



# The Rise

VANCOUVER, CANADA

**The Rise, a bold retail-residential hybrid,** is a block-sized mid-rise building that features the unusual combination of upscale rental apartments mixed with both big-box retailers and small boutique shops, all designed according to green building principles. Located in Vancouver's trendy Fairview Slopes neighborhood at Cambie Street and 8th Avenue, the transit-oriented complex is within walking distance of the city's rapid transit system, numerous bus lines, and a ferry terminal. At the Rise, developed by Grosvenor, the 92 live/work rental units are arranged around a green roof that doubles as a landscaped courtyard, and the building itself uses one-third less energy and two-thirds less potable water than required by Canada's energy code.



## JURY STATEMENT

The Rise establishes a new model for mixed-use development in Vancouver, successfully integrating large-format retail, local boutique shops, and rental housing in a single, sophisticated mid-rise form. Atop the retail levels is a rooftop community of 92 live/work rental units, including two-story townhomes, which surround a 1,858-square-meter (20,000-sf) intensive green roof and community garden.

## DEVELOPMENT TEAM

### Owner/Developer

Grosvenor  
London, United Kingdom  
[www.grosvenor.com](http://www.grosvenor.com)

### Design Architect

Nigel Baldwin Architects, Ltd.  
Vancouver, Canada  
[www.nbarchitects.com](http://www.nbarchitects.com)



The 56,206-square-meter (605,000-sf) building occupies a 0.9-hectare (2.3-ac) site above a 584-space underground parking garage. The vertically integrated, mixed-use structure features 19,695 m<sup>2</sup> (212,000 sf) of retail space. Large-format retailers—a home improvement store, an interior design shop, and a grocery store—are situated in the interior levels, while small-format shops—a coffee shop and a number of boutique retailers—provide an animated street edge and wrap the building. A steep site—the grade slopes 5.5 meters (18 feet)—allowed the insertion of three large-format floor plates and the internalization of the loading areas. The modern design of the concrete structure, by Nigel Baldwin Architects, features exterior finishes that include a curtain wall and masonry, with steel accents on the commercial areas and metal cladding on the residential portion.

The live/work rental units include stacked lofts, townhouses, and apartments arranged around a 1,858-square-meter (20,000-sf) intensive green roof and community garden. The residential units ring the landscaped roof in two rows, maximizing both views toward downtown and frontage on the interior courtyard. The units, which rent for between Can\$1,800 (US\$1,548) and Can\$3,120 (US\$2,683), range in size from 67 to 135 square meters (720 to 1,453 sf). The units feature contemporary stainless steel appliances, expansive decks and balconies—some of which front onto the rooftop park—and views of the downtown Vancouver skyline and North Shore mountains.

The sustainable building elements used on site are expected to reduce building energy use by 31 percent, reduce potable water use by 67 percent, and generate 52 percent less greenhouse gas emis-

PHOTOGRAPHS BY LARRY GOLDSTEIN (72, 73L, 73R, 74); DURANTE KREUK LANDSCAPE ARCHITECTS (75)

sions than required by the national Energy Building Code. The transit-oriented site—the Rise is within walking distance of a new Canada Line rapid transit station that links the airport to the downtown core—allowed a reduced parking ratio of three parking stalls per 93 m<sup>2</sup> (1,000 sf) of retail use. In a bid for social sustainability, the developer has mandated that one live/work unit be offered to an artist at a nominal rent for 15 years.

The rental units offered at the Rise give individuals—many of whom may not qualify for mortgages under the new requirements and restrictions implemented in the wake of the global financial crisis or are wary of the instability in the for-sale housing market—a high-quality rental alternative to taking on a mortgage. Also, the project offers much-needed rental housing in a city that has experienced a drastic slowdown in multifamily rental development. For instance, in 2008, rental unit development represented only 4 percent of total residential construction in the city, well below the 25 percent levels reached in 2001.

Approximately 98 percent of the retail space was leased prior to completion—a significant accomplishment considering the experimental mix of large-format and small-format tenants. The vertically integrated project has become a model for mixed-use development—developers, planners, and architects from around the world have visited the Rise.

## SITE PLAN



## PROJECT DATA

### Web Site

[www.therisevancouver.com](http://www.therisevancouver.com)

### Site Area

0.9 ha (2.3 ac)

### Facilities

19,695 m<sup>2</sup> (212,000 sf) retail  
92 multifamily units  
584 parking spaces

### Land Uses

retail, residential, open space,  
parking

### Start/Completion Dates

April 2005–December 2008