

Tree Inspired Towers

728 Bidwell / 1728 Alberni St. (Proposed)

Heatherwick Studio is behind a tree-inspired mixed-use redevelopment with two towers in downtown Vancouver's West End, with the goal of breaking Vancouver's longstanding conventional form of glass towers.

The renowned architectural firm, based in London, UK, is responsible for notable designs such as the London 2012 Olympic Cauldron, the new Routemaster double-decker bus for Transport For London, and the Vessel in New York City.

The project is now coming to light as Bosa Properties and Kingswood Properties have submitted a rezoning application for their land assembly at 1728 Alberni Street and 735 Bidwell Street — the southwest corner of the intersection of Alberni Street and Bidwell Street.

The proposal calls for a 385-ft-tall, 34-storey west tower and a 345-ft-tall, 30-storey east tower with 401 condominium homes. The unit mix is 12 studios, 160 one-bedroom units, 199 two-bedroom units, and 30 units with at least three bedrooms.

Residents will have access to various amenity spaces, including a 15,000-sq-ft amenity space — such as a swimming pool, fitness rooms, and residential lounge — in the upper levels of the podium.

Within the first two levels of the building, there will be 14,700 sq ft of retail and restaurant space and a 4,100-sq-ft childcare facility with a capacity for up to 24 children.

The redevelopment's total floor area is 423,428 sq. ft., creating a floor space ratio density of 10.88 times the size of the 39,000 sq. ft. lot. Seven underground levels will provide 524 vehicle parking stalls and 524 bike parking spaces.

This is the latest project for the area in and around the northwest corner of the West End neighbourhood, near its border with Coal Harbour. Higher density forms are permitted in this area under the city's West End Community Plan.



