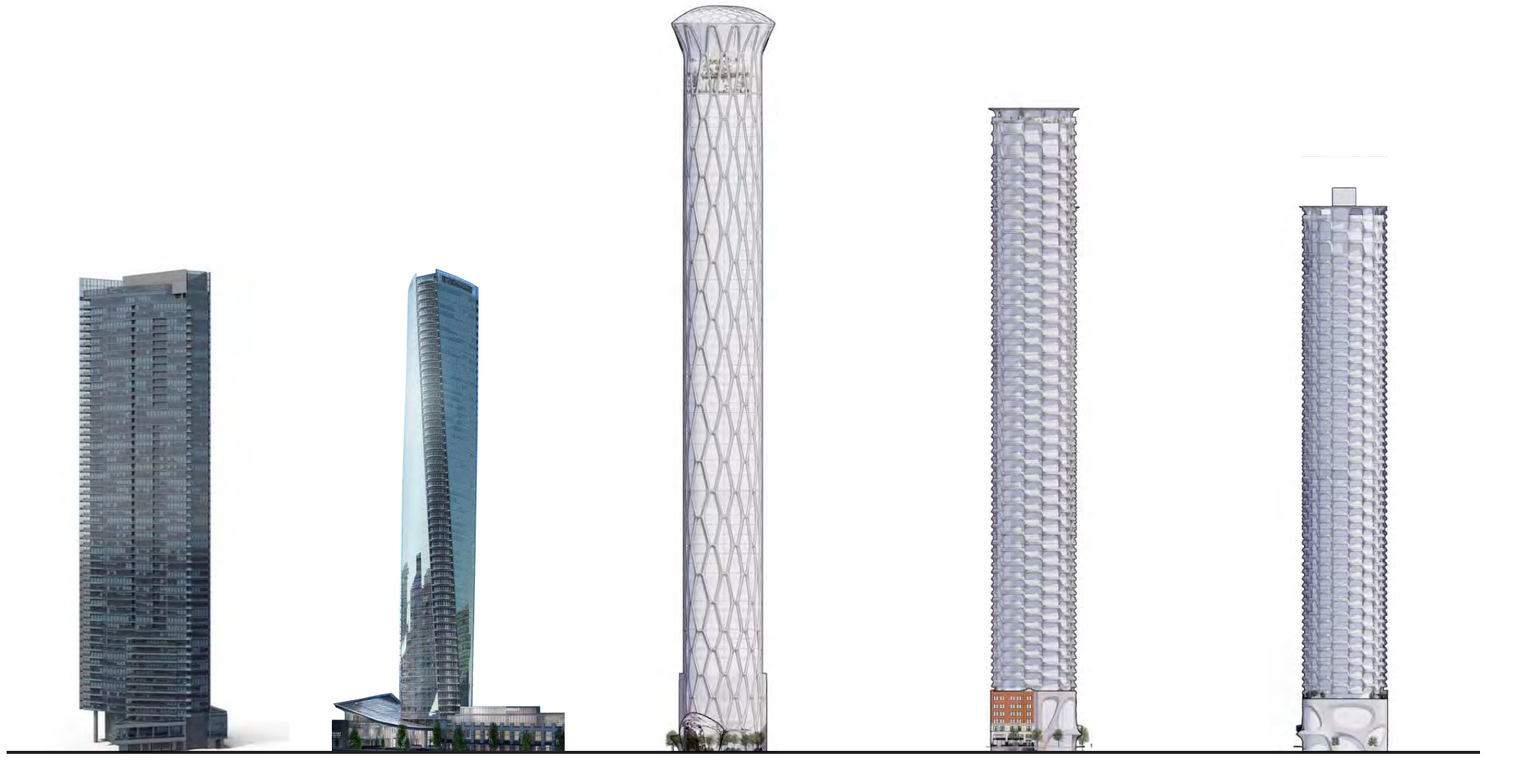


Typical Residential Floor Plate – 14,750 ft²
Efficiency: 78%

Tall Tower Parameters

In order to offset the increased infrastructure, floorplates larger than typical Vancouver towers are required to improve the net to gross floor area efficiency.

Despite the increase in floorplate size to improve efficiency the ratio between the height and floorplate size remains similar or better than existing tall buildings built in Vancouver, resulting in a similar slender silhouette.



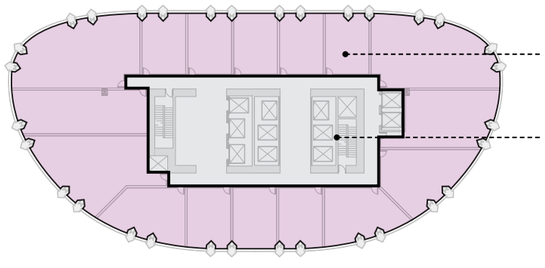
Shangri-La
- 670 ft high
- 11,000 ft² floorplate
- 1:16 Ratio

Paradox
- 660 ft high
- 8,000 ft² floorplate
- 1:12 Ratio

595 W Georgia St
- 1,034 ft high
- 16,500 ft² floorplate
- 1:16 Ratio

501 W Georgia St S
- 889 ft high
- 14,750 ft² floorplate
- 1:17 Ratio

501 W Georgia St N
- 783 ft high
- 11,662 ft² floorplate
- 1:15 Ratio



Hotel Area
12,639 ft²

Core Area
4,692 ft²

Total: 17,331 ft²

Efficiency: **73**%

Typical Hotel Floor Plan

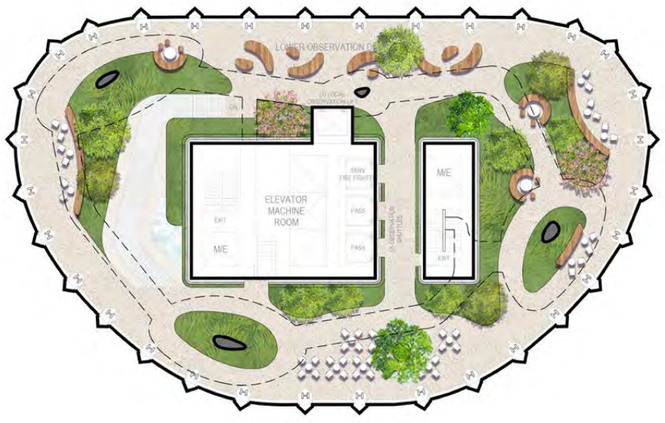
View from Northwest

Public Spaces – Observation Deck

A publicly accessible Observation Deck with associated restaurant is proposed at the top of the Hotel tower.

The space is conceived as a conservatory with a variety of plants throughout the interior spaces. Vancouver residents will be able to visit the observation deck for free to enjoy views of the surrounding city, mountains, and sea.

A restaurant and lounge will provide unprecedented views of the city, mountains and the water.

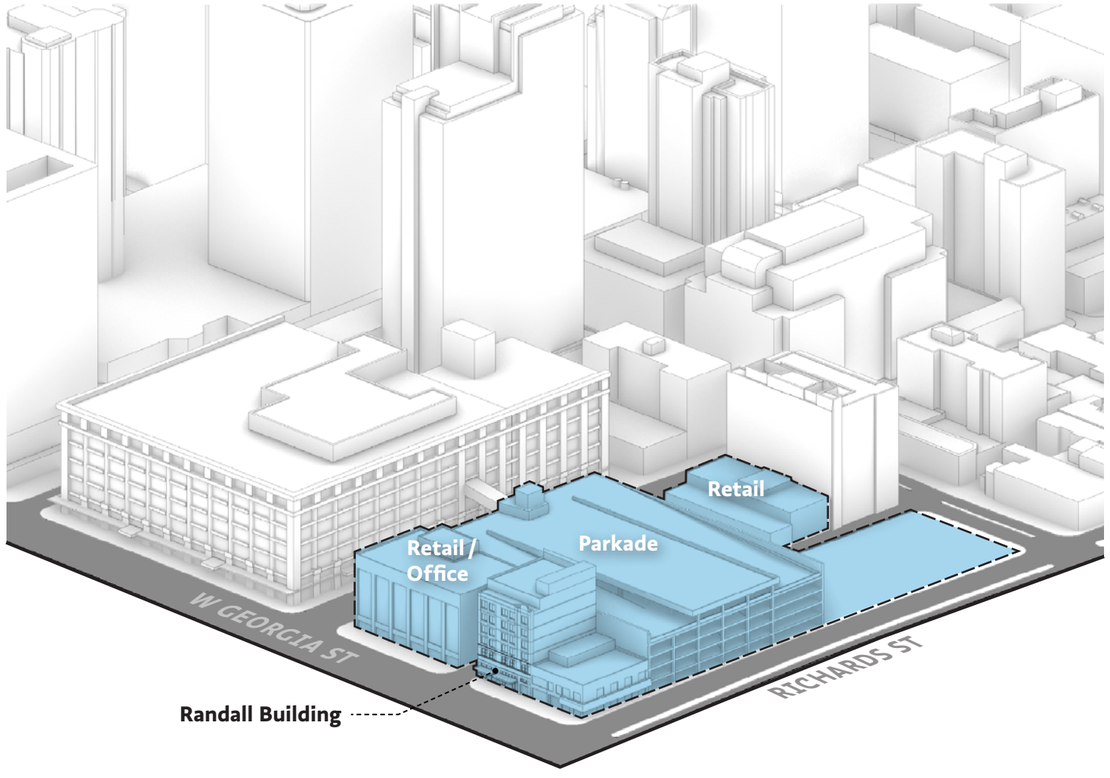


Urban Design

The site design of the project responds to a set of criteria established by city policy, program location, tower separation, and the retention of a heritage building on the site. A series of design operations addresses the urban goals and physical constraints of the site.

Key Criteria:

1. **Demolition of above grade parking structure**, **pedestrian bridge to the Bay**, and existing small scale office and retail buildings to allow for higher site utilization in the CBD.
2. The Randall's **Heritage Facade to be retained** and incorporated into the new building massing.
3. City policy requires the **commercial building to be located along West Georgia Street**.
4. A **minimum of 80' between residential towers or residential and hotel** and 60' separation between commercial and residential towers.
5. **Establish podium on Richards and Seymour Streets** that relate to the Heritage building on site and across the street.
6. Create a **permeable site with mid-block connections**.
7. Create a **grand plaza space** at grade to activate West Georgia Street.

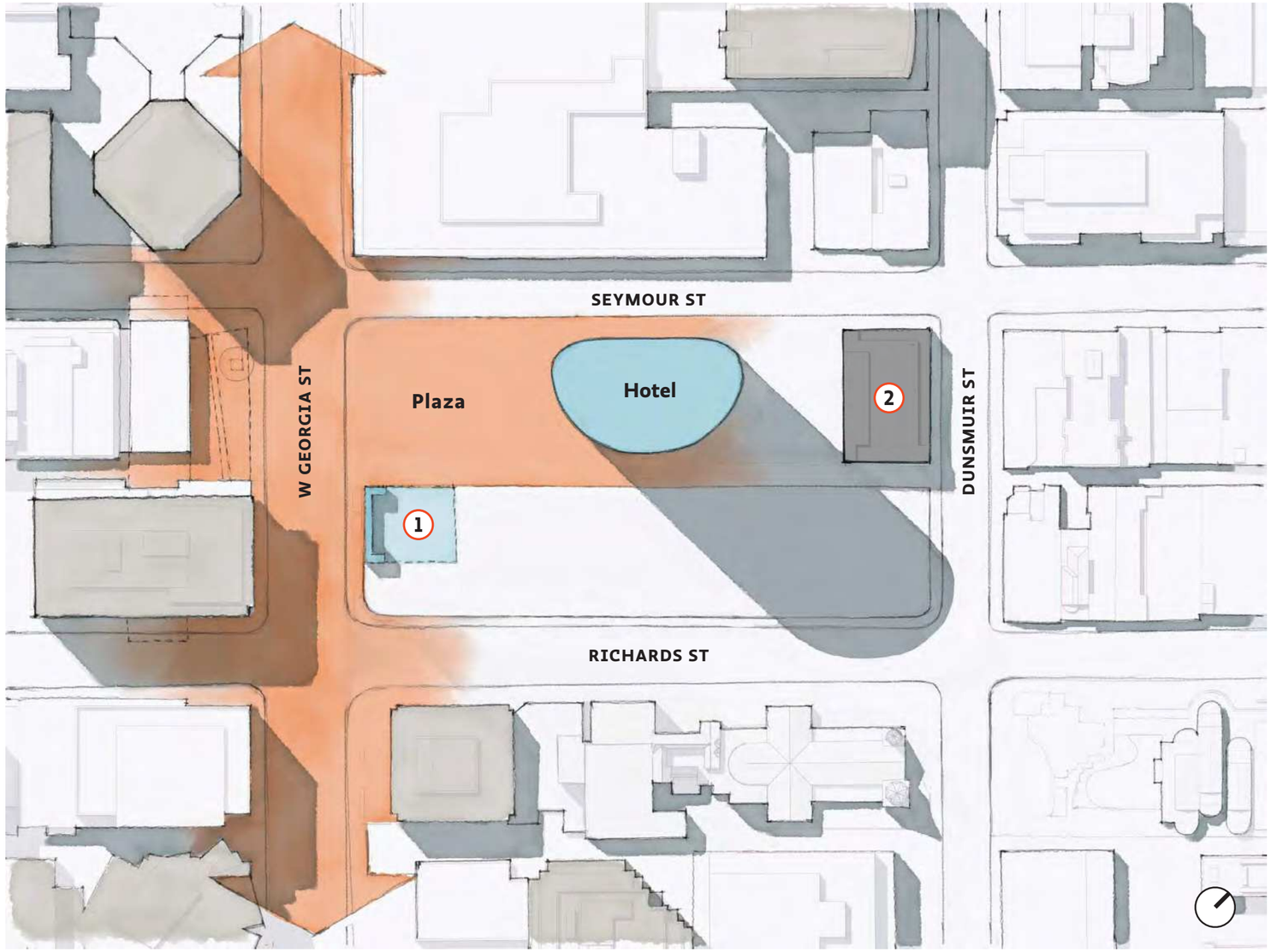


Existing – Above Grade Parkade, Retail and Heritage Facade

Hotel Tower Location

A Plaza is proposed to be located at the corner of West Georgia and Seymour Streets continuing the pattern of outdoor public spaces along this ceremonial route.

The Hotel is located to the north of the plaza with it's main entry facing the space. The Randall Building facade will be retained on the Richards and West Georgia Site. The CBD Rezoning Policy document requires that non-residential buildings be placed to provide "frontage on key commercial arterials such as Georgia Street". The tower continues the pattern of alternating towers along West Georgia Street that maximize separation, light, and views.



1. **The Randall Building**
2. **Existing Building on Block (not part of project)**

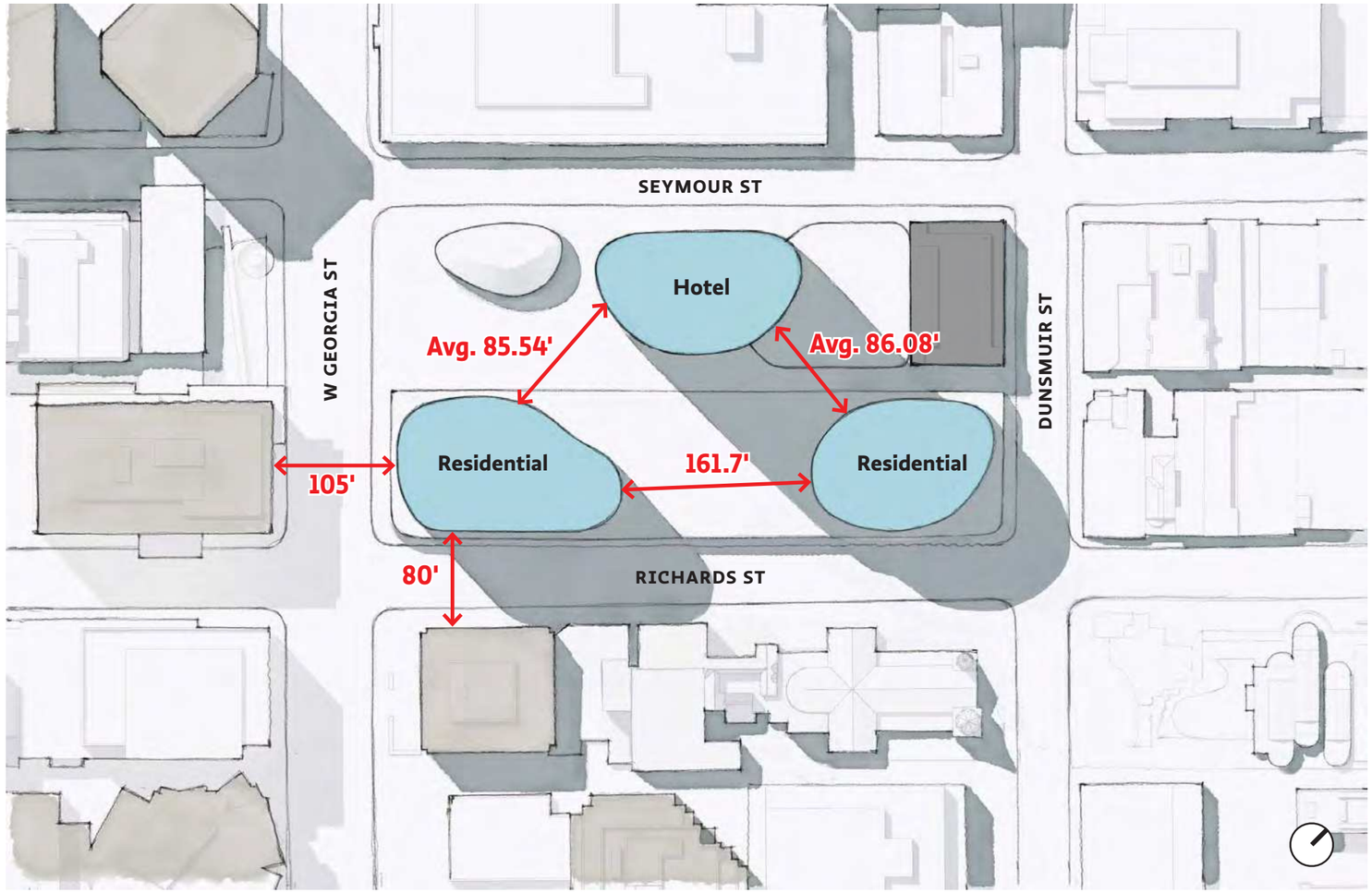
View of Plaza from West Georgia Street

Residential Tower Separations

The residential towers are located on the Richards Street site offset from the Hotel tower to minimize overlook and maintain an average of 85' separation to the Hotel, exceeding the minimum 80' separation requirement.

The separation between the two residential towers is double the required separation and 161.71 feet.

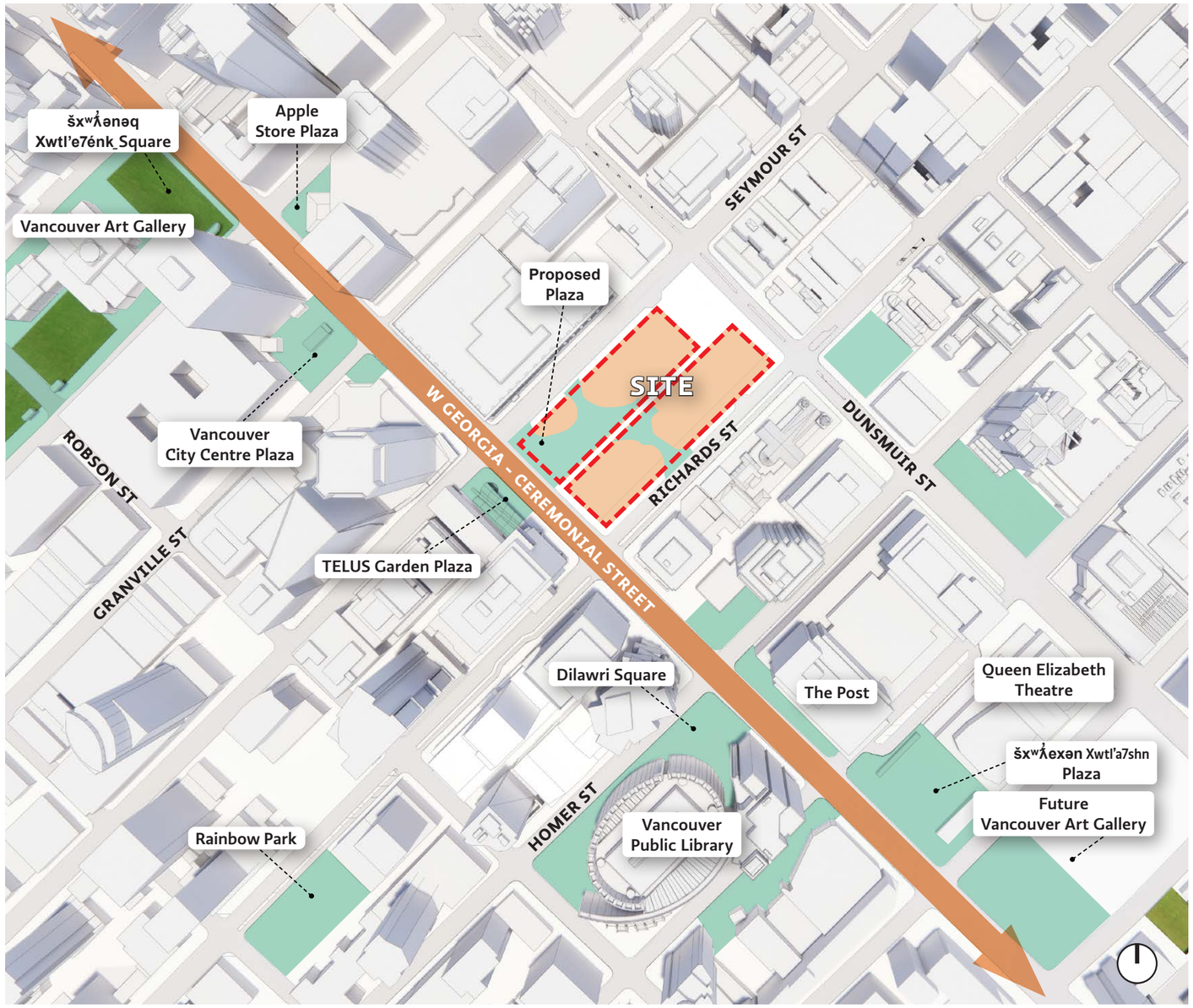
	City Policy	Proposed	Exceeds by
Hotel to Residential	80 ft	82.61 to 92.78 ft	22.61 to 32.78 ft
Residential to Residential	80 ft	161.71 ft	81.71 ft
Commercial to Residential	60 ft	N/A	N/A



Public Spaces
West Georgia Street

The site is located in the heart of West Georgia Street, the ceremonial route that connects the major cultural and commercial venues and public spaces through downtown Vancouver.

Continuing the pattern of major public spaces along West Georgia Street, a 17,000 ft² Public Plaza is proposed. The space is envisioned as an activated public square with a restaurant pavilion and cafe at grade in the Randall building both with outdoor seating. The treed plaza will have benches for lunchtime seating and space for performances.



Outdoor Public Space

Block Permeability & Connectivity

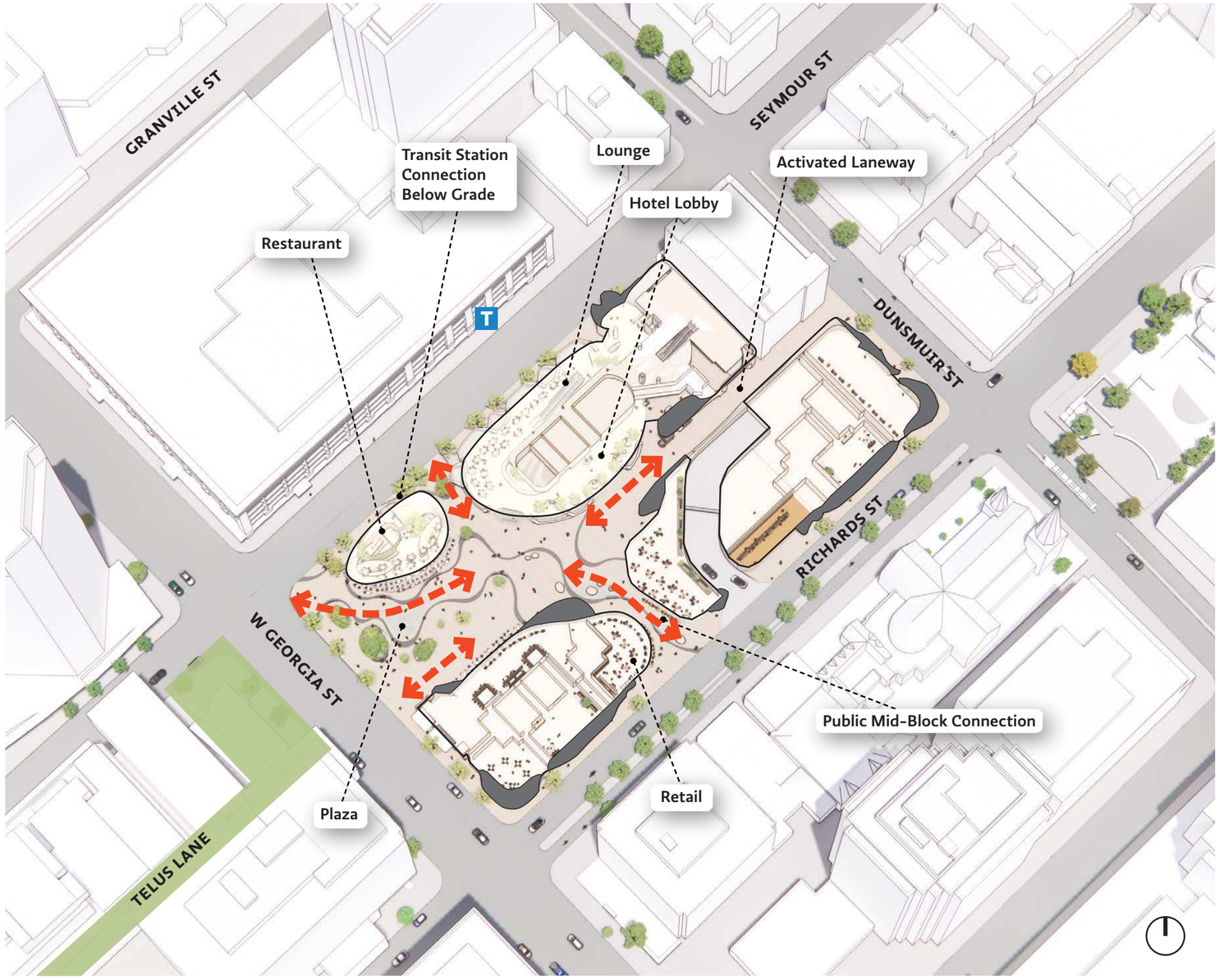
The project will continue the pattern of exterior public spaces along Georgia Street by providing a large public plaza and mid-block connections through the site.

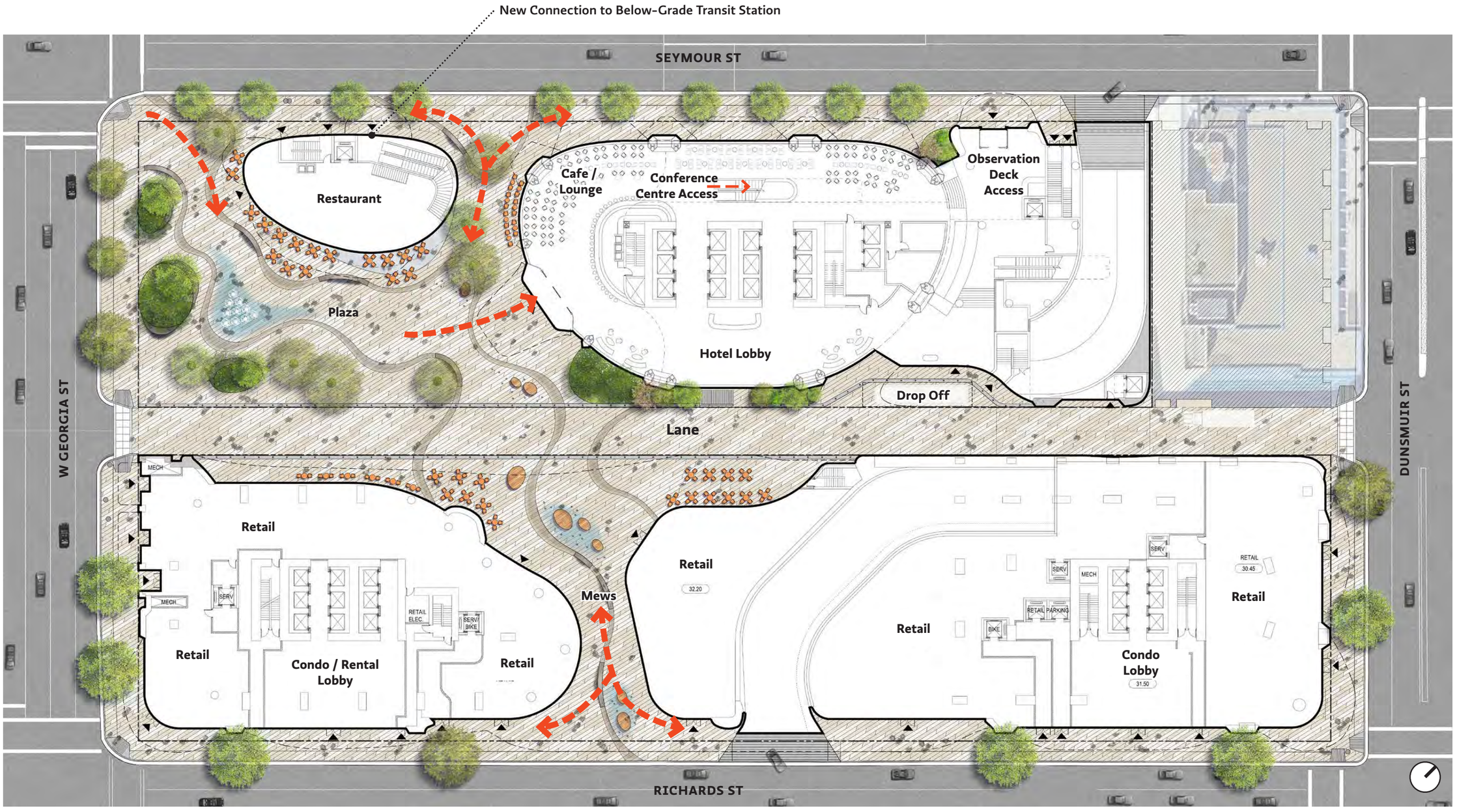
The ground floor of the project is conceived as a visually and physically permeable space, allowing multiple access points and extending the public realm into the laneway to activate the entire site.

A mid-block connection between Seymour and Richards Streets is defined by the restaurant pavilion and plaza and a retail mews that extends to Richards Street.

The laneway will be activated with retail at the south end including a cafe patio. The lane is proposed to have upgraded paving materials in keeping with the upgrades in the TELUS lane opposite on West Georgia Street. A direct below grade connection to the Granville Street Expo Line transit station will connect to a ridesharing drop off and up to the street and hotel lobby through escalators and elevators.

Outdoor Public Space




New Connection to Below-Grade Transit Station
SEYMOUR ST
W GEORGIA ST
DUNSMUIR ST
RICHARDS ST
Restaurant
Plaza
Cafe / Lounge
Conference Centre Access
Observation Deck Access
Hotel Lobby
Drop Off
Lane
Mews
Retail
Retail
Retail
Retail
Retail
Condo / Rental Lobby
Condo Lobby
MECH
SERV
BIKE
RETAIL ELEC
RETAIL PARKING
32.20
31.50
30.45

View of Plaza from West Georgia Street

View of Plaza and Hotel Entry

View of Mews Entry from Richards Street

Reconciliation – Project Site

The new Vancouver Heritage Policy Upgrade document recently implemented recognizes that the Vancouver Heritage Register is a colonial planning tool, that continues to perpetuate the erasure of the Indigenous cultural heritage of Musqueam, Squamish, and Tsleil-Waututh peoples on unceded territory.

Further, it identifies the need to include the history of Indigenous culture and the truth of displacement and dispossession, on the landscape and in City documents, such as the Heritage Register.

The project proposes that the plaza and the heritage building on the site, through the public art program, become a canvas for Indigenous artists to reinterpret and recontextualize them as part of an act of reconciliation. One example of pre-colonial history that has been identified was that one of Vancouver's "lost streams", buried by the development of the city, passed through the West Georgia site, reaching Coal Harbour via a place identified by first nations as p̓q̓al̓s (White Rock), which was situated at the current location of the seabus terminal.

As part of the public art program we propose to welcome Indigenous artists to 'daylight' the natural and cultural history of the site.

Project Sites

Lost Streams of Vancouver

Randall Building

The Randall Building is a registered (M) heritage building built in 1929 by Sam W. Randall for his stock brokerage company.

The existing building footprint is proposed to be modified to allow for the parkade and new retail programs to maximize the efficiency of the site. The small footprint and low ceilings of the existing building restrict the ability to meet modern tenant requirements and affect the financial viability of the site.

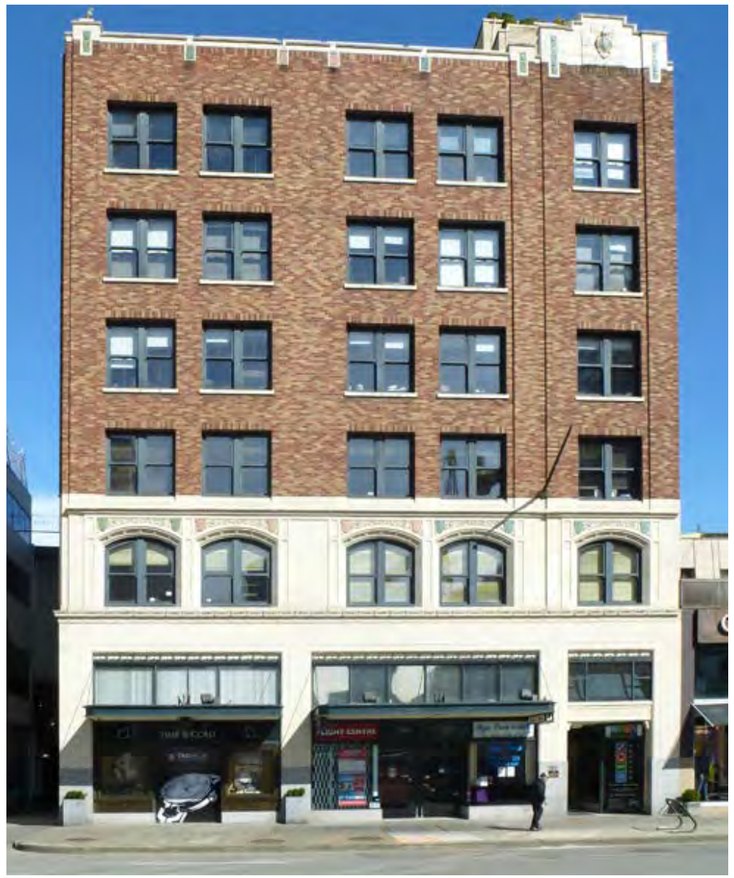
The significant original historical features such as the art deco facade, including the windows will be retained as well as the first bay of brick facade along the lane.

The building exterior is proposed to be a site for public art, inviting contemporary Indigenous artists to interact with the colonial architecture as an act of reconciliation.

Sam M. Randall

Born September 25th, 1881 in Bruce County, Ontario, Mr. Randall originally went to Vancouver in 1914 where he operated a stove business and then in 1928 he established his own brokerage company, having been a member of the Vancouver Stock Exchange before 1927. He became a thoroughbred race promoter operating racetracks at Hastings Park in the 1920s and Lansdowne Park in Richmond (1924–45).

1929 – Randall Building 535-545 W Georgia St
(CVA 99-3763)



Randall Building 555 W Georgia St
(Changing City)

Reconciliatory Heritage – Public Art

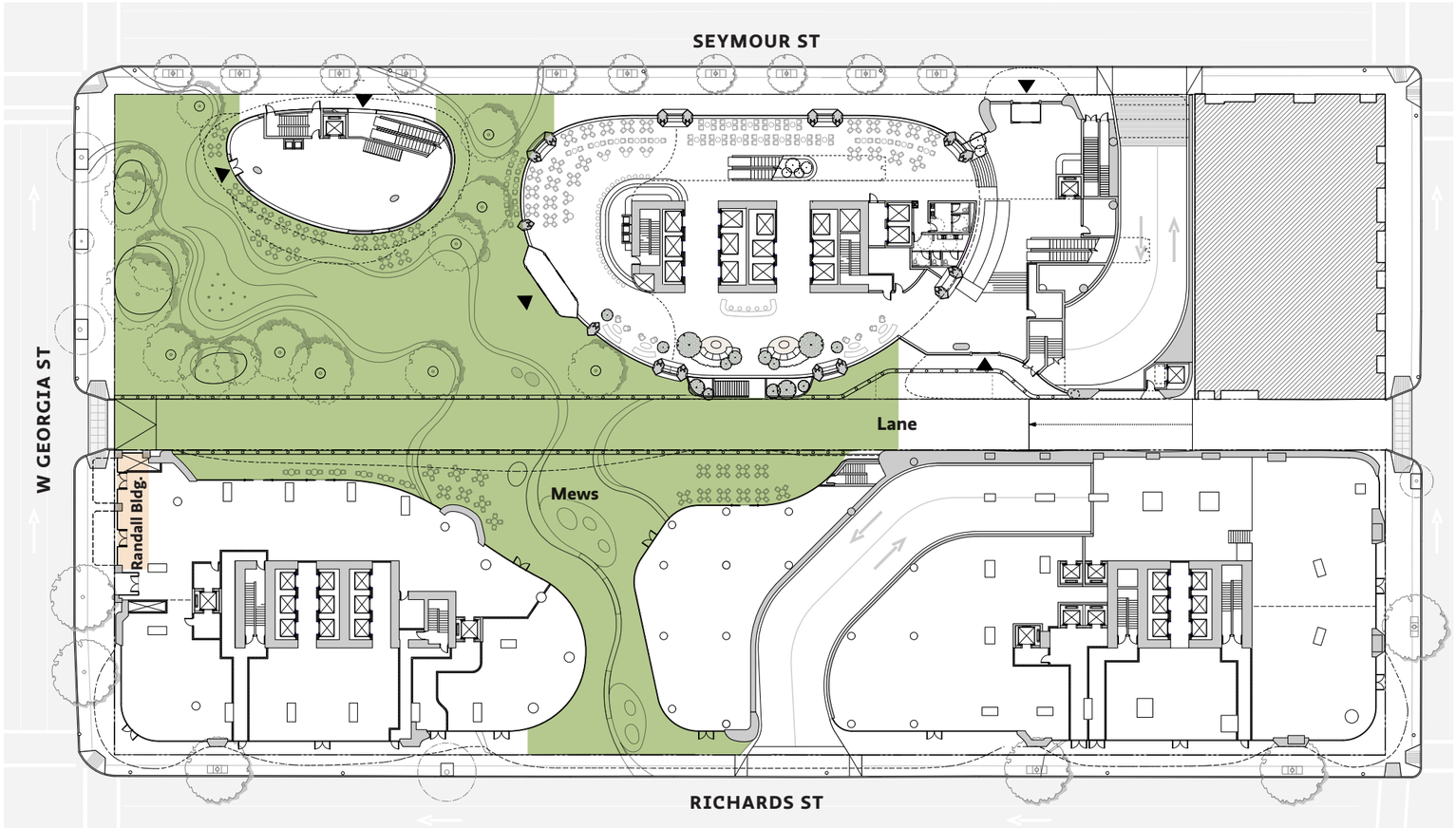
"***The project will showcase a genuine and informative act of Truth & Reconciliation.*** *Art is not only aesthetically pleasing to the eye but holds space for a multitude of educational components. To spark conversation and inevitably learn truths about the original inhabitants of this land. This project will provide a platform for Musqueam, Squamish and Tsleil-Waututh artists to display a small piece of rich and powerful cultures that all of the nations can be proud of.*" – **Gordon Grant**, Cultural Consultant

The heritage value of the project has been considered not only from the perspective of the colonial structures on the site, but also from the pre-colonial memory of the First Nations as an act of reconciliation.

The project proposes inviting Indigenous artists such as Susan Point and Thomas Cannell to incorporate physical interventions that transform the heritage building on the site as part of the Public Art program.

Heritage Building

Public Art Site



Proposed Public Art Sites

Plaza Artwork: *Salish Path* by Susan Point. Artwork used to identify potential art opportunities. Artwork and location to be finalized through public art process.

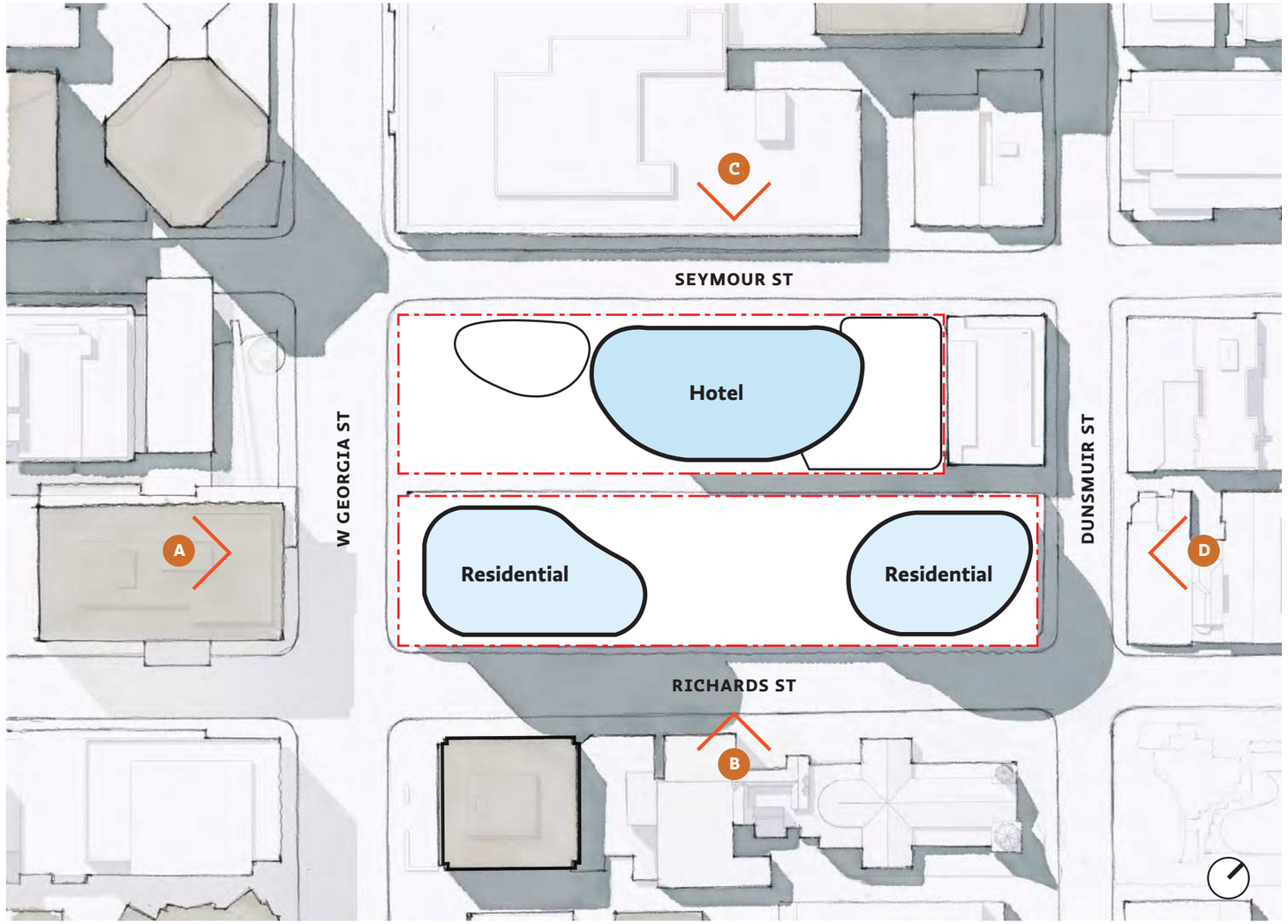
Podium Streetscape

Retail podiums complete the streetscapes between the towers relating in height to the retained Heritage building and the adjacent building on Seymour Street.

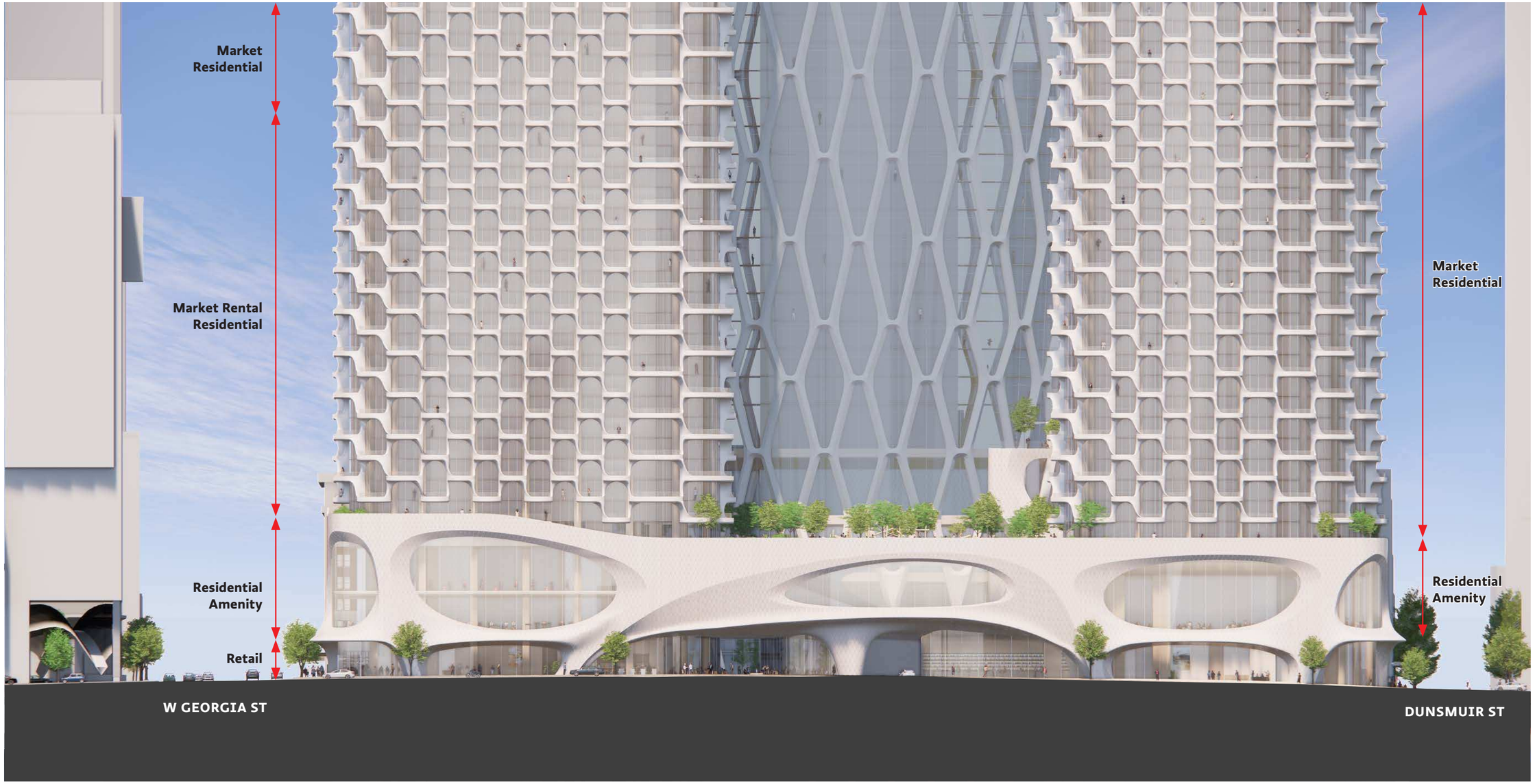
The retail podiums are scaled to relate in height to buildings within the context of the adjacent streets. The podium on Richards Street matches the height of the Randall Building which it abuts.

The podium on Seymour Street relates to the height of the adjacent existing building at Seymour and Dunsmuir Street.

The podium expression is inspired by the coral from which the glass sea sponges emerge.



A W Georgia Street Elevation



B Richards Street Elevation

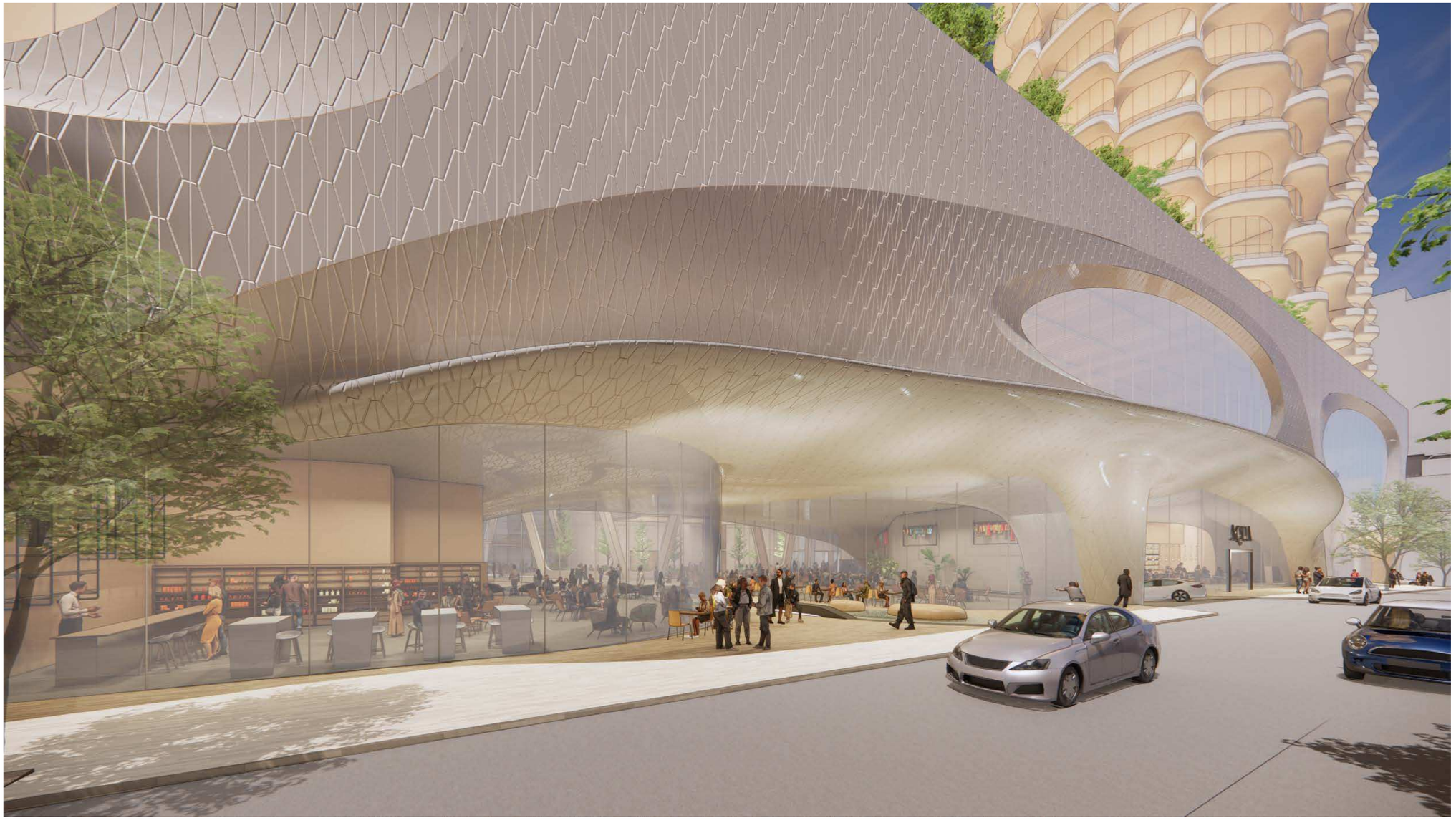
C Seymour Street Elevation

D Dunsmuir Street Elevation

View from West Georgia Street

View of Plaza from West Georgia Street

View at Corner of Richards Street



View looking South along Richards Street

View of Mews Entry from Richards Street

View of Corner at Dunsmuir Street

Dunsmuir Street Facade

View from Seymour Street looking South

View of Corner at Seymour and West Georgia Streets

Hotel Tower – 595 West Georgia St

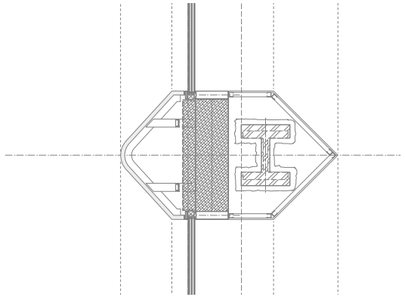
The 595 West Georgia building fronting Seymour Street, the tallest building proposed, contains mainly commercial uses, with a restaurant, hotel lobby and Conference Centre in the podium, a long and short stay hotel above, and an observation deck at the roof.

The tower structure is composed of a diagrid, inspired by the glass sponge exoskeleton, tapering to provide larger long stay hotel suites and sky lobby floor plates at the bottom and smaller hotel floor plates near the top. The upper levels at the observation deck conservatory flares out similarly to the sea sponge and is covered with a glazed roof with embedded photovoltaic panels.

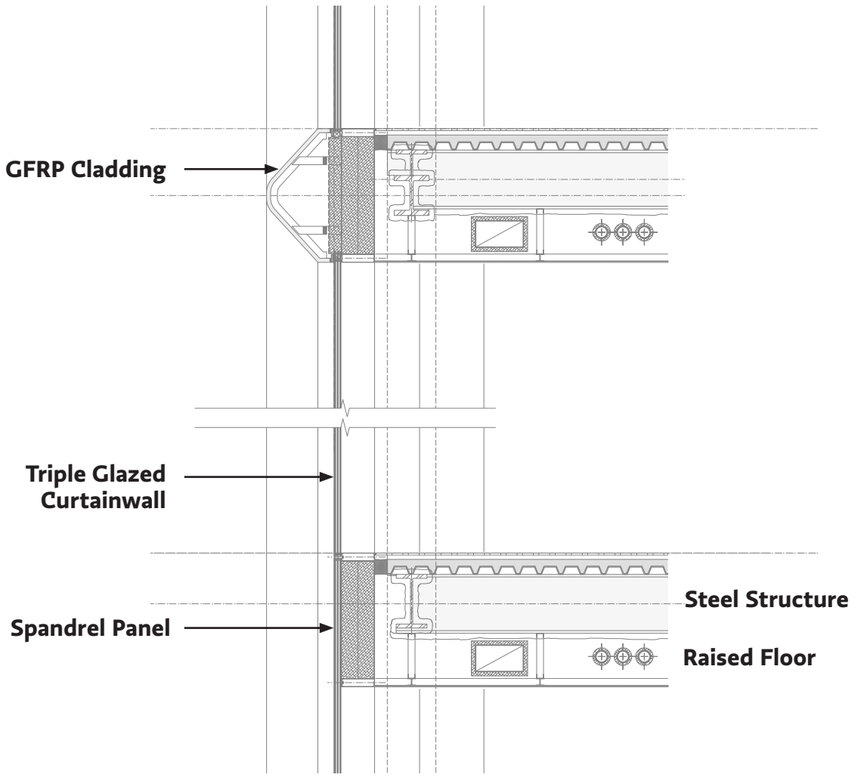
The podium reflects the sculptural coral reef inspiration with tile cladding and carved openings. The interiors continue the coral like vocabulary inside.

A rooftop amenity over the podium serves Hotel guests above.

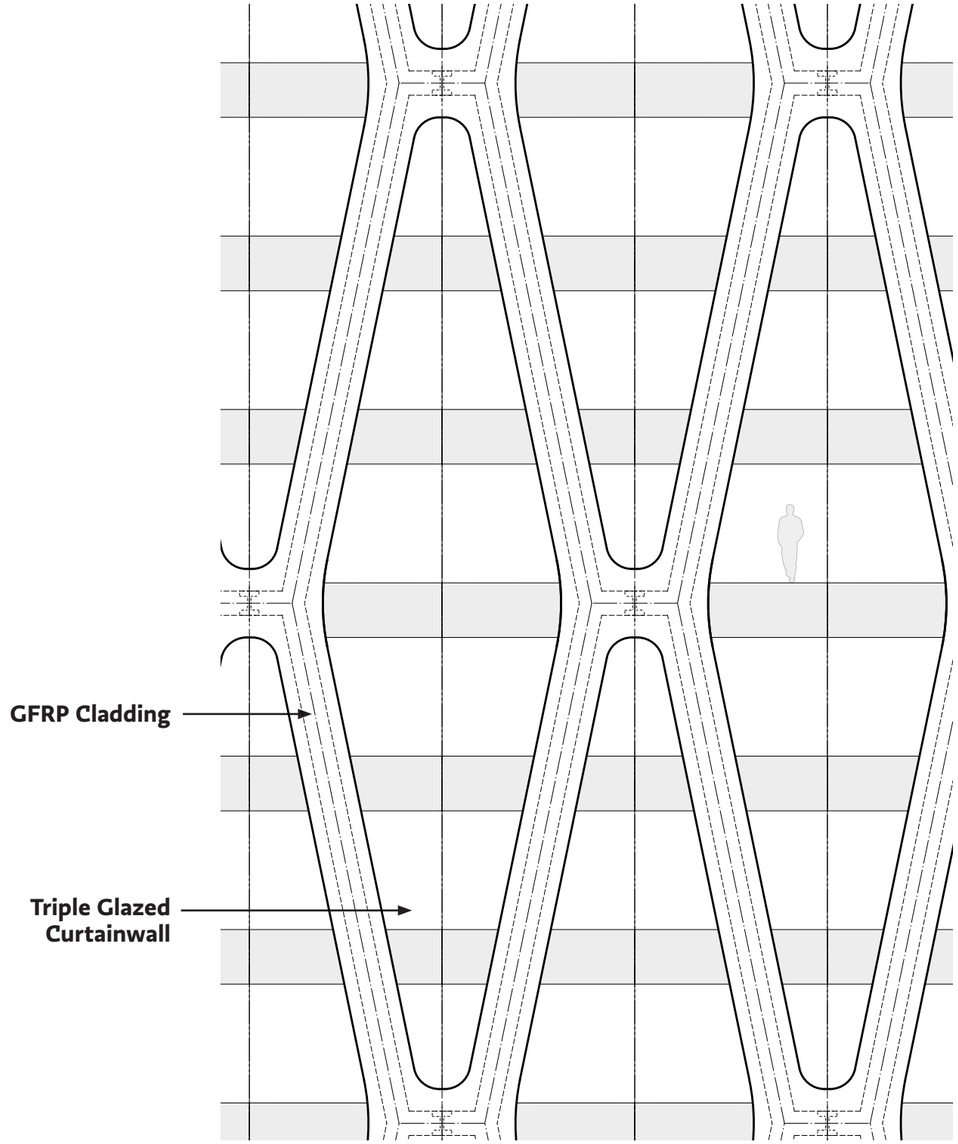
Separate elevators serve the conference levels, hotel, and the Observation Deck. The formal Hotel lobby is located at the 27th floor of the building. Guests take express elevators to the sky lobby where they can check in and then transfer to guest elevator banks that take them to the room levels above and below.



Plan at Diagrid



Section at Diagrid



Elevation

Residential Towers – 501 West Georgia St

The two 501 Georgia Street towers fronting Richards Street sit over a 3-storey podium with retail at grade and indoor amenity on the second floor.

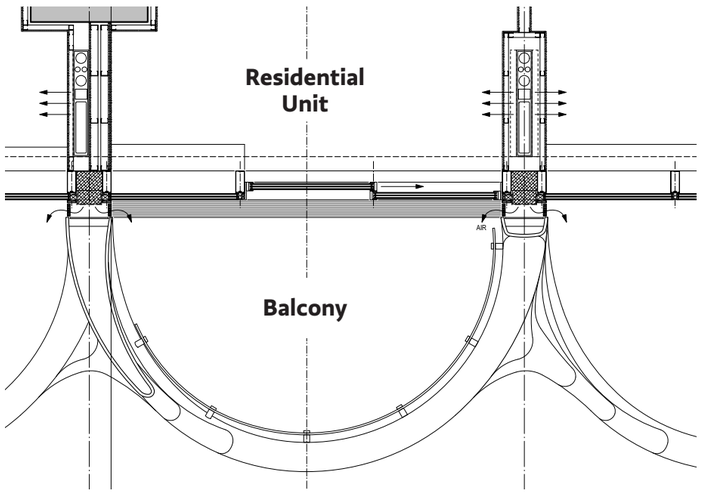
The south tower has 273 units of rental and 640 units of condo above all sharing the same lobby and amenities. Penthouse units will have rooftop decks.

The north tower has 648 units of market condos with a common amenity on the rooftop. An outdoor amenity space on the top of the podium between the towers will serve all the residents of the complex and have a playground, urban agriculture and activity spaces.

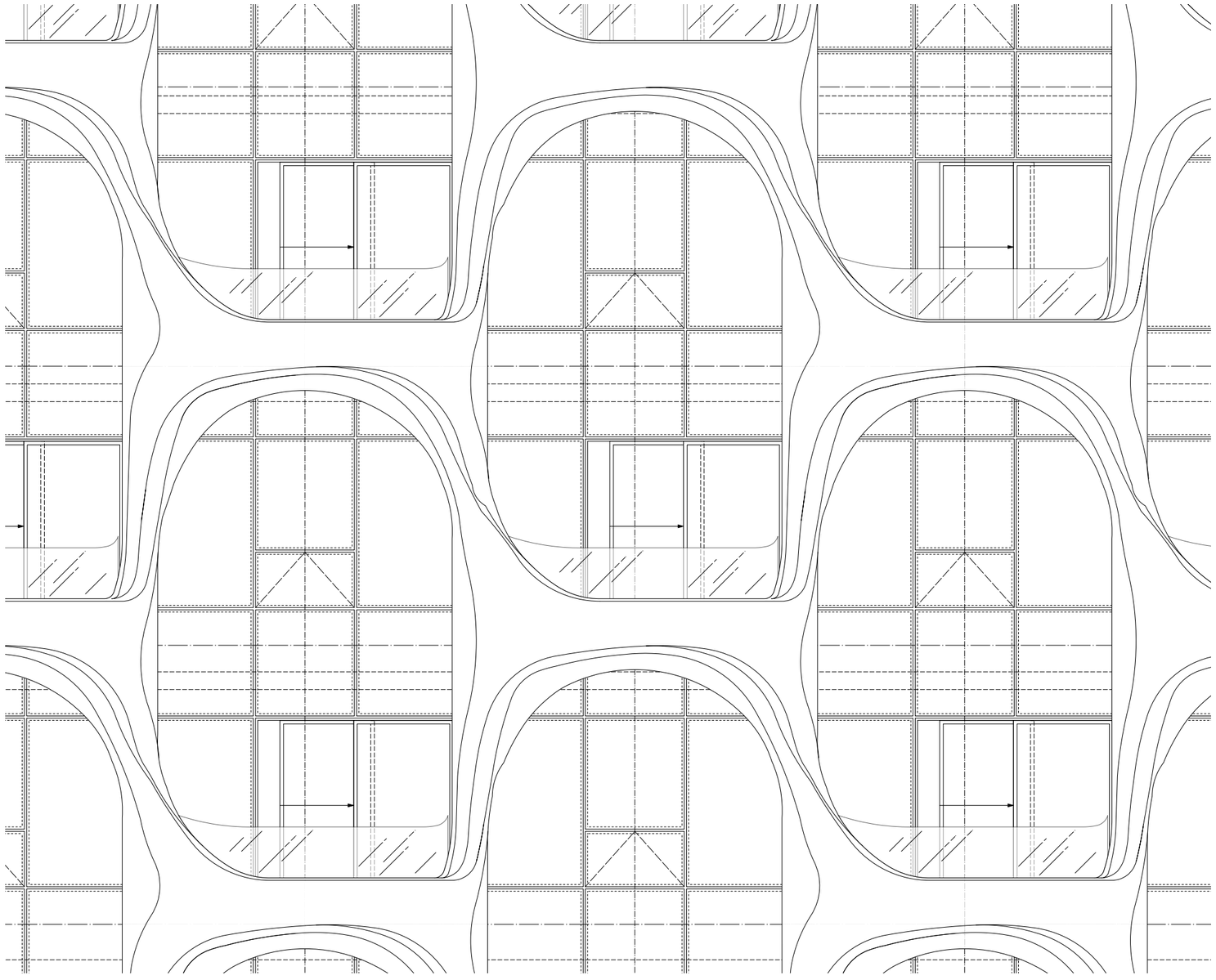
Structure & Balconies

The residential tower is proposed as an all concrete structure which accounts for the fact that unit layouts are fixed and can accommodate additional columns resulting in thinner floor slabs.

The sculptural balconies are proposed with GFRP privacy screens to create the coral-like articulation.



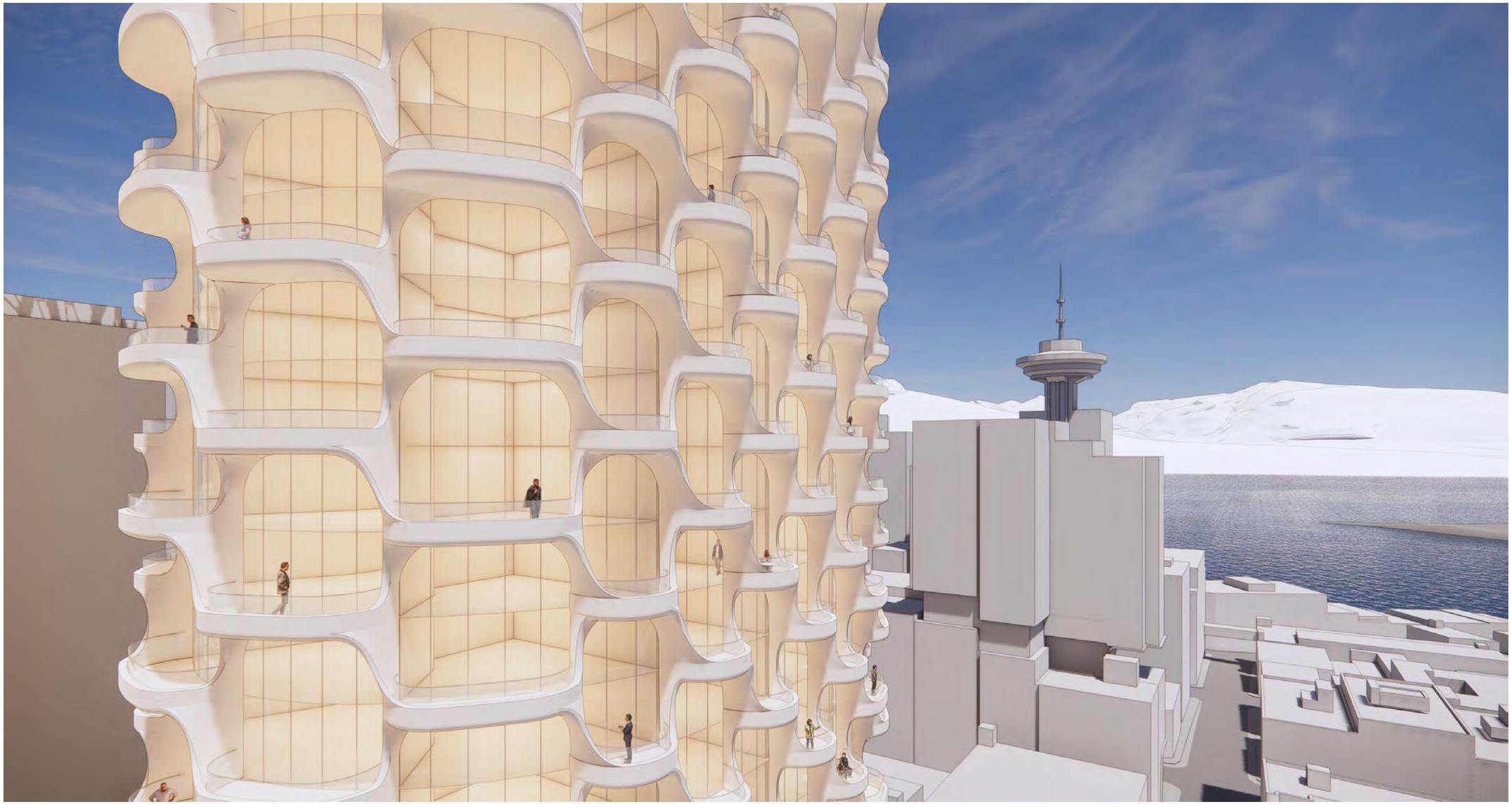
Plan



Residential Tower Architecture

The Market residential tower facades on Richards Street are composed of sculptural balconies with integrated privacy screens inspired by the cellular form of the sea sponge.

The balcony forms expand at the corners of the buildings at the two and three bedroom units. The forms extend above the rooftop to form guardrails, wind screens and sunshades at the rooftop patios.



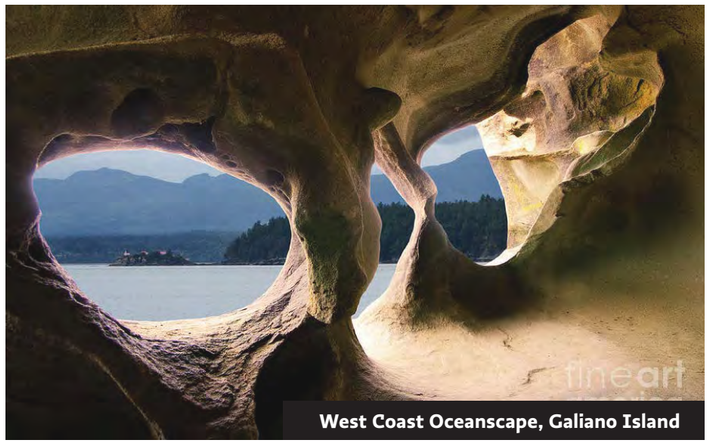
View of Residential Balconies

Landscape Rationale – West Georgia Street

The oceanic landscapes of the Pacific Coast of BC are the inspiration for lush sculpted interconnected indoor and outdoor gathering spaces that merge with the organic form of the building.

Over millennia, the erosive power of the ocean sculpted the sandstone shorelines of the Gulf Islands into highly organic wavelike formations. These iconic West Coast landscapes are the inspiration for sculpted organic spaces, planters, seating and paving throughout the site. In addition, the creeks, trees and plant massings of the Pacific rainforest inform the project's lush plaza, mews and terraces.

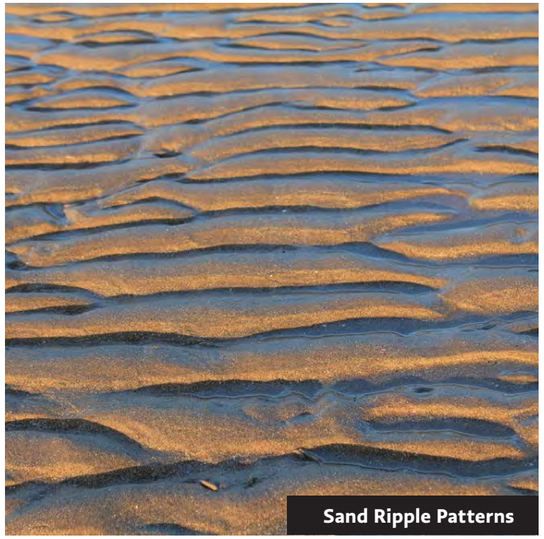
Malaspina Galleries, Gabriola Island



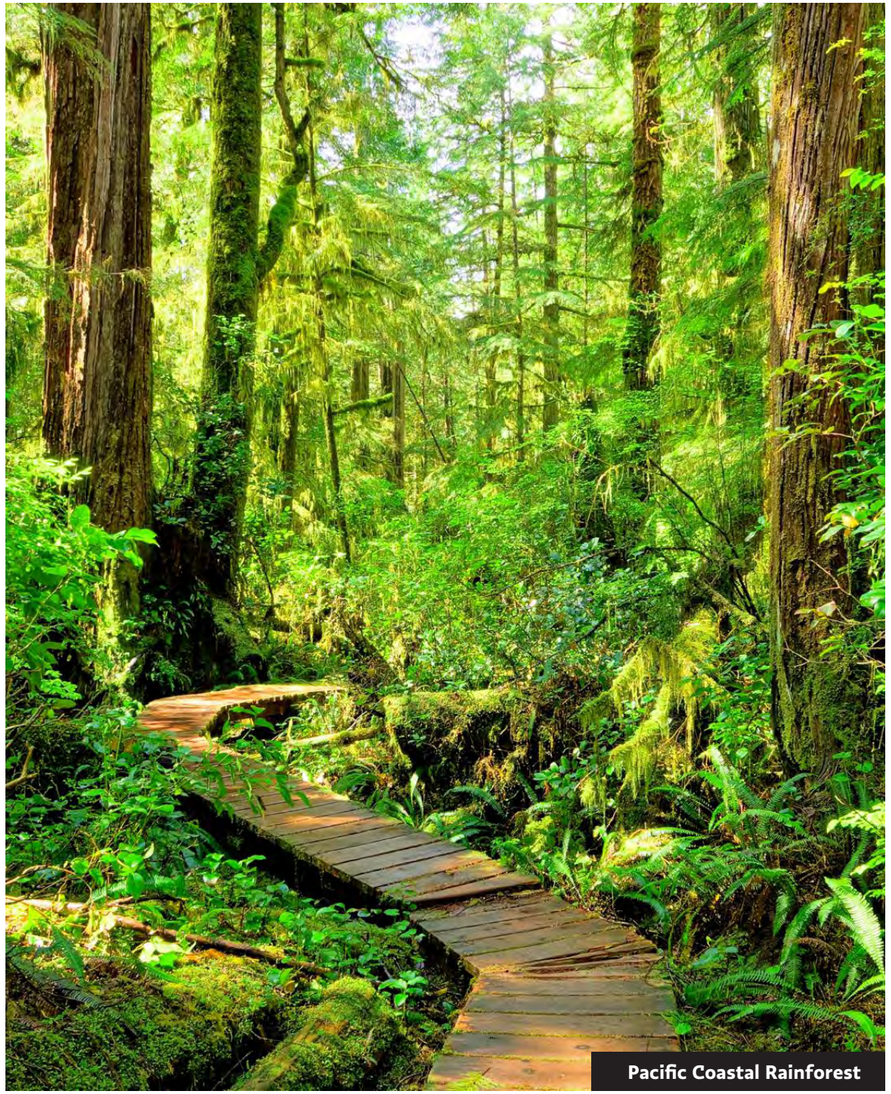
West Coast Oceanscape, Galiano Island

Ferns & Waterways

Landscape Precedents


Sand Ripple Patterns

Gulf Island Tidal Pools


Pacific Coastal Rainforest

Pacific Kelp Forests

Phosphorescence

Landscape Precedents

Landscape Design

The street level is conceptualized as a curb to curb, indoor-outdoor public realm that, like the ocean bottom, holds multiple large and small paths for movement and formations to inhabit.

- Continuous paving ties the entire block into one cohesive precinct.
- The subtle pixelated undulating paving pattern is inspired by the sea floor and the sand ripple patterns formed by waves washing up on shore.
- The plaza at Georgia provides a protected space for people to gather within a Pacific Coastal Garden that is designed to host a variety of public programs.
- The lane is redesigned as a pedestrian priority alley connecting 501 and 595 Georgia as one urban precinct from Georgia to Dunsmuir Street.
- The lane is a curbless shared street with protective bollards that extends into the plaza to the north, and a CRU zone with movable outdoor seating to the south.
- The midblock covered mews links Richards to Seymour Street via the plaza at 595 Georgia Street.

1. **Plaza**
2. **City Sidewalk**
3. **Hotel Lobby Entrance**
4. **Restaurant**
5. **Restaurant Outdoor Dining Deck**
6. **Hotel Drop-Off**
7. **Enhanced Lane**
8. **Pedestrian Mews**
9. **CRU Patio with Movable Furniture**
10. **Residential Lobby Entrances**
11. **Proposed Street Trees**
12. **Streetscape Enhancement at Heritage Facade**
13. **Parking Entrance**

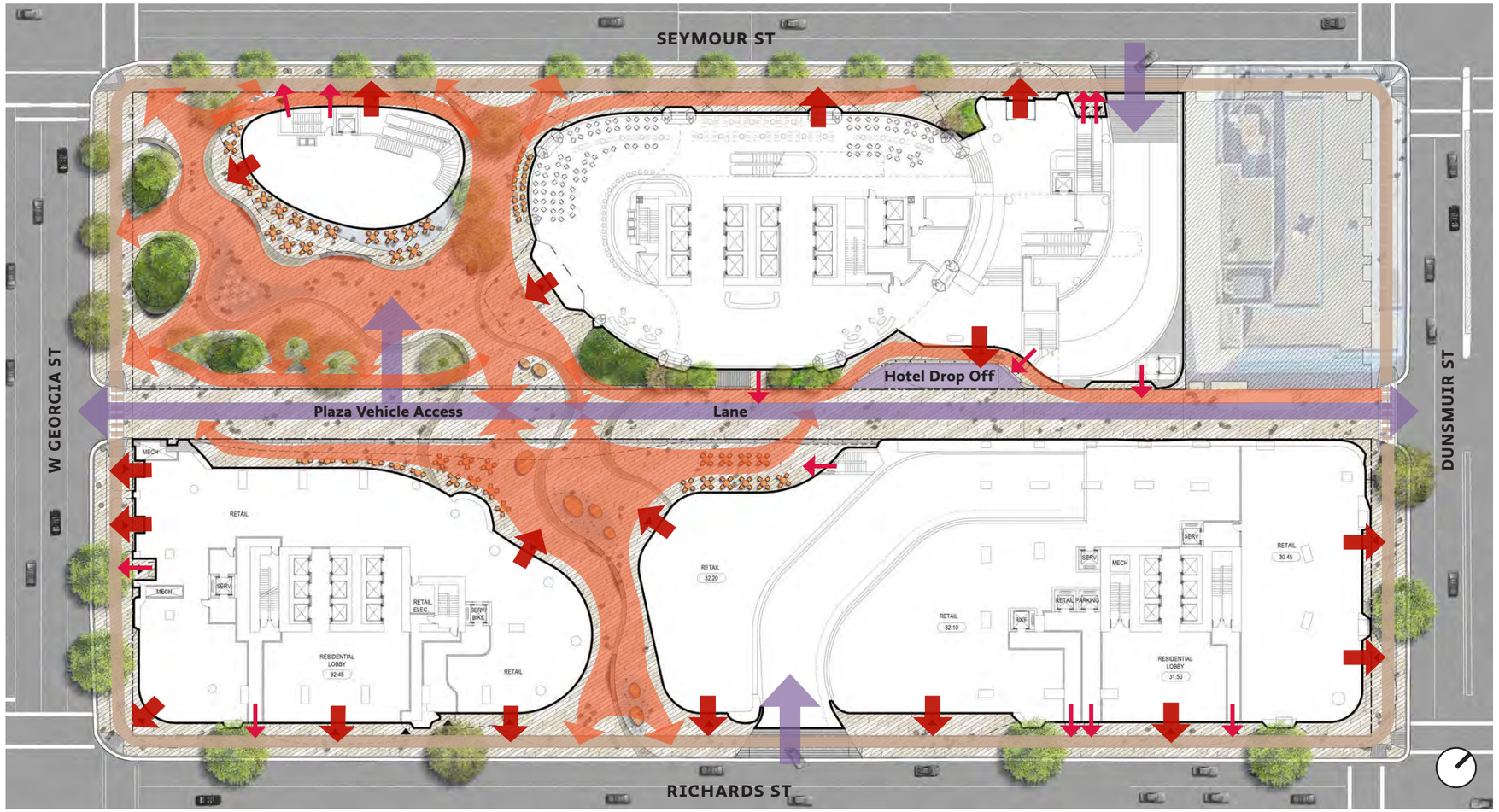
View of Plaza

Ground Level Landscape Plan

Plaza & Mews

Circulation Legend

- Main Building Entrance
- Secondary Entrance / Exit
- Pedestrian Network
- City Sidewalk
- Vehicle Access

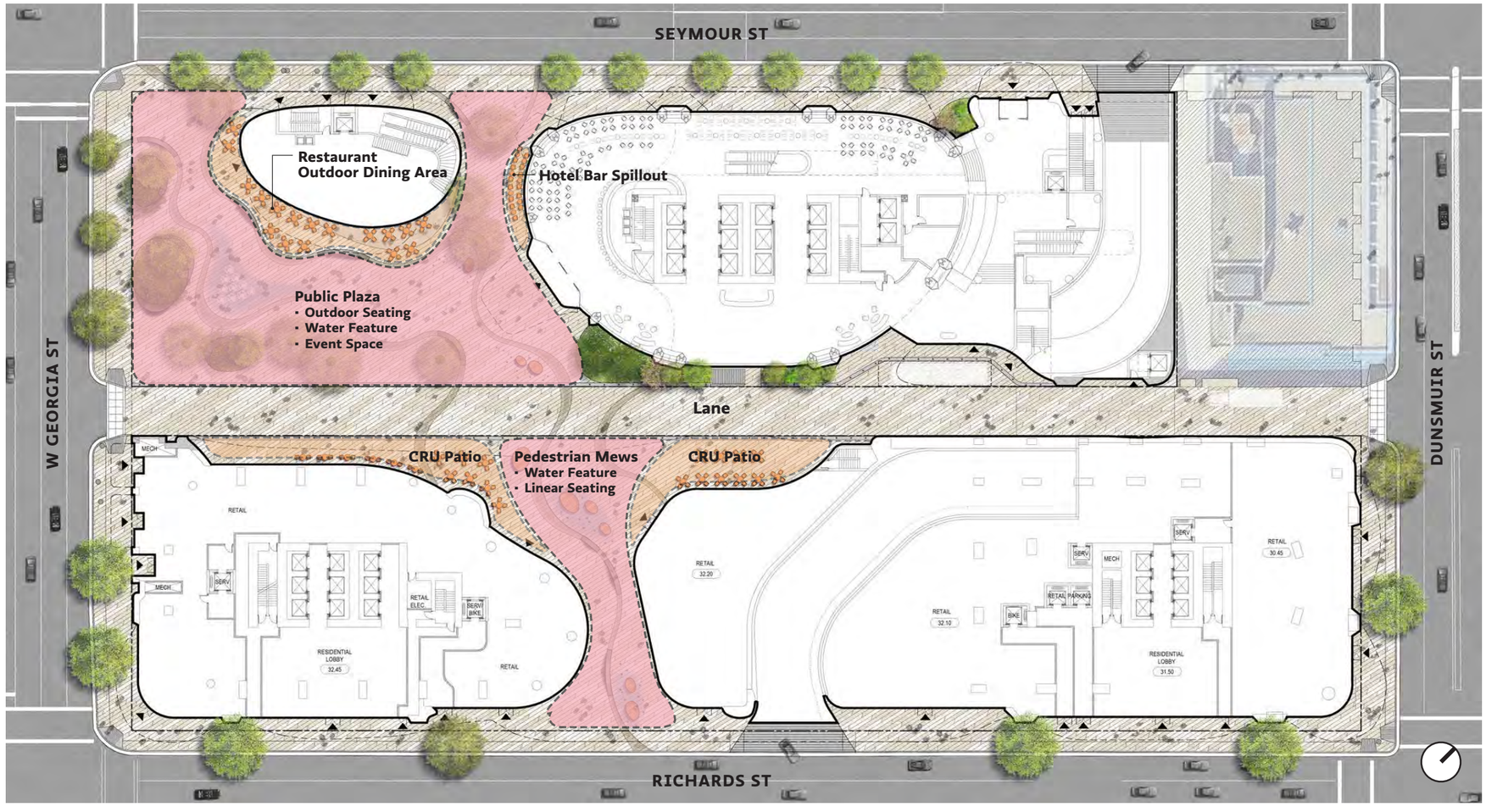


Ground Level Circulation

Programming Legend

Public Space

Semi Public Space



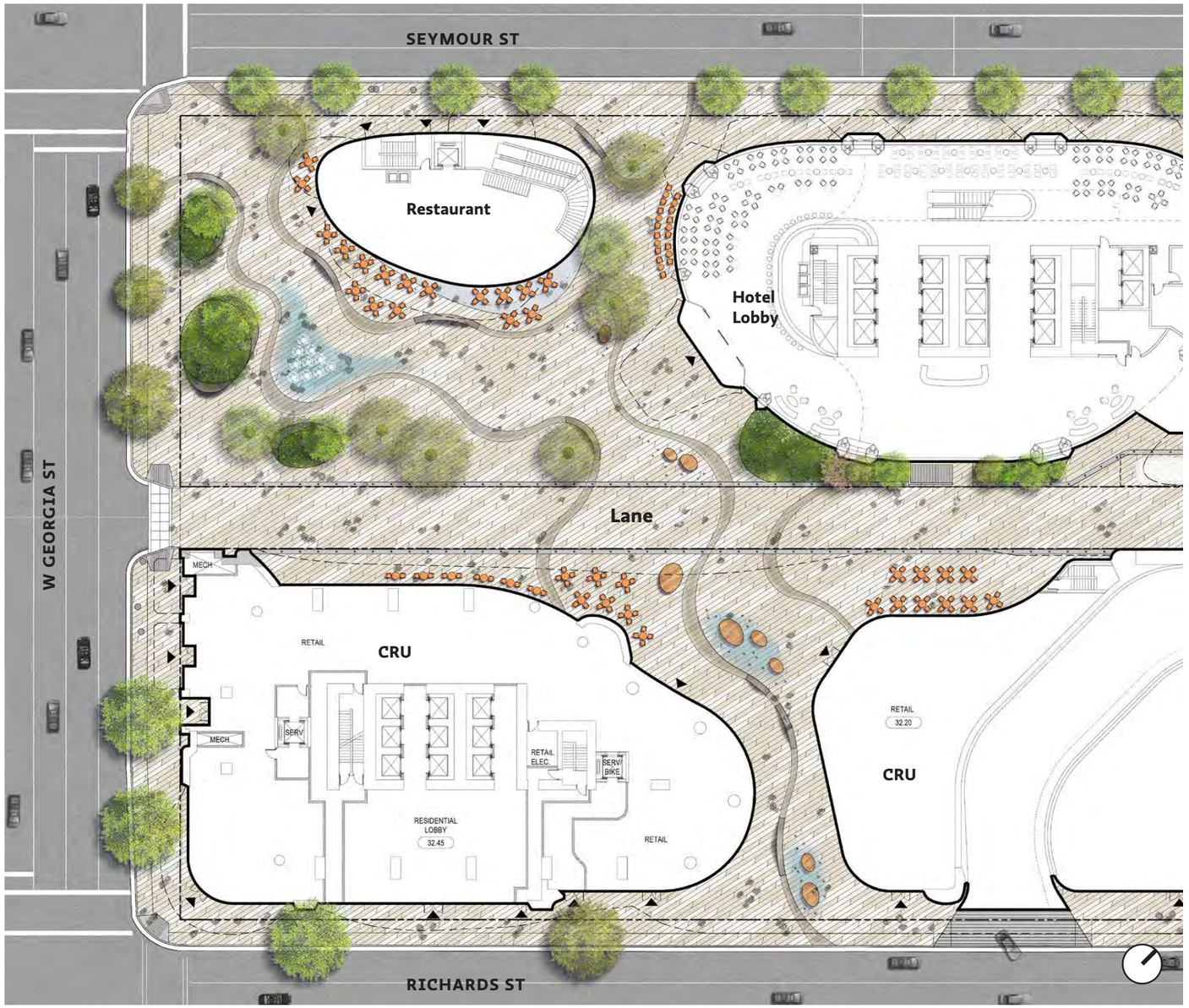
Ground Level Programming

Plaza – Design Rationale

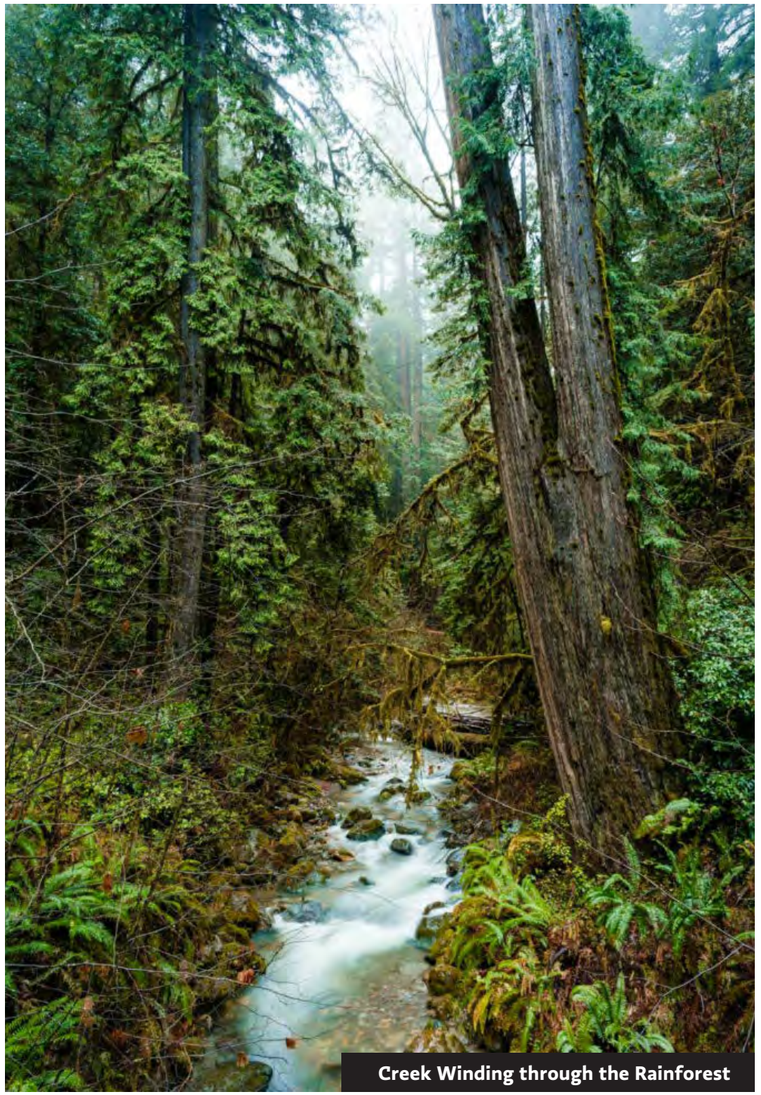
The plaza on Georgia Street provides a protected space for people to gather for everyday people-watching or special events, within a Pacific Coastal Garden.

Trees, low shrubs and groundcovers are nestled within the planters with wood top seating, providing a lush buffer to the busy traffic on Georgia, while also providing views of a green West Coast oasis from the street. The sculpted planters evoke ocean-carved rock formations that sit within a larger 'beach' of warm decorative pavers patterned to evoke the undulating swash patterns of West Coast beaches.

Ribbons of special paving reference the historic streams and tributaries that once flowed closeby through coastal forest toward Burrard Inlet. These waterways meandered and merged before meeting the ocean.

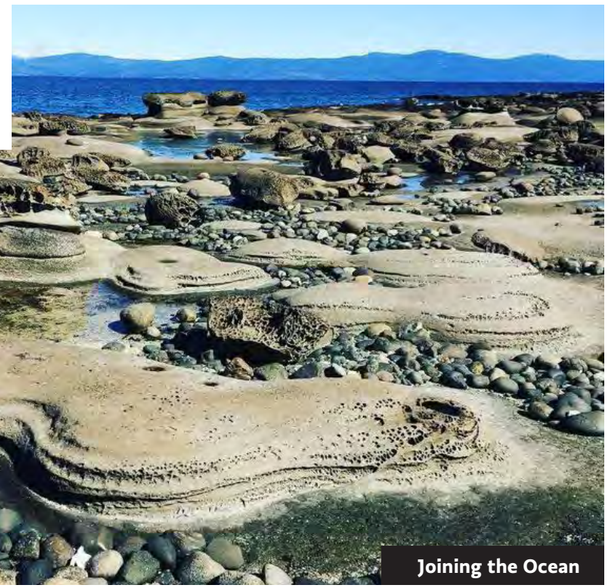


Plaza Landscape Plan



Creek Winding through the Rainforest

Merging & Braiding



Joining the Ocean

Reaching the Tidal Estuary

Landscape Design Inspiration – Journey of a Creek

Plaza

The Georgia Plaza is designed to be a sunny, welcoming and vibrant public space, defined by sculpted planters with integrated edge seating, lush coastal planting, and shade trees framing the perimeter.

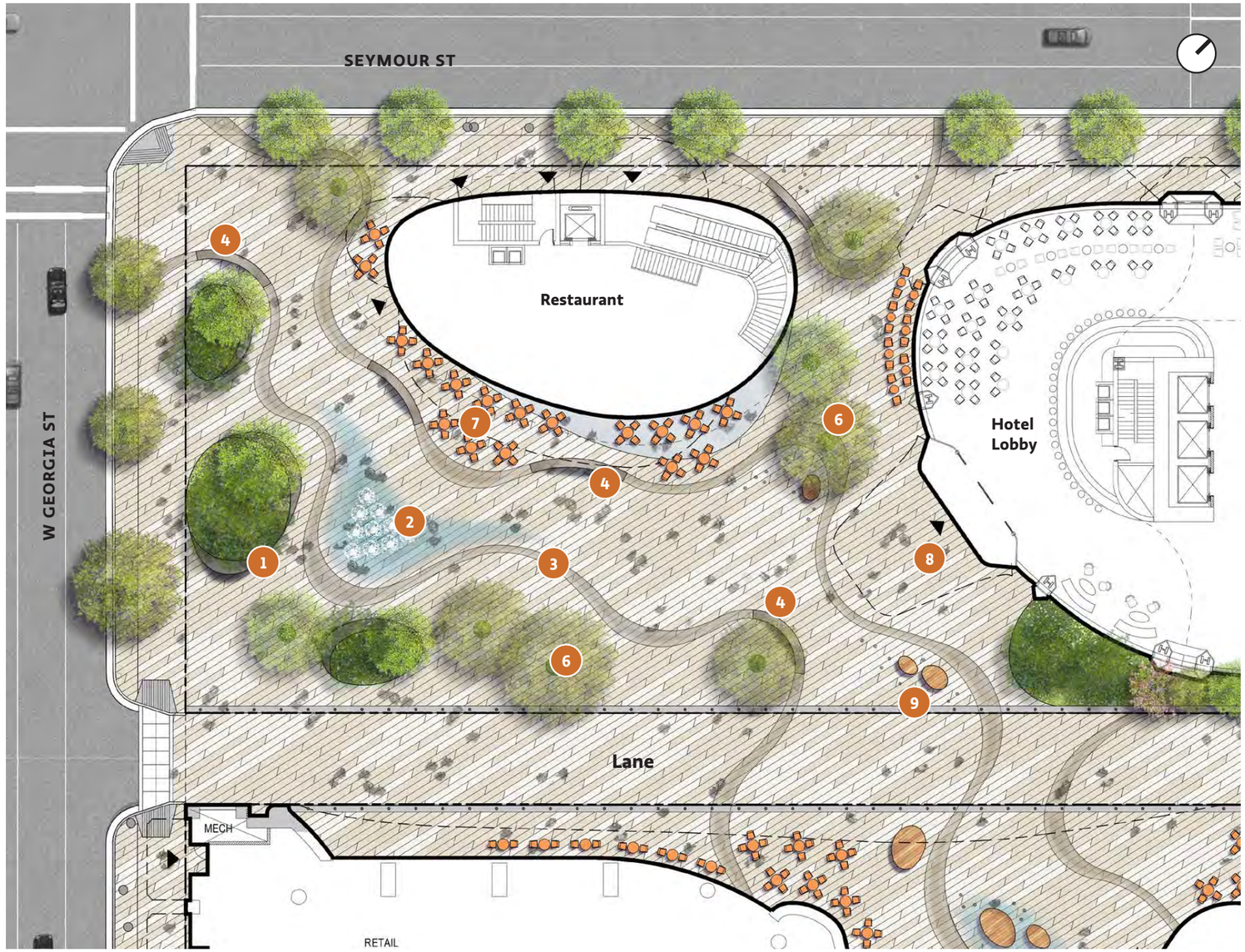
Tree species have been strategically selected to maintain visual permeability between the plaza and the adjacent sidewalk, promoting porosity and connectivity.

At the heart of the plaza, a central open space features a seasonal water feature with jets that help cool the environment during the summer months and enhance the sensory experience of the plaza. The water feature produces a thin scrim of water enabling one to walk through it without getting their shoes wet. Trees and seating are thoughtfully positioned throughout the plaza to support smooth circulation while allowing flexibility to accommodate a variety of urban programs and special events.

A sunny outdoor dining area is located on the southeast side of the restaurant to activate the plaza throughout the year, fostering a lively and inviting atmosphere. Seating elements and a low band enable activation while clearly de-marking public and private space.

The continuous stone paving pattern is inspired by the warm tones and undulating ripple patterns left by waves on coastal beaches, evoking a continuous "sandy sea floor" that connects the building to the street. Undulating feature paving bands extend to the sidewalk, the lane, and into the covered mews at 501 Georgia, creating a cohesive and seamless public realm experience that draws people into the space from multiple directions. Accent in-ground pin-lighting is proposed as a subtle reference to oceanic phosphorescence, enhancing the nighttime atmosphere and adding visual interest during evening hours.

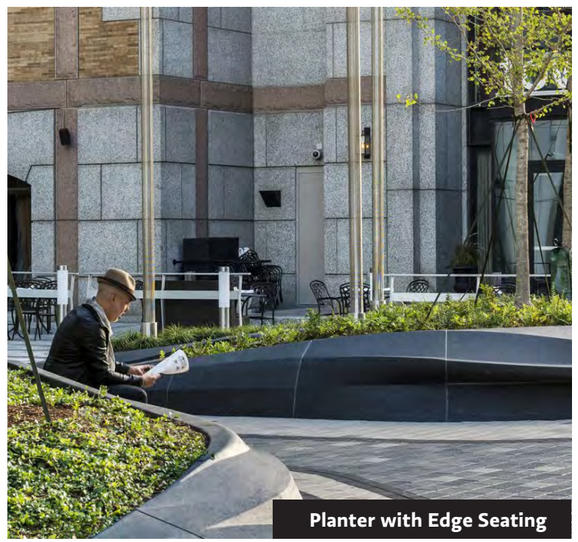
1. **Sculpted Planters with Edge Seating**
2. **Central Open Space with Water Feature**
3. **Feature Paving Bands**
4. **Feature Linear Seating**
6. **Trees in Paving**
7. **Restaurant Outdoor Dining**
8. **Hotel Entrance**
9. **Feature Pebble Seating with In-Ground Accent Lights**



Plaza Landscape Plan

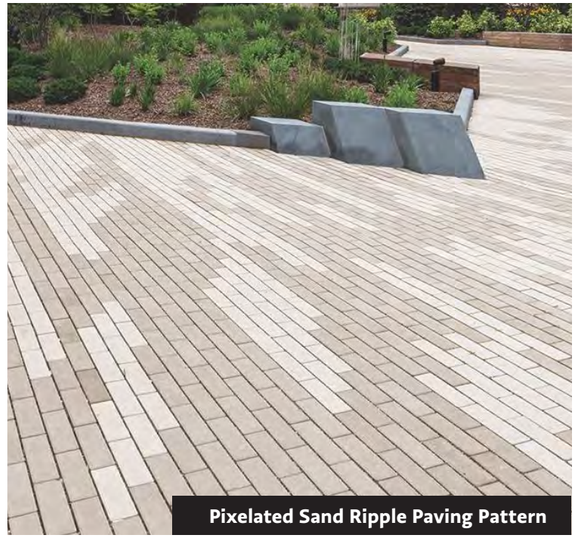
Outdoor Dining at Restaurant

Reflective Water Feature with Jets


Planter with Edge Seating

Feature Paving Band & Linear Seating

Sculpted Planters


Pixelated Sand Ripple Paving Pattern

Plaza Precedent Images

Plaza Programs

The Georgia Plaza is designed as a flexible and engaging public space that supports a variety of daily activities and special events.

It offers outdoor dining opportunities connected to the adjacent restaurant, along with a range of built-in seating options thoughtfully arranged throughout the space for sun and shade and year-round use. The seasonal water feature serves as an interactive and dynamic element during the warmer months, creating a playful and refreshing environment that further enhances the daily experience of the plaza.

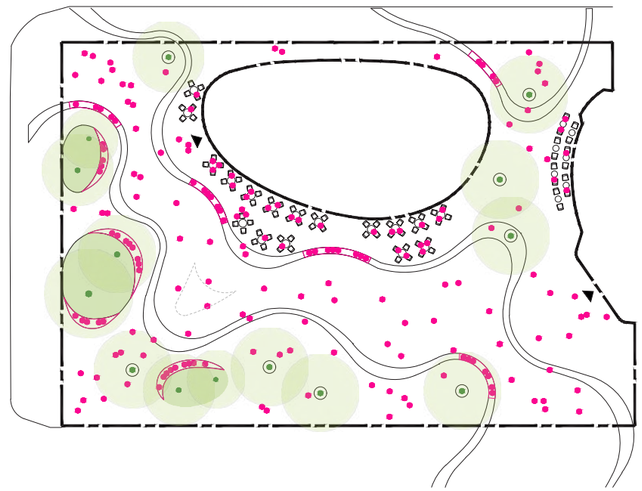
The water feature can be turned off for a continuous hard surface that can accommodate a range of special programming and community-focused events. These may include (but are not limited to) outdoor performances, fundraising activities, pop-up art installations, small-scale markets, and festival celebrations. The design ensures the plaza remains a vibrant and inclusive destination that can respond to the changing needs and interests of the community throughout the year.

- Plaza Tree
- Planter Edge Seating
- Curvilinear Seating
- Movable Tables & Chairs
- Shallow Pool
- Water Jets
- Food Truck
- Festival Decoration
- 3 m × 3 m Tent
- 2 m × 2 m Tent
- 2 m × 2 m Information Booth
- Stage
- 3 m × 5 m Exhibition Area
- 2 m × 2 m Exhibition Area
- Outdoor Fitness Zone

Daily Program – Casual Crowd

Movable Furniture

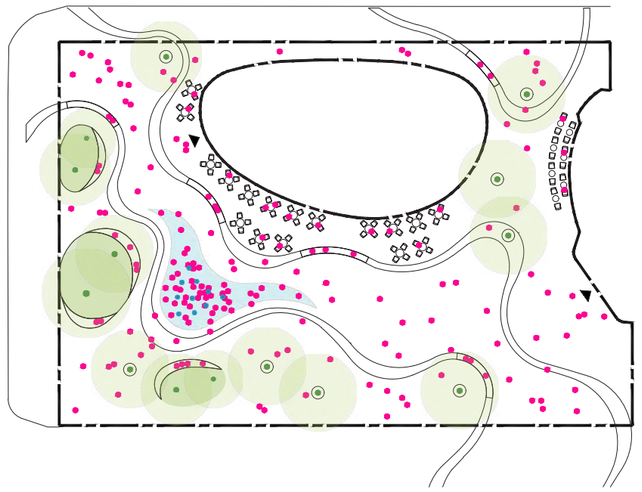
Plaza Seating



Daily Program – Water Feature

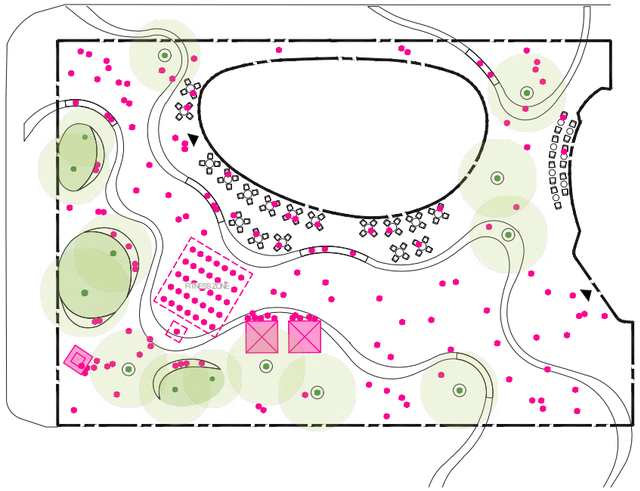
Shallow Pool

Water Jets



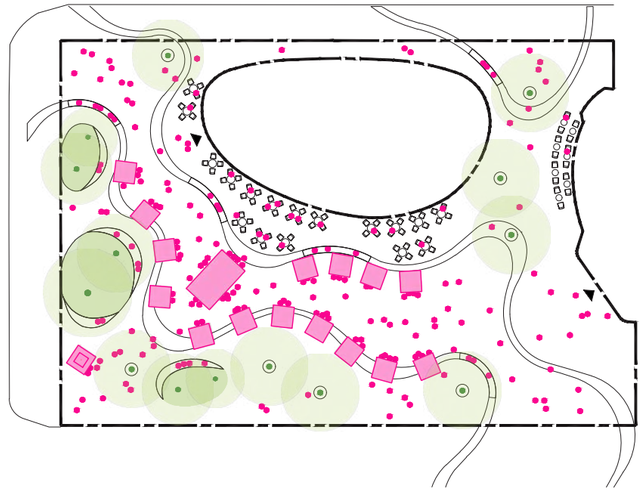
Special Events – Outdoor Fitness

Outdoor Fitness Class



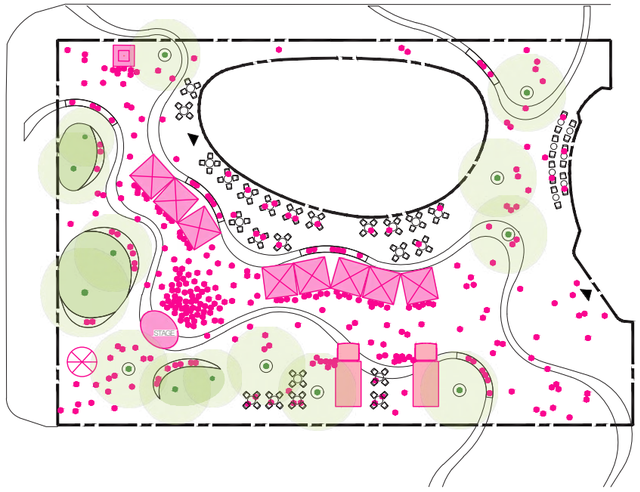
Special Events – Pop-up Art / Cultural Events

Pop-up Exhibition



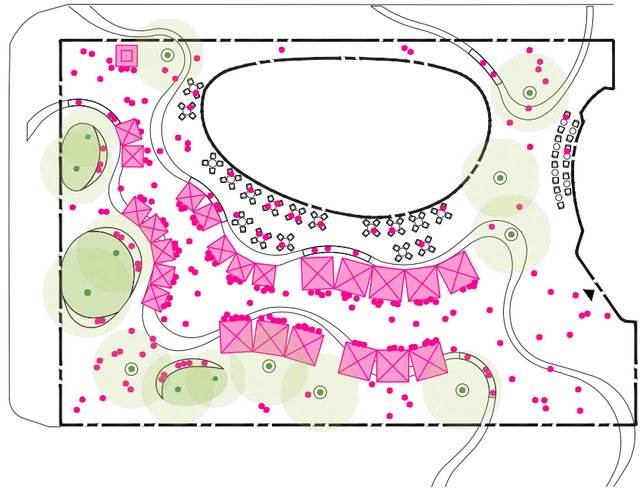
Special Events – Festival Celebration

Christmas Celebration



Special Events – Sales Market

Crafts Market



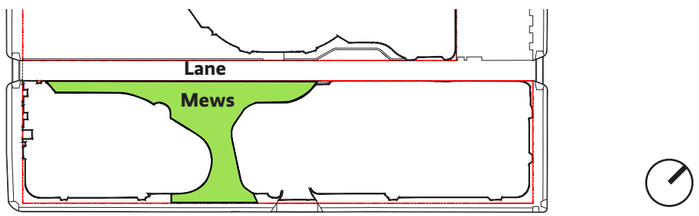
Lane & Pedestrian Mews

The lane is tabletopped and curbless with continuous special paving extending across both pedestrian and vehicular zones to express a unified, pedestrian-friendly experience that visually connects the Georgia Plaza at 595 West Georgia with the Mews.

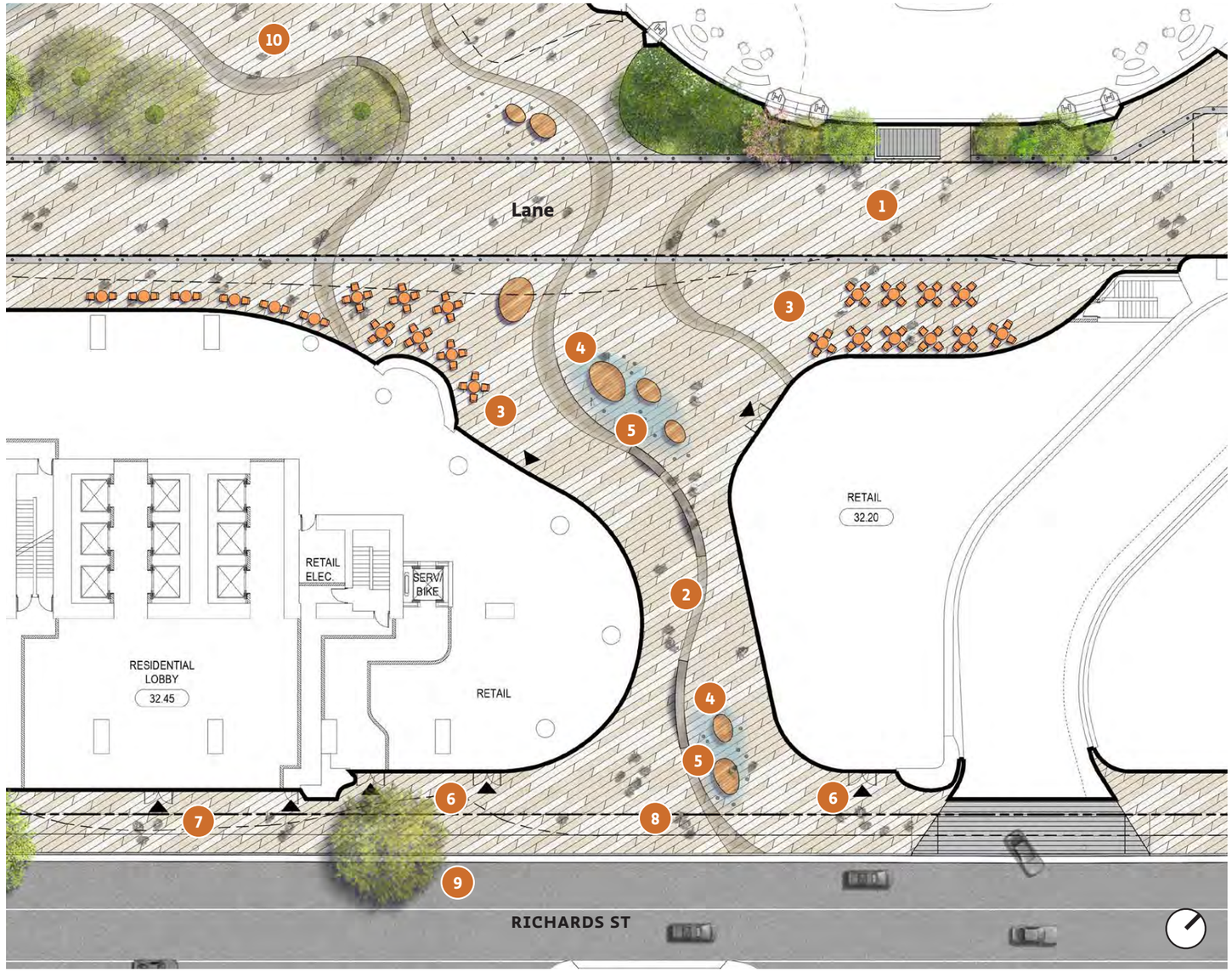
On the west side, facing Georgia Plaza, outdoor patios associated with CRUs feature movable tables and chairs, bringing life to the building frontage.

The design of the mews is inspired by the historic stream that once travelled over this site toward Burrard Inlet. A linear ribbon of feature paving, combined with integrated seating and two subtle reflective scrims of water, metaphorically represents a creek running through a rainforest.

Pebble-shaped seating associated with shallow pools and in-ground accent lighting are scattered along the mews, and continue into the adjacent plaza, creating a strong visual and thematic connection.

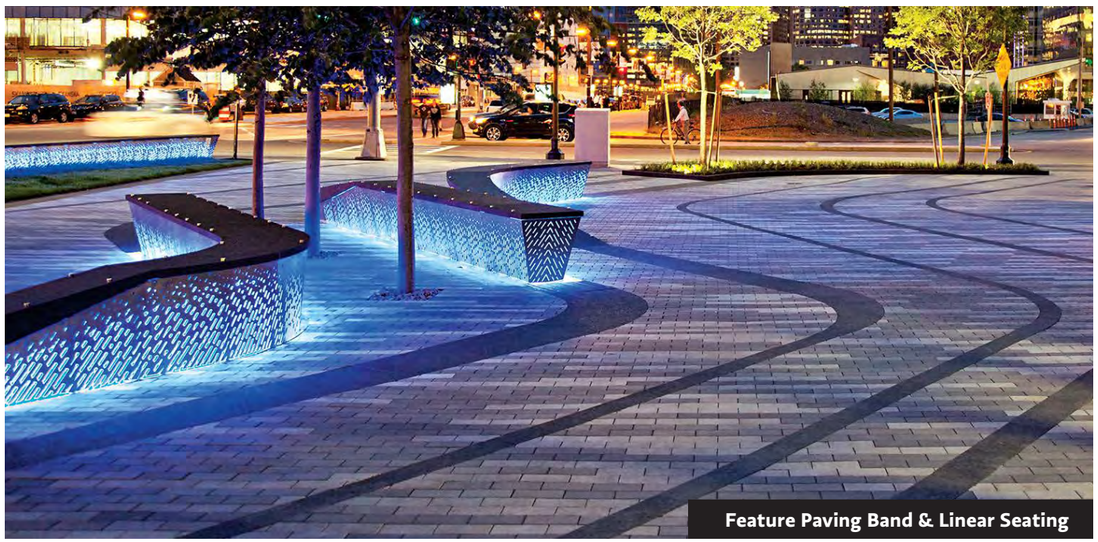


1. Lane Enhancement
2. Feature Paving & Seating Ribbon
3. CRU Patio with Movable Furniture
4. Feature 'Pebble' Seating
5. Shallow Pool with Accent In-Ground Light
6. CRU Entrance
7. Residential Lobby Entrance
8. City Sidewalk
9. Retained Existing Street Tree
10. Plaza at 595 W Georgia St



Pedestrian Mews Plan

Pebbled Creek Bed


Feature Paving Band & Linear Seating

Feature Pebble Seating

Phosphorescence

Reflective Water Scrim on Paving (Walkable)

Potential Artistic Lighting for Reflective Water Feature

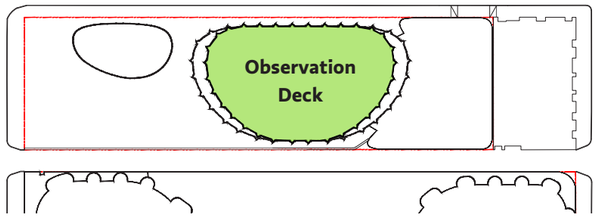
Lane & Pedestrian Mews Precedents

Observation Deck

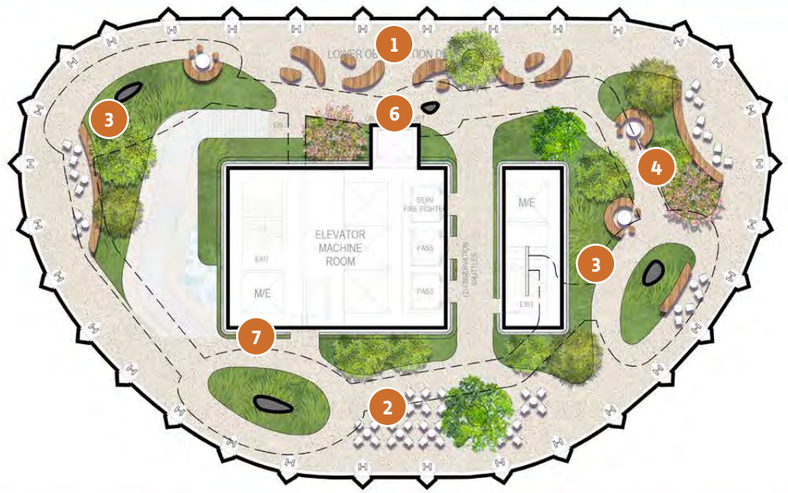
The observation deck provides a stunning three-dimensional West Coast rainforest experience in the sky.

The 2-storey glass atrium features large planters that can support multiple canopy and understory trees, with lush shrub and fern massings below. These planters feature wooden nook-seating with panoramic 360-degree views of the city.

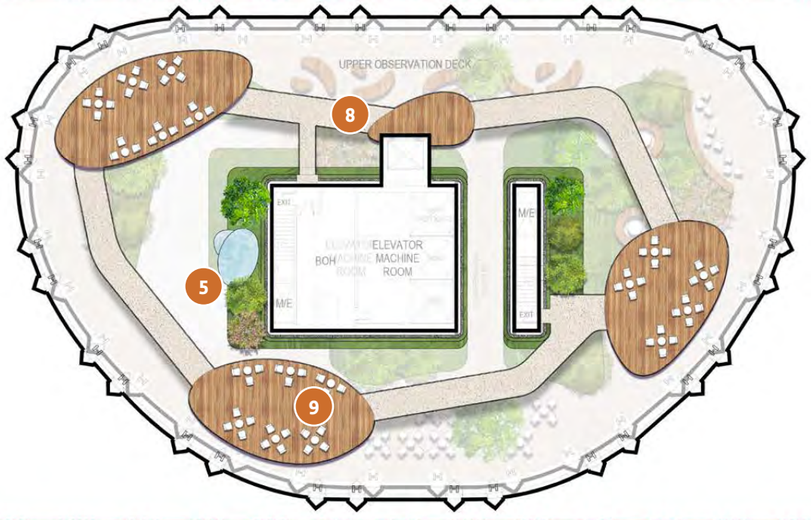
Larger flexible spaces with movable furnishings enable events and food and beverage. A generous stairway connects the observation deck to the restaurant below, alongside a terraced garden with cascading waterfalls that can be viewed from all three levels of the space. An elevator provides access to a mezzanine level, where a series of suspended patio pods are connected by a looping pathway that winds through the tree canopy, creating an immersive and elevated nature experience.



1. Observation Lounge w/ Movable Furniture
2. F+B / Event Space
3. Sky Garden
4. Seating Pockets
5. Terraced Garden & Waterfall
6. Elevator to the Mezzanine Floor
7. Feature Green Wall at Core Structure
8. Tree Top Walk
9. Floating Seating Pods



Observation Deck Plan

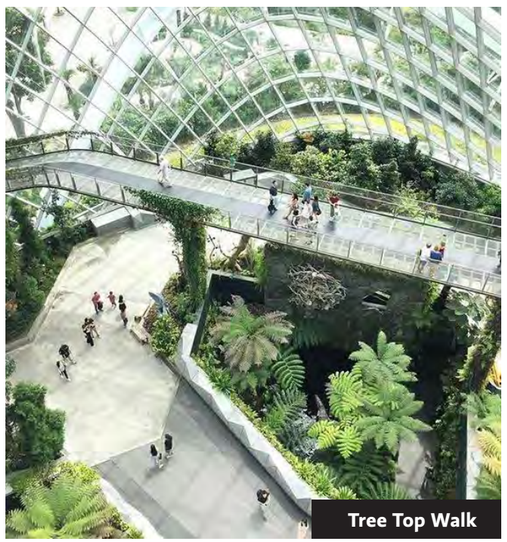


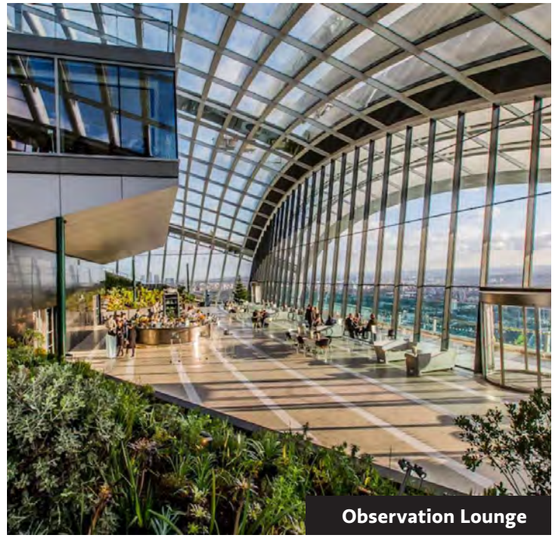
Mezzanine Floor Plan

Floating Seating Pod

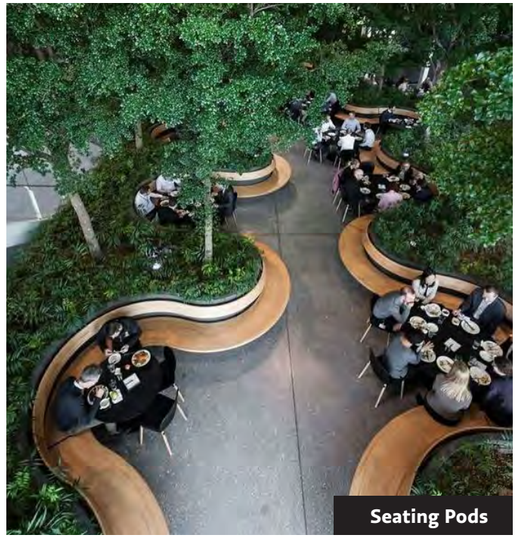
Feature Greenwall

Waterfall


Tree Top Walk


Observation Lounge

F+B / Event Space


Seating Pods

Lush Interior Planting

Observation Deck Precedent Images

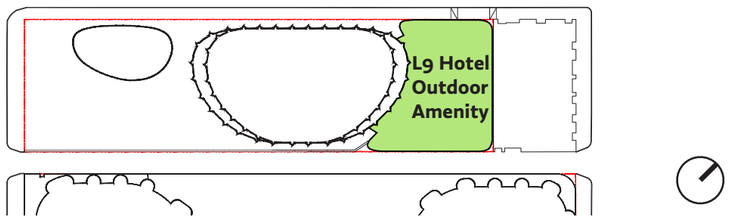
L9 Hotel Amenity Terrace

The hotel's outdoor amenity roof terrace is designed as a vibrant and multi-functional space that supports recreation, relaxation, and social gatherings for hotel guests and visitors.

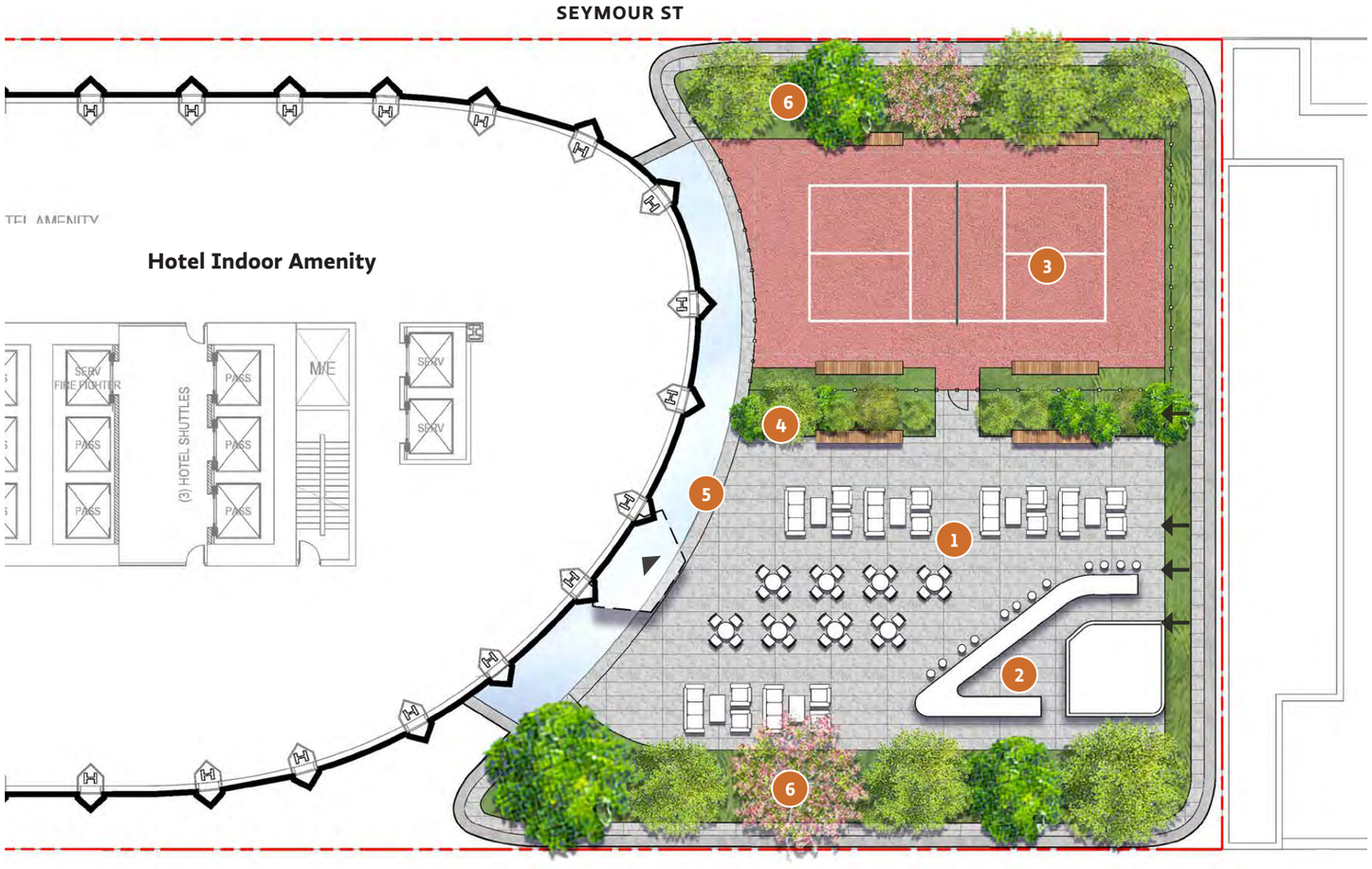
A pickleball court is located along Seymour Street, enclosed with a fence and gate that are softened by surrounding landscape planting. Planters with integrated edge seating line the court, offering places to rest and watch the game.

A special feature paving treatment at the building edge marks the threshold between indoor and outdoor areas. Adjacent to the Bar & Kitchen, an outdoor lounge area features stone paving and movable furniture, allowing the space to adapt easily for events and group gatherings.

Around the perimeter, trees and layered planting provide a green buffer from busy streets and nearby residential towers, helping to create a more comfortable and private atmosphere for guests.

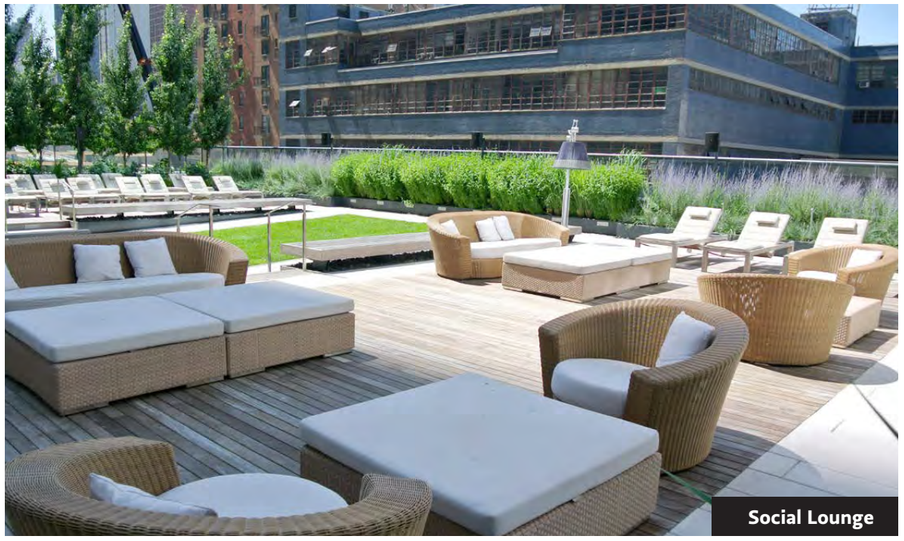


1. Outdoor Social Lounge & Event Space
2. Bar with Kitchen
3. Pickle Ball Court with Fence & Gate Buffered by Planting
4. Planter with Edge Seating
5. Special Paving Band at Building Edge
6. Buffer Landscape at Perimeter

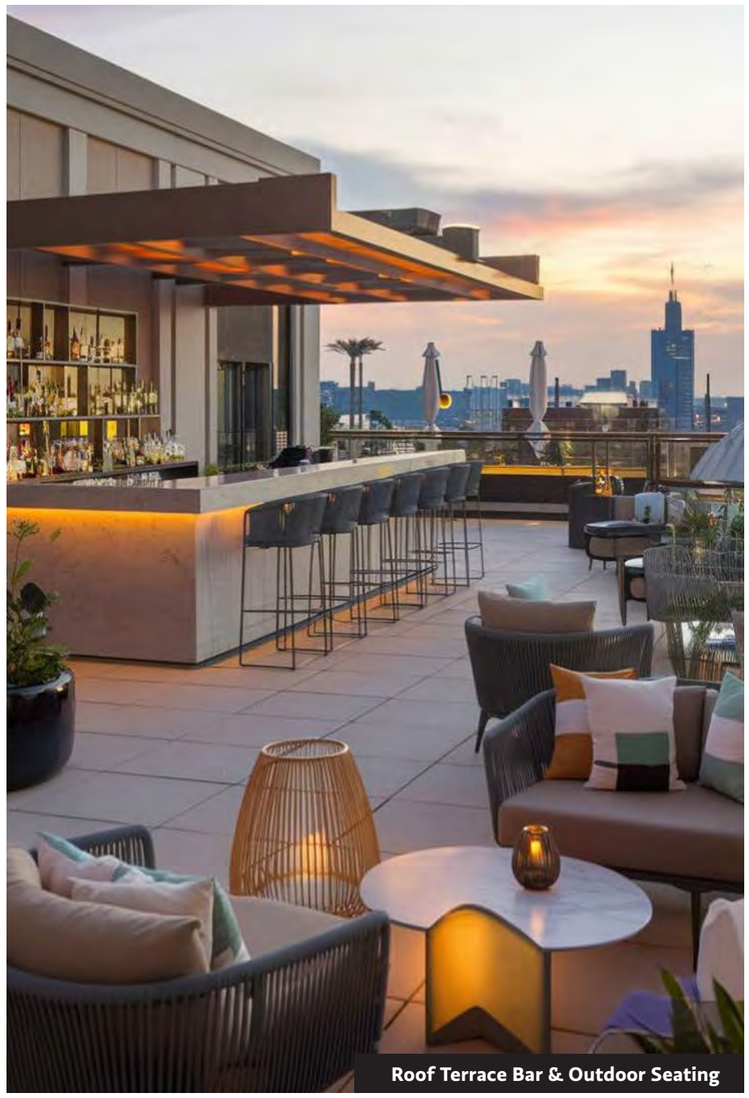


L9 Hotel Amenity Terrace Landscape Plan

Pickleball Court



Social Lounge



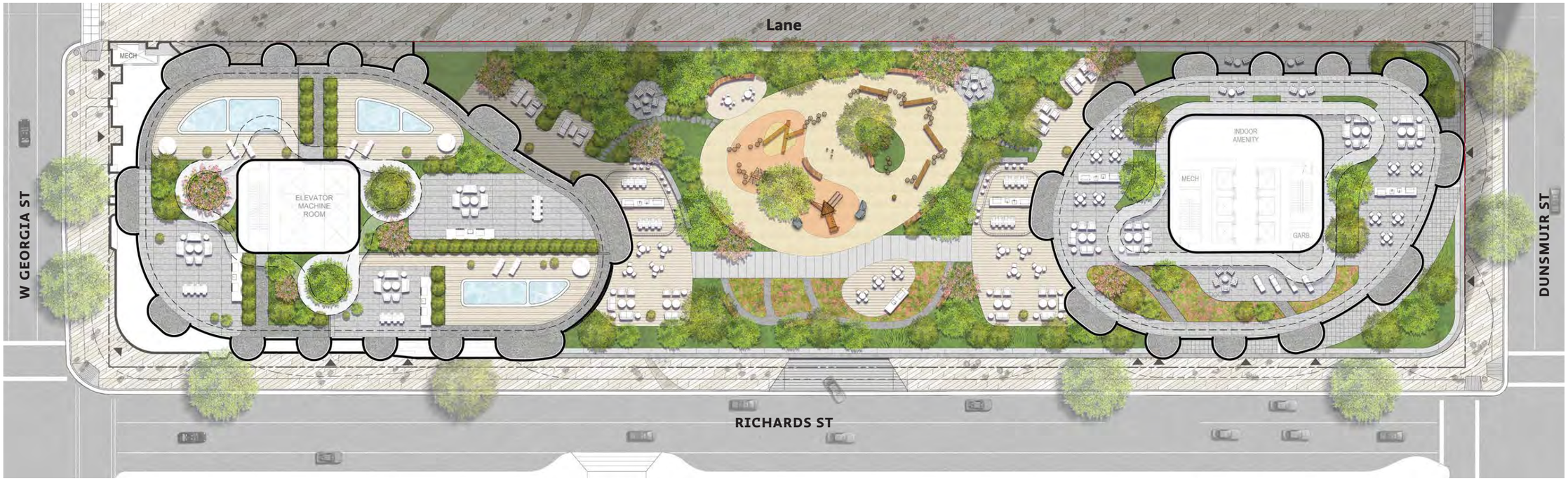
Roof Terrace Bar & Outdoor Seating

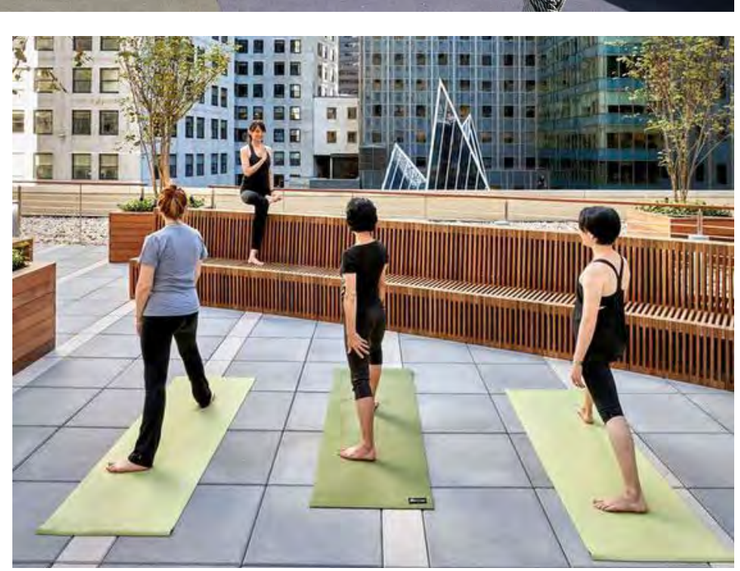
Hotel Amenity Terrace Precedent Images

Roof Terrace Landscape Design

The overall landscape strategy for the roof terraces are to provide a series of diverse programs for urban living that balances biophilic design with luxury and community connection.

Using a Pacific Coastal palette of materials and plantings, the design imagines an immersive and dynamic set of experiences and spaces that also meet the needs of climate resilience and urban ecology.





Roof Terrace Precedent Images

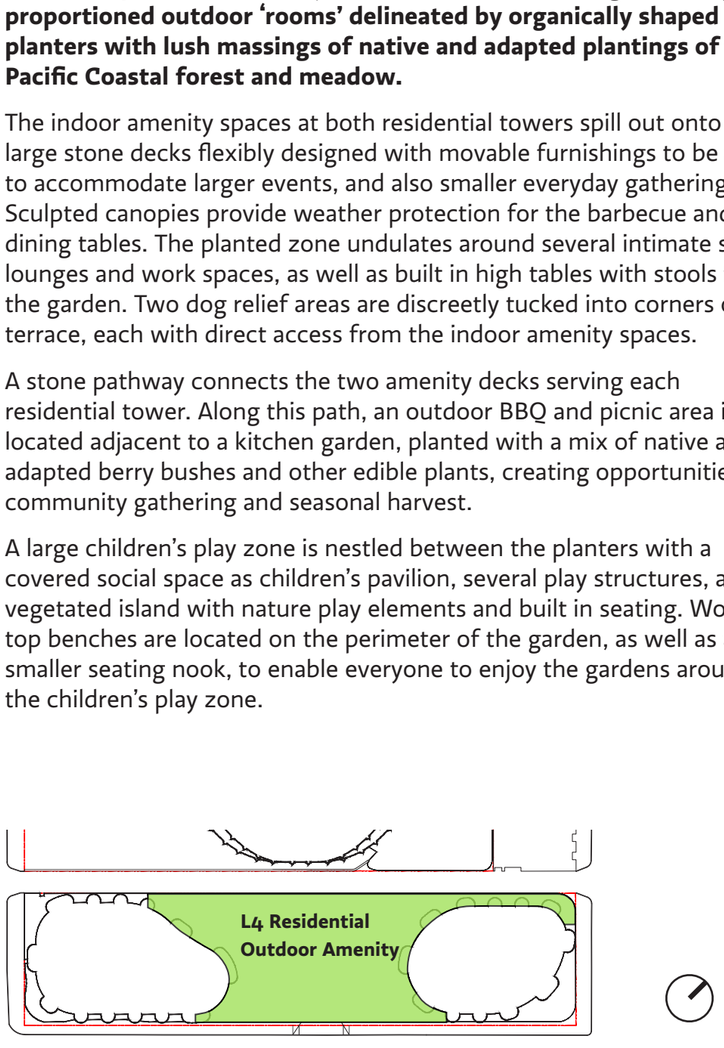
L4 Residential Amenity

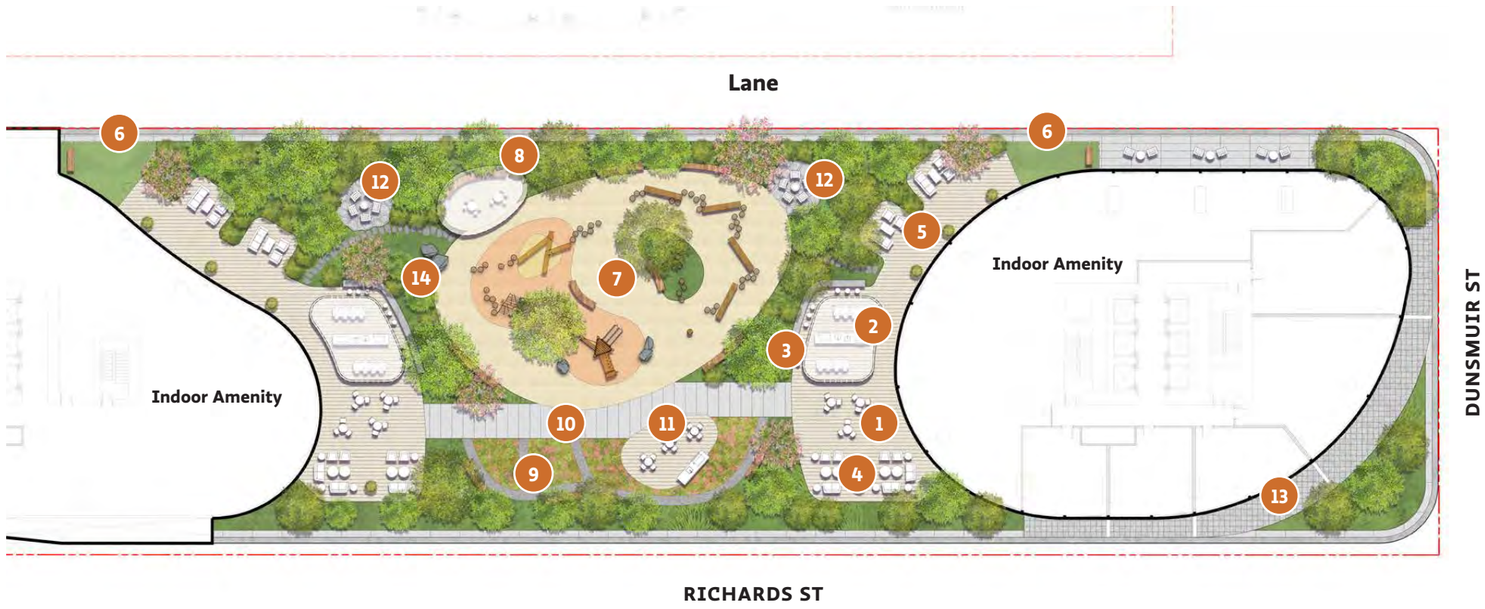
The level 4 outdoor amenity terrace features several generously proportioned outdoor 'rooms' delineated by organically shaped planters with lush massings of native and adapted plantings of the Pacific Coastal forest and meadow.

The indoor amenity spaces at both residential towers spill out onto large stone decks flexibly designed with movable furnishings to be able to accommodate larger events, and also smaller everyday gatherings. Sculpted canopies provide weather protection for the barbecue and dining tables. The planted zone undulates around several intimate social lounges and work spaces, as well as built in high tables with stools facing the garden. Two dog relief areas are discreetly tucked into corners of the terrace, each with direct access from the indoor amenity spaces.

A stone pathway connects the two amenity decks serving each residential tower. Along this path, an outdoor BBQ and picnic area is located adjacent to a kitchen garden, planted with a mix of native and adapted berry bushes and other edible plants, creating opportunities for community gathering and seasonal harvest.

A large children's play zone is nestled between the planters with a covered social space as children's pavilion, several play structures, a vegetated island with nature play elements and built in seating. Wood top benches are located on the perimeter of the garden, as well as a smaller seating nook, to enable everyone to enjoy the gardens around the children's play zone.



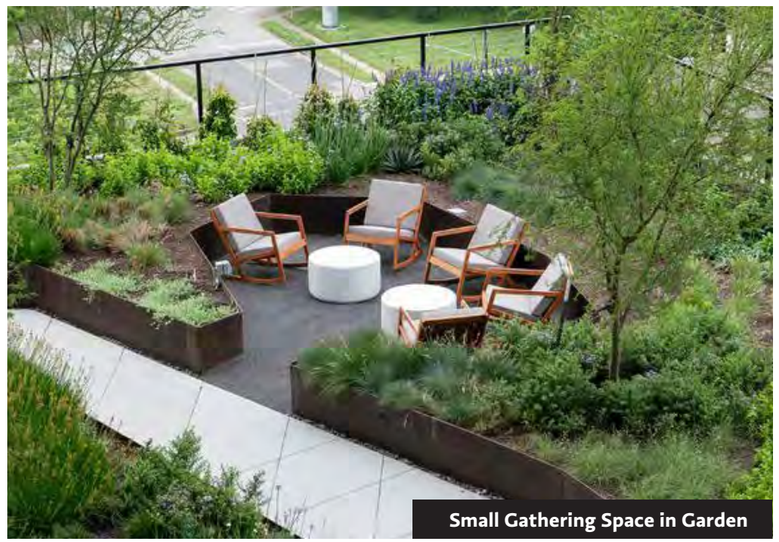


L4 Shared Outdoor Amenity Terrace Landscape Plan

1. Amenity Deck with Stone Paving
2. Covered BBQ Area
3. High Table Facing Garden
4. Social Lounge
5. Seating Pods for Small Gathering
6. Dog Relief
7. Children's Play Area
8. Edible Landscaping
9. Buffer Landscape
10. Main Pathway
11. BBQ Area Facing Children's Play
12. Small Seating Area in Garden

Layered Planting Mass

Sculptural Children's Play Elements


Small Gathering Space in Garden

High Table Facing Garden

Overhead Structure at Outdoor Seating & Dining Area

Social Lounge

Residential Amenity Precedent Images

Rooftop Outdoor Amenity

Detail of Outdoor Amenity Play Area

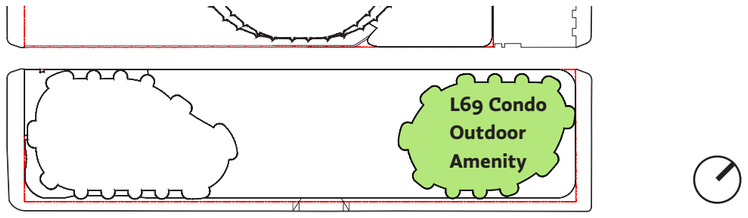
L69 Condo Rooftop Amenity

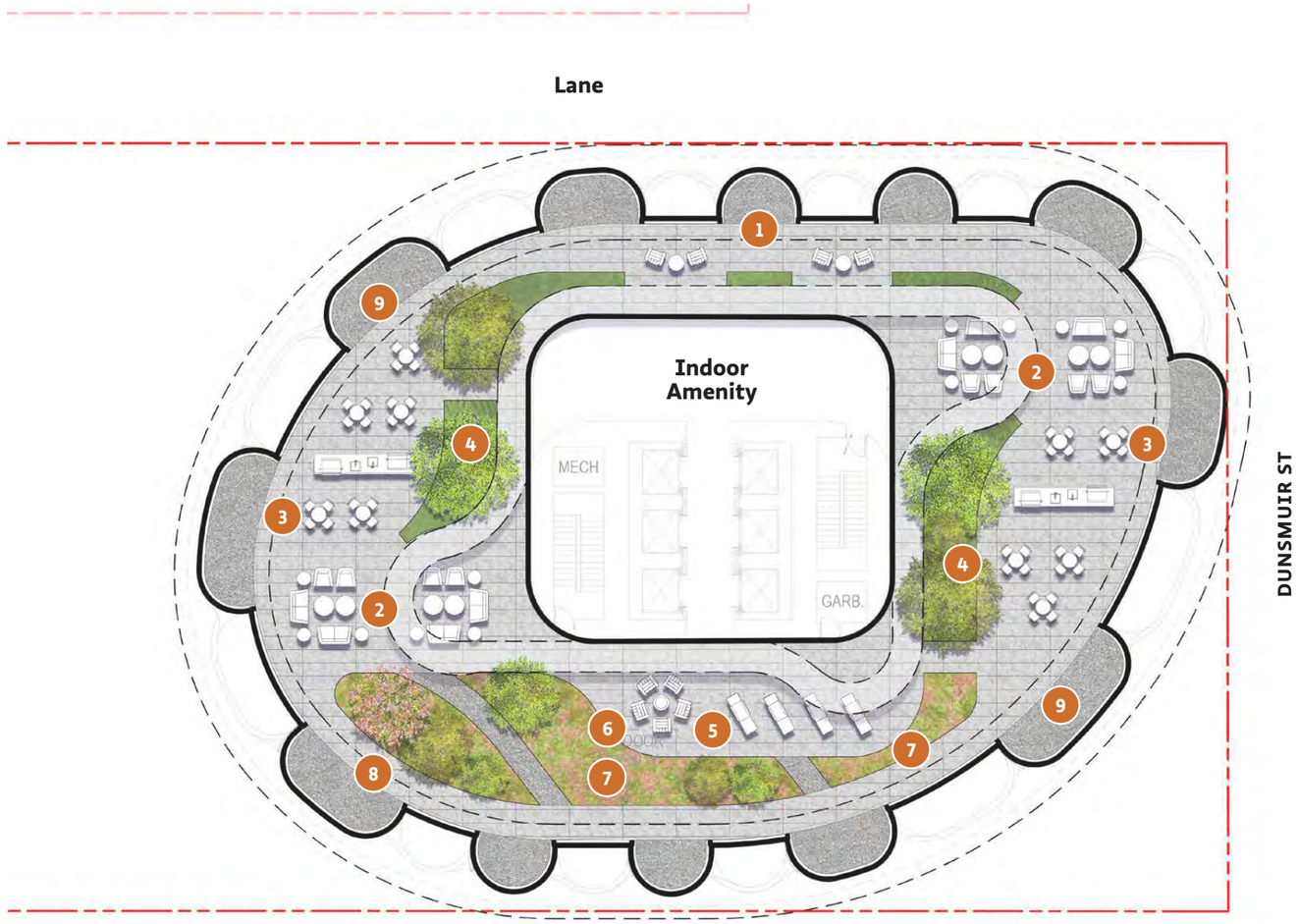
The Level 69 condo rooftop amenity features a dramatic lookout deck at the northwest corner, offering some of the most breathtaking views from both the interior amenity space and the exterior terrace.

A continuous walking loop connects the main deck with a series of balconies along the perimeter. These balcony spaces act as intimate outdoor rooms where residents can enjoy panoramic 360-degree views.

The central portion of the rooftop includes social lounges and two outdoor BBQ areas, set on feature stone paving. Movable furniture allows the space to flexibly accommodate a range of uses, from larger group events to small daily gatherings.

On the southeast side, a sun-filled garden space features a lounge deck with chaises and a small social area centered around a fire pit. This terrace is surrounded by an edible garden, planted with a mix of native and adapted herbs, fruit-bearing shrubs, and other edible species—offering seasonal interest, opportunities for harvesting, and a strong sense of community connection to nature.

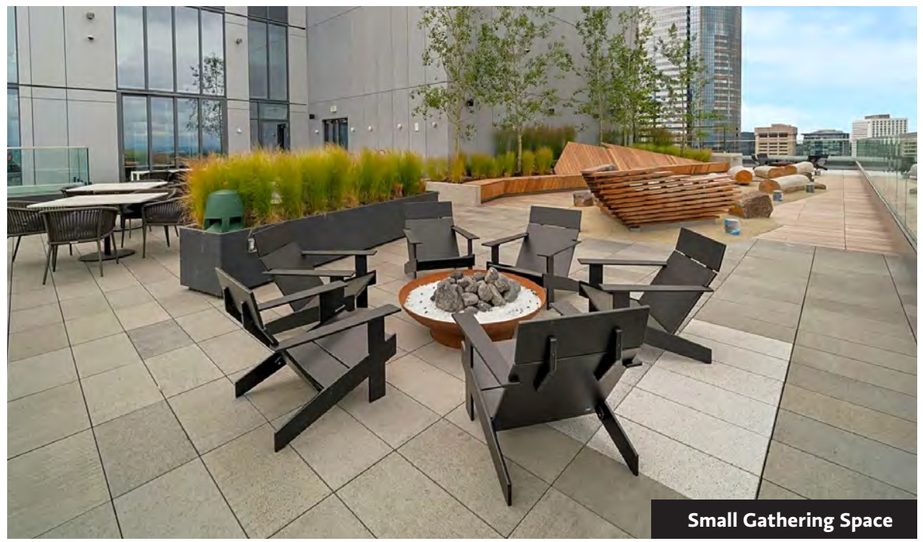




1. **Lookout Deck**
2. **Social Lounge with Movable Furniture**
3. **BBQ Area**
4. **Buffer Planter with Trees**
5. **Sun Deck with Chaise Lounges**
6. **Small Gathering Space with Fire Pit**
7. **Edible Garden**
8. **Perimeter Pathway**
9. **Lookout Balconies**

L69 Condo outdoor Amenity Terrace Landscape Plan

Buffer


Small Gathering Space

Outdoor BBQ with Movable Furniture

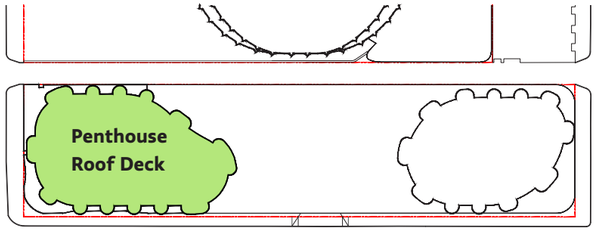
Edible Planting

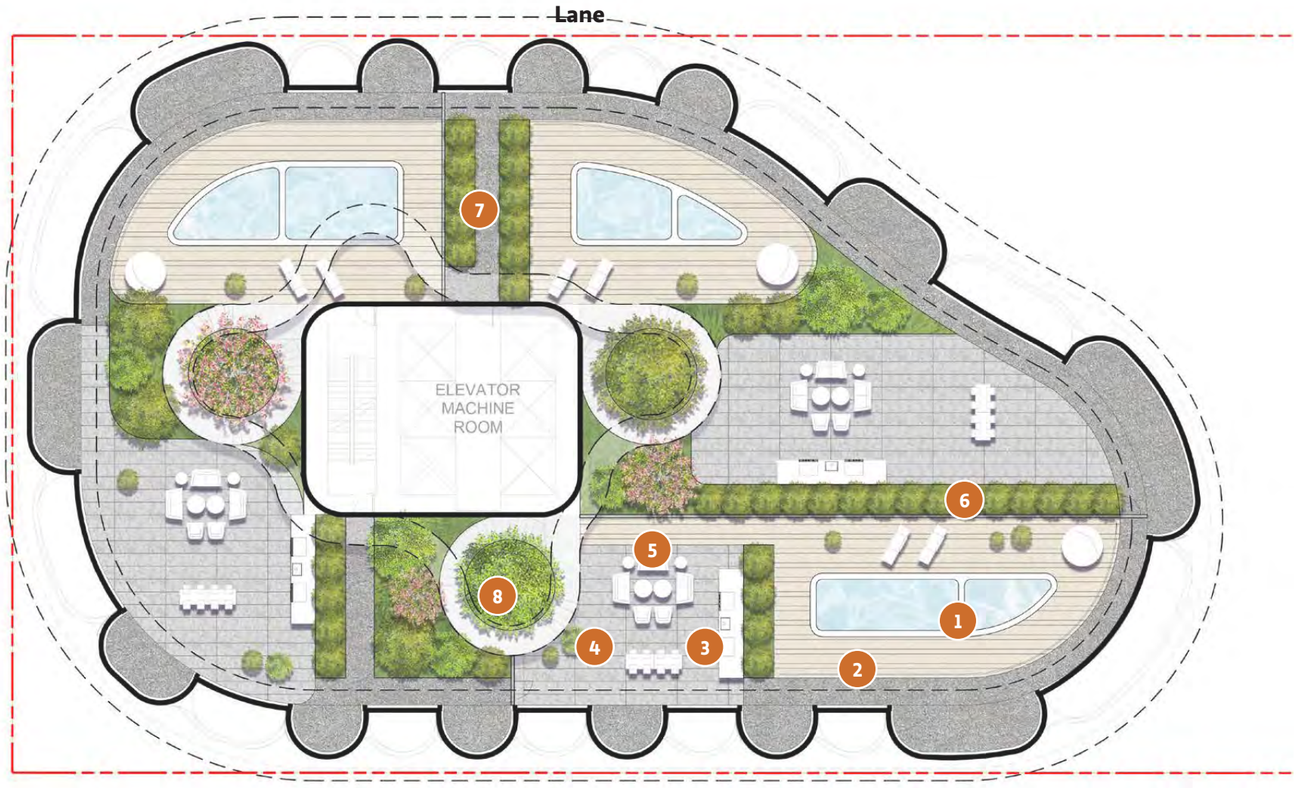
Condo Rooftop Amenity Precedent Images

Penthouse Roof Deck

On the 80th level are three condo roof decks. Each is separated into two zones: a pool deck and a lounge deck for outdoor entertaining.

Each of the decks is accessed by a spiral stairway looping around a specimen tree and planter. The pool decks are raised to take advantage of the spectacular 360-degree views, and feature a spa, lap pool, special paving and space for chaises lounges, and other furnishings. The lounge decks can accommodate an outdoor kitchen, lounge area, and dining space.

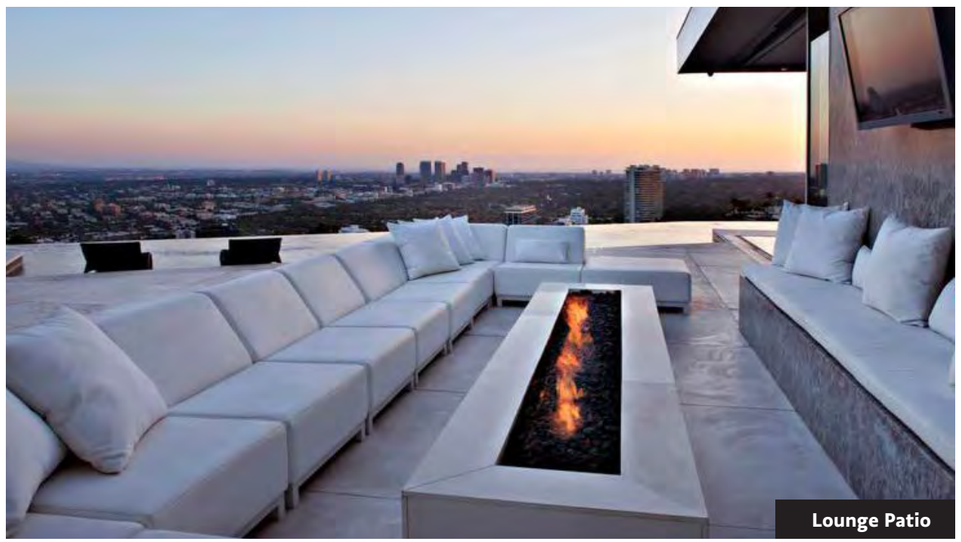




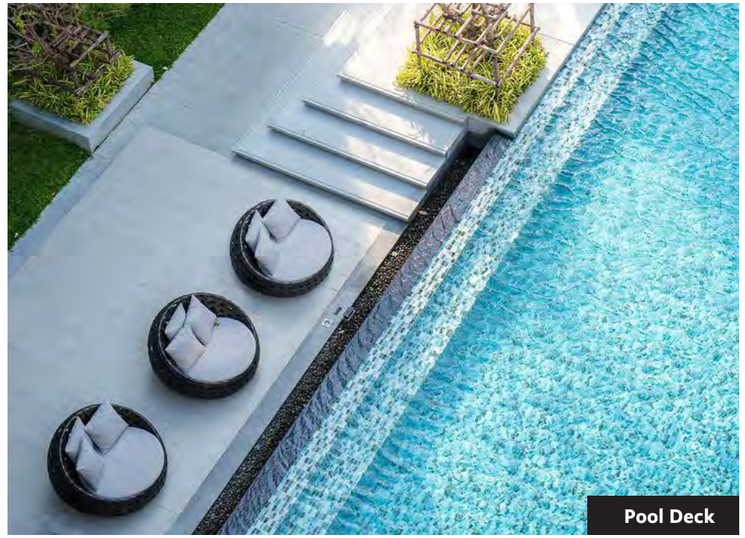
1. Swimming Pool & Hot Tub
2. Raised Pool Deck
3. Outdoor Kitchen
4. Dining Area
5. Lounge Patio
6. Privacy Screen & Buffer Planting
7. Maintenance Path & Gate
8. Tree Planter

Penthouse Roof Deck Landscape Plan

Perimeter Lookout


Lounge Patio

Hedge Buffered Patio with Movable Furniture


Pool Deck

Penthouse Roof Deck Precedent Images

Landscape Sustainability Principles

Habitat Restoration

- Prioritize the retention of healthy existing trees
- Add new street trees with generous soil volumes where possible
- Select native and adaptive planting to support local ecology and minimize irrigation needs
- Provide diverse planting and different heights
- Incorporate features such as pollinator-friendly plants, and berry-producing shrubs to support local wildlife
- Use bird friendly lighting strategies

Open Space

- Create engaging and inviting outdoor spaces for occupants
- Enhance site permeability and accessibility for all users
- Promote community engagement and social interaction through a variety of open spaces that cater to different activities for both public and occupants

Stormwater Management

- Provide an opportunity maintain and enhance the existing site hydrology
- Improve stormwater quality and retention through landscape first and through retention and treatment systems after
- Create soft landscaped zones to absorb and filter stormwater

Heat Island Mitigation

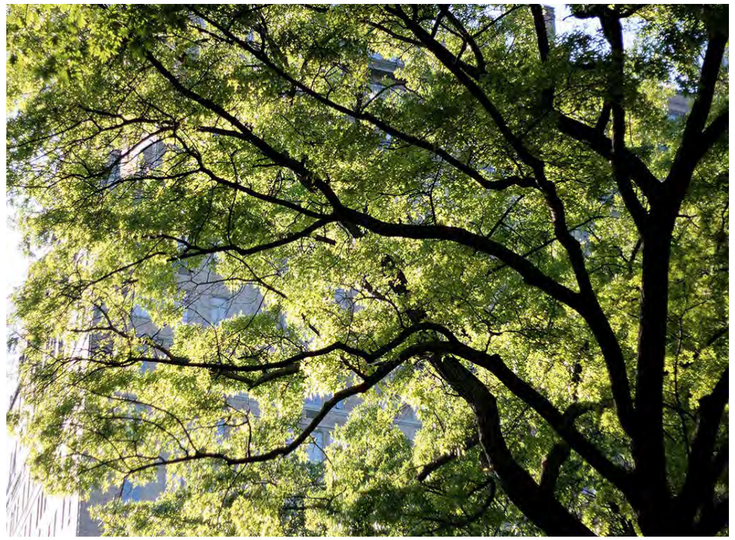
- Utilize landscaping and high albedo hardscapes to reduce solar gains
- Provide vegetated roofing to reduce Urban Heat Island Effect
- Increase tree canopy coverage providing shade and cooling through evapotranspiration

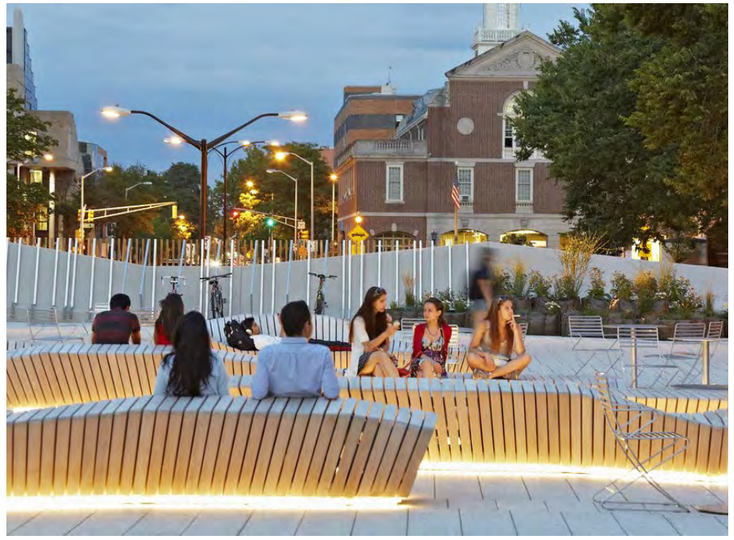
Light Pollution Mitigation

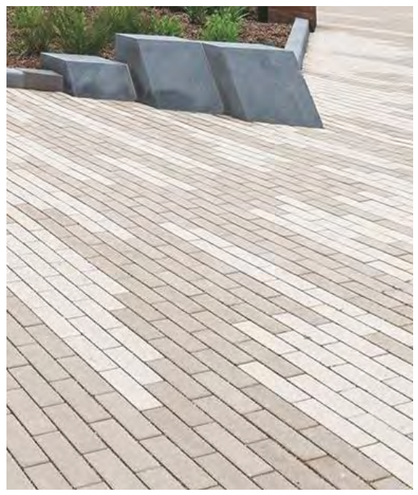
- Selecting lighting to reduce light spillage onto the adjacent neighborhoods
- Eliminate direct up-lighting to reduce night-time light pollution

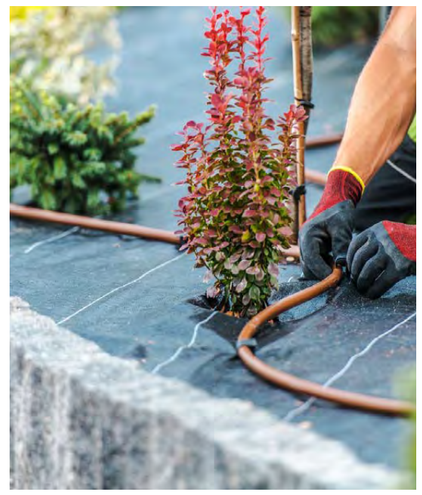
Landscape Resiliency

- Select planting accustomed to the local climate and available rainwater sources
- Utilize efficient irrigation and controller selection to reduce water usage for irrigation
- Identify rainwater harvest and re-use opportunities for irrigation





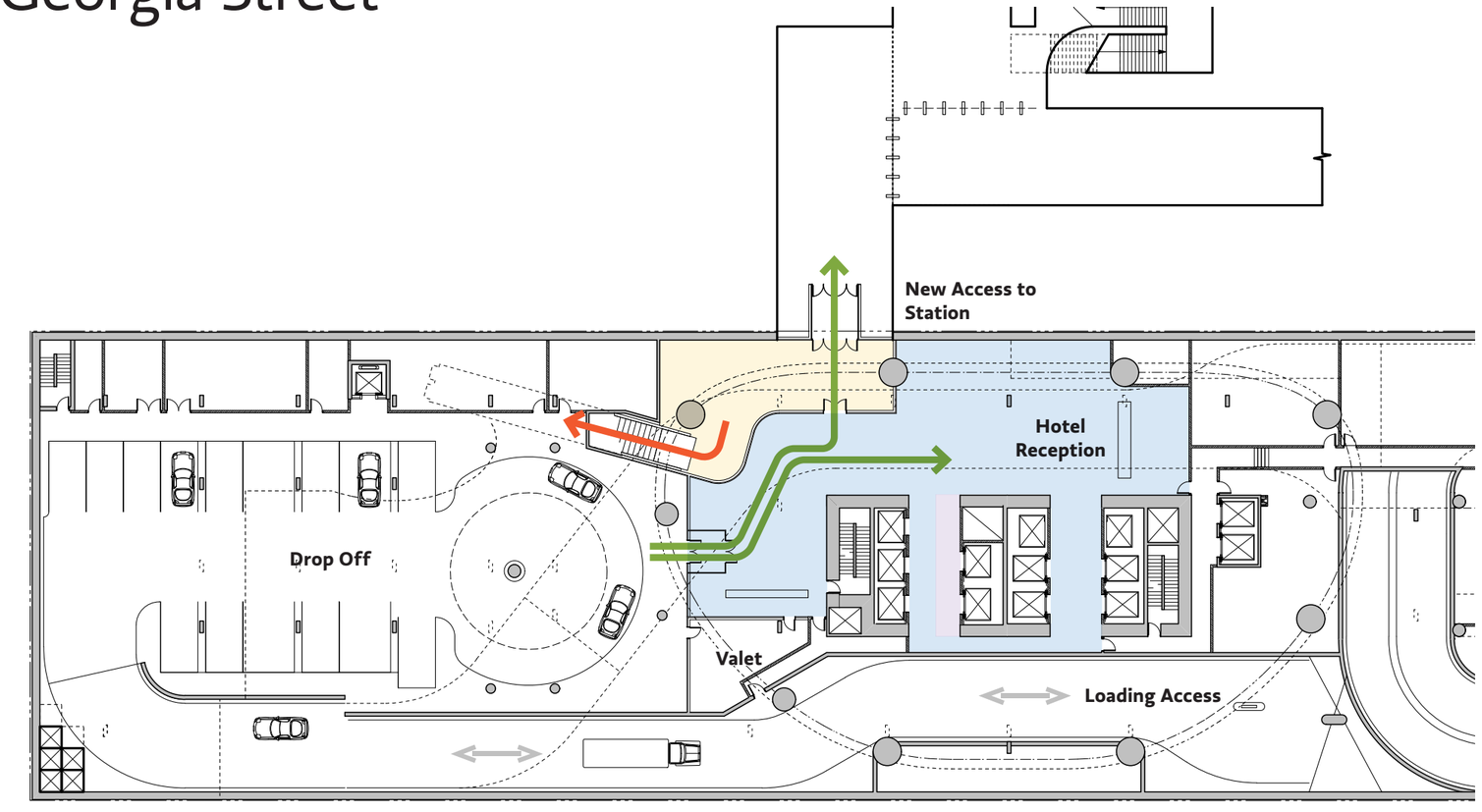




Transit & Rideshare Connectivity
Level P2 Drop-Off – West Georgia Street

Level P1 under the Commercial tower will act as a central hub for access to both ridesharing and public transit. A public pick up and drop off roundabout on level P1 will allow for Ride sharing and taxis to serve hotel guests. A below grade lobby is proposed to connect into the existing below grade Granville-Expo Line Station, providing direct access into the hotel and retail above. The connection to the drop off will allow people to switch modes of travel from ride sharing to transit and vice versa.

A valet will allow guests to leave their vehicles and proceed to the check in.



Hotel

Shared Lobby

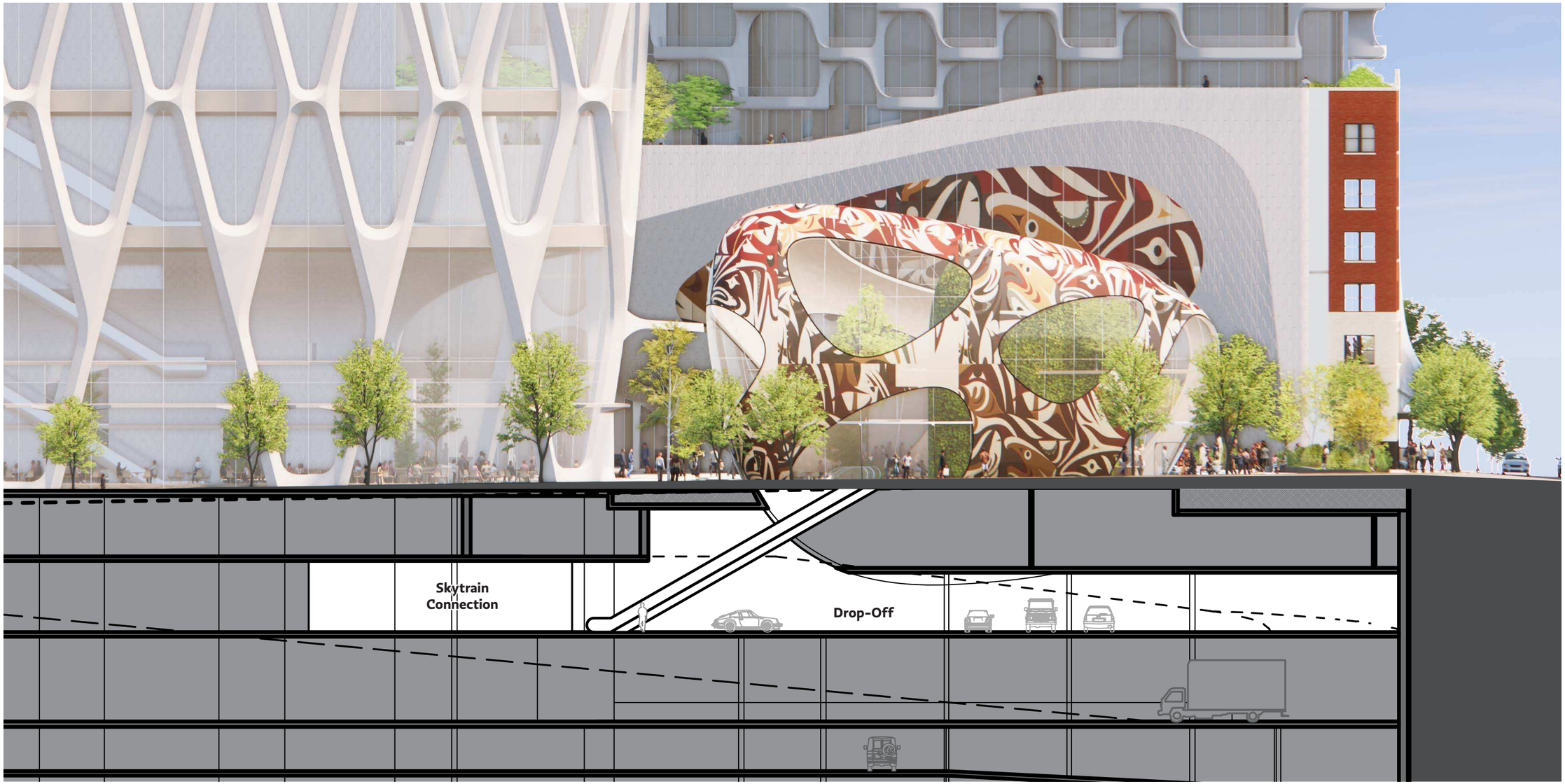
Station Access

Hotel Class A Passenger Stalls

Escalators Up to Street

Visitor Access Path

P2 Plan – Drop Off



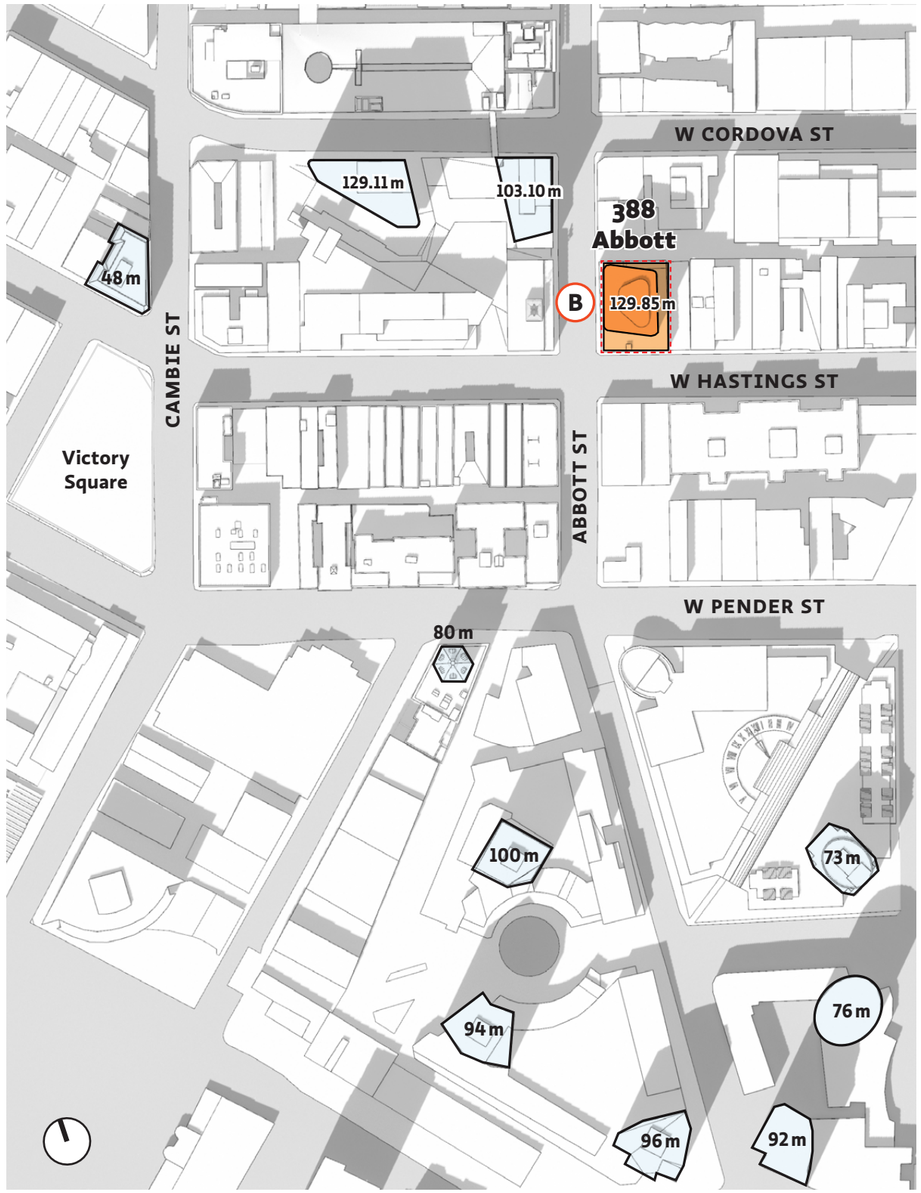
Below Grade Transit Access at Seymour Street

Proposed Site – Ⓑ Abbott Street

The Abbot Street site is located within the Downtown Development Plan and the Victory Square Neighbourhood of the Downtown Eastside Policy Plan.

The social housing proposed complements the Woodwards Development across the street, providing 378 units of social housing, broadening the housing continuum on the two sites which includes 3 Indigenous Artist in Residence units.

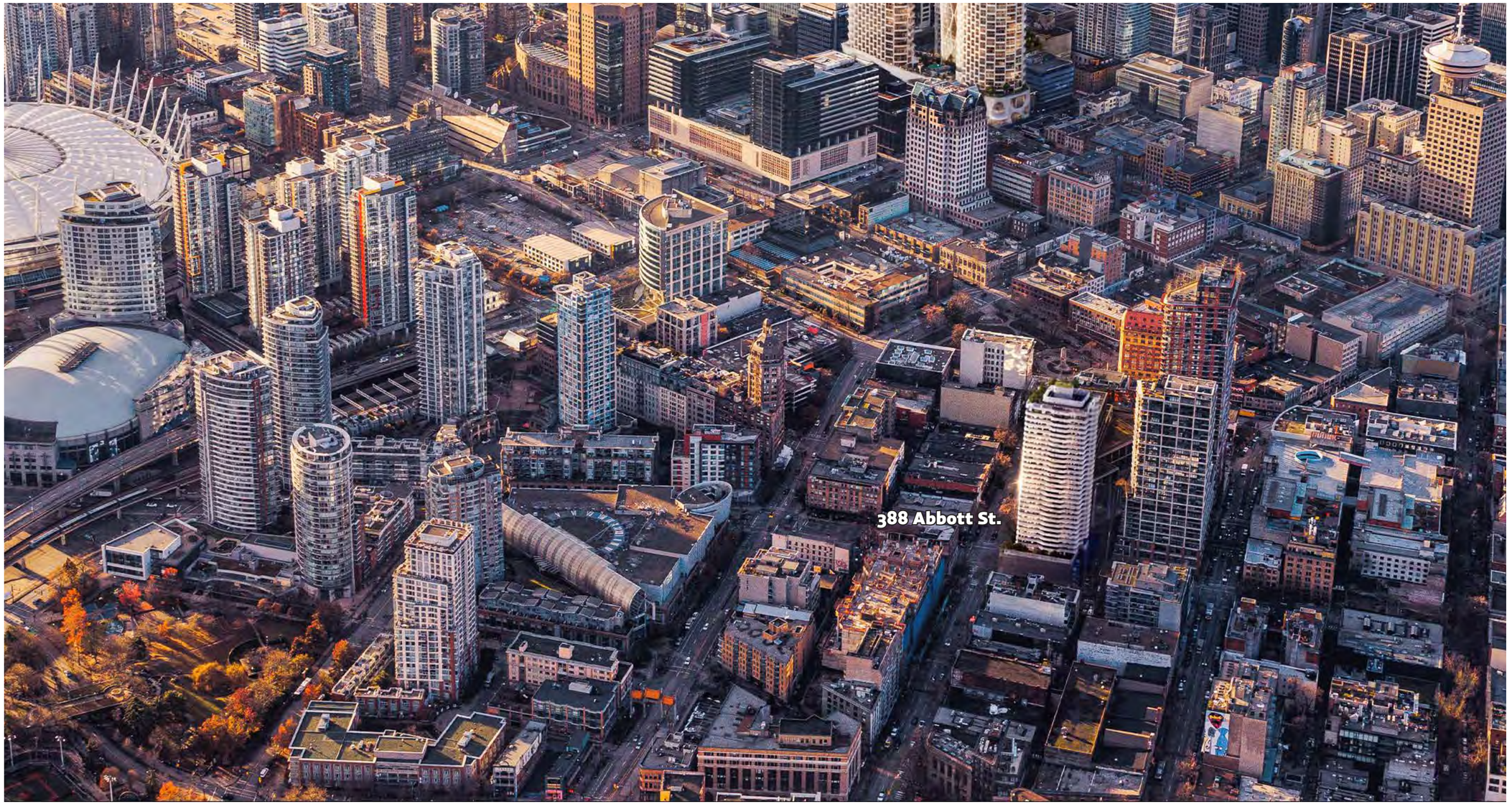
The 38-storey tower proposed relates in scale to the Woodward's towers and the International Village towers to the south.



Project Site

Existing Towers

Proposed Building



Aerial View looking Southwest

Building Program

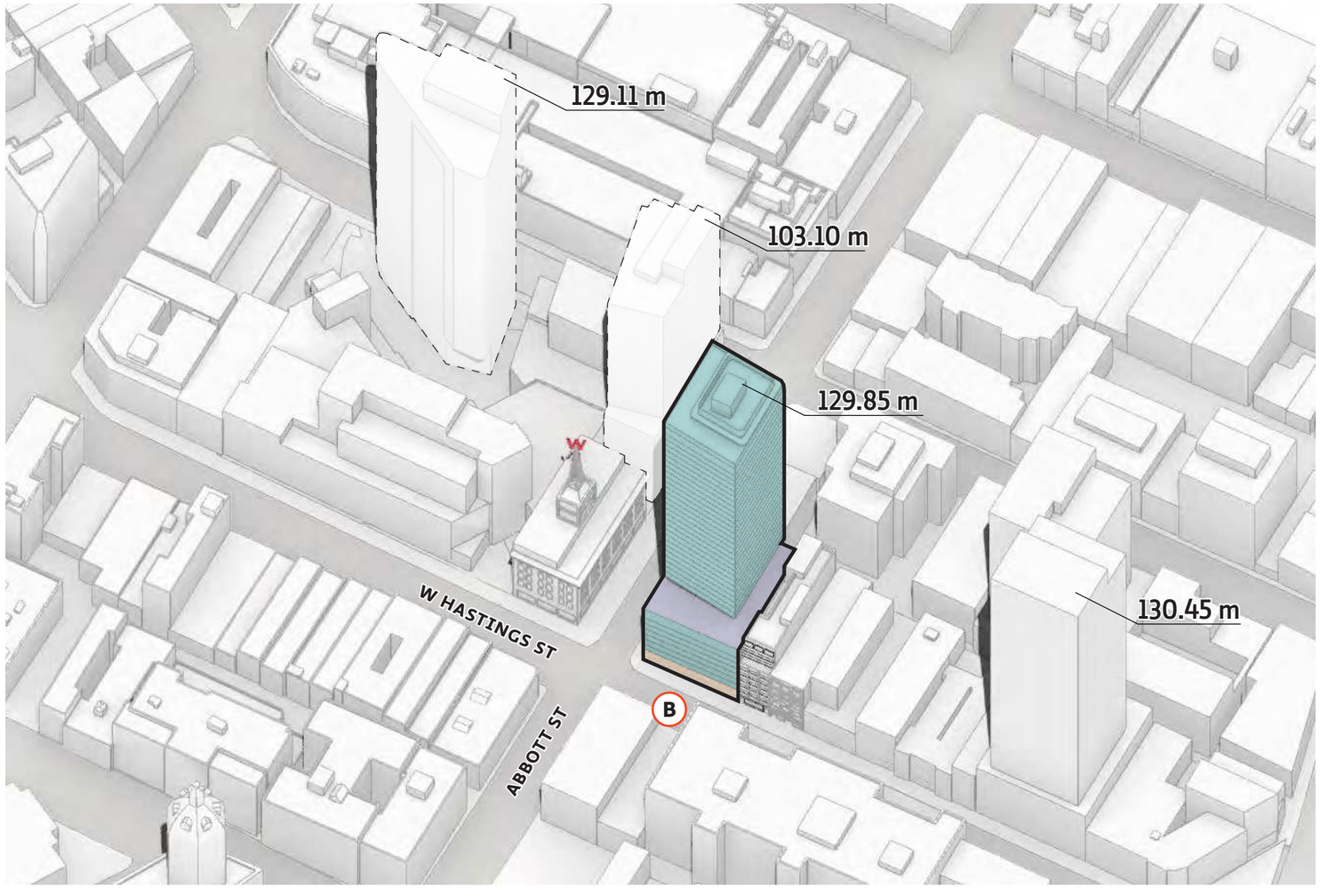
(B) 388 Abbott Street

The site located at the intersection of Abbott and West Hastings Streets will consist of Social Housing, Community Amenity space, and a Daycare.

The building is directly opposite the Woodward's complex and relates directly to its massing and configuration as well as complementing its mix of housing.

The tower is 38 storeys high with a podium that relates to the height of the context and providing outdoor childcare space on its roof.

Non-Market Residential & 3 Artist Studios	305,215 ft²
Indigenous Art Gallery	5,140 ft²
Daycare	6,900 ft²



** All values are geodetic.*

Project Statistics

388 Abbott Street

388 ABBOTT – Social Housing	**Permitted**		**Proposed**		
Site Area			**1,208.50 m²**	**13,008 ft²**	
FSR	7.62		**24.39**		
FSR Area	9,208.77 m²	99,122 ft²	**29,479.27 m²**	**317,312 ft²**	
FSR Area Summary (incl. shared)					
Non-Market Residential			**28,360.63 m²**	**305,271 ft²**	
Daycare			**641.09 m²**	**6,901 ft²**	
Community Amenity			**477.55 m²**	**5,140 ft²**	
Total Interior FSR Area			**29,479.27 m²**	**317,312 ft²**	**24.39 FSR**
Balcony FSR Area			**0**	**0**	
Exterior FSR Area			**0**	**0**	
Total Exterior FSR Area			**0**	**0**	
Total FSR Area			**29,479.27 m²**	**317,312 ft²**	**24.39 FSR**
FSR Exclusion Summary					
Amenity			**179.85**	**1,936**	
Residential Storage			**0**	**0**	
Above Grade Services			**344.42 m²**	**3,707 ft²**	
Total FSR Exclusions			**524.27 m²**	**5,643 ft²**	
Gross Floor Area Summary					
Total Gross Floor Area			**30,003.54 m²**	**322,955 ft²**	
Excluded Below Grade Area			**5,957.25 m²**	**64,123 ft²**	
Total Gross Constructible Area			**35,960.79 m²**	**387,079 ft²**	
	Exclusion				
Balcony Area	3,403.28 m²	36,633 ft²	**2,051.32 m²**	**22,080 ft²**	
Height	32.00 m (105 ft)		**122.62 m (402.28 ft)** **129.85 m (426 ft) – Geodetic**		**38 storeys**

Woodward's – Program Completion

The Woodward's development was a pivotal project that acknowledged and addressed the needs and dignity of the Downtown East Side community. The project provides much needed amenities to the community including a public atrium, a grocery store, a drugstore, SFU, as well as nonprofit community space. In addition to the market housing, it included 75 Family Non-Market and 125 SRO units as well as 37 Childcare spaces.

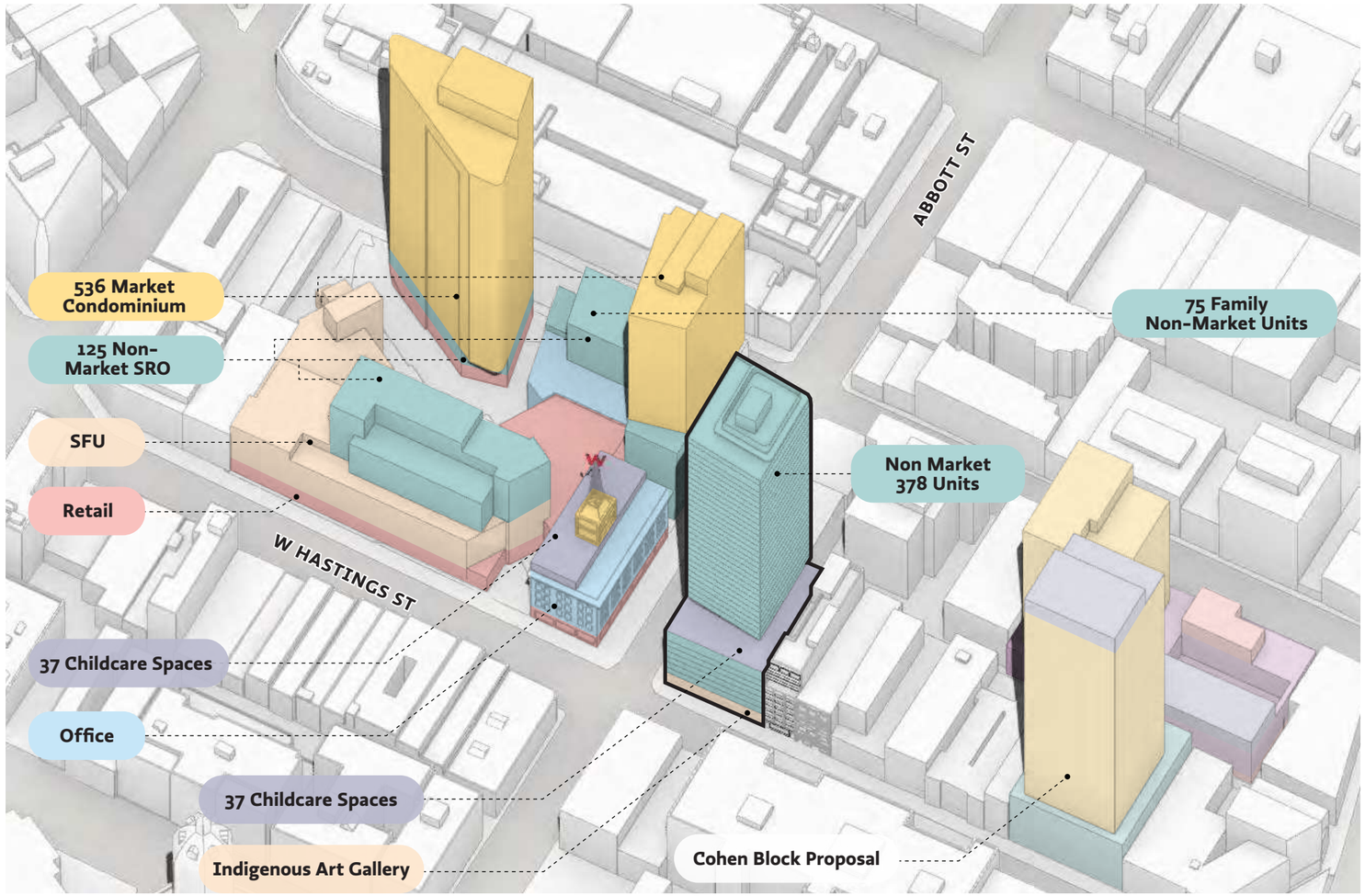
The **Abbott Street project** can be considered a step to expanding that spectrum by providing 378 units of Social Housing with a mix of unit types including 154 2-bedroom suitable for families.

The project expands the amount of non-market housing by almost 50%, adds an additional 37 Childcare spaces and provides a Community gallery space at grade on Hastings Street.

The Cohen Block, located on the east part of the same block on Hastings Street, is currently under City review and, if approved, will add 583 Market Rental and 155 Below Market Rental units.

PROGRAM	Woodward's	388 Abbott	TOTAL
Market Condominium	536 units	0	**0**
Residential (Social Housing)	200 units	378 units	**479** units
Family Housing	75 units	0 units	**75** units
SRA / SRO (Woodward's)	125 units	0	**293** units
Community Gallery / SFU (Woodward's)	118,940 ft²	7,400 ft²	**126,340 ft²**
Daycare	37 spaces	37 spaces	**74** spaces

PROGRAM	Cohen Block Proposed Rezoning
Market Rental	583 units
Below Market Rental	155 units
Total	**738** units



West Hastings Street Development

Aerial View of 388 Abbott Street

Building Form

The building form is split into two components:

Podium – a punched window masonry podium that relates to the height of the Woodwards heritage building opposite Abbott Street.

Tower – a tower above set back from the street that relates to the heights of the Woodward's residential towers and International Village to the south.

The simple configuration is respectful to the materiality and scale of Hasting Street while maximizing the density and provision of social housing.

Aerial View looking Northeast

Podium

The podium fills the site footprint and is defined by punched windows into a masonry block typical of the heritage buildings in the surrounding context.

The perimeter sidewalks are protected by projecting steel and glass canopies along Hastings and Abbott streets.

The canopy projection extends further to mark the residential entry lobby. The curving canopy is inspired by the curving shapes of the glass sponges and is reflected in the curving balconies on the tower above.

The podium is capped by a 2,450 mm tall glass guard, which is a requirement for elevated outdoor play areas serving Childcare facilities.

View from West Hastings and Abbott Streets looking Northeast

West Hastings Street – Podium Height Analysis

Abbott Street Elevation

West Hastings Street Elevation

Tower

The tower sits above the podium and is set back from both Hastings Abbott Street.

The Childcare floor at the podium is setback to create a shadow reveal, further emphasizing the split with the podium form.

Inspired by the Glass Sponge form, the balconies are expressed as curving white ribbons of perforated metal that merge into white spandrel bands at the facades creating a continuous band at each floor.

The rooftop amenity floor is setback from the tower to create outdoor space for gathering, a children's play area, and edible planting.

View from West Hastings looking Northwest

View of Tower Balconies

Childcare Facility

A 37-space childcare is proposed on level 9 of the building.

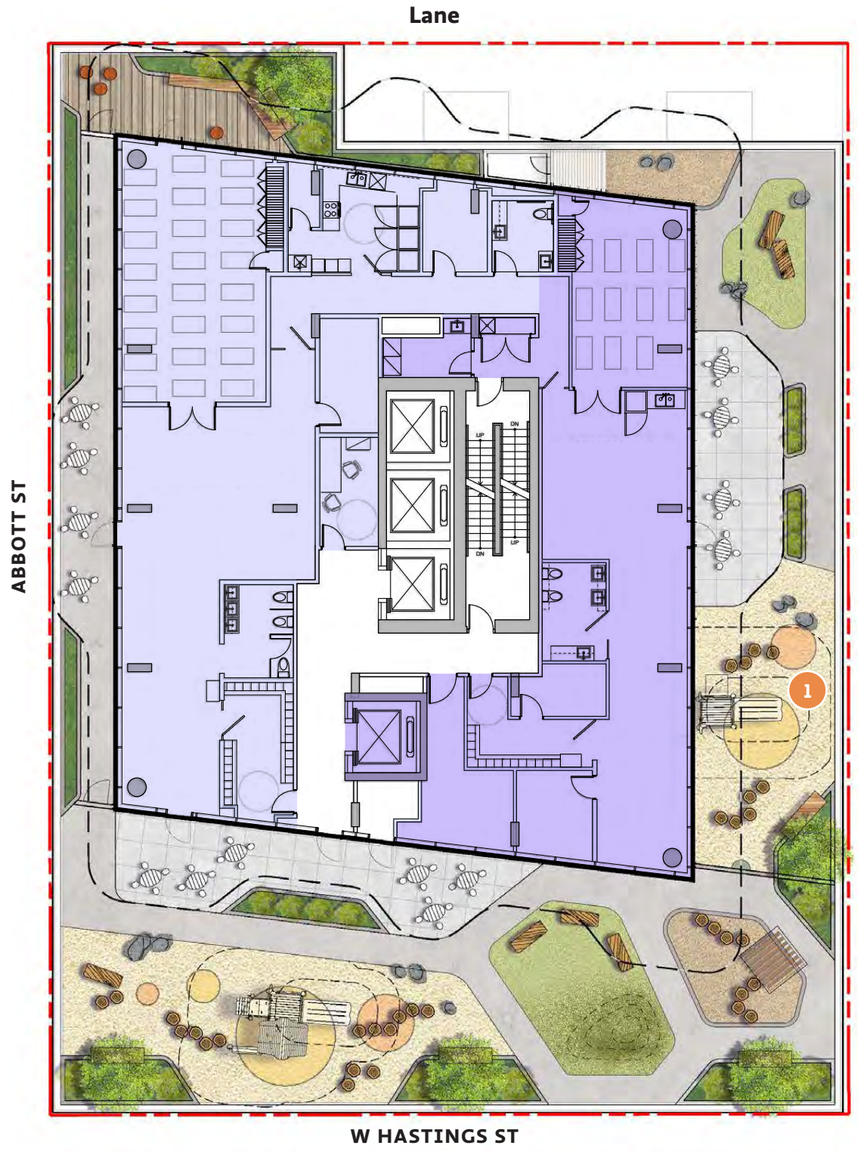
The rooftop over the podium will serve as outdoor play area for each of the two age groups. A dedicated lobby and elevator is proposed with stops at grade for pedestrians and vehicular drop-off spaces and staff parking below grade.

View of Childcare Deck

Ages 3–5 Program

Ages 0–3 Program

1 Outdoor Deck



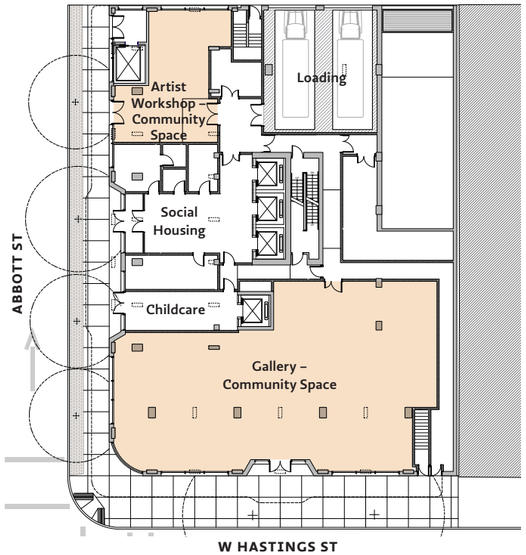
Level 9

Art Gallery

The ground floor will have a 5,914 ft² MST Gallery dedicated to Indigenous artists within the Downtown Eastside Community.

The Gallery is located on West Hastings Street with high visibility to the street through generous storefront windows. The gallery will provide a publicly accessible space at grade that will celebrate the richness and variety of Coast Salish art.

Studio space for artists are proposed along Abbott street with direct access to the Loading off the lane. Three studio units within the project are proposed to be dedicated to visiting artists.



Gallery Streetfront

Public Art

The project's public art is proposed as an extension of the reconciliatory art aspirations at the West Georgia Street sites.

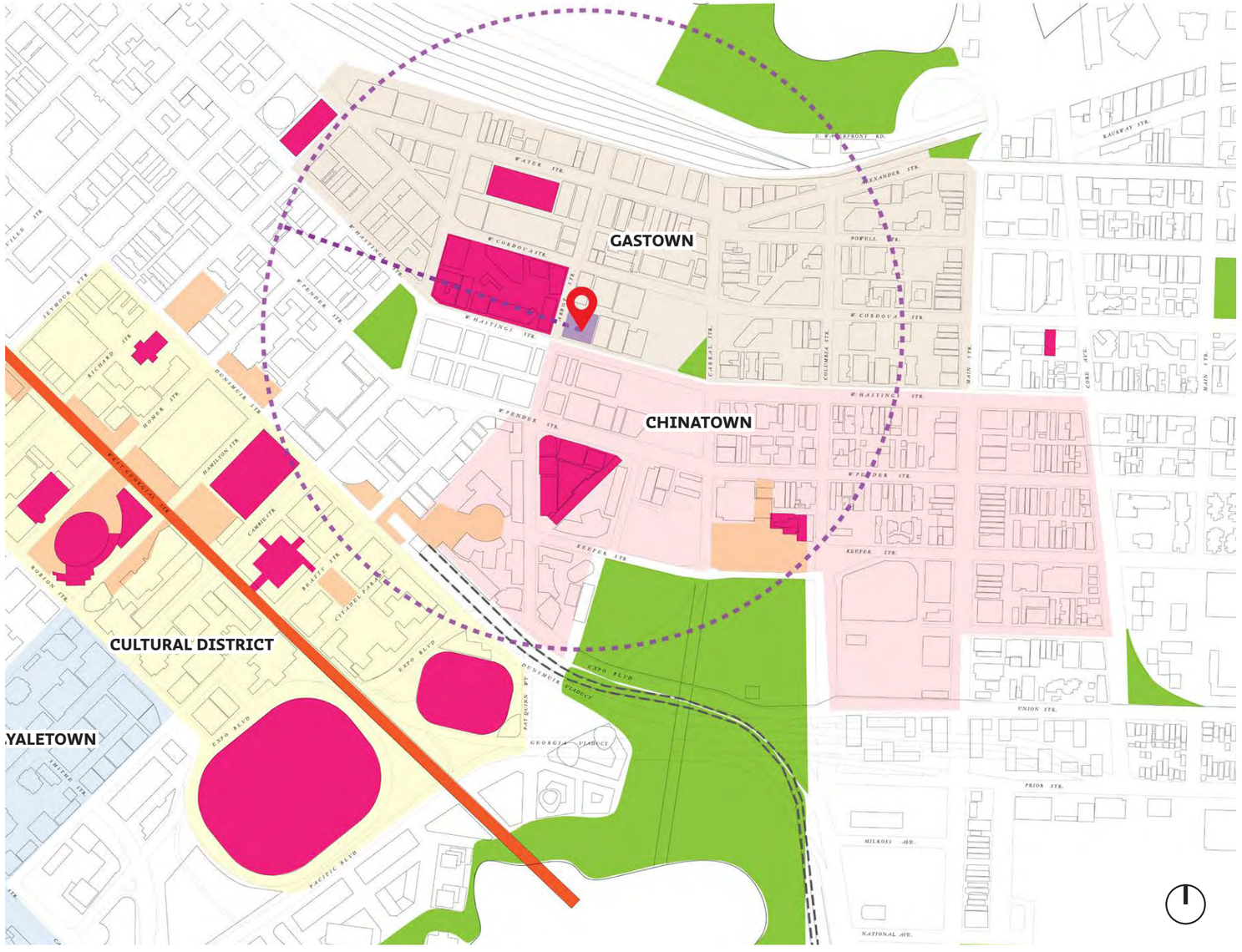
An Indigenous artist is proposed to be selected to provide the public art. The locations to be determined but potential sites include the entries to the Art Galley and the Social Housing Lobby.

Public Realm Rationale

The public realm approach for 388 Abbott is to create a landscape that fits within the Gastown context, while providing a high quality, accessible, resident-centered experience.

Located at the corner of Abbott and Hastings Street, 388 Abbott sits amidst multiple heritage buildings and it aims to contribute to the street experience through sensitive scale, material, and programmatic choices.

- **Park**
- **Square & Plaza**
- **Cultural & Educational Institutions**
- **Ceremonial Street – Georgia Street**
- **Project Site**
- **5-minute Walking Distance**



Open Space Context Plan

Landscape Design Rationale

The design for 388 Abbott Street is to acknowledge the heritage landscape of Gastown, with a contemporary approach to form and detail.

At the ground level, the design is modest and respectful of the heritage district, while levels 9 and 27 are inspired by the West Coast landscape, particularly the coastal rainforest. Lush planting palettes merge with structured outdoor gathering and play spaces for multifunctional outdoor spaces for living.

Street Level Landscape

The streetscape approach is modest and respectful to fit seamlessly with the surrounding Gastown heritage district.

The sidewalk will continue the City standard of exposed aggregate paving, and existing street trees are protected to preserve the urban forest canopy. Scoring of the sidewalks will demarcate the lobby and daycare entrances.

1. City Sidewalk per COV Standard
2. Utility Boulevard with Exposed Aggregate
3. Retained Existing Street Trees
4. Standard Lane Enhancement with Asphalt Paving
5. Artist Community Space Entrance
6. Social Housing Lobby Entrance
7. Daycare Lobby Entrance

Ground Level Landscape Plan

Aerial View from West Hastings and Abbott Streets

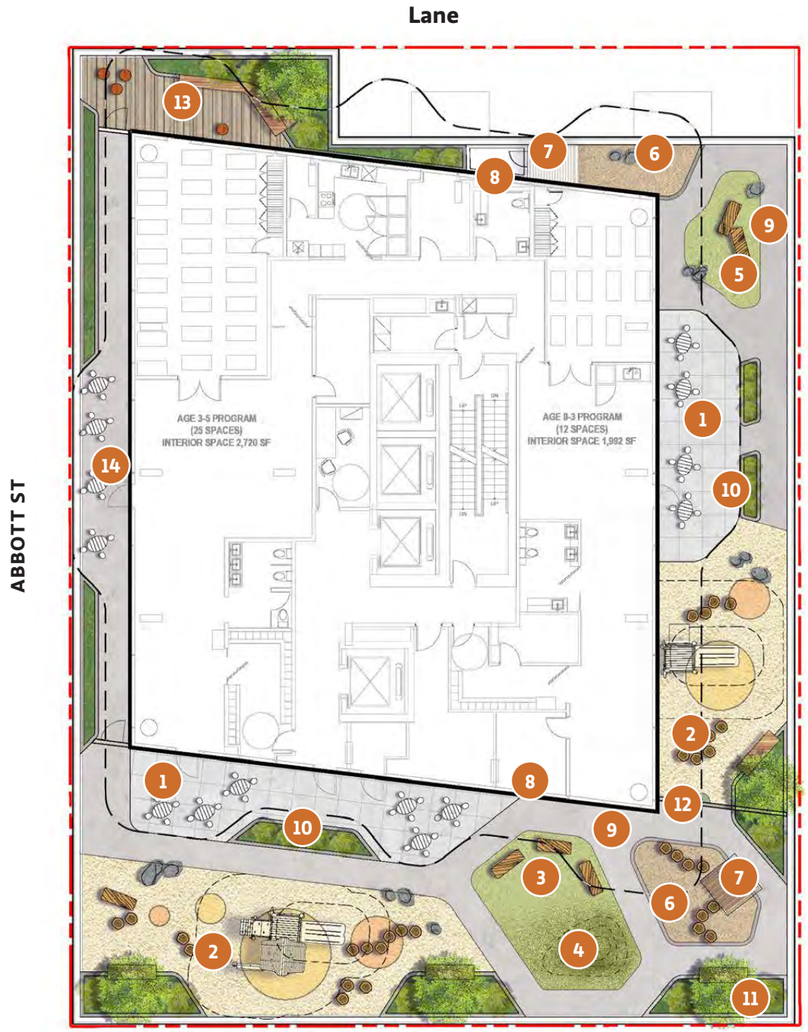
L9 Daycare Terrace

The level 9 childcare facility provides spaces for twelve 0-3 year olds, and twenty-five 3-5 year olds.

The east facing 0-3 year old space provides a total of 170 m² of outdoor space with 33 m² of covered space. This space provides an infant play zone, a playhub and sandbox for sensory play, a trike loop, active play zone with play structures, and spaces for gardening. Storage is embedded within the building, but accessed directly from the outdoor space. Bermed planting beds provide depth for trees.

The west and south facing 3-5 year old space provides a total of 350 m² of outdoor space with 45 m² covered space. This space provides an active play zone with play structures, a trike loop surrounding an open play area with a mound and games zone, a sensory sandbox and playhub, an outdoor classroom with terraced seating for storytime, and spaces for gardening. Storage is embedded within the building, but accessed directly from the outdoor space. Bermed planting beds provide depth for trees, shrubs and non-toxic native and adapted species selected for seasonal change, texture, bark, and edible berries.

1. Covered Play Area
2. Active Play Area with Play Structure
3. Open Play Area for Games
4. Topography Play
5. Infant Play Area
6. Sensory Play – Sand Box
7. Play Hub
8. Storage
9. Trike Loop
10. Garden Plot
11. Planters with Trees
12. Visual Connection Between Programs
13. Outdoor Classroom with Seating Terrace
14. Circulation path



L9 Daycare Terrace Landscape Plan

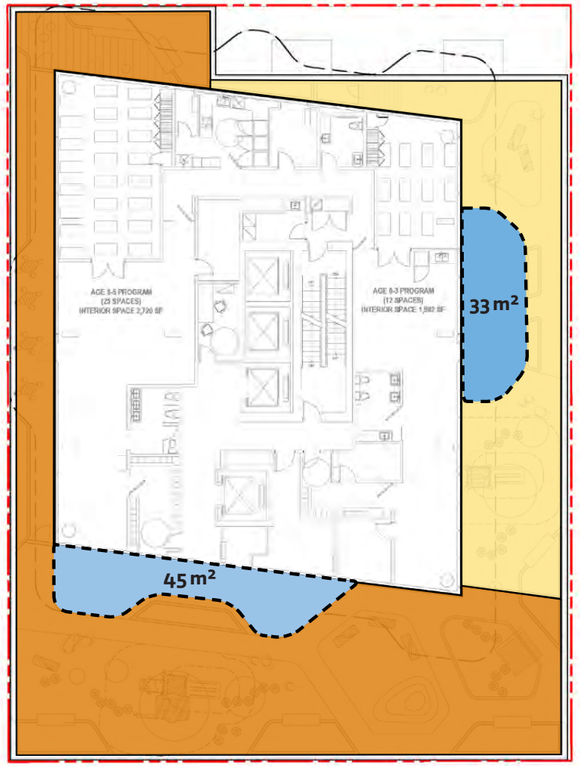
GROUP CHILDCARE AGES 0–3 (12-SPACE PROGRAM)

REQUIRED OUTDOOR PLAY AREA		PROPOSED OUTDOOR PLAY AREA	
Covered Outdoor Area	33 m^2 / 355 ft^2	Covered Outdoor Area	33 m^2 / 355 ft^2
Open Outdoor Area	137 m^2 / 1,475 ft^2	Open Outdoor Area	137 m^2 / 1,475 ft^2
Total Outdoor Area	170 m^2 / 1,830 ft^2	**Total Outdoor Area**	170 m^2 / 1,830 ft^2

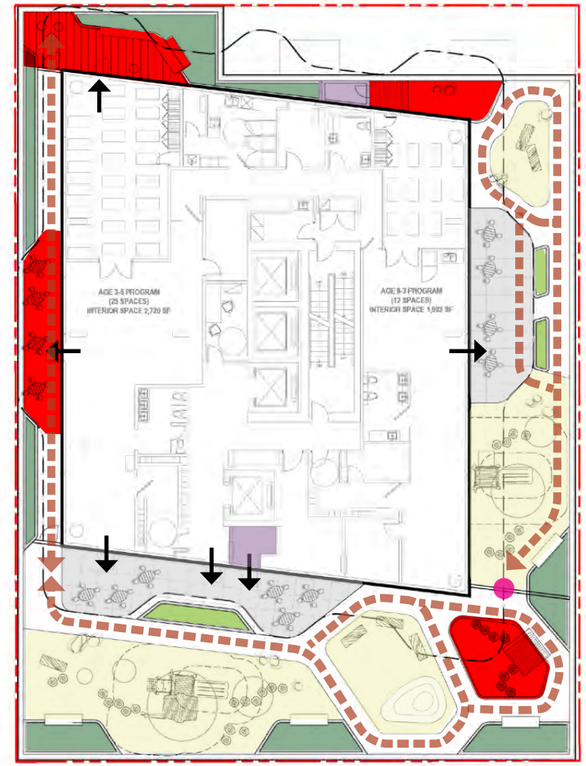
GROUP CHILDCARE AGES 3–5 (25-SPACE PROGRAM)

REQUIRED OUTDOOR PLAY AREA		PROPOSED OUTDOOR PLAY AREA	
Covered Outdoor Area	45 m^2 / 484 ft^2	Covered Outdoor Area	45 m^2 / 484 ft^2
Open Outdoor Area	305 m^2 / 3,283 ft^2	Open Outdoor Area	305 m^2 / 3,283 ft^2
Total Outdoor Area	350 m^2 / 3,767 ft^2	**Total Outdoor Area**	350 m^2 / 3,767 ft^2

- Active Play
- Topography Play
- Covered Play Area
- Sensory Play / Outdoor Learning
- Planting
- Gardening Planter
- Visual Connection Between Programs
- Primary Circulation



Daycare Outdoor Play Area Takeoff



Daycare Outdoor Play Programming

NATURE BASED ACTIVE PLAY

TOPOGRAPHY PLAY

Outdoor Play Precedent Images

NATURE BASED SENSORY PLAY / OUTDOOR LEARNING

LOOKOUT

EDUCATIONAL EDIBLE LANDSCAPE

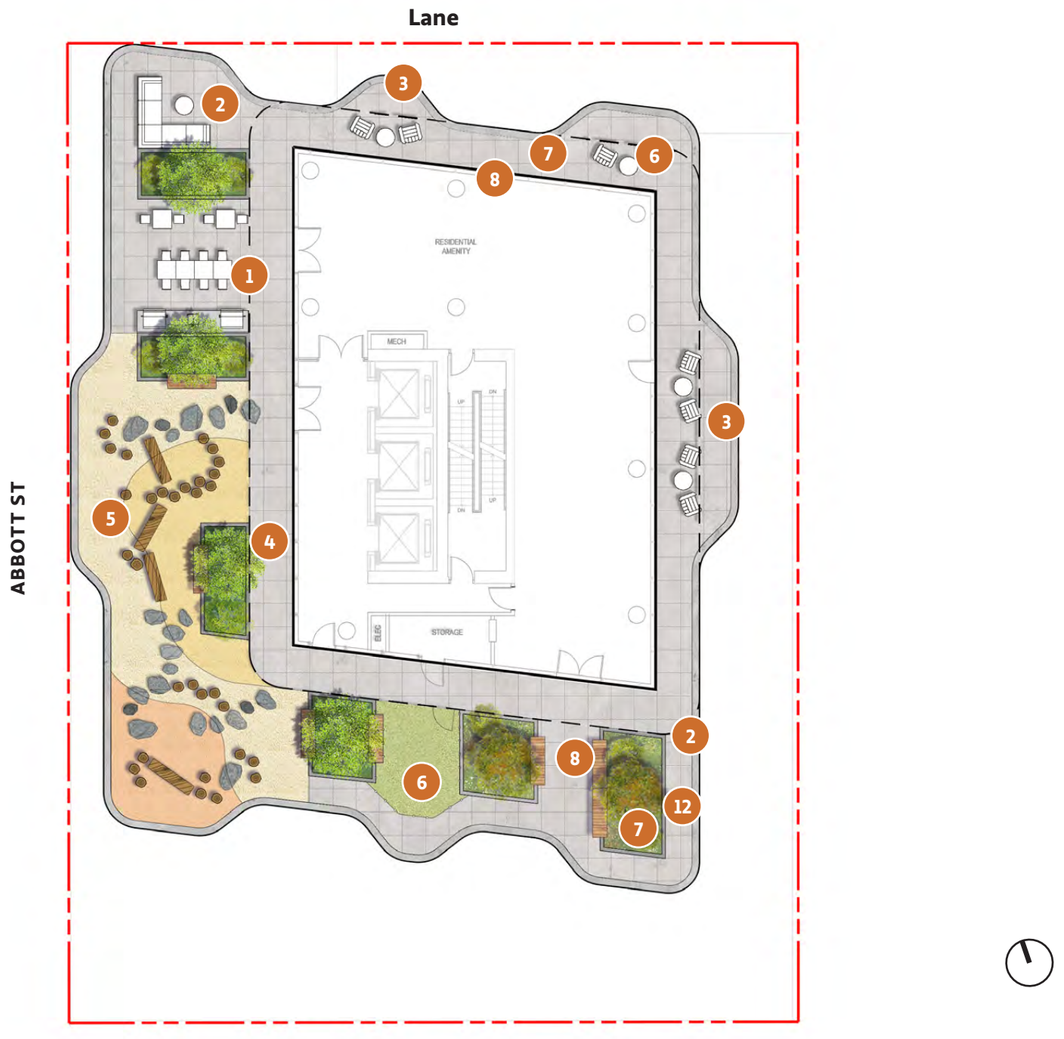
Outdoor Play Precedent Images

L38 Amenity Terrace

The entire perimeter of level 38 is accessible to take advantage of views and gathering nooks with seating.

On the west and south side are a series of outdoor rooms delineated with generous raised planters of native and adapted understory trees, shrubs and groundcovers that express the coastal rainforest. A large nature-based children's play zone with seating for caregivers is central to the space, with adjacent outdoor kitchen and dining area, social lounge, dog relief zone (with its own access), edible landscaping and peripheral edge planter seating to take advantage of views.

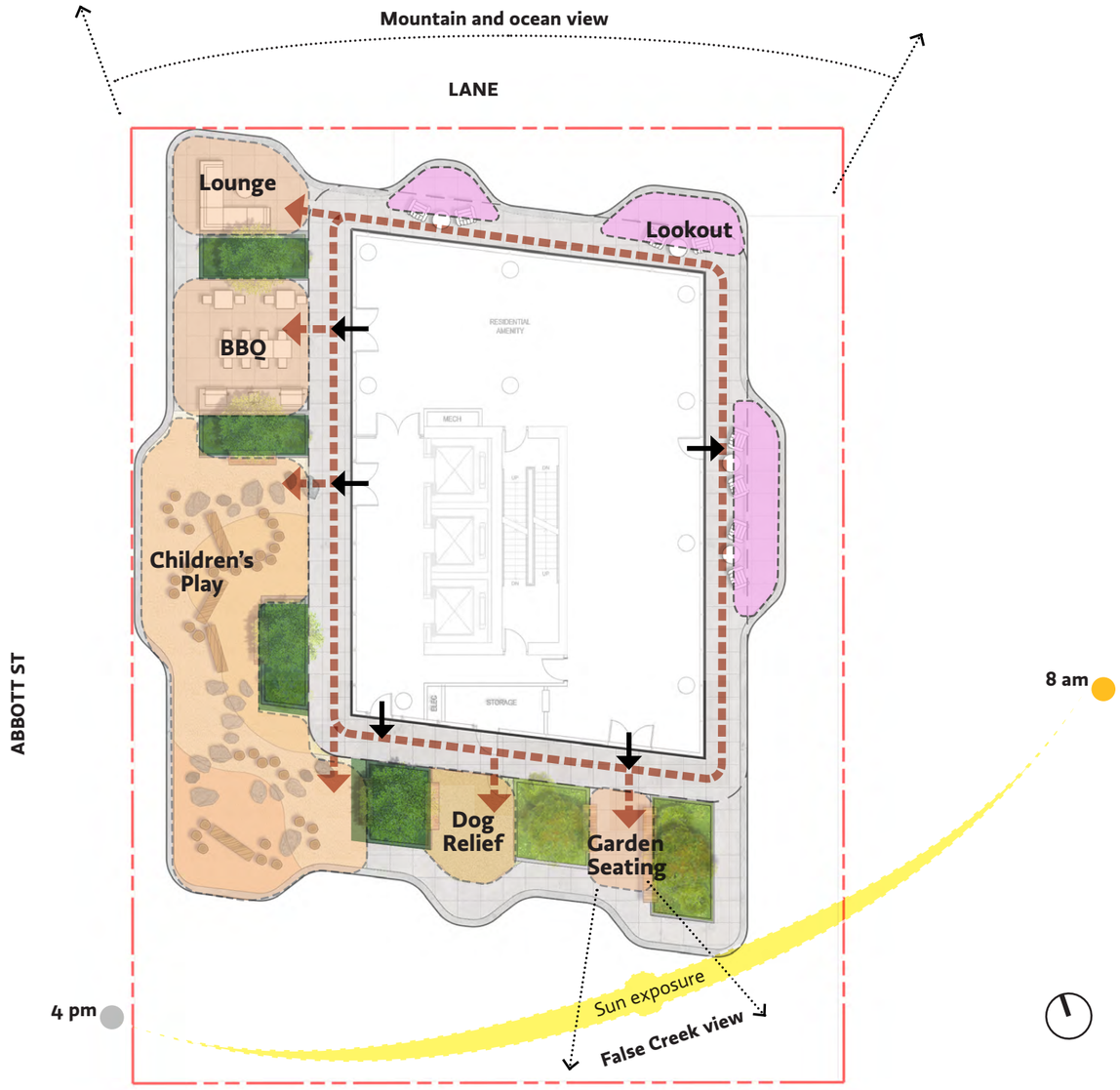
1. Outdoor Kitchen & Dining
2. Social Lounge
3. Lookout Deck
4. Main Circulation Path Under Canopy
5. Nature Based Children's Play Area
6. Dog Relief
7. Urban Agriculture – Edible Landscaping
8. Edge Seating



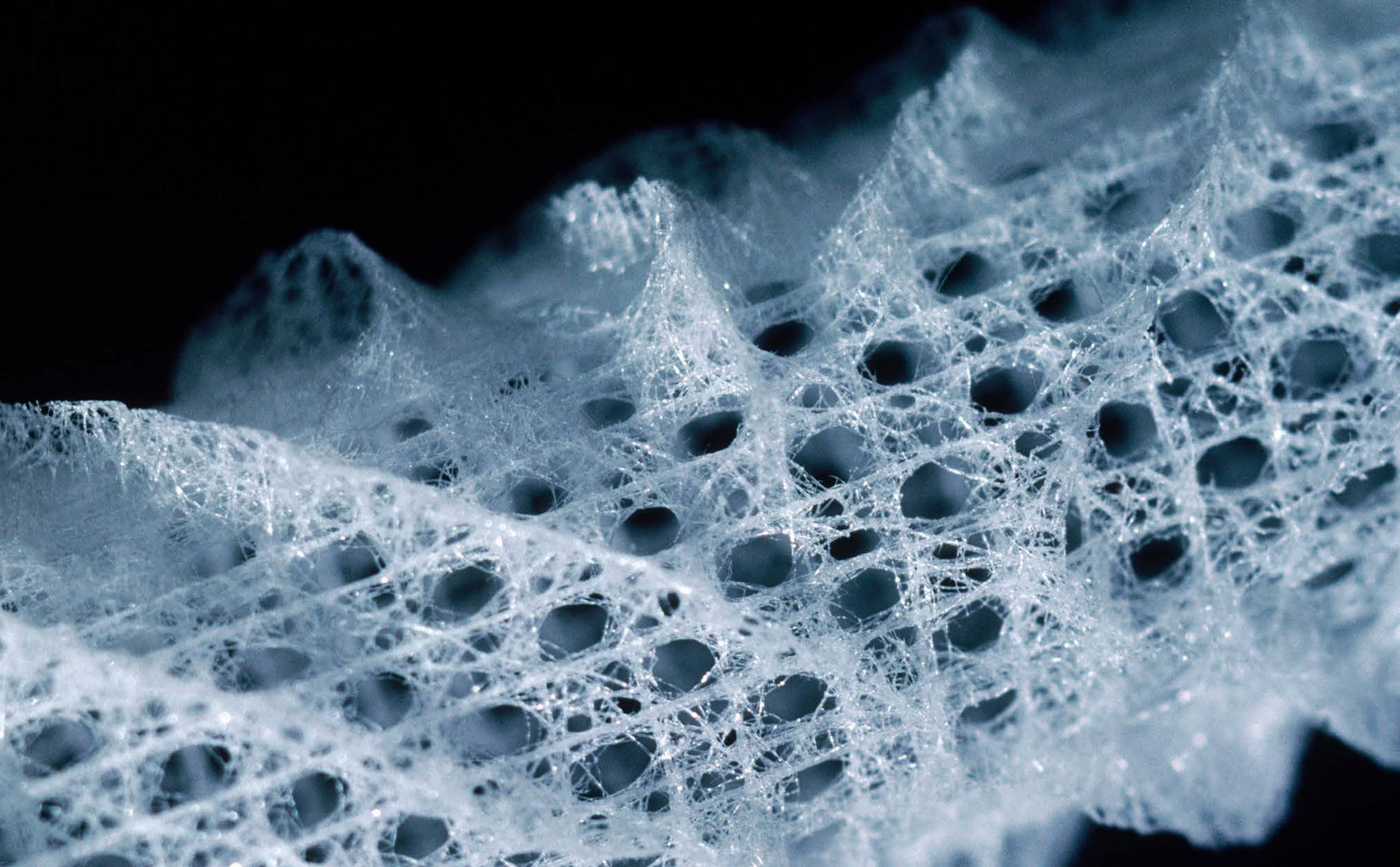
L38 Outdoor Amenity Landscape Plan

Level 38 Precedent Images

- Programmable Space
- Lookout Space
- Planting
- Edible Landscape
- Circulation Path



Outdoor Amenity Programming



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SUSTAINABILITY STRATEGIES

Sustainable Strategies – West Georgia Street

Buildings at the two sites will achieve net zero operational carbon and a 54% reduction in Embodied Carbon from COV Targets.

The two sites at West Georgia Street will share an on-site Central Energy plant to leverage the mix of uses and their varying seasonal demands to contribute to achieve net zero carbon operational and limit greenhouse gas emissions.

The performance will be provided by a mix geoexchange wells and air source energy exchange in combination with heat recovery from sanitary, photovoltaics and high performance building envelopes.

The buildings will also achieve a 54% reduction in embodied carbon emissions from COV targets.

Renewable Energy

- Geothermal energy wells
- On-site Central Energy Plant
- Energy Exchange between commercial and residential uses for heating and cooling to eliminate reliance on fossil fuels
- Sewage heat recovery
- Photovoltaics
- Ambient air energy exchange
- Elevators generate power through regenerative braking

Embodied Carbon

- 54%+ reduction in embodied carbon emissions from the COV Absolute Path ECI of 400 kg CO_2e/m^2 by using:
  - Recycled steel
  - Low-carbon concrete
  - Eco-friendly insulation
  - Locally sourced materials
  - Life-cycle Assessment
  - Deconstruction and Reuse

Health & Wellness

- Indoor Air Quality
  - Low VOC materials
  - Advanced air filtration
  - Efficient air ventilation
  - Indoor gardens
  - Greenwalls
  - Natural light
- Prioritize Active Living
  - Fitness Centre with full-size swimming pool
  - Bike storage
- Community & Social Interaction
  - Publicly accessible ground level atrium and lounge spaces
  - Rooftop gardens
  - Permeable mid-block connections
  - Rooftop landscapes including pools for recreation

Energy Efficiency

- High performance Envelope
- Triple Glazed Windows
- Increased Insulation
- Passive solar Design
- Thermally-broken balconies

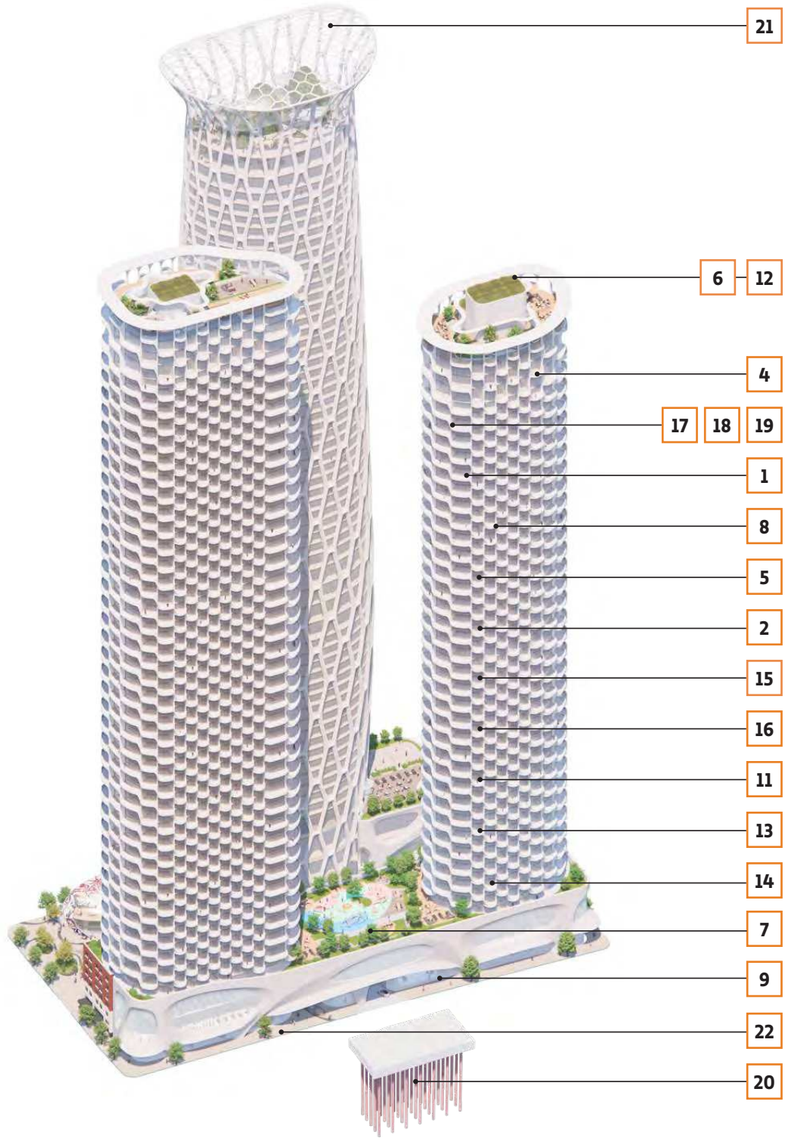
Green Power

- Green power credits to offset any residual energy needs, if required

Smart Building Systems

- Real time energy management system
- Smart meters and IoT devices

1 High performance building envelope
2 Air to water heat pumps
3 Electric Boilers
4 Reduced thermal bridging at balconies
5 Low VOC materials
6 Intensive green roofs
7 Urban agriculture
8 Low embodied carbon materials
9 Bicycle stores and bike share
10 ~50% glass / solid wall ratio (Hotel)
11 ~40% glass / solid wall ratio (Residential)
12 Water efficient landscaping
13 Dedicated ERV for each unit
14 Interior manual shading system
15 Personalized thermal control
16 Airtightness testing and metering
17 Energy efficient lighting and controls
18 Low flow fixtures
19 Energy Star appliances
20 Central Energy Plant and Geoexchange
21 Photovoltaic panels embedded in curtainwall
22 Heat Recovery from Sewer System
23 Heritage Retention



West Georgia Street

View from South

Sustainable Strategies – Abbott Street

The Abbott building will also achieve net zero carbon operational and limit greenhouse gas emissions and a 50% reduction in Embodied Carbon from COV targets.

The performance will be provided by air source energy exchange in combination with heat recovery from sanitary, photovoltaics and high performance building envelopes.

The buildings will also achieve a 50% reduction in embodied carbon emissions from COV targets.

Embodied Carbon

- 50% reduction in embodied carbon emissions from the COV Absolute Path ECI of 400 kg CO_2e/m^2 by using:
  - Recycled steel
  - Low-carbon concrete
  - Eco-friendly insulation
  - Locally sourced materials
  - Life-cycle Assessment
  - Deconstruction and Reuse

Energy Efficiency

- High performance Envelope
- Increased Insulation
- Passive solar Design

Renewable Energy

- Sewage heat recovery
- Photovoltaics
- Ambient air energy exchange

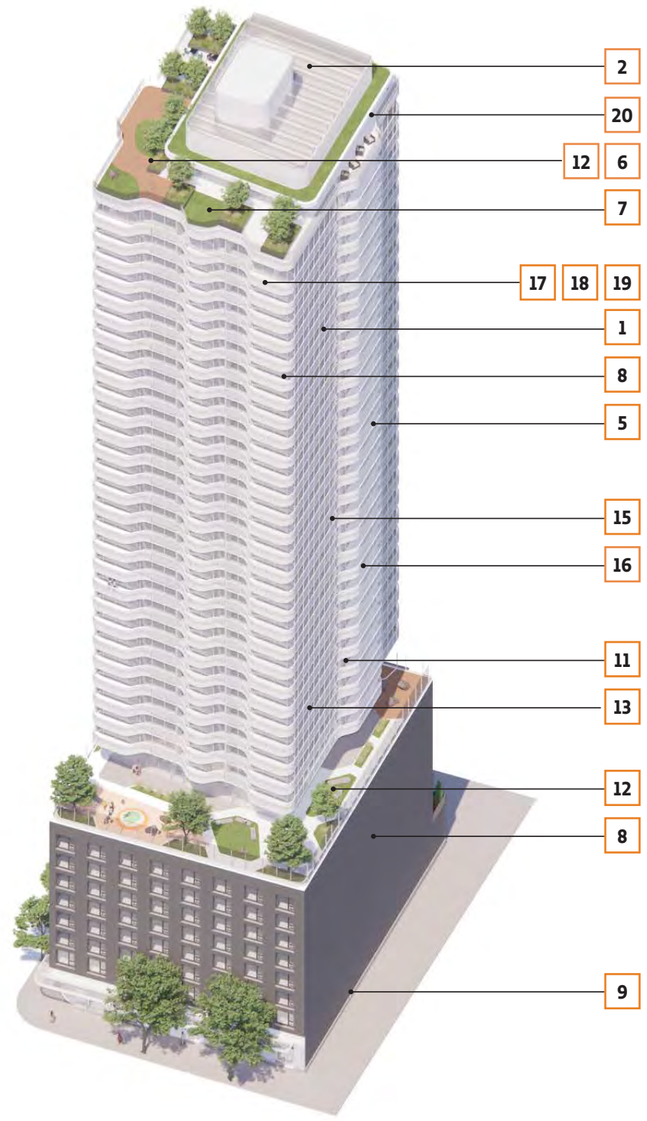
Health & Wellness

- Indoor Air Quality
  - Low VOC materials
  - Advanced air filtration
  - Efficient air ventilation
  - Natural light
- Prioritize Active Living
  - Rooftop landscapes
  - Bike storage
- Community & Social Interaction
  - Community Art Gallery and art studio spaces at grade
  - Rooftop gardens

Green Power

- Green power credits to offset any residual energy needs, if required

1 High performance building envelope
2 Air to water heat pumps
3 Electric Boilers
4 Reduced thermal bridging at balconies
5 Low VOC materials
6 Intensive green roofs
7 Urban agriculture
8 Low embodied carbon materials
9 Bicycle stores and bike share
10 ~35% glass / solid wall ratio (Hotel)
11 ~50% glass / solid wall ratio (Rental)
12 Water efficient landscaping
13 Dedicated ERV for each unit
14 Interior manual shading system
15 Personalized thermal control
16 Airtightness testing and metering
17 Energy efficient lighting and controls
18 Low flow fixtures
19 Energy Star appliances
20 Photovoltaic Panels



Abbott Street

View from South

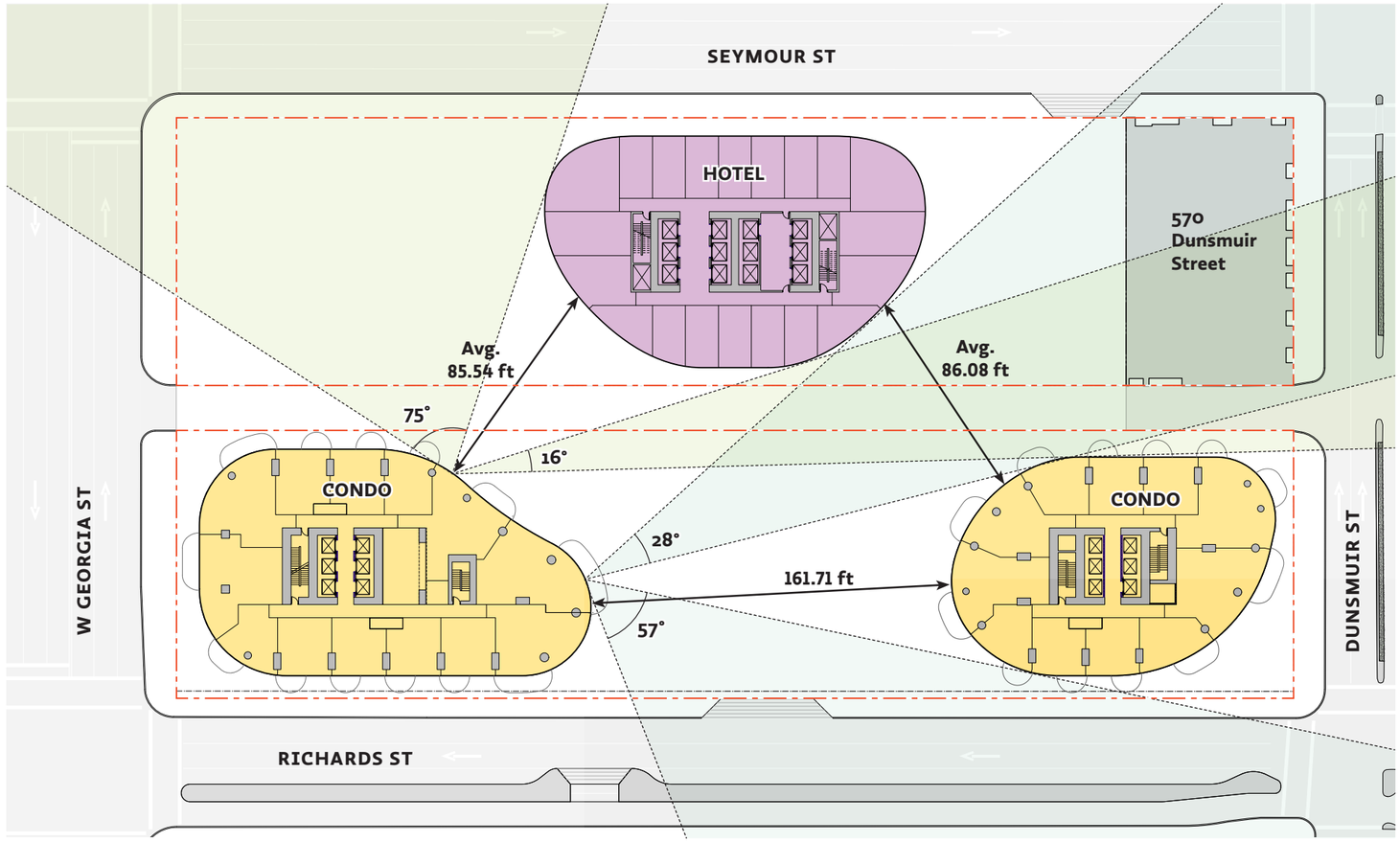
5.0

DESIGN ANALYSIS & STRATEGIES

View Analysis

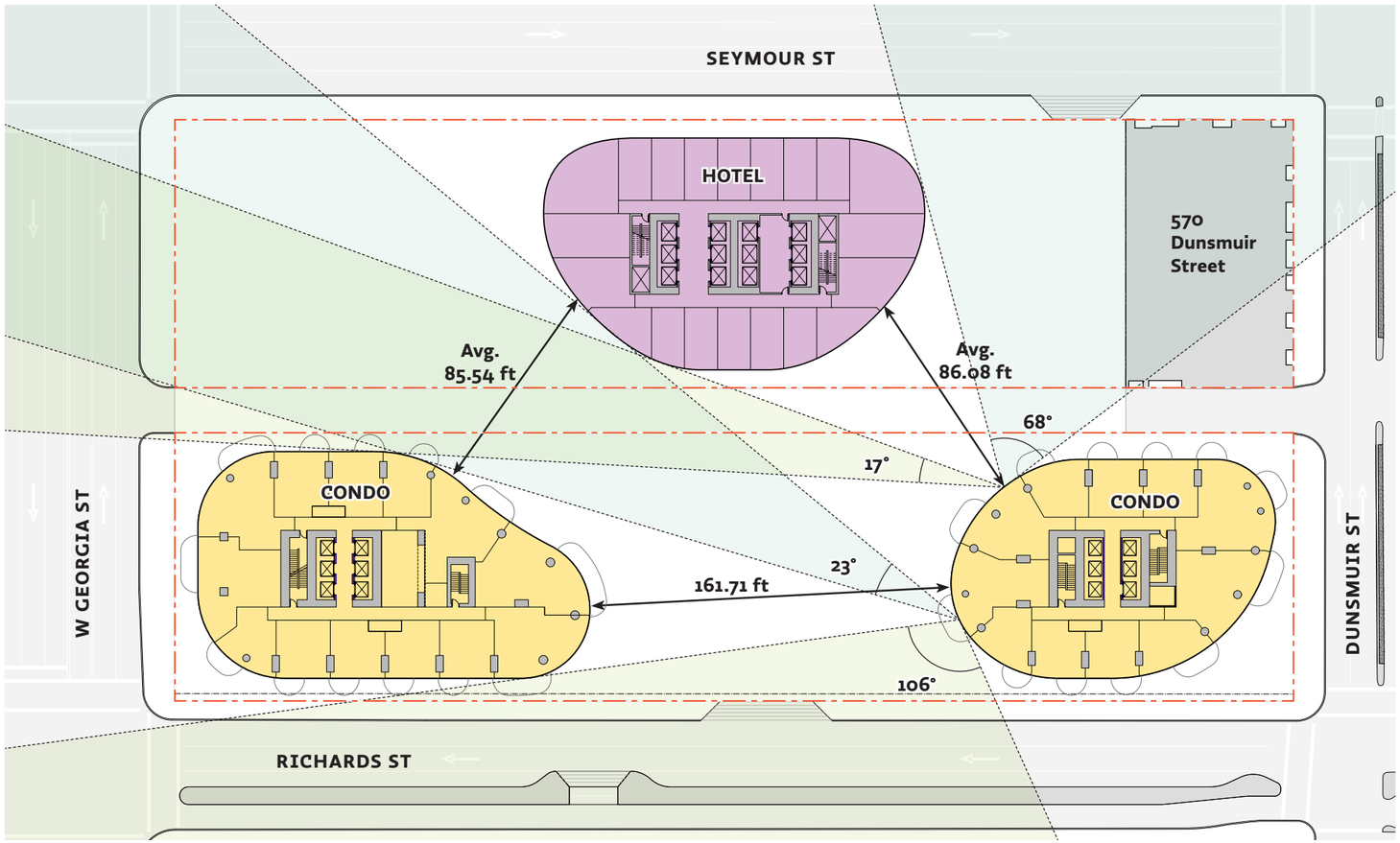
See view studies opposite that describe the angle of view from each of the units that are closest to the opposite towers.

The locations indicated are where living rooms are anticipated. The location of the towers and the spacing beyond required minimum clearances allow for significant distant views for interior facing units in both the South Tower (see adjacent diagram) and the North Tower (see diagram on facing page).



Views from Interior Facing Suites in South Tower

View Analysis



Views from Interior Facing Suites in North Tower

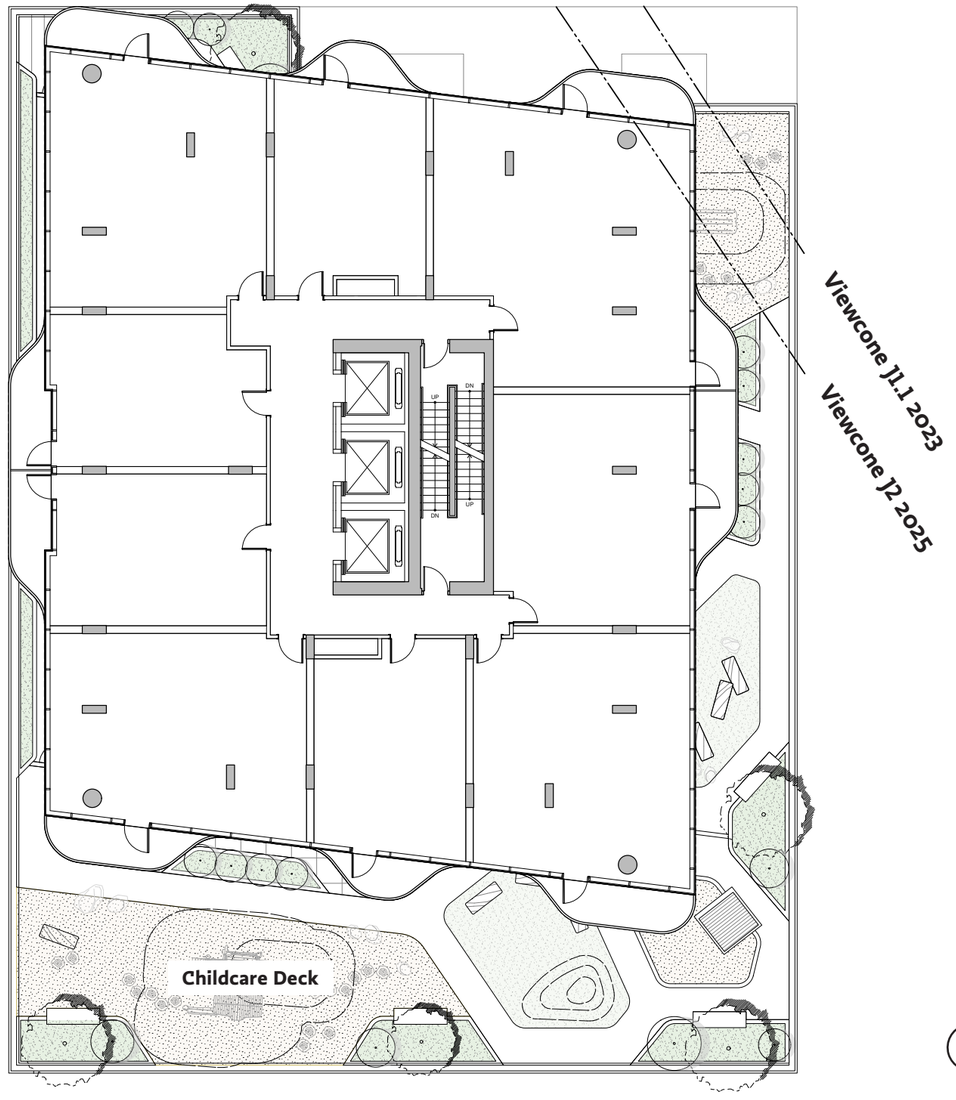
View Cone Analysis – Viewcone J1.1

A small corner of the Abbott Street site is affected by Viewcone J1.1. The proposed tower projects into the edge of the viewcone by approximately 2.622 m. The tower would have been compliant with Viewcone J1.1 prior to the Viewcone Guideline revision in 2024. The viewcone origin and angle was modified in the new guidelines due to some mature landscaping that impeded the original origin which increased its impact on the site by 2.522 to 2.737 m.

The tower is located closer to the north to maximize the size of the south facing Childcare deck on the podium below in order to comply with the Childcare Guidelines regarding sun access. The tower shape has been skewed into a parallelogram to draw the NE corner to the south and reduce the impact on the view corridor.

The impact on the view to is minimal and as noted the project requests a relaxation to allow an encroachment based upon the original regulation.

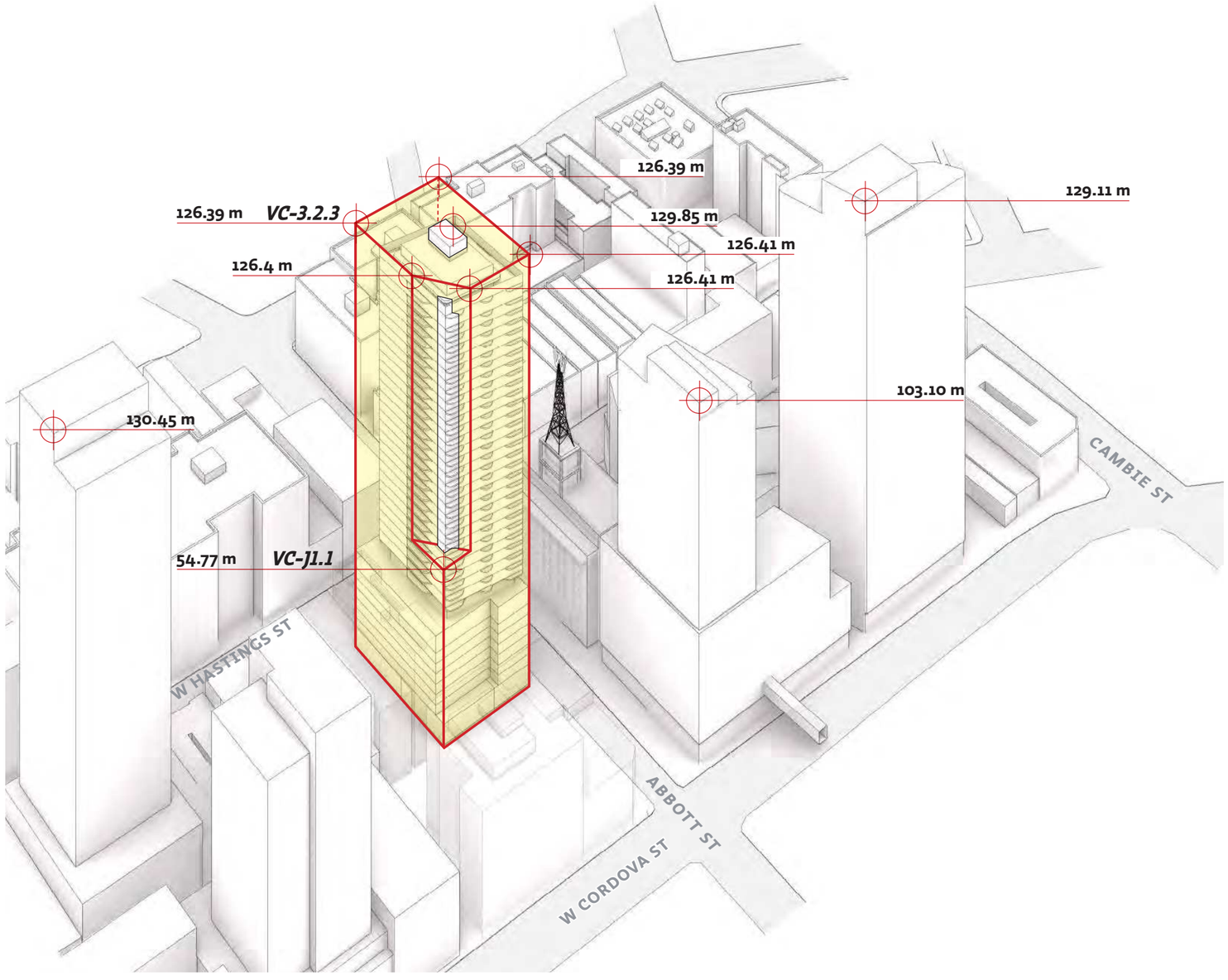
Viewcone J 1.1


Viewcone J1.1 2023
Viewcone J2 2025
UP
DN
UP
DN
Childcare Deck

View Cone Analysis – Abbott Street

The Abbot Street Site is subject to Viewcone J1.1, which passes through the northeast corner of the site, and Viewcone 3.2.3, which passes over the site.

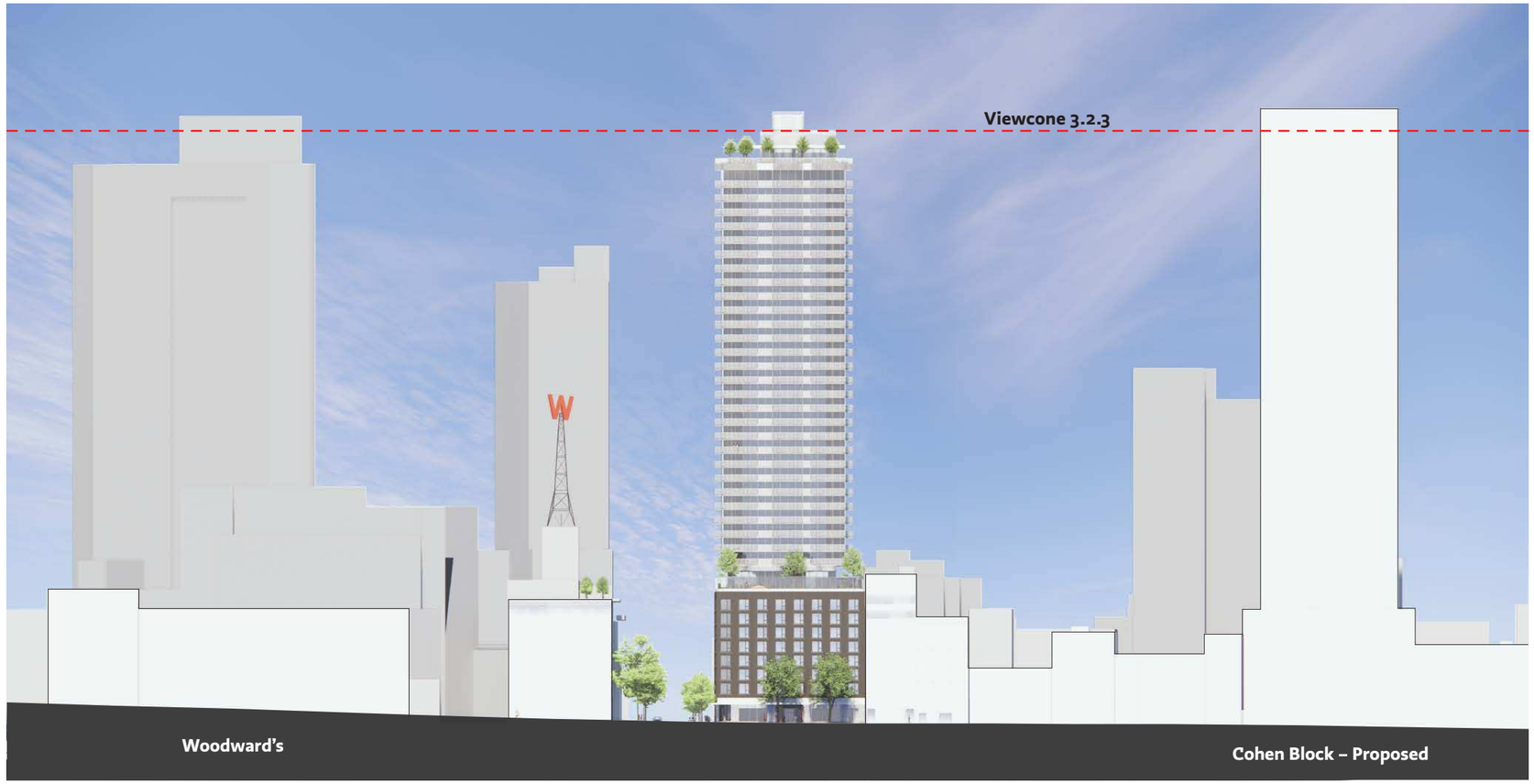
The project is requesting a variance to allow for small encumbrances into the viewcones in order to allow for the efficient massing of the 20% social housing requirement of the rezoning based upon the market condominium located at the 501 West Georgia Street site.



View Cone Height Limit

View Cone Analysis – Viewcone 3.2.3

The Queen Elizabeth mountain viewcone 3.2.3 passes over the Abbott Street Site. The proposed tower's Elevator Machine Room projects into this viewcone by 3.46 m in height. The encroachment does not impact visibility of the Ch'ích'iyúy Elx̱wíl̓n (The Lions) peaks. This is similar to the encroachment that was allowed for the Woodward's Building W-Tower across the street and the relaxation requested by the Cohen Block.



West Hastings Street – Podium Height Analysis

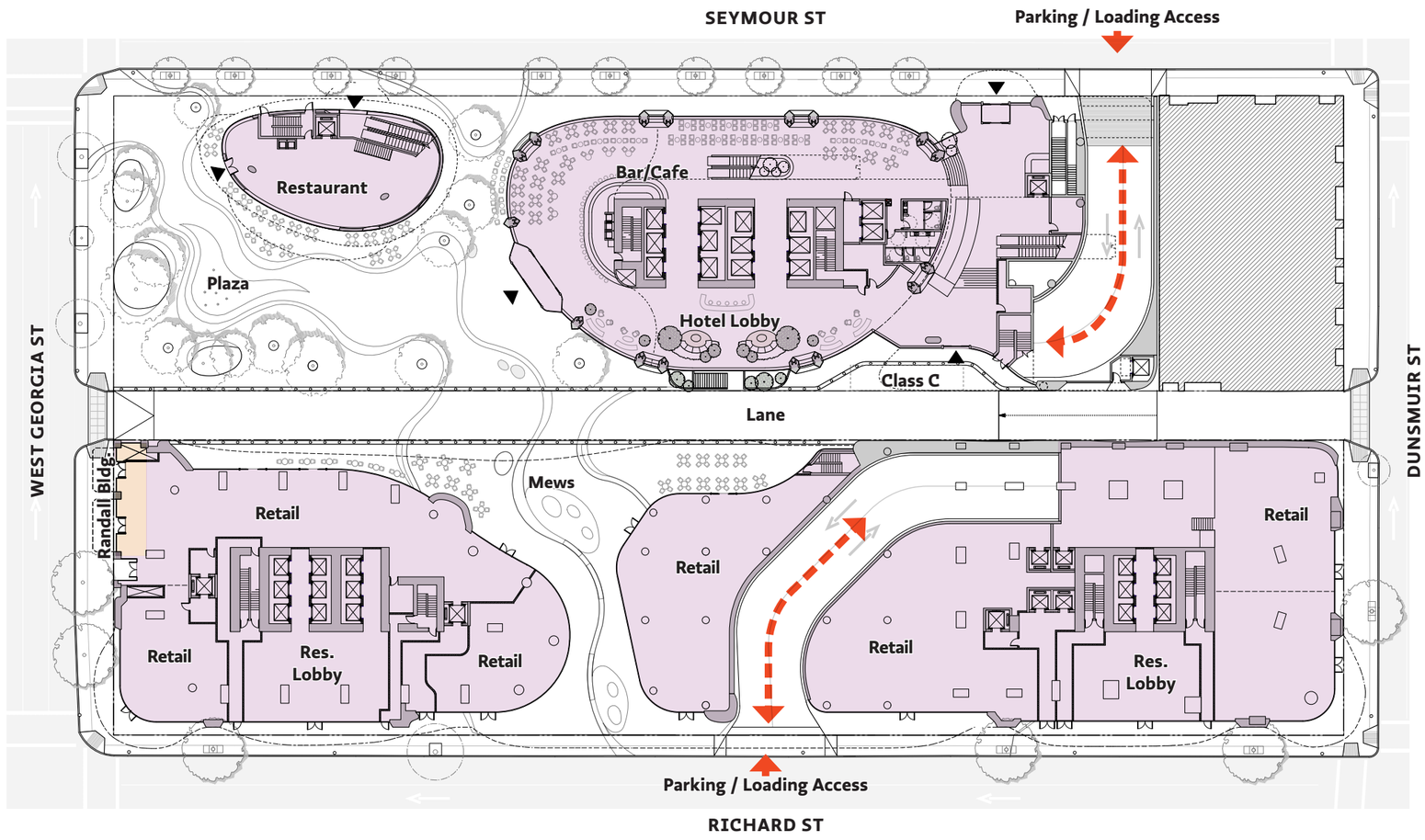
Parking – West Georgia Street

The two West Georgia Street sites have underground loading and parking provided to support the residential and commercial parking requirements and are separated by the existing laneway.

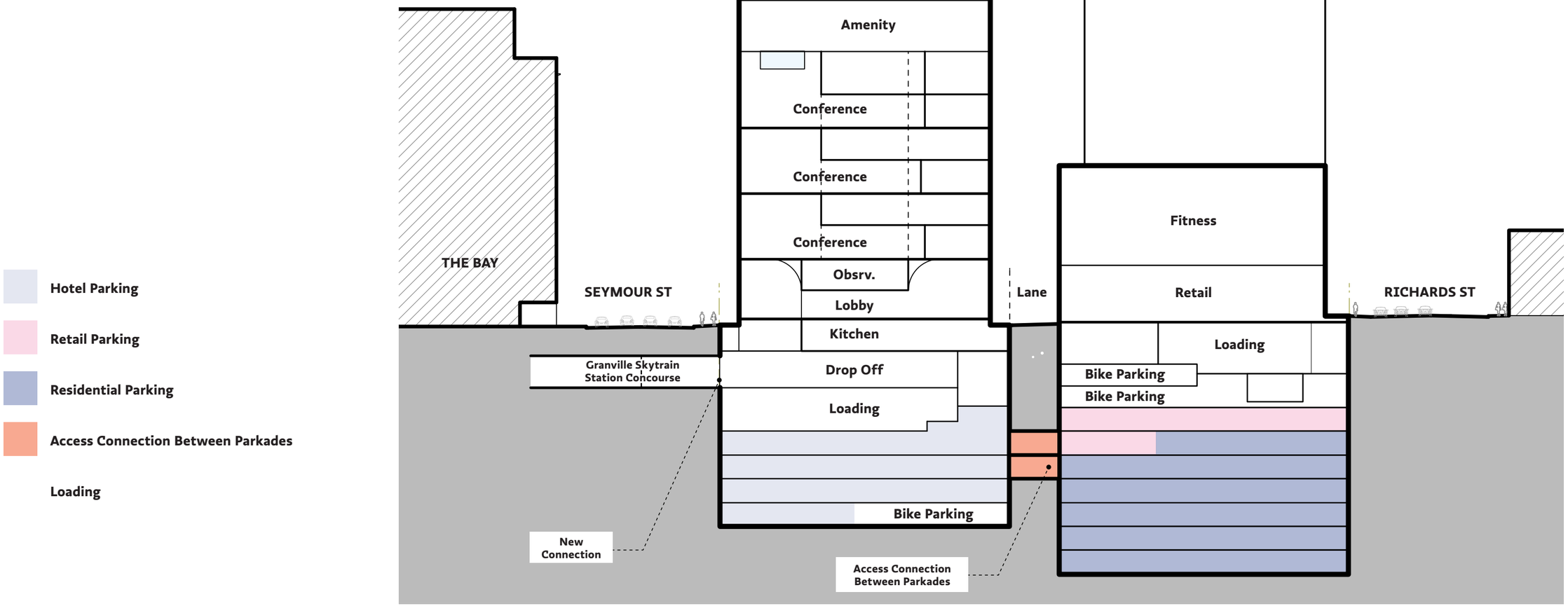
Although each parkade has separate access points from Seymour and Richards Streets, underground access connections are proposed below the lane between the parking fields on the two sites to allow for access and exiting from both parkades to either access point to address varying traffic demands. The access connections are located below the level of existing utilities under the lane to ensure they remain undisturbed.

Access to 501 West Georgia Street is from Richards Street and will serve retail and visitor on P1 and P3, loading on P0, and residential parking spaces on the levels below. Access to 595 West Georgia Street is from Seymour Street and will serve a drop-off space for the hotel and the Transit station connection on level P2, Loading on P3, and commercial stalls on the levels below.

The commercial building will have a Class C loading space for buses at grade accessed from the lane.



Parking – West Georgia Street



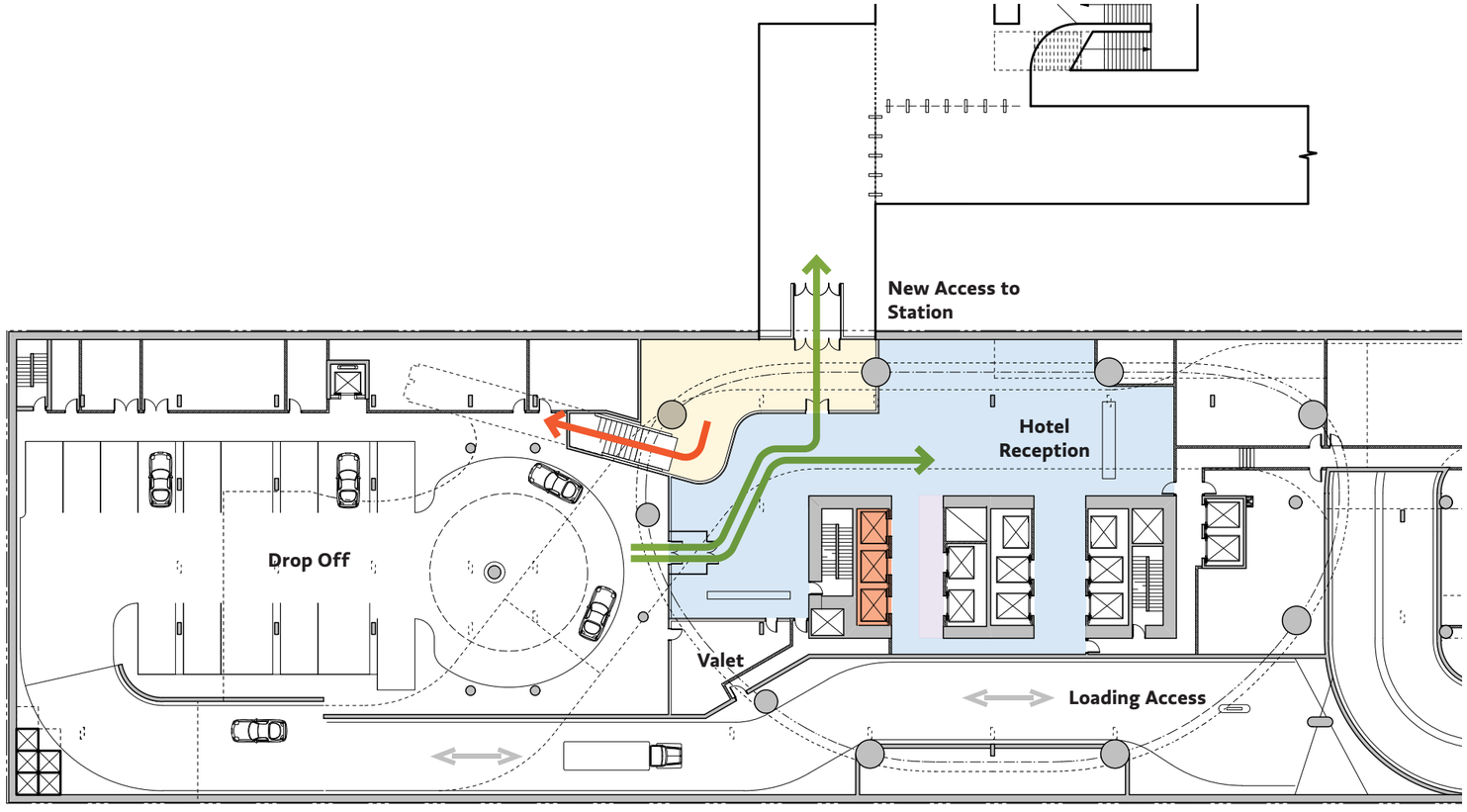
Level P2 Drop-Off – West Georgia Street

Level P2 under the Commercial tower will act as a central hub for access to both ridesharing and public transit.

A public pick up and drop off roundabout on level P2 will allow for Ride sharing and taxis to serve hotel guests. A below grade lobby is proposed to connect into the existing below grade Granville-Expo Line Station, providing direct access into the hotel, and retail above. The connection to the drop off will allow people to switch modes of travel from ride sharing to transit and vice versa.

A valet will allow guests to leave their vehicles and proceed to the check in.

- Hotel
- Shared Lobby
- Hotel Class A Passenger Stalls
- Elevators up to Lobby & Street
- Station Access
- Visitor Access Path
- Escalators Up to Street



P2 Plan – Drop Off

Level P3 Loading – West Georgia Street

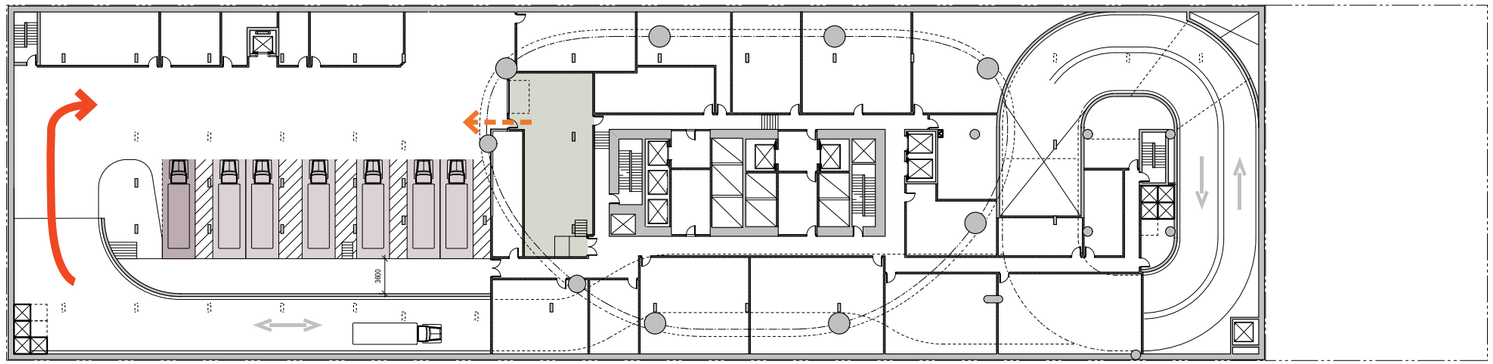
Garbage / Recycling & Loading Room

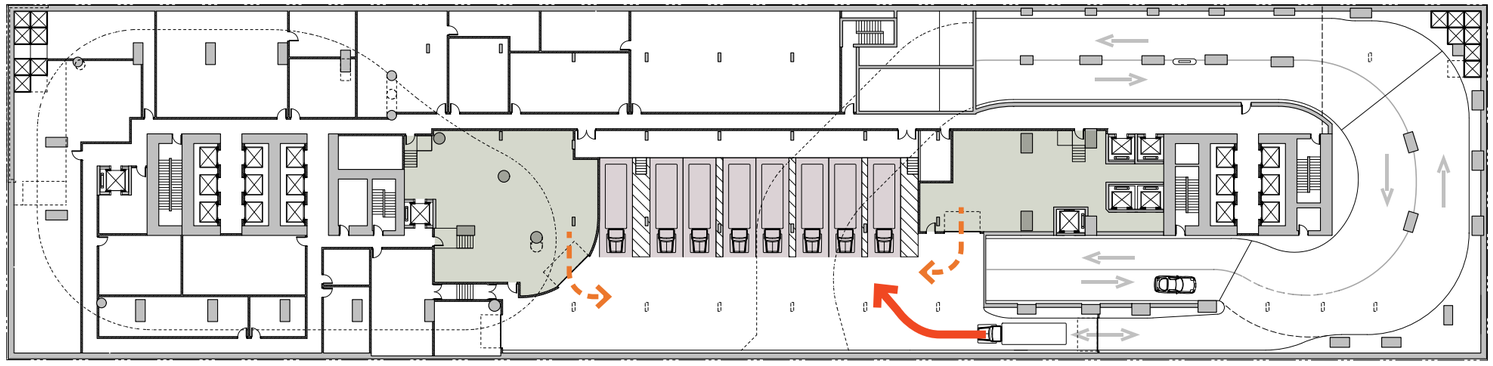
Class B Loading

Parking Entry

Loading Access Path

P3 Plan – Loading



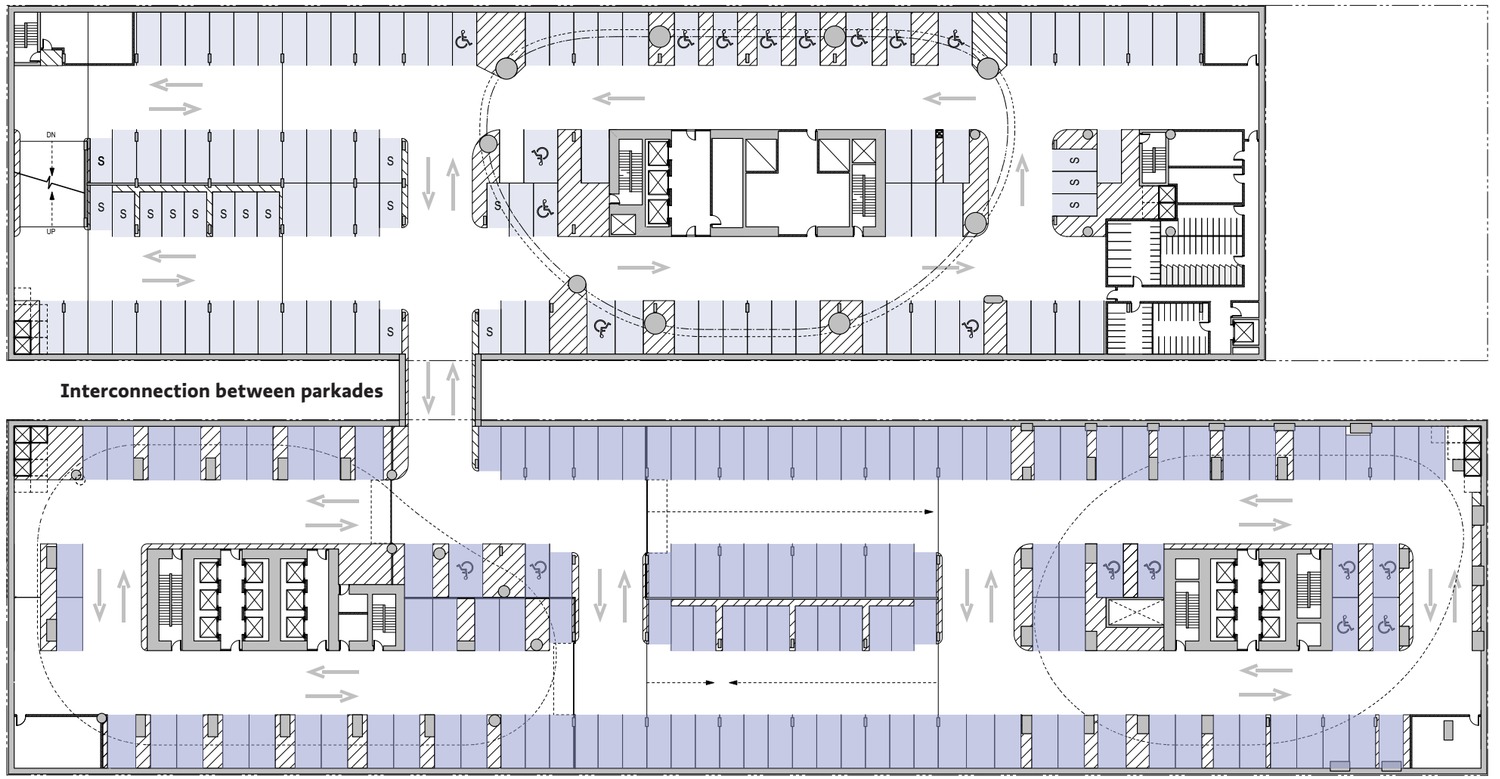


P0 Plan – Loading

Typical Parking Plan – West Georgia Street

Hotel Parking

Residential Parking

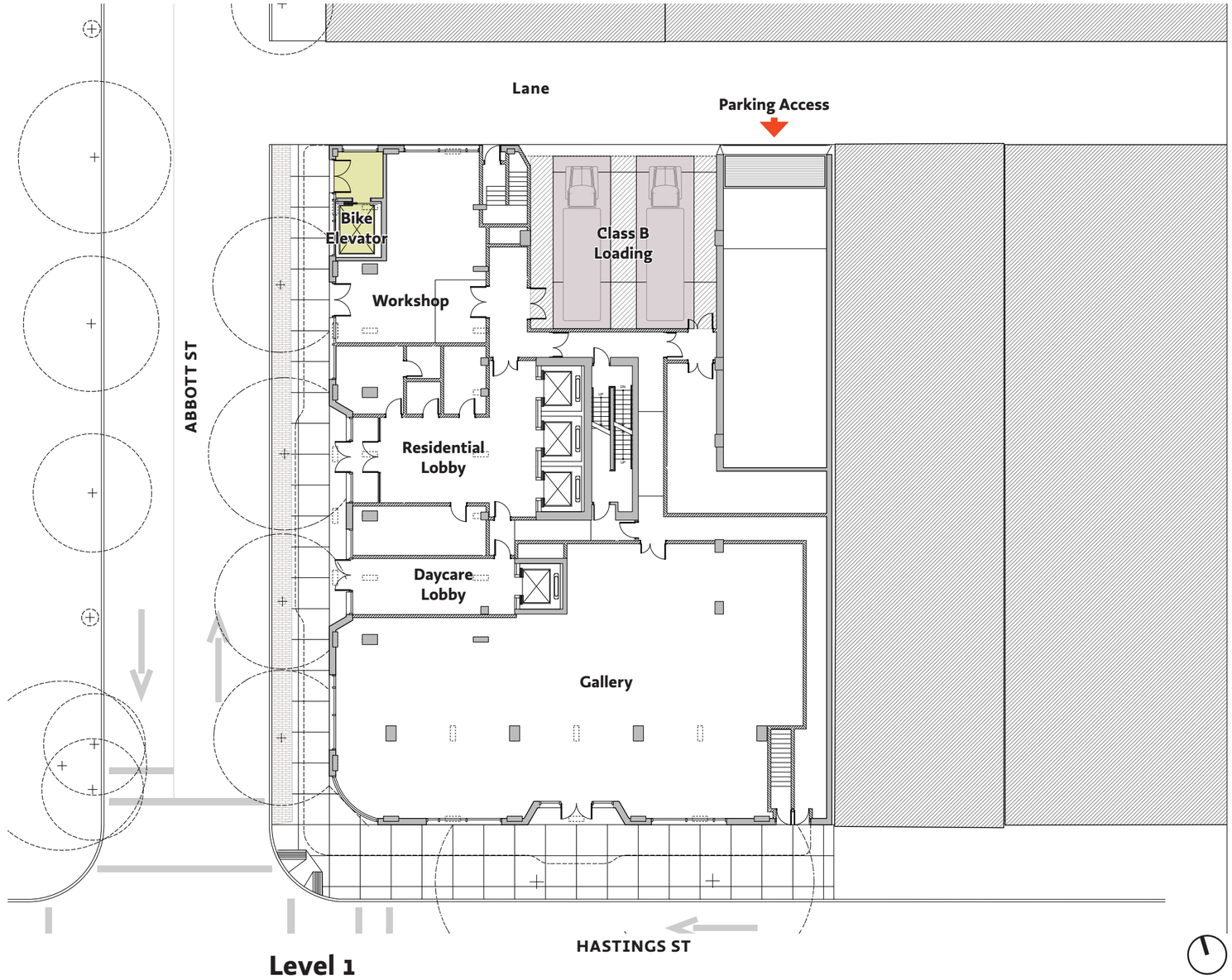


Typical Parking Plan

Parking and Loading – Abbott Street

The Abbott Street building will provide accessible parking spaces for the residents as well as staff and visitor parking for the Childcare below grade.

Two Class B loading spaces accessed from the lane are provided. Garbage and Recycling for all uses is located below grade. Bike storage is below grade as well and is accessed through a dedicated bike elevator on Abbott Street.



Level 1

Garbage / Recycling & Loading Room

Class B Loading

Bike Elevator

Parking and Loading – Abbott Street

Hotel Class A Loading

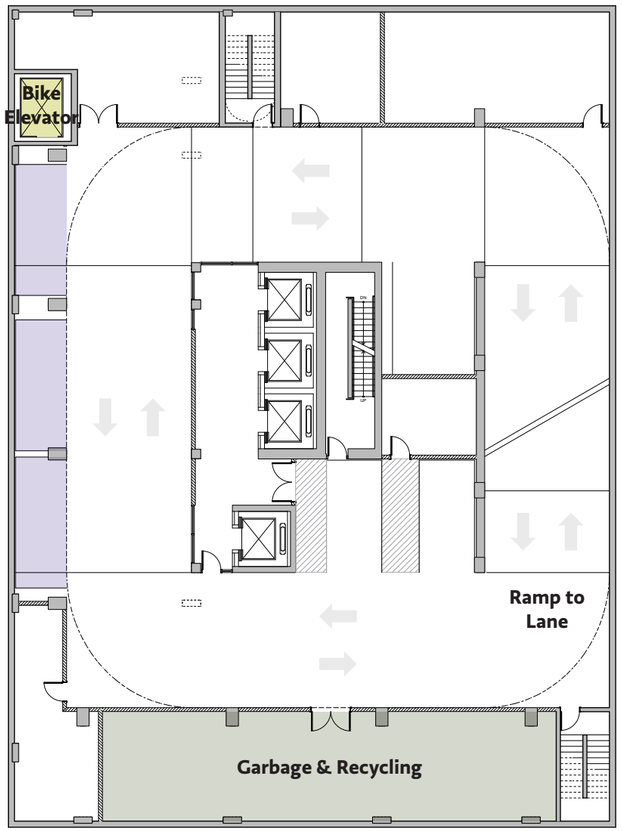
Garbage / Recycling & Loading Room

Childcare Staff & Visitor Parking

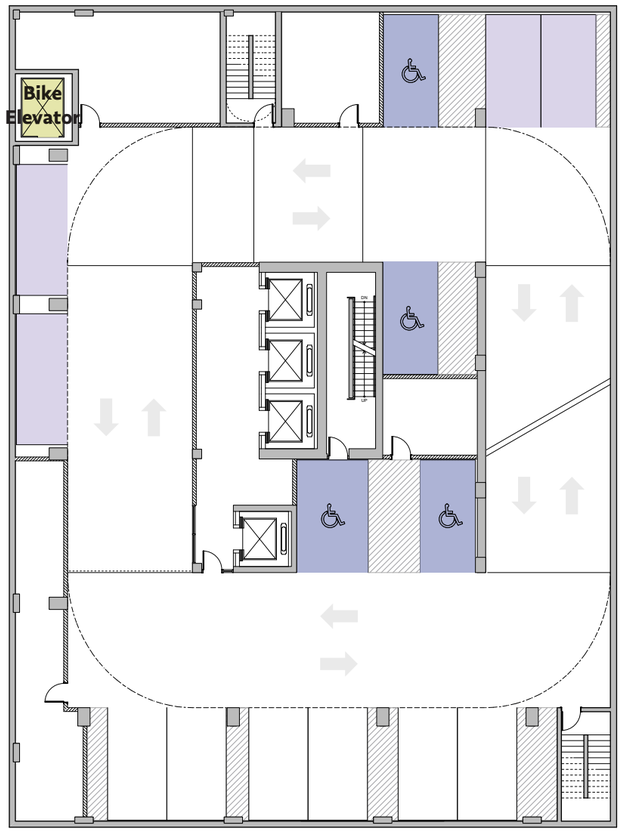
Accessible Parking

Bike Elevator

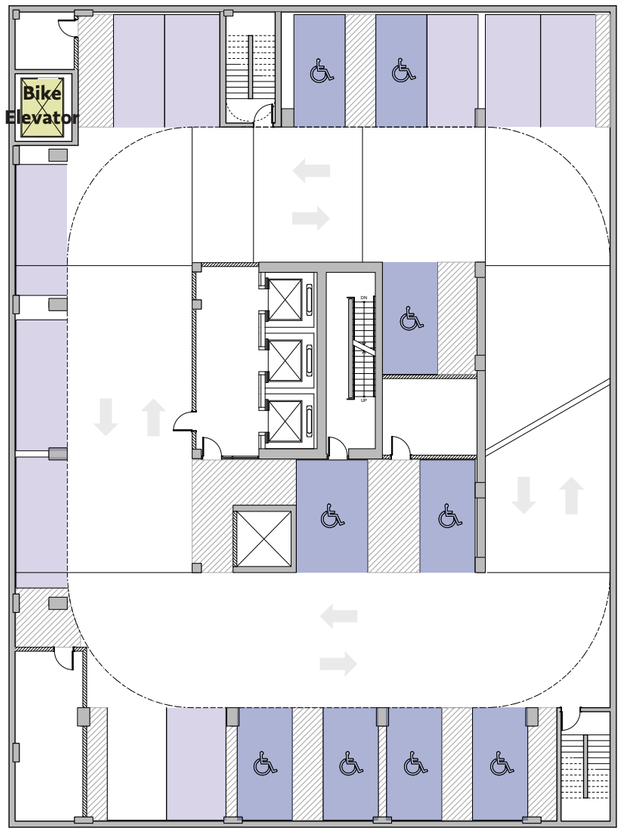
Bike Rooms



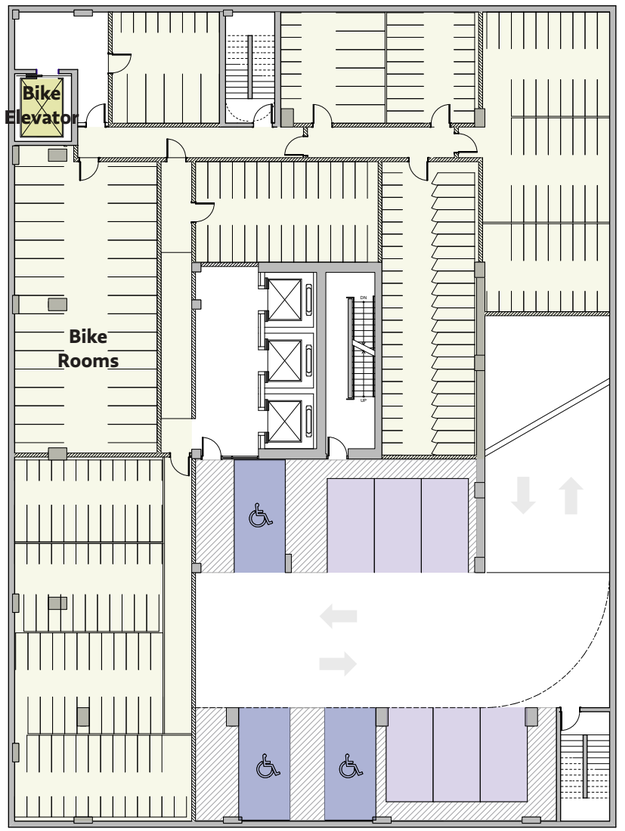
Level P1



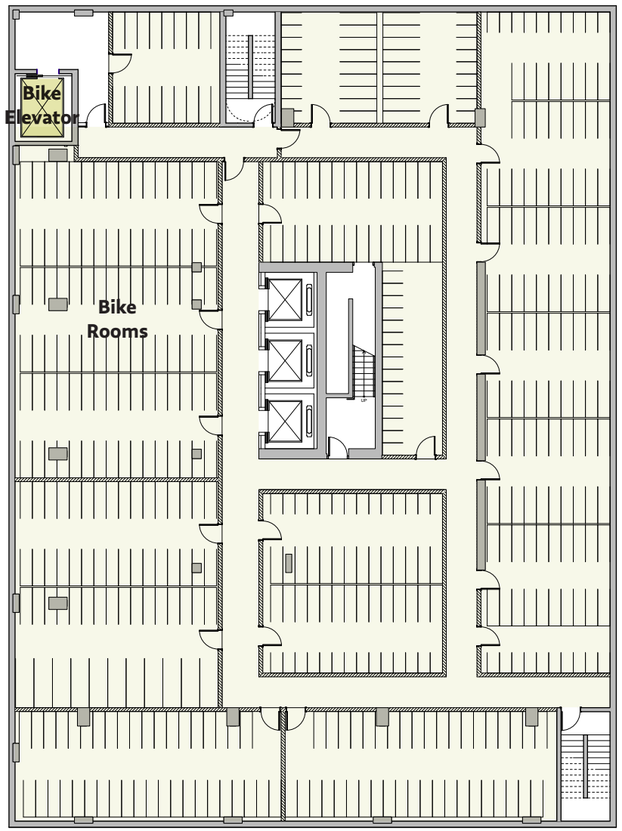
Level P2



Level P3



Level P4



Level P5

Shadow Analysis – West Georgia Street

Summer Solstice **June 20**

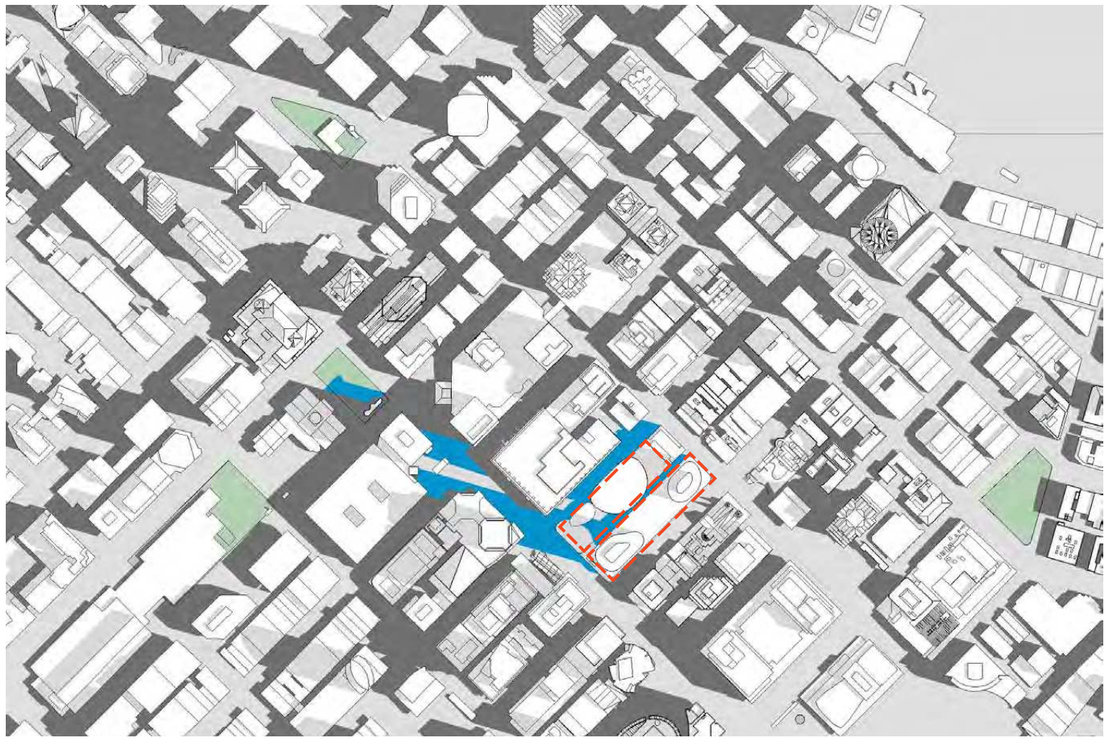
Detailed shadow studies have been prepared in order to understand their impact on the existing neighbourhood. There is minimal shadowing of public parks observed between 10:00 pm and 4:00 pm on the Summer Solstice and Vernal Equinox except for less than 1 hour in the morning (10:00 am – 11:00 am) on šxʷƛ̓ ənəq Xwtl'e7énk̲ Square.

Extent of Project Site

Existing Shadows

New Shadows

Parks



10:00 am

12:00 pm

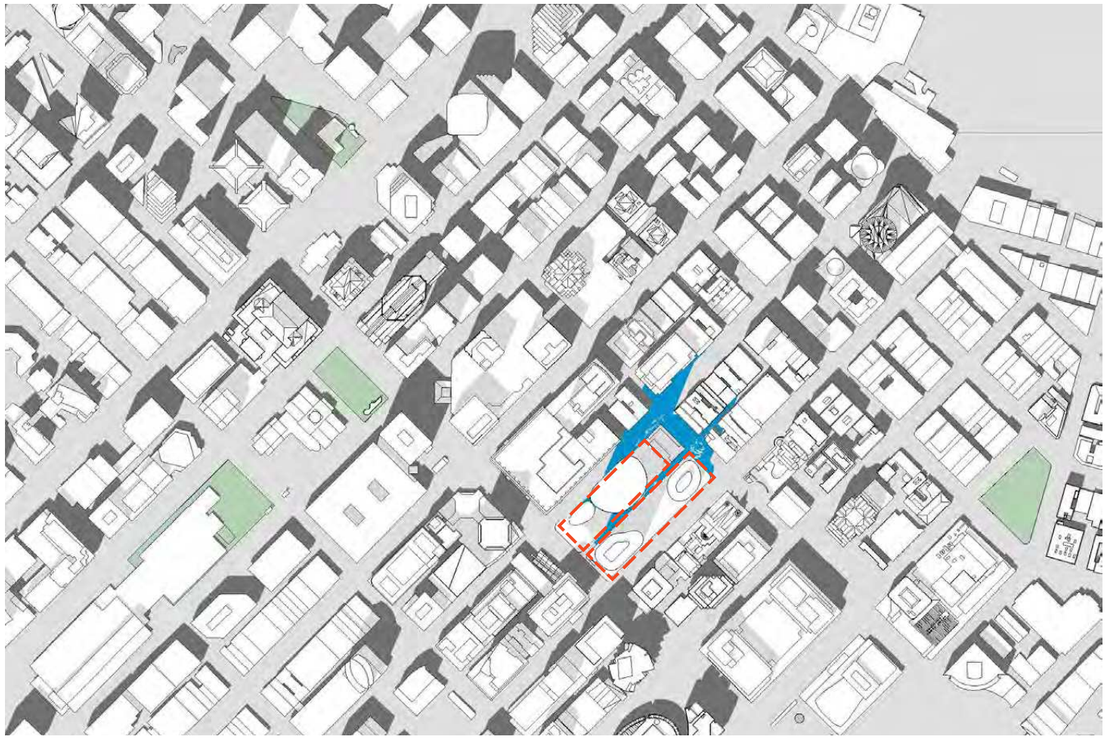
Summer Solstice June 20

Extent of Project Site

New Shadows

Existing Shadows

Parks



2:00 pm

4:00 pm

Shadow Analysis – West Georgia Street

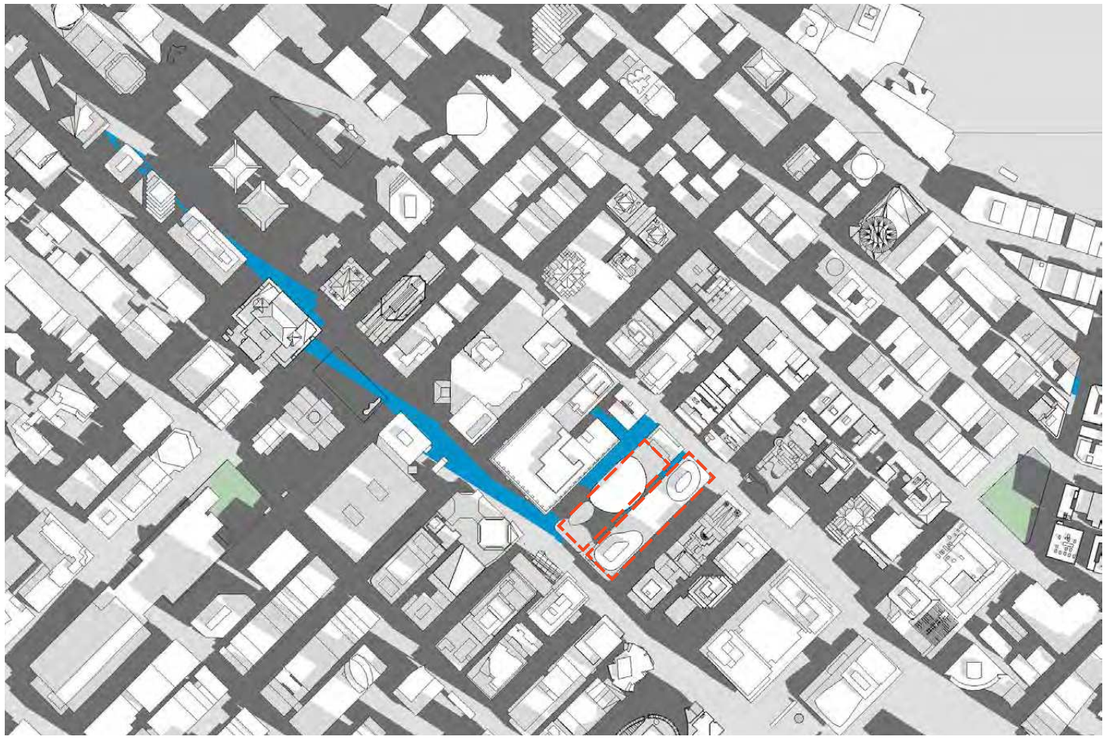
Vernal Equinox **March 21**

Extent of Project Site

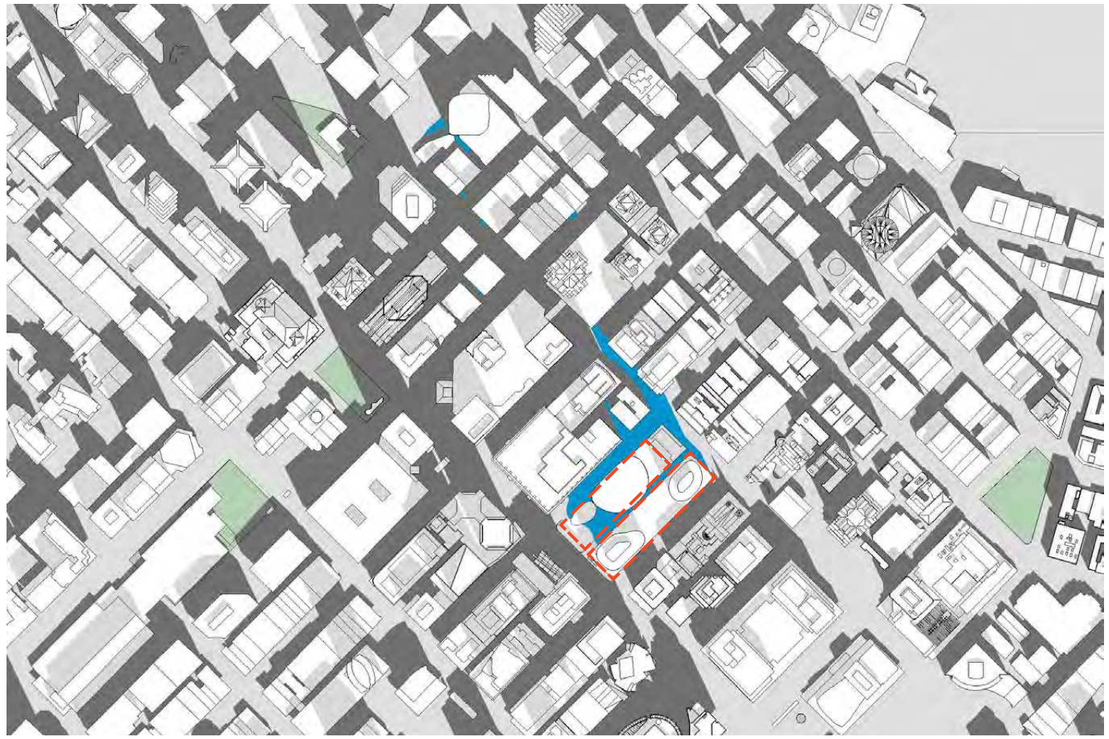
Existing Shadows

New Shadows

Parks



10:00 am



12:00 pm

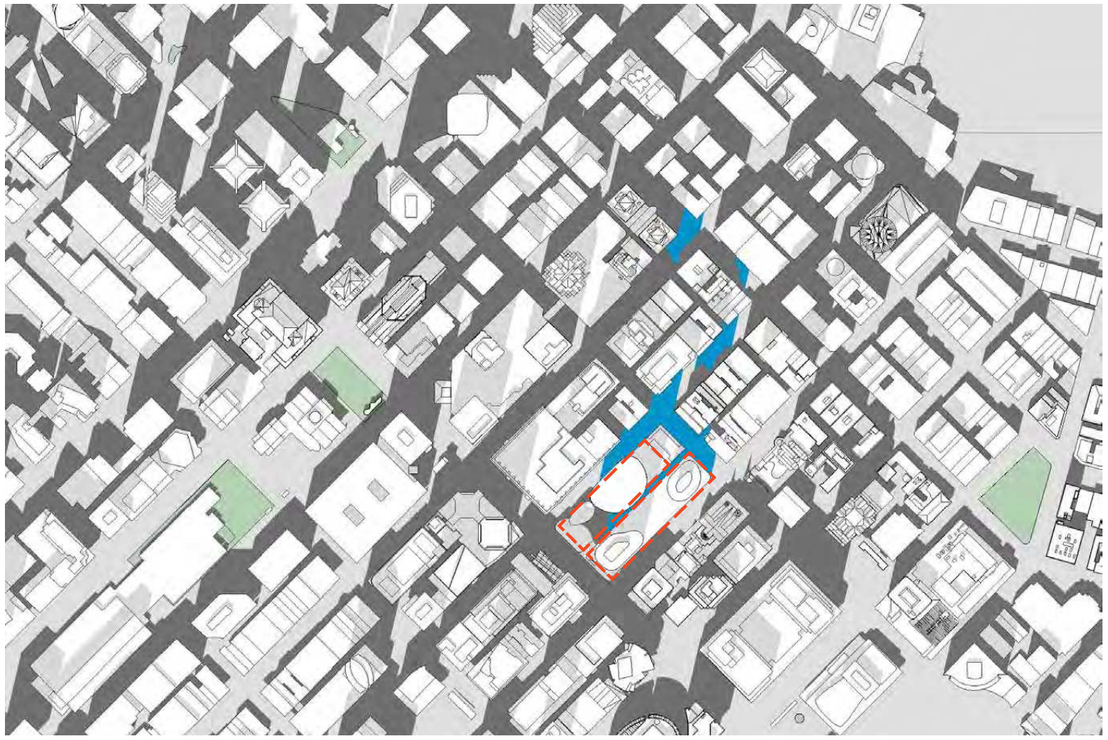
Vernal Equinox March 21

Extent of Project Site

Existing Shadows

New Shadows

Parks



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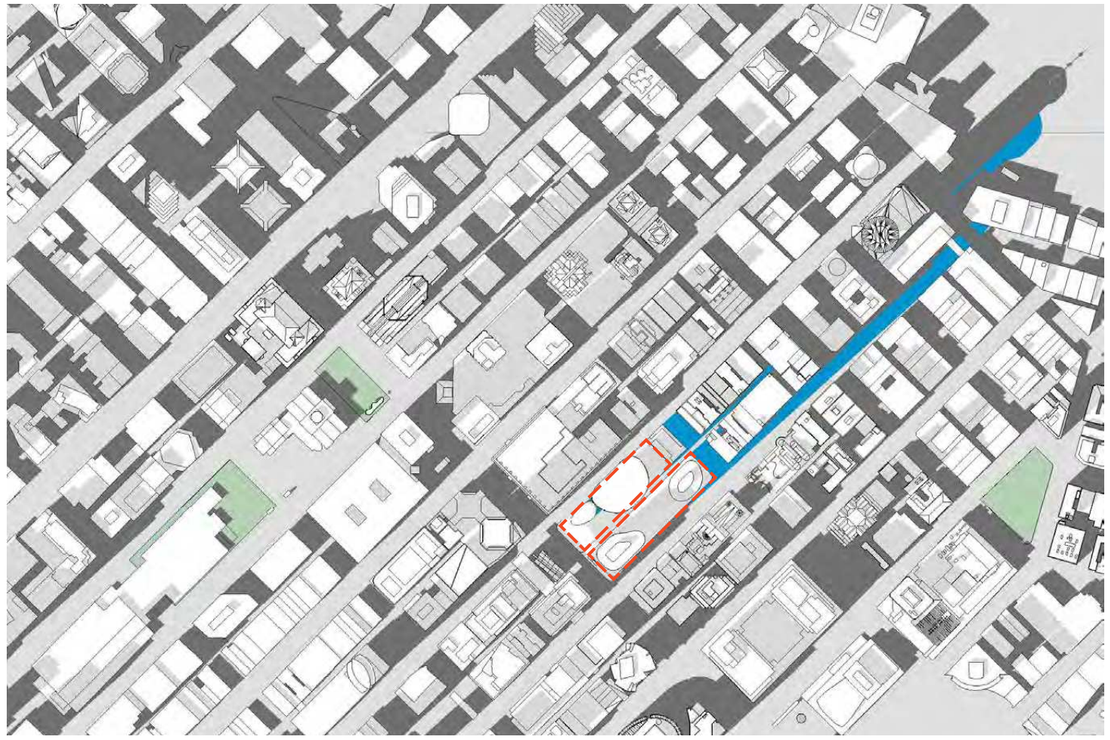


4:00 pm

Shadow Analysis – West Georgia Street

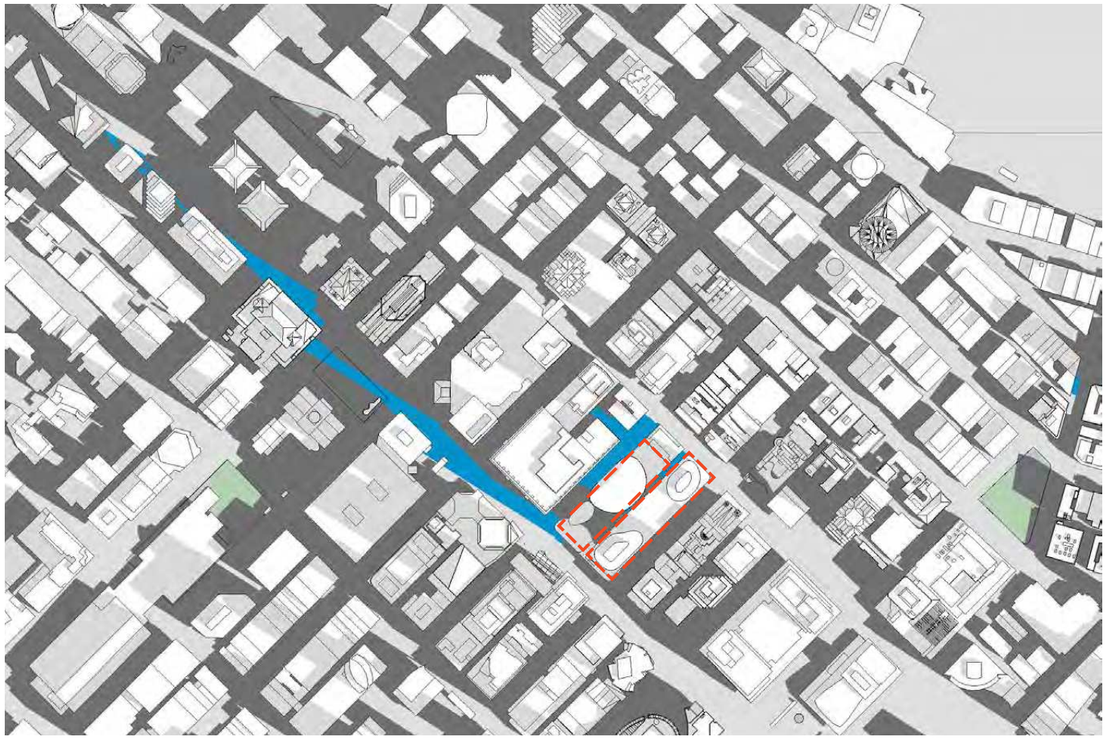
Autumnal Equinox **September 22**

Extent of Project Site

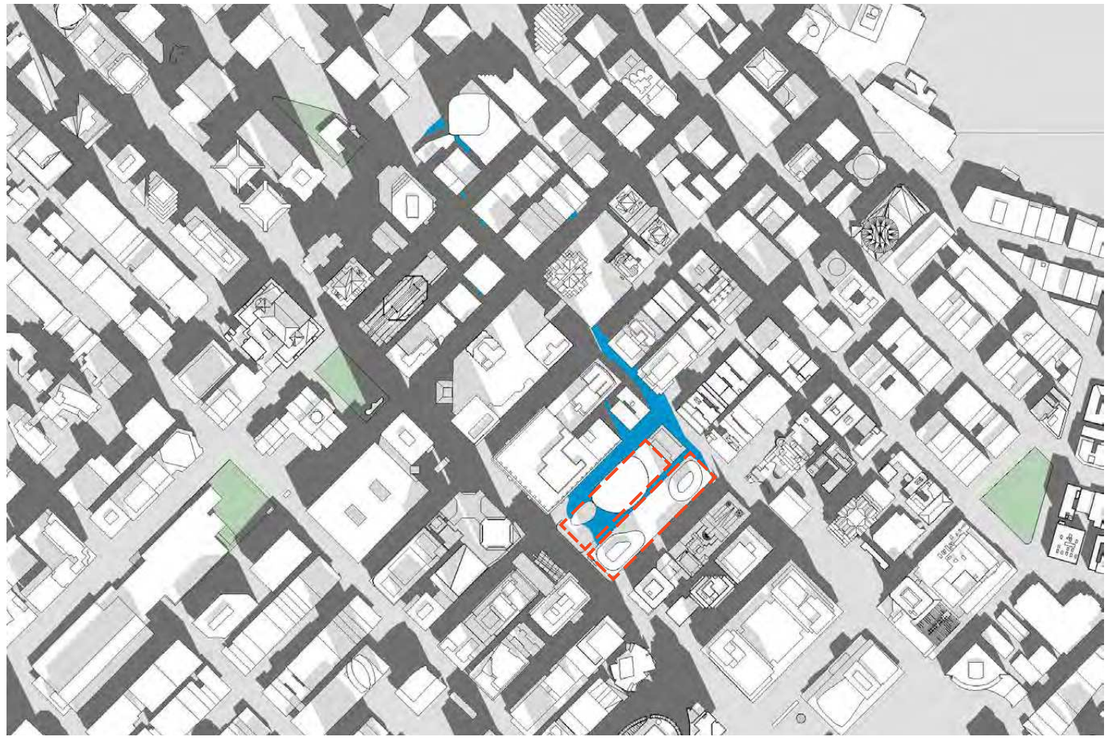
New Shadows

Existing Shadows

Parks



10:00 am



12:00 pm

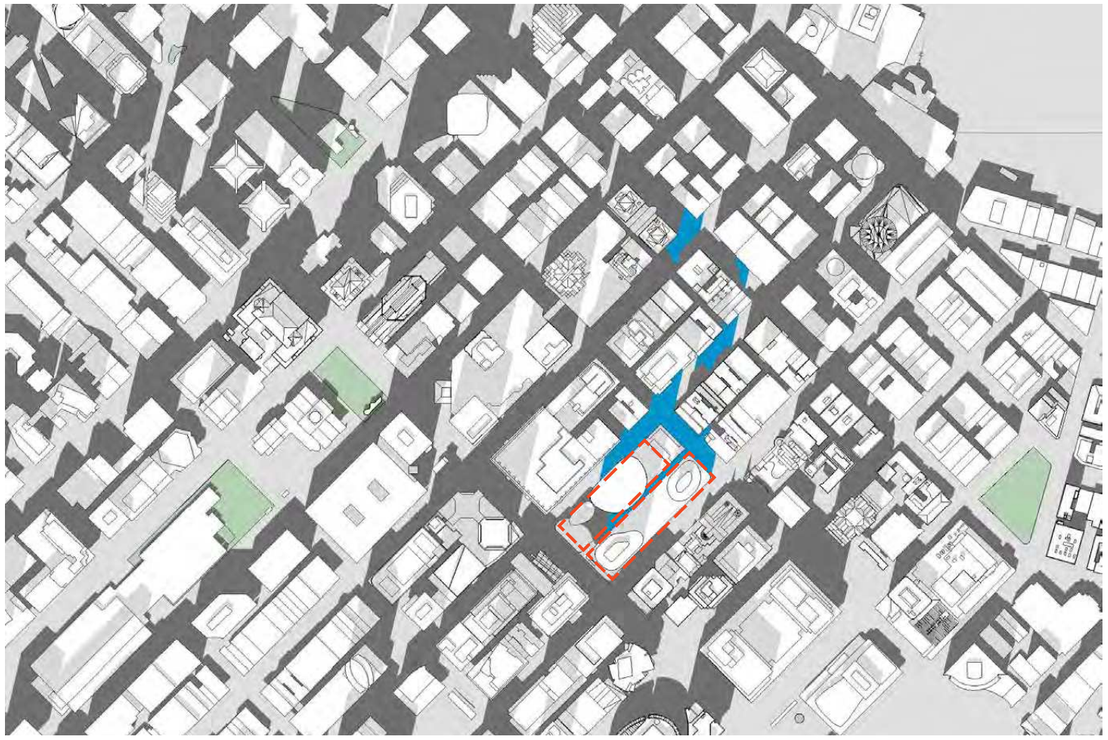
Autumnal Equinox September 22

Extent of Project Site

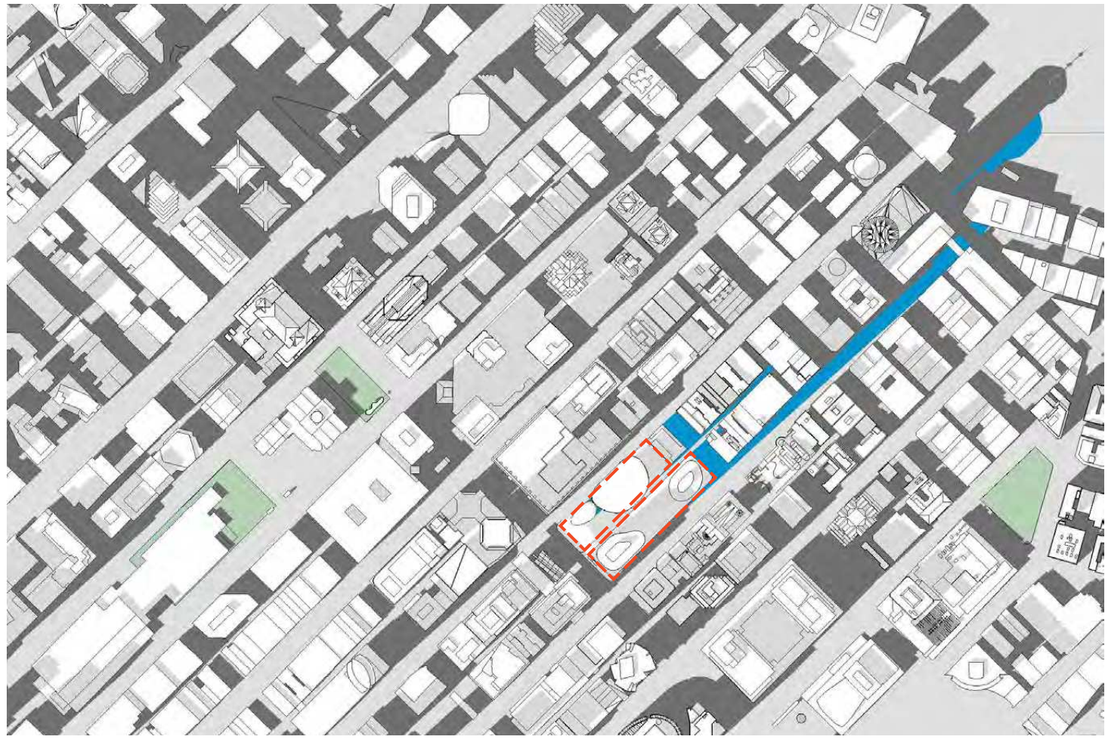
Existing Shadows

New Shadows

Parks



2:00 pm



4:00 pm

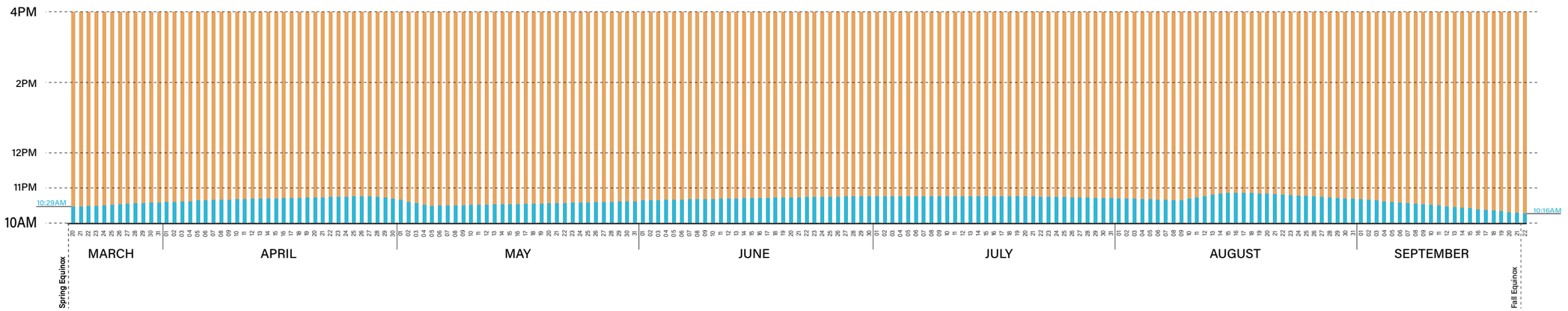
šxʷƛ̓ənəq Xwtl'e7énḵ Square

Detailed Shadow Analysis

To fully understand the shadow impact of the proposed development on šxʷƛ̓ ənəq Xwtl'e7énḵ Square, a detailed analysis was carried out for every day between the spring and autumnal equinoxes for the hours of 10:00 am to 4:00 pm PDT. Analysis included a review of the time that the shadow reaches the park, the number of minutes with shadow impact, and by inverse, the number of minutes with no shadow impact.

The graph on the facing page provides a graphic representation of the number of minutes in each day that there is a shadow impact on the park, whereby each vertical line represents one day (10:00 am – 4:00 pm), the orange color identifies minutes with no shadow impact, and the blue color identifies the minutes where there is a shadow cast on the park.

Based on this analysis, the percentage of time / minutes impacted by shadows over this period is minimal, occurring between 10:00 and 10:52 am in the morning at the peak in August within this time extent, ensuring that natural light remains a defining feature of the park's experience and usability.



Shadow Impact – Time / Minutes

No Shadow Impact – Time / Minutes

Notes:

- Study assumes clear sky for all days and does not allow for the general impact of cloudy or overcast days.
- At the times that the park is impacted, only a portion of the south part of the park is in shadow, while sunlight is maintained on the north portion. At no time is the park fully impacted.
- Times are Pacific Daylight Time (PDT: UTC: -7:00)
- The longest shadowing days are between August 15-18, shadow leaves the park on 10:52 am.
- The shortest shadowing day is on September 22, shadow leaves the park on 10:17 am.

Shadow Analysis – Abbott Street

Summer Solstice **June 20**

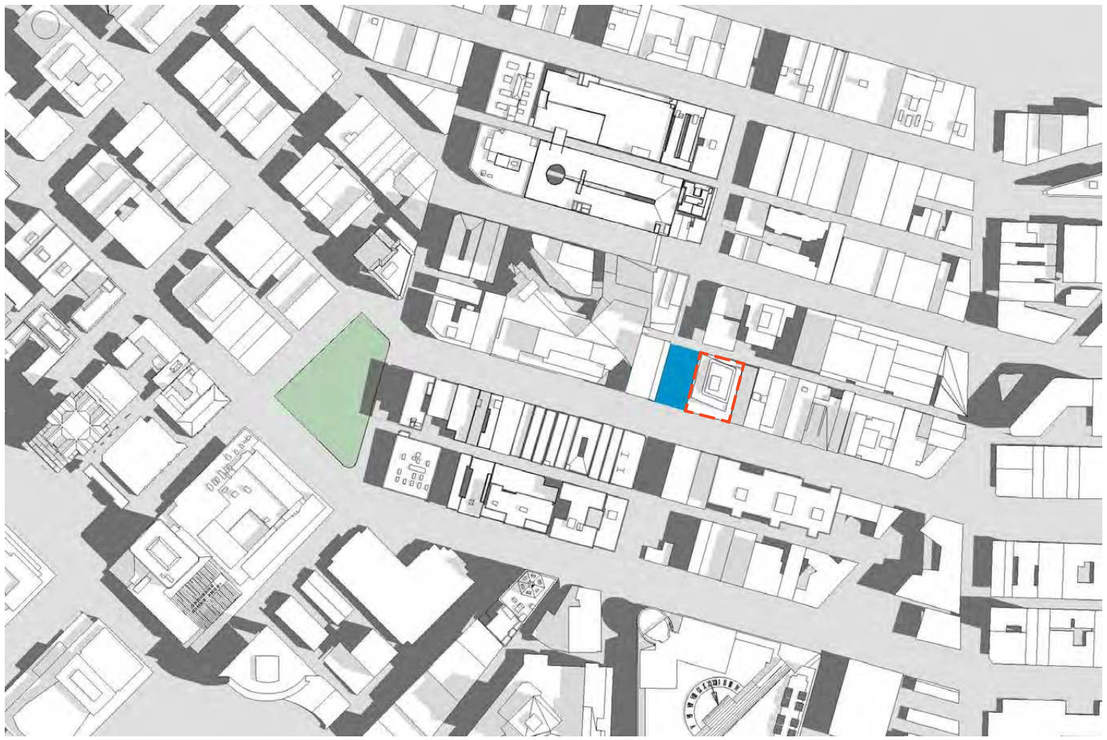
Detailed shadow studies have been prepared in order to understand their impact on the existing neighbourhood. There is no shadowing of public parks observed between 10:00 pm and 4:00 pm on the Summer Solstice and Vernal Equinox.

Extent of Project Site

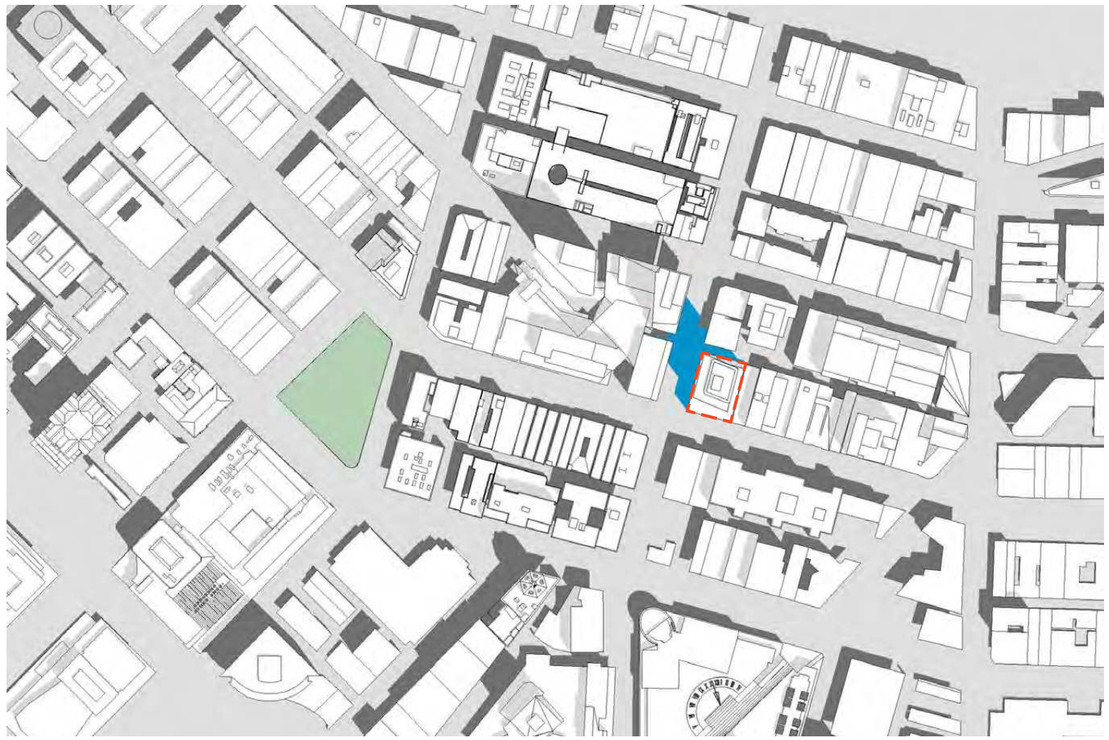
New Shadows

Existing Shadows

Parks



10:00 am



12:00 pm

Summer Solstice June 20

Extent of Project Site

New Shadows

Existing Shadows

Parks

2:00 pm

4:00 pm

Shadow Analysis – Abbott Street

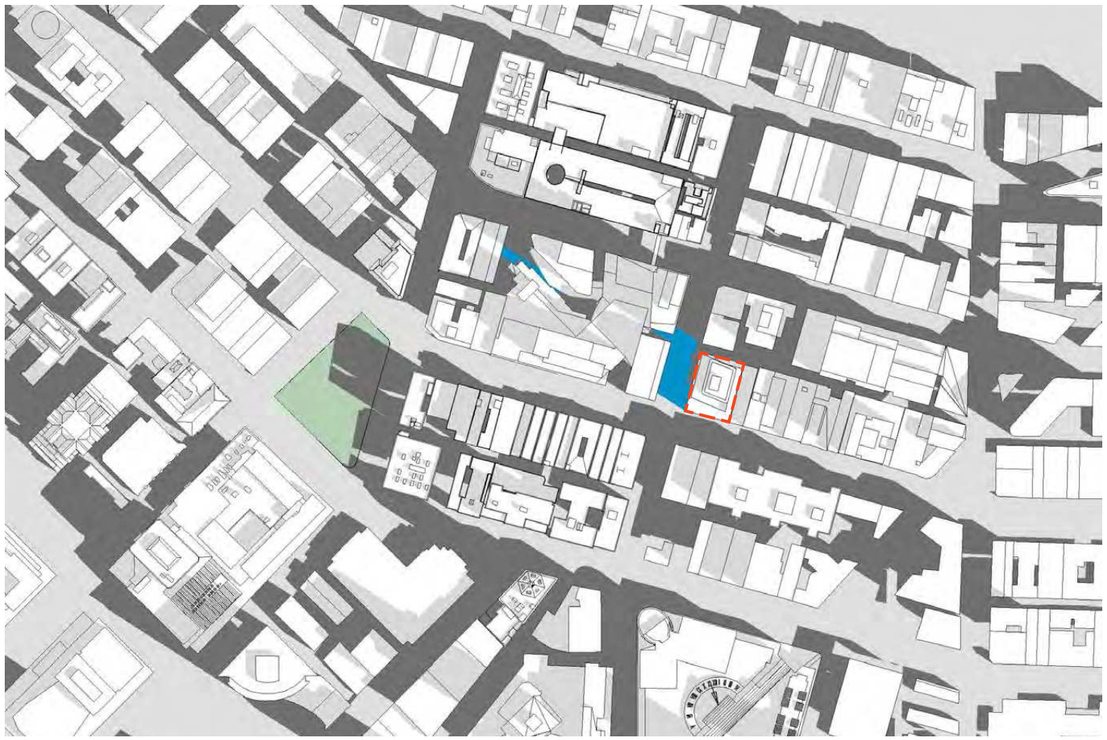
Vernal Equinox **March 21**

Extent of Project Site

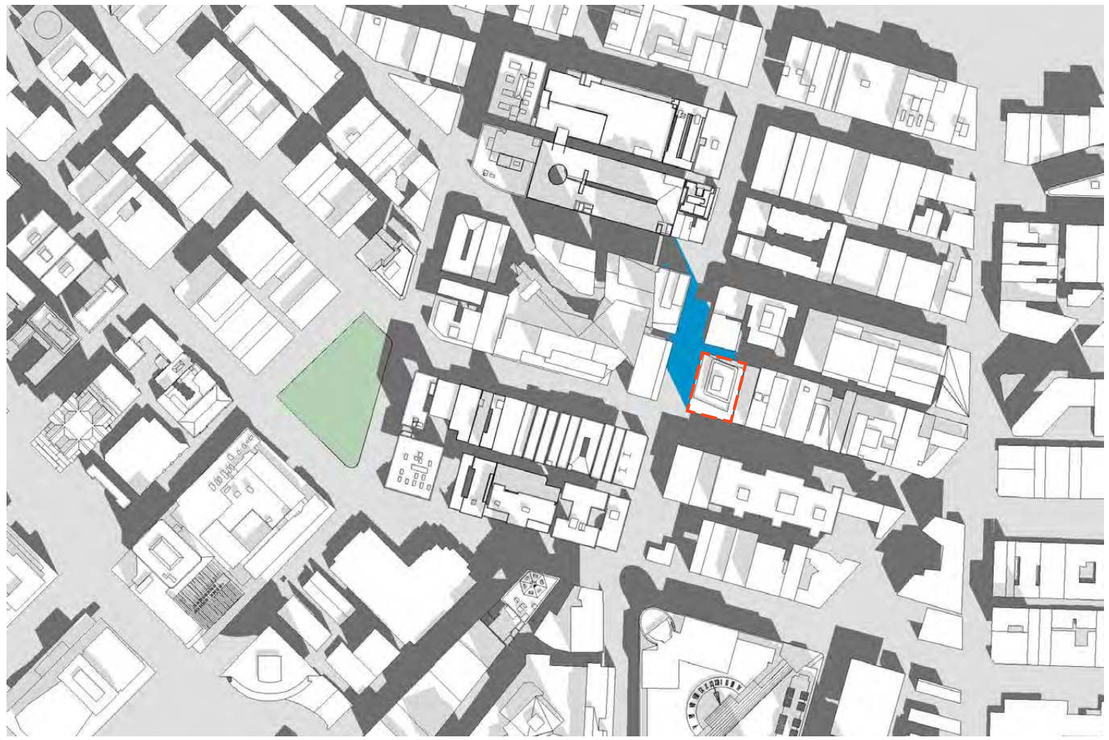
New Shadows

Existing Shadows

Parks



10:00 am



12:00 pm

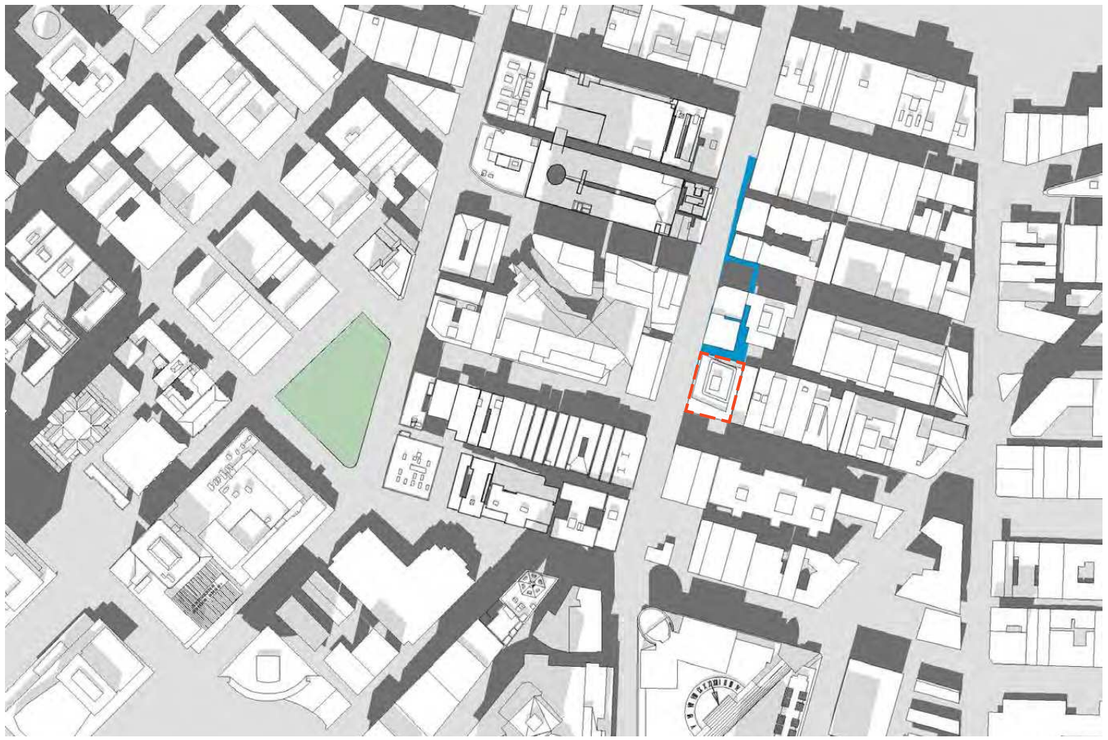
Vernal Equinox March 21

Extent of Project Site

Existing Shadows

New Shadows

Parks



2:00 pm

4:00 pm

Shadow Analysis – Abbott Street

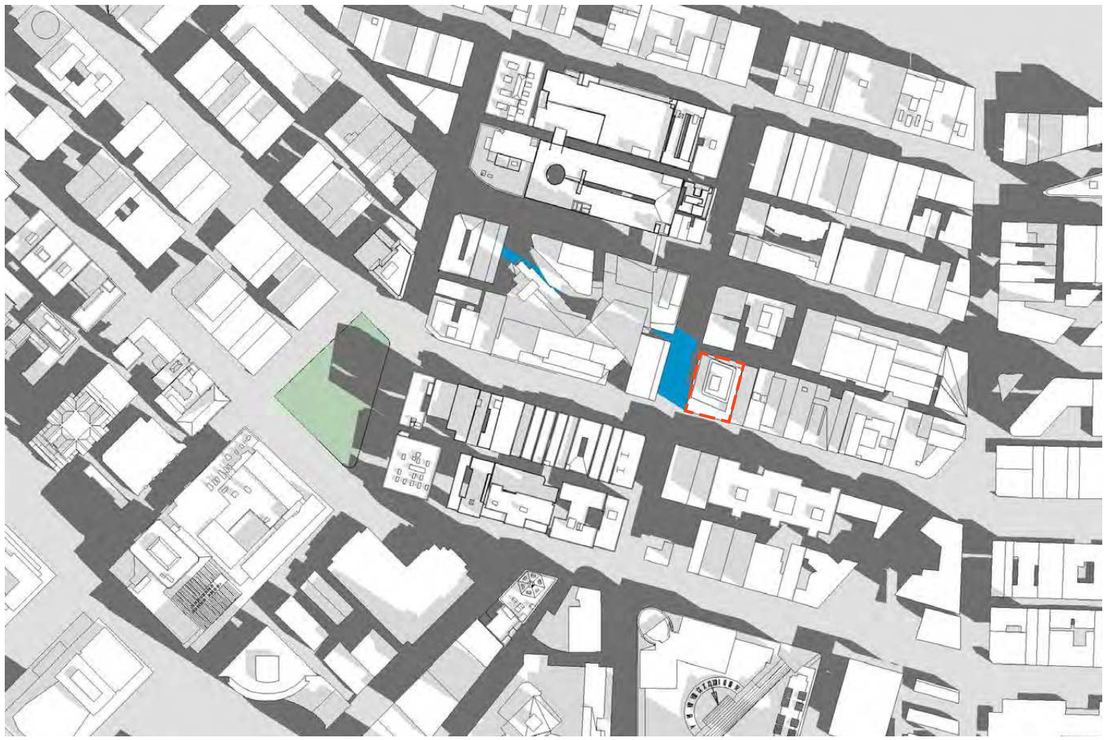
Autumnal Equinox **September 22**

Extent of Project Site

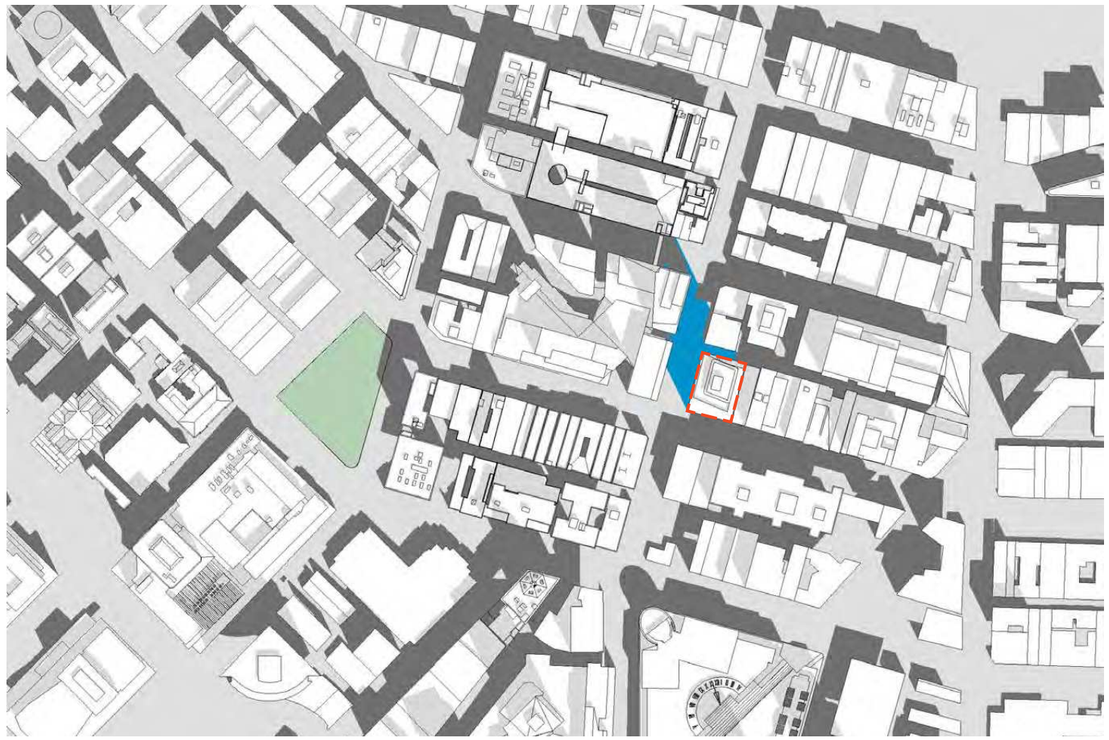
New Shadows

Existing Shadows

Parks



10:00 am



12:00 pm

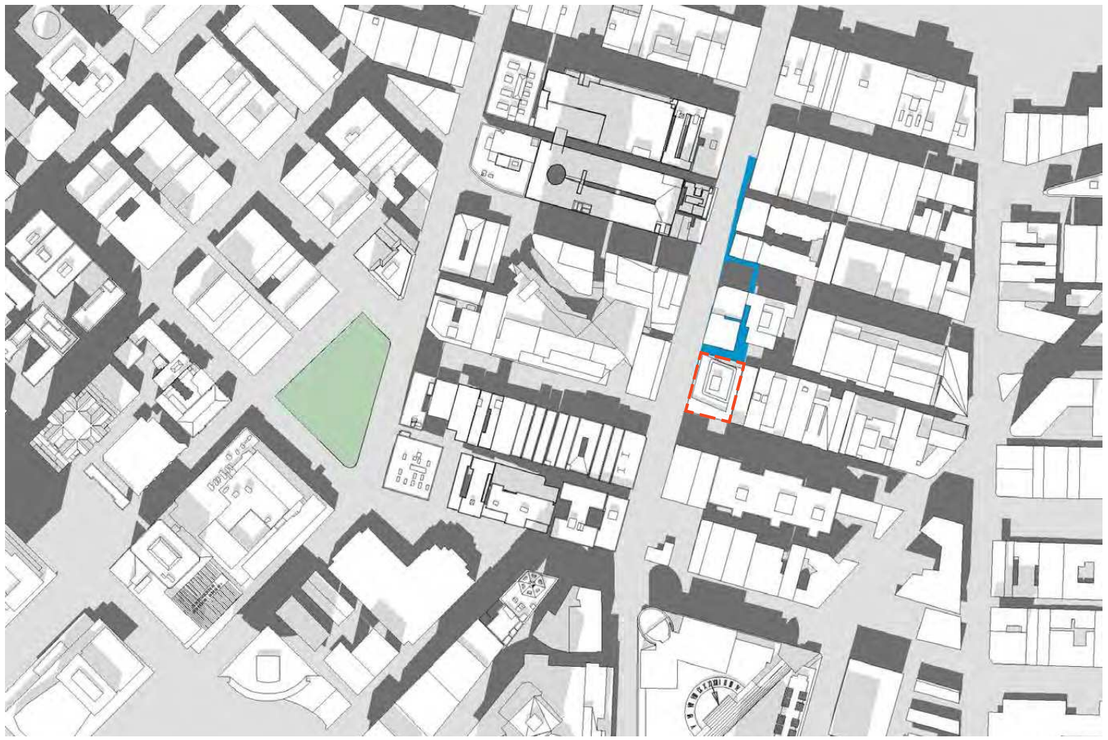
Autumnal Equinox September 22

Extent of Project Site

Existing Shadows

New Shadows

Parks



2:00 pm

4:00 pm

6.0

LANDSCAPE DESIGN

Ground Level Public Realm – 501 West Georgia Street

The ground level is conceptualized as a block-wide public realm that, like the ocean bottom, holds multiple large and small paths for movement and formations to inhabit.

Continuous curb to curb paving ties the entire block into one cohesive precinct. The subtle pixelated undulating paving pattern is inspired by the sea floor and the sand ripple patterns formed by waves washing up on shore.

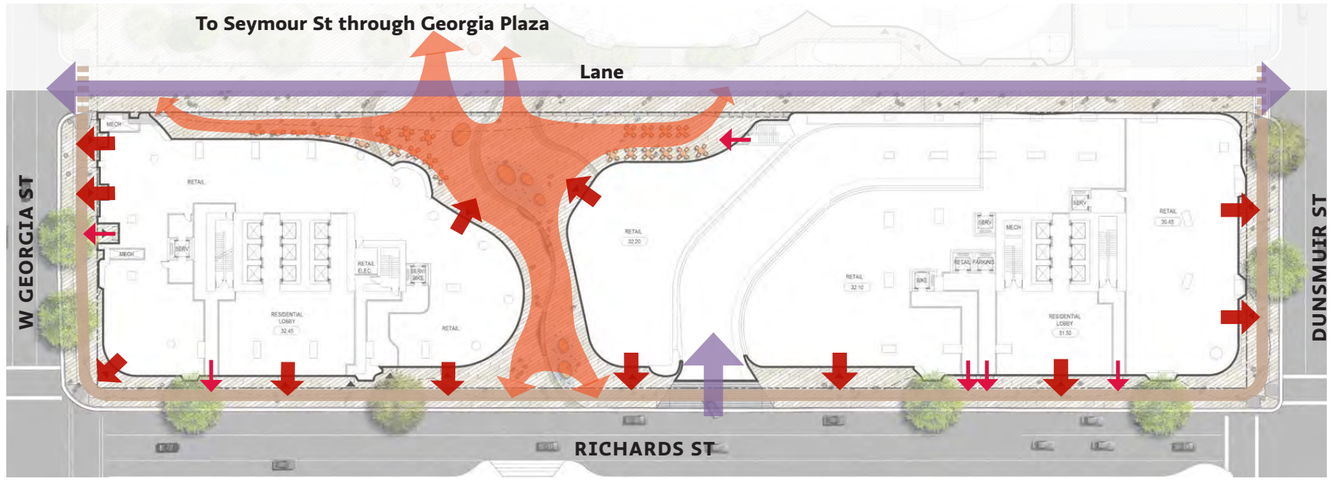
Plaza paving from 595 Georgia extends through the lane and pedestrian mews to Richards Street. The lane is redesigned as a pedestrian priority connector linking 501 and 595 Georgia into one urban precinct from Georgia to Dunsmuir Street. The lane is tabletopped with bollards to create a curbless shared street with a generous outdoor seating zone for the CRU patios. The midblock covered mews ties Richards to Seymour Street via the plaza at 595 Georgia Street. The mews is animated with water features, sculpted seating elements and phosphorescent lighting (embedded pin lights). Continuous street trees are added to West Georgia and Richards Street to help cool the urban heat island.

Circulation Legend

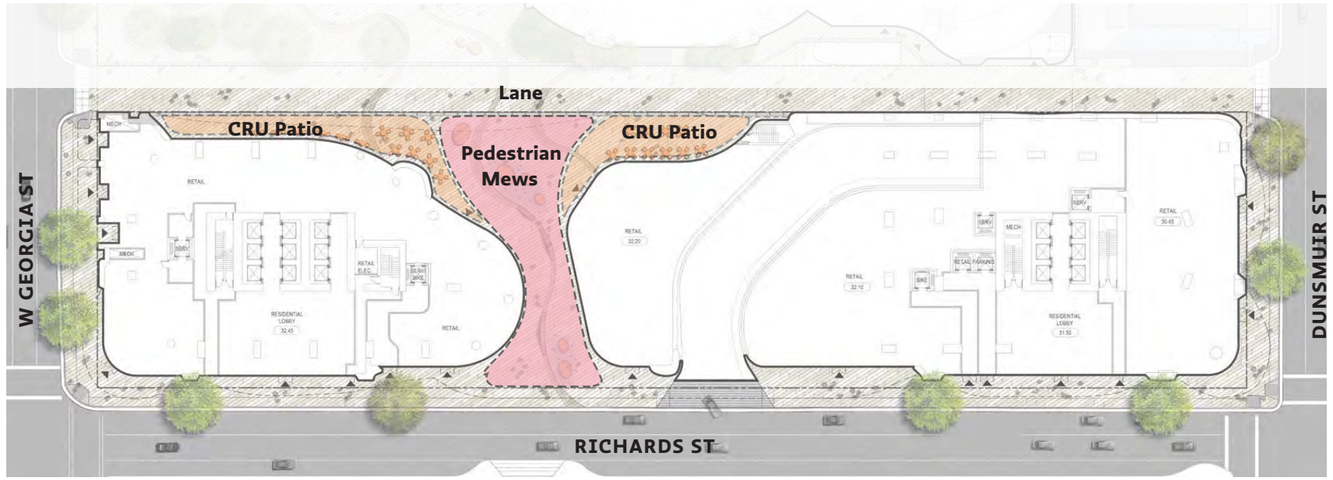
- **Main Building Entrance**
- **Secondary Entrance / Exit**
- **Pedestrian Network**
- **City Sidewalk**
- **Vehicle Access**

Programming Legend

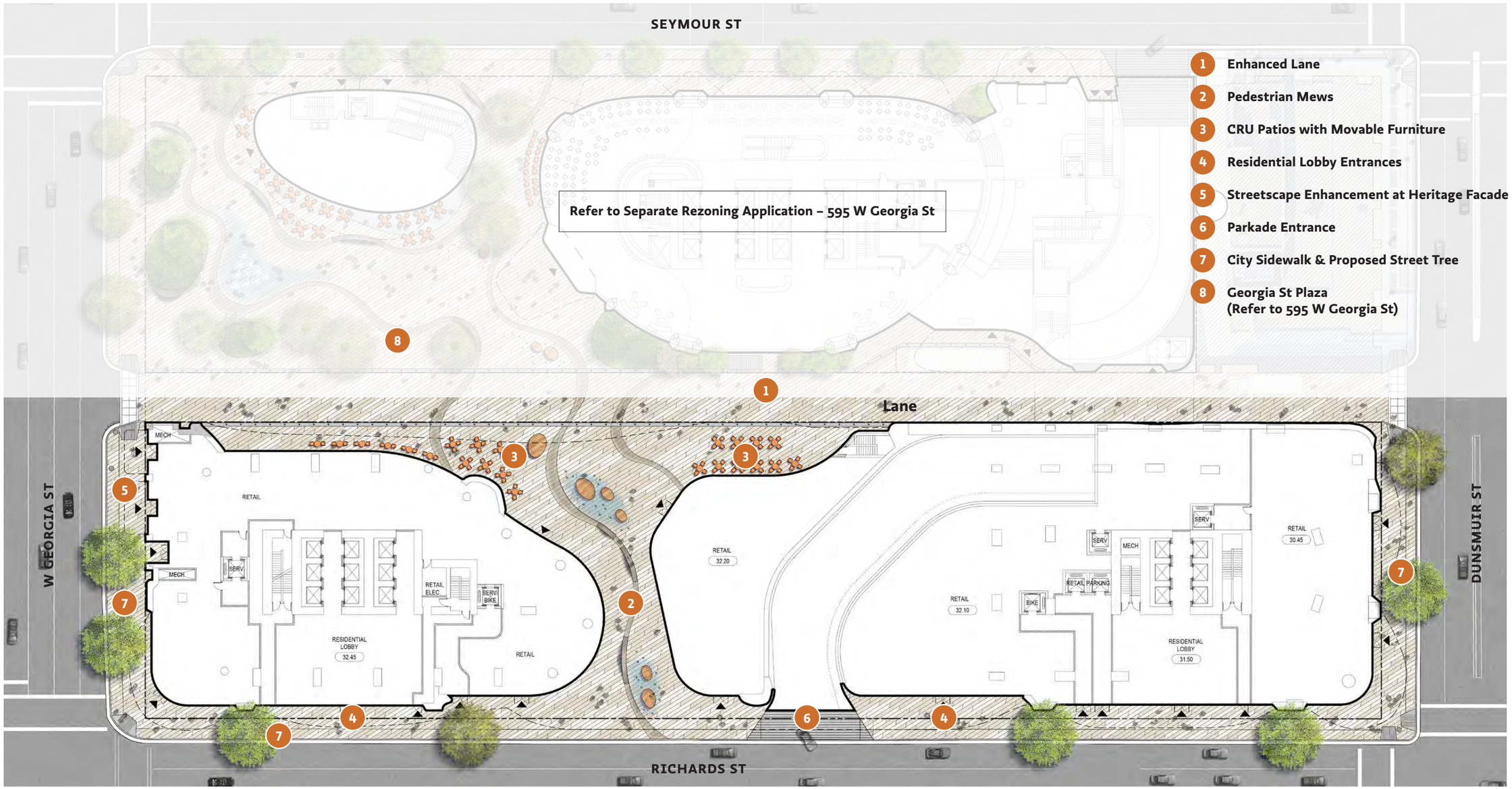
- **Public Space**
- **Semi Public Space**



Circulation Diagram

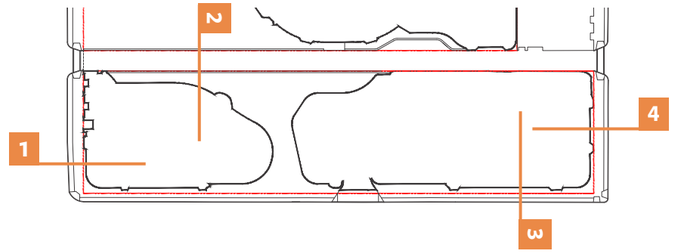


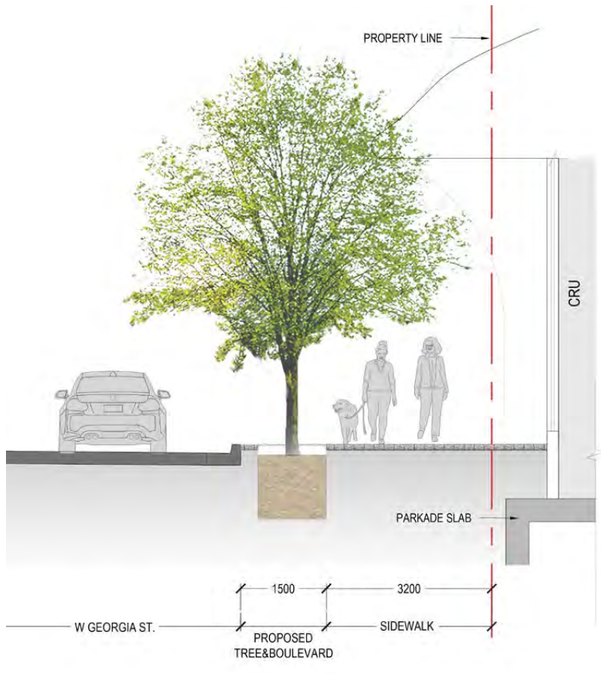
Programming Diagram



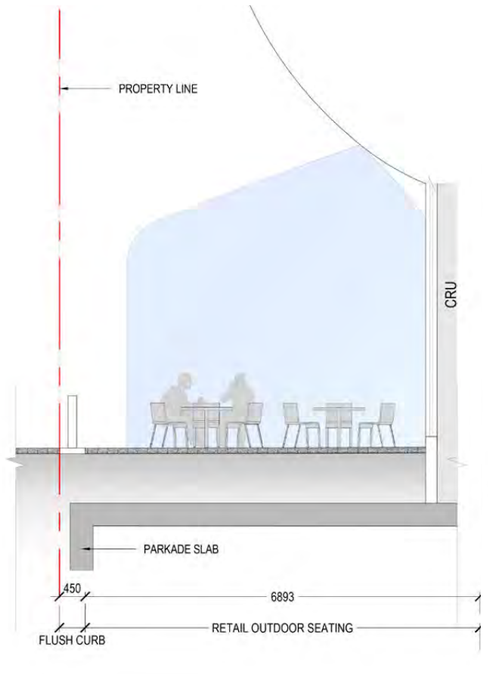
Ground Level Landscape Plan

Ground Level Landscape Sections – 501 West Georgia Street

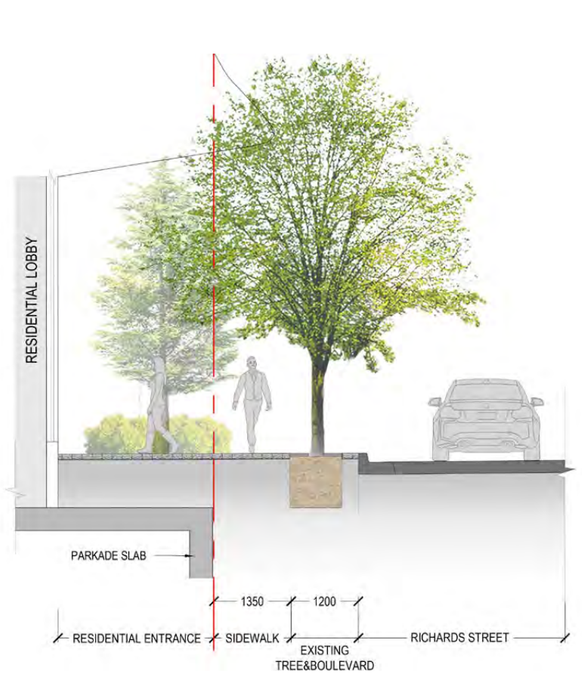




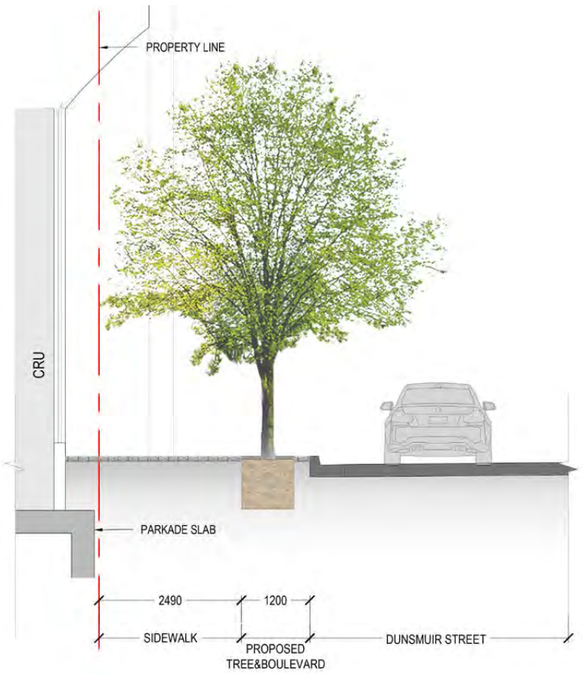
Section 1 –
CRU Frontage at W Georgia St



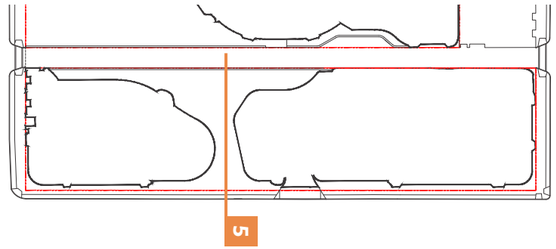
Section 2 –
Retail Patio at Lane

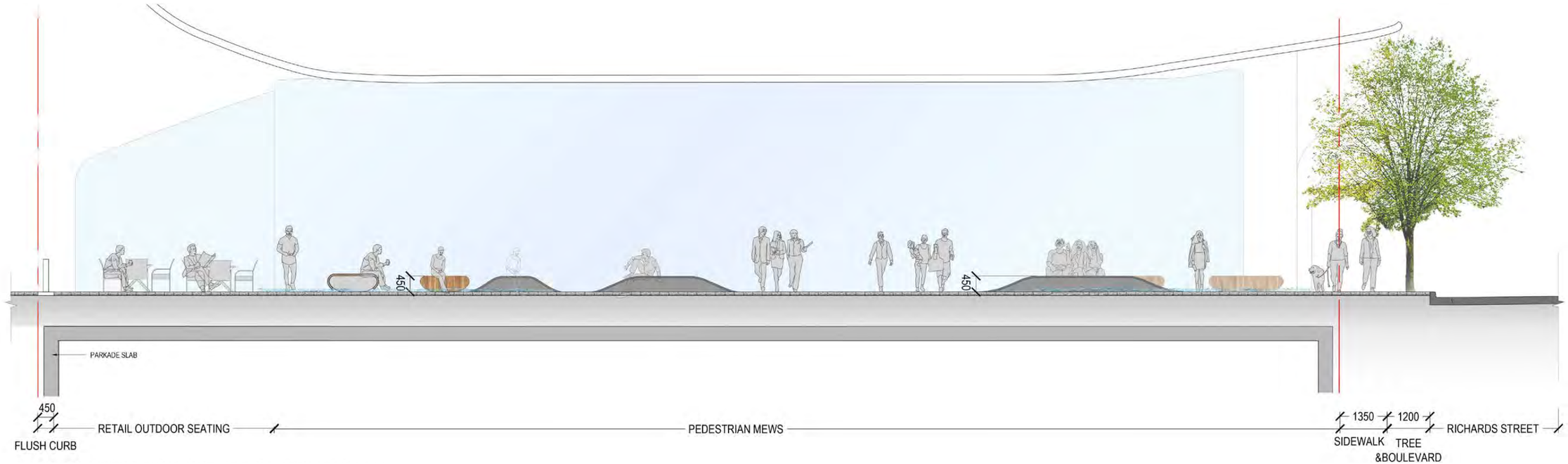


Section 3 –
Residential Entrance at Richards St



Section 4 –
CRU Frontage at Dunsmuir St





Section 5 –
Pedestrian Mews Connecting Richards St & Lane

Soil Strategy – 501 West Georgia Street

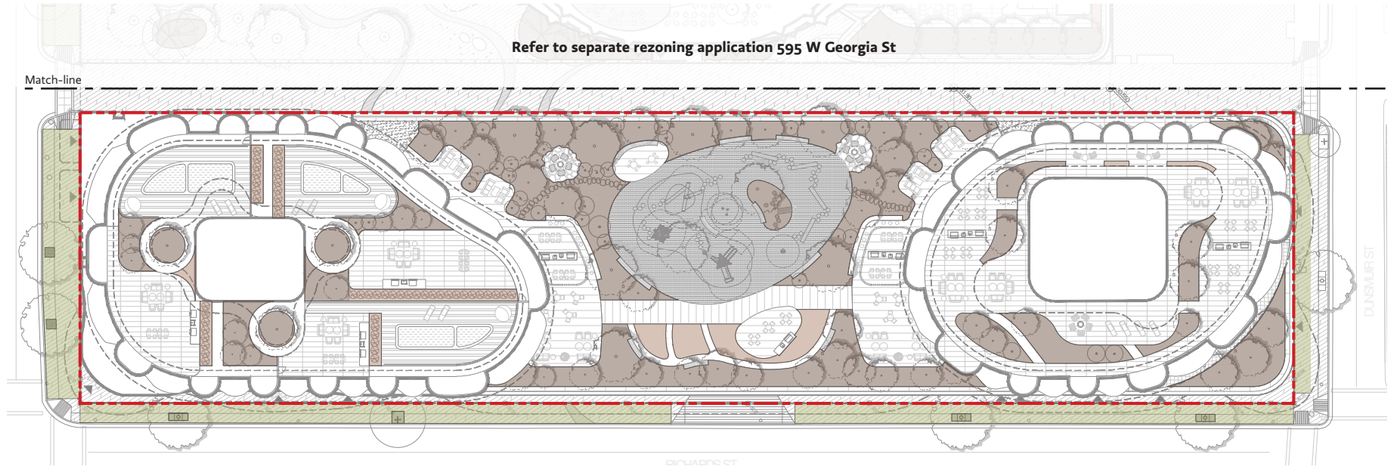
Sufficient soil depth will be provided for all on-structure planters, ensuring that plants in elevated areas have the necessary soil volume for healthy growth.

For off-site planting, a minimum soil depth of 900 mm for street trees will be incorporated on grade, providing ample volume for root development. Additionally, structural soil trenches will enhance soil volume and support robust growth in urban environments.

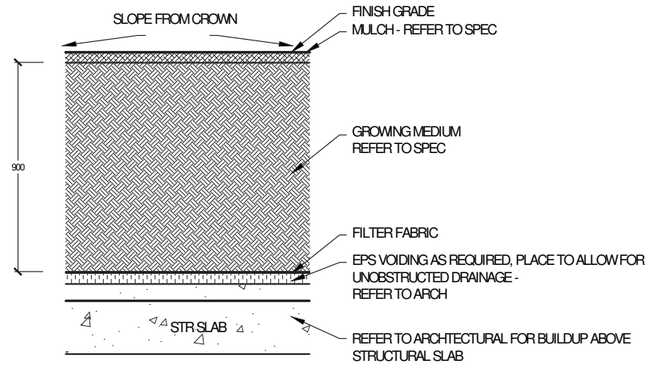
By prioritizing these soil strategies, we aim to create a thriving, sustainable landscape that contributes to urban biodiversity and enhances the overall ecological health of the area.

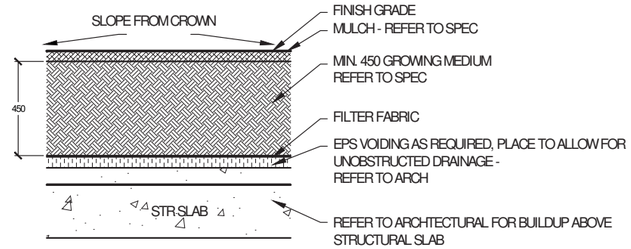
The following on-site soil depths will be accommodated:

- **Tree on Slab – 900 mm Soil**
- **Street Tree on Grade – 900 mm**
- **Shrub on Slab – 450 mm Soil**
- **Structural Soil – 750 mm**



Soil Diagram



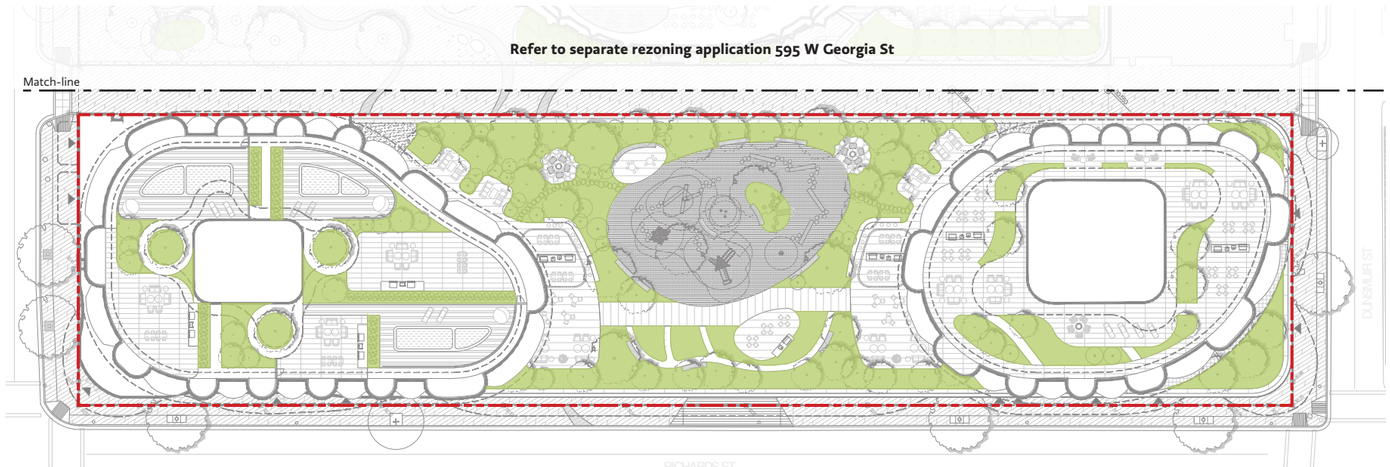


Soil Profile on Structure

Vegetation & Tree Canopy – 501 West Georgia Street

Site Area: 5,575 m²
Proposed Vegetation: 1,300 m² (23.3% of the Total Site Area)

Proposed Vegetated Area



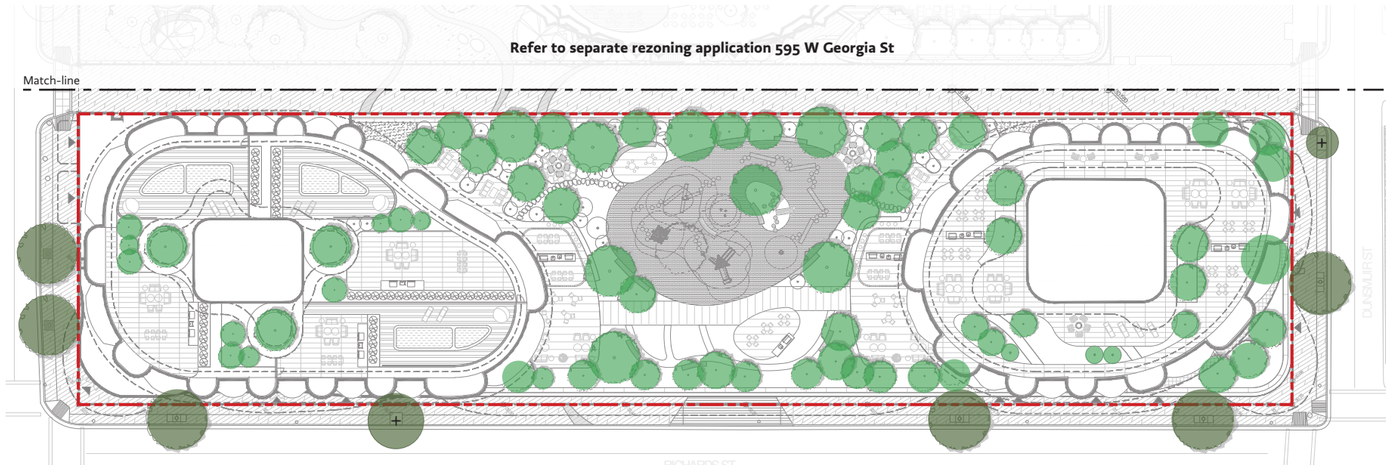
Vegetation Cover Diagram

Site Area (Private & Public): 6,784 m²
Proposed Tree Canopy Coverage: 1,722 m² (25.4% of the Total Site Area)

Proposed On-Site Trees

Proposed Off-Site Street Trees

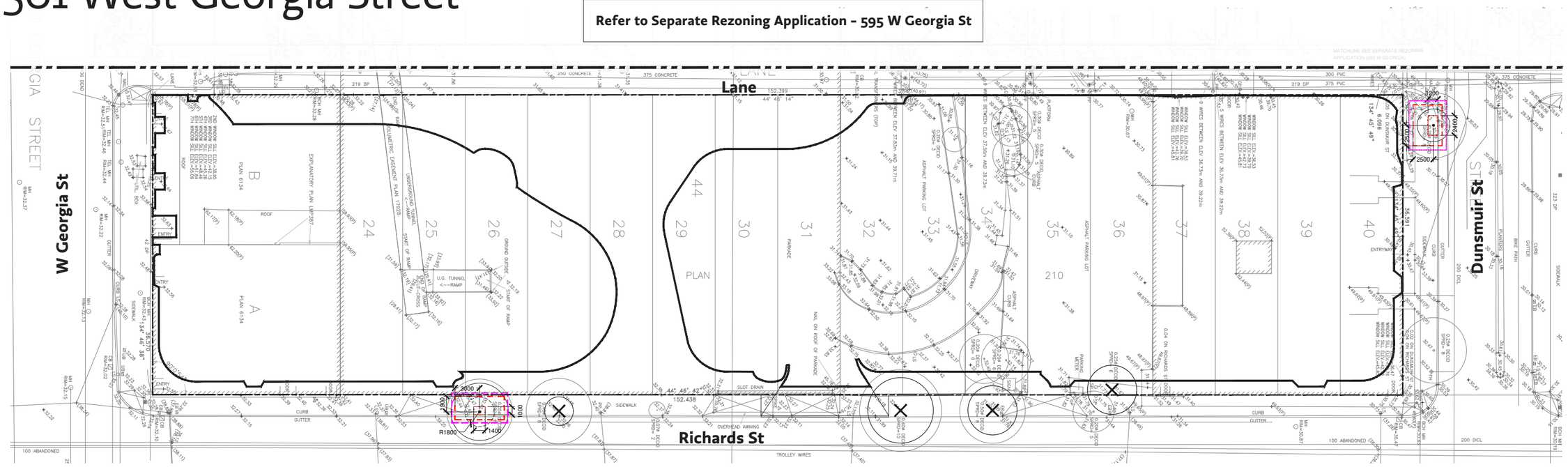
Existing Off-Site Trees



Tree Canopy Coverage Diagram

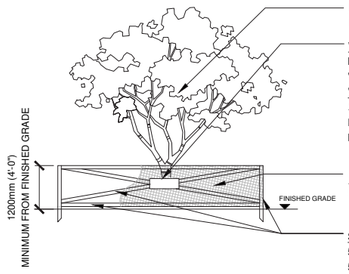
Tree Management Plan – 501 West Georgia Street

Refer to Separate Rezoning Application - 595 W Georgia St



LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EXISTING TREE - TO BE REMOVED
- EXISTING TREE - TO BE RETAINED AND PROTECTED
- TREE PROTECTION BARRIER
- ROOT PROTECTION ZONE
- WORKING SPACE SETBACK
- TREE PROTECTION SETBACK - CITY GUIDELINE



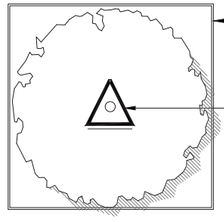
RETENTION TREE - EXISTING TREE TO BE PROTECTED

WATERPROOF SIGNAGE W/ MIN.75MM FRONT- IN ACCORDANCE WITH CITY OF VANCOUVER 'PROTCTION OF TREES BY-LAW NO. 9958 "TREE PROTECTION AREA - NO ENTRY" AND SHALL ALSO READ: NO DUMPING, NO FILLING, NO DIGGING OR EXCAVATING. NO LUMBER OR SUPPLY STORAGE"

SNOW FENCING - (PLASTIC MESH SCREENING) SECURELY FASTENED TO WOOD FRAME

SOLID BARRIER
50x100 (2"x4") WOOD POSTS
50x100 (2"x4") WOOD CROSS BRACE RAILS NAILED TO:
50x100 (2"x4") TOP AND BOTTOM WOOD RAILS

Tree Protection Barrier Detail



50x100 (2"x4") MIN. WOOD FRAME
- FOR DIMENSIONS REFER TO 'TREE PROTECTION FENCING DISTANCE CHART.
- TO DRIPLINE OF TREE
(MIN. OUTSIDE OF BRANCHES)

RETENTION TREE
- EXISTING TREE TO BE PROTECTED

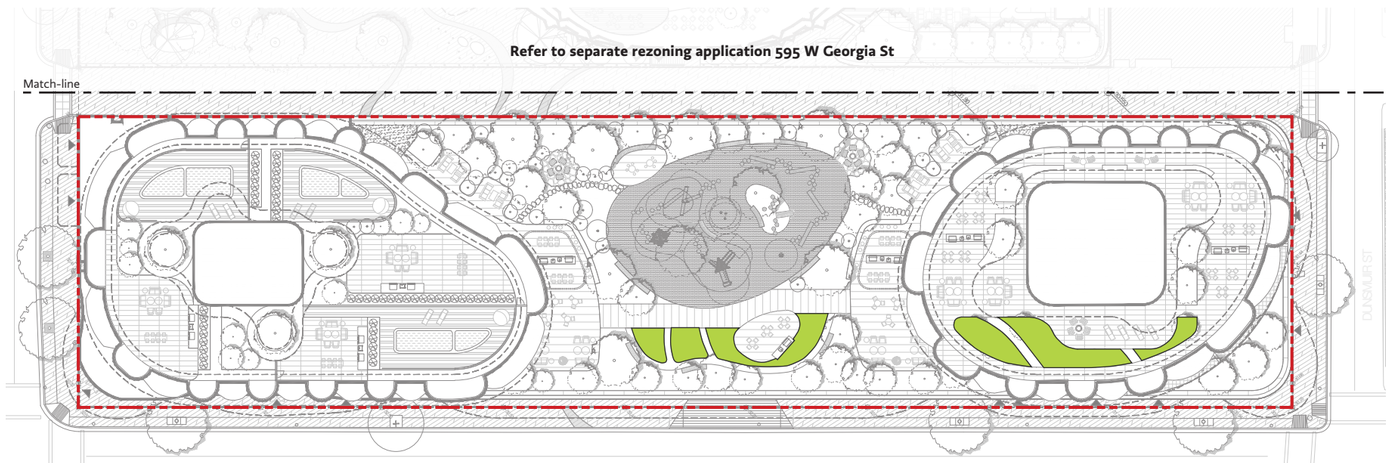
NOTES:

BARRIERS MUST BE ALIGNED AS SPECIFIED ON THE TREE MANAGEMENT DRAWING OR BY THE PROJECT ARBORIST ; MUNICIPAL STANDARDS VARY - FINAL DESIGN OF BARRIER TO BE CONFIRMED BY PROJECT ARBORIST

Sustainable Food Systems

A sustainable food system through edible landscaping in various residential outdoor amenity spaces integrates food production with aesthetic appeal, promoting both environmental health and community engagement.

By incorporating fruit trees and other edible landscaping, these spaces not only provide fresh produce for residents but also foster biodiversity and improve soil health. This approach encourages residents to connect with nature, participate in gardening activities, and appreciate the value of locally grown food. Edible landscaping transforms traditional amenity areas into vibrant, productive environments that enhance the overall quality of life while supporting sustainable practices.



Edible Landscaping Diagram

Edible Landscaping

Precedent Images

Planting Design Strategy – 501 West Georgia Street

The overall landscape strategy stresses the beauty of Pacific West Coast ecologies: primarily the coastal rainforest.

Native and adapted species are massed to embed gathering spaces in lush greenery. Canopy trees, understory trees, shrubs, and groundcovers are used to express the vertical complexity of the forest, while strategically selecting heights to ensure sightlines for safety.

Proposed Tree List:

- Acer Circinatum / Vine Maple
- Acer Griseum / Paper Bark Maple
- Amelanchier X Grandiflora 'Cumulus' / Cumulus Serviceberry
- Acer Palmatum / Japanese Maple
- Acer Platanoides / Norway Maple
- Acer Rubrum 'October Glory' / October Glory Red Maple
- Cercidiphyllum Japonicum / Katsura Tree
- Chamaecyparis Obtusa 'Nana Gracillis' / Nana Gracillis Hinoki Cypress
- Cornus Kousa 'Snow Tower' / Snow Tower Korean Dogwood
- Cornus X Starlight / Starlight Dogwood
- Parrotia Persica / Persian Ironwood
- Prunus Serrulata 'Kwanzan' / Kwanzan Cherry Tree
- Quercus Frainetto 'Village Green' / Village Green Hungarian Oak

Native & Adapted Plant Species

Landscape Sustainability Principles – 501 West Georgia Street

Habitat Restoration

- Prioritize the retention of healthy existing trees
- Improve upon the existing streetscape
- Select native and adaptive planting to support local ecology
- Provide diverse planting and different heights
- Incorporate features that support local wildlife, ensuring that the environment is conducive to bird habitats

Heat Island Mitigation

- Utilize landscaping and hardscape to reduce solar gains
- Providing vegetated roofing to reduce Urban Heat Island Effect
- Increase tree canopy coverage providing shade and cooling

Open Space

- Create engaging and inviting outdoor spaces for occupants
- Enhance site permeability and accessibility for all users.
- Promote community engagement and social interaction through a variety of open spaces that cater to different activities and user groups

Light Pollution Mitigation

- Selecting lighting to reduce light spillage onto the adjacent neighborhoods
- Eliminate direct up-lighting to reduce night-time light pollution

Stormwater Management

- Provide an opportunity maintain and enhance the existing site hydrology
- Improve stormwater quality and retention through landscape first and through retention and treatment systems after

Landscape Resiliency

- Select planting accustomed to the local climate and available rainwater sources
- Utilize efficient irrigation and controller selection to reduce water usage for irrigation
- Identify rainwater harvest and re-use opportunities for irrigation

Ground Level Public Realm – 595 West Georgia Street

The ground level is conceptualized as a block-wide public realm that, like the ocean bottom, holds multiple large and small paths for movement and formations to inhabit.

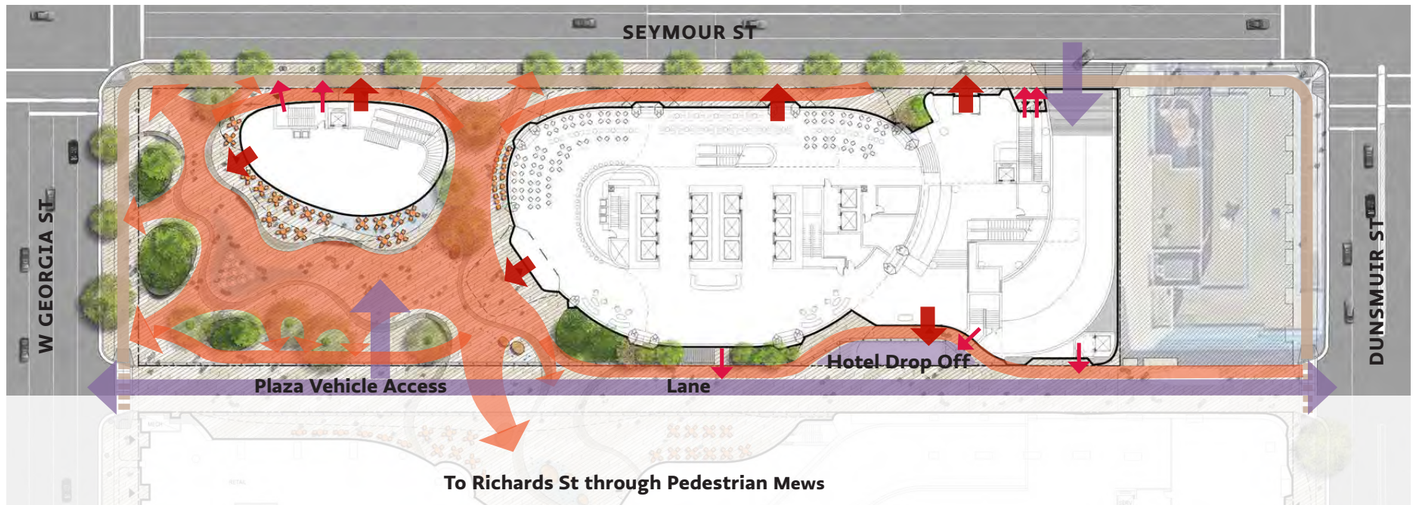
Continuous curb to curb paving ties the entire block into one cohesive precinct. The subtle pixelated undulating paving pattern is inspired by the sea floor and the sand ripple patterns formed by waves washing up on shore. A series of raised sculpted planters create a Pacific Coastal Garden that articulates a larger wet/dry plaza that can accommodate diverse programming and everyday public life. Wood top seating integrated into the raised planters, and movable tables and chairs associated with the Restaurant and Hotel Bar help animate the plaza. Groves of trees are located to provide shaded seating zones in summer, and continuous street trees are added to West Georgia and Seymour to help cool the urban heat island. The lane is redesigned as a pedestrian priority connector linking 501 and 595 Georgia into one urban precinct from Georgia to Dunsmuir Street. The lane is tabletopped with bollards and paved with plaza paving, to create a curbless shared street with generous drop off and pick up for the hotel.

Circulation Legend

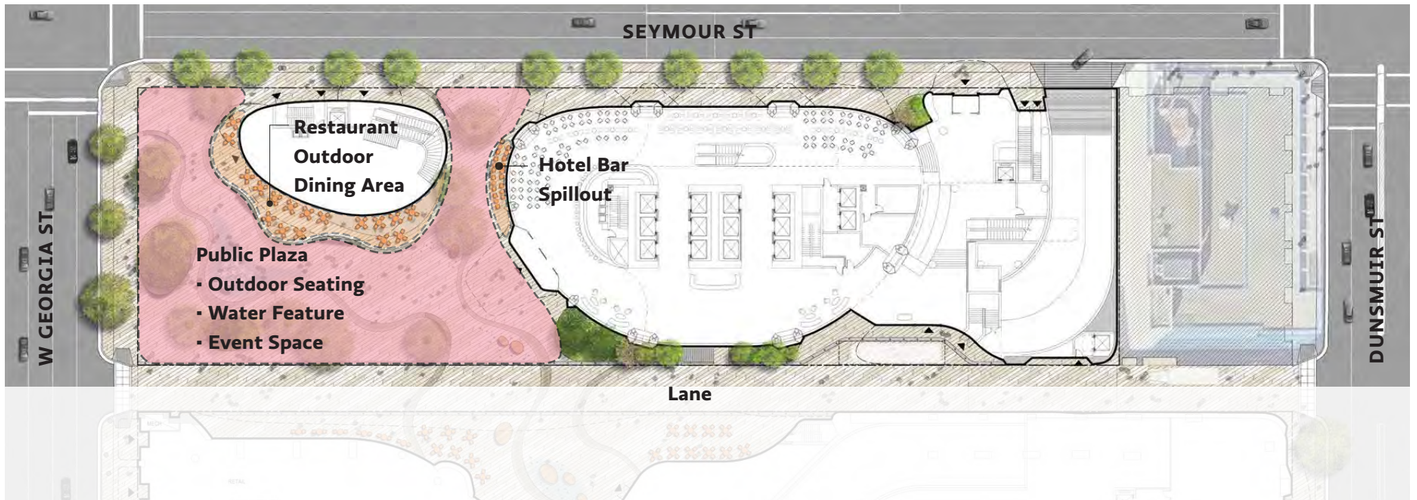
- **Main Building Entrance**
- **Secondary Entrance / Exit**
- **Pedestrian Network**
- **City Sidewalk**
- **Vehicle Access**

Programming Legend

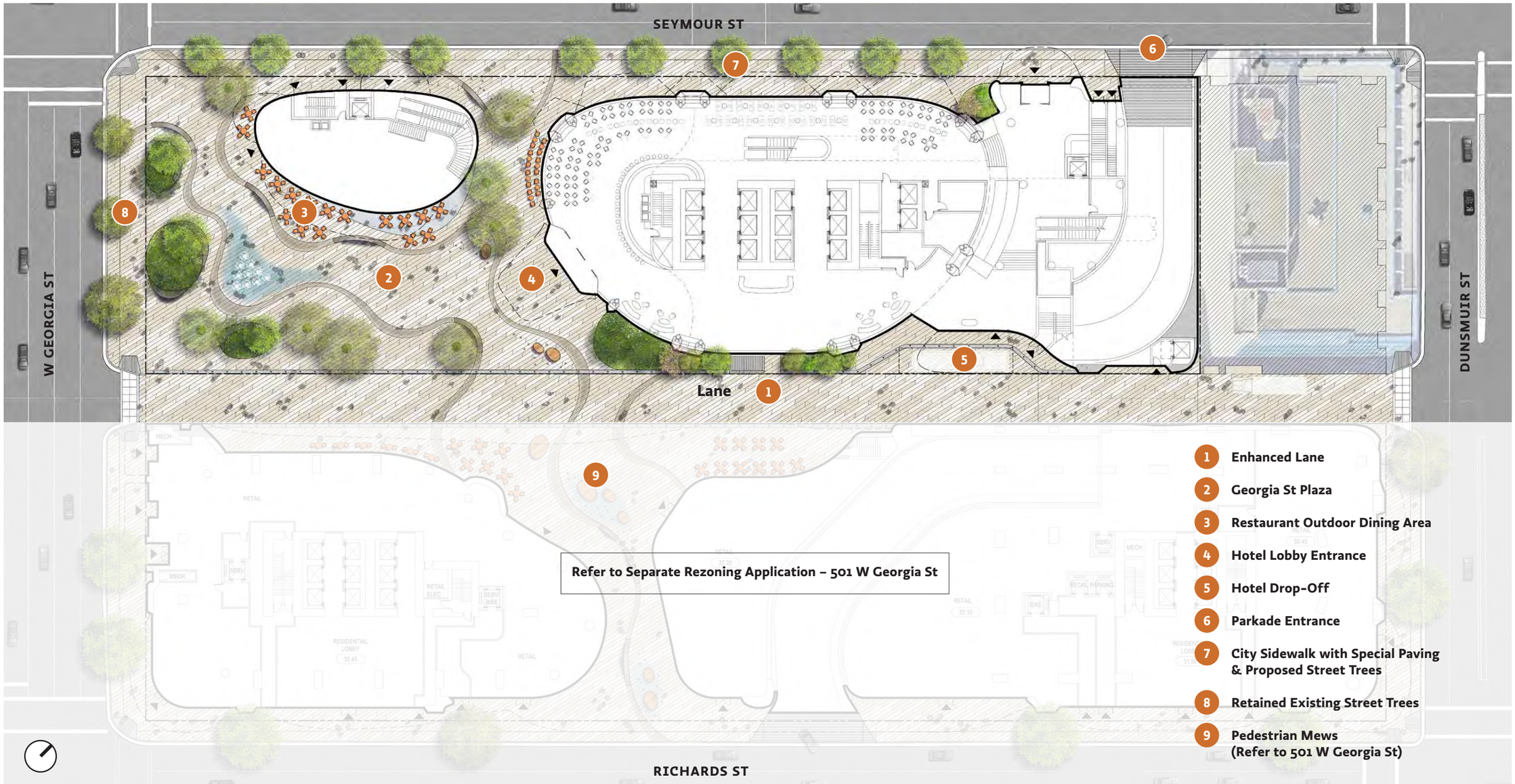
- **Public Space**
- **Semi Public Space**



Circulation Diagram

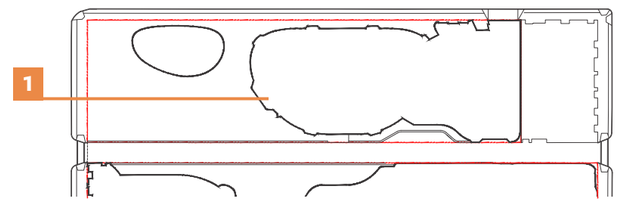


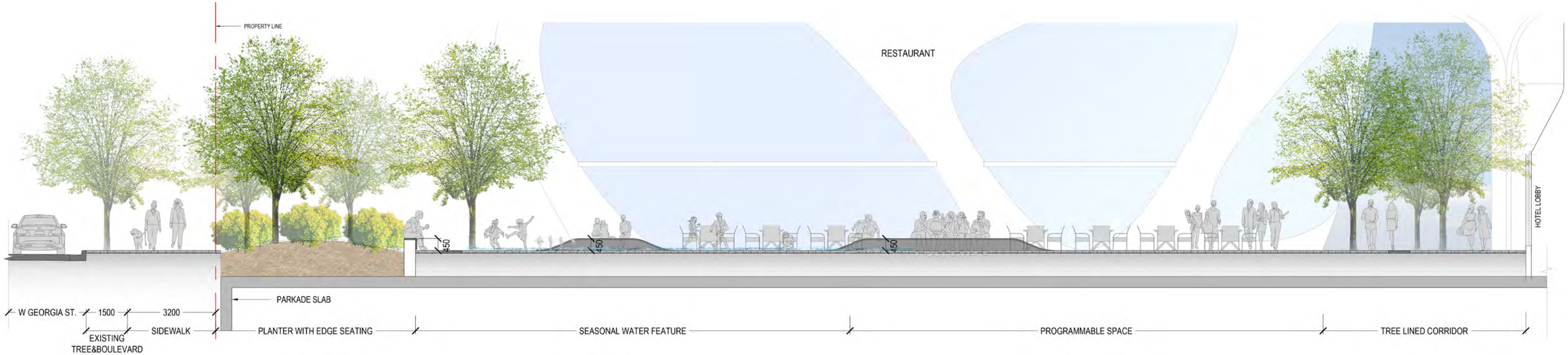
Programming Diagram



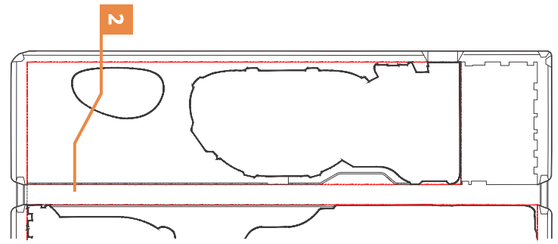
Ground Level Landscape Plan

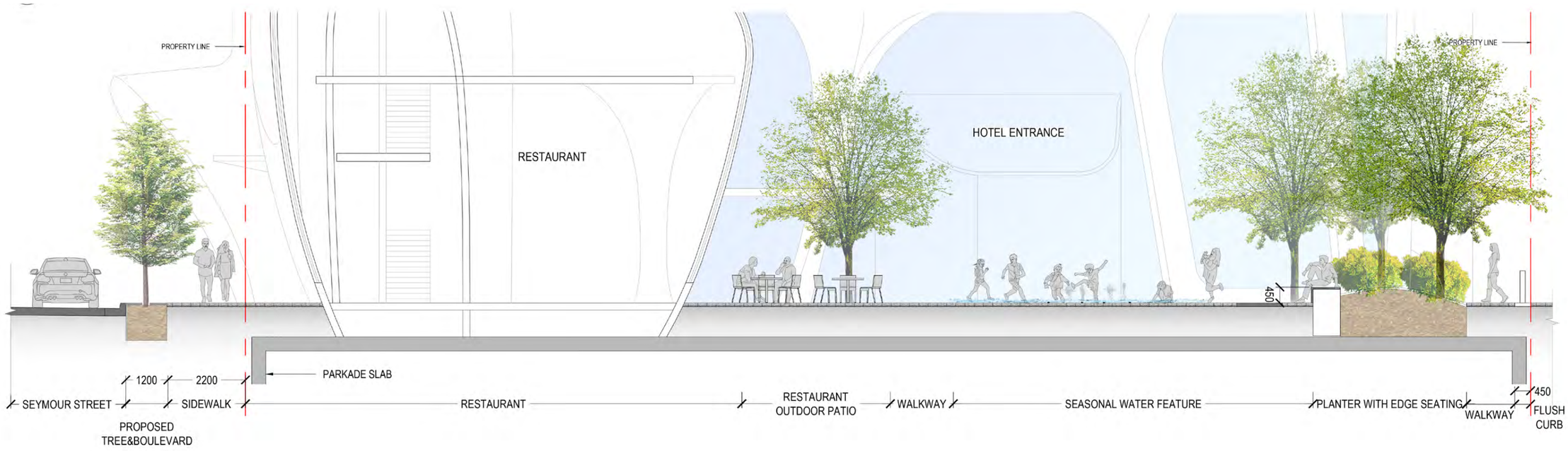
Ground Level Landscape Sections – 595 West Georgia Street





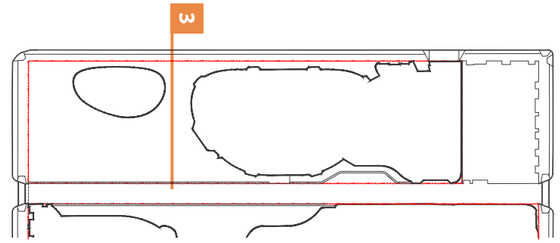
Section 1 – Plaza at West Georgia Street



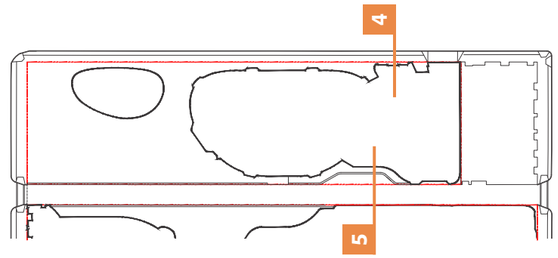


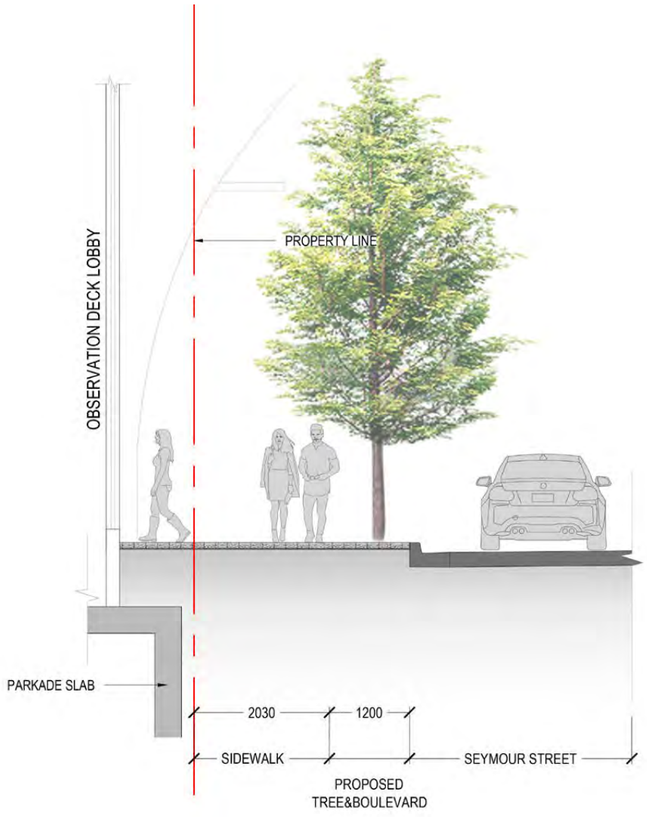
Section 2 – Plaza at Seymour Street through Water Feature

Ground Level Landscape Sections – 595 West Georgia Street

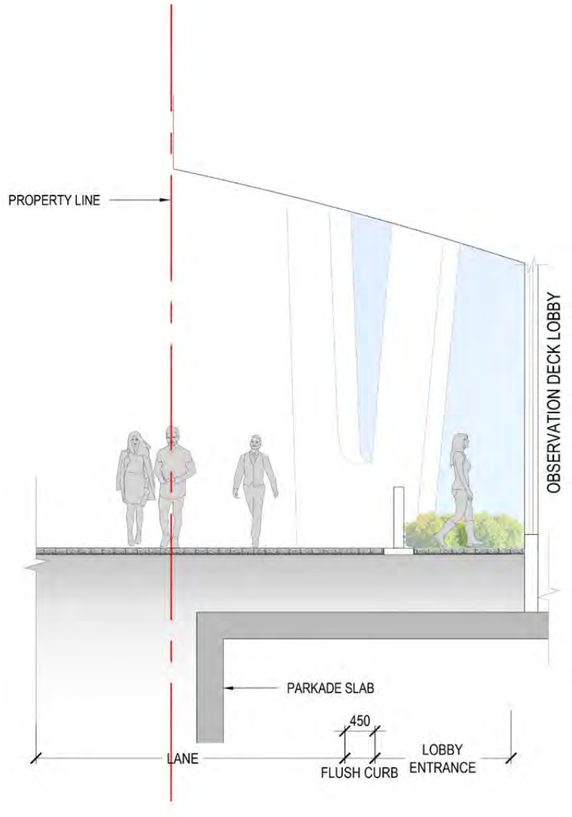


Section 3 – Plaza at West Georgia Street through Tree-lined Corridor





Section 4 – Observation Deck Entrance at Seymour Street



Section 5 – Observation Deck Entrance at Lane

Soil Strategy – 595 West Georgia Street

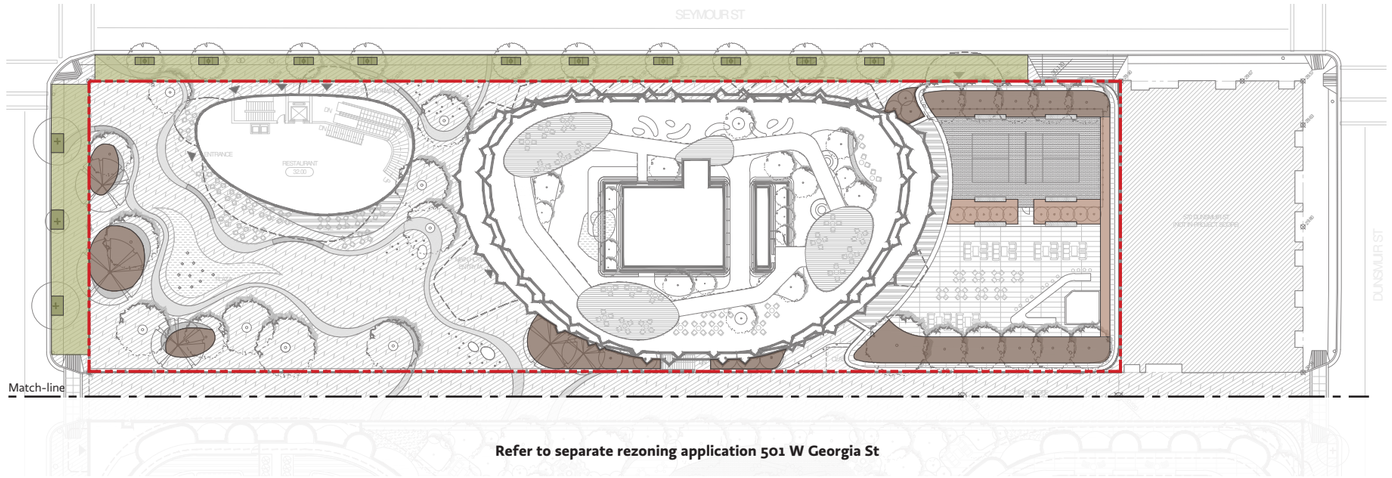
Sufficient soil depth will be provided for all on-structure planters, ensuring that plants in elevated areas have the necessary soil volume for healthy growth.

For off-site planting, a minimum soil depth of 900 mm for street trees will be incorporated on grade, providing ample volume for root development. Additionally, structural soil trenches will enhance soil volume and support robust growth in urban environments.

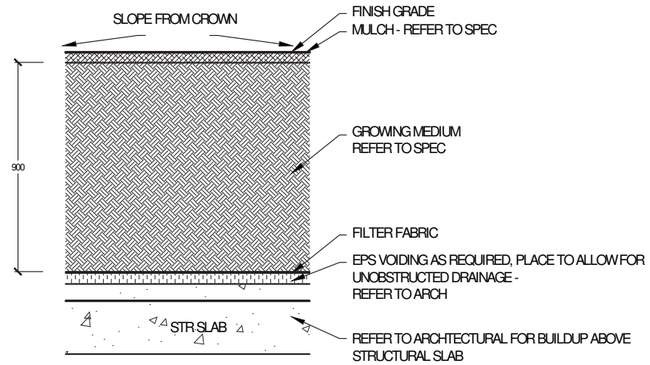
By prioritizing these soil strategies, we aim to create a thriving, sustainable landscape that contributes to urban biodiversity and enhances the overall ecological health of the area.

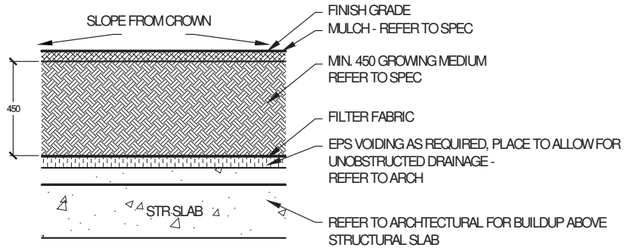
The following on-site soil depths will be accommodated:

- **Tree on Slab – 900 mm Soil**
- **Street Tree on Grade – 900 mm**
- **Shrub on Slab – 450 mm Soil**
- **Structural Soil – 900 mm**



Soil Diagram



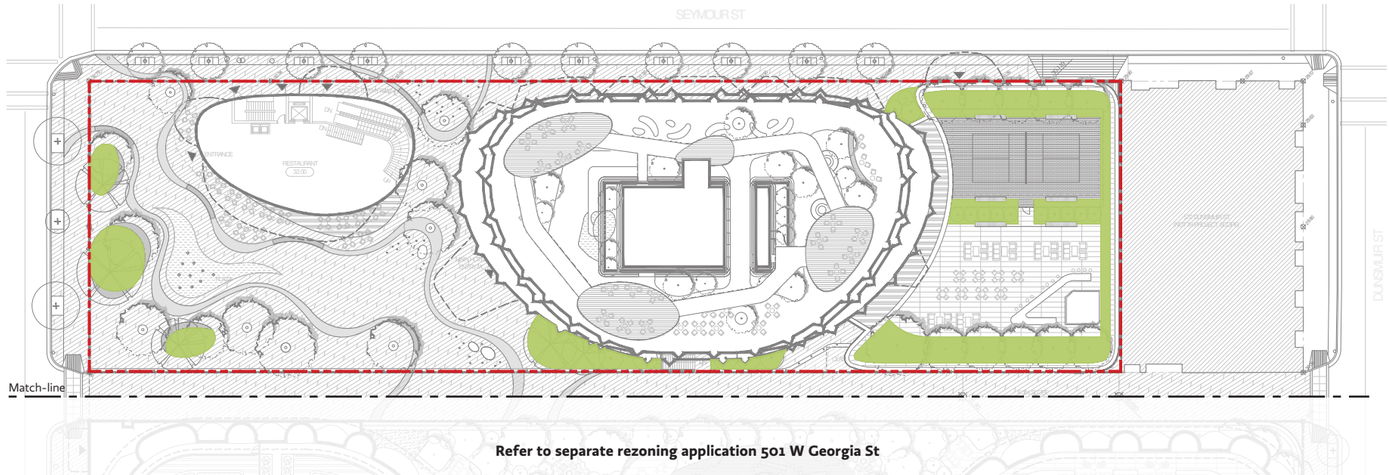


Soil Profile on Structure

Vegetation & Tree Canopy – 595 West Georgia Street

Site Area: 4,739 m²
Proposed Vegetation: 441 m² (9.3% of the Total Site Area)

Proposed Vegetated Area



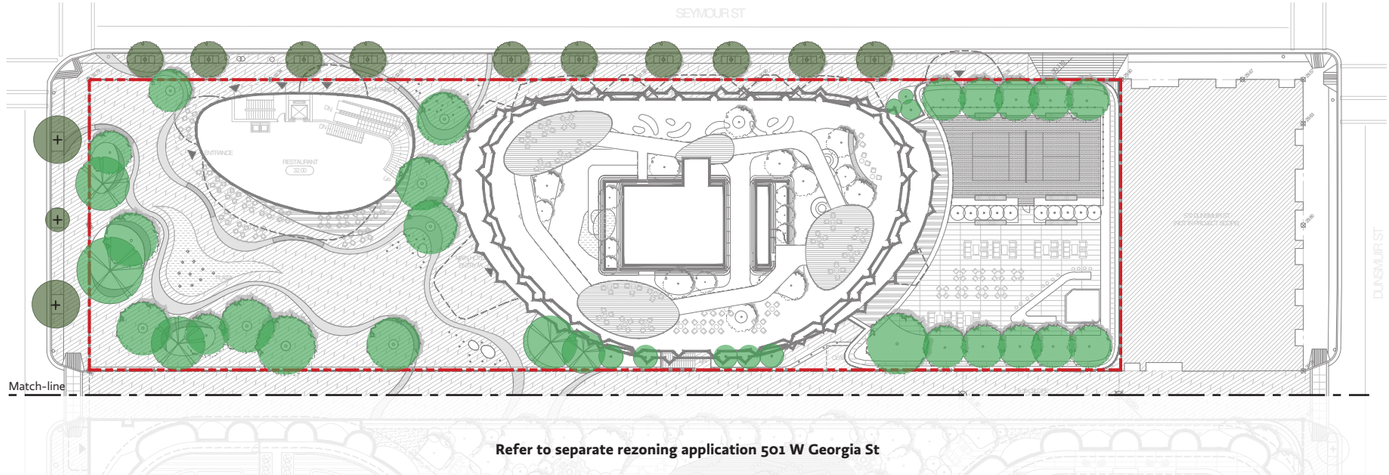
Vegetation Cover Diagram

Site Area (Private & Public): 5,872.4 m²
Proposed Tree Canopy Coverage: 1,314 m² (22.4% of the Total Site Area)

Proposed On-Site Trees

Proposed Off-Site Street Trees

Existing Off-Site Trees



Tree Canopy Coverage Diagram

Planting Design Strategy – 595 West Georgia Street

The overall landscape strategy stresses the beauty of Pacific West Coast ecologies: primarily the coastal rainforest.

Native and adapted species that express the vertical complexity of the forest are used throughout the design –canopy trees, understory trees, shrubs, and groundcovers are used in masses to embed gathering spaces in lushness.

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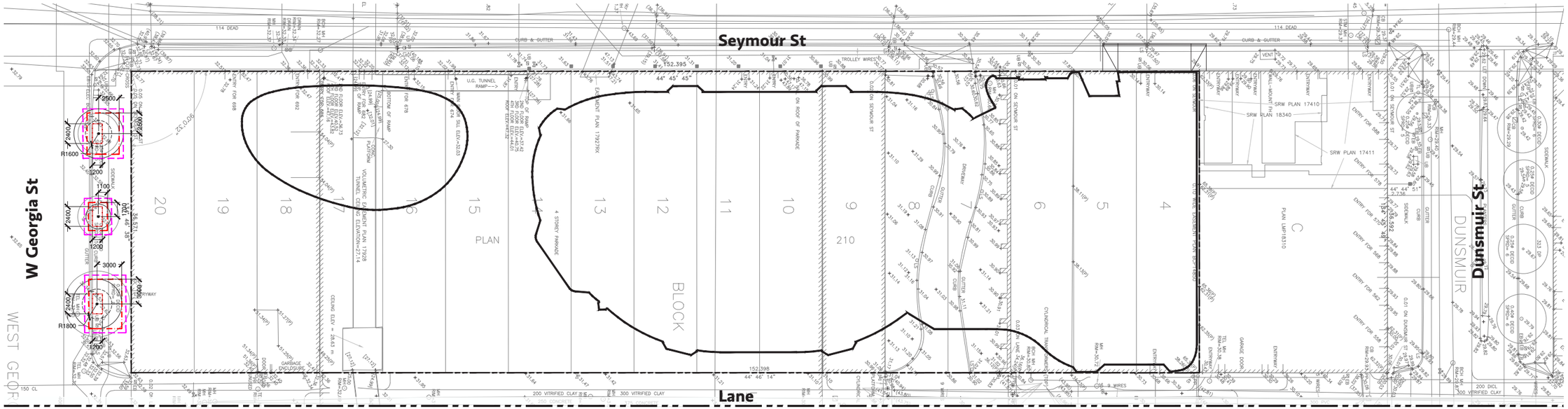
- Calocedrus Decurrens / California Incense-Cedar
- Cornus X 'Eddie's White Wonder / Eddie's White Wonder Dogwood
- Cornus X 'Starlight' / Starlight Dogwood
- Magnolia Grandiflora 'Braken's Brown Beauty' / Evergreen Magnolia
- Magnolia Grandiflora 'Teddy Bear' / Teddy Bear Evergreen Magnolia
- Parrotia Persica / Persian Ironwood
- Pinus Parviflora / Japanese White Pine
- Prunus Lusitanica 'Lolita' / Lolita Portugal Laurel
- Quercus Frainetto 'Village Green' / Village Green Hungarian Oak

Native & Adapted Plant Species

Tree Management Plan –
595 West Georgia Street



Refer to Separate Rezoning Application – 501 W Georgia St

LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EXISTING TREE - TO BE REMOVED
- EXISTING TREE - TO BE RETAINED AND PROTECTED
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- ROOT PROTECTION ZONE
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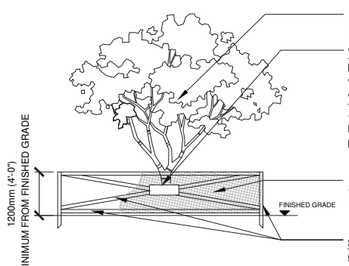

RETENTION TREE - EXISTING TREE TO BE PROTECTED

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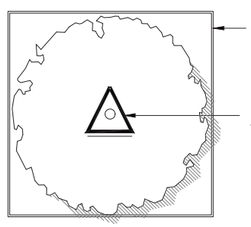
50x100 (2"x4") WOOD CROSS BRACE RAILS NAILED TO:
50x100 (2"x4") TOP AND BOTTOM WOOD RAILS

Tree Protection Barrier Detail



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- TO DRIPLINE OF TREE
(MIN. OUTSIDE OF BRANCHES)

RETENTION TREE
- EXISTING TREE TO BE PROTECTED

NOTES:

BARRIERS MUST BE ALIGNED AS SPECIFIED ON THE TREE MANAGEMENT DRAWING OR BY THE PROJECT ARBORIST ; MUNICIPAL STANDARDS VARY - FINAL DESIGN OF BARRIER TO BE CONFIRMED BY PROJECT ARBORIST

Landscape Sustainability Principles – 595 West Georgia Street

Habitat Restoration

- Prioritize the retention of healthy existing trees
- Add new street trees with generous soil volumes where possible
- Select native and adaptive planting to support local ecology and minimize irrigation needs
- Provide diverse planting and different heights
- Incorporate features such as pollinator-friendly plants, and berry-producing shrubs to support local wildlife
- Use bird friendly lighting strategies

Open Space

- Create engaging and inviting outdoor spaces for occupants
- Enhance site permeability and accessibility for all users
- Promote community engagement and social interaction through a variety of open spaces that cater to different activities for both public and occupants

Stormwater Management

- Provide an opportunity maintain and enhance the existing site hydrology
- Improve stormwater quality and retention through landscape first and through retention and treatment systems after
- Create soft landscaped zones to absorb and filter stormwater

Heat Island Mitigation

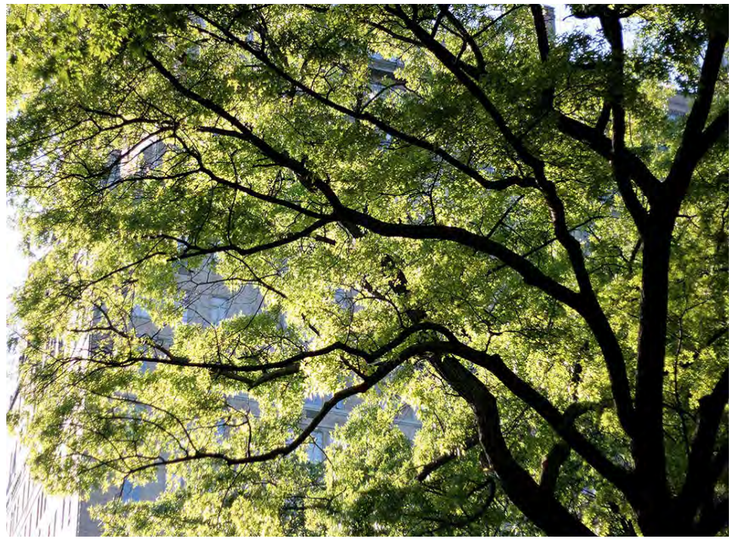
- Utilize landscaping and high albedo hardscapes to reduce solar gains
- Provide vegetated roofing to reduce Urban Heat Island Effect
- Increase tree canopy coverage providing shade and cooling through evapotranspiration

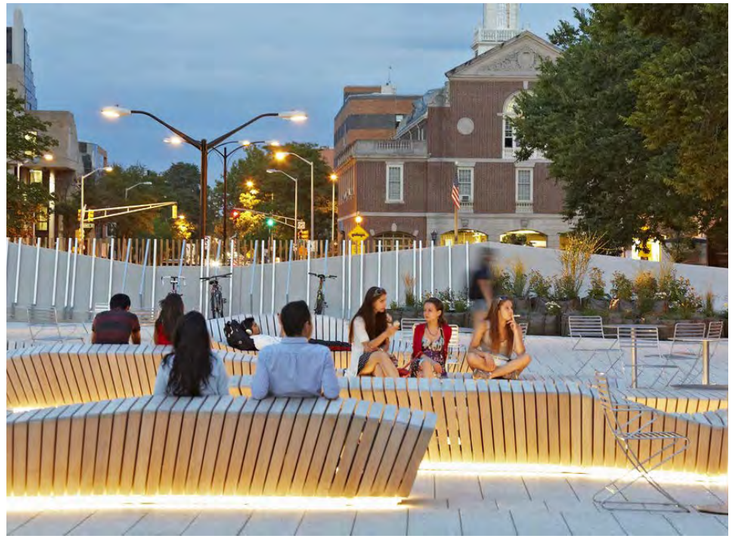
Light Pollution Mitigation

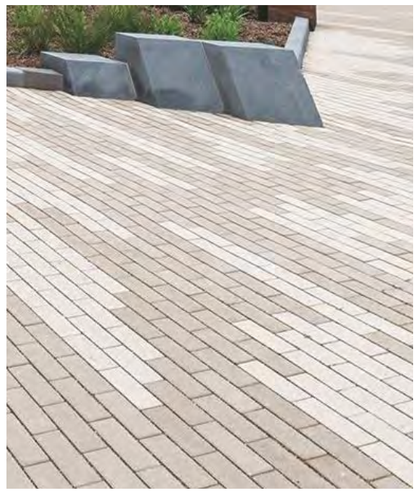
- Selecting lighting to reduce light spillage onto the adjacent neighborhoods
- Eliminate direct up-lighting to reduce night-time light pollution

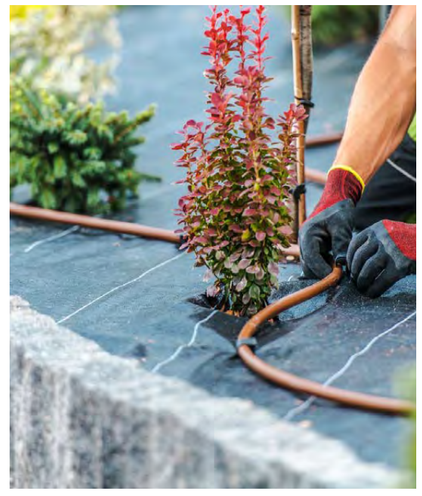
Landscape Resiliency

- Select planting accustomed to the local climate and available rainwater sources
- Utilize efficient irrigation and controller selection to reduce water usage for irrigation
- Identify rainwater harvest and re-use opportunities for irrigation

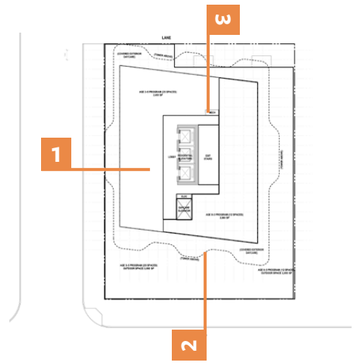


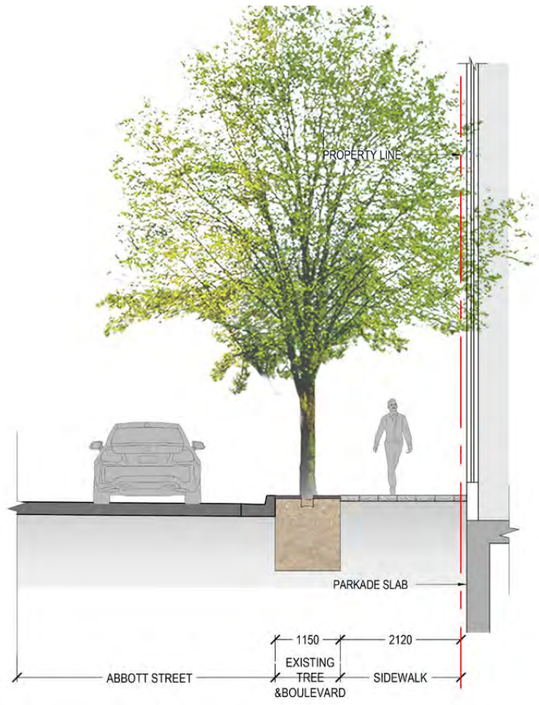




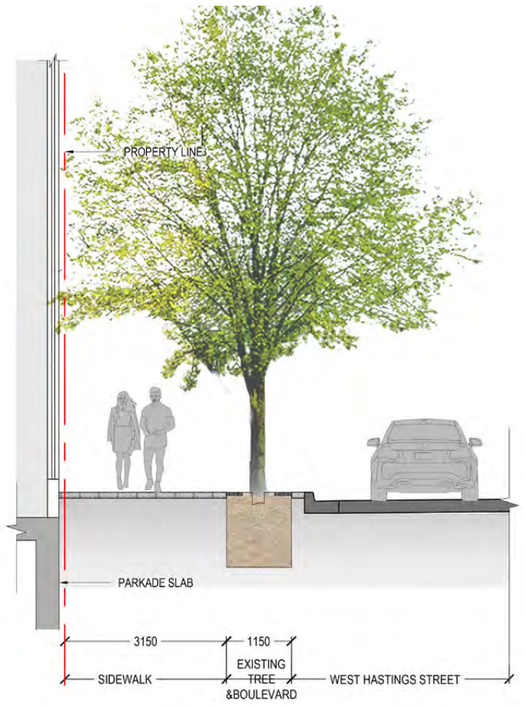


Street Sections – 388 Abbott Street

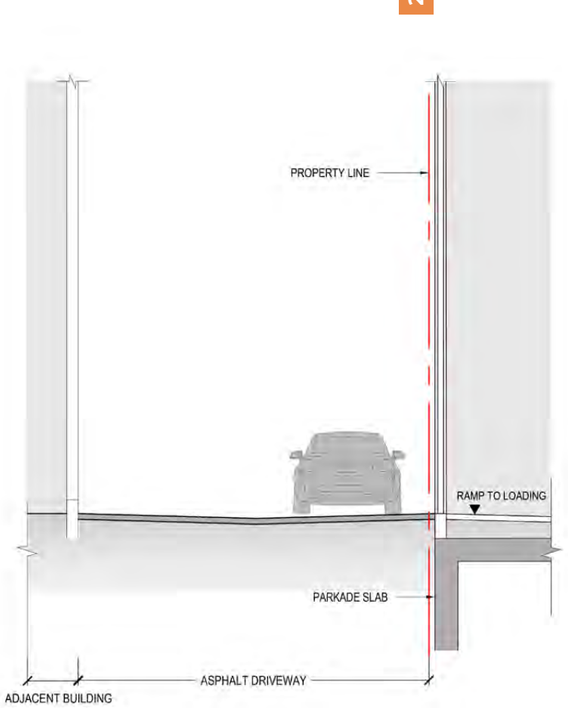




Section 1 –
Building Entrance at Abbott St

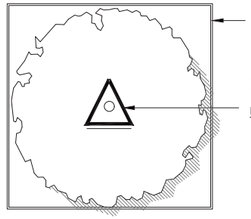


Section 2 –
Building Entrance at W Hastings St



Section 3 –
Lane

Tree Management Plan – 388 Abbott Street



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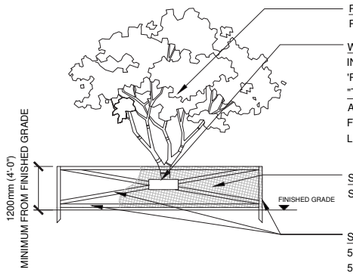


RETENTION TREE - EXISTING TREE TO BE PROTECTED

WATERPROOF SIGNAGE W/ MIN.75MM FRONT- IN ACCORDANCE WITH CITY OF VANCOUVER 'PROTCTION OF TREES BY-LAW NO. 9958 "TREE PROTECTION AREA - NO ENTRY" AND SHALL ALSO READ: NO DUMPING, NO FILLING, NO DIGGING OR EXCAVATING. NO LUMBER OR SUPPLY STORAGE"

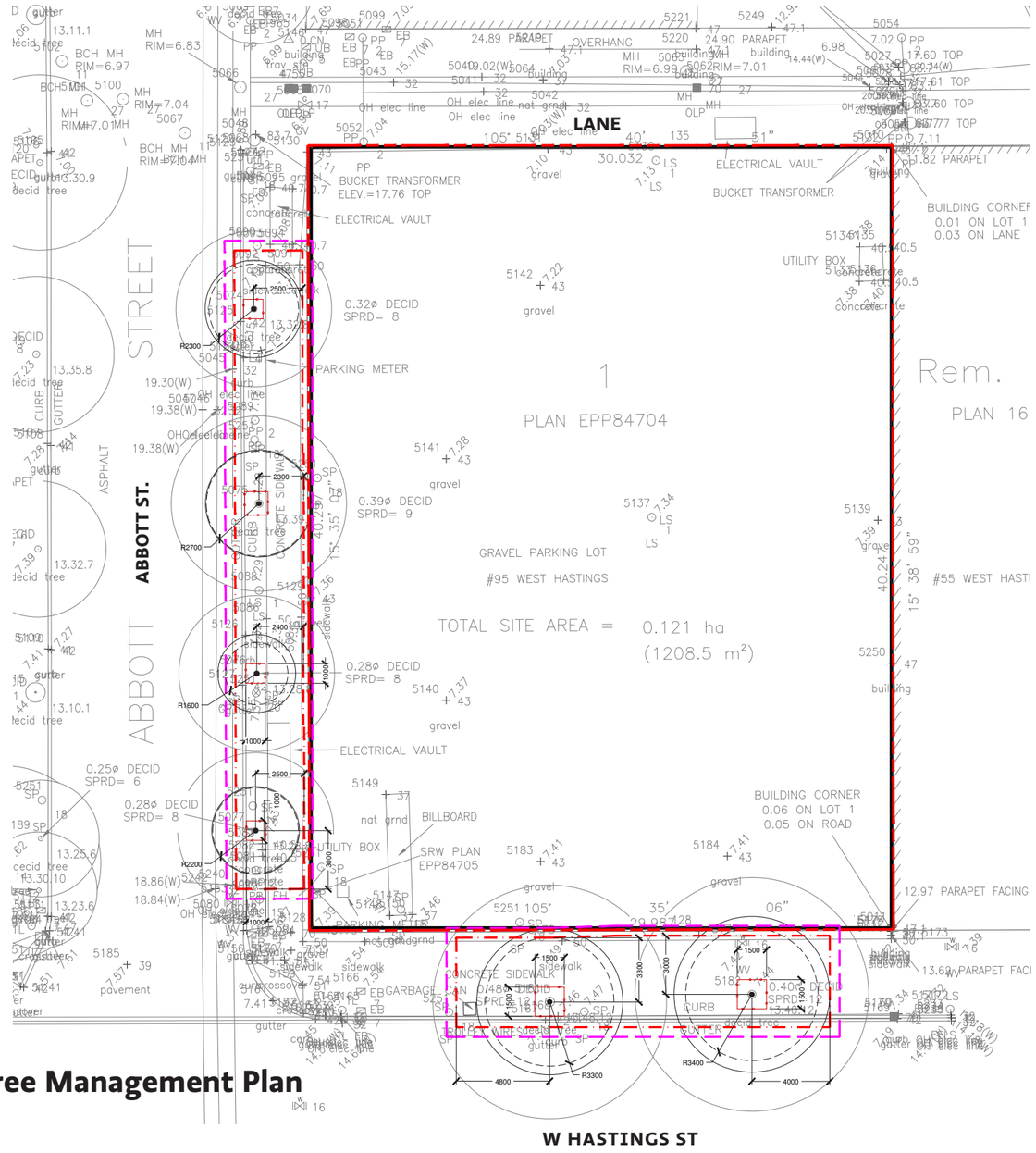
SNOW FENCING - (PLASTIC MESH SCREENING) SECURELY FASTENED TO WOOD FRAME

SOLID BARRIER
50x100 (2"x4") WOOD POSTS
50x100 (2"x4") WOOD CROSS BRACE RAILS NAILED TO:
50x100 (2"x4") TOP AND BOTTOM WOOD RAILS

Tree Protection Barrier Detail

LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EXISTING TREE - TO BE REMOVED
- EXISTING TREE - TO BE RETAINED AND PROTECTED
- TREE PROTECTION BARRIER
- ROOT PROTECTION ZONE
- WORKING SPACE SETBACK
- TREE PROTECTION SETBACK - CITY GUIDELINE



Tree Management Plan

Soil Strategy – 388 Abbott Street

Sufficient soil depth will be provided for all on-structure planters, ensuring that plants in elevated areas have the necessary soil volume for healthy growth.

For off-site planting, a minimum soil depth of 900 mm for street trees will be incorporated on grade, providing ample volume for root development. Additionally, structural soil trenches will enhance soil volume and support robust growth in urban environments.

By prioritizing these soil strategies, we aim to create a thriving, sustainable landscape that contributes to urban biodiversity and enhances the overall ecological health of the area.

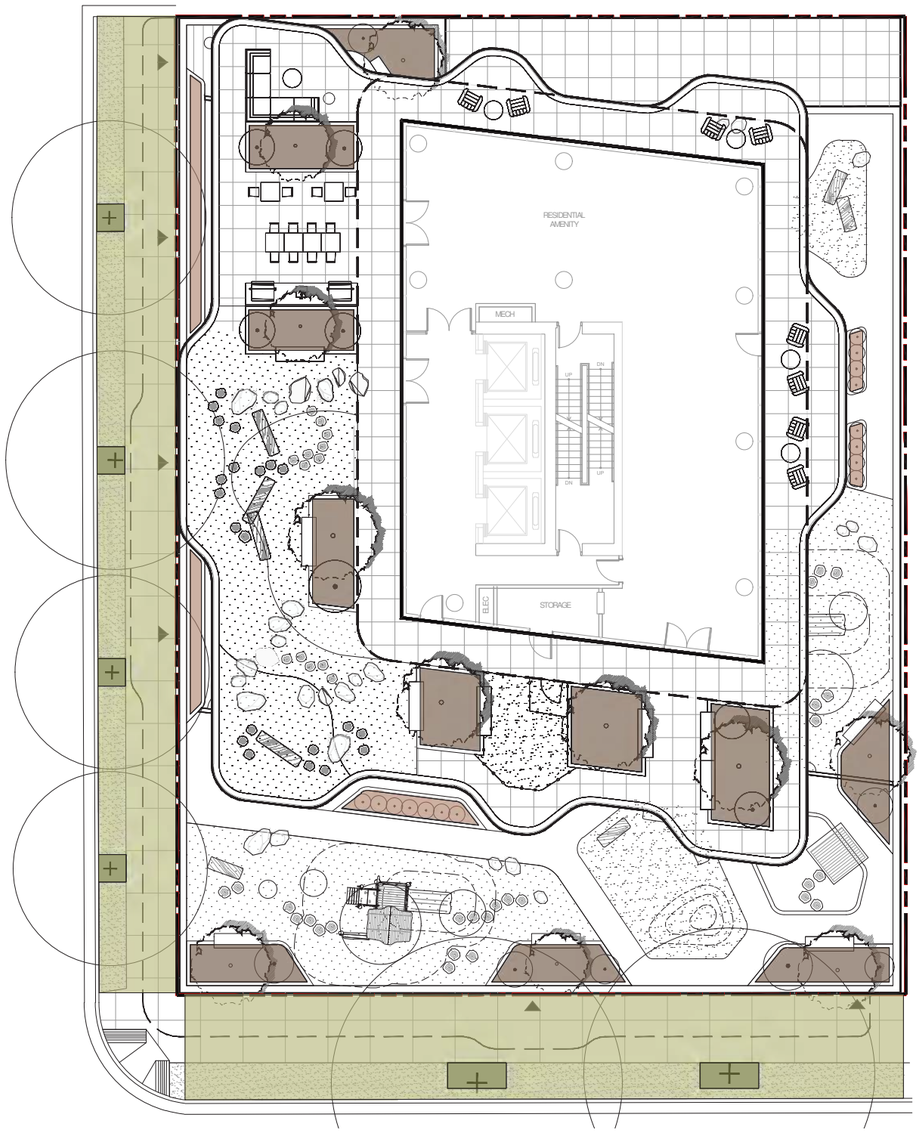
The following on-site soil depths will be accommodated:

Tree on Slab – 900 mm Soil

Shrub on Slab – 450 mm Soil

Street Tree on Grade – 900 mm

Structural Soil – 750 mm



Soil Diagram

Planting Design Strategy – 388 Abbott Street

The overall landscape strategy stresses the beauty of Pacific West Coast ecologies: primarily the coastal rainforest.

Native and adapted species are massed to embed gathering spaces in lush greenery. Canopy trees, understory trees, shrubs, and groundcovers are used to express the vertical complexity of the forest, while strategically selecting heights to ensure sightlines for safety.

Proposed Tree List:

- Acer Circinatum / Vine Maple
- Amelanchier X Grandiflora 'Cumulus' / Cumulus Serviceberry
- Cornus Kousa / Korean Dogwood
- Parrotia Persica 'Inge's Ruby Vase' / Inge's Ruby Vase Persian Ironwood

Native & Adapted Plant Species

"The project will showcase a genuine and informative act of Truth and Reconciliation. [It] will provide a platform for Musqueam, Squamish and Tsleil-Waututh artists to display a small piece of rich and powerful cultures that all of the nations can be proud of." – **Gordon Grant**, Cultural Consultant

HENRIQUEZ

PFS STUDIO

ARUP

HOLBORN