

BARCLAY TOWER

1063, 1069, and 1075 Barclay Street
JULY 08, 2020

OPEN HOUSE

DIALOG®



PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

PACIFIC NORTHERN DEVELOPMENTS LTD.

ACDF
ARCHITECTURE



PROJECT INTRODUCTION

Pacific Northern Developments Ltd. is pleased to present its newest Vancouver undertaking. Designed by ACDF Architecture and IBI Group Architects, this elegant and unique project will be developed at Barclay and Thurlow Streets in West End Vancouver.

The site

This site is located in the Burrard Corridor area of the West End between Robson and Davie Streets. The site is within close walking distance of Robson Village, and many significant cultural institutions. The area, inhabited by many families, has a strong tradition of walkable streets such as tree-lined Barclay Street.

The site under study is currently located within the RM-5B zone and is proposed to be rezoned to a CD-1 district. The site is presently occupied by a seven-storey apartment building (1075 Barclay), and two three storey residential buildings (1069 and 1063-1067 Barclay), which are to be replaced with a 48 storey (including mechanical) residential tower surrounded by dense landscaping. Offering diverse housing types ranging from one-bedroom to three-bedroom units (market and social housing), this tower will also contribute to the existing pedestrian streetscapes.

The project

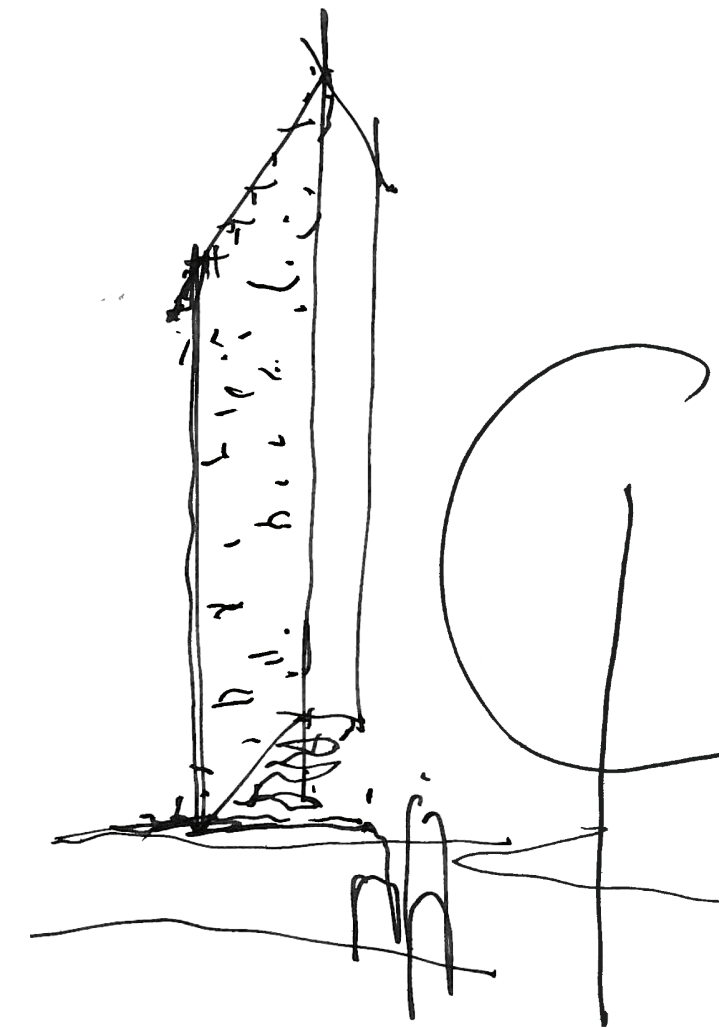
The project strives to create a strong sense of belonging for the occupants and the public alike through a design that connects to the natural context of the city, while responding to current needs. The intriguing form of the tower creates a sense of belonging and identity within the streetscape and the skyline of the city. The progression from the public realm to that of the private residences is defined by a series of landscaped symbolic thresholds giving on to the peaceful, light-filled environment of the entrance hall. The outer public plazas promote small gatherings and offer a serene place to rest adjacent to the natural vegetal band that wraps the site, accentuating the ‘tower in the park’ typology.

The proposed development includes a tower surrounded by public green spaces that benefit the community and manifests the visions of the West End Community Plan, which aims to create a neighbourhood that benefits from a range of housing options, open spaces, view retention and sunlight access. The 48-storey tower is composed of 295 market housing units and 79 social housing units, reaching a maximum height of 469'-4". The project draws inspiration from the lines of nature, which innately provide a sense of belonging and familiarity for the public. This reinterpretation of the essence of nature refers to the beauty and serenity of the organic forms that so strongly characterize the city of Vancouver, and more specifically, the West End.

The social housing component occupies 25% of the residential floor area. The social housing units are accessed via Thurlow Street, whereas the market housing component is accessed via Barclay Street. Both entrances are designed to complement the overall nature-inspired concept of the tower and significantly contribute to the public realm with their unique character that is reminiscent to that of a path in a park or a forest.

Tower in the park

A layered conceptual treatment of the ground plane emphasizes the ‘tower in the park’ typology, while simultaneously activating the public realm. The semi-private vegetal belt wraps the limits of Thurlow Street and Barclay Street. It is composed of indigenous species, with access paths carved in. The Stovold and Barclay corner is opened and connects to a larger network of public plazas that line the site. These plazas are surrounded by greenery, creating a quality similar to that of the edge of a forest, animating the streetscape and the public realm. They are designed to be inhabited by interactive objects, potentially a public art component that is utilized by and interacts with the public. This overall strategy culminates with a generous public plaza that is carved into the dense forest zone, composed of mature trees in deep soil, located on the eastern corner of the site along Barclay Street.





THE PROJECT DRAWS INSPIRATION FROM THE **LINES OF NATURE**, WHICH INNATELY PROVIDE A **SENSE OF BELONGING AND FAMILIARITY**

EXTENSIONS OF **HAPPY AND PLAYFUL ORGANIC FORMS** CREATE **COMFORT AND INNATE FAMILIARITY** FOR BOTH RESIDENTS AND NEIGHBOURS ALIKE

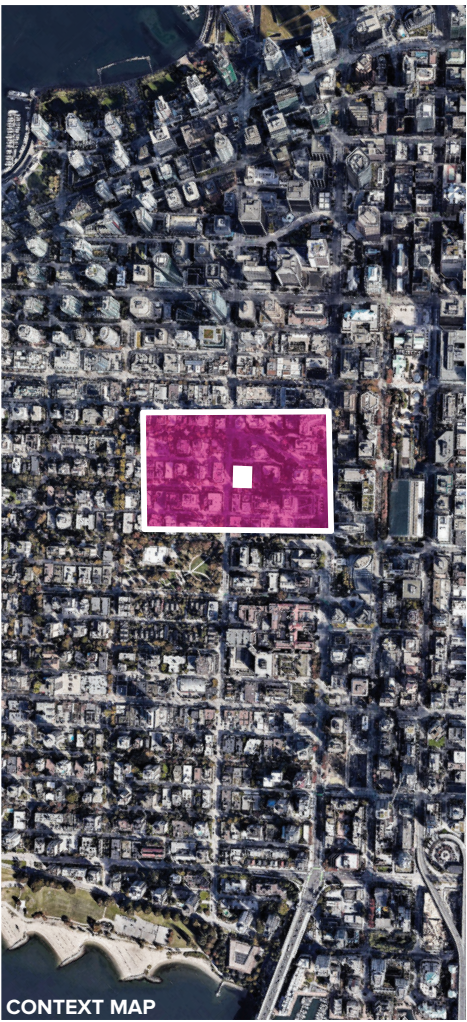
THIS **REINTERPRETATION OF THE ESSENCE OF NATURE** REFERS TO THE **BEAUTY AND SERENITY OF THE ORGANIC FORMS** THAT SO **STRONGLY CHARACTERIZE THE CITY OF VANCOUVER** AND MORE SPECIFICALLY, THE WEST END

SITE

CONTEXT PLAN



BARCLAY TOWER

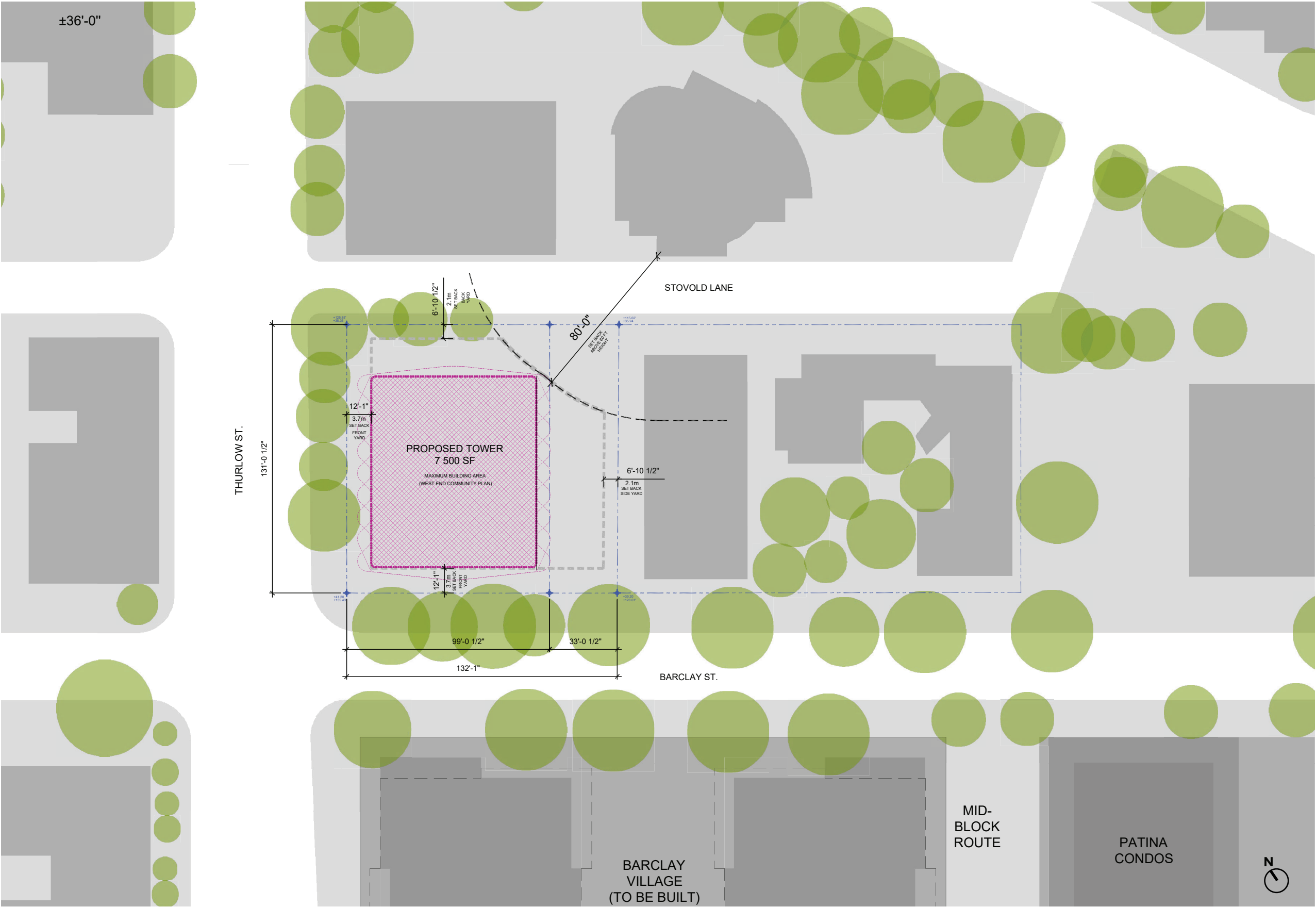


The site has many qualities that characterize it as an attractive site for a residential development.

Wide landscaped sidewalks covered by a canopy of trees provide pleasant walkable environments in the West End. Landscaping defining the limit between public space and private space, accompanied by human-scaled spaces enrich the human experience of the city at street level.

The site benefits from a 20' change in level offering two natural entry levels. The three street fronts are activated by entry points, enhancing neighbourhood security and livability.

SITE DIMENSIONS AND SETBACKS



The site plan of the Barclay site illustrates several factors that will be important to consider in the design of the project, such as the importance of opening up the project to the Barclay-Thurlow corner. Additionally, consideration will be given to the project's relationship with the built context and the surrounding towers to be built, such as Barclay Village and the Butterfly Tower.

Lot limit setbacks

The project considers both Barclay Street and Thurlow Street as front yards, as the market housing and social housing main entrances are located along these respective axes.

Front yard

The project is setback along Barclay Street by 7.23 m (24.02 ft) and along Thurlow Street by 3.70 m (12.14 ft), both respecting the minimum required setback of 3.70 m (12.14 ft).

Side yard

The interior eastern lot limit is considered the side yard and has a setback of 2.10 m (6.89 ft), respecting the minimum required setback of 2.10 m (6.89 ft).

Rear yard

The rear yard is along the Stovold Lane limit of the site. This side has a setback of 3.70 m (12.14 ft), respecting the minimum required setback of 2.10 m (6.89 ft).

Separation from future tower (to the east of the site)

In order to respect the 100-foot-wide site necessary to support a tower, the two eastern sites are combined to imagine the potential future placement of a tower adjacent to the project site. The tower on the combined site is imagined to be located toward the east side of the site to maximize views toward the north (past the existing tower on Stovold Lane). This position comfortably respects the 80 ft setback for residential towers.

DESIGN RATIONALE

DESIGN RATIONALE OVERVIEW

The overall tower concept is tightly tied to the West End plan, which aims to create a neighbourhood that benefits from open spaces, view retention and sunlight access.

FOSTERING A SENSE OF BELONGING

From the very start of the project, the team set the objective of creating a strong sense of belonging for the building occupants and the public alike that connects to the natural context of the city, while responding to current needs. A focus on promoting positive livability, the creation of a unique architecture, integration of high quality public spaces, and the design of architectural promenades all contribute to the development that fosters a sense of identity within the skyline and the streetscape of the city.

SIMPLICITY OF FORM

The form of the tower is derived from its context, in that it seamlessly integrates into the neighbourhood and instinctively responds to all neighbourhood regulations. The sheared form allows for the crowning of the tower to be sculpted in a way that minimizes shadowing on the context and for the lower portion to respectfully align with the neighbouring context.

TOWER IN THE PARK

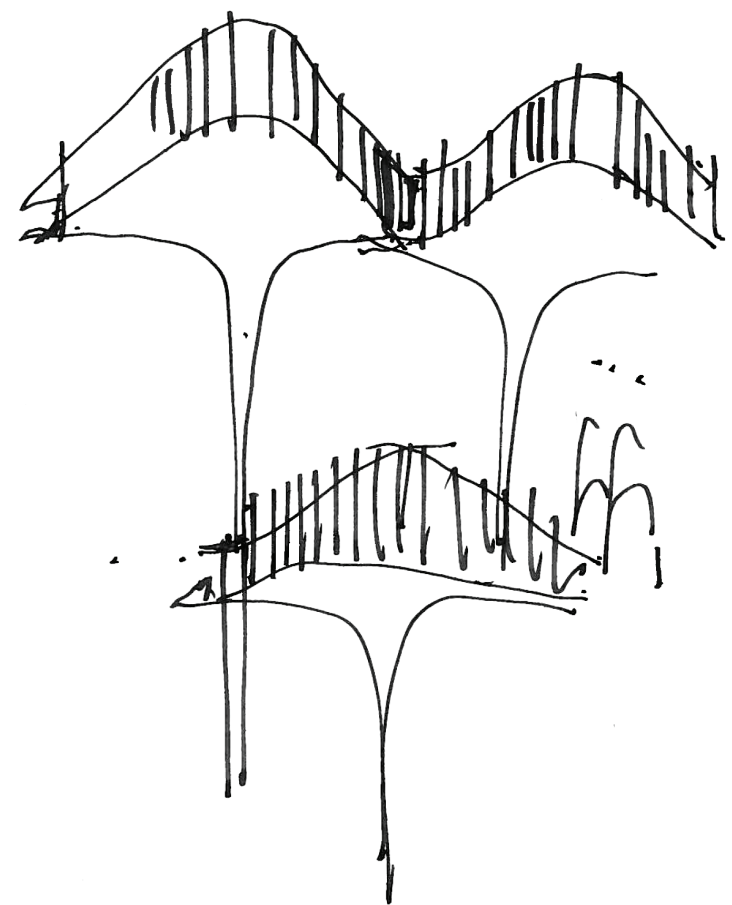
The elegant tower shape that delicately rests on the landscaped site highlights the tower in the park concept. The sheared base of the tower allows for the exterior vegetation to seamlessly transition into the interior lobbies. The vegetal zone that wraps the site is peeled back in sinusoidal curved forms reminiscent to that of the curved balconies of the tower, to create public spaces where the public can interact, meander, and rest. These public zones along the perimeter of the site portray the qualities of the edge of a natural forest.

INSPIRATION DERIVED FROM NATURE

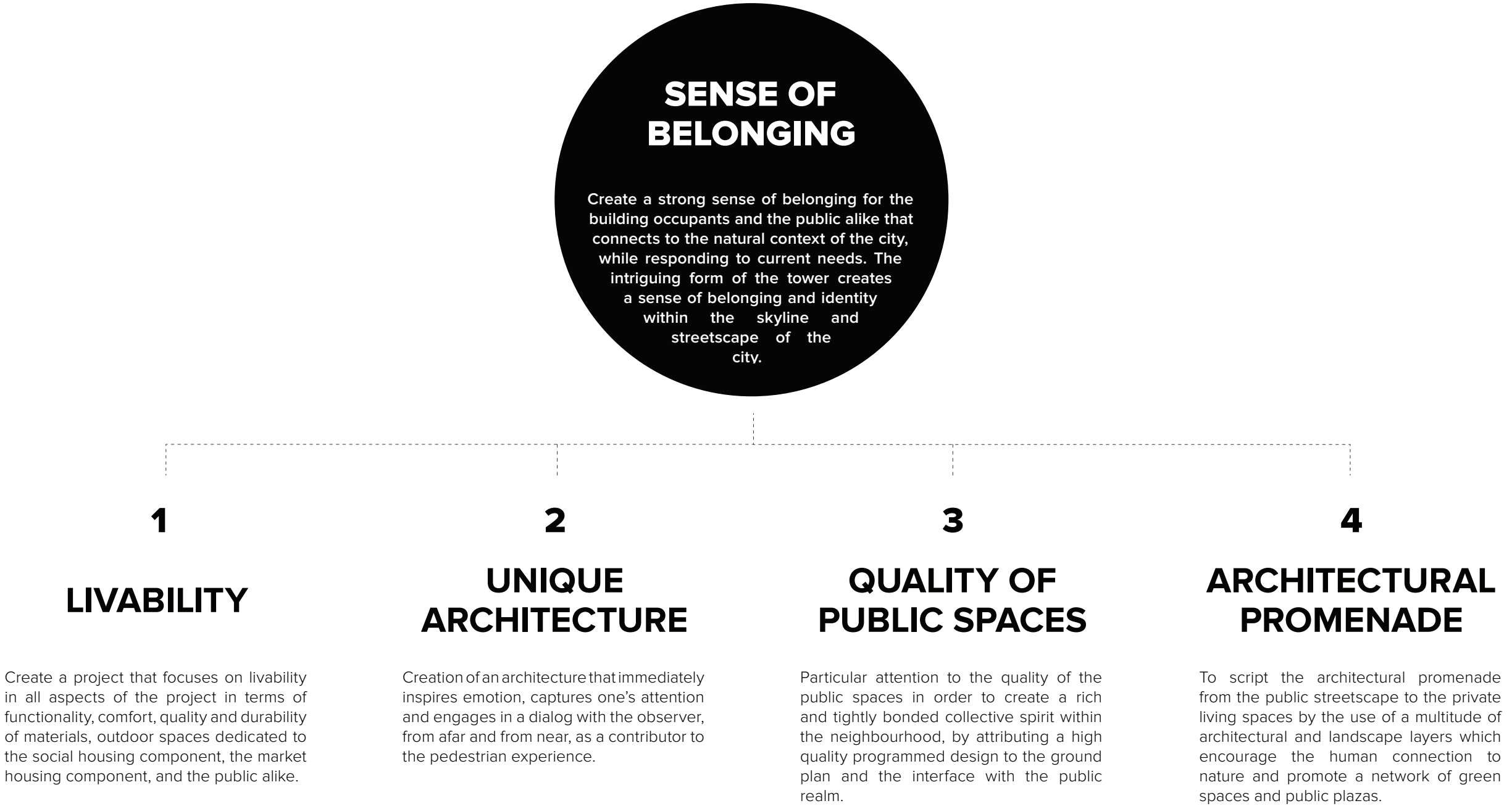
The project draws inspiration from the lines of nature, which innately provides a sense of belonging and familiarity to the public. This reinterpretation of the essence of nature refers to the beauty and serenity of the organic forms that so strongly characterize the city of Vancouver and more specifically, the West End. The balcony forms are poetically inspired by the Ginkgo leaf and speak to the unique quality of Vancouver as an urban city set in nature. Within the skyline, the tower will become an icon in the city with its delicate nature-inspired design, its angled roof that maximizes sunlight on neighbouring streets, and its rational design that follows the overall city grid and structure.

INTERACTION WITH THE PUBLIC REALM

The tower interacts with the public realm via games of light and shadow along the curvilinear balcony facades, in a uniquely graceful and elegant manner that is traditionally unseen in standard tower design. Not only is the tower engaging at the scale of the city, but it also has a ‘fifth façade’ that engages pedestrians as they approach it, contributing to the experience at a human scale. The base of the tower, including the lobby and the landscaping, activates the public realm and, moreover, as one looks up at the tower from street level, the alternating balconies and curved soffits create an intriguing texture that is in dialogue with pedestrians and activates the pedestrian scale.

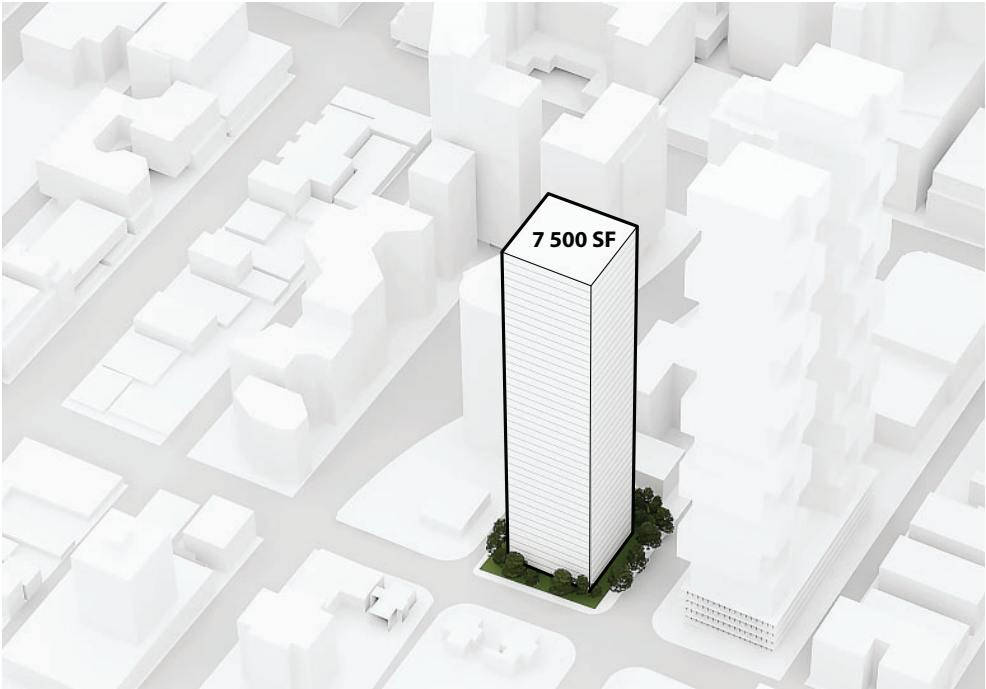


THE PROJECT OFFERS A SENSE OF BELONGING
FOR THE RESIDENTS AND THE PUBLIC ALIKE



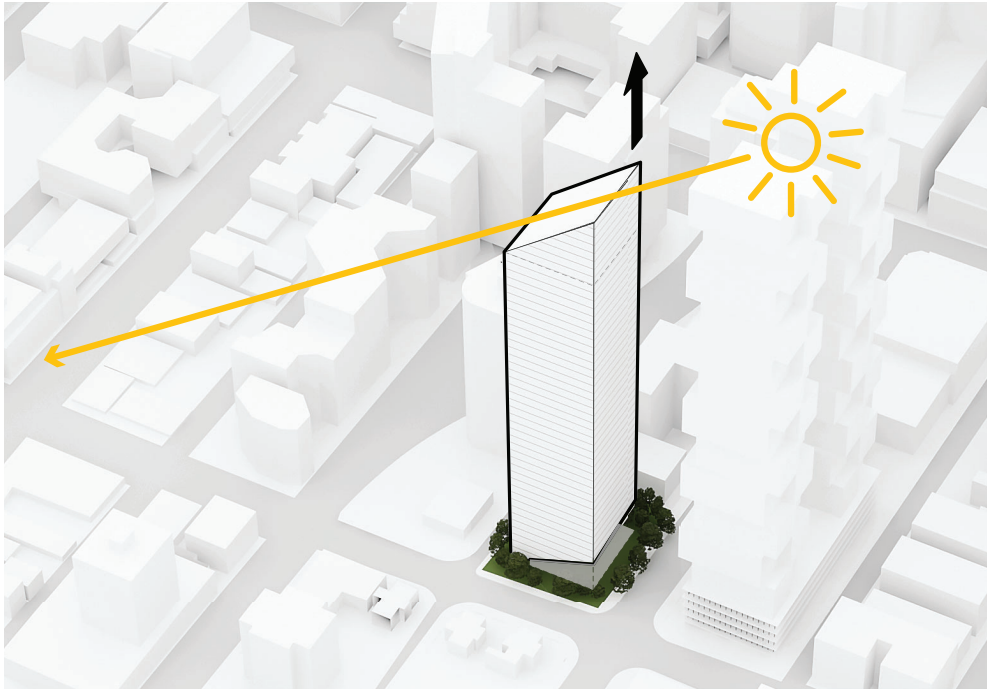
MASSING

THE **STAGGERED BALCONIES** ALLOW FOR **SUNLIGHT** PENETRATION INTO THE UNITS AND THE **PREFAB CONSTRUCTION METHOD** IS **QUICK AND RELIABLE**



Rectangular volume

The maximum buildable area, 48 storeys of 7500 SF each, is placed on the site, within the required setbacks, allowing for a vegetal belt to wrap the tower.



Sheared volume

The southern facade of the volume is sheared upward so that the roof plane corresponds to the angle of the sun at the equinox. The ground level is open along Barclay Street, creating a grandiose lobby with the illusion of an object hovering above.



Balcony system

The organic form of the park climbs up the towers' facades in the form of curvilinear balconies. This secondary system of balconies anchors onto the East and West façades, cascading in a staggered manner that follows the angle of the sun. These independent balcony structural units are anchored to the tower and supported by the vertical balcony divider, minimizing thermal bridging.

FLORAL TECTONICS

AS OSCAR NIEMEYER EXPLAINS:
“**BEAUTY IN ARCHITECTURE**
DEMANDS FREEDOM, BETTER: THE
UNEXPECTED. WHILE THE RIGHT
ANGLE SEPARATES, DIVIDES, I
HAVE ALWAYS LOVED **CURVES**,
WHICH **ARE THE VERY ESSENCE**
OF NATURE”.



Yellow tulip
Yellow tulips has a **common expression for cheerful thoughts and sunshine.**



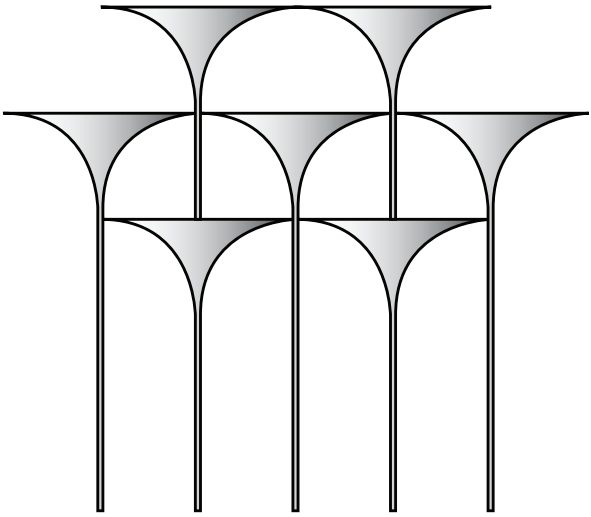
Rose
The rose is considered a symbol of **balance, promise, hope, and new beginnings.**



Pink lotus
The pink lotus flower is seen as meaning **purity and devotion**. Red, purple, and blue lotus flower blooms can take on a **spiritual meaning of ascension, enlightenment, or rebirth.**



Ginkgo tree
This tree is a phenomenon, an object of veneration, a sacred tree of the East, **a symbol of unity of opposites**, by some seen as a **symbol of changelessness**, possessing miraculous power, **bearer of hope** and of the immeasurable past, a symbol of love. Because of all its properties it is associated with longevity.



Tower tectonics
The delicate, but yet rational, form of the Ginkgo leaf and its symbolism are abstracted into a joyous three-dimensional system that grows from the forested site.

The project draws inspiration from the lines of nature, which innately provide a sense of belonging and familiarity. The natural expression of the balcony units speaks to the natural context of the City of Vancouver and particularly, the West End.

COMMUNITY BENEFITS

SUMMARY OF PUBLIC BENEFITS

PACIFIC NORTHERN’S PROPOSAL FOR 1063-1069, & 1075 BARCLAY STREET INCLUDES SEVERAL PUBLIC BENEFITS.



PROVIDING A MIX OF HOUSING
OPTIONS INCLUDING SOCIAL
HOUSING (NON-MARKET) AND FOR
SALE CONDOMINIUMS



NEW FAMILY-ORIENTED HOUSING,
BOTH FOR SOCIAL HOUSING AND
CONDOMINIUMS



A NEW PUBLIC PLAZA



ANIMATING THE LANE



SHARED OUTDOOR AMENITY
SPACE FOR ALL RESIDENTS



SUSTAINABLE DESIGN STRATEGIES



ICONIC ARCHITECTURE



SUPPORTING THE LOCAL ECONOMY

3D VIEWS

EXTERIOR VIEWS



From afar, the tower interacts with the public realm via games of light and shadow along the curvilinear balcony facades.



The tower is designed to have a fifth façade – a quality that engages the pedestrians on ground level. The pedestrian experience of the naturally planted zone reflects the naturally curved balconies above. As one walks along the public streetscape or the edge of the planted zone and looks up toward the tower, they gain a view of the playful alternating balconies and their embracing curved soffits.

Structural concrete balcony

White metal guardrail

Clear glazed sliding doors and windows with 42" high spandrel below

BARCLAY TOWER

THURLOW-STOVOLD PUBLIC PLAZA



The corner of Stovold and Barclay is opened to create a plaza that expands the depth of views and promotes activity along Stovold Lane.

BARCLAY TOWER



This public zone, along with the others along the perimeter of the site, portrays the qualities of the edge of a natural forest. They provide spaces to meander, rest, and contemplate, directly interacting with the surrounding environment, the pedestrians and the public realm.

BARCLAY TOWER



The vegetal belt is composed of indigenous species, with the access paths carved into them in a way that is reminiscent to a path in a park.

SOCIAL HOUSING ENTRANCE



The procession to the social housing entrance is inspired by a trail in a park, as the path is carved through the vegetal belt, contributing to the “tower in the park” typology.

Trees that grow taller than they do wide (perhaps black bird trees) will be planted in this area and will contribute to the grand effect of the slender tall columns of the lobby.

DENSE FOREST



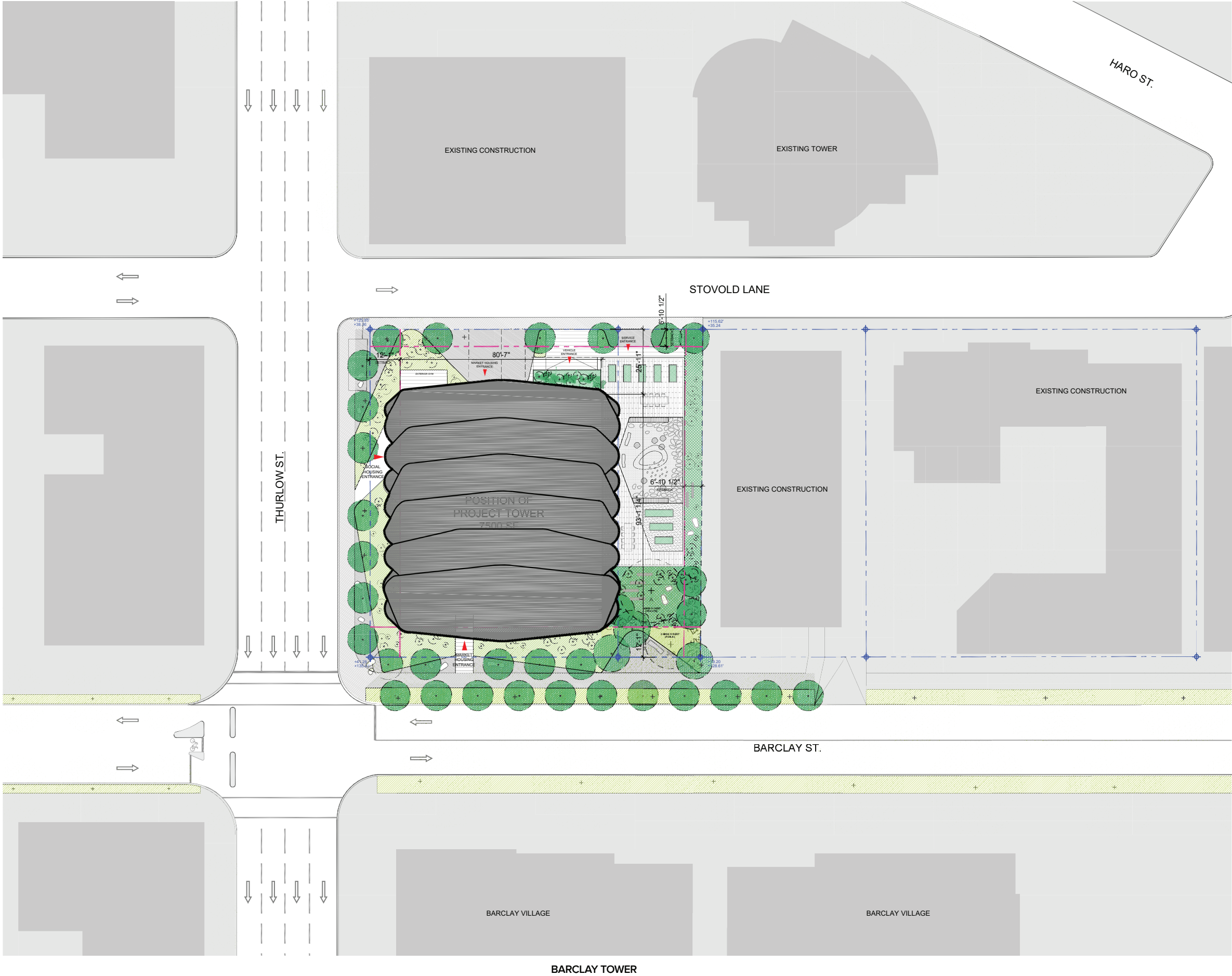
The dense forest area includes large trees planted in four feet of soil.

This large accessible public space is treated as a clearing in forest, located beneath the canopy of mature trees in the 'dense forest'. This zone can be inhabited with an artistic intervention that could serve the public, such as a place to sit or to play. The serene quality of this space will foster a serene livability that will be truly unique in a dense urban downtown.

BARCLAY TOWER

PLANS, SECTIONS, ELEVATIONS

SITE PLAN



STOVOLD GROUND LEVEL PLAN
LEVEL 0

PARKING SPOTS CALCULATION

LEVEL:	REG:	SML:	DIS:	S.TOT:
P2:	27	0	2	29
P3:	20	5	3	28
P4:	28	9	4	41
P5-9:	140	60	20	220
P10:	28	7	4	39

TOTAL: 243 81 33 357
(209 REQ.) 68% 23% 9% 100%

1 DROP OFF (1REQ.), 19 VISITOR (19),
39 SOCIAL (38), 298 MARKET (155)

SOCIAL HOUSING
STORAGE UNITS

LEVEL:	UNITS:
P2:	19
P3:	63
TOTAL:	82 (81 REQ.)

MARKET HOUSING
STORAGE UNITS

LEVEL:	UNITS:
P4:	18
P5-9:	90
P10:	18
P11:	195
TOTAL:	326 (295 REQ.)

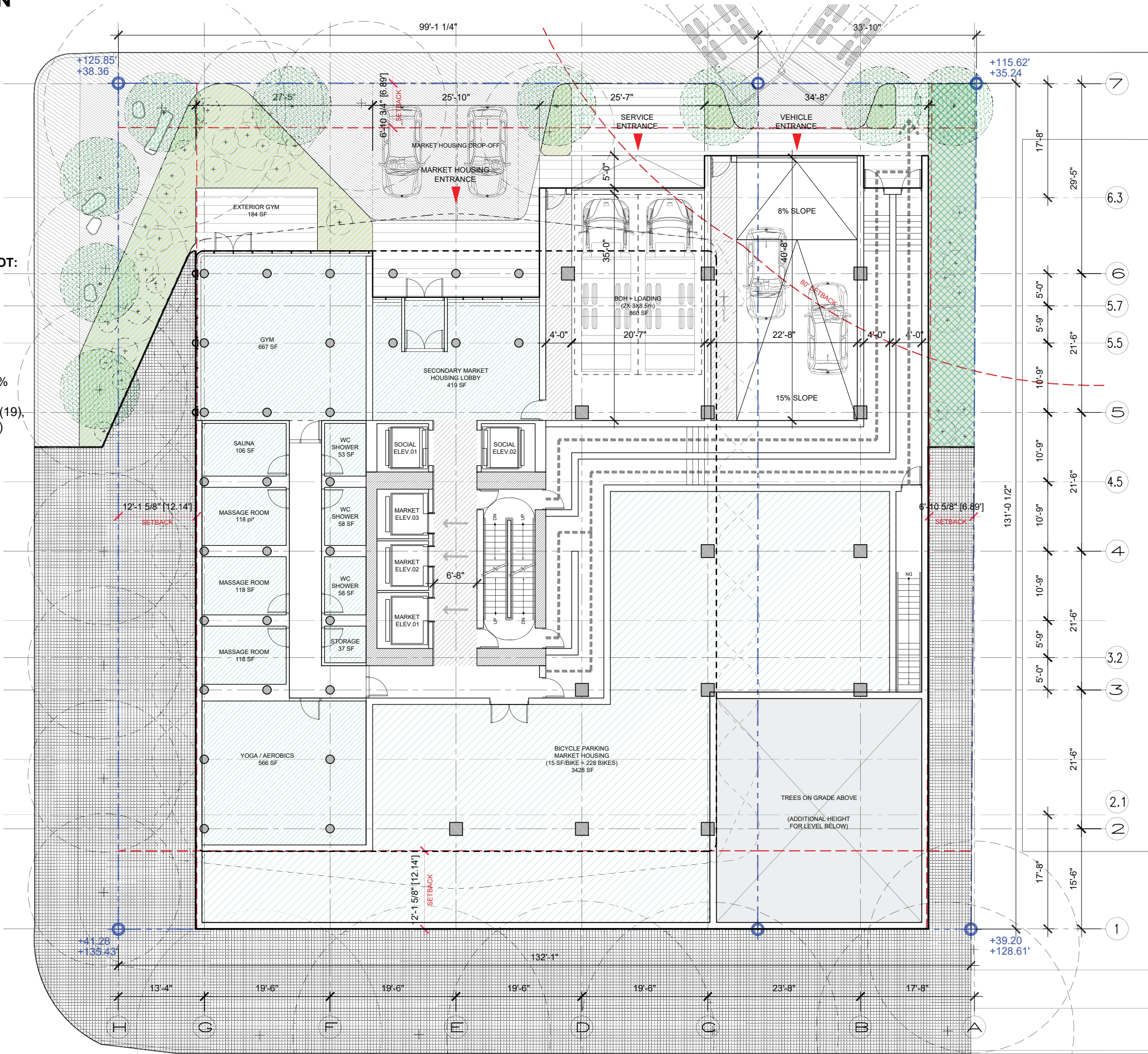
SOCIAL HOUSING
BICYCLE PARKING

LEVEL:	BIKES:
P1:	193
TOTAL:	193 (192 REQ.)

MARKET HOUSING
BICYCLE PARKING

LEVEL:	BIKES:
L0:	228
P1:	368
TOTAL:	596 (578 REQ.)

THURLOW ST.

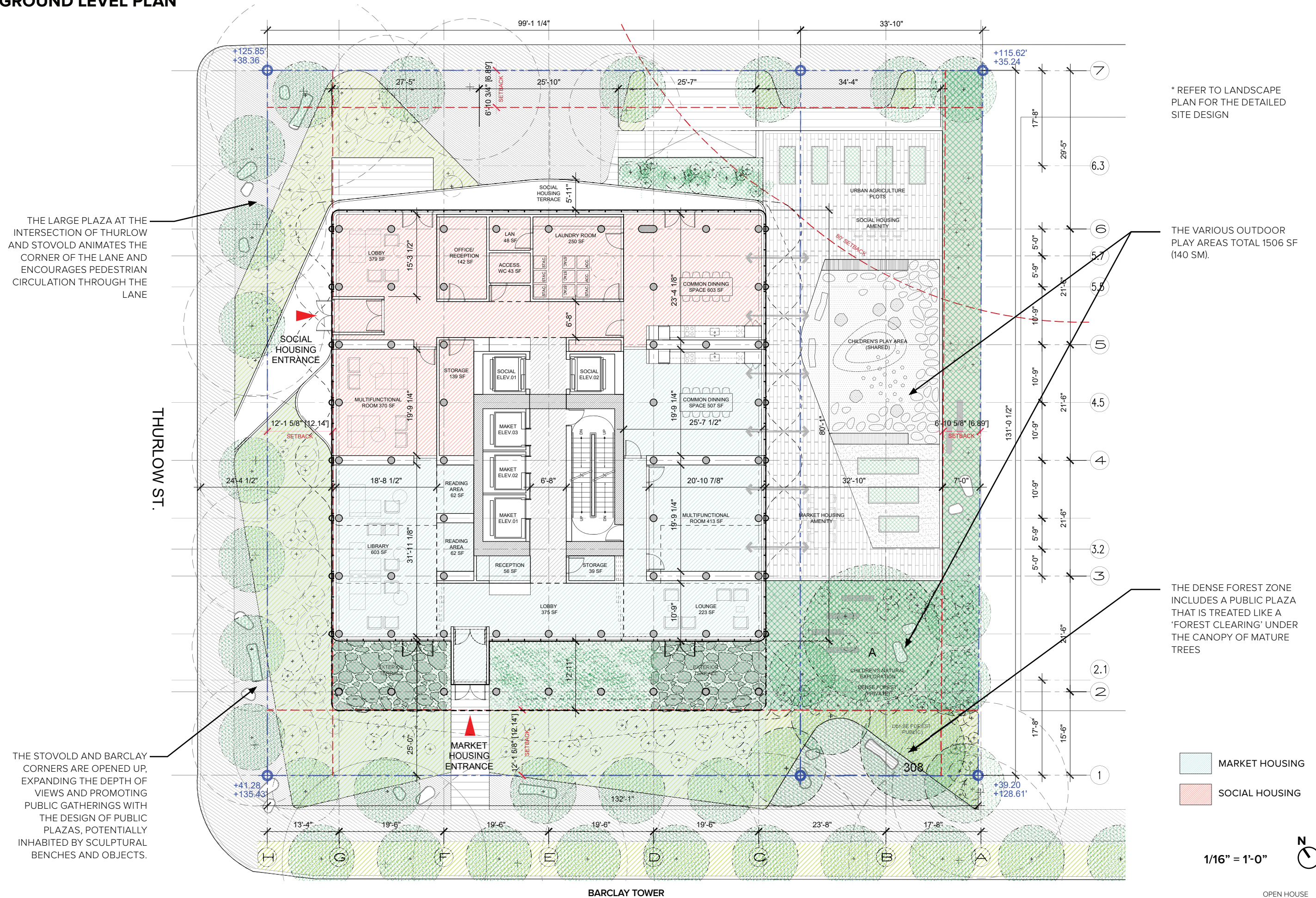


MARKET HOUSING
SOCIAL HOUSING

1/16" = 1'-0"

BARCLAY GROUND LEVEL PLAN

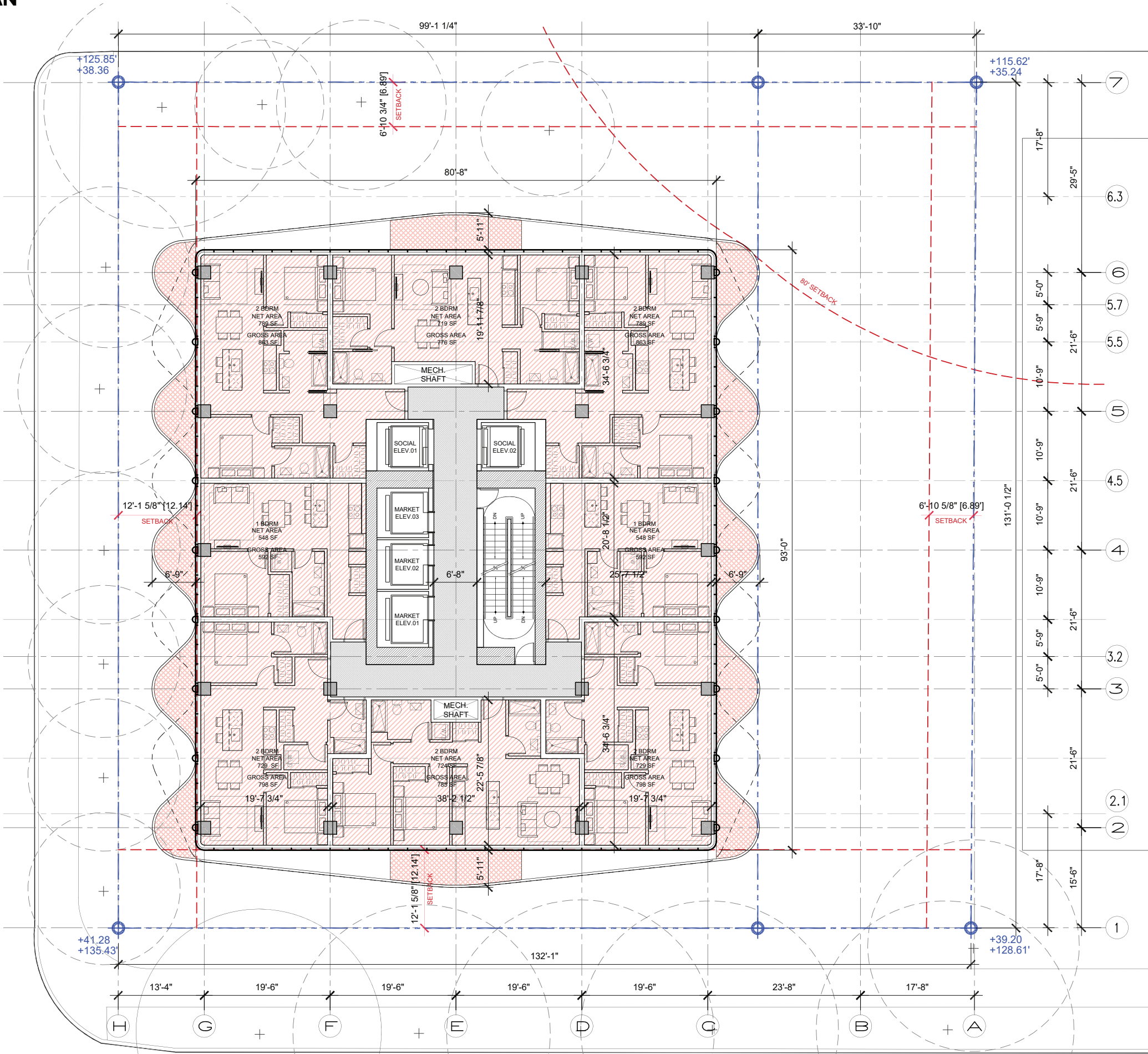
LEVEL 1



TYPICAL SOCIAL HOUSING PLAN
EVEN LEVELS 6-13

**WEST END
COMMUNITY PLAN
2013 - SECTOR RM-5B**
*In social housing,
require that 50% of
all units are two- and
three-bedroom units for
families.*

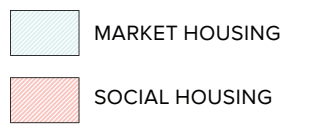
THURLOW ST.



- MARKET HOUSING
- SOCIAL HOUSING

1/16" = 1'-0"

**WEST END
COMMUNITY PLAN
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1/16" = 1'-0"



TYPICAL MARKET HOUSING PLAN
EVEN LEVELS 14-43

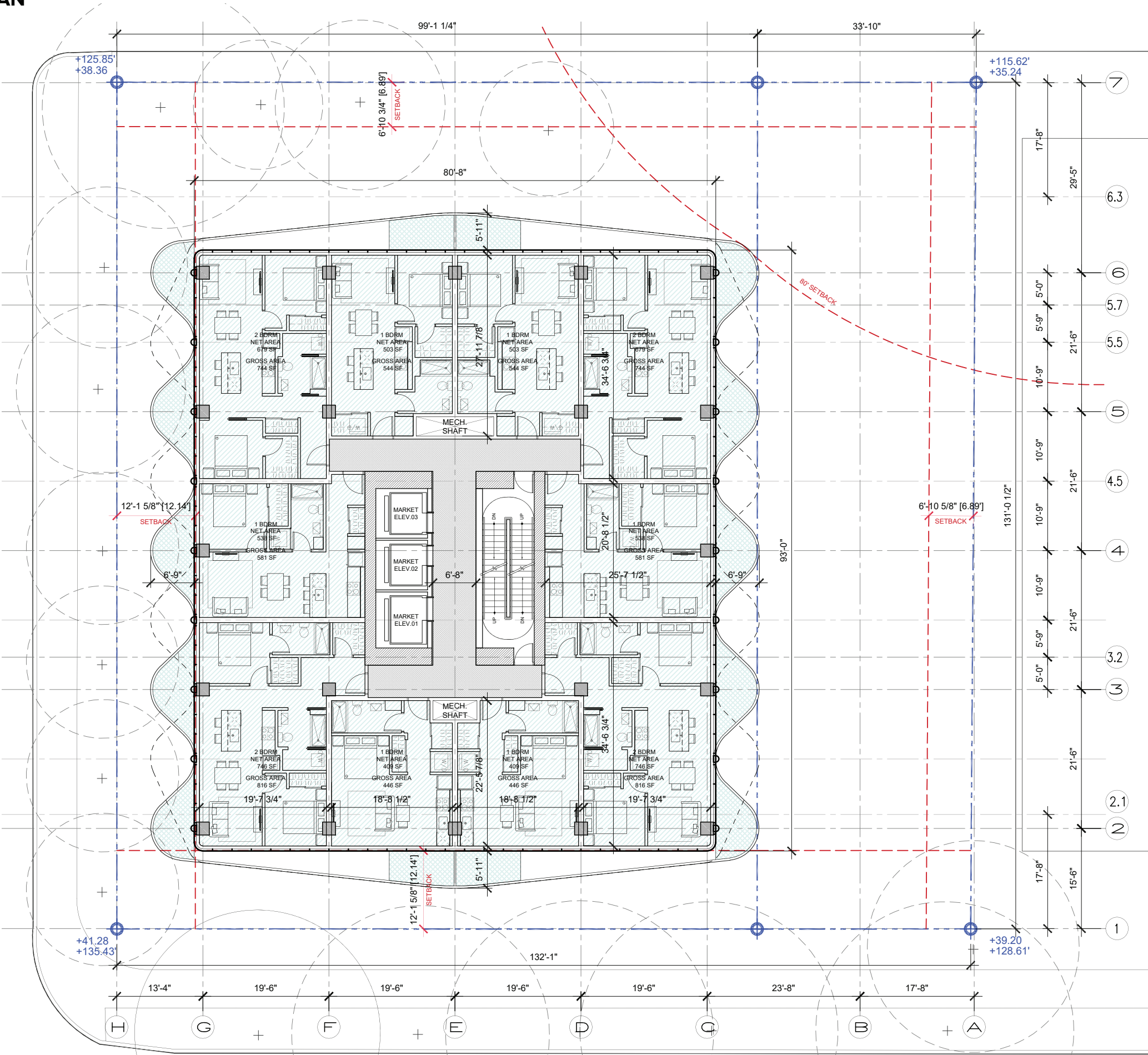
WEST END
COMMUNITY PLAN
2013 - SECTOR RM-5B

In market housing,
require that 25% of
units in new multifamily
developments have
two- and three-
bedroom units.

RM-5B: DISTRICT
SCHEDULE 2018

Ensure that at least 35%
of the total number of
dwelling units include
two or more bedrooms.

THURLOW ST.



MARKET HOUSING

SOCIAL HOUSING

1/16" = 1'-0"

N

TYPICAL MARKET HOUSING PLAN
ODD LEVELS 14-43

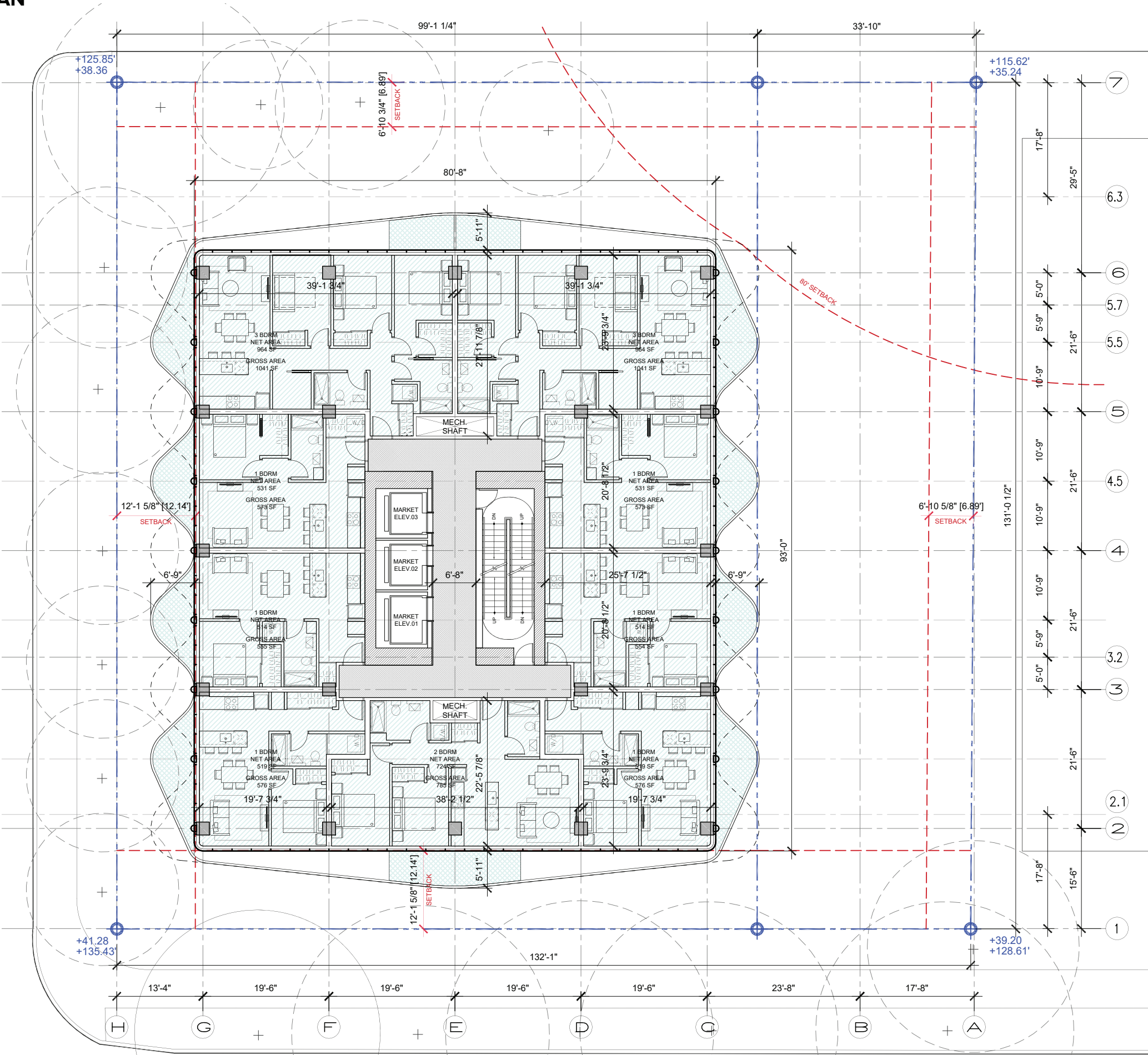
WEST END
COMMUNITY PLAN
2013 - SECTOR RM-5B

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RM-5B: DISTRICT
SCHEDULE 2018

Ensure that at least 35%
of the total number of
dwelling units include
two or more bedrooms.

THURLOW ST.



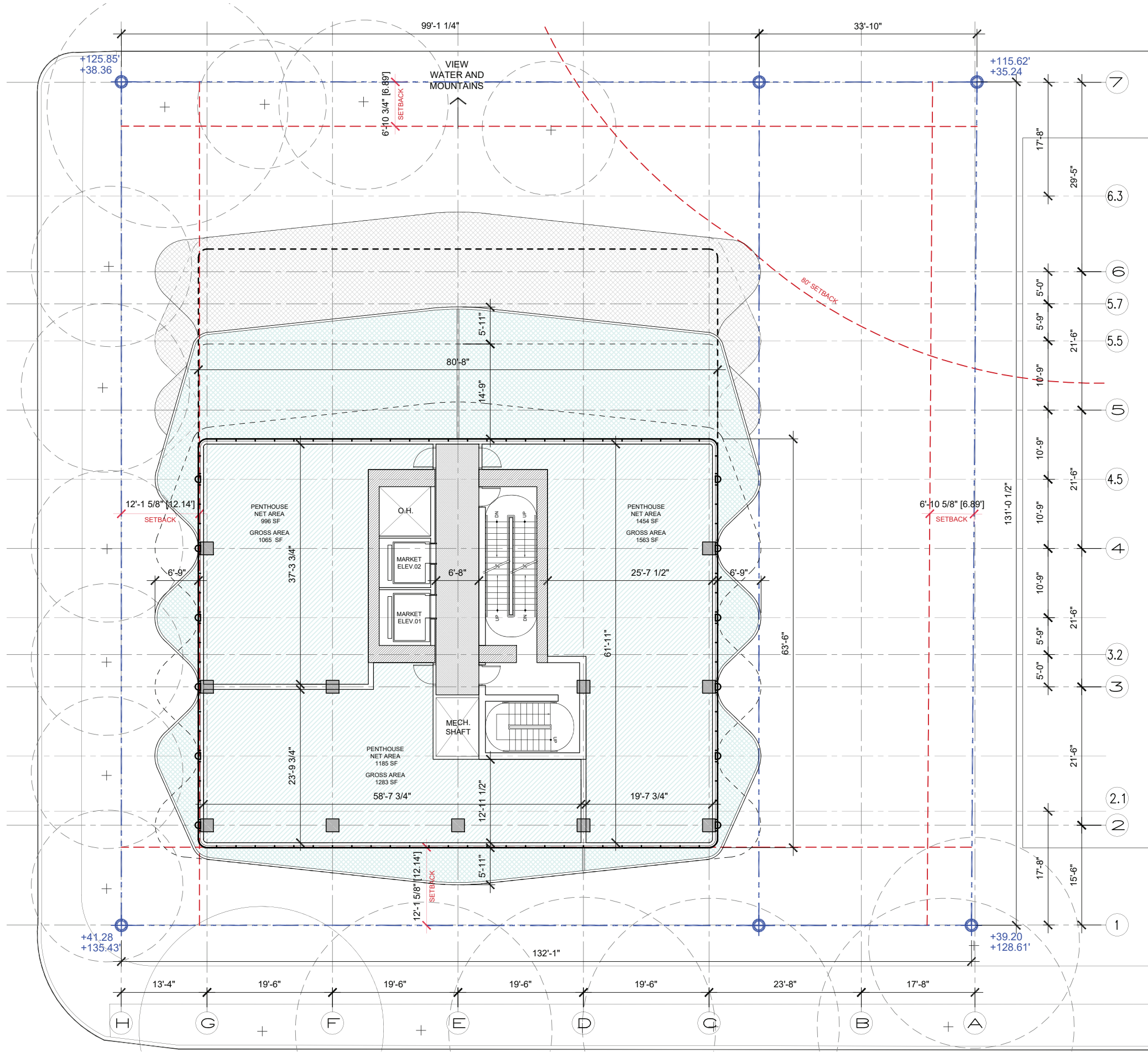
MARKET HOUSING
SOCIAL HOUSING

1/16" = 1'-0"
N

PENTHOUSE PLAN
LEVEL 45

VIEW
ENGLISH
BAY

THURLOW ST.



MARKET HOUSING
SOCIAL HOUSING

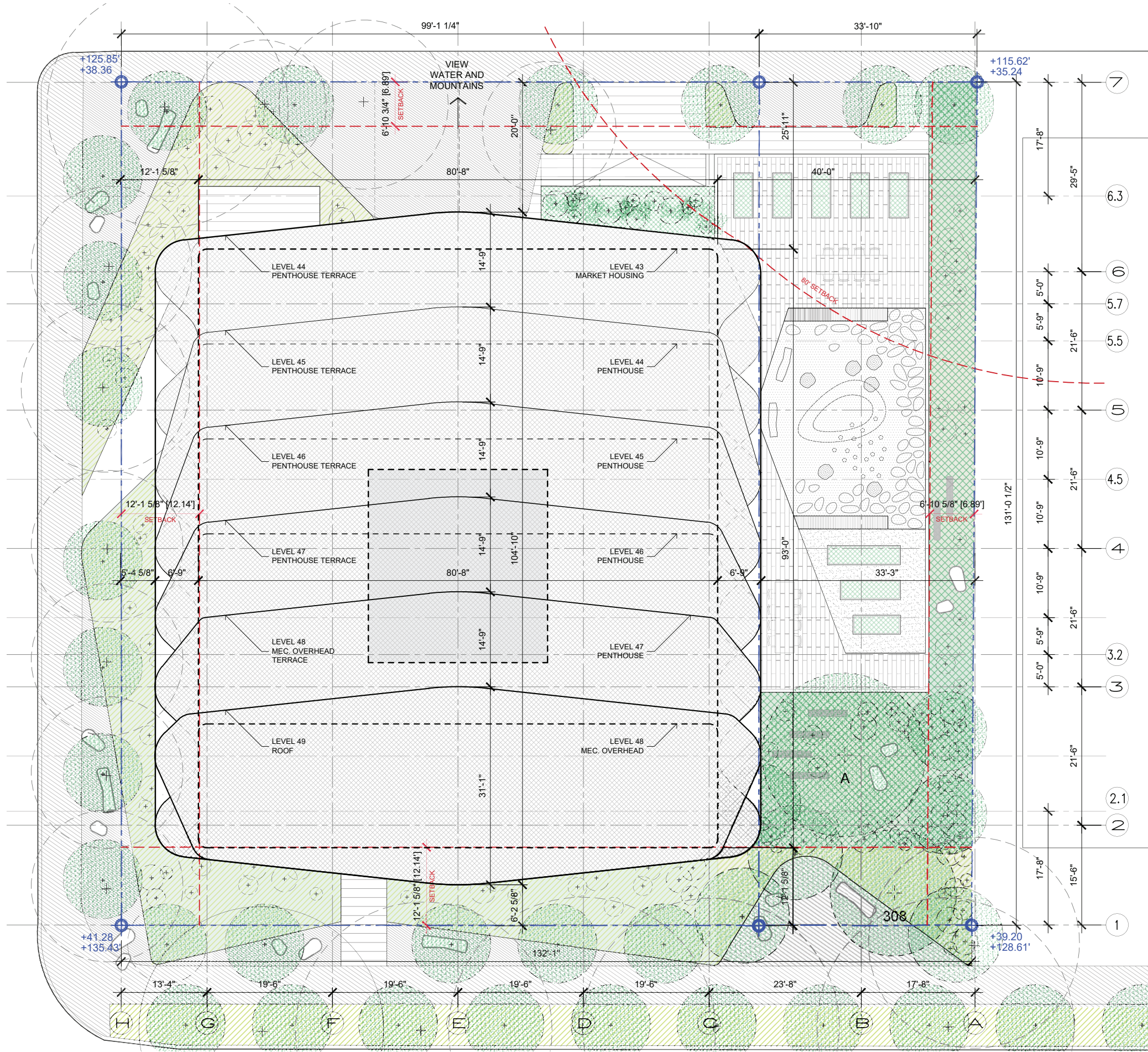
1/16" = 1'-0"



ROOF PLAN

VIEW
ENGLISH
BAY

THURLOW ST.



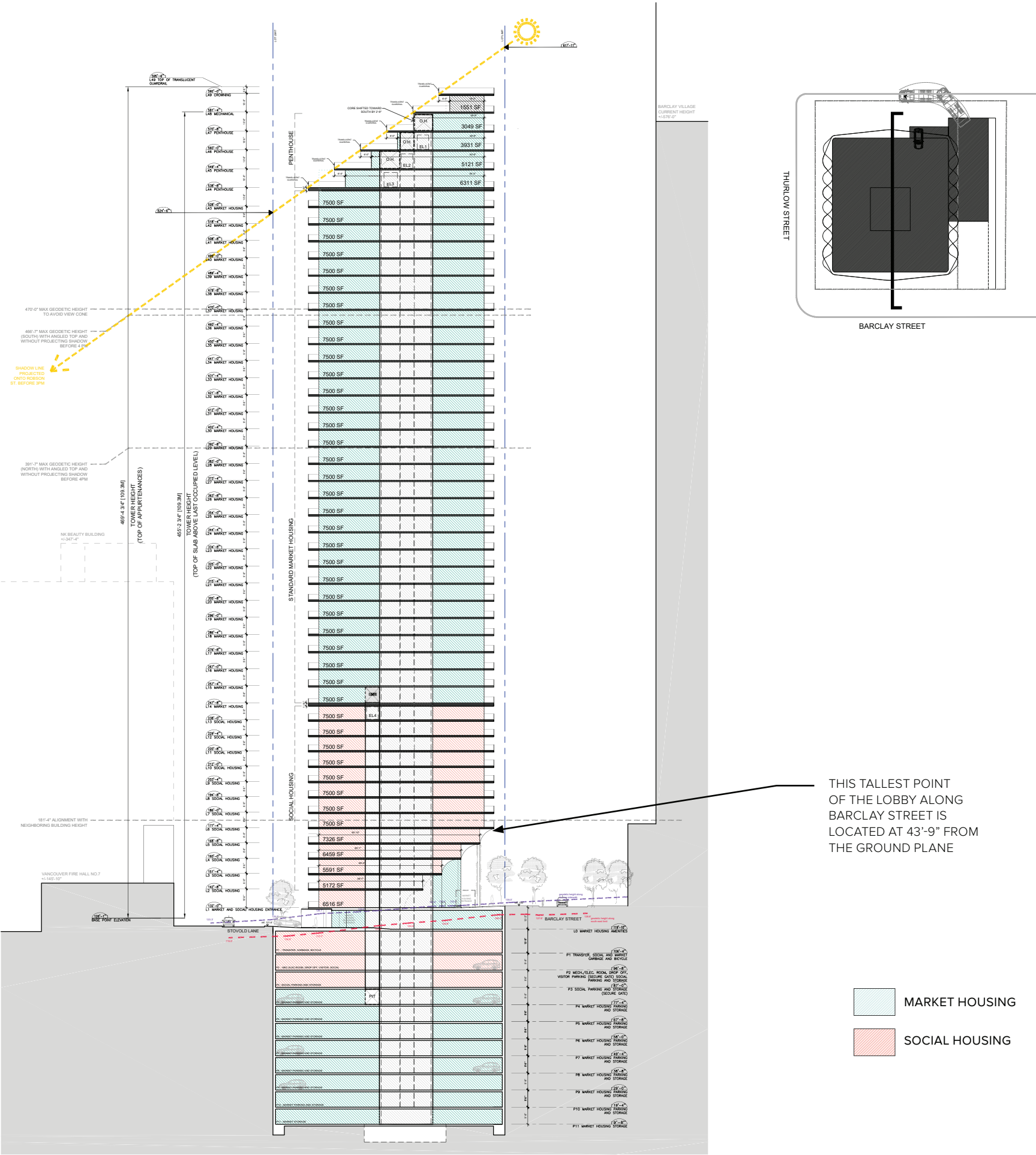
BARCLAY TOWER

1/16" = 1'-0"

SECTION AND STATISTICS

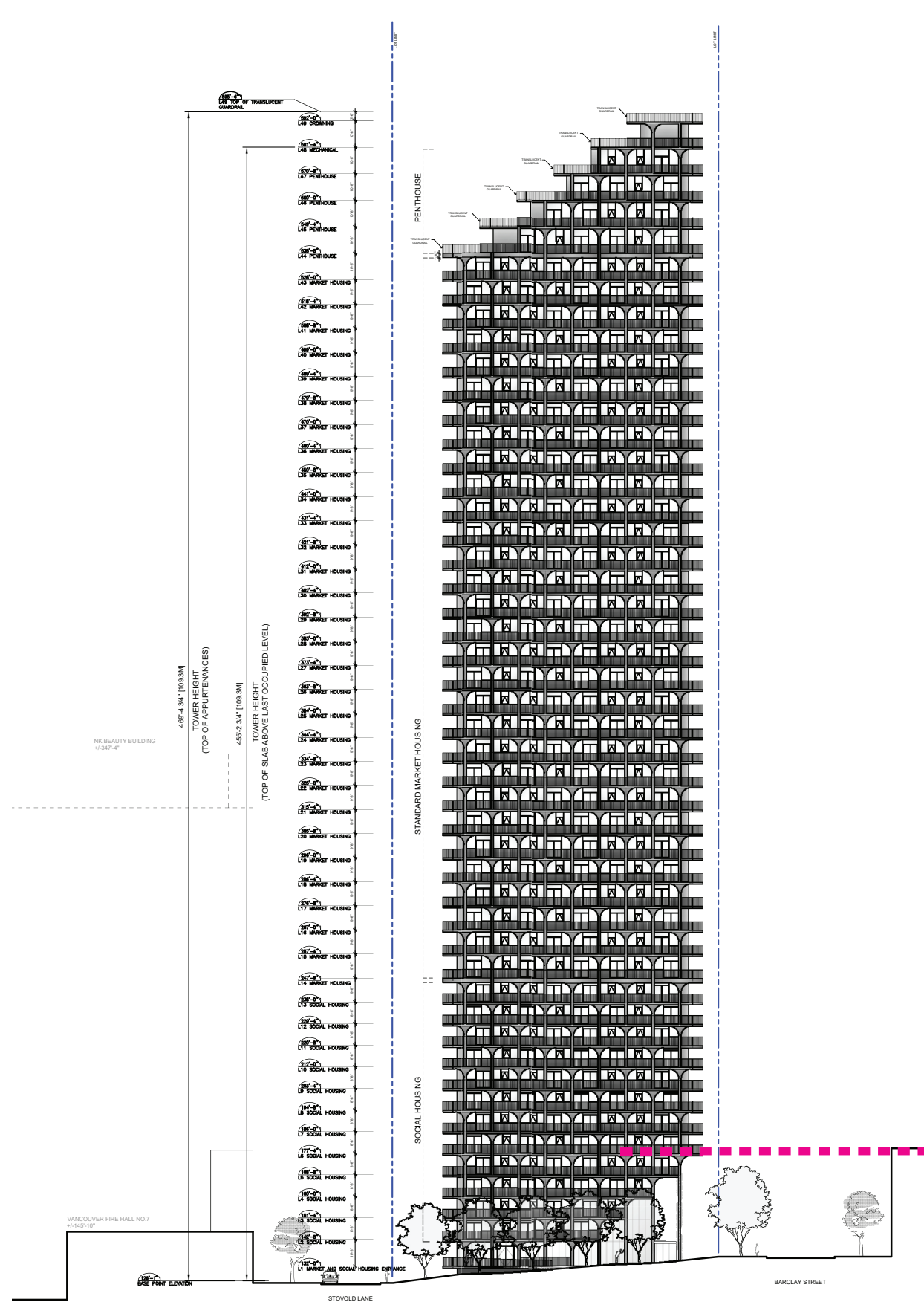
	SOCIAL HOUSING	MARKET HOUSING
SITE AREA	17 307,0 sf	
HEIGHT	47 storeys plus a mechanical level	
GROS FLOOR AREA (GFA)	86 913,9 sf	262 929,5 sf
UNIT MIX (TOTAL) *	79	295
1-BED	16	180
2-BED	41	75
3-BED	22	40
PARKING *	357	
BICYCLE PARKING *	770	
FSR	19,1	
FSR ATTRIBUTION	25%	75%

* Please note that these numbers are subject to change as we move through the City of Vancouver Rezoning Process.

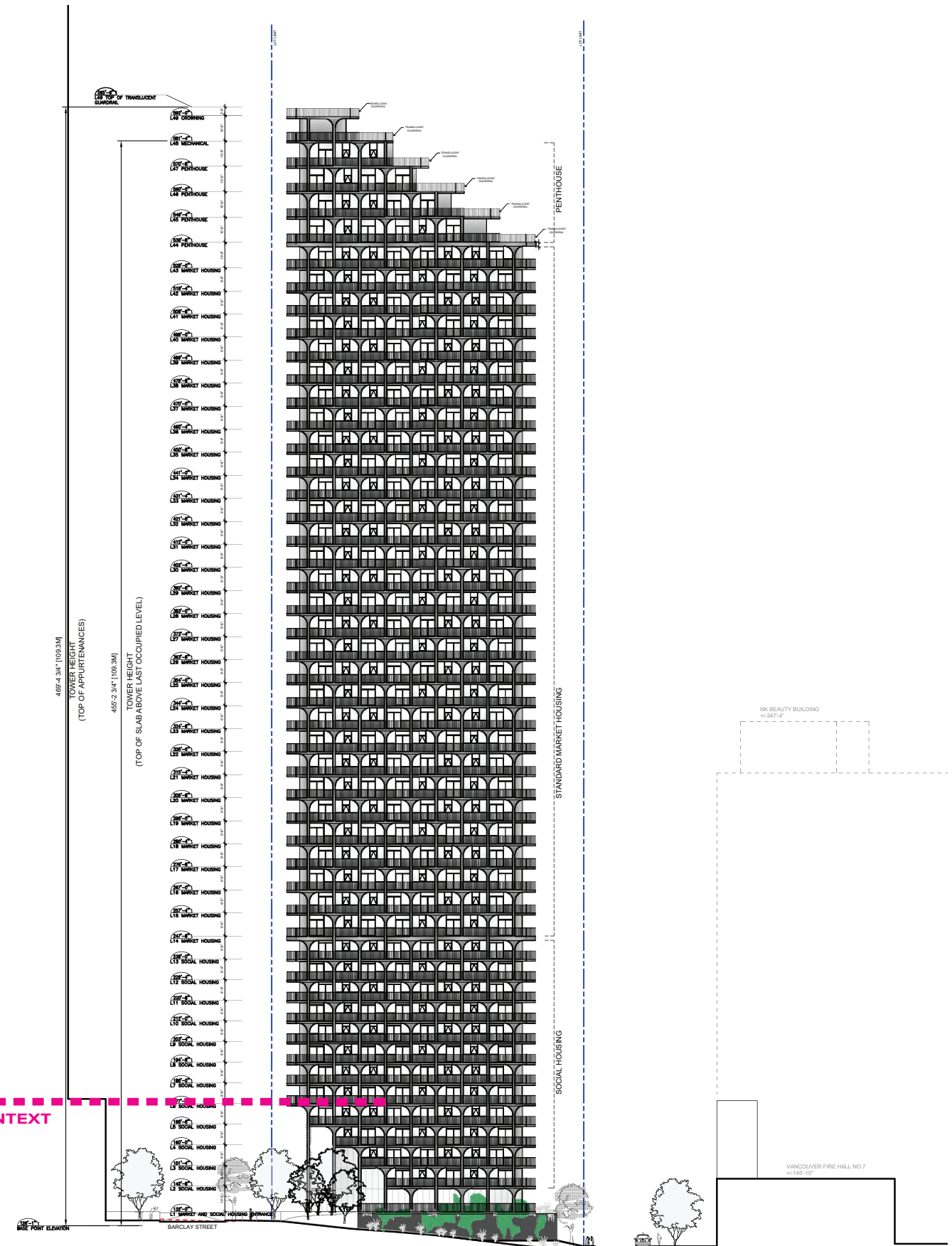


BARCLAY TOWER

ELEVATIONS

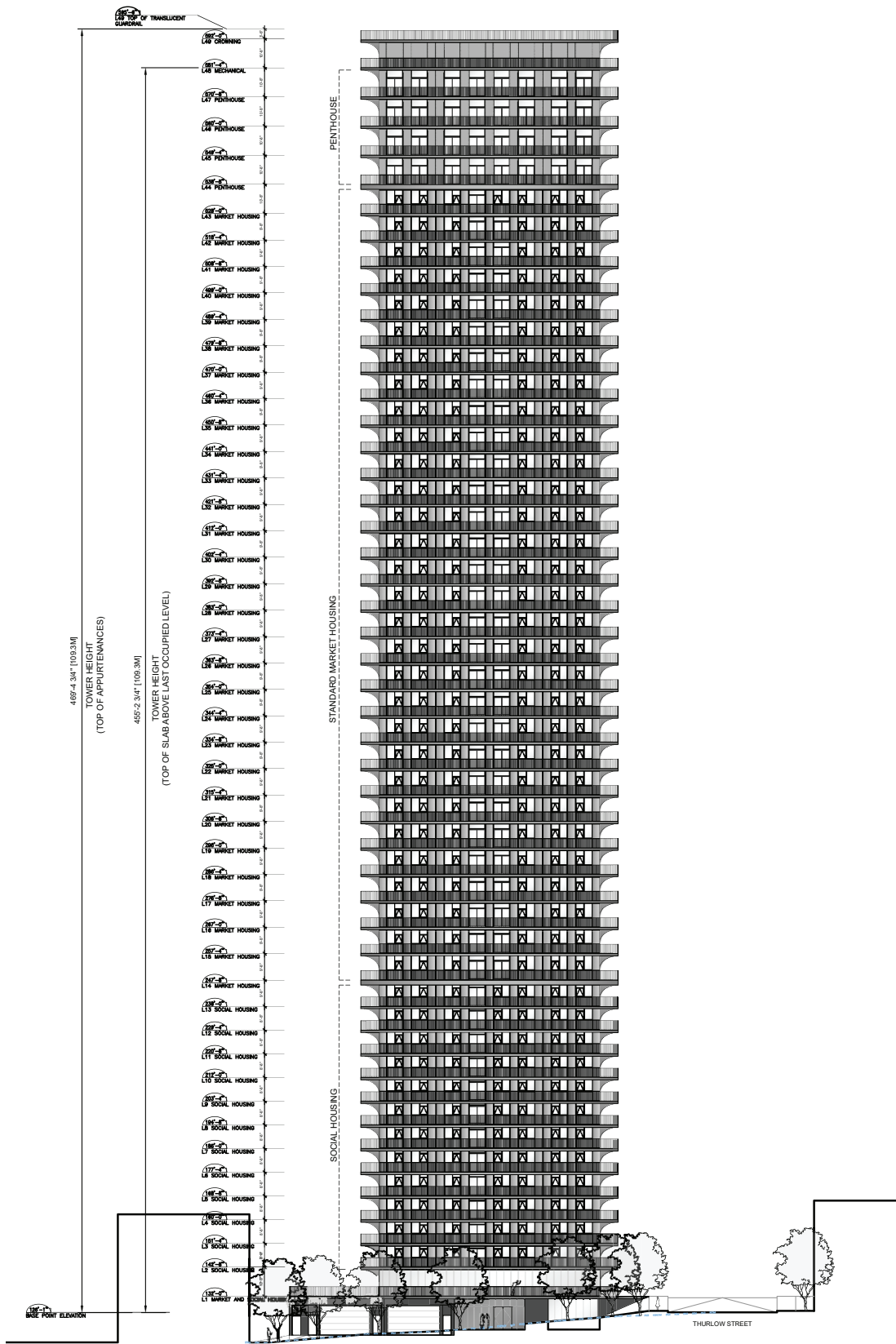


WEST ELEVATION

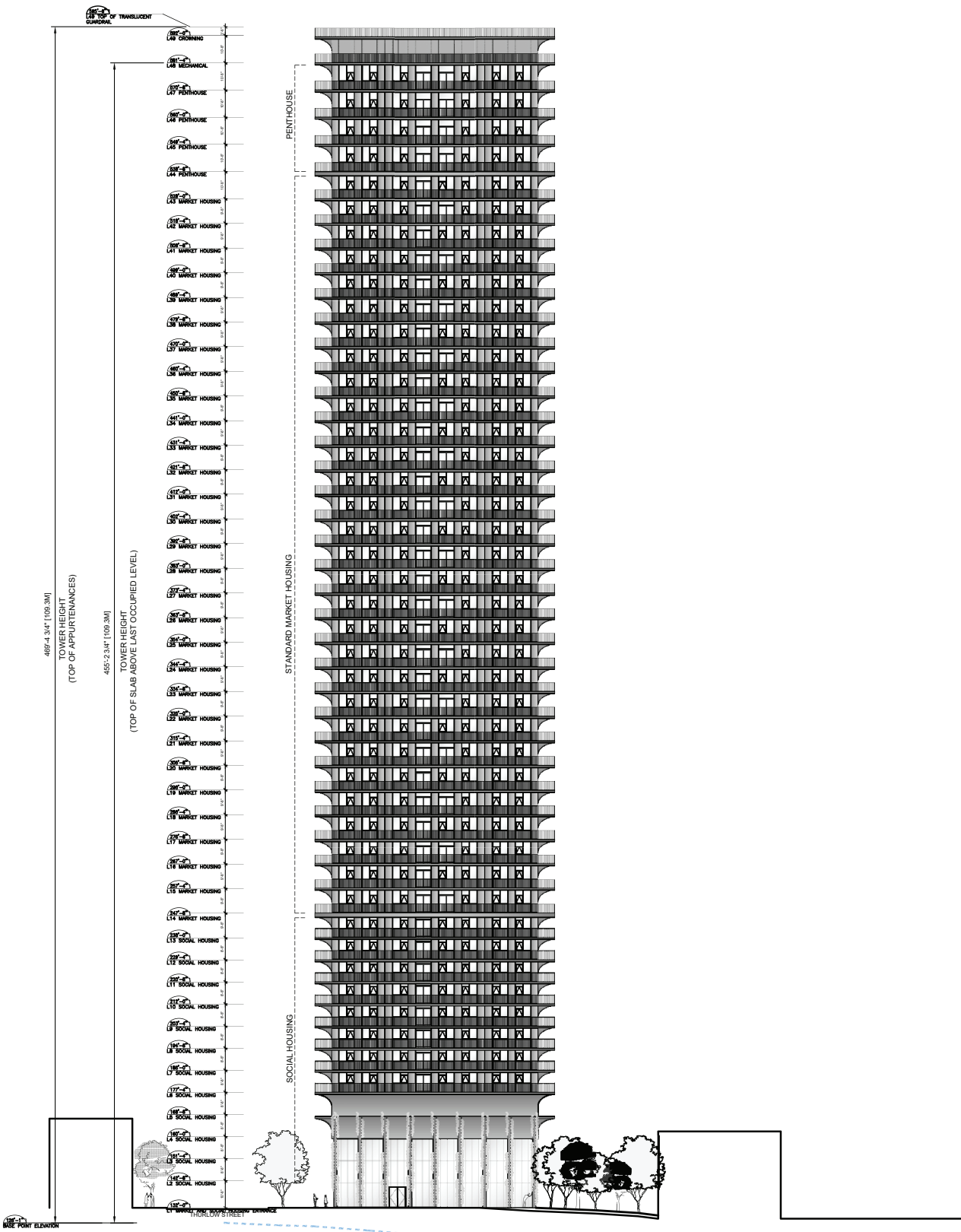


EAST ELEVATION

ELEVATIONS

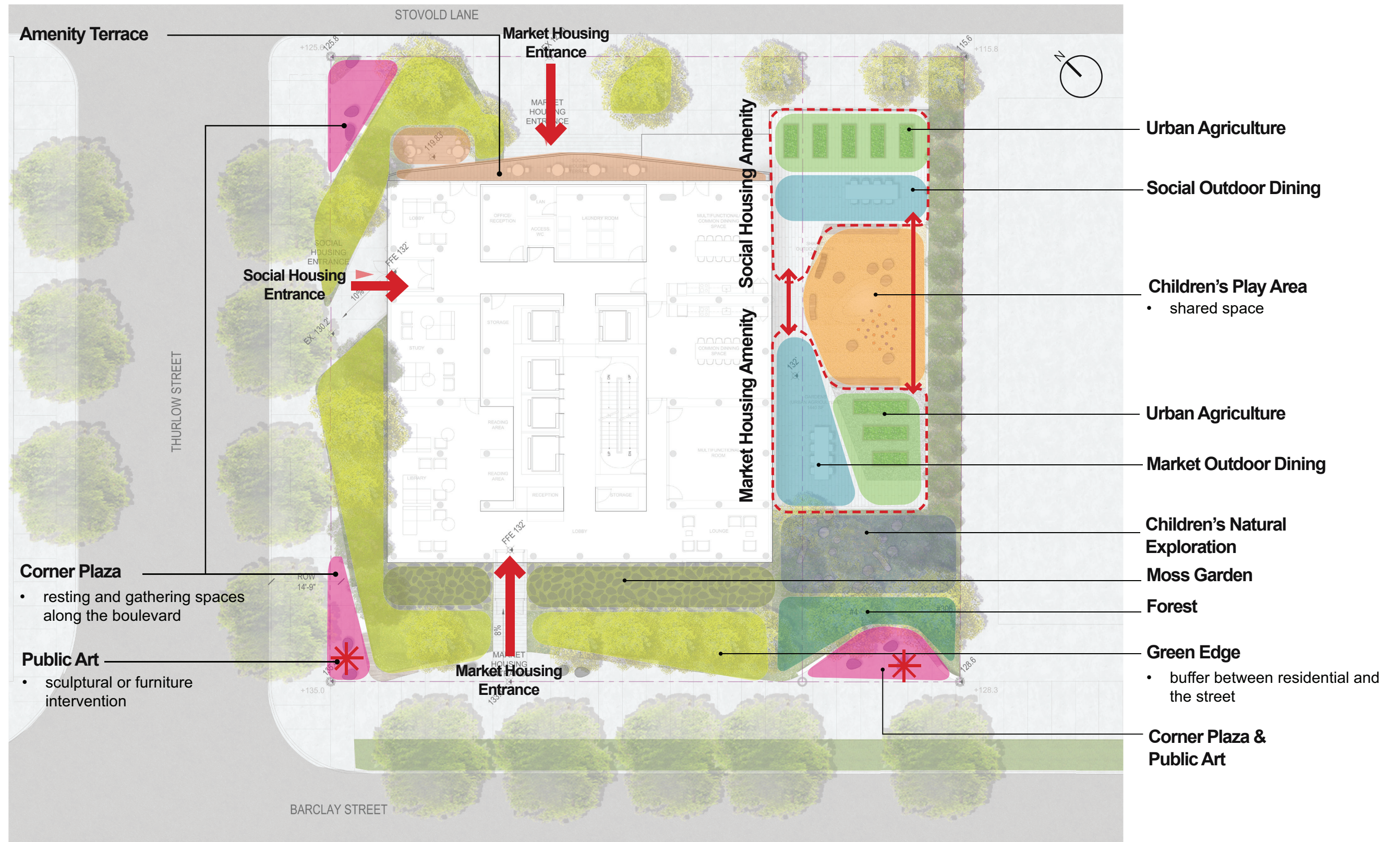


NORTH ELEVATION

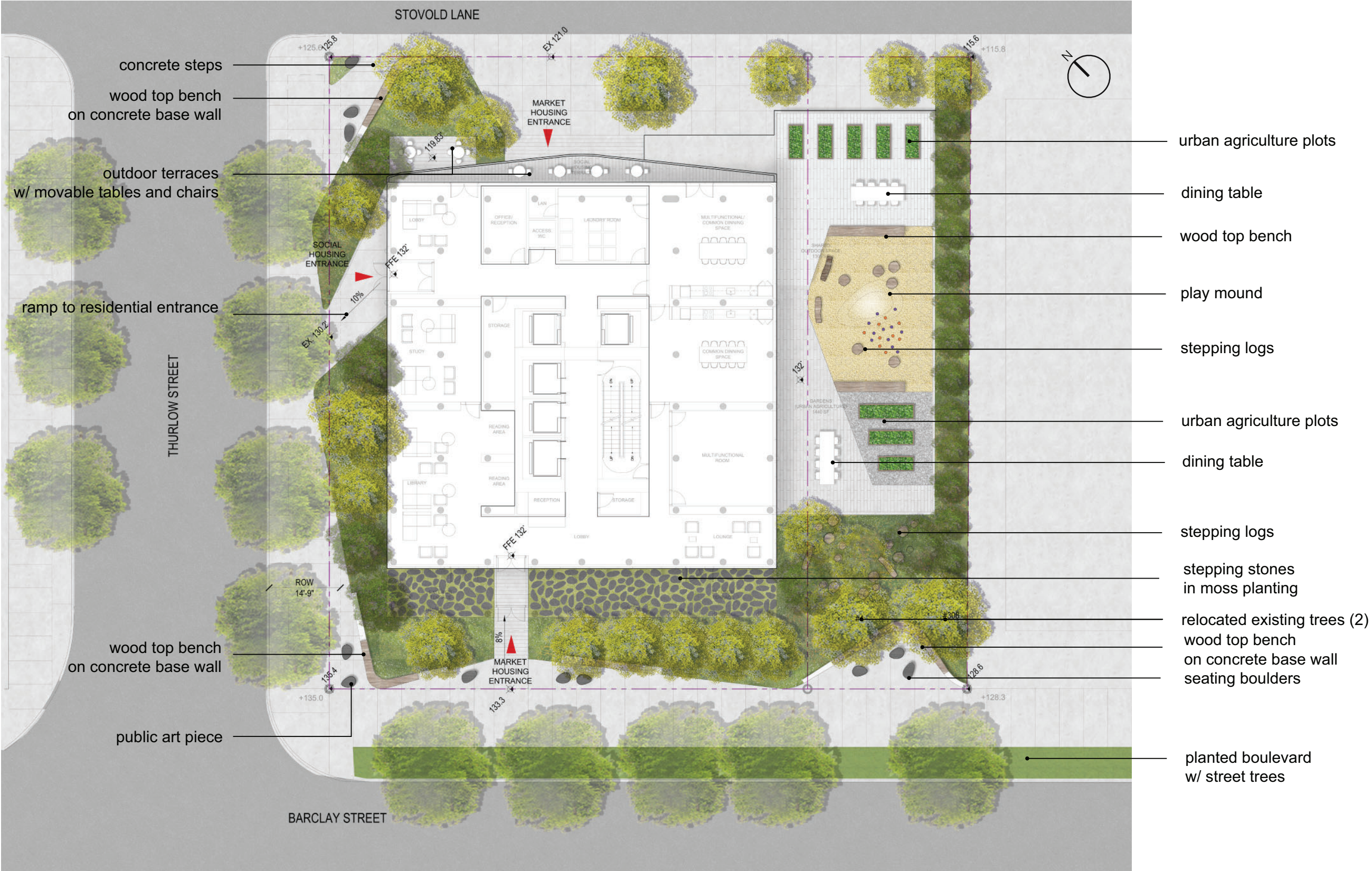


SOUTH ELEVATION

LANDSCAPE



LANDSCAPE CONCEPT DESIGN



TREE MANAGEMENT PLAN

