

JOYCE

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Vancouver, View from JOYCE, July 2016, 8:30pm

Photography: Colin Goldie, 2016





Manifesto

Vancouver is composed of many unique, vibrant communities, many of which we have been fortunate enough to work in. When we first started exploring Joyce-Collingwood, however, it became immediately apparent that the neighbourhood's deep history and richness of character make it a truly special place within the fabric of this city.

Established in the late 1890's, Joyce-Collingwood is one of Vancouver's original neighbourhoods. Today, the neighbourhood is one of the most multicultural communities in the city and home to over 50,000 residents, with families making up just over half of this amount. The Joyce-Collingwood neighbourhood is well served by transit and enjoys an abundance of greenspace, with great parks like Collingwood, Gaston, Renfrew Ravine, Aberdeen and Central Park all within a 10 km radius. However, for us what has really come to define the community is the openness of its residents and their welcoming spirit. From the merchants along Joyce Street to the folks at the Collingwood Neighbourhood House, to the St. Mary's Parish, there is a strong sense of neighbourliness, an essential quality for any healthy neighbourhood.

Westbank has built a practice around long-term commitments to artistry, sustainability and city-building. As we continue to evolve, we've found that these commitments are driving us to create work that exemplifies, and above all, embodies, beauty. Our definition of beauty encompasses aesthetics and design but more broadly, it includes social and cultural contributions. Now, with each project, whether it be Vancouver House, TELUS Garden, Alberni by Kengo Kuma, the redevelopment of Oakridge, or with our projects in Toronto, Seattle and Tokyo, our starting point is always: 'how can we make a neighbourhood more beautiful?'

Our task at Joyce-Collingwood is to create a project that will bring a high degree of artistry and beauty to an already well-functioning neighbourhood. As such, our project is tailored to fit the community, adding vibrancy to the neighbourhood's streetscape and honouring the area's heritage.

One of the most important characteristics of this area is its attractiveness to families. To help foster family-living in the neighbourhood, we have made 65% of the homes at JOYCE two bedroom or larger, the highest percentage of family housing offered in a new development in Vancouver in generations. We have continued this thinking in the planning of the rooftop amenity space, where we have created space for a learning and activity lounge – with a multi-purpose entertainment lounge, library, private study rooms, a private listening room, and rooftop urban outdoor terrace for residents. With incredible views from Queen Elizabeth park to the North Shore mountains and downtown to the airport, there is little doubt this space will become a focal point for the residences of JOYCE.

JOYCE is a direct manifestation of our commitment to creating beautiful projects that contribute social and cultural value to the communities in which we build. We have challenged ourselves to create something that will both honour the neighbourhood's heritage and cultures, while providing housing for this growing neighbourhood. We hope in the end you will see a level of effort and a degree of artistry reflected in our work that is befitting one of Vancouver's first, historic communities.

On behalf of the entire team, thank you for taking the time to discover our latest endeavor, at JOYCE.

– Ian Gillespie, Founder, Westbank

Architectural Thesis



Gregory Henriquez

Architect AIBC, OAA, RCA, AAA, AIA, FRAIC

Managing Partner, Henriquez Partners Architects

Gregory Henriquez is a leader among a new generation of architects who are reintegrating ethics into the discipline. His work is founded on the belief that meaningful architecture must be a poetic expression of social justice. Gregory was instrumental in the success of the socially inclusive Woodward's Redevelopment in Vancouver's Downtown Eastside – a project that was unprecedented in Canada due to its scale, humanitarian aspirations, and complexity.

2016 – Architizer A+ Award - Telus Garden; Vancouver Urban Design Award, Urban Elements - Telus Garden; AIBC Lieutenant Governor Medal - Telus Garden; 2007 – Fellow, Royal Architectural Institute of Canada; Royal Canadian Academy of Arts; 2005 – Governor General's Medal in Architecture

Coming into any new neighbourhood, it is the responsibility of the architect to create a meaningful contribution, that will both complement and elevate the surrounding community. At JOYCE, we challenged ourselves to create a residence and community hub, that would at once meet the needs of a growing, multi-cultural and family-oriented community, while incorporating an aesthetic rooted in the history of the neighbourhood.

The architectural narrative at JOYCE takes inspiration from the multiculturalism of the community and from the neighbourhood's surrounding natural environment. At its core, the design celebrates the neighbourhood's diversity, through the symbolism of a patterned quilt. Expressed in the balconies of the project, through overlapping patterns of coloured glass, the symbolic quilt represents a multitude of narratives from the cultures of the neighbourhood, as researched by the Collingwood Neighbourhood House. Layered over the metaphorical quilt, reflecting the natural inspiration of the design, is the outline of Still Creek. Still Creek was once a thriving Salmon Run and for the first time in decades, salmon have returned to spawn, following the river through the Joyce-Collingwood community. Inspired by the river's renewal, the colouring of the balconies is designed to evoke imagery of the salmon swimming upstream. Echoing the river's elegant form, the project's design cuts the river's outline into the façade creating a powerful visual homage to one of Vancouver's natural landmarks.

JOYCE is located in the heart of the Joyce-Collingwood neighbourhood, just steps from the SkyTrain station at the corner of Joyce Street and Vanness Avenue. While the project is immediately adjacent to a key transit node in the area, it is designed to balance the vibrancy and activity of the area, creating a separation of space between the homes and the urban surroundings, that allows visitors and passerby to experience the activity of the neighbourhood while providing residents with the essential qualities that make a home. Though creating a distinctive residential address, the project simultaneously integrates the public realm and retail components into the surrounding streetscape to create a cohesive, vibrant addition to the neighbourhood. Carefully thought-out retail and landscaping components, complement the overall character of Joyce Street while blurring the transitions between the project's urban and residential edges. An exceptional public realm includes an animated southern laneway and pedestrian friendly greenspace, bringing a new, revitalizing public amenity to the area.

The Joyce-Collingwood Neighbourhood is one with distinct character, home to a multitude of cultural heritages and a vibrant, tight-knit community. Each design element at JOYCE has been crafted to make a lasting contribution to Joyce-Collingwood, providing a home for its residents and a focal point for the neighbourhood. As a new mark in the skyline and as a foundational project for the neighbourhood's future development, we hope that JOYCE will come to form an integral part of the story, at Joyce-Collingwood.

– Gregory Henriquez, Architect





Westbank: Building Artistry

Coming up with an accurate biography of Westbank is challenging. We are many things, depending on the type of projects that we are working on, the locations we are working in and what we are trying to accomplish. We do not think of ourselves as being a typical real estate enterprise, rather, we are a practice working towards the goal of bringing seemingly disparate elements together, in an attempt to make a meaningful contribution.

Westbank has built a practice around long-term commitments to artistry, sustainability and city-building. These commitments underlie an orientation towards projects like Woodward's, Vancouver House, Mirvish Village, TELUS Garden and Oakridge – catalysts for larger change that go beyond the borders of the projects themselves. We are here to create. To provoke. To ignite. We are the vehicle for a new movement of cultural expression.

At any given time, the team is involved in projects at every scale, from the micro to the macro level. We are involved in multiple public art commissions, with nearly 30 installations by some of the world's most accomplished artists either complete or underway. We are conducting our piano program with Fazioli, building a collection of instruments that exemplify the integration of art and architecture. We are taking on projects like the reinterpretation of a typical Vancouver city laneway, that we are executing at TELUS Garden.

At the same time at a larger scale, we have become one of the world's largest LEED platinum developers, as well as the owner and operator of Vancouver's district energy system. With a large part of our focus going forward on using this system to instigate a massive reduction of Vancouver's carbon footprint.

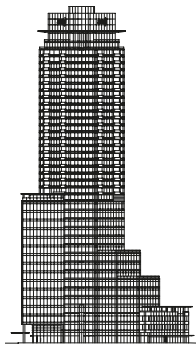
Some of our projects are in the many millions of square feet, like Oakridge in Vancouver, others much smaller, such as Kitasando in Tokyo. These all come to pass through collaborations with some of the world's best architectural talent and we strive to develop these relationships, in such a way that we have become patrons to a number of these architects.

These kinds of relationships have led us to sponsor the 2016 Serpentine Pavilion, designed by Bjarke Ingels Group and commission the Kengo Kuma-designed, one of a kind Starbucks outlet. We see these projects as explorations, rather than business ventures. We run our three hotels similarly, constantly and at all times, reinvesting in them because we see them as an expression of our creativity. As the practice matures, we have become more ambitious. With every new project reflecting our commitment to the philosophy behind Gesamtkunstwerk, or in our recent work the Japanese philosophy behind layering, the net effect is that our work has become much more complex and far-reaching.

The core of Westbank's mission is to create a body of work with a high degree of artistry that helps foster more equitable and beautiful cities. Westbank is active across Canada and in the United States, with projects including luxury residential, Five Star hotels, retail, office, rental, district energy systems, affordable housing initiatives and public art. Established in 1992, we are one of North America's leading developers, with offices in Vancouver, Calgary, Toronto, Seattle, Shanghai, Beijing, Taiwan, Tokyo, Hong Kong, Shenzhen, Chengdu and Singapore, and over 25 billion dollars of projects completed or under development.

Shaw Tower

Located on Vancouver's most prestigious waterfront location, this mixed-use development is among the tallest buildings in the city, at 489 feet, comprised of 24 stories of luxury condominiums with a unique live/work zoning designation, on top of a 16-storey office building. Situated on Coal Harbour, Shaw Tower is adjacent to Harbour Green Park, the Vancouver Convention Centre and extension of Vancouver's famous Seawall. With this first landmark development, Westbank played an important role in the planning and execution that has ultimately led to the incredible success of Coal Harbour today.





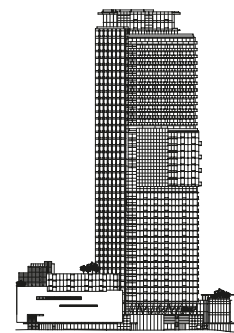




Fairmont Pacific Rim

The Fairmont Pacific Rim has contributed significantly to Westbank's reputation for quality design and construction. This property consists of a world-class 377-room Fairmont Hotel topped by 175 luxury residential homes with unparalleled views and full access to hotel amenities and services such as room service, the Botanist and Giovane restaurants, the Lobby Lounge, and Willow Stream Spa. With a floor area larger than Vancouver's expanded trade and convention centre across the street, this is the largest building ever constructed within the city of Vancouver's boundaries. Opened for the 2010 Winter Olympics, it has gone on to receive numerous awards as the country's finest hotel.

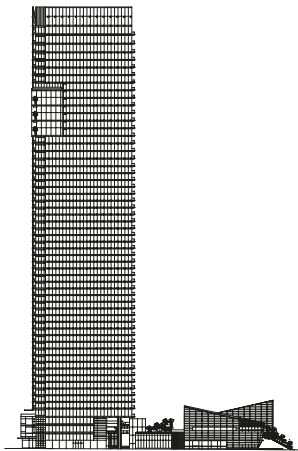
Ranked #1 in Canada
Travel and Leisure, 2013



Shangri-La Vancouver

Located on Georgia Street, Vancouver's most prominent ceremonial street, Shangri-La Vancouver is the city's tallest building and an extraordinary contribution as a unique civic space. A bold addition to the downtown skyline, the James Cheng design sets a standard for urban sophistication, with its sculptural lower floors and an outdoor pavilion, home to the Vancouver Art Gallery Offsite exhibition space, featuring a rotating roster of exhibitions from local and international artists. The wide expanse of curtain-wall glass on James Cheng's elevations features a grid of lifted luminescent panels. These panels change colour when viewed from different vantage points and under varying weather conditions, serve as gossamer-like veils that require no additional wiring or energy supply.

AAA 5 Diamond Award
Vancouver's only Five Diamond designated hotel, 2013, 2014



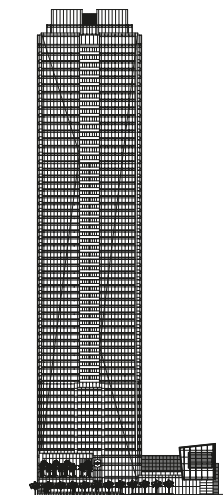


Shangri-La Toronto

Extending the Shangri-La luxury hotel brand to Canada's largest city, this 873,000 square foot development is at an ideal location on University Avenue, between the entertainment and shopping districts of King and Queen Street and Canada's financial core. Westbank's first Toronto project, arrived in grand style. A 705-foot tower combines one of the city's first Five Star hotels with luxury residential condos as well as restaurants (including the only Canadian outlet of David Chang's Momofuku) and lounges located within a glass podium along University Avenue. In a series of subtle folded planes, the tower aligns directly with the Queen's Park Legislative Building, establishing a new power axis in Canada's largest city.

Westbank's ambition with this project was to create Toronto's living room. Now, with Momofuku restaurant and SOHO House Toronto, the live music scene in the hotel lobby and Zhang Huan's public art, Rising, the city has found a new centre of gravity, at Shangri-La Toronto.

Best Urban Hotel in the World
Wallpaper Magazine, 2013



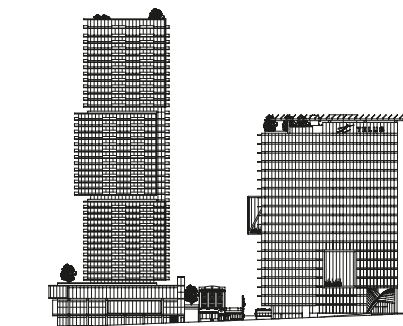






TELUS Garden

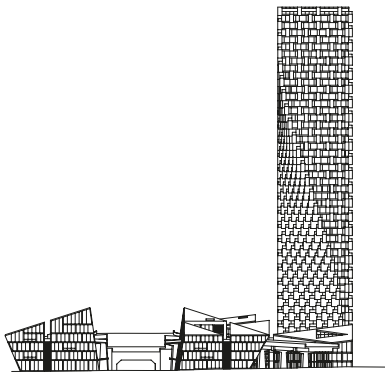
TELUS Garden transforms an entire city block in the heart of downtown Vancouver. Envisioning this important city block, bounded by Georgia St, Richards, Seymour and Robson, as an integrated whole, rather than a series of development sites was the original vision of TELUS President and CEO, Darren Entwistle. Westbank was chosen to partner with TELUS and bring that original vision to reality. There are so many aspects of this project which excite us, including using new technologies to achieve a LEED Platinum designation that is unsurpassed in the world, in a project that produces 93% of its energy off grid. We believe this may be one of the most important developments in Vancouver's recent history and Gregory Henriquez and his team have given it their best work to date.



Vancouver House

What Westbank and the Bjarke Ingels Group have created with Vancouver House is a completely new building typology. The 52-storey, curving and cantilevered building actually gets bigger as it rises to a square top from its triangular base, challenging the status quo of the high rise that diminishes the higher you go, evoking the effect of a living sculpture.

The result of this new building typology is much more than the aesthetic of a gracefully curving building. As the first of the next generation of world class residential buildings, Vancouver House was conceived for people who value innovative and inspirational design, smarter and more rewarding ways to live, and, of course, a stunning view of the most beautiful city in the world.





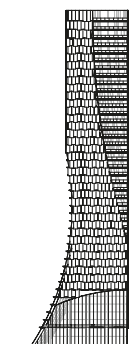




Alberni by Kengo Kuma

Our collaboration with Japanese architectural master Kengo Kuma grew out of a deep, long-held respect for Japanese culture and architecture. We were initially introduced to Kuma through an invitation we sent to a dozen of the world's great architects, to participate in the creation of a new resort in Hawaii. We saw firsthand on a very small component the most elegant, simple solution—the philosophy of his firm manifested itself so clearly that it was obvious we needed to find him a project to work on in one of the cities we are trying to make a difference in.

When we came to the site at 1550 Alberni, its location as a gateway into Vancouver and prominent place on a street with so much history for Westbank, led us to seek out Kengo Kuma. Kuma-San came to visit the site in February of 2015 and was inspired to create a building which on completion, we hope will be amongst the most artistic and resolved residential buildings ever built. Designed with a deep connection to our city's natural and built environment, the building strategically cuts away to reveal and complement its surroundings. This project is perhaps unique in that it offers from the outside a visually arresting centre-piece, yet so much of the project's finer qualities lie beneath the surface. We look forward to showing visitors the many layers of Alberni by Kengo Kuma and to experiencing each new detail and moment along with them.



Westbank Public Art Program

Public Art for Westbank, like so much of the work that we do, is at once a project in itself and a part of a larger idea that has woven its way through our practice over time.

That idea is that our projects represent the physical embodiment of culture. Combined, our public art commissions form a body of work that is quickly becoming one of the broadest and most important collections by any developer in the world. To date, we have 30 installations either completed or underway, by some of the world's most accomplished artists.

Since we began our public art program, we have worked with internationally renowned artists on projects whose scope, size and ambition have redefined conceptions of art in the public realm. Diana Thater's *Light Art* mirrored the colours of nature in a stunning display spanning the height of the Shaw Tower. Liam Gillick's text installation made a provocative statement across the Fairmont Pacific Rim. Zhang Huan's *Rising* created an unforgettable sculptural moment at the Shangri-La Toronto. Our most recently completed piece, Martin Boyce's *Lantern* installation, will illuminate the laneway at Telus Garden and we are now working on one of our most ambitious projects, Rodney Graham's *Spinning Chandelier*.

Westbank's commitment to public art is consistent with the many other cultural initiatives that make up our practice. Initiatives like our piano program, the Serpentine Pavilion exhibition, our vintage couture collection, our music business, the cultural hub at Blood Alley and our support of community programs, combined with the effort we put into the architecture, are what sets Westbank apart. At the end of the day, we hope that each individual layer or detail of our work will stand alone as something inherently beautiful, while forming part of a larger, more complex outcome.



16.480, 2015
Omer Arbel
Glass, stainless steel





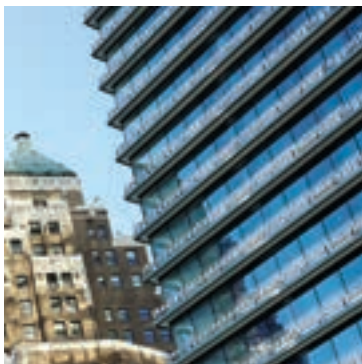
Persian Glass Series, 1998
Dale Chihuly



Light Art, 2005
Diana Thater



Second Date, 2011
Elspeth Pratt



lying on top of a building..., 2009
Liam Gillick



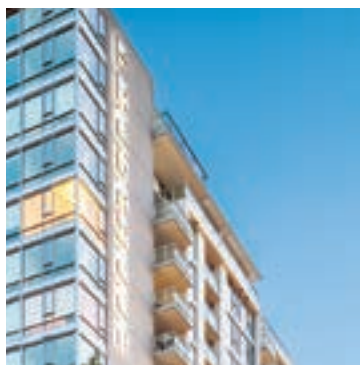
Forest Screen, 2010
James KM Cheng and Adeline Lai



Beyond the Sea, Against the Sun, 2015
Martin Boyce



Rising, 2012
Zhang Huan



The Unseen, 2016
Ron Terada



Abbott & Cordova, 2009
Stan Douglas

Westbank Piano Program

The piano is the instrument of a larger idea that has woven its way through our practice over time. It is both a demonstration of the passion that we put into our buildings and a gift to the architects and designers of our projects, in the form of a unique design exercise. Designing a Fazioli is an opportunity for our architects to exercise their creative expression in a completely different, yet parallel medium. In some respects, it is similar to the BMW Art Car program that started in 1975 with Alexander Calder and ended in 2010 with Jeff Koons.

In the Westbank collaboration with Fazioli, which is regarded as the best piano in the world, the architect of our project is challenged to design a piano that responds to the typology of the building itself. The process of this design challenge is really interesting for both the architects and ourselves, and with each piano, we become a little more adventurous. As long as Mr. Fazioli is willing to play along with us we will try and continue to surprise and delight.

The Westbank piano program is a bridge between our public art programs, the principle of Gesamtkunstwerk, and the adoption of the Japanese philosophy of layering which we are currently exploring. It is at once a product of these influences and a material reconciliation of their many disparate yet interconnected themes, manifested in the form of a unique, custom instrument.

Our public art projects are a central organizing element of our practice where the success of the projects and the art program are inextricably linked. The piano program is yet another layer within the general art program, tying each of our projects together and connecting them with our live music business and coming music venue.

Whether it is the piano program, the art program, the form of the building or the many layers embedded into each of our projects, we hope you will see a degree of artistry that is extremely rare. The Fazioli piano designs by our architects are an integral part of this process and each one is a vivid manifestation of our dedication to the total work of art.



TELUS Garden, 2014
Gregory Henriquez



Fairmont Pacific Rim, 2010
McFarland Green Biggar



Shangri-La Toronto, 2012
McFarland Green Biggar

Seven Minutes

The New Neighbourhood of Joyce-Collingwood

By Timothy Richardson

It's a place that history tried to forget. Yet, Joyce-Collingwood, from its earliest beginnings a multi-ethnic, working-class neighbourhood – one of the oldest in Vancouver – is proving immune to the sands of time.

Hundreds of cities dot our planet and in each of these cities are neighbourhoods. What defines a neighbourhood? Is a neighbourhood built or does it evolve? What are its vital ingredients? If a neighbourhood is merely a unique combination of people and buildings, which comes first: the people or the buildings? Build it and they will come, or come and they will build it?

The answers to these questions are as varied as are neighbourhoods.

Be they affluent or poor, pretty or plain, all neighbourhoods are born of a time and a place. Then they change and evolve, struggle or thrive, wither or blossom. Some neighbourhoods grow and die, others fade then return, and still others remain virtually immune to the pull of change. Yet one way or another, the best neighbourhoods survive.

Williamsburg in Brooklyn is one of the coolest, hippest neighbourhoods in North America. It's a hotbed of artists, musicians, families, and ubiquitous hipsters, home to cool stores, cool restaurants, and cool architecture. Thirty years ago, it was a decaying district of factories and housing projects with many residents living at, or below, the poverty line. Then, in the 1990s, Williamsburg found its redemption: artists, professionals, and young families started to move into the neighbourhood, attracted by its affordability. Old factories became lofts and condos. Restaurants, galleries and stores opened up. The city contributed green spaces and parks, renovating a newly accessible waterfront. It took some time, but voila: the neighbourhood was reborn.

Sometimes, all that is needed to revitalize a neighbourhood is a little creativity. Old Oakland is a historic neighbourhood near downtown Oakland. For years, it was heavy on office buildings and housing, but lacked any sort of vibrancy. There were more storefronts empty than occupied. It was a typical dead zone. Things changed in 2011, when two entrepreneurs developed an idea to lure retail stores to the area: Popuphood. They identified a promising block and offered five retailers six months of free rent. The shops opened for business and the people came. The retailers stayed and others joined them. Old Oakland found its vibrancy.

From Williamsburg to Oakland, from Soho to Dogpatch, the world is filled with neighbourhoods redeemed – once fallen and forgotten, and now back from the ashes. Despite their myriad differences, all these neighbourhoods have one thing in common: an identity – a unique character that makes them distinct. It could be its people, its geography, or its commerce. Or it could be its architecture.

At the turn of the 20th Century, Collingwood (as it was then known) was a vibrant little neighbourhood. This was during the embryonic stages of Vancouver's development into a modern metropolis. Like many early Vancouver neighbourhoods, Collingwood was centered around a stop on the city's tram line, the Collingwood East Tram Station. By 1910, Collingwood had more than a thousand residents, a post office, a doctor's office, a real estate office, and a handful of stores. In 1913, it got its first fire hall, one that remains active to this day. It was one of Vancouver's original neighbourhoods.

As the wheels of modernity began to spin faster, and as Vancouver's downtown core developed, Collingwood got lost in the shuffle, lacking any meaningful growth or development. Kerry Jang, Vancouver city councillor and lifelong Joyce-Collingwood resident, has an explanation for the stagnation. "It has always been a real, working-class neighbourhood, with real, working-class residents," he says. "And, honestly, people are too busy with life to think about change."



The Original Carlton Schoolhouse
Joyce-Collingwood, Vancouver
Photography: David Hamilton, 2016



Firehall No. 15
Joyce-Collingwood, Vancouver
Photography: David Hamilton, 2016

Still, things changed in 1985 when Vancouver's SkyTrain rail system was built in preparation for Expo '86. The site of the old East Collingwood Tram Station became the Joyce-Collingwood SkyTrain Station. Warehouses and decrepit buildings gave way to office towers and condominiums. New businesses opened. Working-class residents and families moved into the neighbourhood, drawn by its affordability and location. Joyce-Collingwood began to bustle again.

Neighbourhood redemption and revitalization can come in many forms. More often than not, however, it's the product of a perfect storm. Housing costs in the inner city skyrocket; younger families and professionals seek more affordable housing (without moving to the suburbs); they start to trickle into outlying city neighbourhoods – and in the best places, the trickle becomes a stream.

The necessary complement to this equation is astute and forward-thinking development. Because a neighbourhood is not just people – it is buildings as well. And when a neighbourhood needs revitalizing, it often starts with buildings.

This leads us back to the present, back to the redemption of Joyce-Collingwood – the forgotten neighbourhood that time is about to remember. It will start with buildings.

The next few years will see some major changes to this re-awakening neighbourhood, highlighted by an assortment of new development projects. Perhaps the most intriguing and exciting of these is another partnership between Westbank and Henriquez Partners Architects. Their innovative, mixed-use development at the Joyce-Collingwood SkyTrain Station promises to transform the neighbourhood, repositioning it in the 21st Century.

According to the architecture firm's managing partner, Gregory Henriquez, Joyce-Collingwood is a natural fit for the type of development they envision.

"The fact that it is on a major transit line is important," he says. "And as a city grows, densification along a transit line makes a lot of sense, both from an environmental perspective – in terms of people not needing cars – but also as a way of creating neighbourhood nodes, which then can have really intensified retail and thoughtfully located places to live. For young people, that is really exciting."

Henriquez also believes that the new development will attract a diversity of new residents, including families – a key component in any neighbourhood revitalization.

"One of the things we are doing with our projects is creating a lot of family units," Henriquez explains. "Young families, because of a lack of affordability in Vancouver, are moving out of houses and into condominiums. Opportunities to live near a community centre or a library or stores or restaurants that are all connected to transit are meaningful for all sorts of people."

So now we have Joyce-Collingwood on the road back to the future – to a place that time forgot and remembered again, a place full of people and buildings, vibrancy and hope. For Joyce-Collingwood, it's the road to redemption.



London Underground Map
1933

Harry Beck's London Underground

A Design Classic



You won't find Harry Beck's face on any coins or postage stamps, but his fingerprints are all over London. Born in 1902, Beck was an English engineering draftsman who sparked a small revolution in the early 1930s when he created a radical new map of the London Underground. His linear, colour-coded diagram was at first greeted with apprehension from transit authorities, but soon proved popular among London commuters. Today, it's arguably the most recognizable and influential transit map in the world, having spawned similar designs in major cities across the globe.

The man behind it has remained comparatively obscure, though Beck's legacy garnered new attention, when the city of London paid him posthumous homage with an English Heritage Blue Plaque — a prestigious honour celebrating the 80th anniversary of a map that, quite literally, changed the way people move.

If beauty rests in the eye of the beholder, so, too, does practicality. So does convenience. So, especially, does understanding. That's the secret of great design: To be really beautiful, a well-designed object – or illustration – has to serve its purpose. And that purpose must be legible; it must be easy to read. Harry Beck understood that, even when all the professional communicators at the London Underground were still trying to convince confused Tube users that the route to their destination was all there in black and white.

Henry Charles Beck was an engineering draughtsman at the London Underground Signals Office who, in 1931, realized that Underground passengers didn't care about geographical accuracy; they just wanted to know where

to catch trains and where to change trains to get to where they were going. So Beck redrew the Tube map in the style of an electrical schematic, with straightened lines and splashes of colour. Initially, Frank Pick, then-managing director of the Underground Electric Railways Company of London, rejected the drawing because it didn't show distances relative from one station to another.

Beck, however, convinced the publicity department to print a trial run of 500 copies, and its subsequent popularity made it one of the most enduring and popular graphic designs of the 20th century.

Access to Everywhere

Westbank's design team has created this SkyTrain map, in tribute to Beck, in recognition that great design can rise to the definition of art and, most especially, to make the point that, if you're thinking of coming to Joyce-Collingwood, it's easier than you imagined.





A Neighbourhood of Parks & Schools



Adjacent to the Joyce-Collingwood SkyTrain Station, in a growing residential neighbourhood in Vancouver, JOYCE is at the centre of a dynamic, tight-knit community. In addition to the SkyTrain, the Vanness Avenue Bike Path connects cyclists and residents to the surrounding neighbourhoods and to downtown, through Vancouver's citywide cycling network – the BC Parkway.

The Joyce-Collingwood neighbourhood features several lakes such as Trout Lake, Deer Lake and Burnaby Lake and is well-served by parks ranging in size from the nearby 222-acre Central Park to the smaller community parks of Slocan, Carlton, Earles, Norquay, Gaston, Renfrew and Aberdeen.

There are also 6 elementary schools, over 20 preschools and a dozen high schools within a 10 km radius of the Joyce-Collingwood SkyTrain Station. JOYCE brings new housing to the area, so that more families, students and residents of all kinds can enjoy this abundance of schools, parks and amenities, while adding new vitality to the community.

This is a unique opportunity to live, study, work and play near community centres, libraries, schools, stores and restaurants, in a walkable area that is surrounded by nature yet well-connected to transit. At JOYCE, we invite you to share in the community spirit of the neighbourhood and to be a part of the next chapter, at Joyce-Collingwood.



The JOYCE Rooftop Learning & Activity Lounge



In lieu of typical penthouses, Westbank has designed a rooftop amenity level for families which includes a curated entertainment and activity centre, to serve as the building's community hub. The full-floor space will include a library and learning lounge for studying, staffed by a professional tutor daily from 4pm to 8pm, with 6 private study rooms for school work and music lessons. A multi-purpose entertainment lounge, featuring a full kitchen and bar area, and a generous surround-sound TV system, is accessible to all residents but can also be booked for private functions. A private listening room for music enthusiasts and musicians within the purpose designed environment will provide a one-of-a-kind experience. The JOYCE fitness centre will be equipped with top-of-the-line Technogym equipment, as has become a hallmark of all Westbank buildings. The JOYCE Rooftop Learning & Activity Lounge is surrounded by large balcony terrace and patios with ample urban gardens, resort-style lounge seating, a fire-pit, barbeque grill for outdoor dining entertainment, and play areas for our young residents. With panoramic views of English Bay, the Vancouver skyline and Burrard Inlet, there is little doubt the Rooftop Learning & Activity Lounge will bring all residents together, at JOYCE





Michael Leckie, 2017
JOYCE Rooftop Learning & Activity Lounge
Porcelain, glass, wood





Michael Leckie, 2017
Entertainment Lounge with full kitchen and outdoor barbeque kitchen
Porcelain, quartz, brass, Italian woven fabric, wood





Michael Leckie and Technogym, 2017
Fitness Centre
Plush woven carpet, glass, mirror, leather, wood





HAPA Collaborative, Landscape Architects
JOYCE Rooftop and Urban Garden, 2017
Stone, native grasses, cherry blossom, natural ground cover



Interior Architecture

Leckie Studio Architecture + Design



Leckie Studio Architecture + Design Inc. is an interdisciplinary design studio based in Vancouver, Canada. The studio was founded in 2015 by principal architect Michael Leckie, and is engaged in the practice of design across a variety of scales and media - including architecture, interiors, installations, and product design. Their residential and commercial projects are informed by an environmental sensitivity that includes an emphasis on passive solar design, and flexible, modular spaces. Their design process is committed to a rigorous process of discovery - the core of the practice relies on a deeply-rooted fascination with the act of making.

Leckie Studio Architecture + Design has most recently been honoured with the Canadian Architect Award of Merit for the Backcountry Hut (2016), the Western Living Magazine Designers of the Year Arthur Erickson Memorial Award (2016), and their work has been featured in publications including Arcade, Azure, Canadian Architect, CNN Design, and Wallpaper, among others.

The interior architecture philosophy of Westbank involves a holistic approach to design - the consideration of how public and private spaces should be experienced and how the design should enhance and build upon one's first response to a space, to create a sophisticated and layered curated experience. This holistic method involves nurturing several key relationships with partners that share the same passion, dedication to design and commitment to excellence. Through these relationships, we can create the quality of environment that allows continuous exploration and enjoyment.

The interior architecture of JOYCE evokes a quiet elegance coupled with a sense of playfulness. The experience begins with the oversized solid wood suite entry door that provides the security and portal into your home. The neutral tones of the large porcelain floor tile and the white oak kitchen envelope the home in warmth, drawing in the natural light from the expansive windows. The white detailing of the kitchen shelving and countertops provide a crisp counterpoint to the warm palette.

The bathroom has been designed to create personal spa experiences. The dusky colour of the walls and floor combined with the custom matte black finish on the fixtures create a relaxed and sensuous mood. The white detailing of the vanities and surfaces provide another layer of continuity across the spaces within the home.

This careful gathering of design detailing and experiences extends out to the beautifully appointed public spaces. These spaces are not only aesthetically elegant, but take into consideration the needs a family might have for amenity areas. These extensions to your home are found in the library space that overlooks downtown Vancouver, offering a quiet place to read above expansive views, or in the large entertaining and kitchen area with patio garden, or in a music listening room, or in the private study rooms. Through thoughtful design, we have endeavoured to incorporate not only exceptional aesthetics and accoutrements for each space, but also to take into consideration the many potential types of spaces and flexibility of uses our residents may enjoy.

Granville at 70th, Vancouver (Above)
Photography: Sofia Kuan, 2014

Private Residences
Fairmont Pacific Rim, Vancouver
Photography: Paul Worchol, 2010





Michael Leckie, 2017
JOYCE Lobby Gallery
Travertine, porcelain, brass, steel wire





Michael Leckie, 2017
JOYCE Interior
Wood, quartz, porcelain, glass



Miele – 118 Years of Excellence

1899

In Herzebrock, Germany, Carl Miele (the technician) and Reinhard Zinkann (the salesman), together with eleven employees, four lathes and a drill, found a company to manufacture milk centrifuges and butter churns.

1900

Just one year after the company's inception, milk centrifuges and butter churns are joined on the market by the first Miele washing machine, the "Meteor".

1904

Miele develops its first power-driven washing machine. An "outboard" electric motor supplies the power to move the agitator while a drive belt achieves silent operation, low energy consumption and provides years of service.

1908

Miele moves from Herzebrock to a new factory in Gütersloh. Mr. Miele and Mr. Zinkann are convinced that in order to maintain their quality standards over the long-term, the Miele company must produce all parts and components 'in-house'.

1910

Miele develops a mechanical laundry wringer that can be driven by hand or run by an electric motor.

1913

Models in full bloom – Forever More, Forever Better. More than 20 new variants of seven basic models of Miele wooden tub washing machines enter the market, expanding the product range to 50.

1914

An electric plug-in for the washing machine changes everything! A built-in electric motor washing machine is introduced in the legendary Miele washing machine 'Number 50m', described at the time as "the role-model in electric washing machines". All future innovations are based on this design.

1924

Miele introduces a bicycle to the market at a new factory in Bielefeld.

1925

The metal drum replaces the wooden tub in Miele washing machines Miele secures its place as the largest washing machine manufacturer in Germany.

1926

Miele introduces milking machines.

1927

The first Miele vacuum cleaner arrives; first the basic "K" model, soon followed by the 'Melior'.

1929

Europe's first electric dishwasher is introduced by Miele.

1932

The first motorized bicycle model is developed and marketed as "a Miele bicycle with balloon tires powered by a Sachs motor".

1934

Miele introduces a retirement pension fund for its employees, including disability pensions and widow benefits.

1935

The second generation, Carl Miele Jr. and Kurt-Christian Zinkann begin working for Miele, now one of the largest companies in its sector in Germany, with over 2000 employees.

1937

First Miele electric spin dryer with centrifugal force design is developed for private households.

1938

Carl Miele dies on Christmas Eve, six months before his 70th birthday. Director C.H. Walkenhorst: "The name Carl Miele should always be a name that inspires us to continue to work in his spirit. We will honour his name. His work shall continue."

1939

On July 14, co-founder Reinhard Zinkann dies at the age of 70. Director Walkenhorst: "We will

continue to thank him, even beyond the grave, for what he was to us and this firm that he founded, through his work, through his charity, through his goodness and understanding." Following the deaths of the two founders, their sons Carl Miele Jr. and Kurt Christian Zinkann take the helm.

1944

Air raids destroy production facilities at the Gütersloh plant; Miele's production program has now been reduced to handcarts and ladders.

1945

War is over and rebuilding of the Gütersloh factory begins. In addition, Miele decides to build workers' accommodation, and assists employees in the rebuilding of their own homes.

1947

Due to a shortage of metals, the wooden-tub washing machine returns. By year's end, more than 8,000 units have been produced.

1949

Miele's 50th birthday and Miele rewards all employees with a handsome cash bonus, an increase to the employees' pension and retirement funds. Miele factories have been re-built and full production begins in earnest with a workforce of 2500.



1952

Miele develops the space-saving rapid washing 'Machine 75'. The machine automatically fills with cold water through a hose attached to a stopcock – and the water is heated internally.

1953

Miele washing 'Machine 307' is introduced with a horizontal-axis drum with an electric boiler featuring gentle treatment of laundry, effective and energy-saving operation and long life reflecting the firm's high quality standards.

1954

No need to pedal! The Miele motorbike model is the widely known '98' with a Sachs motor. The firm is now the largest manufacturer of washing machines, and the second largest manufacturer of two-wheel bicycles and motorbikes.

1956

The Miele automatic 'Number 702' washing machine sets the future of clothes washing and care. The Gütersloh factory is expanded to include manufacture of 18,000 individual parts and components in-house for all Miele products.

1958

The introduction of the Miele electric tumble dryer.

1959

Miele automatic washing machines travel around the world – keeping clothing clean on passenger liners, freight ships, training and research ships, and tankers.

1960

Miele makes a historic decision: discontinuing bicycle and motorbike production at the Bielefeld factory, with Miele's future directed to kitchen and domestic appliances. The fully-automatic 'Number G-10' dishwasher is introduced.

1965

Miele opens a fifth factory in Lehrte to satisfy the production demands for its products.

1968

Design innovations, advances in electronic control systems and an expanding group of products directed toward the domestic market continue to separate the Miele brand. Miele's workforce tops 9,000 employees in Germany.

1969

Miele expands its domestic kitchen focus and begins design and production of cooking appliances. The 250,000th dishwasher rolled-off the assembly lines at Bielefeld.

1970

With advances in production automation and electronics and the 'Immer Besser' standards, Miele transitions to automation in production, warehousing, and distribution.

1975

Miele introduces a full line of leading-edge built-in appliances including cookers, ovens, dishwashers, refrigerators, and freezers.

1987

The first Miele Museum in Gütersloh, Germany includes one of the legendary Miele K1 cars dating back to 1913, discovered in Norway.

1988

Since 1980, water consumption for Miele dishwashers has decreased by 40 percent and energy consumption has fallen by 30 percent.

1992

Miele increases its investment in employee training to further the 'Immer Besser' philosophy.

1998

Miele product line expands: steam ovens, built-in coffee machines, hood fans, gas and electric cooktops, induction cooktops, and warming drawers.

1999

100 years of Miele and 'Forever Better'! Miele is the 'most valued brand' in German and European electronic retail markets. Miele's international expansion continues with subsidiaries in more than 40 countries.

2000

Miele is awarded the German Marketing Prize – the highest honour for excellence. Water and energy consumption by Miele appliances continues to be reduced – by about 70 percent overall since 1980.

2005

Miele introduces 'MasterCool' refrigeration and wine storage, establishing a new standard refrigeration for the domestic market.

2014

Miele introduces 'Generation 6000'. These technically advanced products set new performance and aesthetic standards for premium appliances worldwide.

2016

Miele Ranges are added to complete the selection of premium cooking products. Extraordinary design, performance and innovation continue for North America.



Michael Leckie, 2017
JOYCE Bathroom
Porcelain, matte black metal, corian, glass

Kohler



The ingenuity and pioneering spirit of founder, John Michael Kohler, has defined Kohler Co. from its earliest days. After four generations, Kohler Co. remains a family-owned company with diverse businesses and products, with an overarching mission to contribute a higher level of gracious living for all those who experience their products.

This mission is reflected in the guiding principles of Kohler Co. We seek to live on the leading edge of design and technology, provide leadership in the industry and constantly improve our brand, whose quality and functionality is already trusted by the millions of customers we serve.

1873

Beauty and practicality. Form and function. We've been combining the two, never sacrificing one for the other, since 1873.

1883

The first KOHLER® bath is made from a cast-iron horse trough.

1911

We design the first bath in the industry that features an apron, establishing Kohler Co. as a leader in design and innovation.

1965

Bright, lively accent colours are added to the KOHLER colour palette – another industry first.

1974

Kohler Co. establishes itself as a leader in water conservation.

1992

Kohler Co. introduces barrier free plumbing products in response to the need for universal design.

2001

Kohler Co. launches the iconic sok® overflowing bath, garnering a significant number of design awards.

2008

Kohler Co. launches the Karbon® articulating kitchen faucet, the first of its kind in the industry.

2011

Numi®, the most advanced KOHLER toilet, combines toilet and bidet functionality and marks a new standard of excellence.

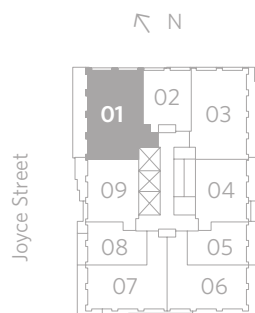
2014

Revolutionizing the way homeowners flush their toilets, Kohler Co. introduces the new Kohler Touchless toilet technology.

01

3 Bedroom

Interior 959 sf
Exterior Up to 460 sf
Total Up to 1,419 sf

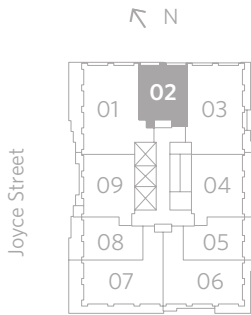
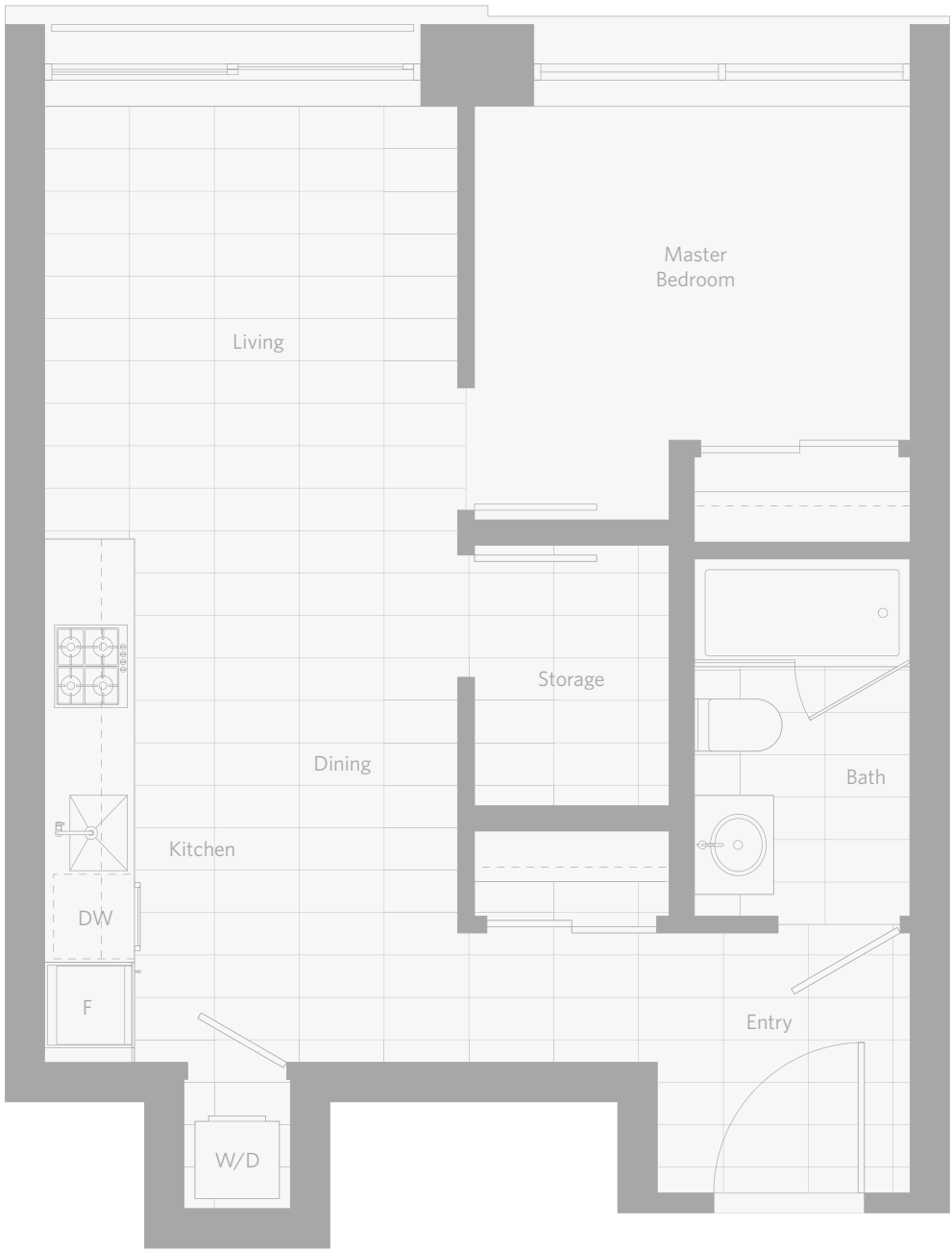


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02

1 Bedroom

Interior 529 sf
 Exterior Up to 215 sf
 Total Up to 744 sf

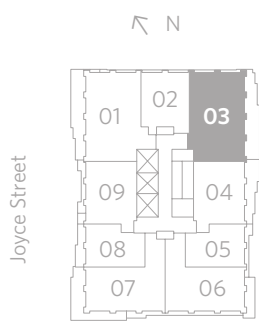


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03

3 Bedroom

Interior	911 sf
Exterior	Up to 286 sf
Total	Up to 1,197 sf

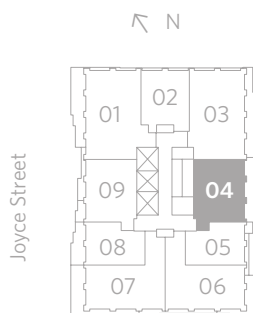


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04

Junior 2 Bedroom

Interior 617 sf
Exterior Up to 194 sf
Total Up to 811 sf

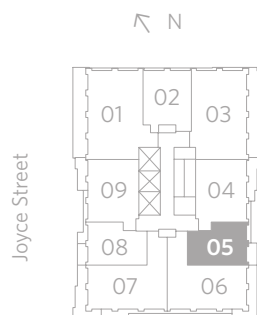


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05

1 Bedroom

Interior 439 sf
Exterior Up to 133 sf
Total Up to 572 sf

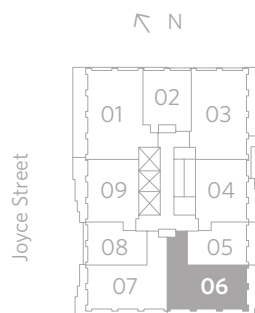


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06

2 Bedroom

Interior 771 sf
Exterior Up to 340 sf
Total Up to 1,110 sf

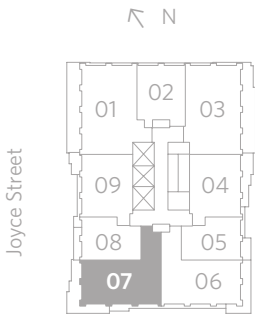


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07

2 Bedroom

Interior 771 sf
 Exterior Up to 547 sf
 Total Up to 1,317 sf

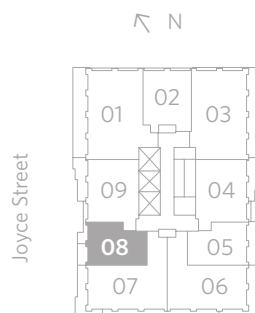


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08

1 Bedroom

Interior 439 sf
 Exterior Up to 128 sf
 Total Up to 567 sf

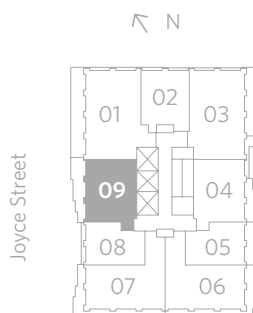


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09

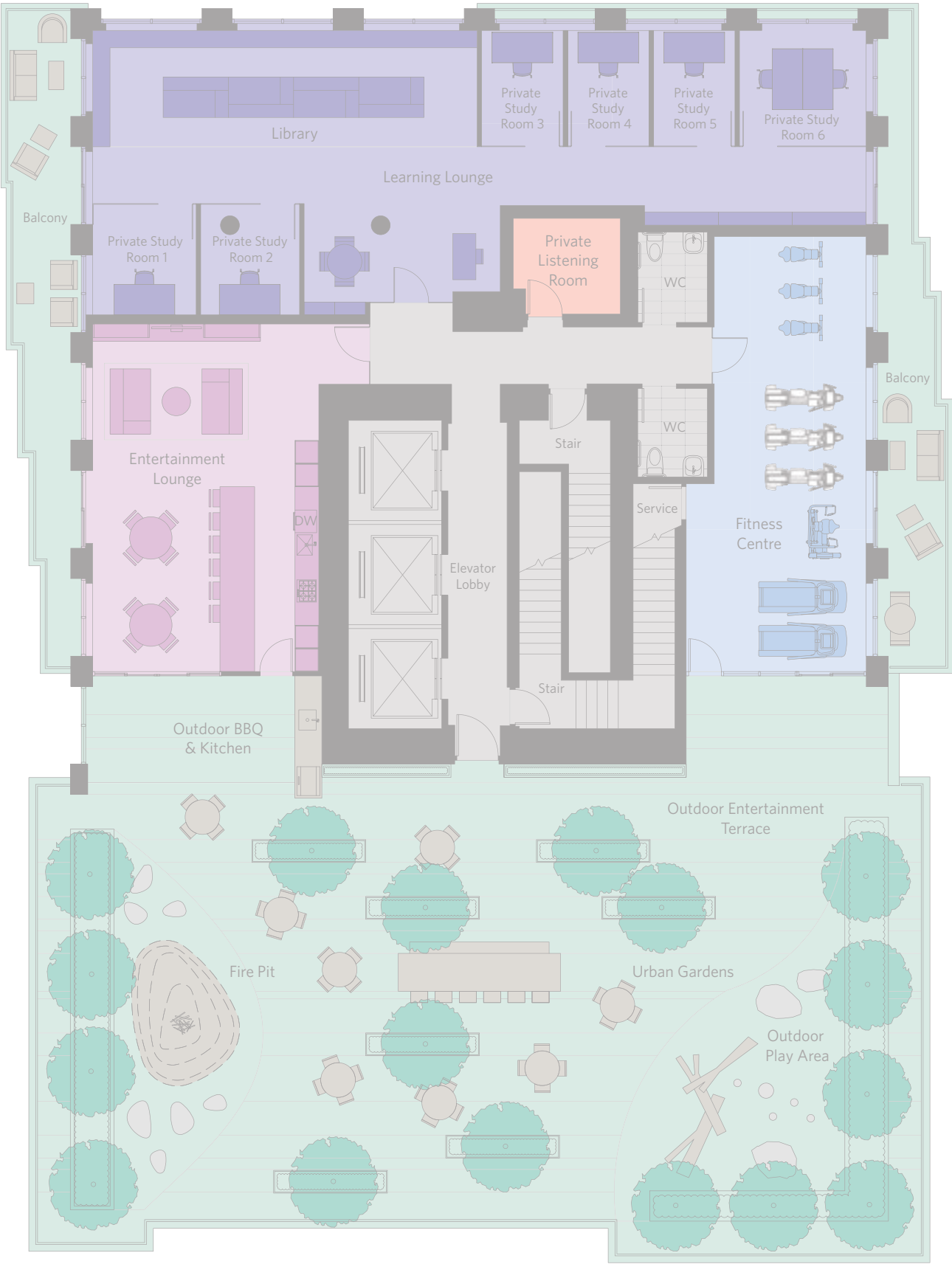
Junior 2 Bedroom

Interior 617 sf
Exterior Up to 193 sf
Total Up to 810 sf



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The JOYCE Rooftop Learning & Activity Lounge



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Northwest View

University of
British Columbia

Vancouver
Island

English
Bay



Southeast View

Simon Fraser
University

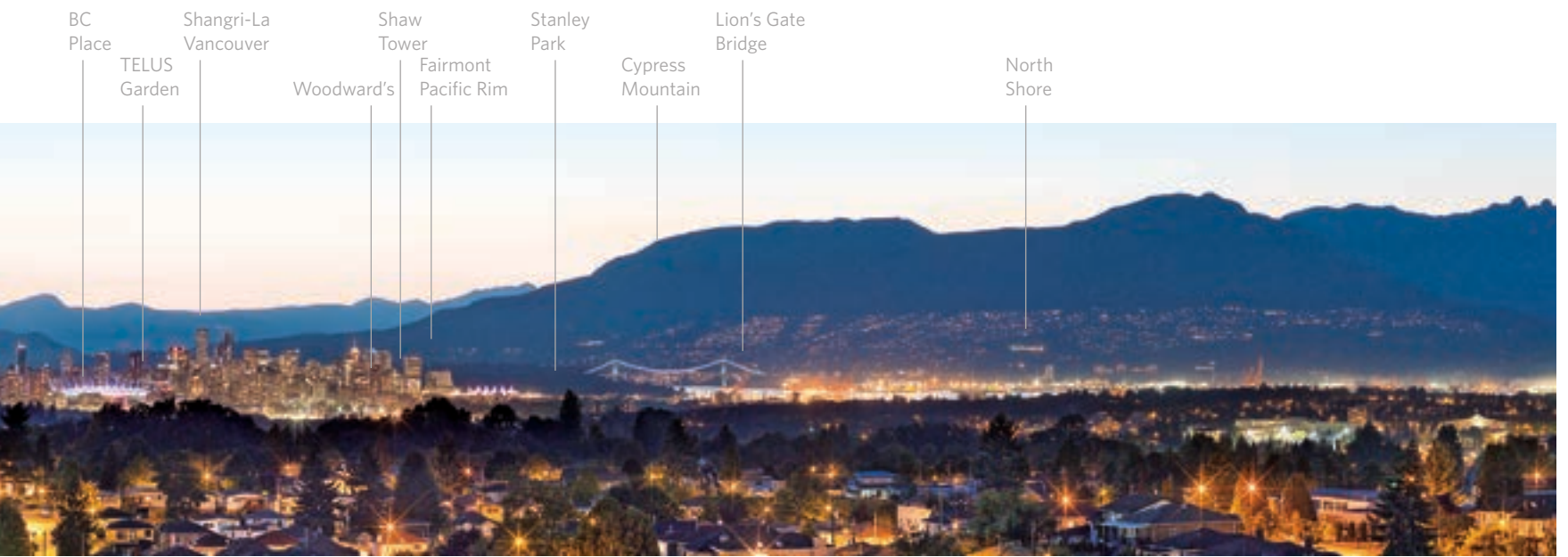
Brentwood
Mall

BCIT



JOYCE Views

Photography: Colin Goldie, 2016



Materials & Specifications

Residents Welcome Benefits

- One COMPASS 1-year Transit Pass for 2-zone travel (value \$1,500/year)
- MODO Car Membership \$100 credit upon joining MODO membership
- Electric Vehicle charging stations upon request

Building Design

- Building is designed to LEED Gold Standards, creating healthier and more energy efficient homes
- Coloured glass guardrails provide privacy while animating the building façade to resemble the rippling of a river
- Cantilevered glass canopies provide continuous weather protection around the exterior of the building at grade
- Double height ground floor glazing offers transparency and natural light to the retail spaces along Joyce Street.
- Alternating and undulating terraced decks distinguish the building from any other while providing expansive private outdoor patios.
- Mature cherry blossom trees and oversized planters turn the rooftop patio into a garden park in the sky.

Building Security

- Lobby with daytime concierge
- Secure underground parking and bicycle storage
- 24-hour digital video recording surveillance of building entry points
- Electronic access using a single encrypted key fob
- Enterphone system allows identification of guests
- Restricted floor access

Lobby Design

- Double height lobby space features travertine stone walls.
- Large gallery wall enriches the lobby and residents with curated art featuring locally renowned artists
- Floor to ceiling glazing provides an abundance of natural light
- Full height custom solid wood building entrance door
- Large format porcelain tile flooring
- Custom wood concierge desk
- Parcel collection and storage
- Custom designed luminaire suspended from the ceiling
- Custom designed Italian leather bench

JOYCE Rooftop Learning and Activity Lounge

- Dedicated, full floor rooftop amenity space for learning and recreation
- Large entertainment lounge with entertainment kitchen and custom designed furnishings, including direct access to the rooftop patio garden
- Library space, with custom designed Italian furnishings, overlooking downtown Vancouver
- 6 private study rooms for tutoring or musical instruction
- Fitness centre with the latest Technogym fitness equipment and direct access to the rooftop patio
- Music listening room providing a one-of-a-kind musical experience for musicians and audiophiles.
- Outdoor rooftop garden equipped with outdoor lounge seating, an outdoor BBQ kitchen, fire-pit, urban gardens, children's play area and stunning mountain views.

Residence Interiors

- Home interiors custom designed and curated by Leckie Studio Architecture & Design
- Oversized custom solid wood suite entry doors offer a distinguished yet contemporary appearance with granite stone entry threshold
- Elegant oversized porcelain floor tile throughout all living spaces
- Plush wool carpet in bedrooms
- Interior wood doors provide acoustic separation and quality feel
- Nearly floor to ceiling glazing maximizes access to natural light
- Low profile LED track lighting in kitchen provides energy efficiency and flexibility
- Oversized balconies extend the living space outdoors
- Central air conditioning for all residential homes and amenity spaces
- ERV (Energy Recovery Ventilator) in each home improves indoor air quality and reduces air conditioning demand
- Sleek shades on all residential interior windows

Kitchens

- Custom designed Italian wood kitchen cabinetry with integrated appliances
- Soft-closing precision cabinet drawer and door hardware
- Contemporary under-cabinet valence lighting
- Engineered stone quartz countertop and backsplash
- Modern stainless steel under-mount single compartment sink
- In-sink waste disposal system
- Westbank x Kohler kitchen fixtures in modern matte black finish

- Westbank Design Appliance Package:
 - 24" Miele stainless steel gas 4-burner cook top
 - 24" Miele stainless steel wall oven with EasyControl
 - 24" Miele fully integrated fridge, bottom mount fridge freezer with custom panel wood finish
 - 24" Blomberg fully integrated dishwasher with LCD Display with custom panel wood finish
 - 24" Bosch front load washer and ventless dryer
 - 30" Panasonic over-the-range microwave with Electrostatic Touch Panel and 450 CFM ventilation

Bathroom

- Custom designed Italian wood bathroom vanity cabinetry
- Soft-closing precision cabinet drawer and door hardware
- Luxurious large format porcelain floor and wall tile
- Elegant tempered glass shower enclosure
- Engineered solid surface countertops
- Contemporary wall mounted vanity lighting
- Custom circular mirror with medicine cabinet above vanity sink
- Bathroom fixtures and accessories in modern matte black finish
- Westbank x Kohler Design Package includes:
 - Kohler rain and hand shower system
 - Kohler wall-mounted toilet
 - Modern drop in Kohler bathtubs with tile surround
 - Kohler ceramic vessel sink
 - Kohler single lever deck mount faucet

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Leckie Studio Architecture + Design

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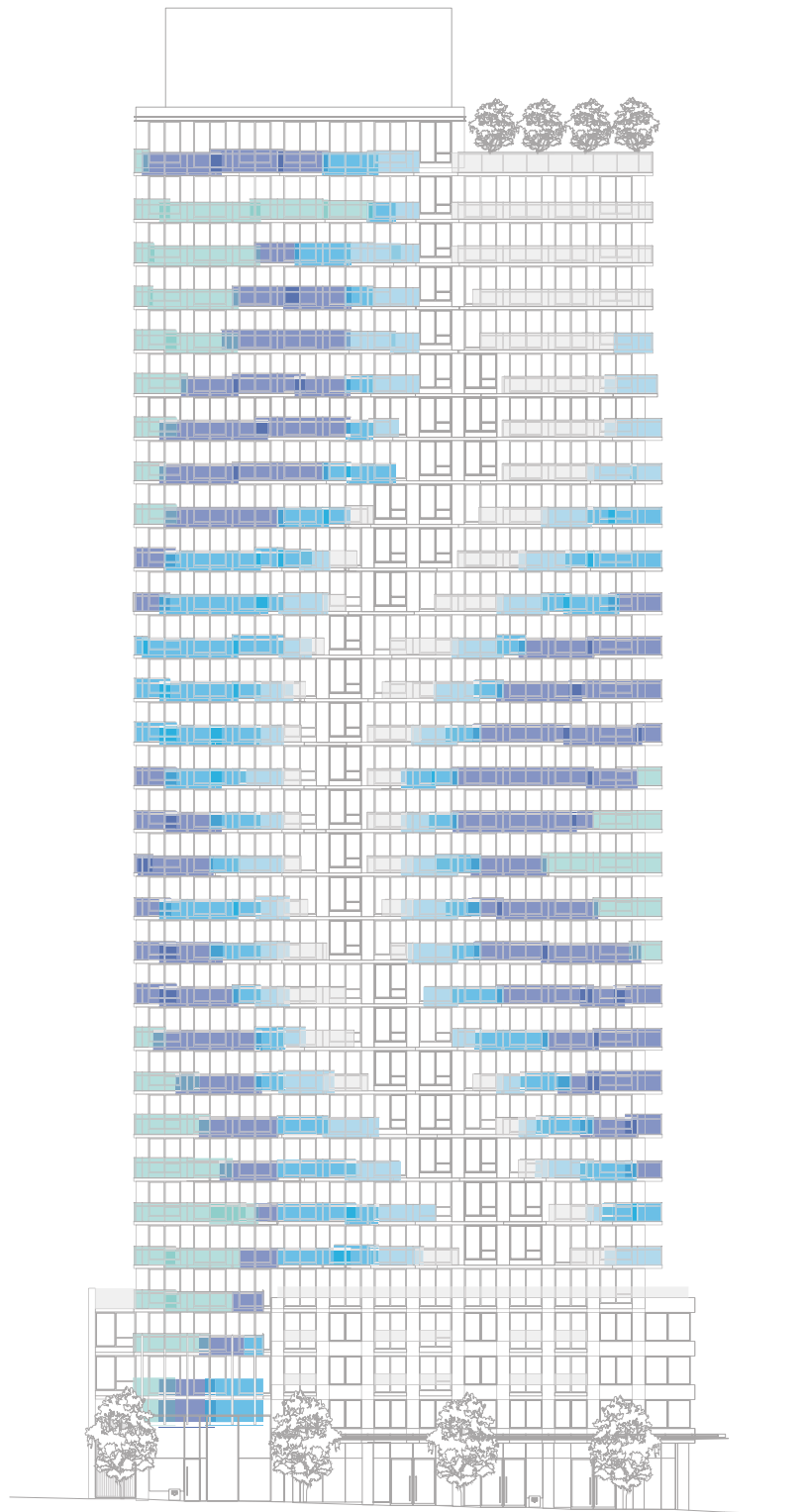
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