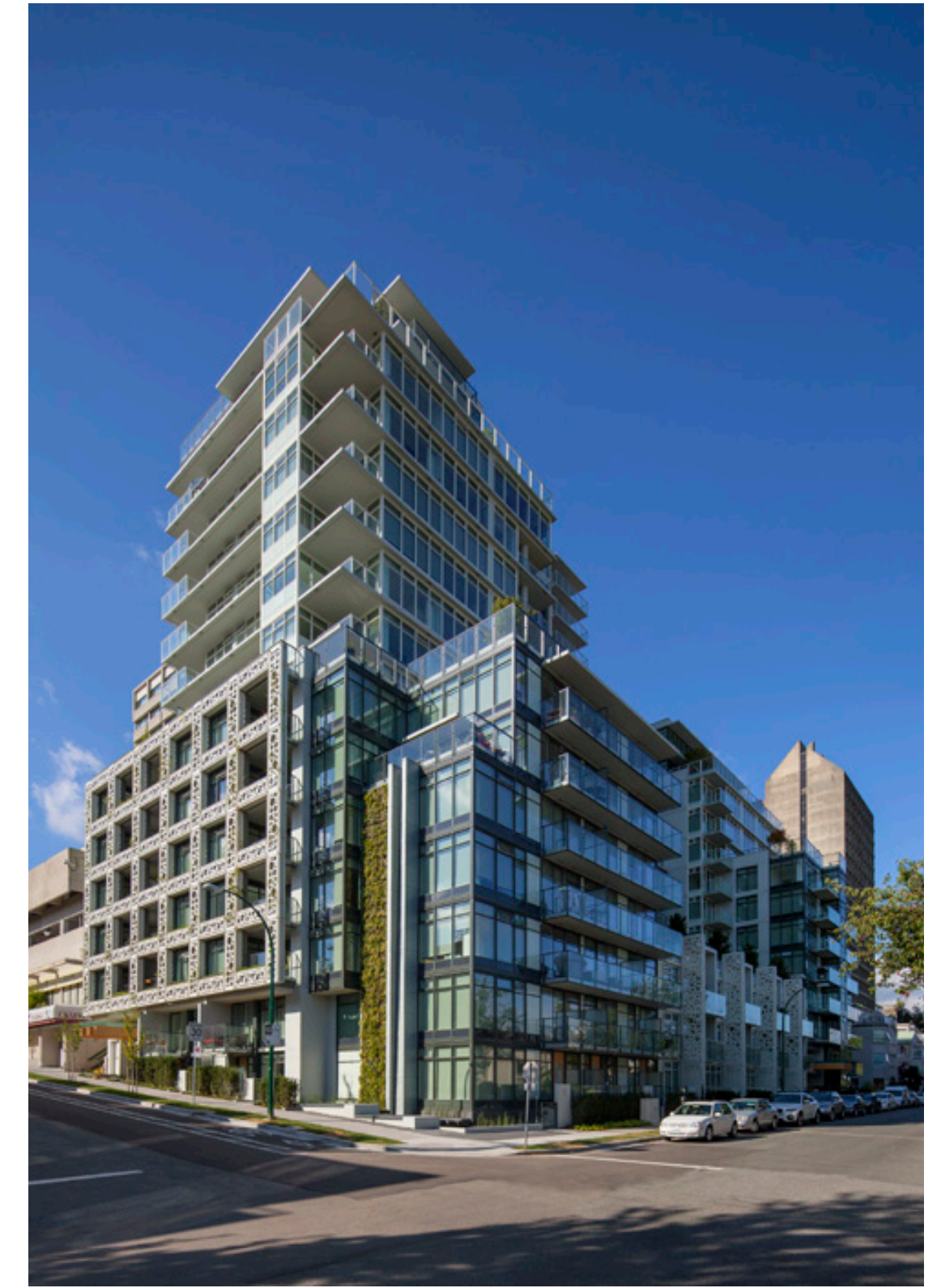


Project Team

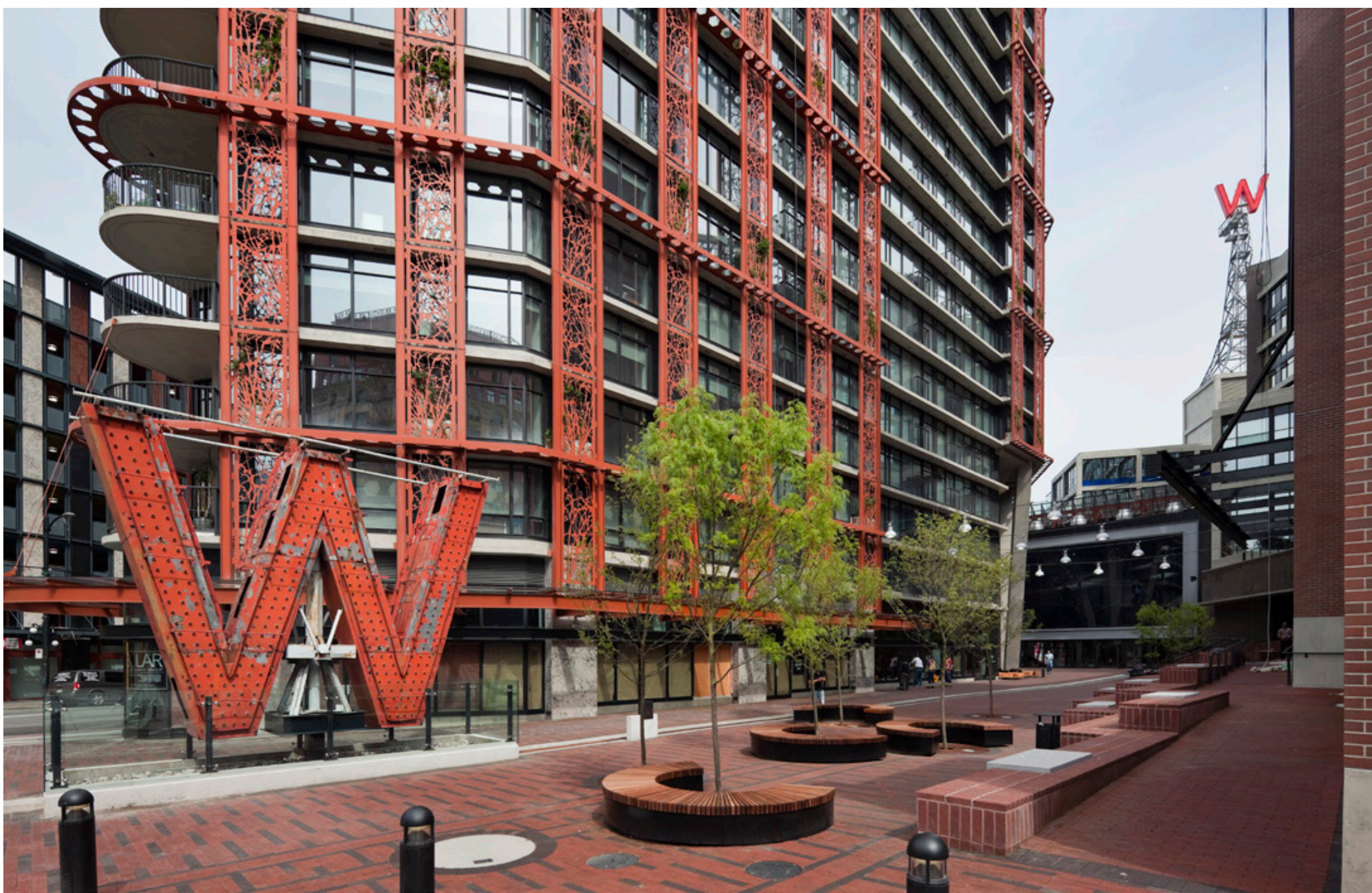
Westbank



Westbank was established in Vancouver in 1992 and to date has over \$25 billion of projects either completed or under development. The leading residential and hotel developer in Canada, Westbank's primary focus is on large mixed-use urban projects involving highly complex entitlement processes and a variety of stakeholders.

With large projects completed or underway in Vancouver, Calgary, Toronto and Seattle, the Westbank team is fulfilling its vision of combining architectural excellence and thoughtful interior design with a careful consideration of each project's impact on the environment.

Henriquez Partners Architects



Henriquez Partners believe that socially responsible community development and environmental stewardship are the foundation of good design. The firm has consistently demonstrated the ability to manage projects from design through to construction and the technical expertise to create structures that stand the test of time.

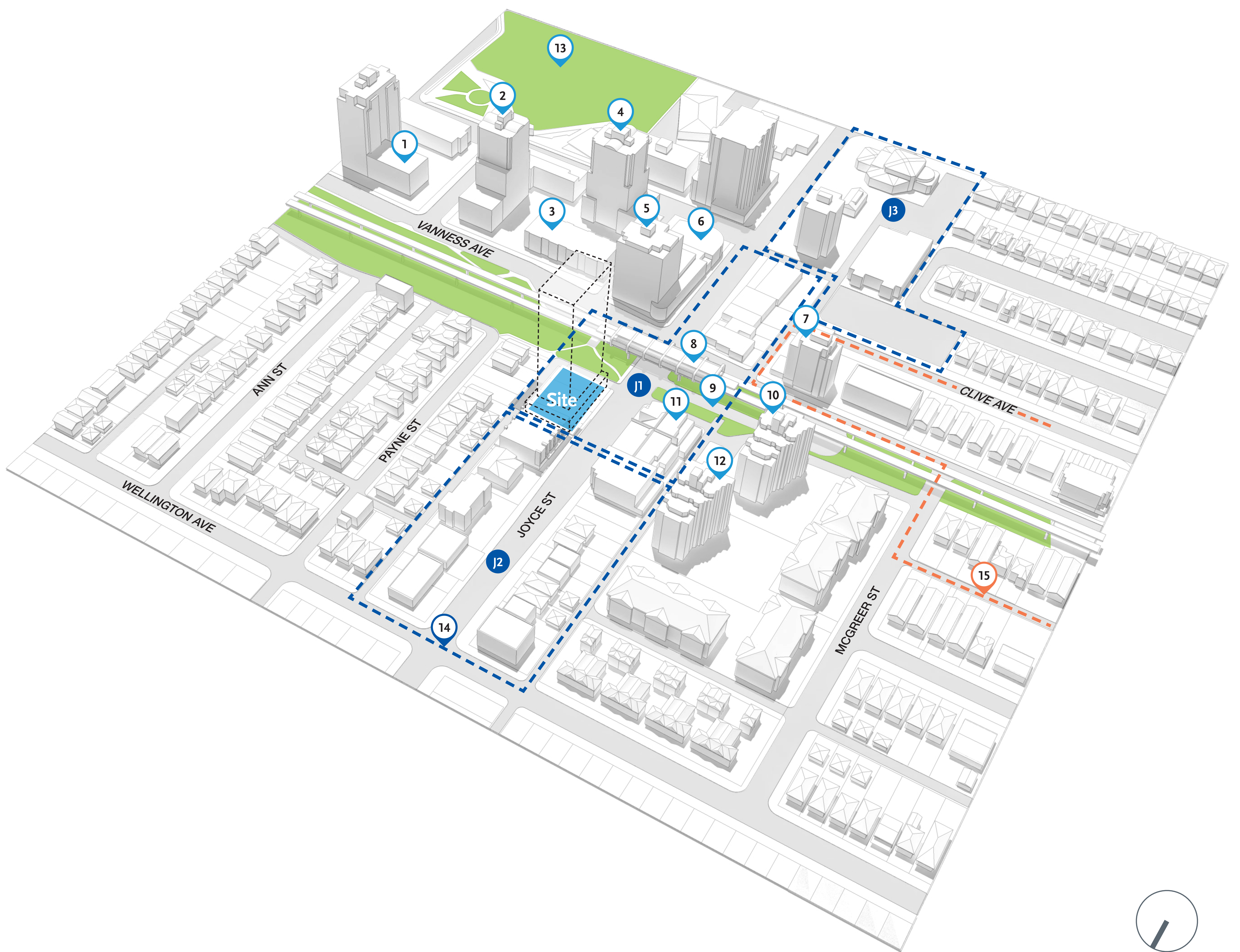
Brook Pooni



Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver. Brook Pooni successfully stewards routine to complex real estate development projects through the municipal approvals process and produce planning studies on a wide array of topics.

Site Context

- 1 The Remington, 3528 Vanness Avenue
- 2 The MacGregor, 5189 Gaston Street
- 3 Alexander Court, 3488 Vanness Avenue
- 4 The Melbourne, 3535 Crowley Drive
- 5 3535 Crowley Drive, 3438 Vanness Avenue
- 6 Vancouver Coastal Health Authority
- 7 Joyce Place, 3380 Vanness Avenue
- 8 Joyce-Collingwood Skytrain Station
- 9 Translink Bus Loop
- 10 Queen's Court, 3455 Ascot Place
- 11 Canadian National Institute for the Blind
- 12 Regent Court, 3489 Ascot Place
- 13 Gaston Park, 3470 Crowley Drive
- 14 Joyce Collingwood Station Precinct Review, Area 1 Sub-Area Boundary
 - J1
 - J2
 - J3
- 15 Joyce Collingwood Station Precinct Review, Area 2



Streetscapes



Vanness Street Looking North



Joyce Street Looking East



Joyce Street Looking West

Streetscapes



Vanness Street Looking South



Joyce Street Looking East



Joyce Street Looking West

Project Statistics

	PROPOSED
Site Area	1,285.3 m ² (13,835.3 ft ²)
Floor Space Ratio Area	18,617.3 m ² (200,401.5 ft ²)
Floor Space Ratio	14.48 FSR
Building Height	88.39 m (290'-0"); 30 storeys

Project Data

	RESIDENTIAL	COMMERCIAL	OVERALL PROJECT
Gross Building Area	19,011.9 m ² (204,699.1 ft ²)	528.4 m ² (5,687.8 ft ²)	19,540.3 m ² (210,336.9 ft ²)

Area Summary

UNIT TYPE	Required (per family unit policy)	NUMBER OF UNITS
Studio	N/A	30 (12%)
1 Bedroom	N/A	110 (43%)
2 Bedrooms	25%: 2 + 3 bedrooms	90 (35%)
3 Bedrooms		26 (10%)
Total Units		256

Unit Summary

CAR PARKING	Required		Proposed		
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	CAR SHARE	COMMERCIAL
	216	8	128 (0.5 stalls/unit)	3	8

Parking Summary

BICYCLE PARKING	Required		Proposed	
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL
Class A	320	2	320 (1.25 bikes/unit)	2
Class B	6	6	6	6

Bicycle Parking

LOADING	Required		Proposed	
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL
Class A	0	0	2	0
Class B	1	2	1	1
Class C	0	0	0	0

Loading

Project History

We have been speaking with some well-established local neighborhood groups, including the Collingwood Neighborhood House and the Collingwood Community policing Centre, as well as community leaders, to learn more about the neighborhood and discuss initial ideas.

2014

2015

2016

FEBRUARY 1

APRIL 23

JULY 29

JUNE 30

Open House 1:
Asking Questions

Open House 2:
Sharing Concepts



Rezoning Submission

FSR	14.32
Height	95.36 m (312')
Total Number of Units	236
Average Condo Units	130 – 1 bedroom 54 – 2 bedroom 52 – 3 bedroom
Retail at grade	606.4 m ²



Rezoning Resubmission

FSR	14.48
Height	88.39 m (290')
Total Number of Units	256
Average Condo Units	30 – Studio 110 – 1 bedroom 90 – 2 bedroom 26 – 3 bedroom
Retail at grade	528.4 m ²

45% family units

45% family units

Welcome

Thank you for attending our second Community Open House for 5050 Joyce Street.

Thank you to those that provided their comments at our first public Open House held in February. Westbank will be applying to the City of Vancouver for a rezoning of 5050 Joyce Street in the near future.

The purpose of this second open house is to:

- Create an opportunity for you to ask questions of our team;
- Provide an overview of our informal consultation with community stakeholders to date;
- Share a summary of comments received at our first open house;
- Share some of our preliminary plans for 5050 Joyce Street;
- Gather your feedback before we submit an application to the City of Vancouver.

Thank you for attending tonight.

Introductions

Background

Looking Forward

Feedback

5050 Joyce Street HENRIQUEZ PARTNERS ARCHITECTS westbank

What We Heard From Local Community Groups

In our informal meetings with community leaders, we have learned a great deal about your neighbourhood. (This feedback has been incorporated into our plans.)

Housing

- There is a strong demand for more family homes, e.g. 3 bedroom units. An additional "family population" could help local schools remain open over the long-term.
- There is a good supply of rental housing nearby. Explore opportunities that allow for home ownership.
- Home Owners versus Renters - 42% of the neighbourhood are home owners, versus 58% of the neighbourhood are renters.
- Average price of various types of housing:
 - Single family detached house is \$712,000.
 - Townhouse is \$427,000.
 - Apartment is \$305,000.

Urban Design

- The neighbourhood understands the site immediately adjacent to a SkyTrain Station is a good candidate for redevelopment and density.
- There should be some sensitivity to surrounding land uses, e.g. shadowing impacts.
- Ensure that the design and scale fits into the overall neighbourhood.

Retail

- Include more neighbourhood-serving retail being mindful of existing shops and proximity to Metrotown. Help to animate the street, and "complete" this portion of Joyce Street.

What we've heard about amenities that would be welcomed

- The neighbourhood desires more community amenities, and is interested in the public benefits of any development proposal.

Environmental Sustainability

- Sustainability is a serious issue for our city and the world.
- Explore all opportunities available to us.

Traffic

- Consider road capacity, parking issues, and transit accessibility.
- There is some sensitivity in the neighbourhood, with respect to traffic safety.
- Provide visitors parking.

Safety & Security

- Project should incorporate Translink's re-design of the station. Improve the current pedestrian environment, especially from a pedestrian safety point of view.
- Currently safety and security at the station is an issue.

5050 Joyce Street HENRIQUEZ PARTNERS ARCHITECTS westbank

What We've Heard From You From Open House 1

Thank you to those who attended our first open house and shared their thoughts with us.

On February 19, 2014, we held our first public open house to discuss the future of 5050 Joyce Street with the community. At this event we introduced the project team, shared what we had learned about Renfrew-Collingwood and input we had received from local community groups, and presented our preliminary ideas. Local residents and service providers have told us what a new residential project in Renfrew-Collingwood should address.

What We Heard from you:

- Overall the comments that were submitted as part of the open house were overwhelmingly positive.
- Desire to stay engaged in the process. Renfrew-Collingwood is an involved and open-minded community.
- Improved retail spaces in the neighbourhood.
- Wish for a "Gateway" project at 5050 Joyce Street.

What Local Residents Thought the Project Should Address:

- Condominiums That Can Accommodate Families - After speaking with neighbourhood groups and residents, the project team heard that there may be more demand for a condominium development that provides family units to allow families in Renfrew-Collingwood to stay in their neighbourhood.
- Community Amenity Contribution - A condominium development generates a community amenity contribution unlike rental project, providing funds that enhance the neighbourhood for the long-term.
- Public Art - Renfrew-Collingwood has a vibrant artist community that is passionate about its neighbourhood and has contributed to public art in the area. Westbank is committed to public art as part of all its projects as a way to enhance, not only the building, but also the surrounding area.
- Safe Pedestrian Environment - Pedestrian safety is important to Renfrew-Collingwood residents. The Expo Line is an important mode of transport for many residents who often walk to Joyce Station. While Joyce Station is being re-designed to improve safety and security, new developments should also ensure they contribute to a safer pedestrian realm.

5050 Joyce Street HENRIQUEZ PARTNERS ARCHITECTS westbank

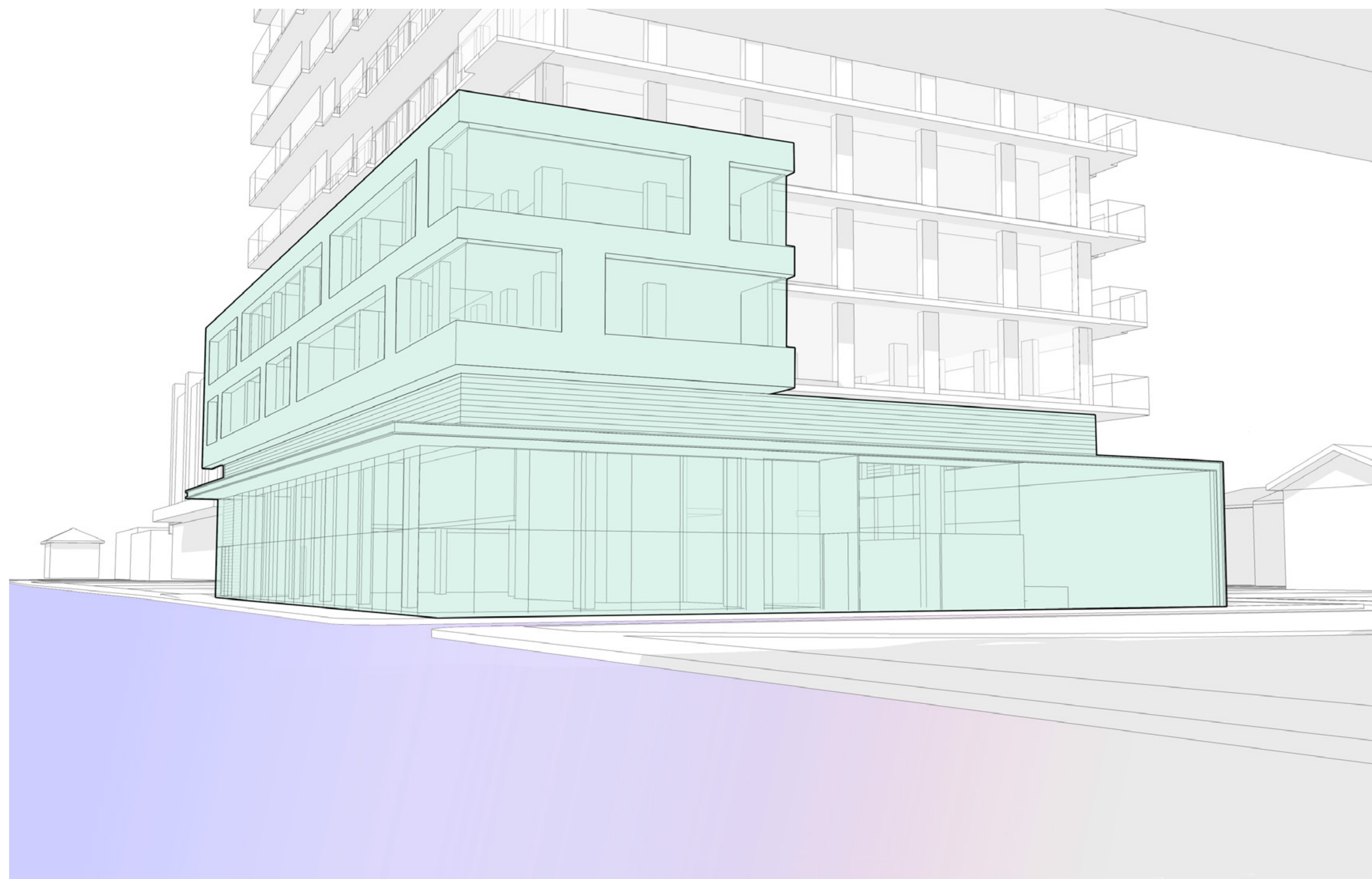
Boards from Joyce Open House 2

Site Characteristics

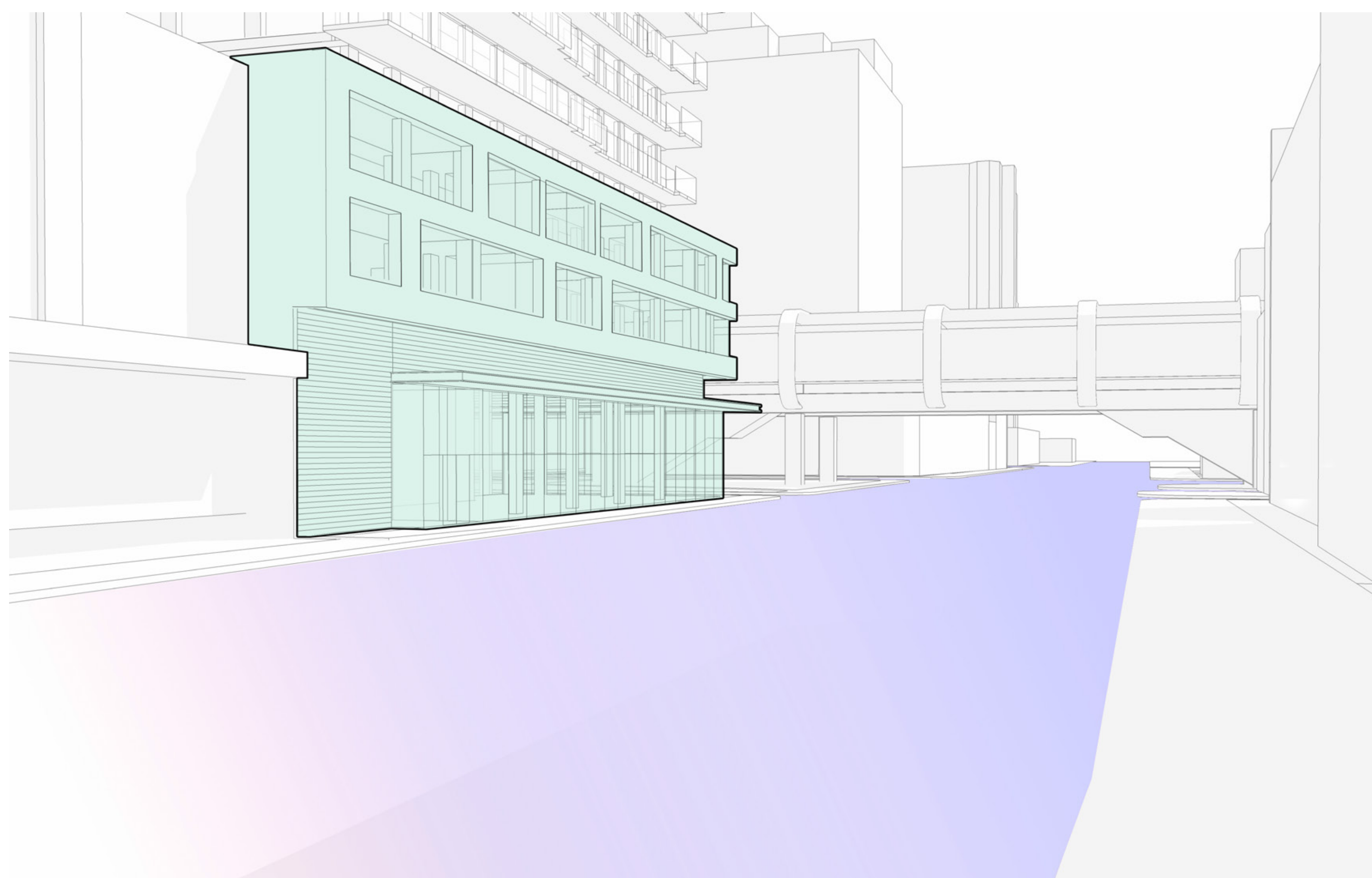
Renfrew-Collingwood has historically been a “gateway” to Vancouver.

In 1890, Collingwood had Vancouver’s first street-cars, connecting Collingwood with New Westminster making the neighbourhood attractive to many residents. The Collingwood East train station was located at Vanness Avenue and Joyce Street. In 1925, bus service started along Kingsway.

Today, the site at 5050 Joyce, as well as the two sites at the intersection of Joyce Street and Vanness Avenue, can be seen as a gateway to the neighbourhood. This gateway site presents a great opportunity to create a highly unique and visible graphic form or expression that is symbolic of the culturally-rich and diverse neighbourhood it serves.



Southwest podium facade high street visibility from Joyce St.



Northwest podium facade high street visibility from Joyce St.

Cultural Diversity

The Renfrew-Collingwood neighborhood has an authentic vibrant art community with a history of culture and arts.

Renfrew-Collingwood is a unique community with a rich history and diverse population. It is one of Vancouver's oldest neighbourhoods dating back to the late 1890's. Today, it's home to over 50,500 people with an average family size being three people, higher than the Metro Vancouver average of 2.56 people.

This multi-cultural neighbourhood is made up of English, French, Chinese, Tagalog, Vietnamese, Punjabi and Hindi nationalities

providing an authentic vibrant arts community with a history of culture and arts. Such a multi-cultural community, with its diverse parts making up a colourful whole, can be seen as symbolic quilt.

Quilting is about community and has original beginnings as a houseware art form. Quilts contain stories, are colourful and visually rich, holding many symbolic connotations across the world.



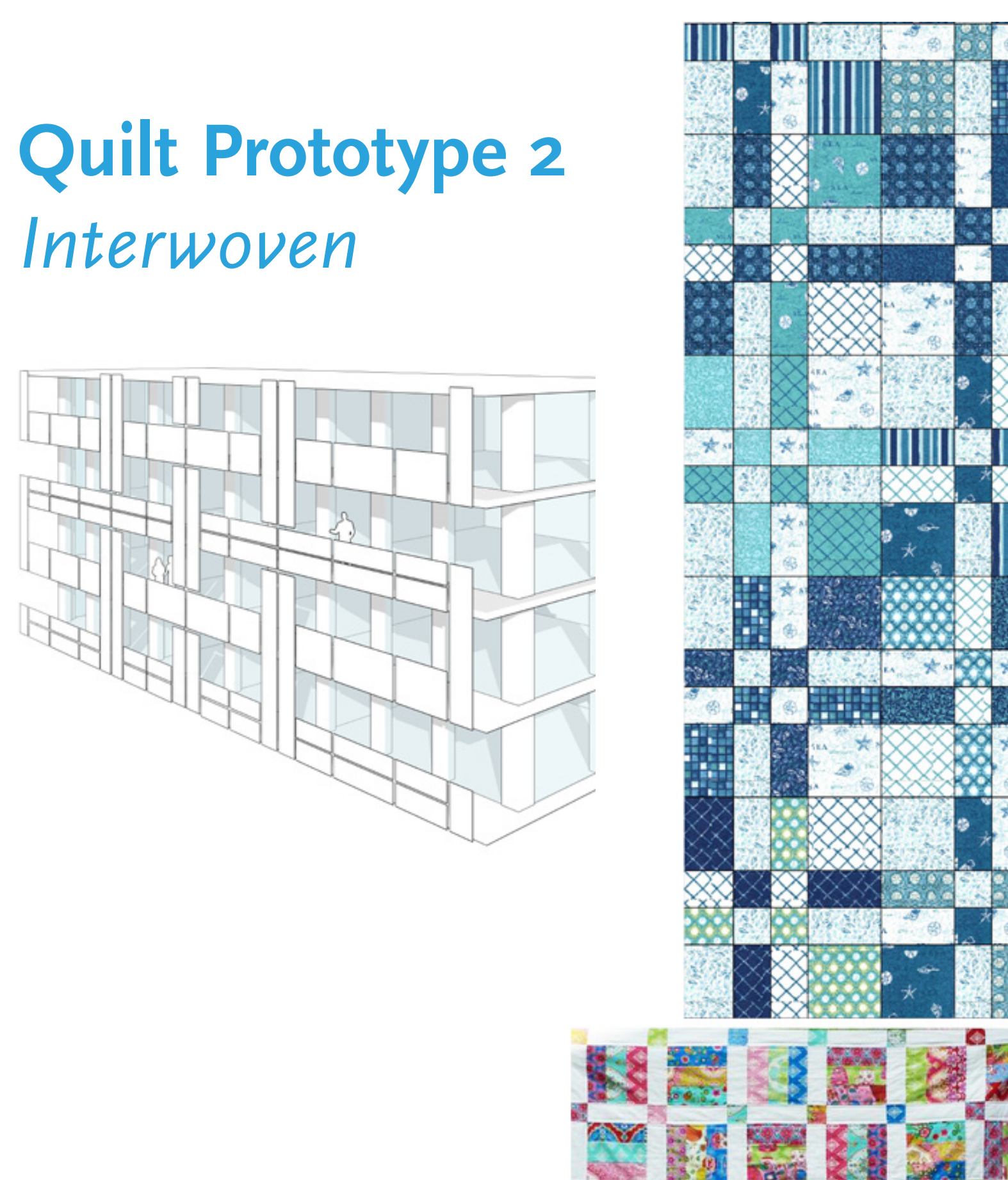
Quilt as Metaphor

The architectural design of the building was inspired by the notion of the quilt and the multitude of narratives researched by Collingwood Neighbourhood House. These stories informed the design for a building – a metaphoric quilting of ideas and cultures.

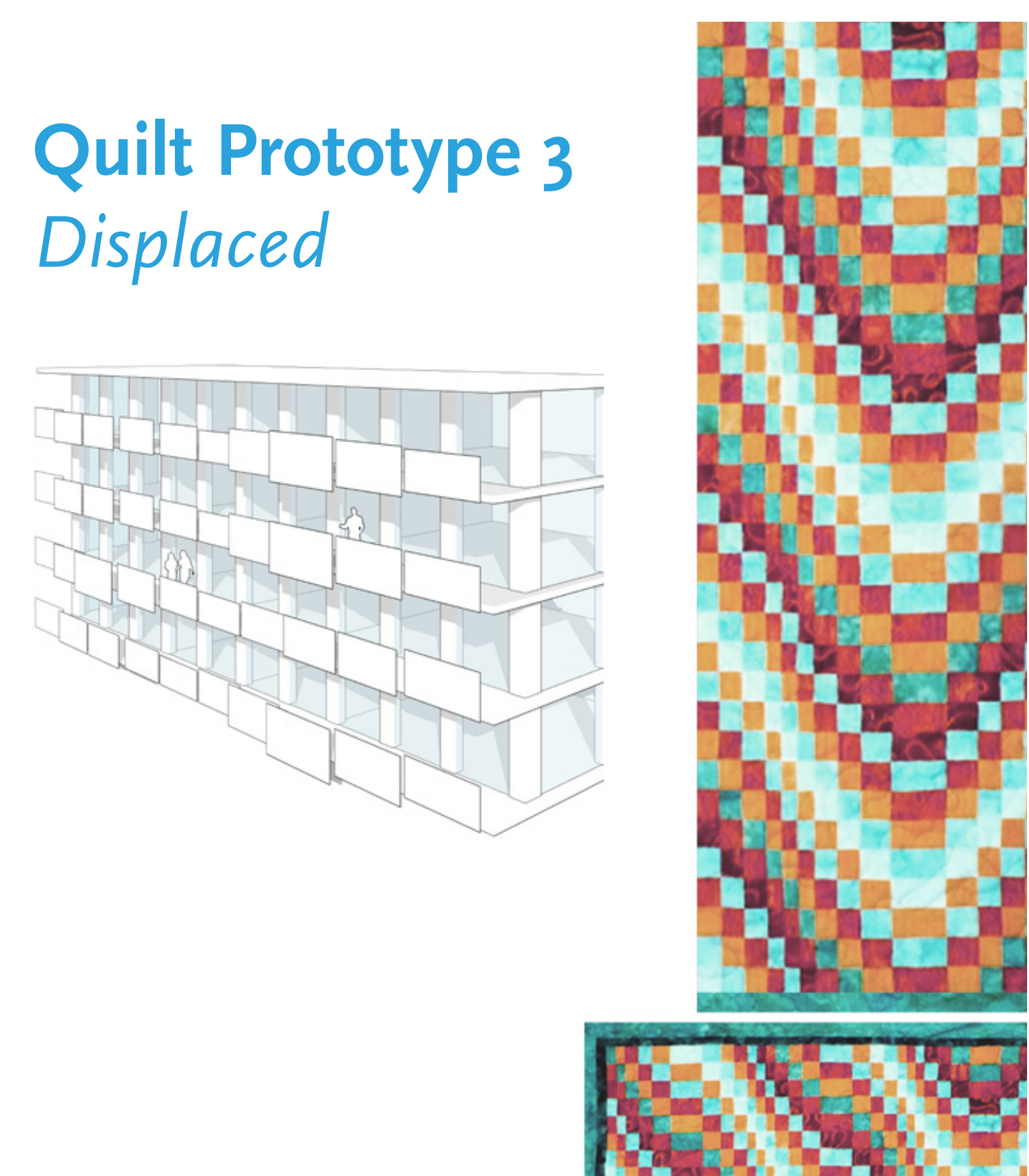
Quilt Prototype 1
Staggered



Quilt Prototype 2
Interwoven



Quilt Prototype 3
Displaced



Design Inspiration

All our projects start with site analysis married with in-depth research of the community's history.

Still Creek ▶ *Architectural Sculpting & Building Colour Inspiration*



Still Creek is one of Vancouver's few surviving partially exposed creeks. In 2012 Salmon were spotted in what is a miraculous reappearance not seen in over 50 years. According to resident Carmen Rosen:

"It is something I didn't really think I'd see in my own lifetime. I thought we had done such terrible things to the creek that the fish just couldn't survive, but here they were coming back and spawning in our creek."

"It's really exciting to just go for a walk down the hill and you're on the way to SkyTrain or you're on your way home from Walmart and there are the fish."

Bordignon Brothers ▶ *Materiality Inspiration*



By 1912 Vancouver had a thriving Italian community. Among the immigrants came many skilled craftsmen including stone and brick masons Mario and Luigi Bordignon. Early on prompted by rider complaints they were kicked off a bus for getting on everyday with tools and wheelbarrow. The bus driver told them to buy a truck, which they did, changing their business forever.

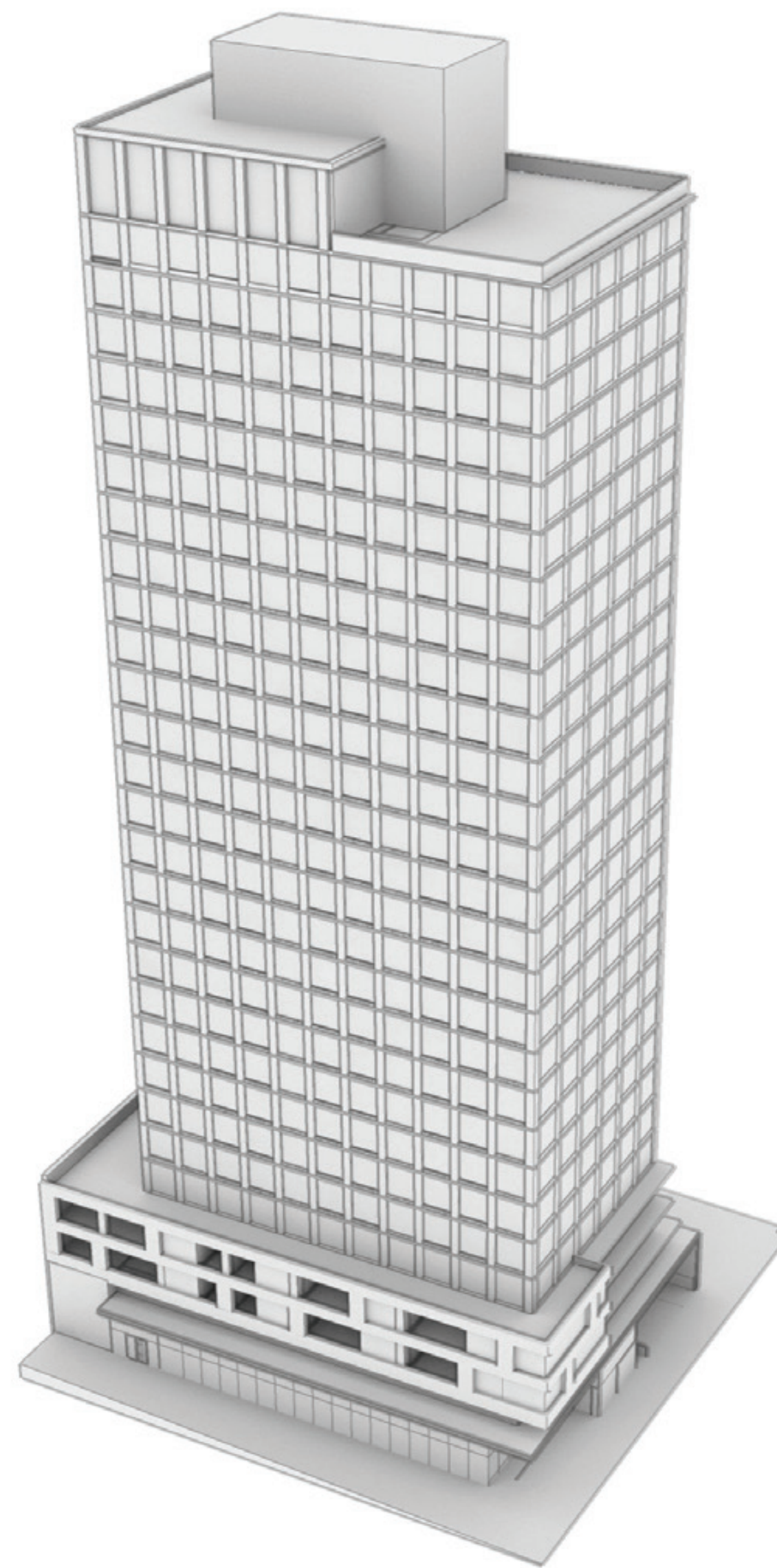
Eight years later they owned three companies had over 100 employees and made over 2.5 million each year. By 1973 they shifted their focus into pre-fabricated concrete construction which can still be found in major architectural works in the city including Arthur Erikson's Museum of Anthropology at UBC, the Vancouver Airport Terminal, the Vancouver Planetarium, and the 22-story Telus building on Boundary and Kingsway.

Design Rationale

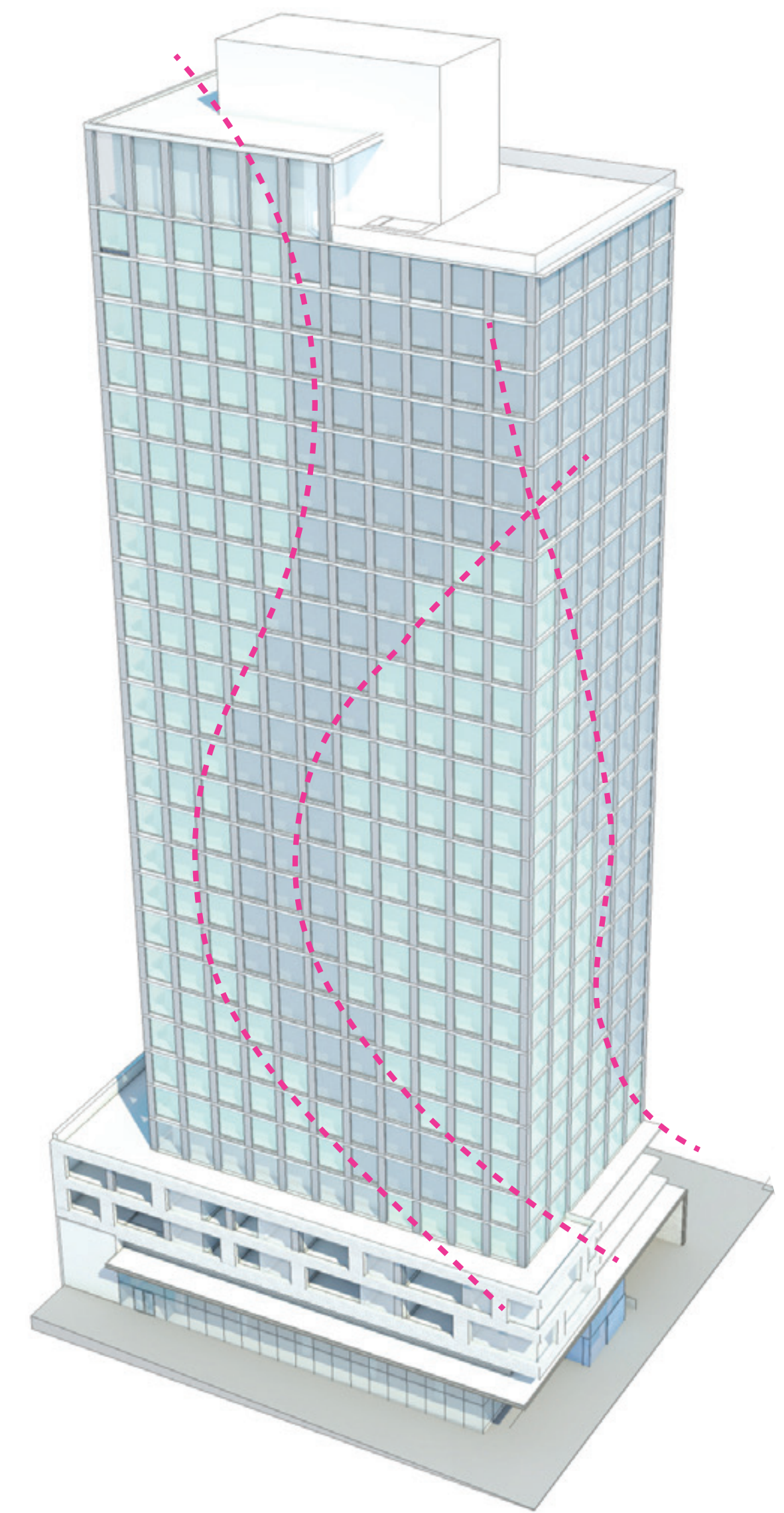
The story of Still Creek inspired the proposed design of 5050 Joyce Street.



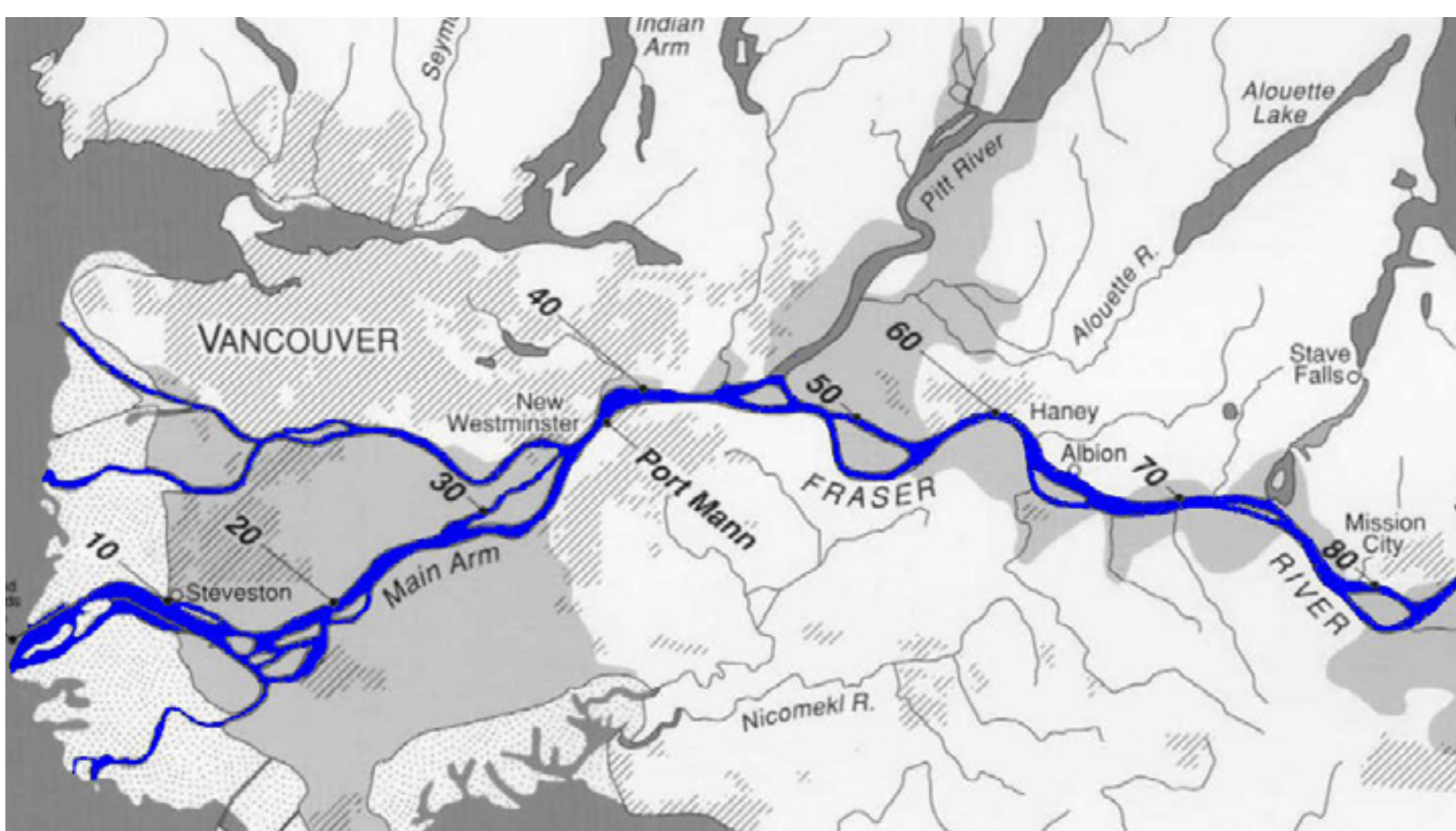
Fraser River Overlooking Burrard Inlet



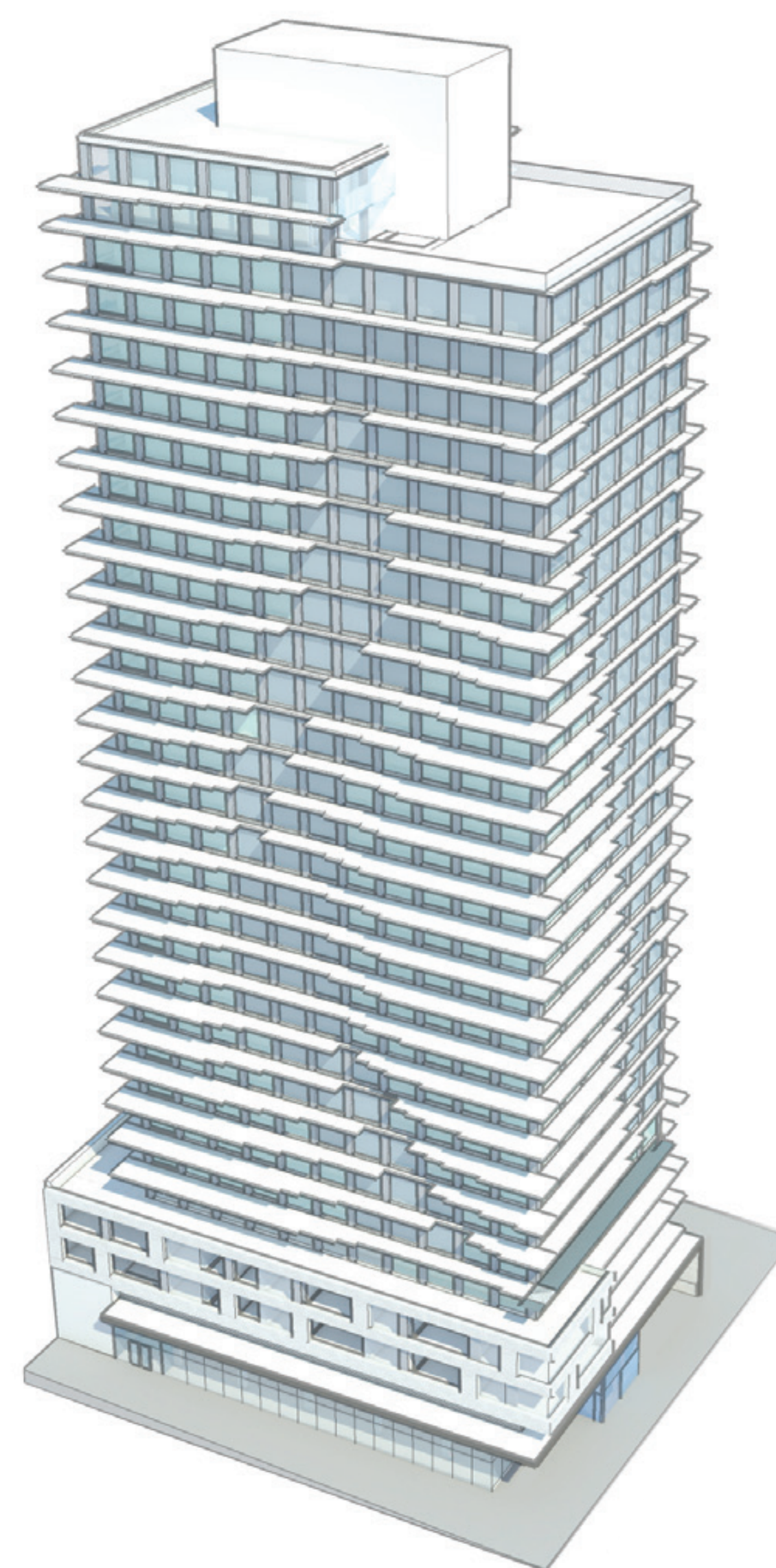
Grid on Rectangular Plan
Efficient structure and maximized views



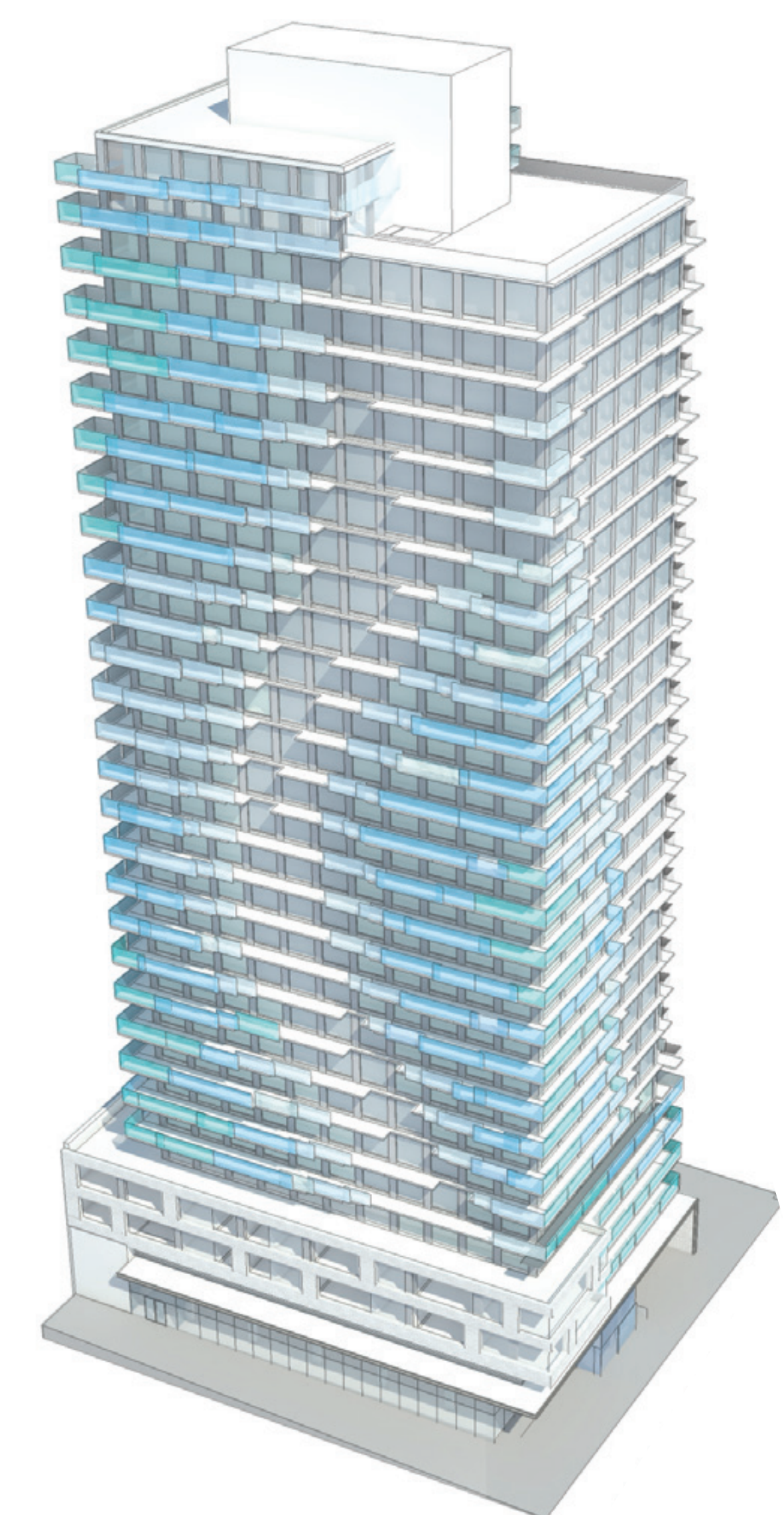
River Pattern Layered on Facade
Breaks scale and creates visual impact



Fraser Tributary Map & Changing Morphology of the River Embankment



Slabs & Balcony Erode like Topography
Creates shading and overhang

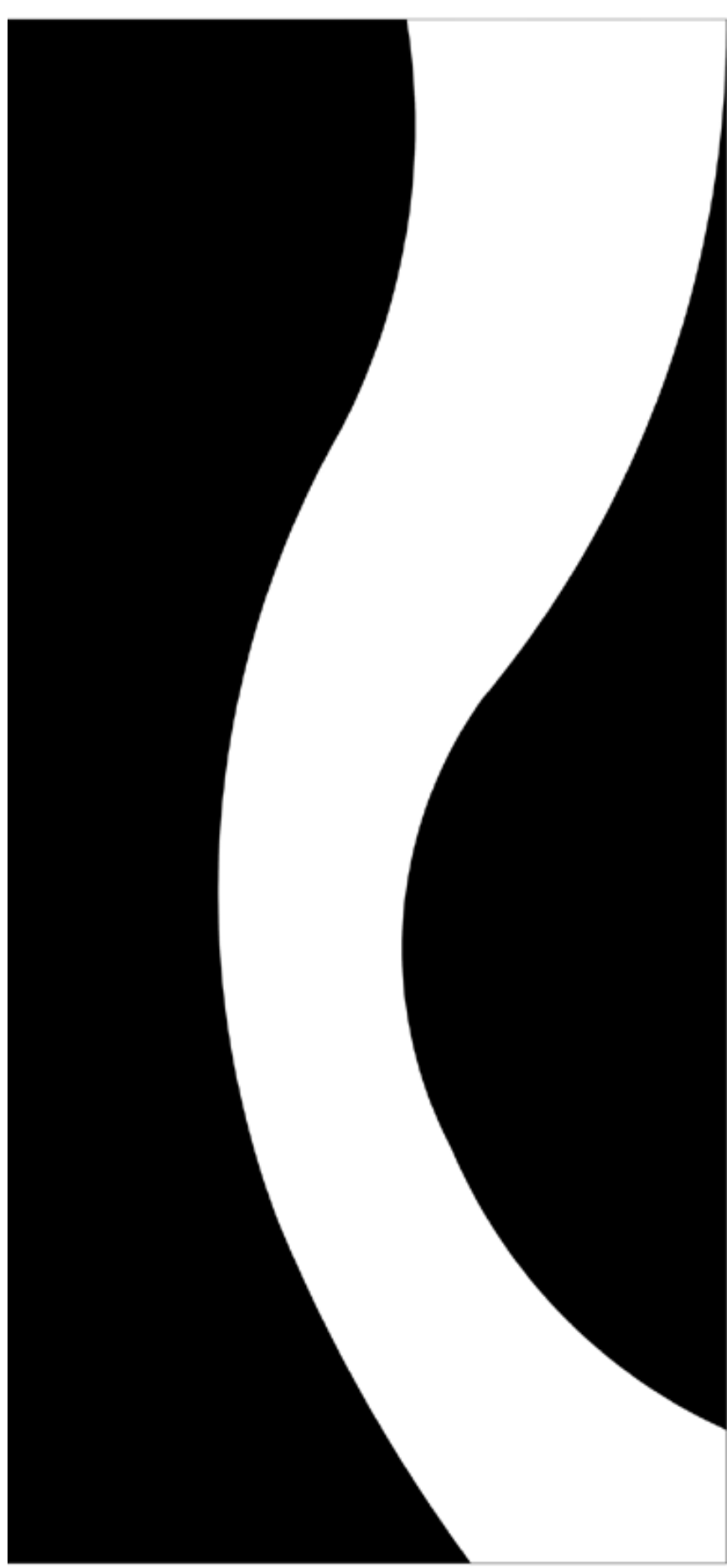


River Pattern Layered on Facade
Provides visual impact and variety

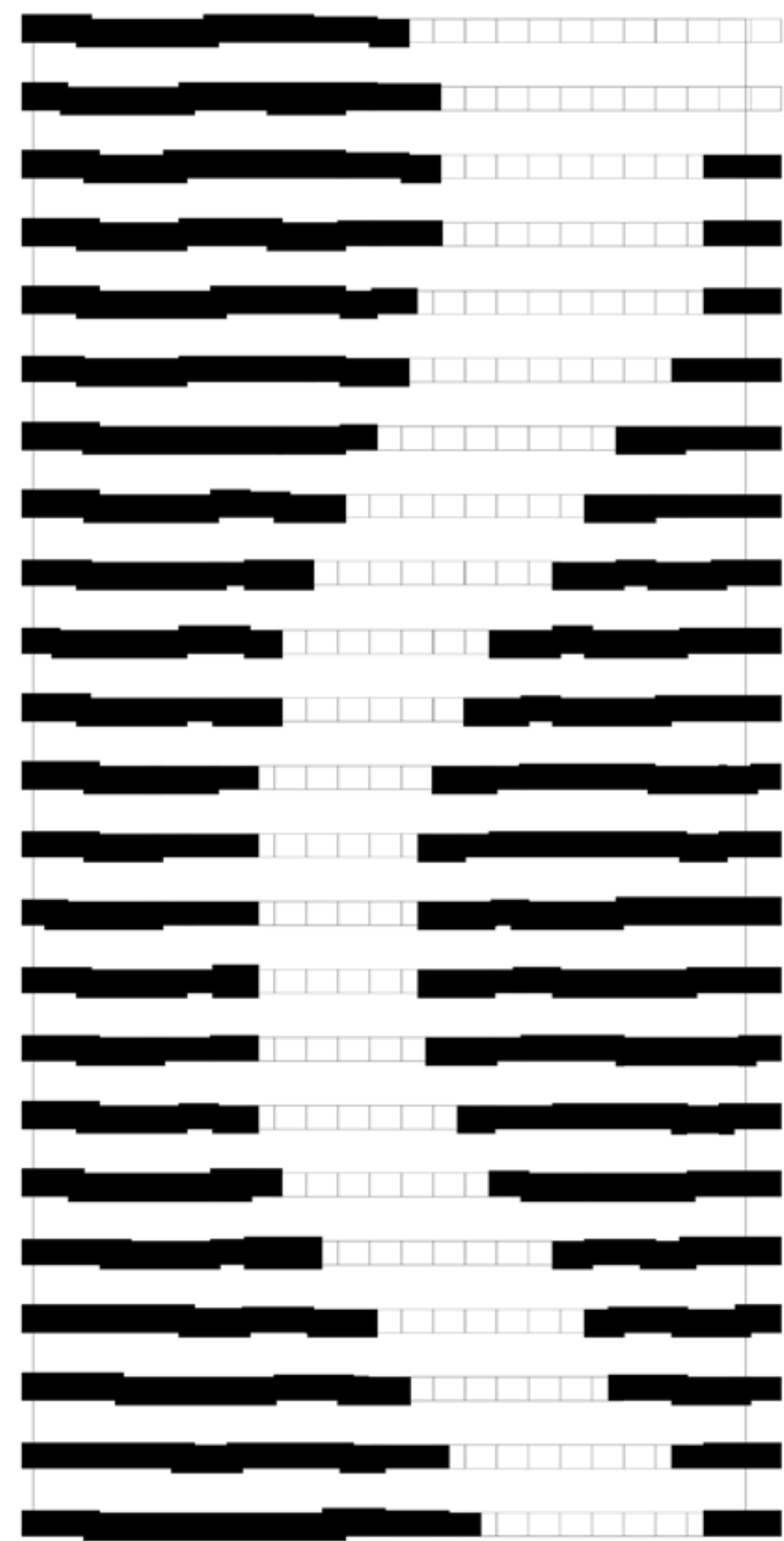
Design Rationale

Positive-Negative Study

The river metaphor is not just two dimensional, but is used to sculpt the east and west facades.



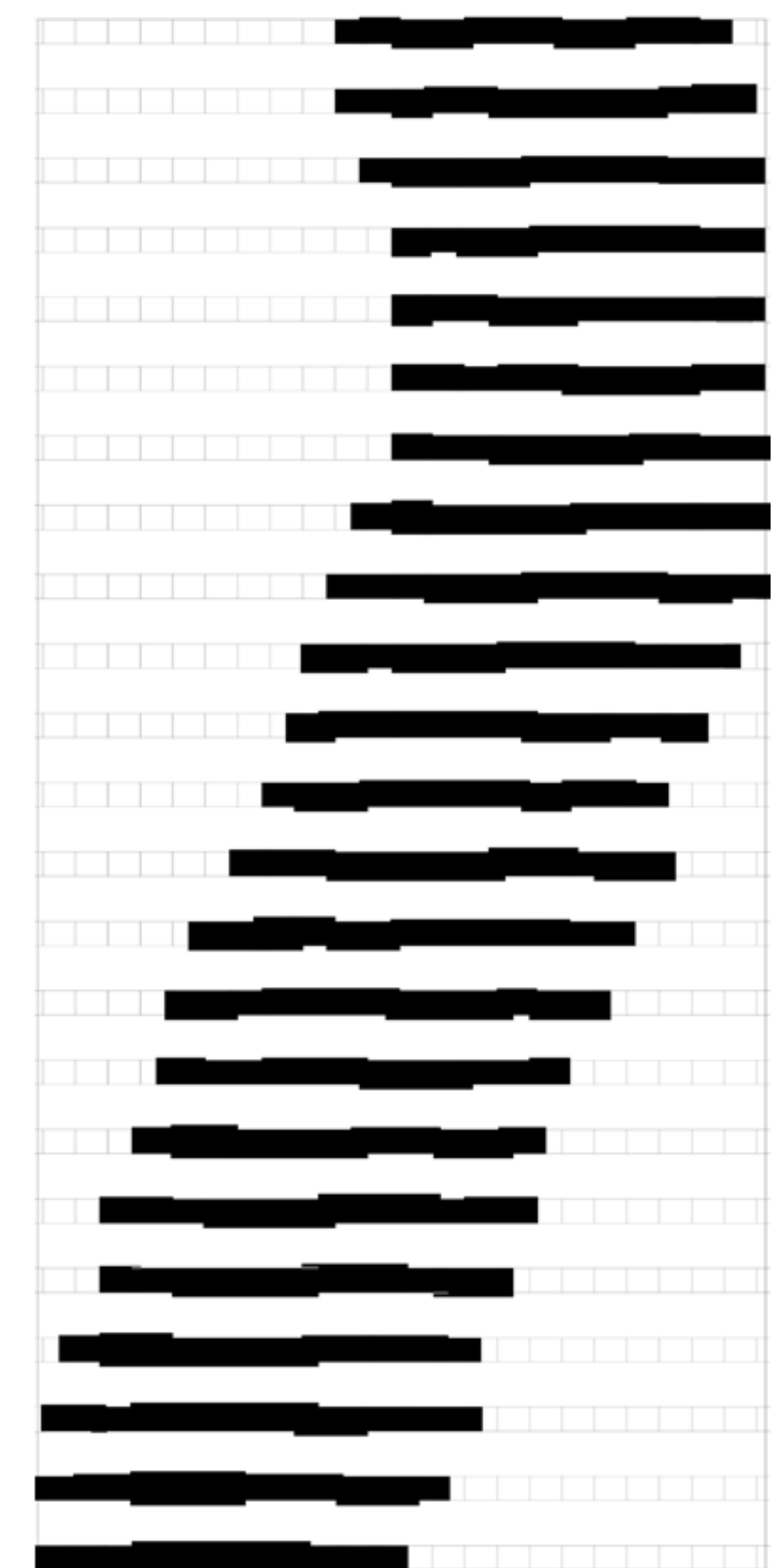
① West Facade Inspiration



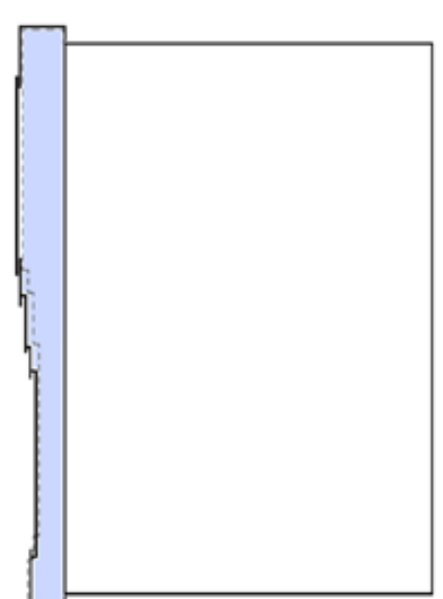
② West Facade Disposition



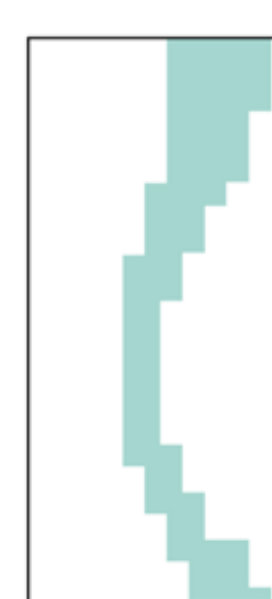
③ East Facade Inspiration



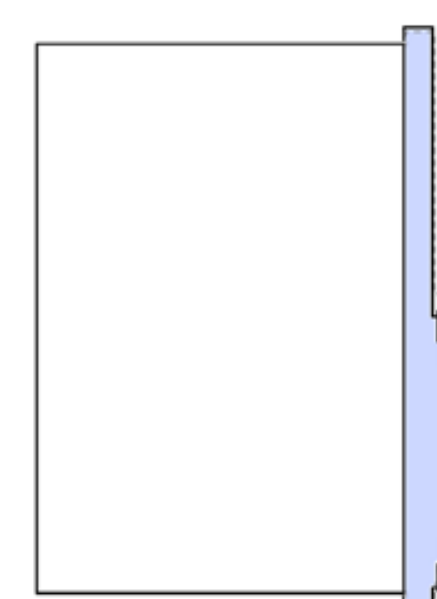
④ East Facade Disposition



① Plan



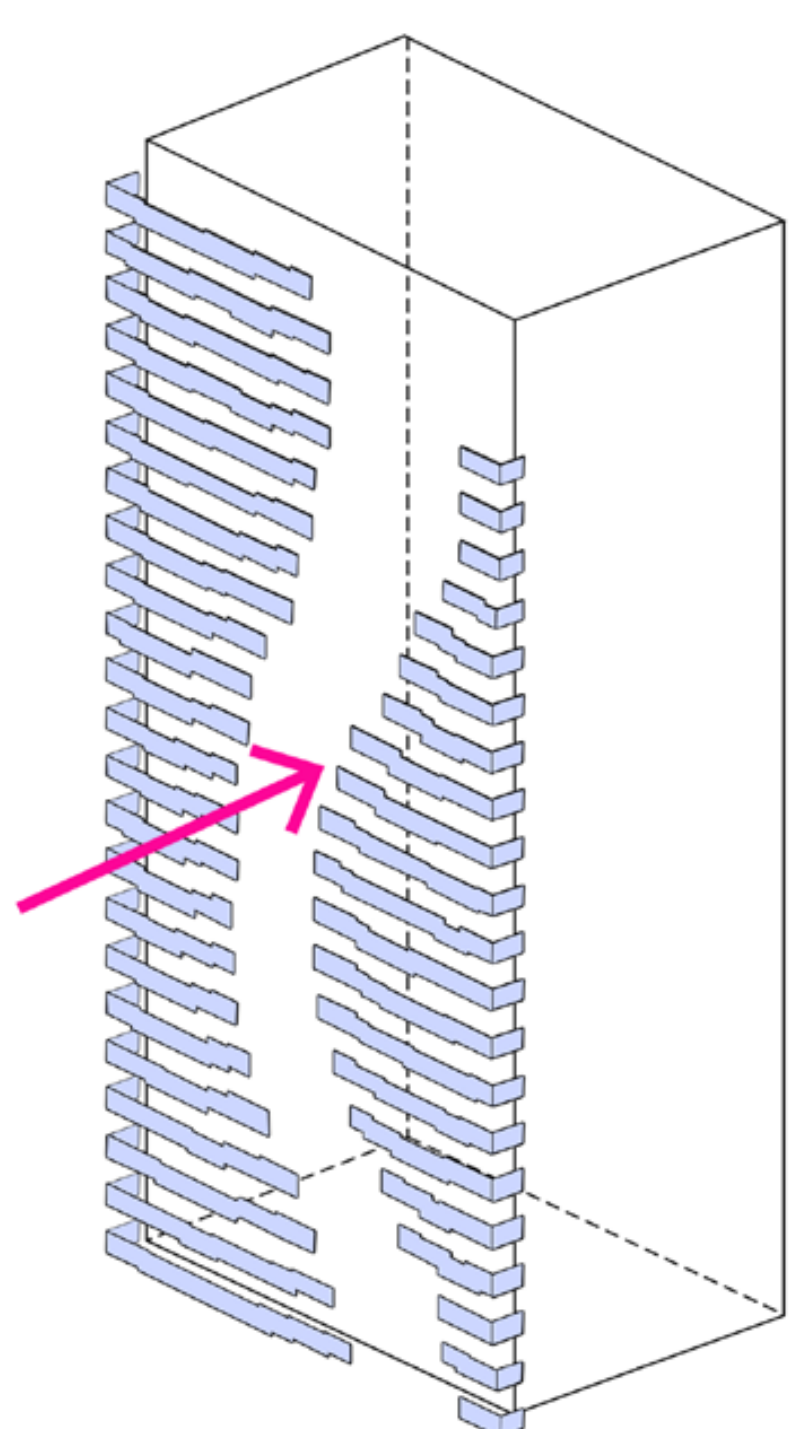
② West Facade



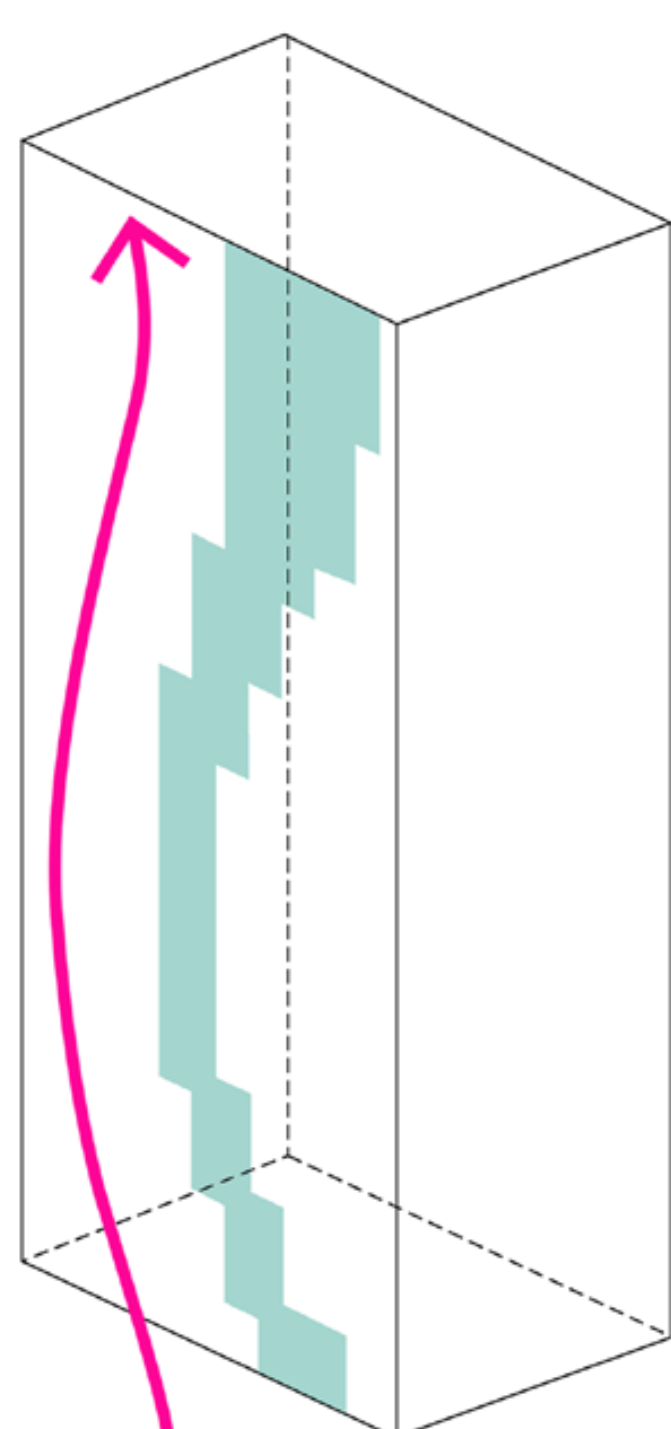
③ Plan



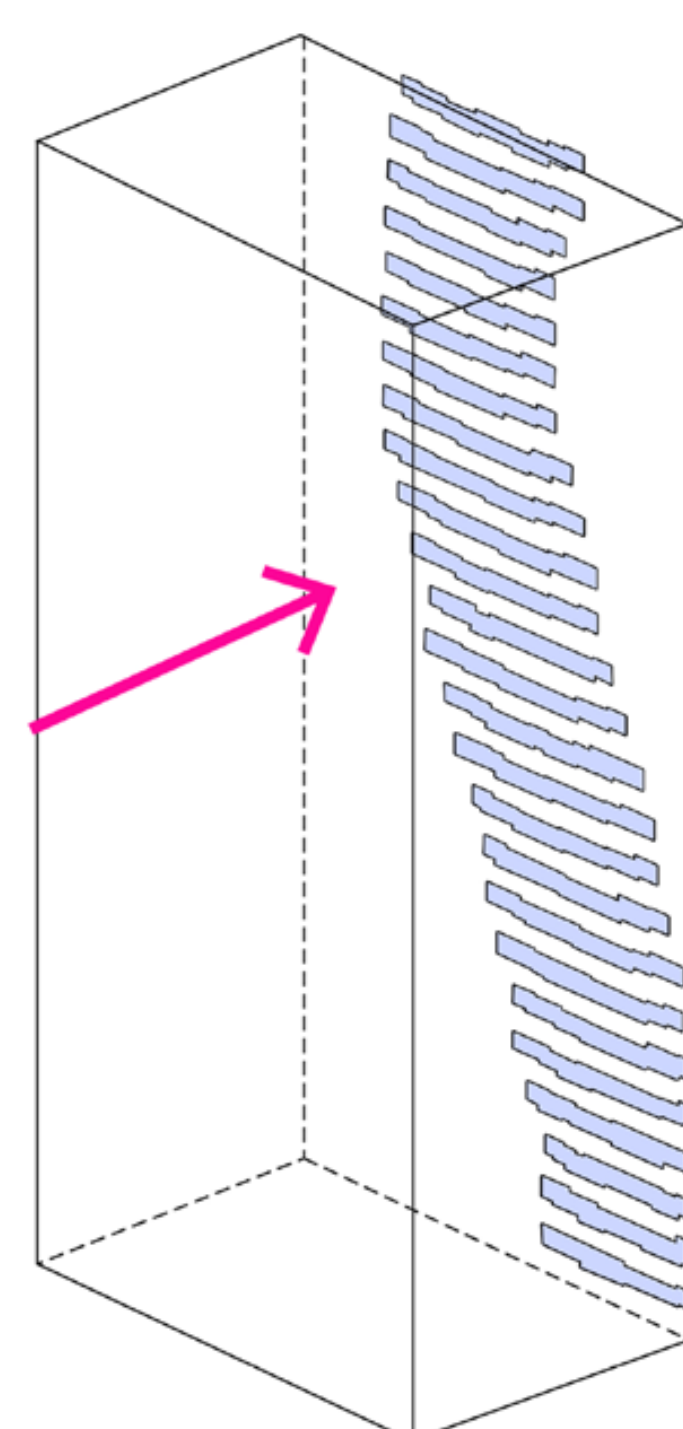
④ East Facade



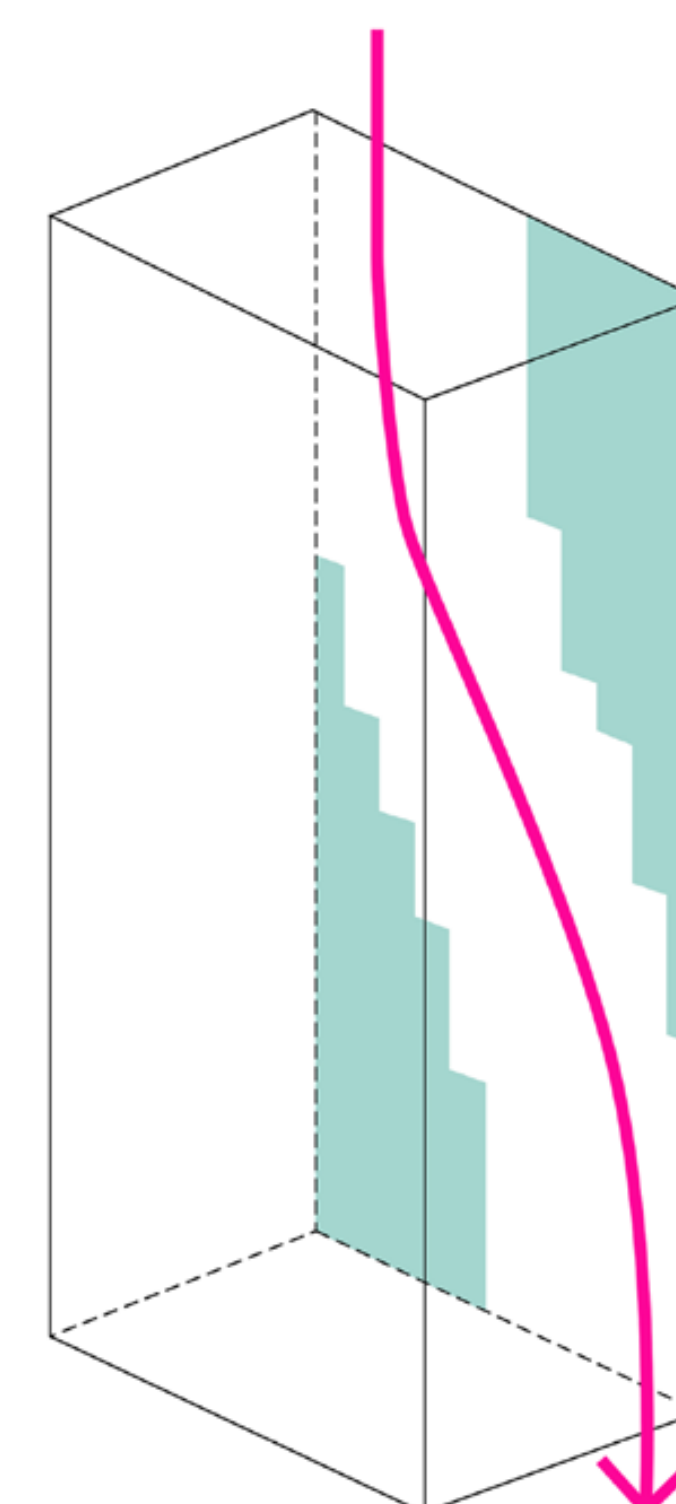
① West Guardrails



② West Window Glazing



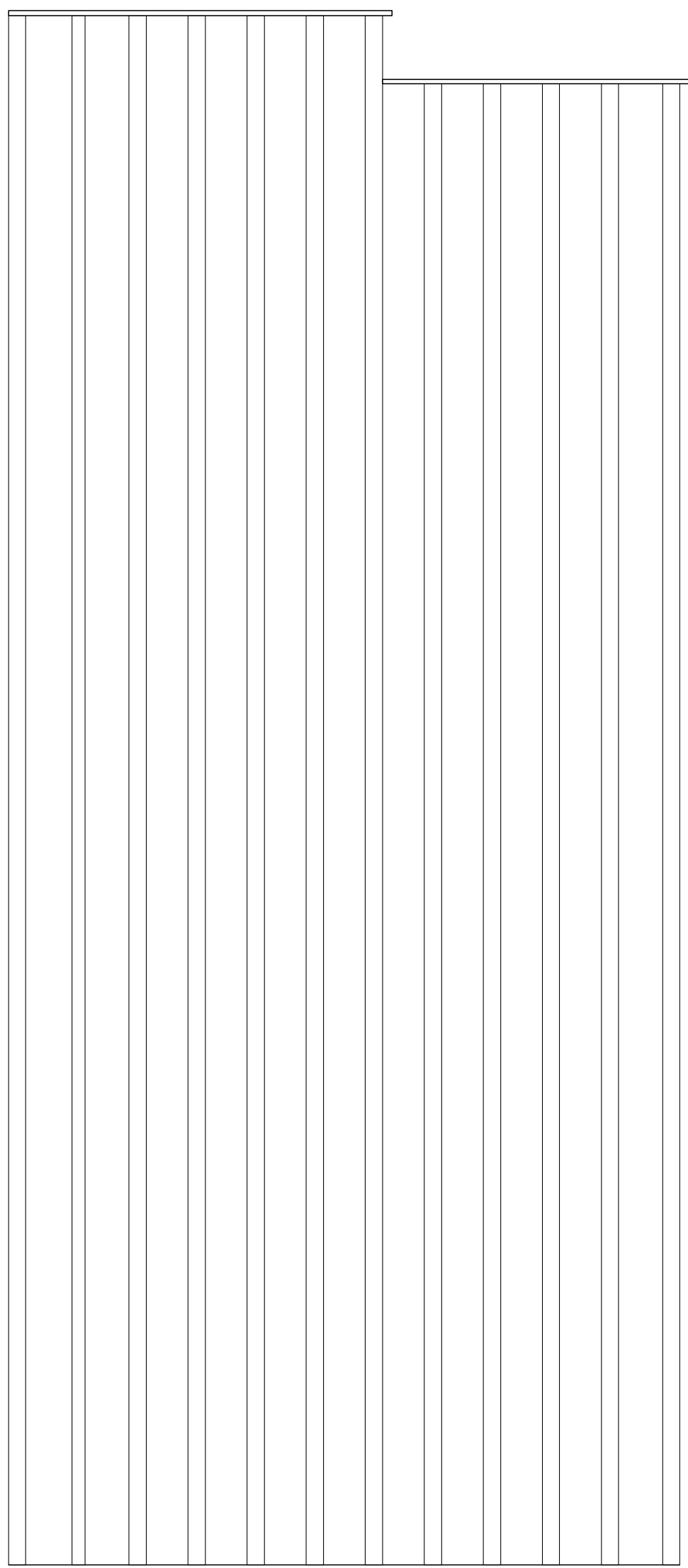
③ East Guardrails



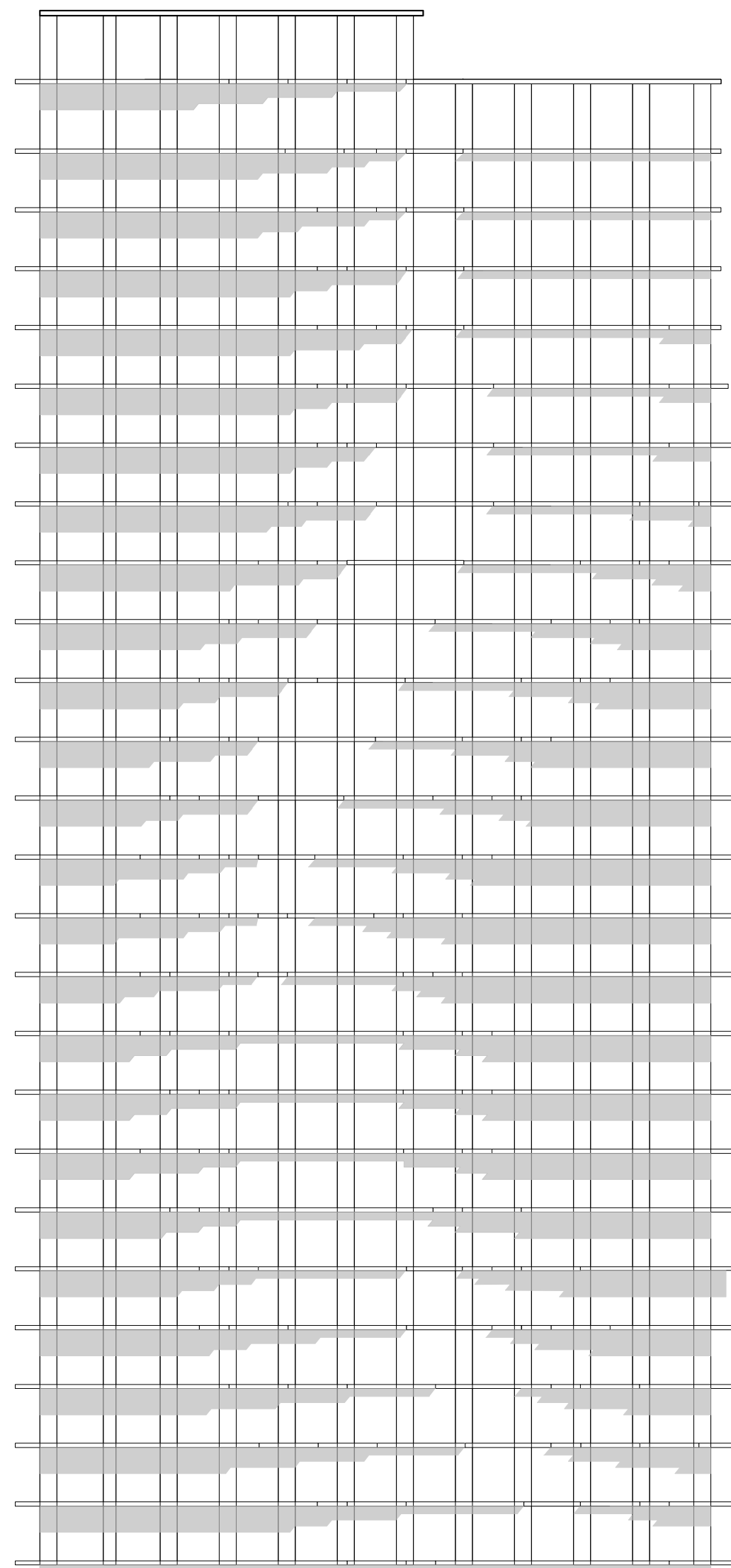
④ East Window Glazing

Facade Development

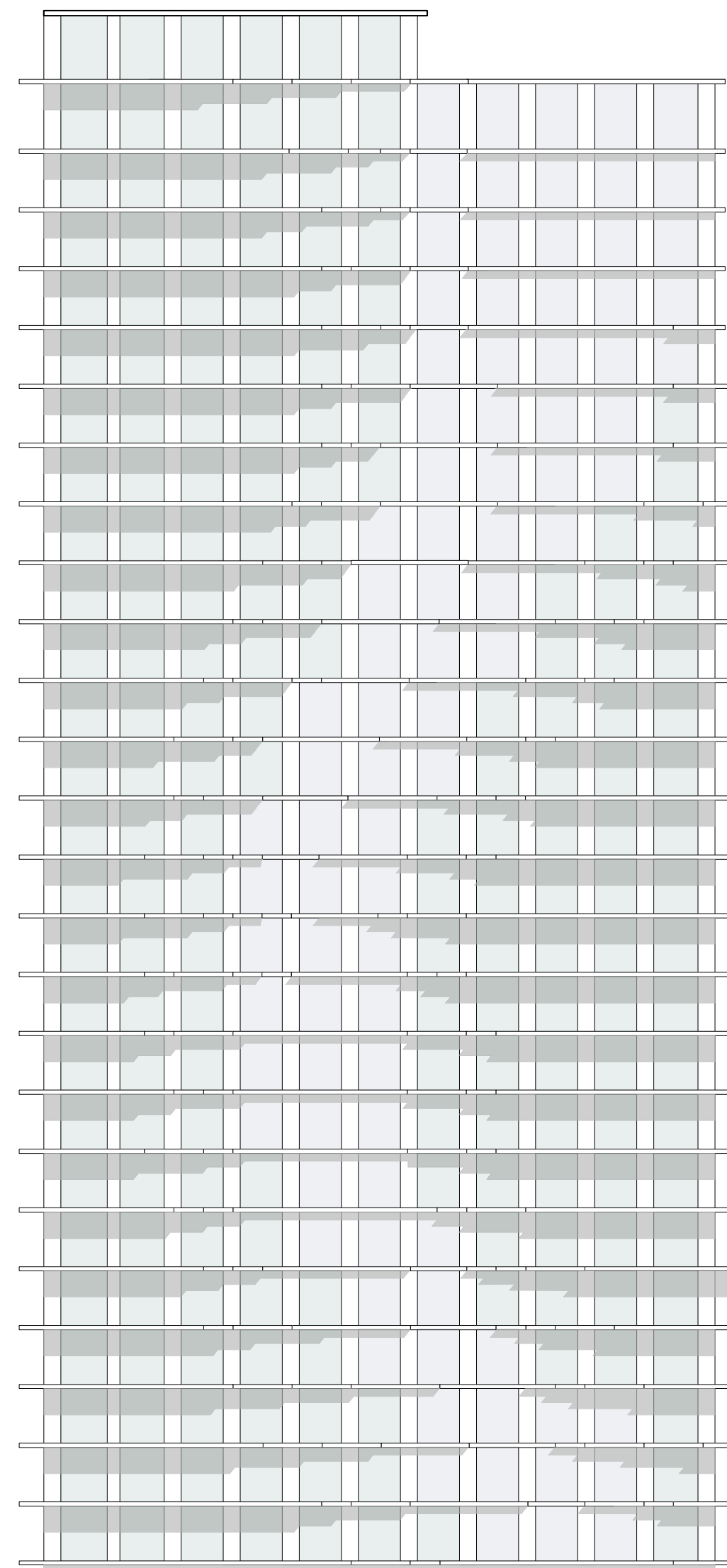
West Facade Expression



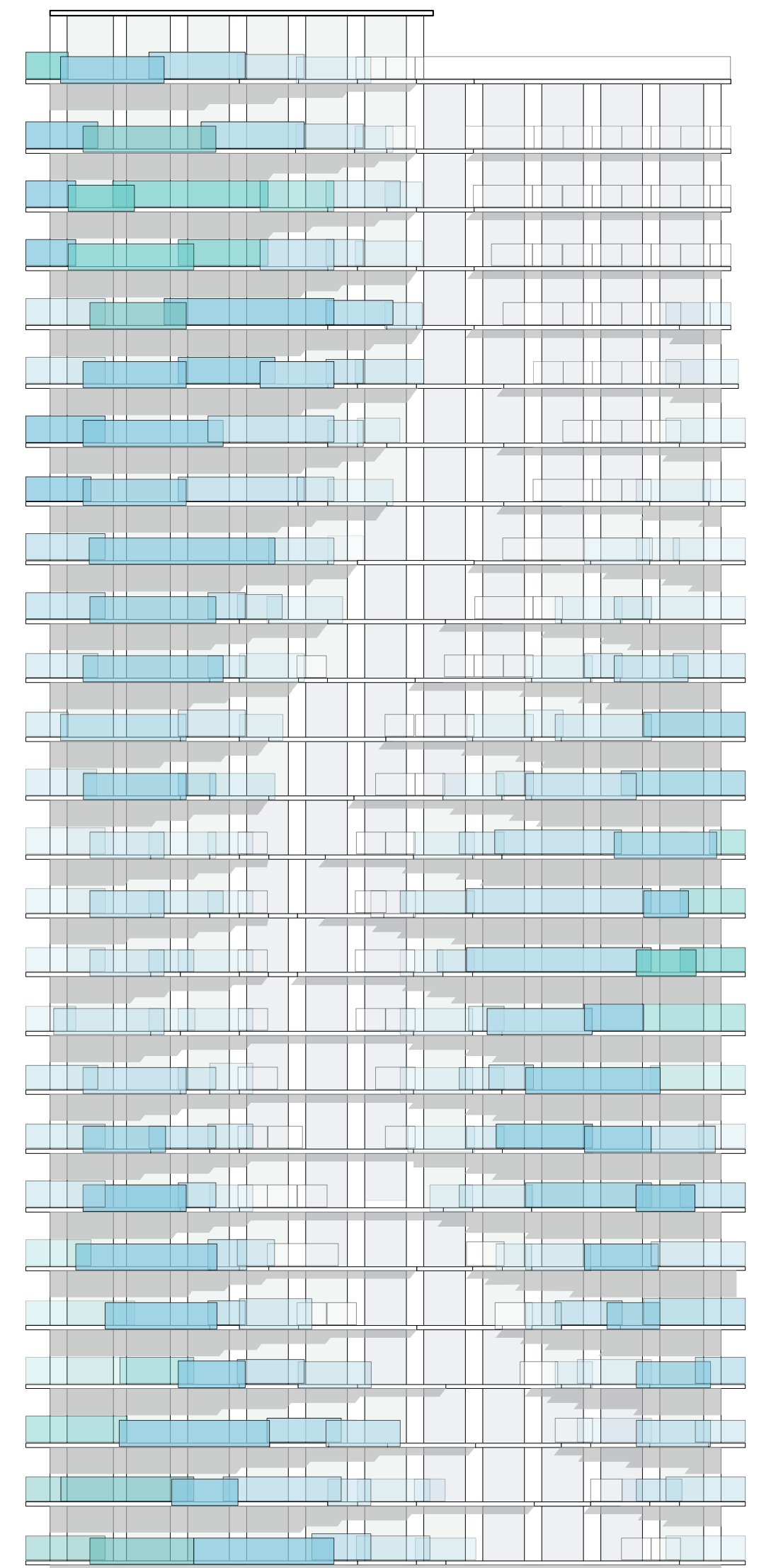
① Column Expression



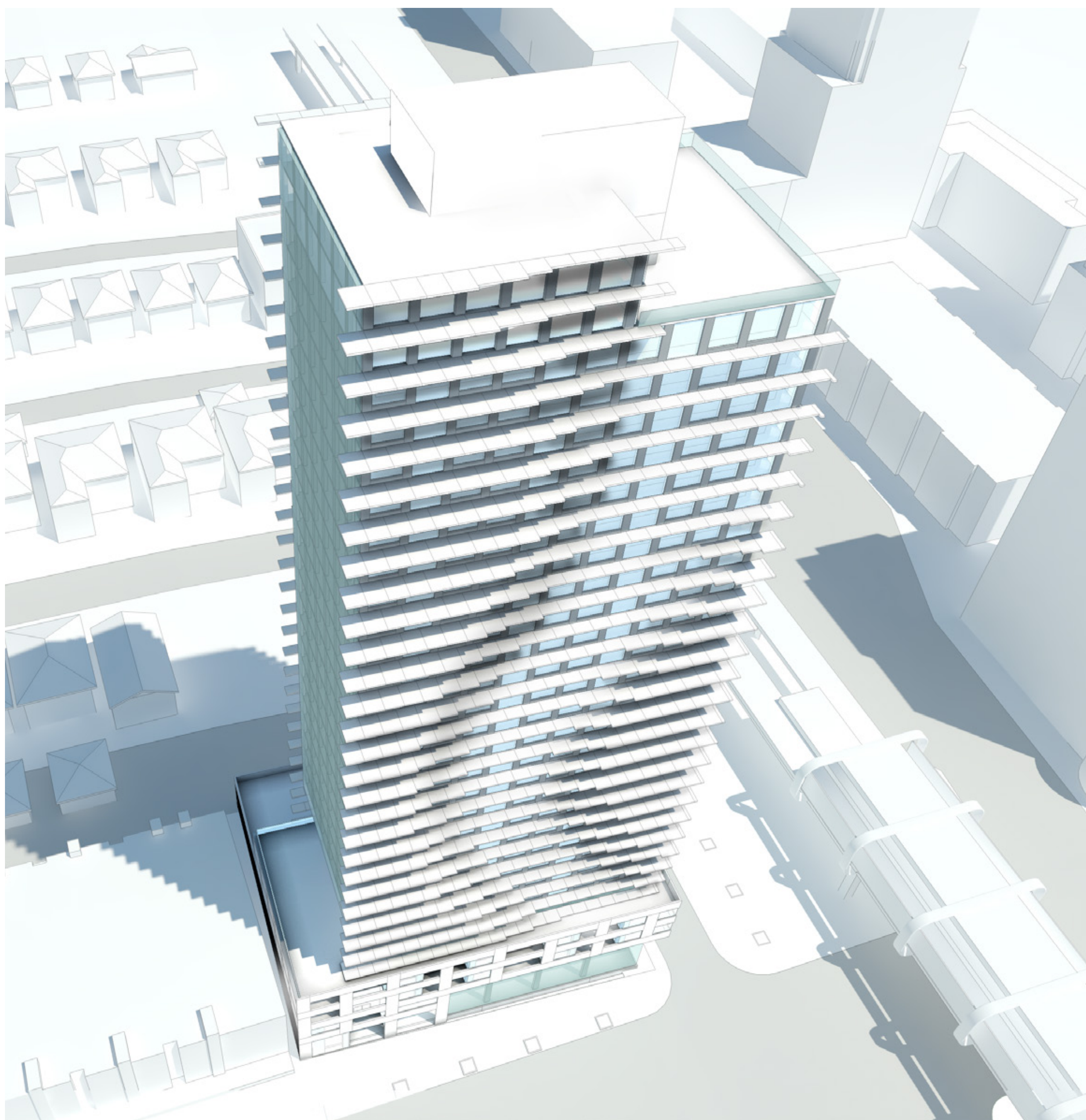
② Balcony Stepping



③ Tinted Windows

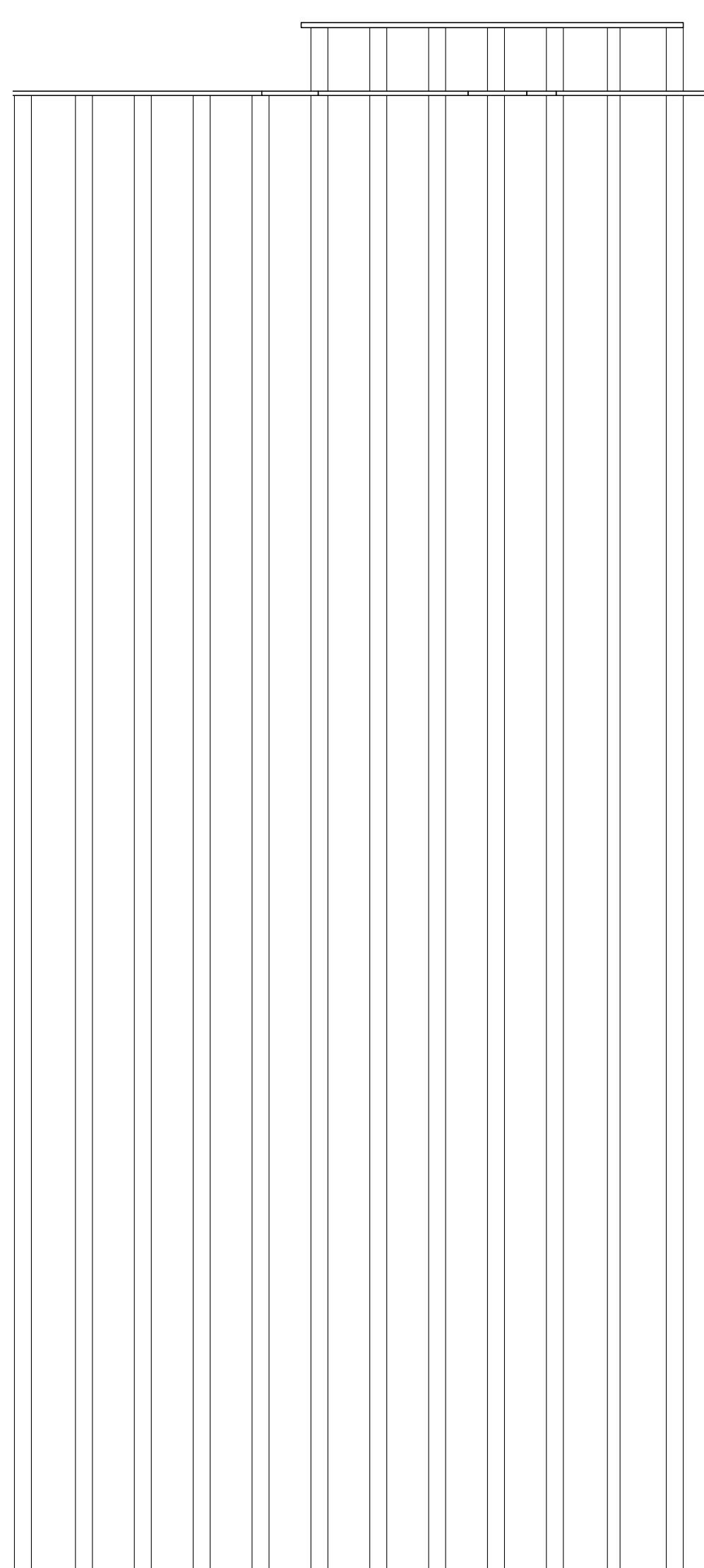


④ Coloured Guardrail

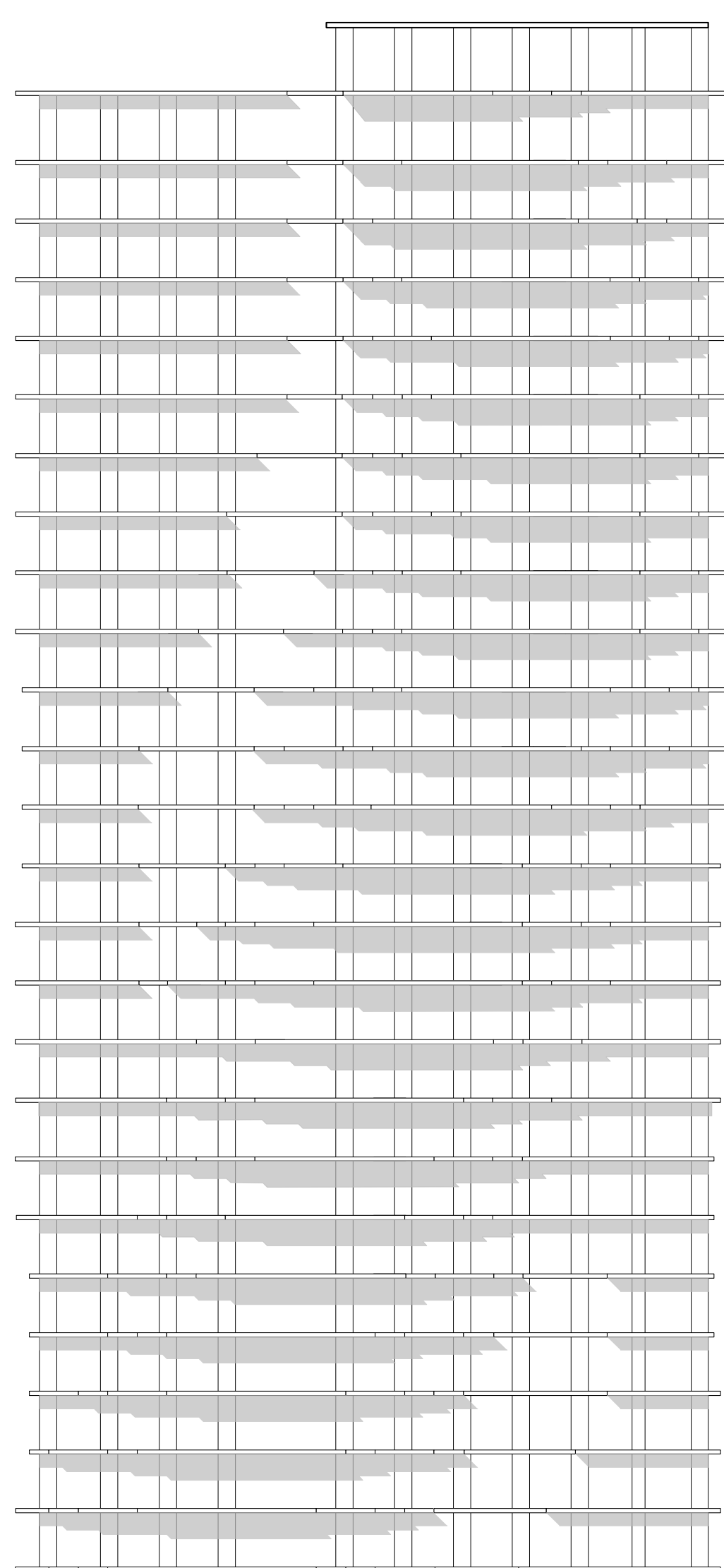


Facade Development

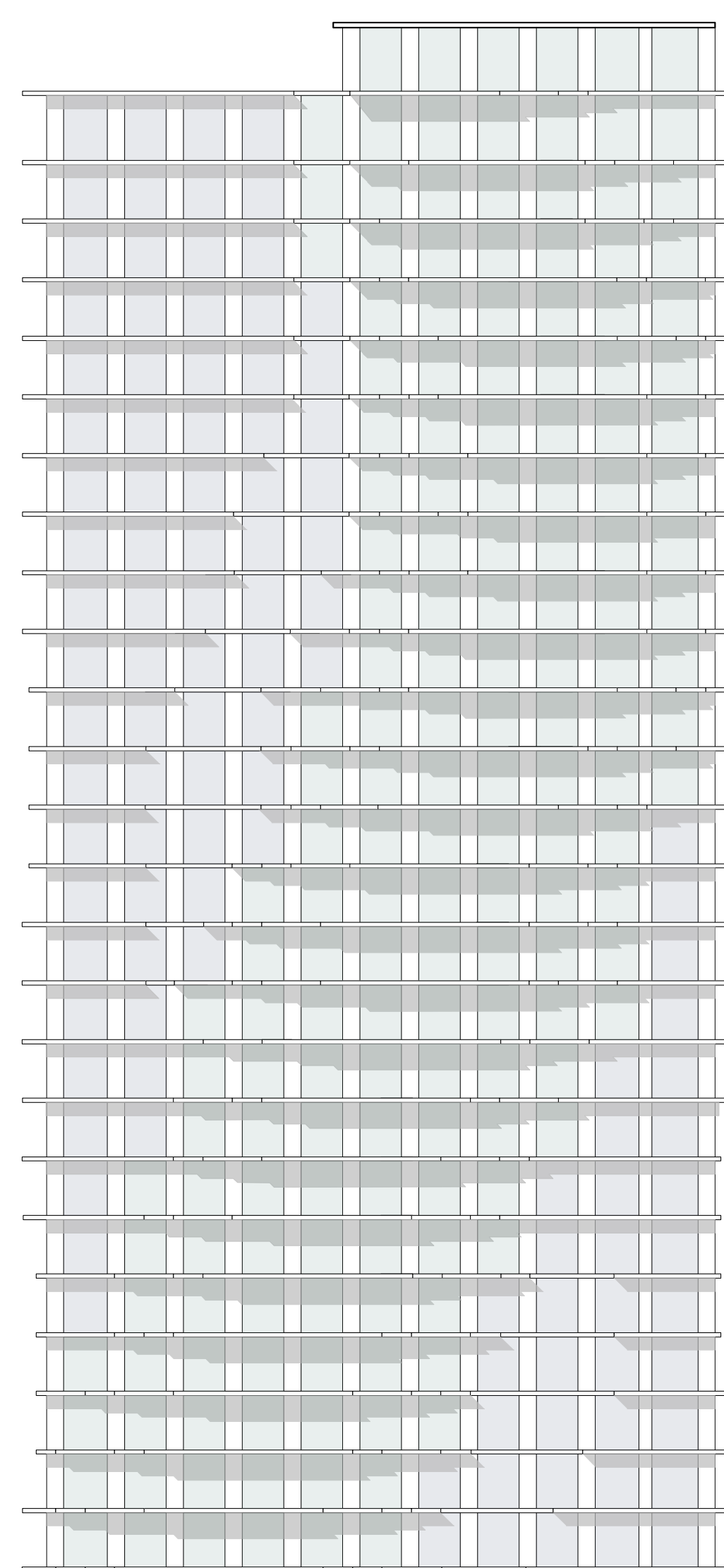
East Facade Expression



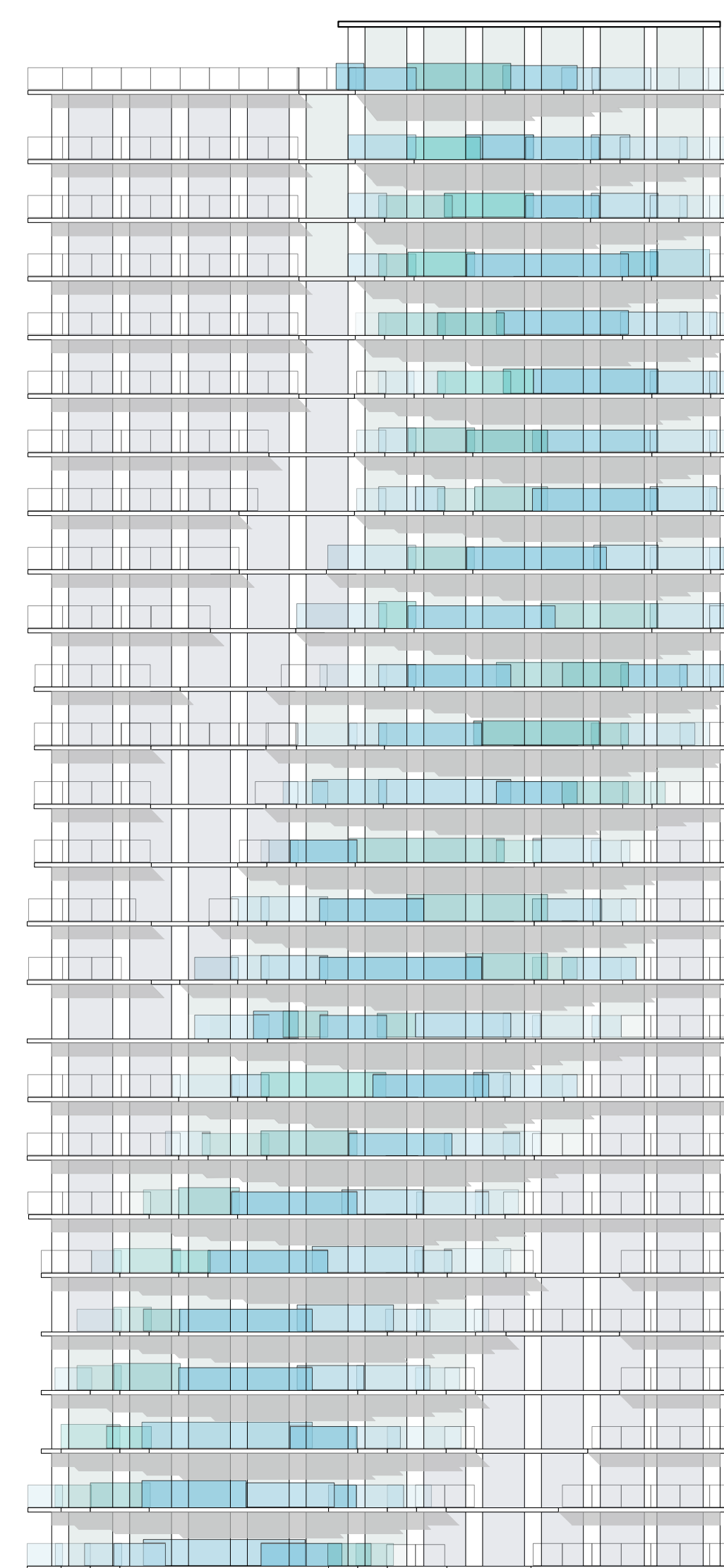
① Column Expression



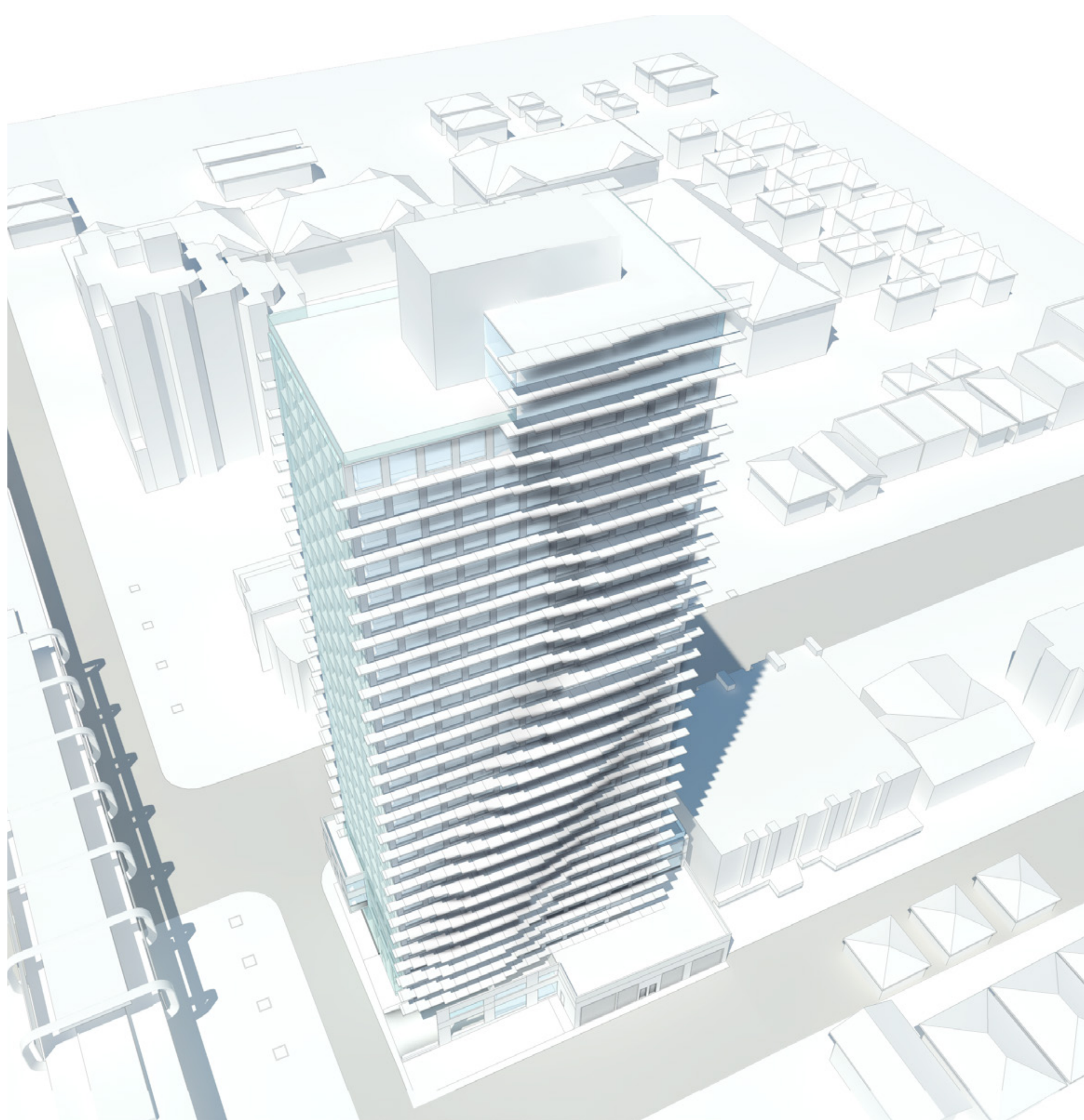
② Balcony Stepping



③ Tinted Windows

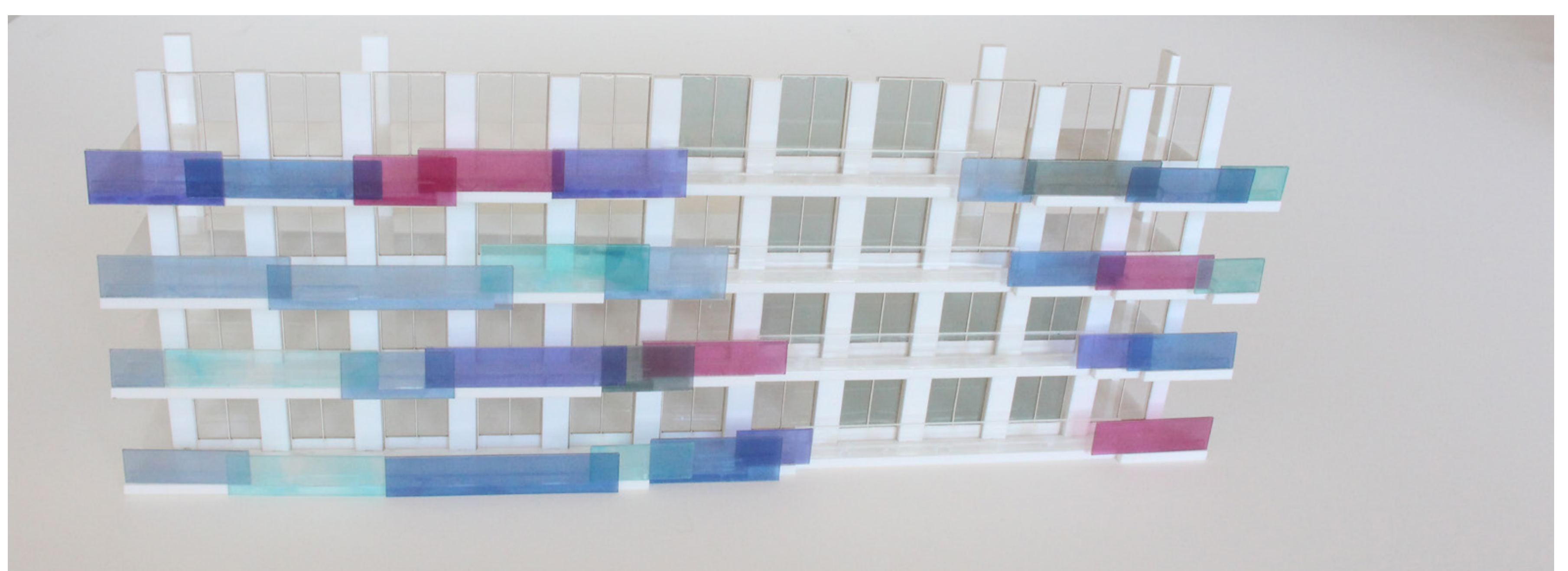
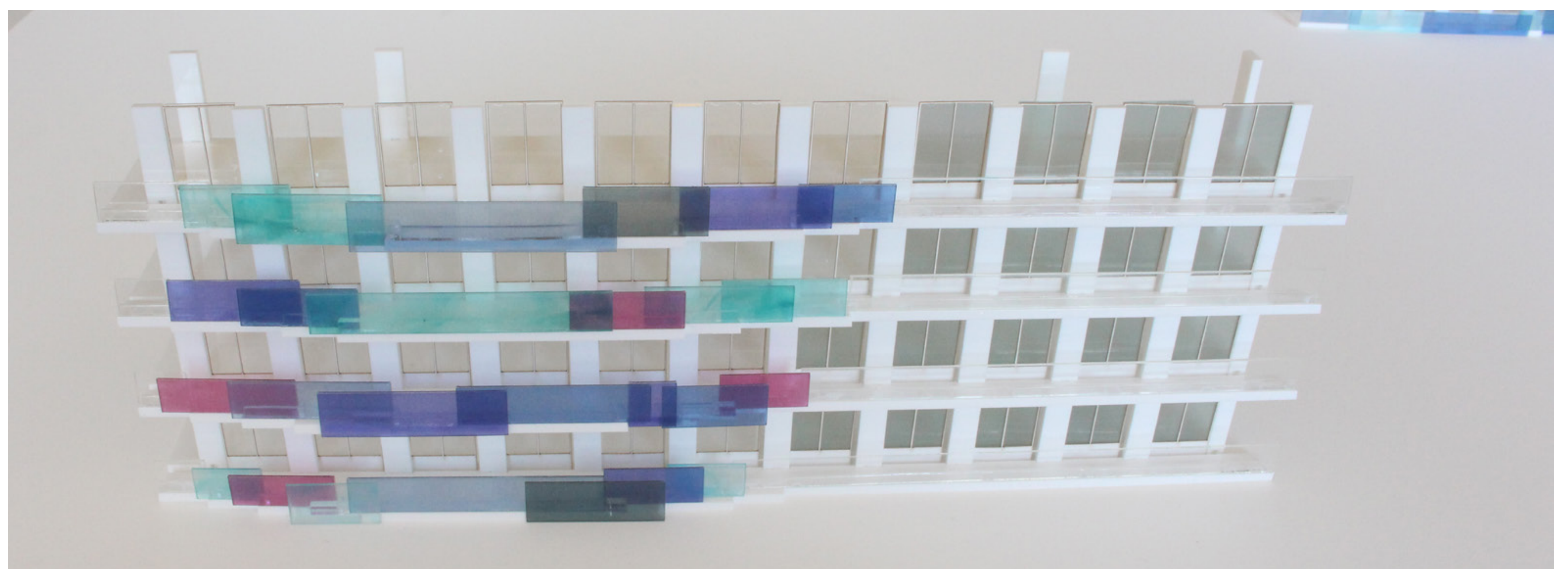
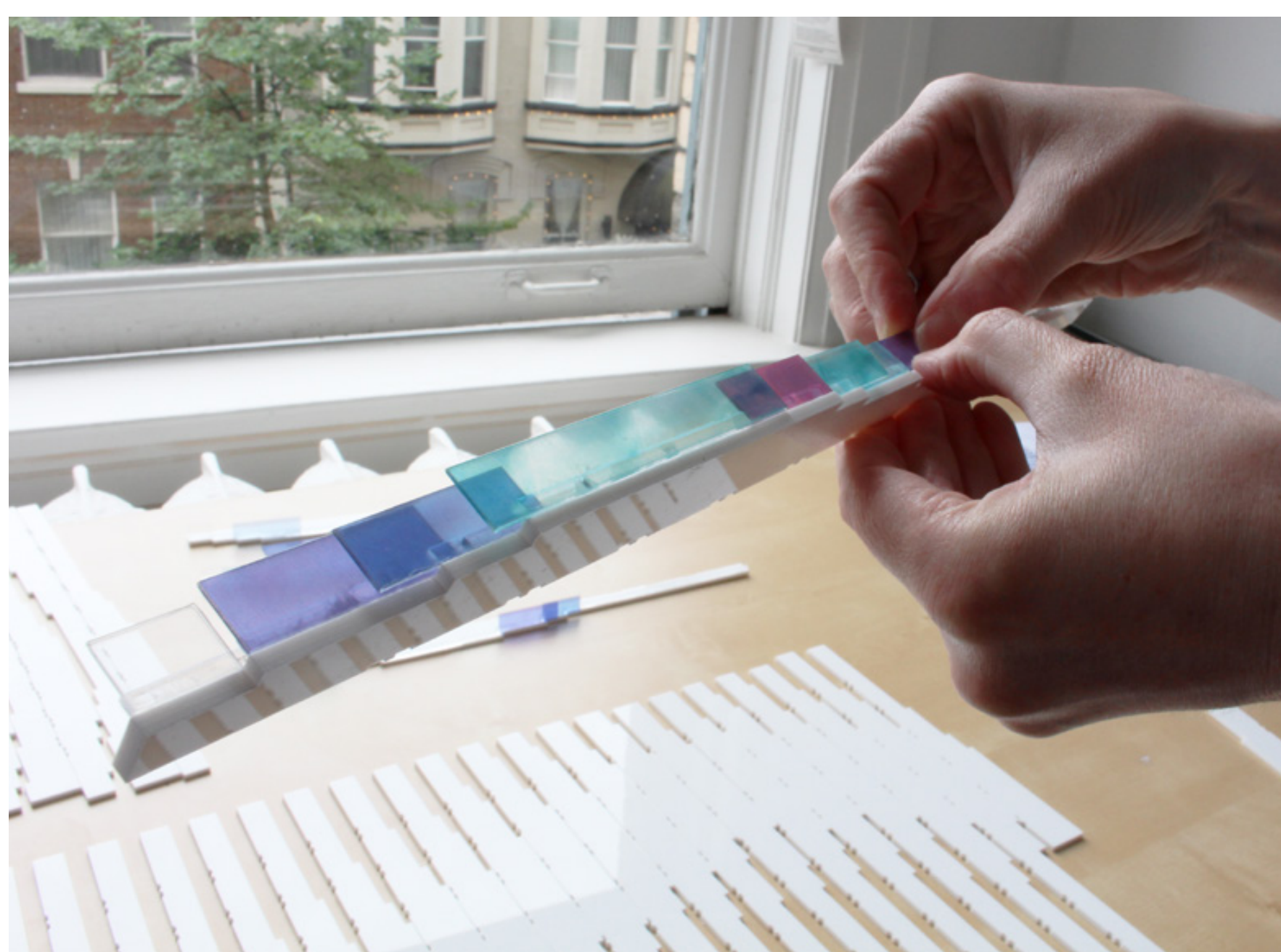


④ Coloured Guardrail



Working Model Photos

Model Studies



Renderings



View from Joyce Street Looking East

Renderings



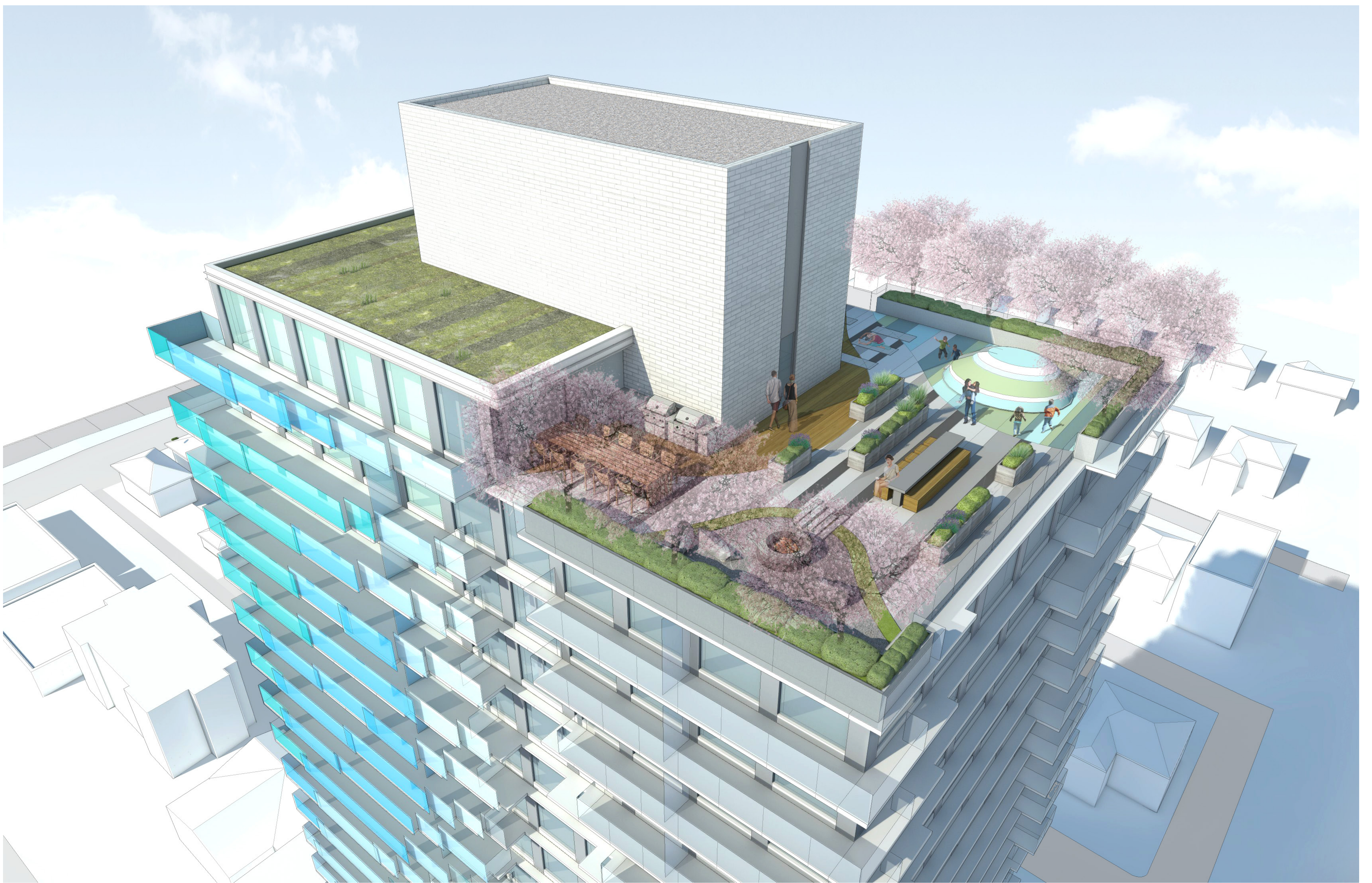
View from Vanness Avenue Looking West

Renderings



View from Joyce Street Looking North

Renderings



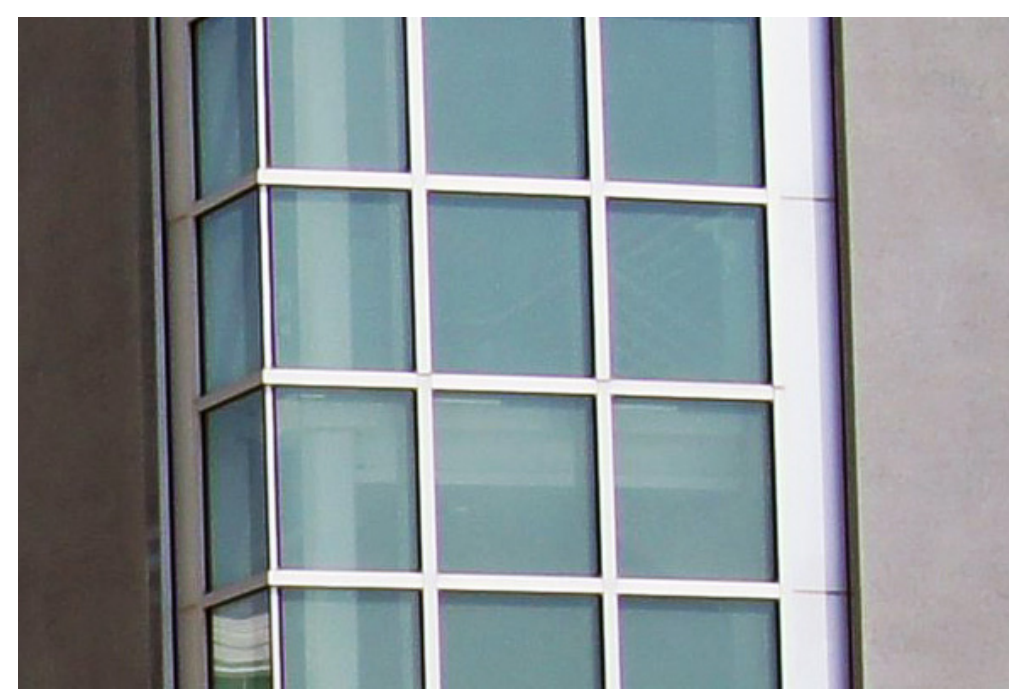
Aerial View

Materiality

A palette of carefully chosen materials were selected to complement the building form and provide unique identities to the residential and commercial components.



① Clear Glazing in Aluminum Frames



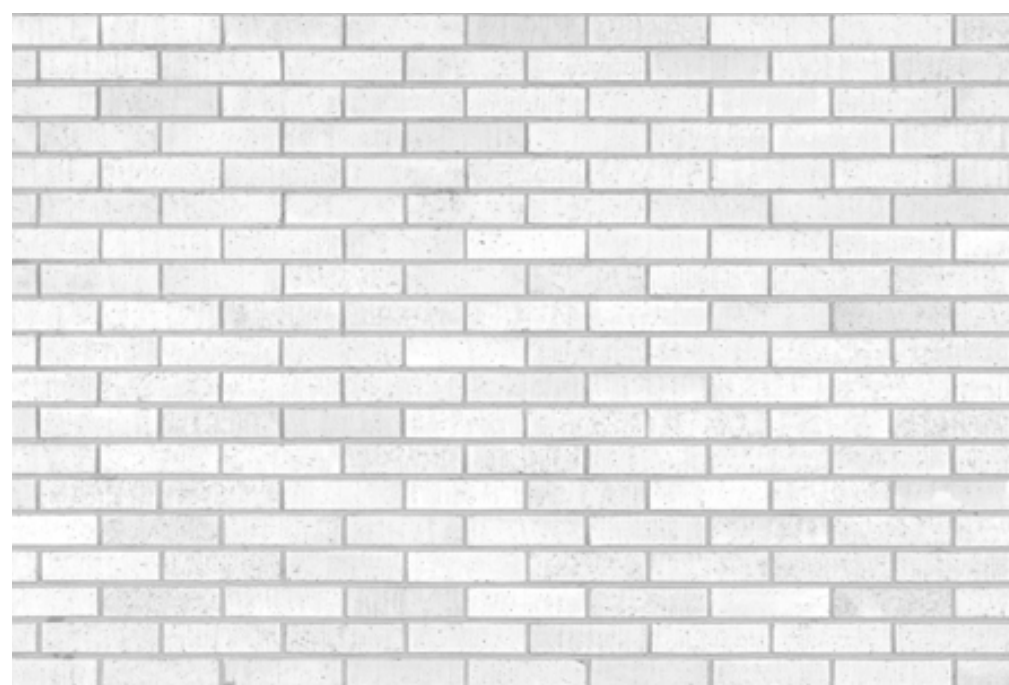
② Tinted Glazing in Aluminum Frames



③ Colored Glass Guards



④ Clear Guards



⑤ White Brick



⑥ Stone Base



⑦ Architectural Concrete



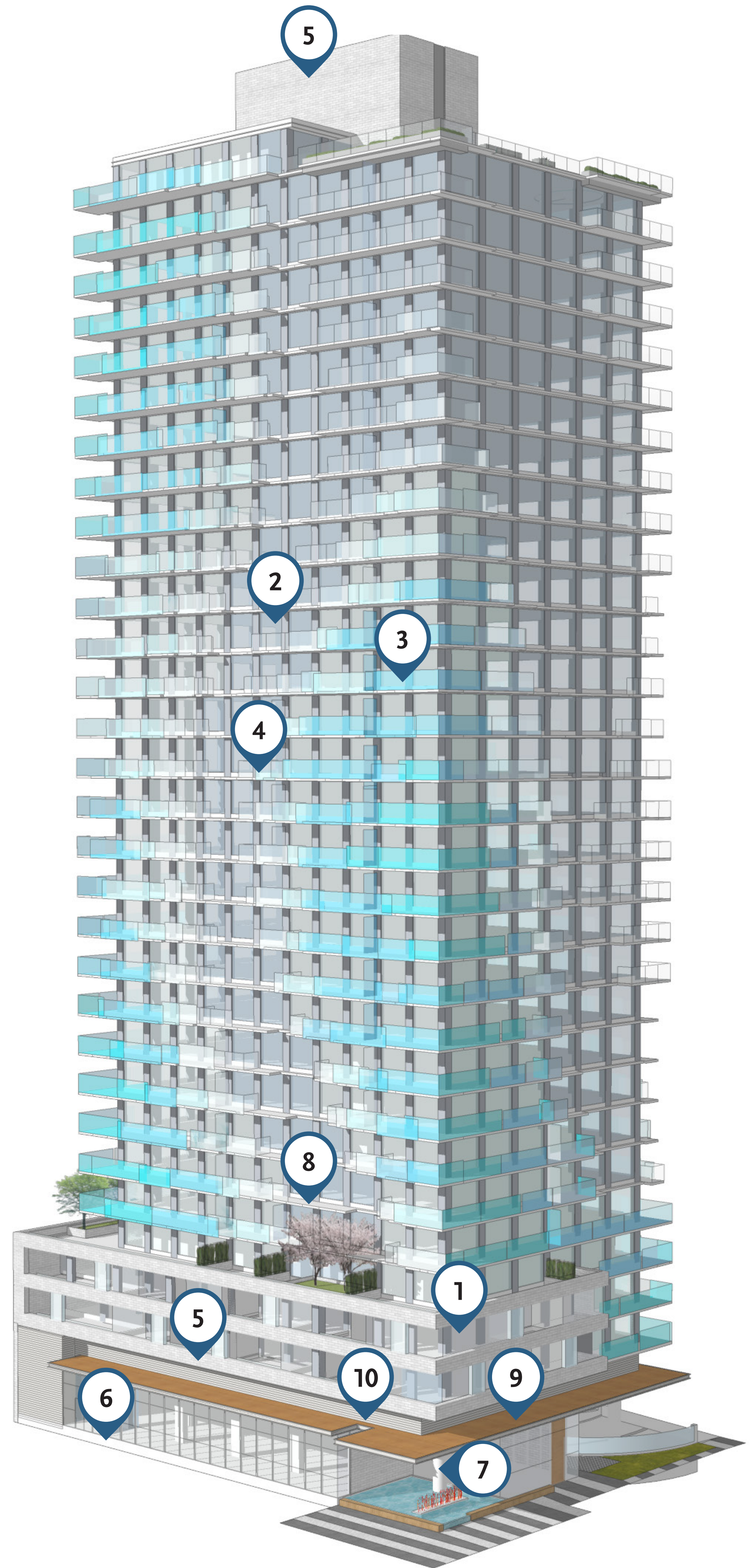
⑧ Painted Concrete



⑨ Wood Soffits / Panels



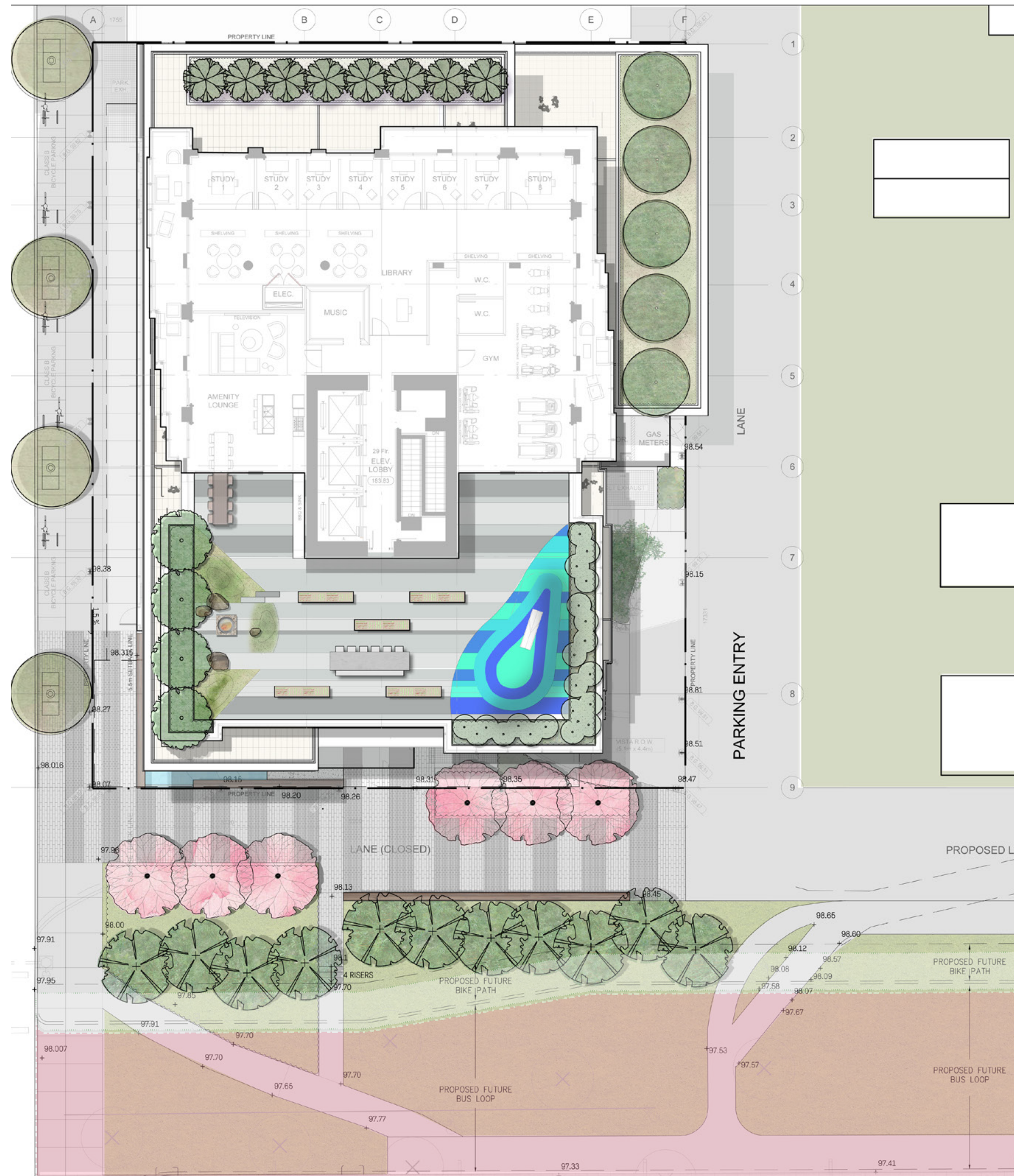
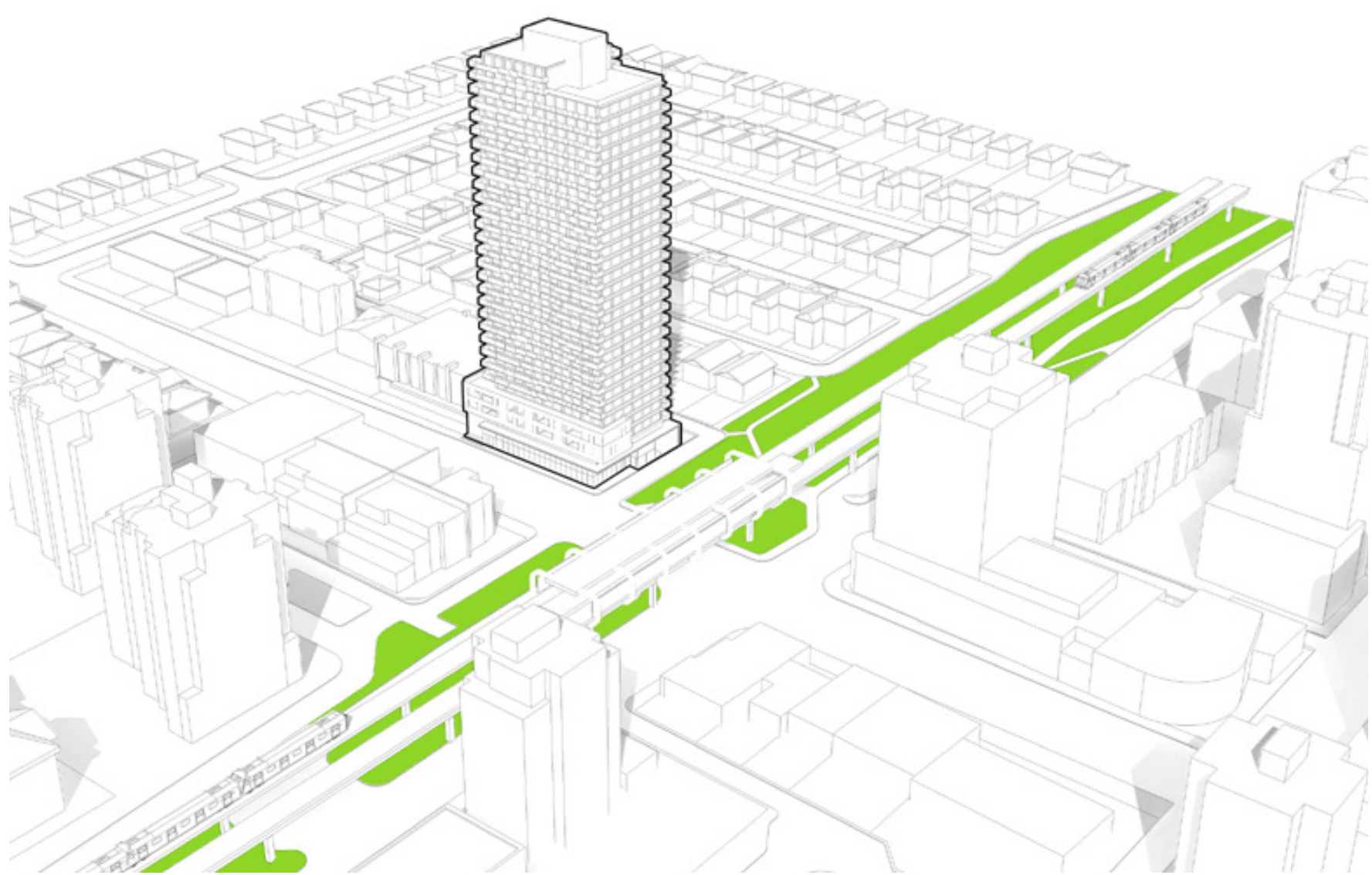
⑩ Metal Louvers



Landscaping

Street Level

The development is located directly North of the Joyce Skytrain Station and public R.O.W. The site is characterized by multiple scales of movement – pedestrian, bike, vehicular and train.



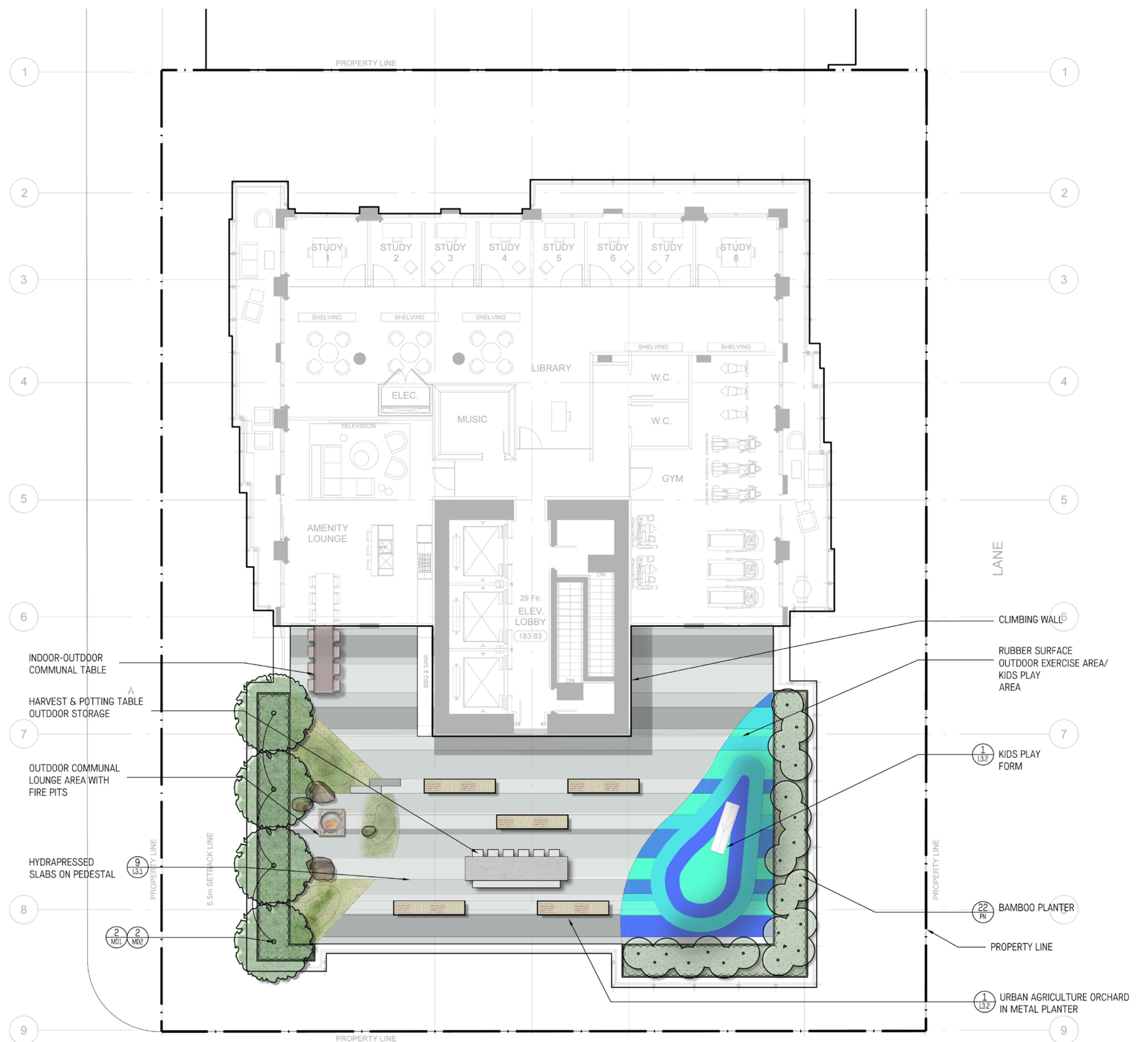
Ground Floor Plan



Landscaping

Shared Roof Deck

The central trellis and planters of the urban agriculture area operate as a hinge, connecting the lounge and the play areas. The rubberized surface of the play-scape serves a dual function and can become an outdoor exercise room.



Roof Plan

Sustainability

The project will incorporate a number of sustainability features to achieve LEED Gold certification.

A review of the proposed CPC Development relative to the LEED Canada guidelines has been completed. The LEED scorecard demonstrates how the project will achieve LEED Gold Certification with 63 points.



Project Total: **63 pts GOLD**

Schematic design estimates

Yes	SUSTAINABLE SITES	
1	SS 1	Site Selection
5	SS 2	Development Density and Community Connectivity
6	SS 4.1	Alternative Transportation: Public Transportation Access
1	SS 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms
3	SS 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles
2	SS 4.4	Alternative Transportation: Parking Capacity
1	SS 5.1	Site Development: Protect and Restore habitat
1	SS 6.2	Stormwater Design: Quality Control
1	SS 7.1	Heat Island Effect: Non-Roof
1	SS 7.2	Heat Island Effect: Roof

Yes	INDOOR ENVIRONMENTAL QUALITY	
1	IEQ 2	Increased Ventilation
1	IEQ 3.1	Construction IAQ Management Plan: During Construction
1	IEQ 3.2	Construction IAQ Management Plan: Before Occupancy
1	IEQ 4.1	Low-Emitting Materials: Adhesives and Sealants
1	IEQ 4.2	Low-Emitting Materials: Paints and Coatings
1	IEQ 4.3	Low-Emitting Materials: Flooring Systems
1	IEQ 4.4	Low-Emitting Materials: Composite Wood & Agrifibre Products
1	IEQ 5	Indoor Chemical and Pollutant Source Control
1	IEQ 6.1	Controllability of System: Lighting
1	IEQ 8.2	Daylight and Views: Views

Yes	WATER EFFICIENCY	
2	WE 1	Water Efficient Landscaping
2	WE 3	Water Use Reduction

Yes	INNOVATION IN DESIGN	
1	ID 1.1	Innovation in Design: Green Education
1	ID 1.2	Innovation in Design: Green Cleaning
1	ID 1.3	Innovation in Design: Exemplary Performance – SS4.1 or SS7.1
1	ID 1.4	Innovation in Design: Organic Landscape Management Plan
1	ID 1.5	Innovation in Design: Low Mercury Lighting or Low Emitting Furniture
1	ID 2	LEED® Accredited Professional

Yes	ENERGY & ATMOSPHERE	
6	EA 1	Optimize Energy Performance
2	EA 3	Enhanced Commissioning
3	EA 4	Enhanced Refrigerant Management
2	EA 6	Green Power

Yes	MATERIALS & RESOURCES	
2	MR 2	Construction Waste Management
2	MR 4	Recycled Content
2	MR 5	Regional Materials

Yes	REGIONAL PRIORITY	
1	RP 1	Durable Building
1	RP 2.1	Regional Priority Credit – Durable Building
1	RP 2.2	Regional Priority Credit – Development Density and Connectivity
1	RP 2.3	Regional Priority Credit – Water Use Reduction (≥35%)

Public Art

As part of the rezoning process, public art will be incorporated into the development. A public art plan will be reviewed by the City's Public Art Committee and involve input from the Collingwood-Neighbourhood House and local artists.



Public Art Opportunity 1

Note: this suggested public art opportunity will be further explored during the application process.

Opportunity 1 envisions an entry animating landscape art piece for the garden court of the Collingwood Neighbourhood House to be commissioned by a local community artist. The artist selection committee would include, among others, representatives from the Collingwood Neighbourhood House.



Public Art Opportunity 2

Opportunity 2 envisions an interactive piece incorporating water and sound, building upon the development's river run concept, animating the project's interface with the public realm.



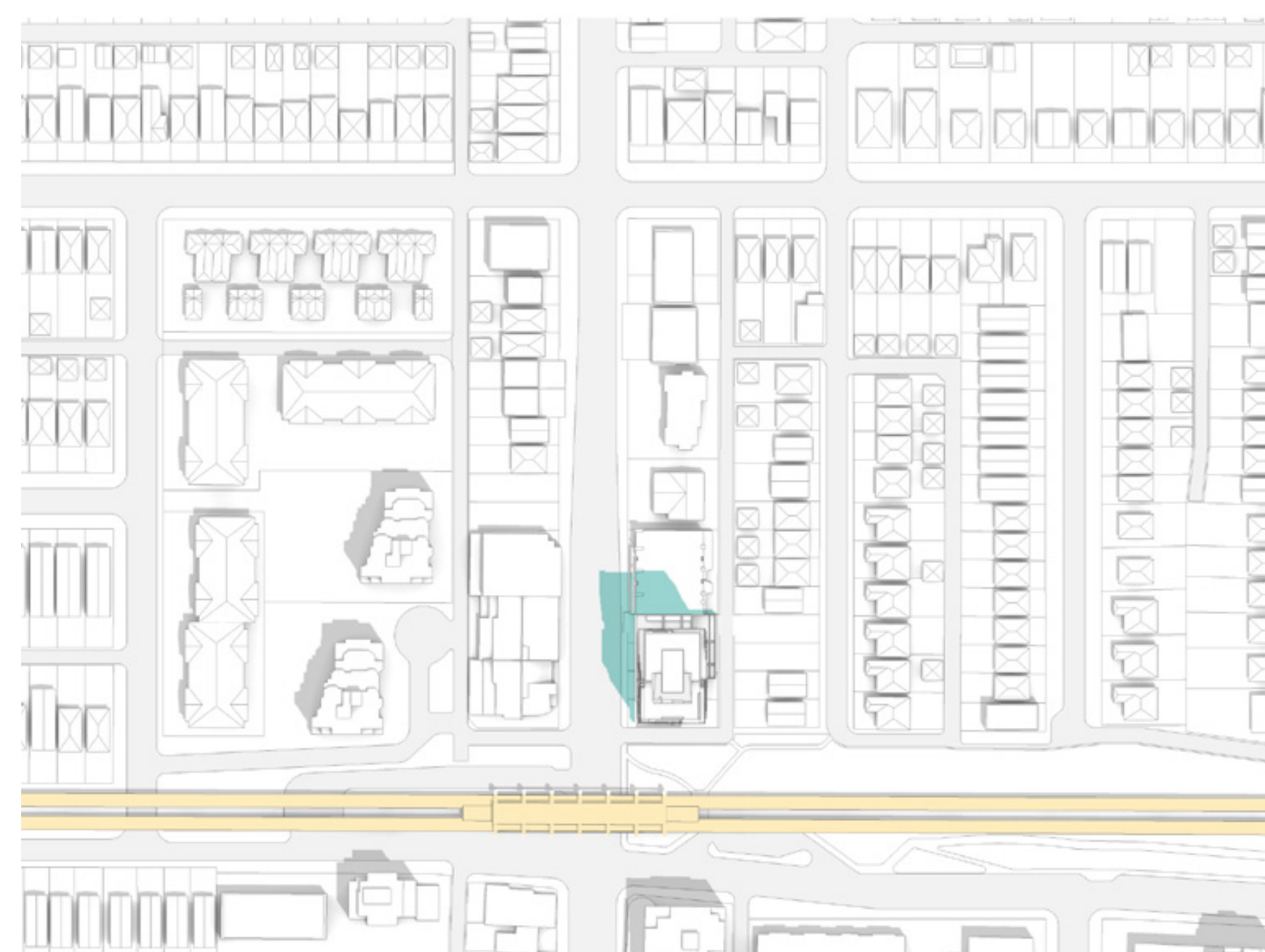
Shadow Studies

Detailed shadow studies have been performed to better understand the impact of the project on the surrounding context, to minimize shadowing and to preserve access to daylight. Computer generated shadow diagrams illustrate the impact of the proposed building at the summer and winter solstices.

Summer Solstice – June 21



10:00 AM



12:00 PM



2:00 PM

Winter Solstice – December 21



10:00 AM



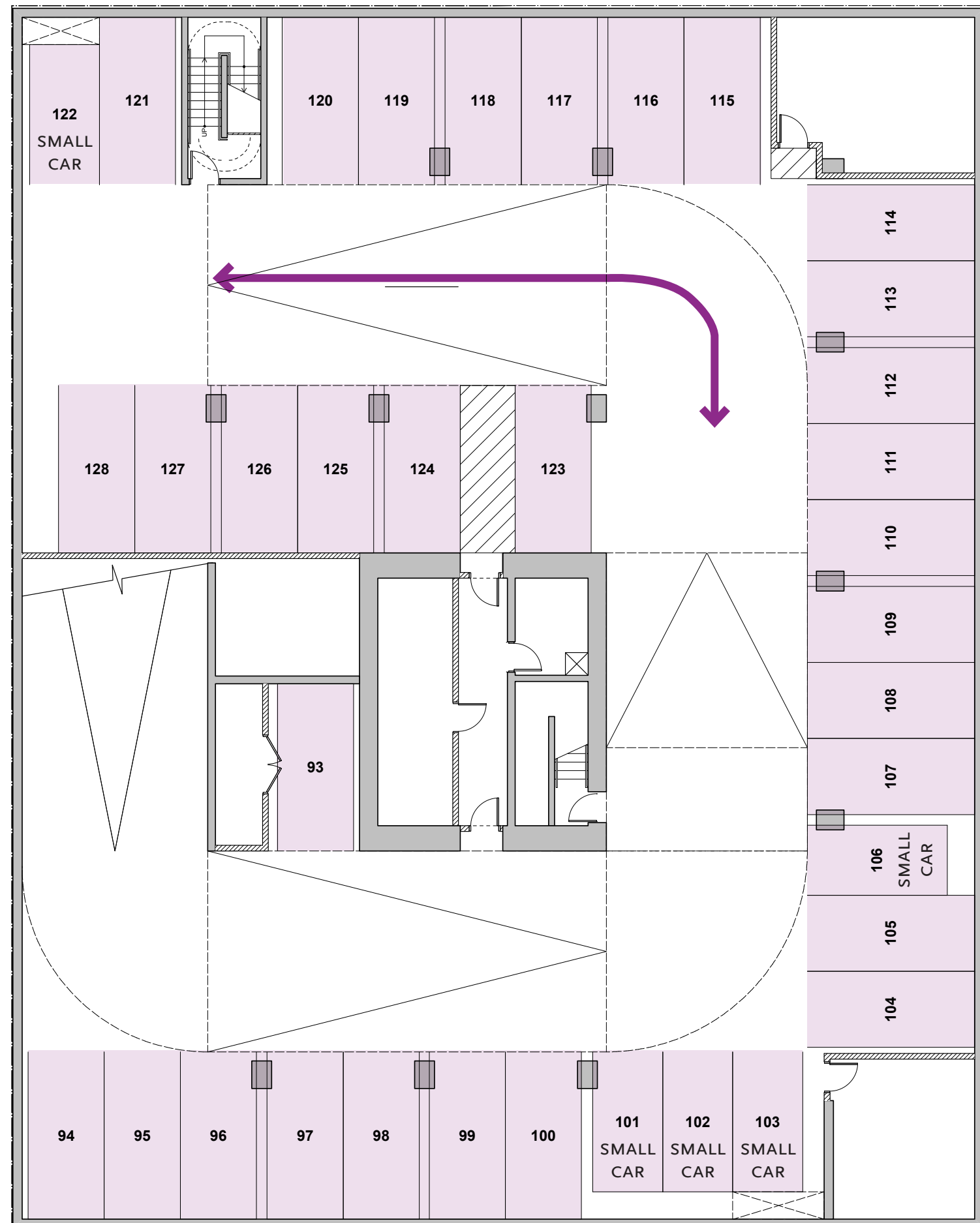
12:00 PM



2:00 PM

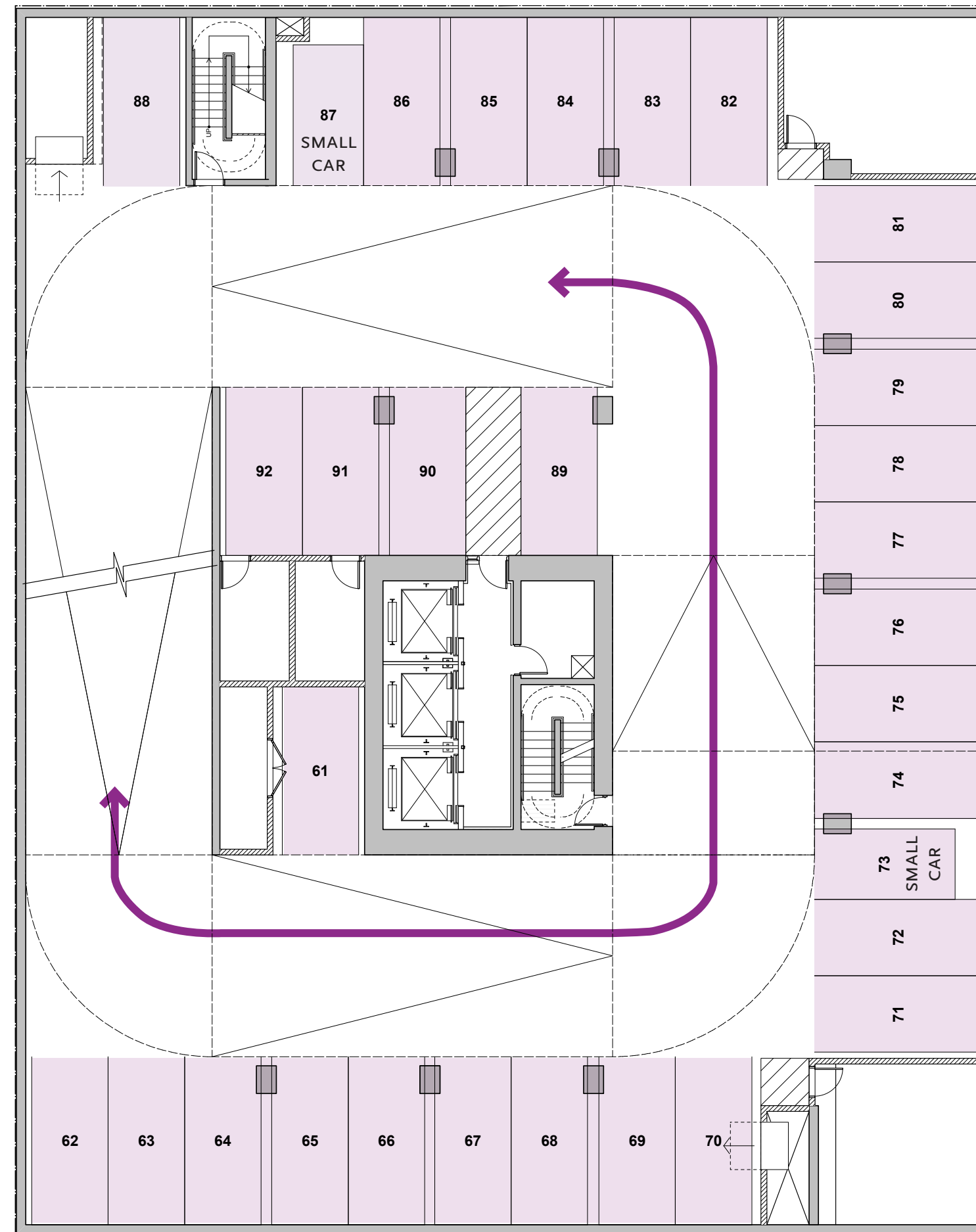


Traffic, Loading & Parking



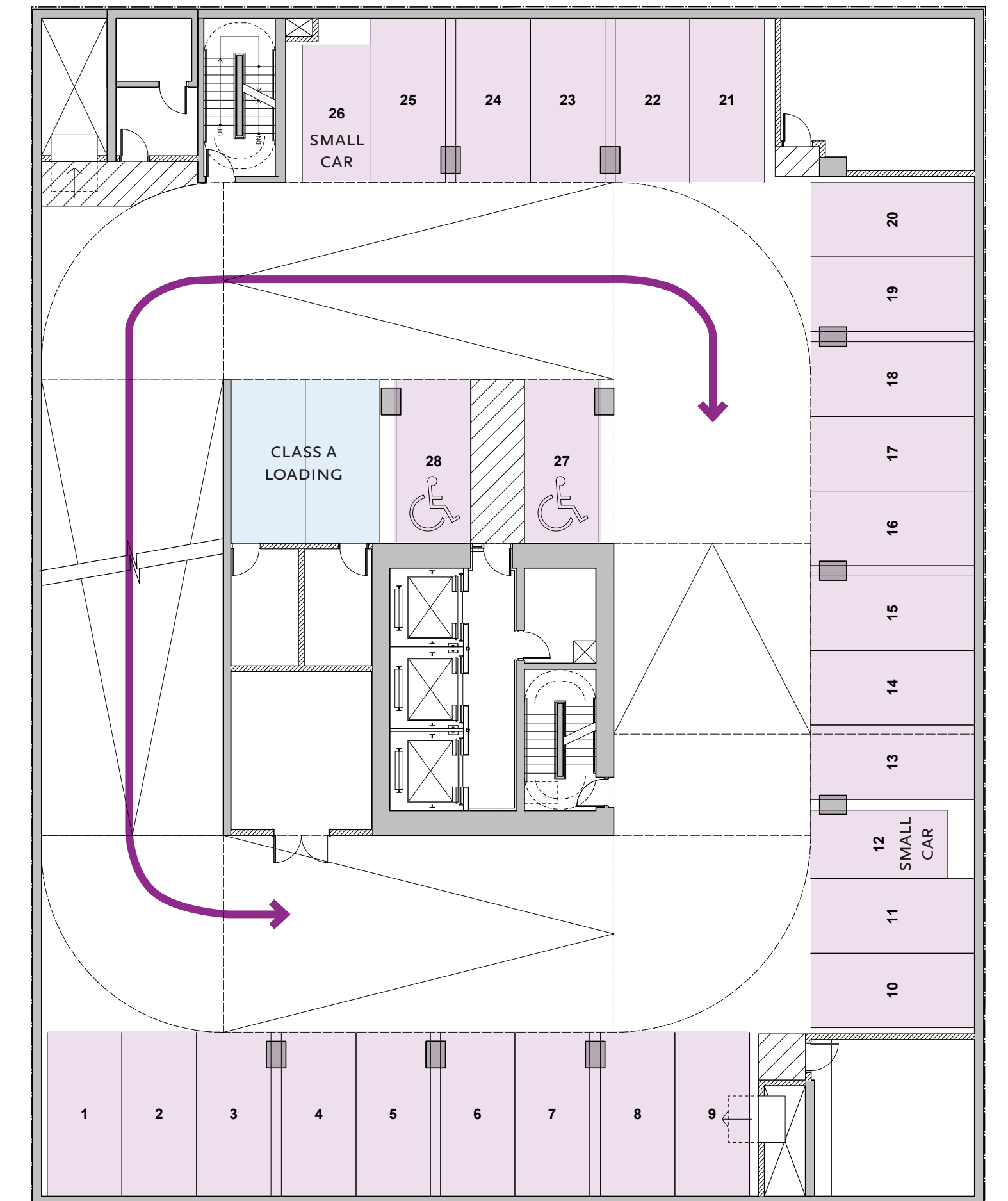
P6 Plan

PARKING SPACES	COMMERCIAL	RESIDENTIAL
Stalls	8	0
Disability Parking Stalls	1 (inc. in 8)	8 (inc. in 128)
0.5 Stalls per Unit	0	128
Small Car Stalls	0	11 (inc. in 128)
Car Share Stalls	0	3
Total	8	131



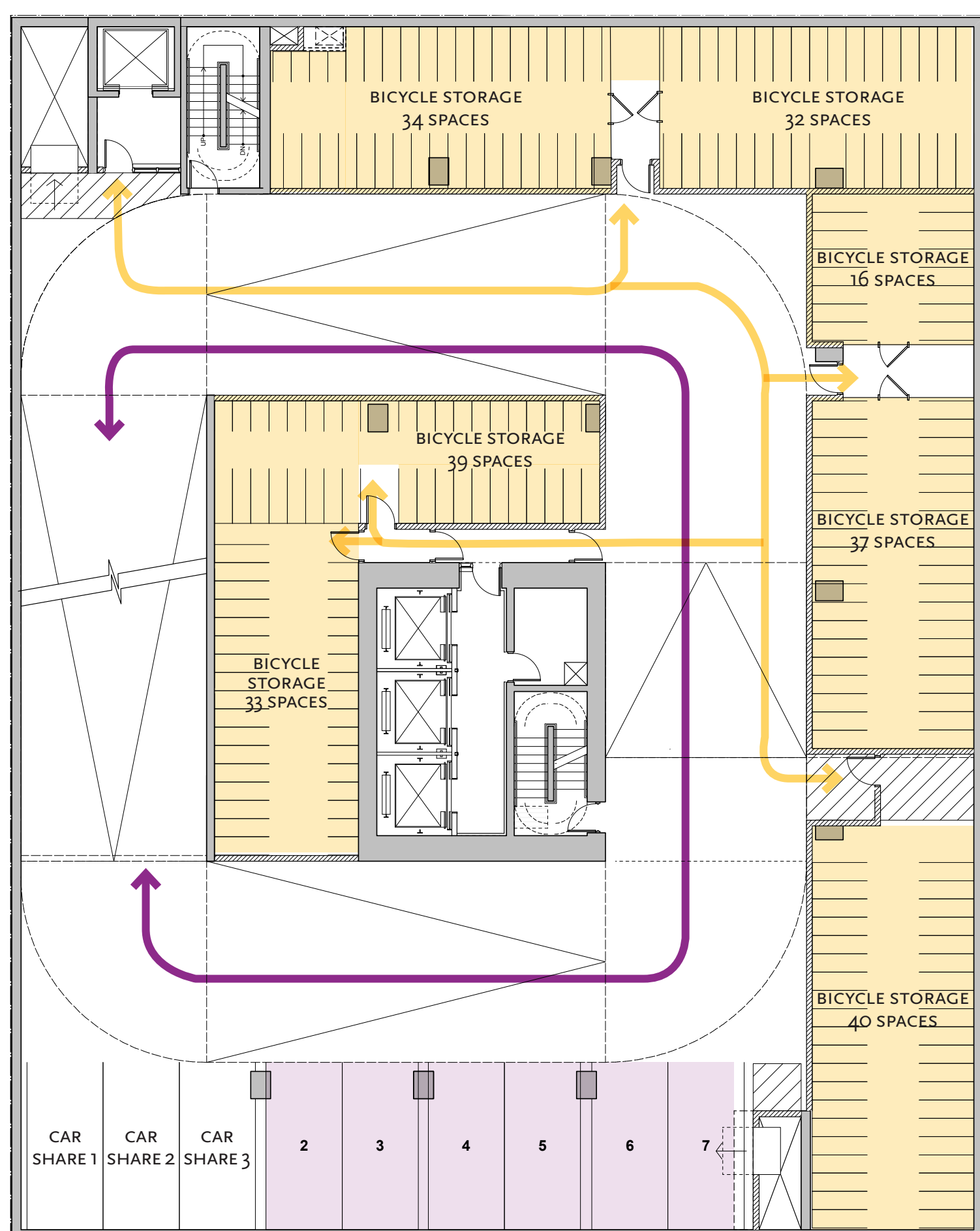
P5 & P4 Plan

BICYCLE PARKING	COMMERCIAL	RESIDENTIAL
Class A	2	320
Class B	6	6

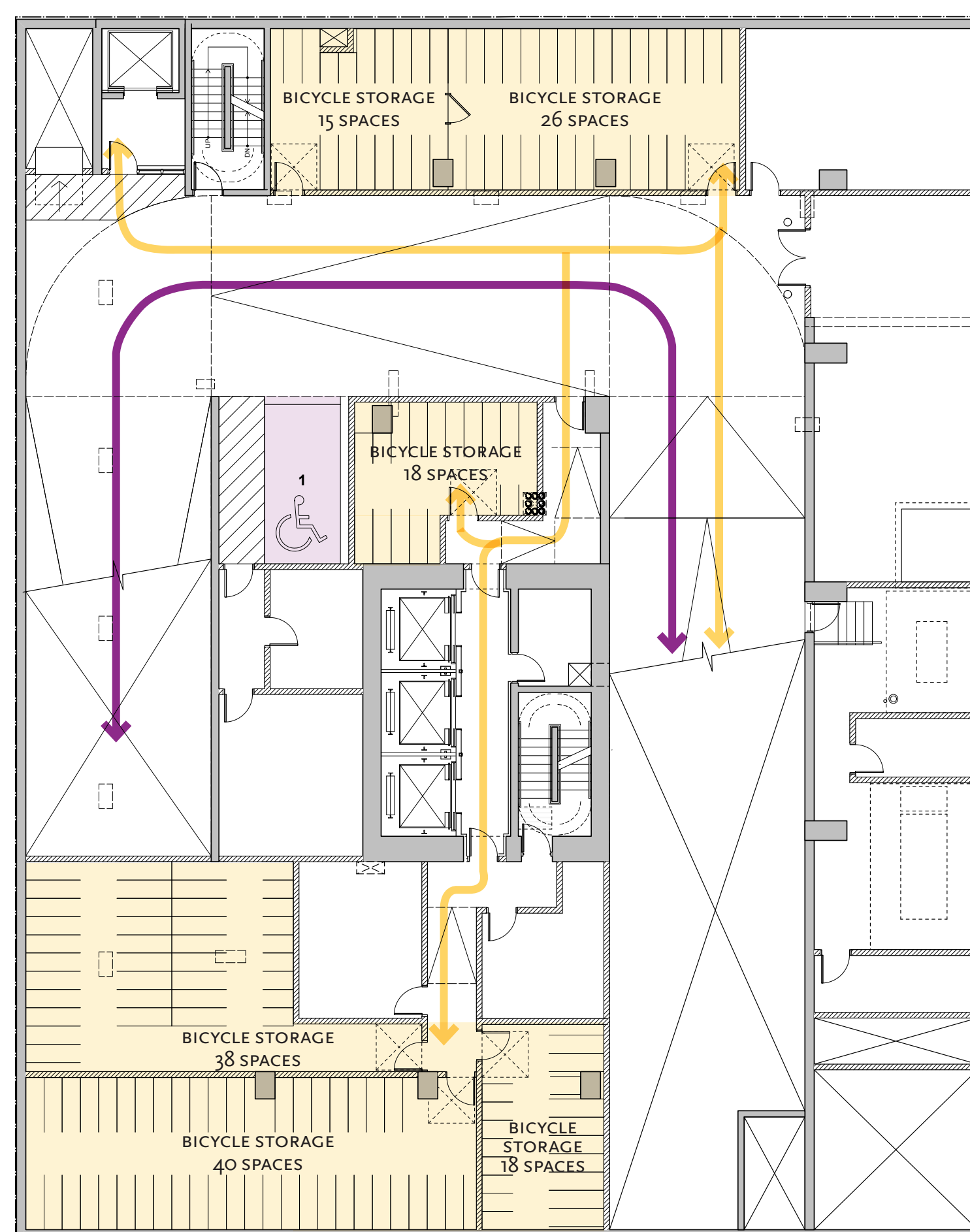


P3 Plan

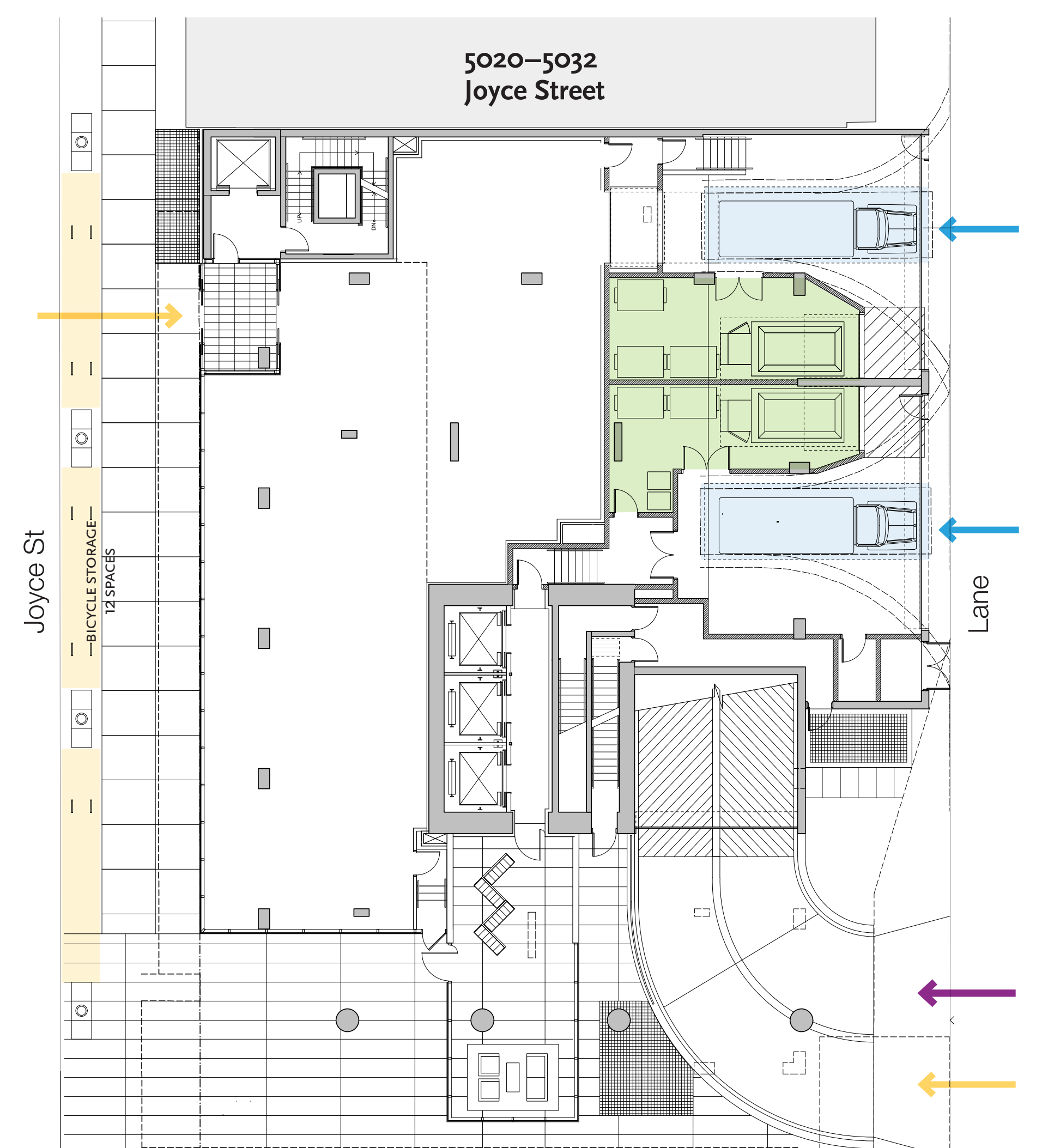
LOADING	COMMERCIAL	RESIDENTIAL
Class A	0	2
Class B	1	1
Class C	0	0



P2 Plan



P1 Plan



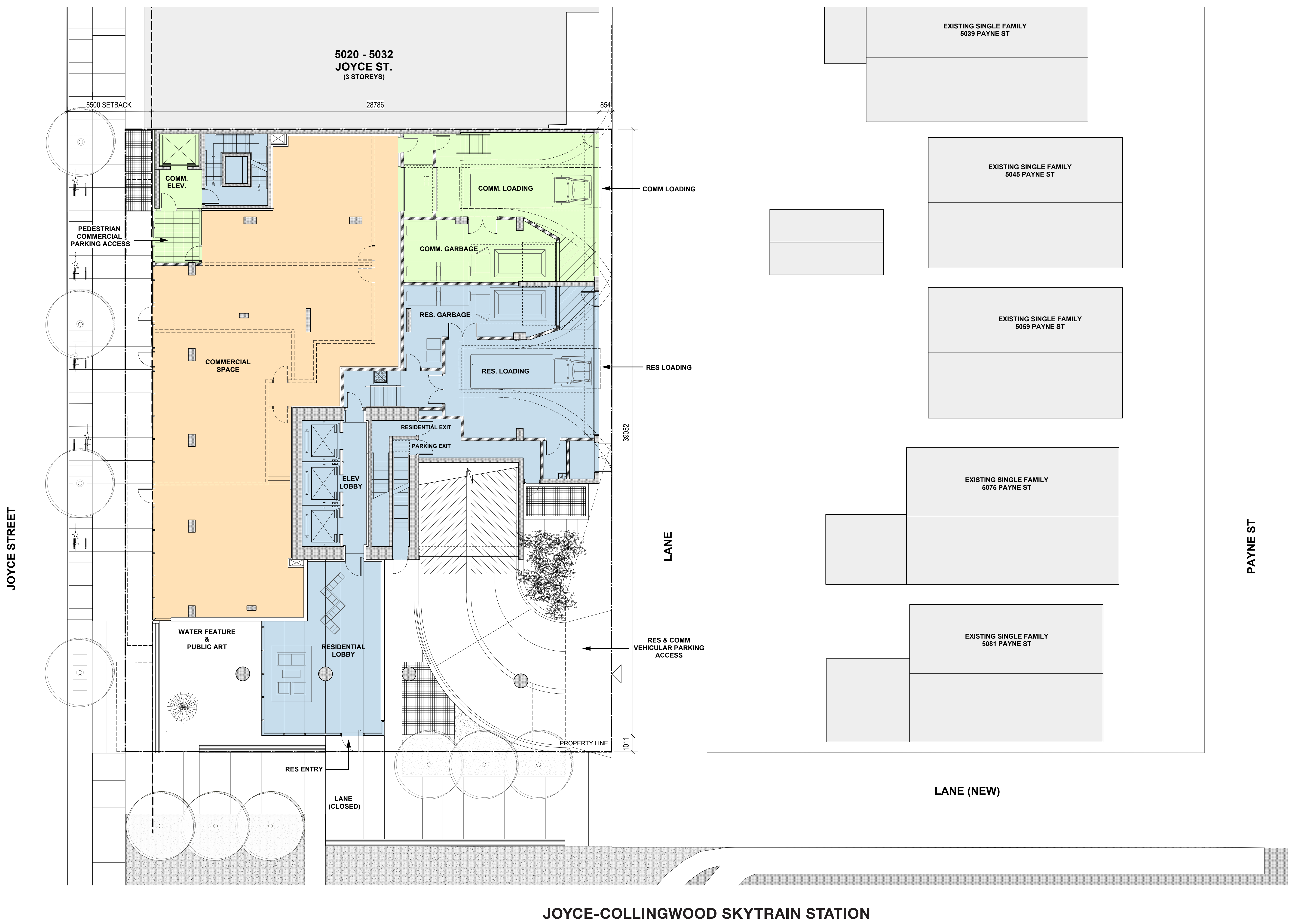
Ground Floor Plan

- Access to Bicycle Parking
- Access to Car Parking
- Access to Loading

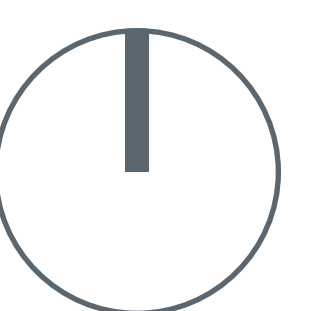
- Recycling/Garbage Compactor
- Car Parking Residential

- Class A Bicycle Parking
- Loading Bay

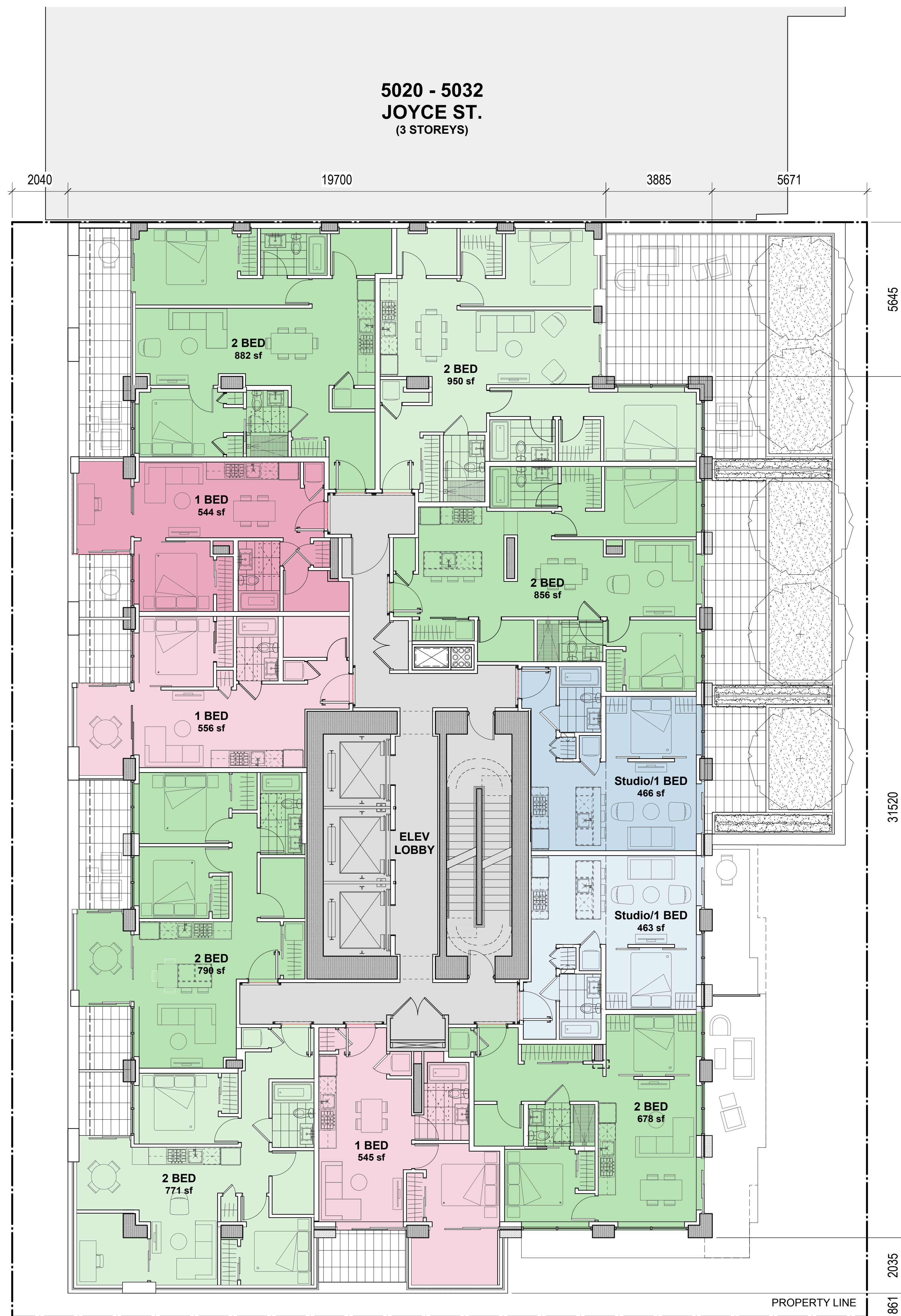
Floor Plan



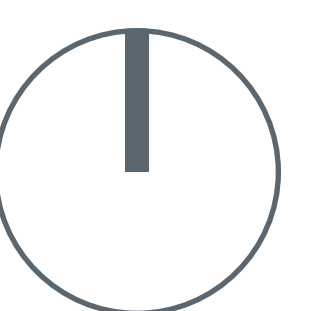
Level 1



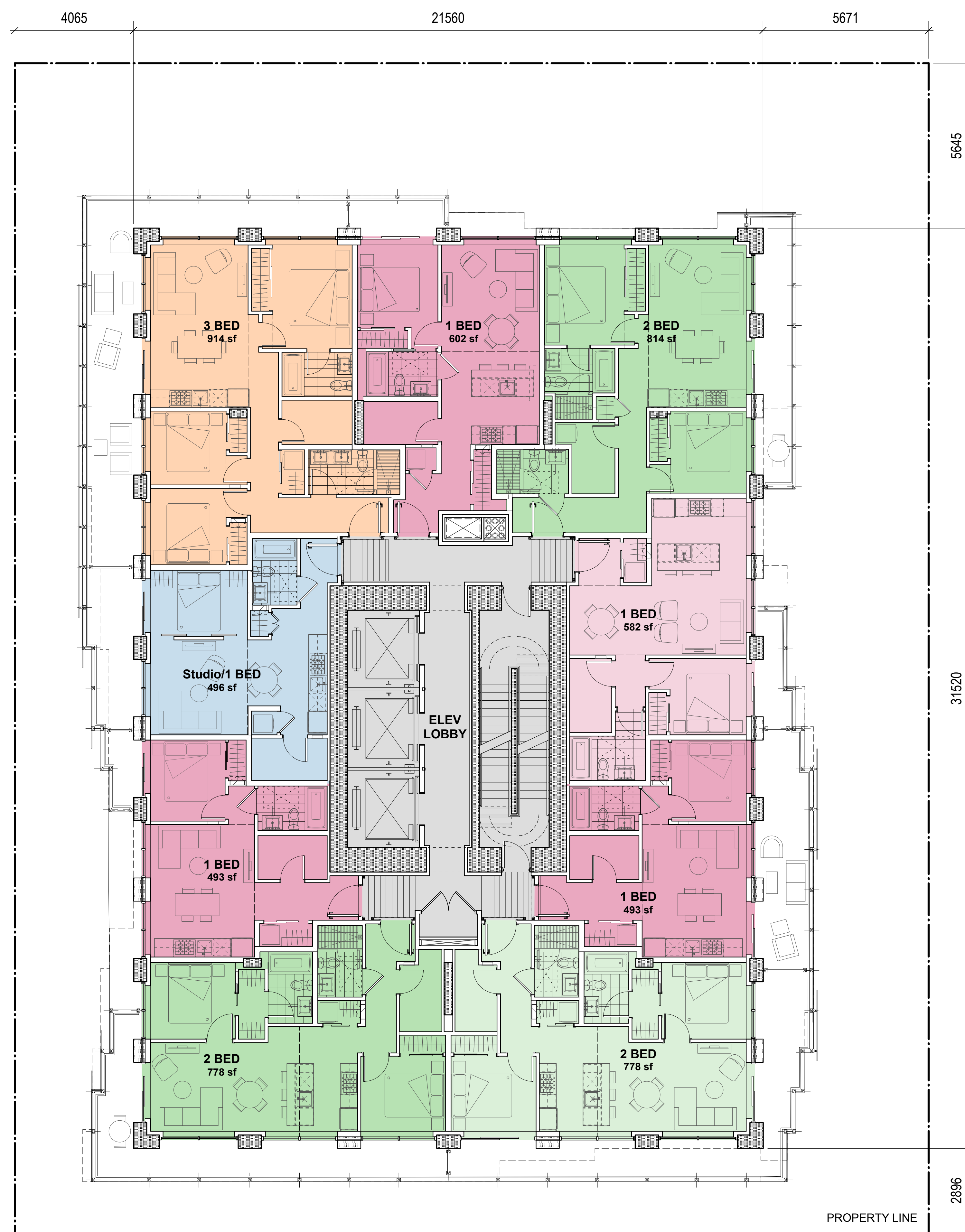
Floor Plan



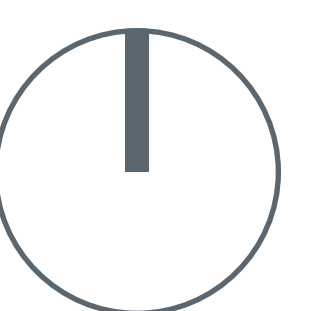
Level 2 (Level 3 similar)



Floor Plan



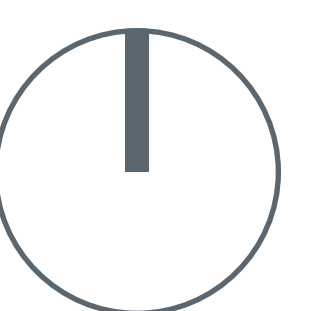
Levels 5–29 (Level 4 similar)



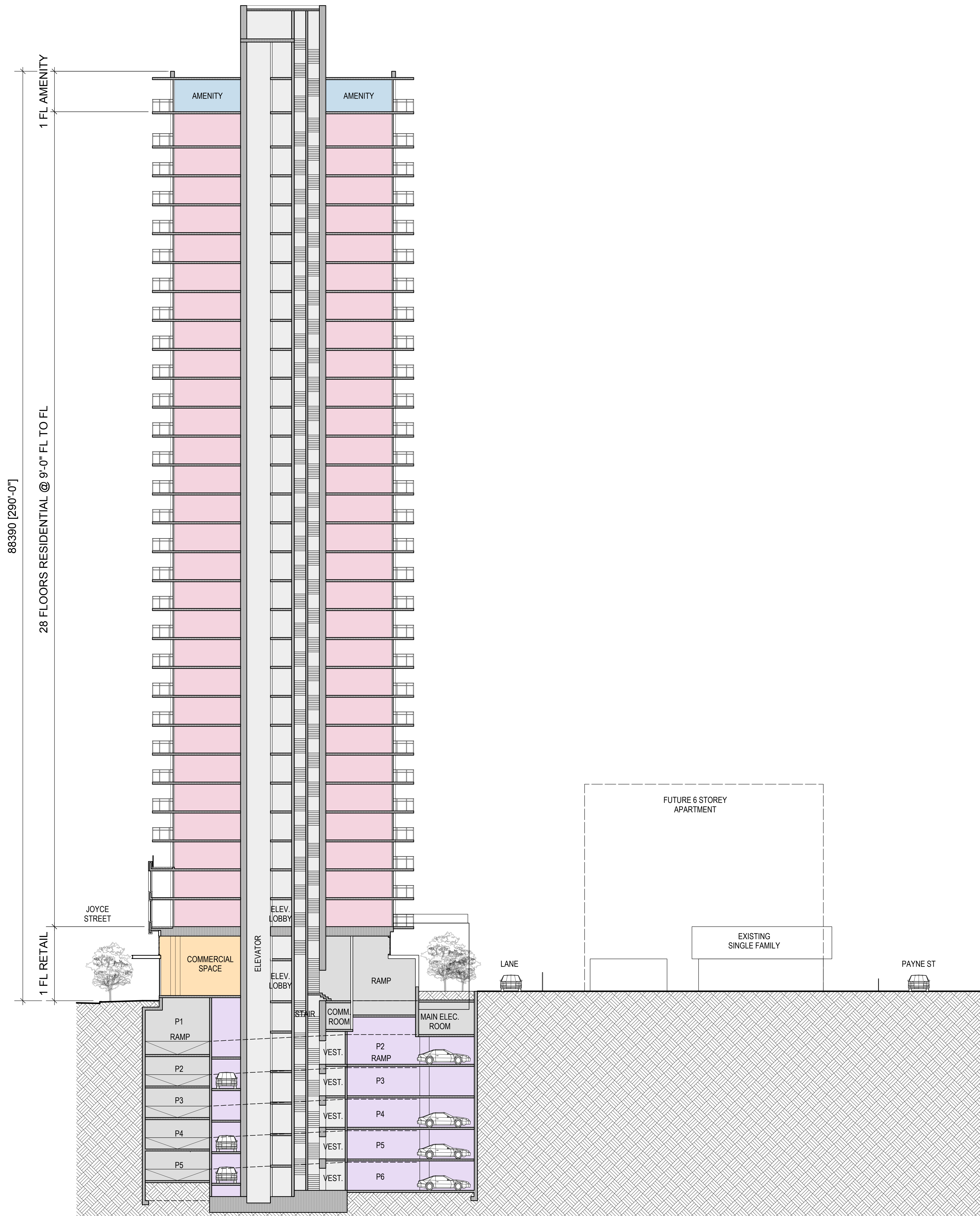
Floor Plan



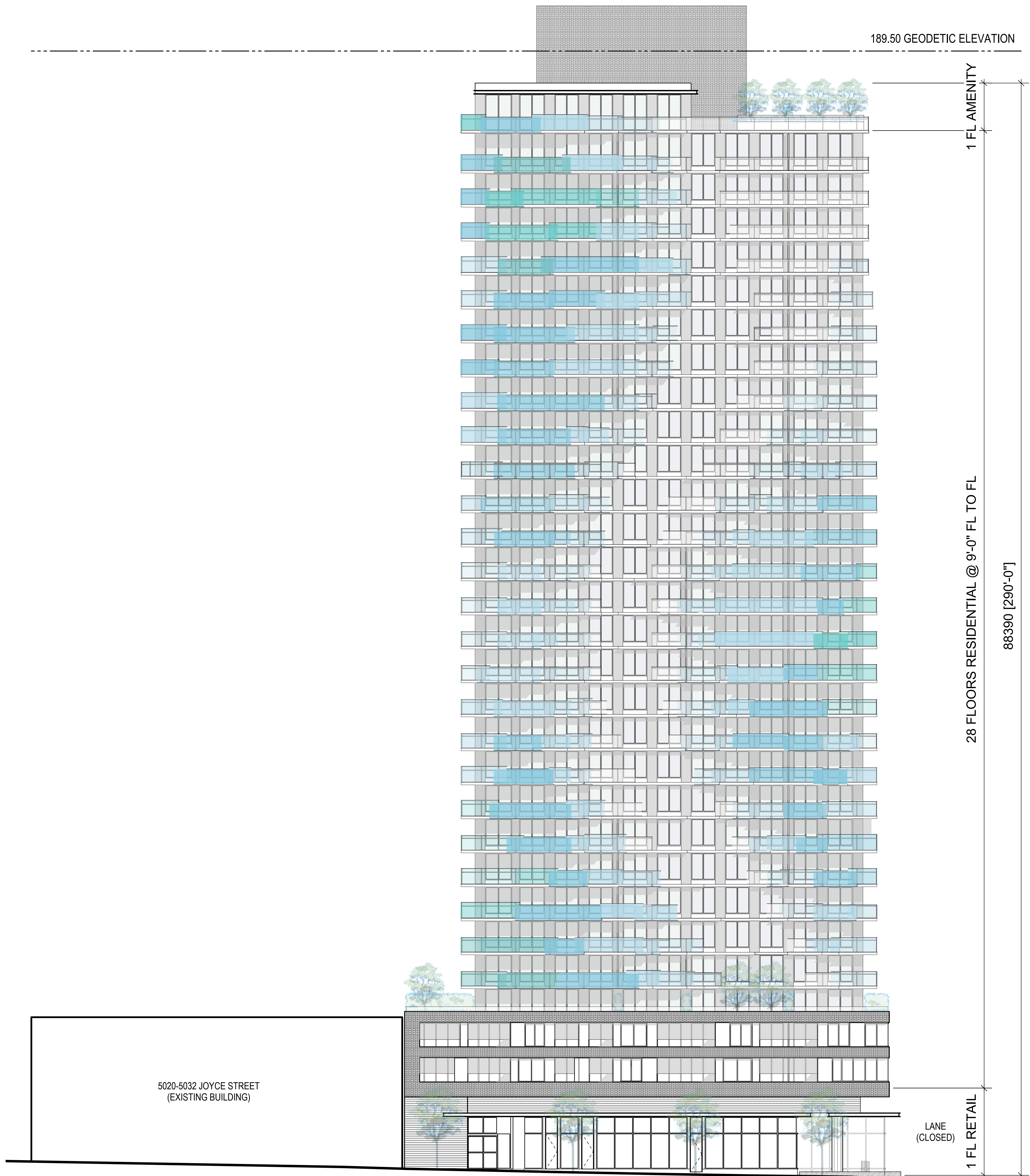
Level 30 Plan – Amenity for residents



Section



Elevation



West Elevation

Elevation



East Elevation

Renderings



View from Vanness Avenue Looking East

Renderings



View from Skytrain Looking East