

# PROCESS PORTFOLIO





# FIRM PROFILE

**James Hancock**, B.Arch, B. Art

DESIGN DIRECTOR

James Hancock is the former Director of Design at IBI/HB Architects and is an architect who is a highly respected designer of high-density residential, mixed-use, and hotel projects. He has been responsible for the design of over 100 towers in Vancouver, Calgary, Toronto, Halifax, Fort McMurray, Arizona, Minnesota, California, and Nebraska, as well as China and Abu Dhabi. He has served as Chairman of the Vancouver Design Panel, advisor to the Vancouver Development Permit Board and the West Vancouver Design Panel, a guest critic at the School of Architecture at UBC, a Member of the AIBC Council, an instructor in the RAIC Syllabus Program, and coordinator for the Canadian Architectural Certification Program in British Columbia, as well as an oral examiner for interim architects seeking registration. He became a Fellow of the RAIC in 2002.



## EDUCATION

Bachelor of Architecture

Technical University of Nova Scotia, Daltech, 1972

Bachelor of Arts, Physical Education

University of New Brunswick, 1967

## EXPERIENCE

2012-Present

IBI/HB Architects, Vancouver, BC, Director, Design

2007-2011

IBI/HB Architects, Vancouver, BC, Associate Director

2006-2007

IBI/HB Architects, Vancouver, BC, Associate

1998-2005

Hancock Bruckner Eng+ Wright Architects, Vancouver, BC, Principal Partner

1992-1998

James Hancock Architects Inc., Vancouver, BC, Principal

1993-1998

Hancock+ Johns Architects Inc., Vancouver, BC, Partner

## REGISTRATIONS

Royal Architectural Institute of Canada

Architectural Institute of British Columbia

Alberta Association of Architects

Nova Scotia Association of Architects

## COMMUNITY

Member, City of Richmond Advisory Panel 2013

Vancouver Development Permit Board, Advisor (1999-2005)

AIBC Registration Board, Member (1997)

Vancouver Urban Design Panel, Member (1996-1997)

Committee of Examiners, Canadian Architectural Certification Board, Chairman (1995-1999)



## Tomasz Anielski, Dipl. Eng., M. Arch.

### PROJECT TEAM LEADER

Tomasz has over 22 years of extensive experience in all aspects of the architectural delivery process. He has lived and worked in Germany, the USA, and Canada, and worked on many complex projects in each country. He is a highly skilled project team leader with professional degrees in both engineering and architecture. His expertise includes design excellence and project execution, including municipal approvals, contract documents, specifications, building systems and technology, and contract administration. Tomasz has practiced in Canada and the USA since 1993 and has extensive experience with building authorities and building codes, permitting process and building envelope requirements in various jurisdictions, geographic and seismic regions, and climate zones.

With his skills and experience, Tomasz will be responsible for the day-to-day coordination, management and delivery of all the phases of design. He will also provide ongoing review and coordination through the construction phase of the project and assist client group in managing budget and quality control.

### EDUCATION

CADD Systems Diploma

Northern Alberta Institute of Technology, 1989

Master of Architecture

Polytechnic University of Gdansk, Poland, 1987

Structural Engineering Diploma

Polytechnic University of Gdansk, Poland, 1987

### EXPERIENCE

2006 - Present

AVRP Architecture Inc., Vancouver, Managing Partner

2003 - 2006

Austin Veum Robbins Partners (AVRP) Architects, San Diego, Project Director, Associate

1998-2003

Hancock Bruckner Eng +Wright Architects, Project Director, Partner (1993-2001)

1993-1998

James Hancock Architects Inc., Project Director, Partner

1992-1993

Wensley Spotowski Architectural Group, Designer

1990-1992

Barry Johns Architects Inc., Designer

1989-1992

Wood Gardener O'Neil O'Neil Architects Ltd., Designer

### AWARDS

Canadian Institute of Steel Construction, 2001, Sapperton Skytrain Station, New Westminster, BC

The Golden Nugget, 2000, The Columbus, Residential Tower, Vancouver, BC

Alberta Association of Architects, 1995, Prince George Art Gallery, Prince George, BC

The Hallmark Society Heritage Award, 1995, South Park School Annex Restoration, Victoria, BC

### COMMUNITY

Amber Cross Medical Incorporated, 1997-2001, Director

Canadian-Polish Chamber of Commerce, 1995-1998, Director



## Christopher T. Staggs, B. Arch

### PROJECT TEAM LEADER

As a founding principal of ideasCollaborative Christopher is the director of design and a primary contributor to the collaborative ethos of the firm. With over 23 years of professional experience, he has participated as a design leader on several international projects, including several major, large, complex projects.

### EDUCATION

Bachelor of Architecture  
California State Polytechnic University, Pomona

### AFFILIATIONS

LEED Accredited Professional  
U.S. Green Building Council  
California Architects Board  
American Institute of Architects

### ACADEMIC APPOINTMENTS|ACTIVITIES

California State Polytechnic University  
University of Michigan  
The Art Institute  
Woodbury University  
University of California, Riverside

### EXPERIENCE

6-Story Headquarters, CSU Chancellor's Office, Long Beach, CA  
20-Story Dublin Gateway Center, Dublin, Ireland  
10-Story Novotel Hollywood Hotel, Hollywood, CA  
8-Story Hoboken Arena, Hoboken, NJ  
26-Story BCM Software Tower, Houston, TX  
8-Story Wembley Stadium, London, England  
6-Story Coventry Stadium, Coventry, England  
20-Story Suffolk University Student Residence, Boston, MA  
4-Story Phillips Arena, Atlanta, GA  
23-Story Hewlett-Packard Tower, Houston, TX  
Desert Vineyard Sanctuary and Children's School, Master Planning and Design, Lancaster, CA  
Saddleback Church Primary School and Library, Irvine, CA  
Tarbut V Torah School, Newport Beach, CA  
Southern California School of Optometry, Fullerton, CA  
Anaheim Community Center, Anaheim, CA  
Irvine Spectrum Company, Master Planning and Design, Irvine, CA  
Nassau County Venue Complex, Convention center, Master Planning & Design, Long Island NY  
Northridge Sports "Oasis", Master Planning and Design, Los Angeles, CA  
Museum for Cinematography, Los Angeles, CA



## STEPHEN PRICE B.ARCH

DIRECTOR OF INTERIOR DESIGN

### EDUCATION

Bachelor of Architecture

University of Idaho, Moscow, Idaho, 1984

### EXPERIENCE

July 2012 – May 2013

Box Interior Design, Designer

Jan. 2009 – Aug. 2012

Independent Consultant, Los Angeles, Portland, Vancouver BC

May 2008 – June 2009

Travel Sabbatical

Nov. 2006 – April 2008

Gehry Partners LLP, Intermediate Architect

Oct. 1997 – Jan. 2006

WGS Design, Design Director

Nov. 1993 – Oct. 1997

Mahlum Architects, Intermediate Architect

### COMMUNITY

Member, AmFAR Fundraising Committee, Los Angeles, California; 2008-2009

Volunteer, Willamette Writers Conference, Portland, Oregon; 2006/2009

Member, Names Project Steering Committee, Portland, Oregon; 1992-1993

Member, Anti-Violence Project Steering Committee, Portland, Oregon; 1992-1994

Teaching Assistant and Guest Reviewer with Oregon School of Design; 1989

Chaired A.I.A. Art Auction Committee; 1988

Member, A.I.A. Design Awards Committee; 1987

### EXPERIENCE

Medical Offices (Client name withheld) Independent Work, Beverly Hills, California

Private Residence (Client name withheld) Independent Work, Palm Springs, California

Beekman Tower Gehry Partners, LLP, New York City, New York, USA Intermediate Architect

Klein Residence Gehry Partners, LLP, Laguna Beach, California, USA Intermediate Architect

Walnut Village Ankrom Moisan Associated Architects, Anaheim, California, USA Interior Designer

Sunterra Timeshare Resorts Ankrom Moisan Associated Architects, Maui, Hawaii, USA Interior Designer

Sunterra Timeshare Resorts Ankrom Moisan Associated Architects, Cabo San Lucas, Mexico Interior Designer

Portland Medical Imaging WGS Design, Portland, Oregon, USA Design Director

Center for Medical Imaging WGS Design, Hillsboro, Oregon, USA Design Director

Healthcare Rogue Valley Medical Center WGS Design, Medford, Oregon, USA Design Director

Gerry Frank Center for Children's Care at Providence St. Vincent Medical Center.

WGS Design Portland, Oregon, USA Design Director

Lexis Leasing Office WGS Design, Portland, Oregon, USA Design Director

Parkside Center Lobby Remodel WGS Design, Portland, Oregon, USA Senior Designer

Dolce Vita WGS Design, Portland, Oregon, USA Senior Designer

Parsons, Farnell & Grein LLP at Fox Tower WGS Design, Portland, Oregon, USA Senior Designer

Ione Plaza WGS Design, Portland, Oregon, USA Senior Designer

Hoffman, Hart & Wagner LLP at 1000 Broadway WGS Design, Portland, Oregon, USA Senior Designer



## RANDY LIM

PRINCIPAL

### EDUCATION

UBC . Sauder School of Business Real Estate

UBC . Urban Land Economics

RAIC . School of Architectural Design

BCIT . Building Technology Architectural

### EXPERIENCE

Principal of Revolution Developments

. Past 30 years architecture and technical

. Sourcing and detailing

. Using environmental

. Using local cost effective

. Leading Designer and Builder in our North American Industry

James Hancock

. Former Design Director of IBI Group

James Cheng,

. Still independent but world recognized

Phillips Barrat Kaiser

. Design and Engineering

### PUBLICATION

. Canadian Architect

. Canadian House and Home

. Globe and Mail

. Vancouver Province

. Various other local

Please use the link below to access Randy Lim's resume:

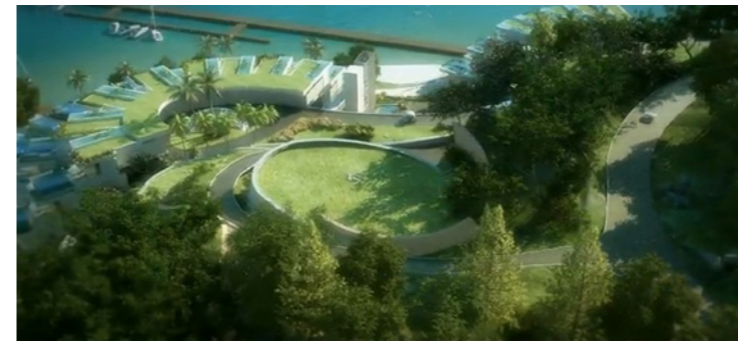
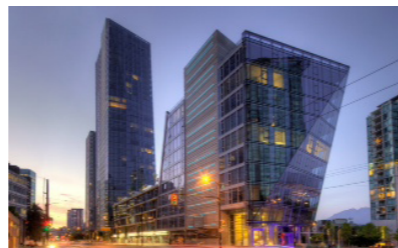
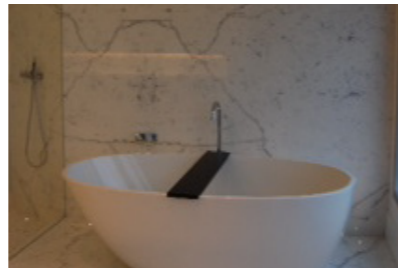
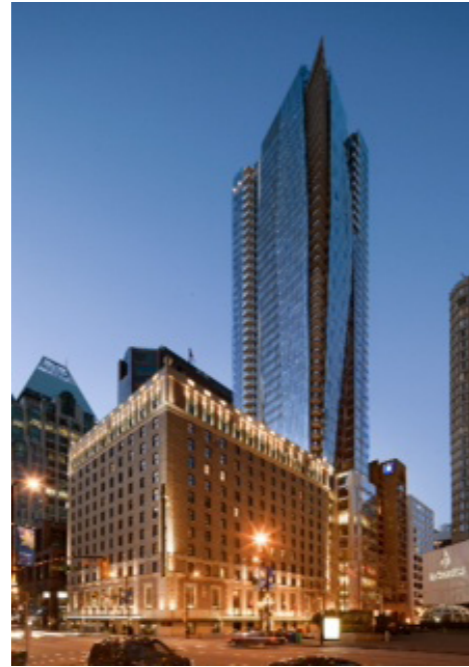
<https://www.dropbox.com/s/2tzwxeb9bg1q7pi/RANDY%20RESUME.pdf>



## SHURA XU

Shura is a trained intern architect with the background of both bachelor and master degree in architecture. She focuses on using the parametric design skills in architectural and planning realm. She has the experience in professional practicing in both Vancouver and Shanghai.

# PAST PROJECTS



A China project video:

<https://www.dropbox.com/s/c16py31z0srumc8/shdh.wmv>

Sample of a China project presentation:

[https://www.dropbox.com/s/w2qppminyy9ahsc/ThreeOptionsMeeting\\_SMALL.pdf](https://www.dropbox.com/s/w2qppminyy9ahsc/ThreeOptionsMeeting_SMALL.pdf)





15Th & Commercial  
 San Diego, California  
 DETAILS  
 12 storey mixed-use transitional housing  
 and daycare  
 FEATURES  
 Expansion of existing Father Joe's Vil-  
 lage; adjoins Joan Croc Center  
 SCOPE  
 Full Architectural Services  
 CLIENT  
 Father Joe's Village



1111 Seymour Residential Infill Develop-  
 ment

This constrained, 75ft wide site is situ-  
 ated south of a 15 storey residential/of-  
 fice development at 1107 Seymour. As  
 the architects for both projects, the pri-  
 mary challenges were to develop a comple-  
 mentary interface between the two prop-  
 erty lines and to achieve a high level of  
 residential "liveability" on the narrow  
 infill site. After careful consideration of  
 a number of forms of development op-  
 tions for the site, an 9 storey, side core  
 building situated tight to the north prop-  
 erty line common to the 1107 Seymour  
 development site was proposed. The  
 simple, rectangular floor plan allows  
 all units to have views to the southeast  
 and southwest, to receive direct morn-  
 ing and afternoon sunlight, and to over-  
 look a common semi-private courtyard  
 at grade. Three 2 level townhouse units  
 fronting Seymour Street also frame a  
 smaller, semi-public courtyard that func-  
 tions as an entry forecourt to the main  
 building lobby.

Location: Vancouver, BC  
 Construction cost: \$8,800,000 est.





**1107 Seymour Residential/Office Development**  
 The 1107 Seymour Street site affords a significant opportunity to add a large component of much needed social housing to the downtown core as well as expanded facilities for two non-profit associations providing services to the population base of the neighbourhood. Located in the "New Yaletown" area of Downtown South at the SW corner of Seymour and Helmcken Streets, the site was rezoned to accommodate a total building area of approximately 83,000 SF (a density increase of approximately 51,250 SF) over 15 levels (a height increase of approximately 85 ft.) The project is located immediately to the north of an infill residential project at 1111 Seymour, also by EEA, and is designed to attain LEED Gold Certification.

Location: Vancouver, BC



Columbus, Vancouver, British Columbia

**DETAILS**

21 storey high-rise and 7 storey low-rise residential apartment and townhome development

**FEATURES**

105 residential units and 16 town homes; high-rise divided into sleek curved portion and rugged concrete portion with punched openings, and topped with a boat-hull roof; low-rise townhomes, apartments, and penthouse units topped by a "boat hull" roof; waterfall style rainwater spouts; granite rainwater catchers at base of each entry canopy column.

**SCOPE**

Full Scope of Architectural Services

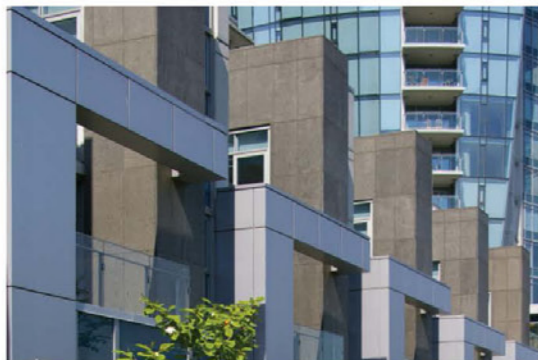
**CLIENT**

Concord Pacific Group Inc.

**AWARDS**

1999 Silver Georgie -Urban Development Institute

1998 Golden Nugget Award -Best High-Rise Development in North America



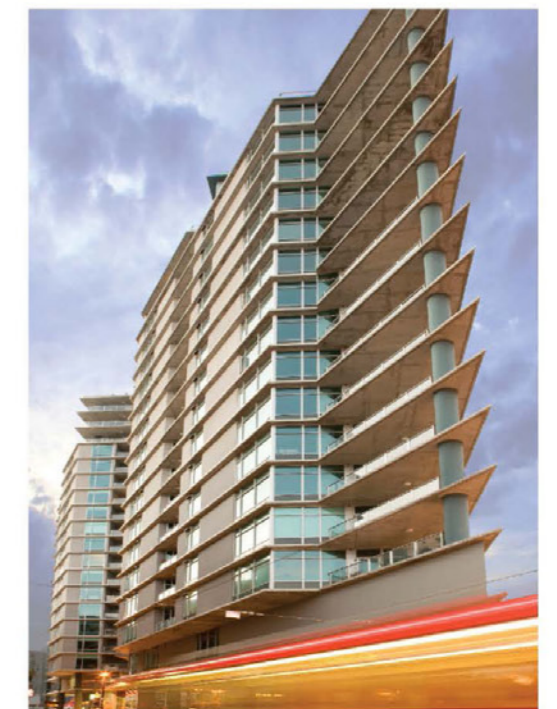
**Carina and Callisto**  
 Vancouver, British Columbia  
**DETAILS**  
 26 storey tower | 93 residential units  
 35 storey tower | 126 residential units  
**FEATURES**  
 Sail like curving facades ; conventional 4 sided structural silicon curtain-wall ; modified residential window-wall; architectural concrete; stone cladding  
**SCOPE**  
 Envelope Design Development, Construction Documents, and Contract Administration  
**CLIENT**  
 Delta Land Development Ltd.  
**AWARDS**  
 2005 Award of Excellence  
 Urban Development Institute - Pacific Region



**Smart Corner**  
 As a winner of a design and development competition, this project was designed as a mixed-use urban development that incorporated a 19-storey residential tower and office building with San Diego City College annex and several retail stores. Original design included a condominium hotel in the lower section of the tower with amenities located at the ground level. Later, in response to the market conditions this scheme was revised to the full residential program.

The two buildings are separated by the realignment of San Diego Trolley, with stops inside the corridor formed by buildings' walls. The project sits on top of a 5 storey underground parking divided into two secured zones serving residential and office buildings.

Design and construction involved numerous municipal and state agencies, public transportation corporation and office building users. The project employed the latest technology in sound isolation and security providing excellent living and work environment combined with a vibrant urban ground level retail surrounding.



## 8Th And Grand

This project is situated in the resurgent and vibrant re-developing area of downtown Los Angeles near the Staples Centre. The project consists of three separate yet connected buildings that are very different in appearance yet relate through the scale and design elements of the exteriors. The main tower facade was designed as a twisting sculptural object to differentiate the tower from neighbouring commercial developments, but yet fit within conventional construction techniques.



The exterior balcony fronts are curved zinc composite panels and the glazed wall behind is residential window-wall. The lower 22 storey tower has an articulated facade with the fronts of the unit window-wall varied in position. Similar to the 44 storey tower, the 15 storey building has the exterior balcony fronts in curved zinc composite panels, the glazing behind is residential window-wall, while the transition section between this building and the towers is residential window-wall with an overlaid grid of anodized aluminum brise soleil panels.



This 1.2 million sq. ft. project is planned for 3 phases. Phase I includes 435 residential units in a 15 storey tower that wraps an 8 level parking structure. Phase 2 & 3 complete the project and include 440 residential, hotel and condo-hotel units in a 44 storey tower and 22 storey tower.



Hotel Georgia, Vancouver, British Columbia

The ambitious development of the Hotel Georgia property, situated at the heart of downtown Vancouver, is designed to restore and enhance the prominence of one of Vancouver's most prestigious addresses. The development comprised of a full restoration and renovation to the heritage designated Hotel Georgia and the integration and addition of a new 47 storey mixed use tower with 8 levels of below grade parking. Upon completion in 2011, the 540,000 SF project includes a 156 room, 5 star hotel, 156 residential units and 7 levels of commercial office space. Sustainable design features include geothermal heating, photovoltaic panels and external shading controls.



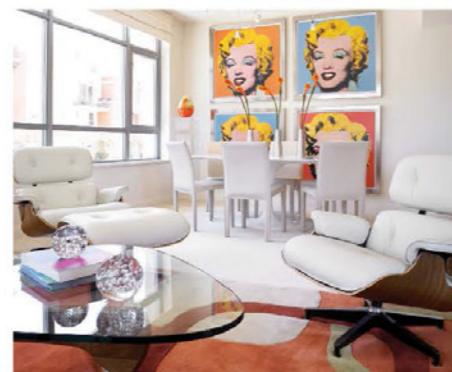
**Ymca/ Residential Development**  
 The redevelopment of the Vancouver Downtown YMCA site includes a new, vertically integrated YMCA recreational facility, retention and integration of a portion of the existing heritage YMCA building, and a 284 unit, 42 storey residential tower for Concert Properties. The rezoning process for this project involved an extensive urban design analysis and the negotiation of a number of complex and challenging issues, including heritage density bonusing and density transfers.

Location: Vancouver, BC  
 Construction cost: \$65,000,000



**Alta Condos, San Diego, California**

A mixed use development of 210,000 sf over 21 storeys incorporating 179 condominiums made up of a combination of Studios, 1 and 2 bedroom units ranging from 500sf to 1,200sf. There is retail of 11,000sf on the ground floor and 3 levels of basement parking. Located in downtown San Diego, Alta is just 2 blocks back from the new Padres Ballpark in the heart of the Gaslamp District. Featuring views of the city skyline, Balboa Park and San Diego Bay.



**Aria Condos, San Diego, California**

Aria is an architecturally significant 24 story condominium project comprising 137 luxury one, two and three bedroom residences in San Diego's exclusive Cortez Hill neighborhood. The development has panoramic views overlooking Downtown, the Bay and Coronado Bridge. World renowned Balboa Park is only a short stroll away, providing idyllic recreational opportunities in a centrally located urban environment. The building has numerous amenities including lap pool and spa, community room and concierge.

**Sapphire**

Sapphire is situated in the vibrant and very urban Downtown/ Columbia district just north of the historic Santa Fe Railway Station in San Diego. This 34 storey small floor plate tower on a small site was stretched vertically to have commanding panoramic views of the ocean, harbour, and downtown. The constricted site necessitated the use of a rated glazing on the south facade, a concrete moment frame system, and the integration of the mechanical systems through the moment frame beams. The lower portion of the tower was initially designated as a condo hotel with amenities in the podium building. During the design process and construction, the hotel use was converted to residential in response to market conditions.



**Cyber Two Tower**

This project is located in Jakarta, Indonesia. The 520,000 sq.ft., 32-storey office tower features on the 17th floor a two-level Sky Garden with lush tropical plants, ponds and waterfalls. The building employs the latest in green design technologies including water-efficient landscaping, water use reduction systems and fixtures, recycled materials, natural ventilation, low VOC emitting materials and sunshades on the east and west facades. The dramatic back-lit guardrail detail provides bold night-time signage making this project one of the most prominent buildings in Jakarta's night skyline.



**The Pinnacle Museum Tower**

As a winner of a design and developer competition, this project became one of the most prestigious residential tower, the Pinnacle Museum Tower in the Marina District in San Diego. This mixed use development is a sophisticated, 36 storey luxury residential condominium tower, with low-rise lofts at the street level, office space, street level retail and a podium that incorporates a new two-level mezzanine facility for the San Diego Children's Museum, plus a full service health club with lap pool and spa. The project incorporated the Children's Park and Pond Promenade which was designed concurrently.



**Lone Torrey Residence, San Diego**

This modern three level home for a family of five is strategically situated on a steep infill lot, capturing south-west views of the ocean and those of Torrey Pine nature preserve. Its character is inspired by the surroundings' reaching patterns of branches and pine needles. The house is constructed of natural stone, wood, zinc, stainless steel and glass.

Scope: Full scope of architectural services



**Kitchener Townhouses, Vancouver, BC**

3-storey 10-unit townhouse complex with underground parking and common and private green space.

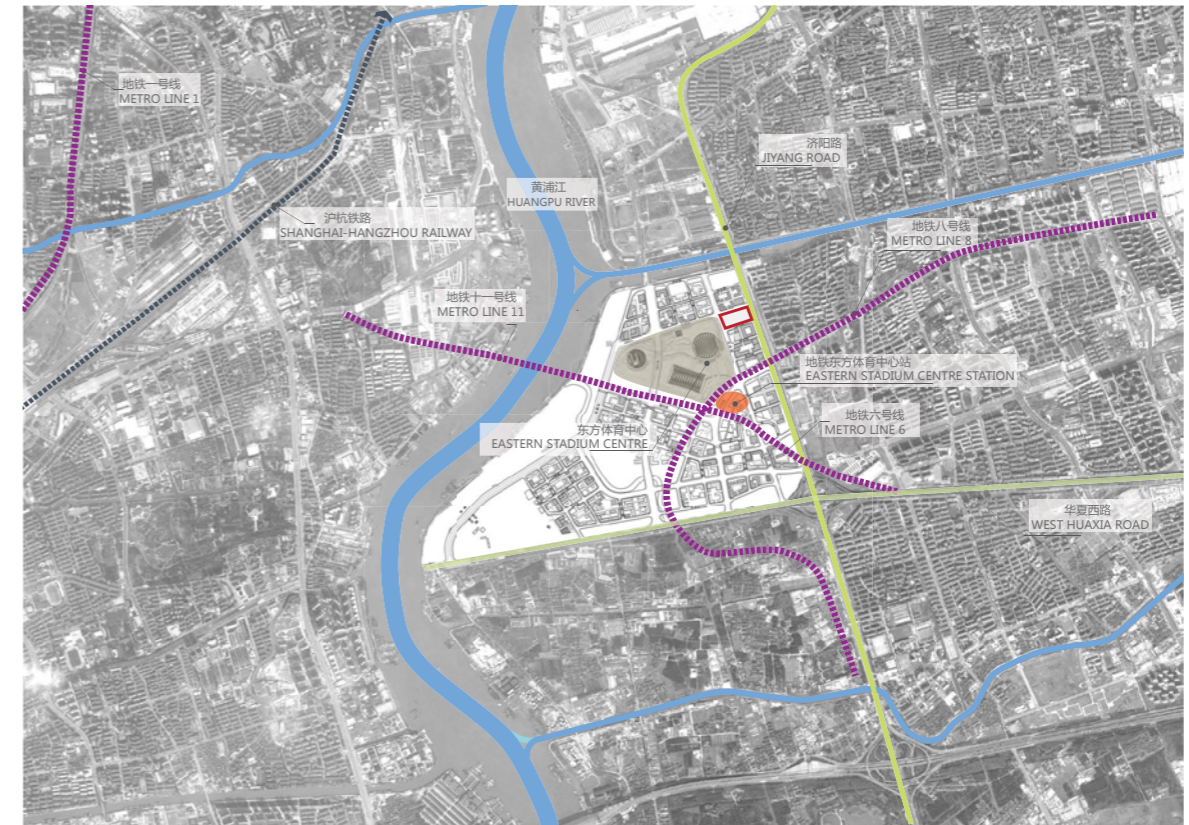
Scope: Full scope of architectural services



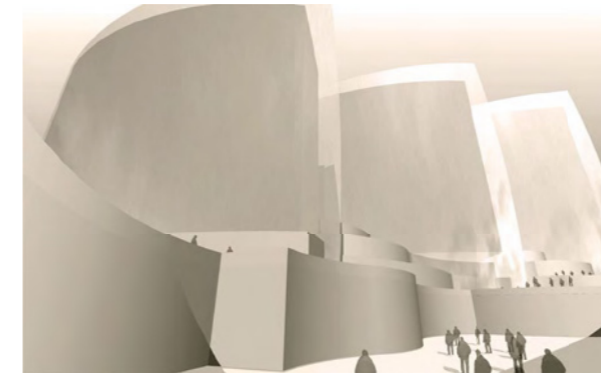
**C-Side Townhouses, Vancouver, BC**

5 Affordable Housing, Townhouse buildings that form the base of an 36 storey Affordable Housing and Market Rental tower in the prestigious Coal Harbour neighbourhood.

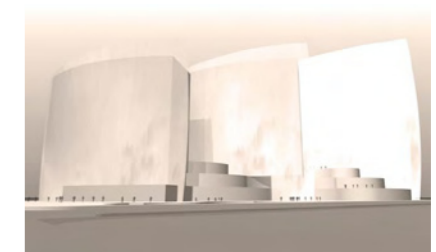
Scope: Full scope of architectural services including rezoning.



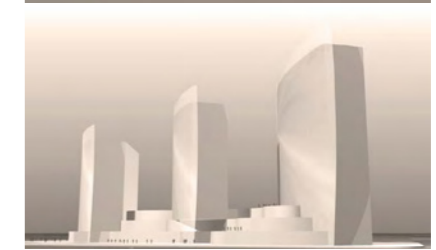
- SITE
- METRO STATION
- SPORTS CENTER
- RIVER
- METRO
- FREEWAY
- RAILWAY



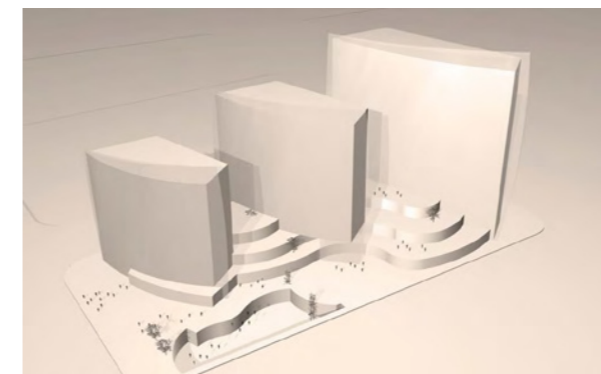
WEST ENTRY VIEW



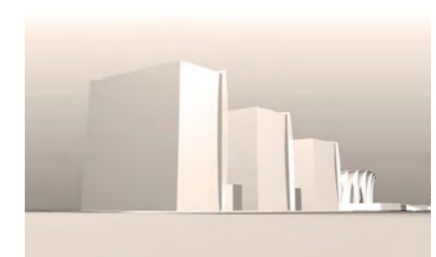
SOUTHWEST VIEW



SOUTHEAST FREEWAY VIEW



AERIAL VIEW



NORTHEAST FREEWAY VIEW



Fiori, Portland, Oregon USA  
Portland's historic Grand Stable and Carriage Building, built in 1885, houses Fiori Industrial Design's 7,400 S.F. home. The design challenge was to insert a youthful and energetic industrial design firm into this historically significant stable and to express the importance of construction and detailing in design. The mix of old and new create simple dynamic spaces that contrast old and new construction methods, light and dark, static and active forms and draw visitors through the space. Reception, also a gallery space, is deliberately darker than the remaining office, creating drama for visitors. Freestanding offices are inserted into the former stables playing with scale and volumes of existing space.

New walls express their construction and the changing quality of daylight makes them active components within the space. The sliding "barn" doors, abstractly relate to the building's history, provide a punch of color.

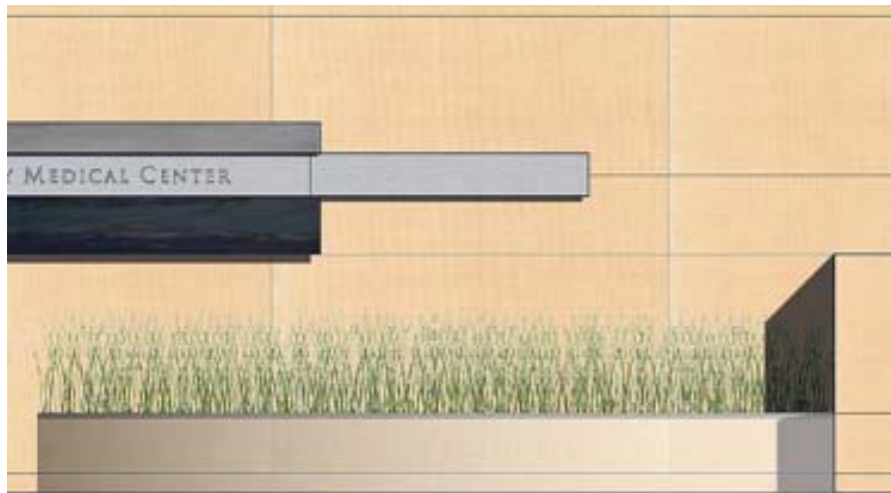


Rogue Valley Medical Center-Medford, Oregon USA  
Incorporating the natural world and involving families in a patient's healing process were vital to guiding the interior design of Rogue Valley Medical Center's new patient tower and renovated patient service area. Warm wood walls, light and airy volumes greet the visitor. Artwork incorporated into the interior design celebrates the region's agricultural heritage and recognizes the Rogue Valley as one of the largest pear producers in the nation. The 300,000 square-foot project included the use of durable, easily maintained materials, allowing staff to focus on caring for patients, not the facility.





Rogue Valley Medical Center  
Medford, Oregon USA



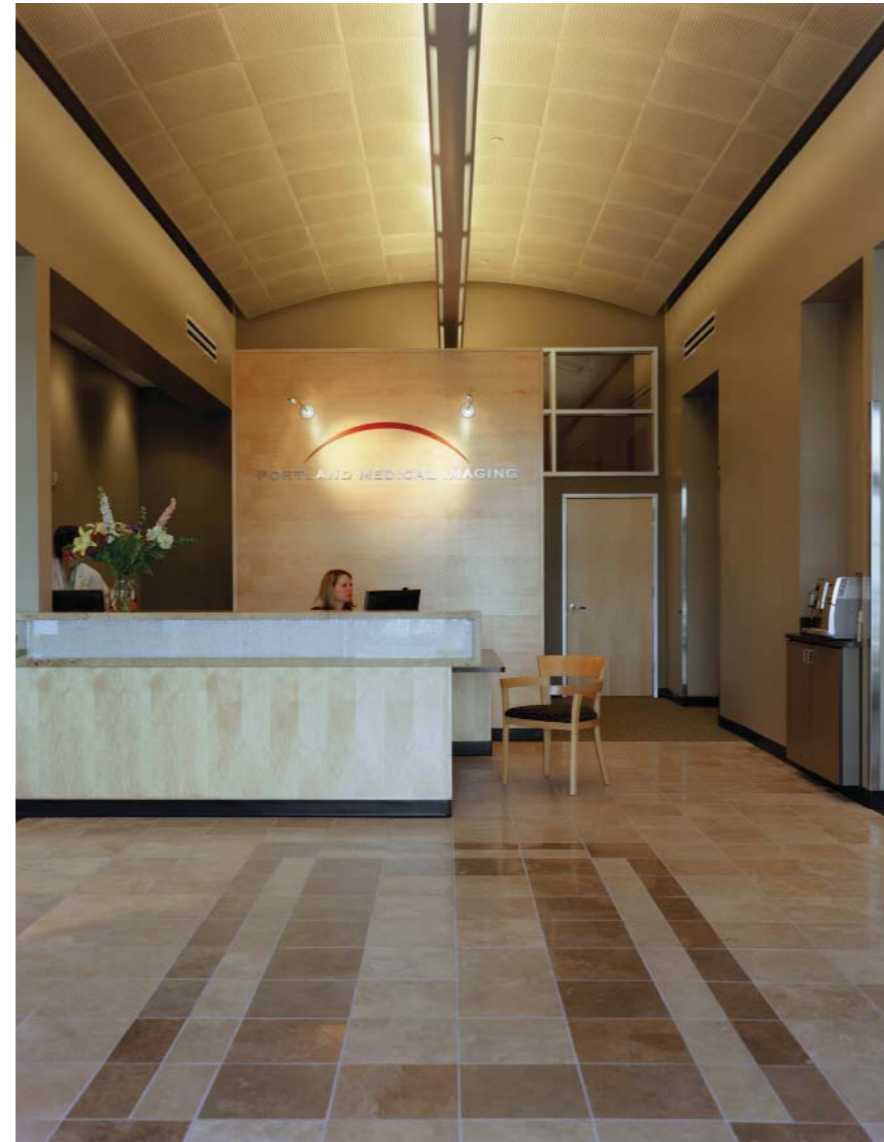
Lexis Leasing Office  
Portland, Oregon USA  
Lexis Leasing Office is a multi-  
function space providing leasing  
services, a business centre  
and event rooms for tenant  
use.







**Lexis Leasing Office, Portland, Oregon USA**  
 In off-hours, the leasing offices are divided off from the remainder of the space so that tenants may reserve the space and enjoy the amenities provided.



**Portland Medical Imaging  
 Portland, Oregon USA**  
 The design solution provides this state of the art imaging center a quiet and serene environment. Natural materials and a neutral palette are the foundation of the concept. Upscale comfortable furniture and a beverage centre offering espresso provide a level of luxury all intended to make the client feel more comfortable. Natural wood dressing rooms draw the graceful atmosphere of the reception area into the imaging suites continuing the nonmedical feeling throughout the facility.





Planar Systems  
Beaverton, Oregon USA  
The ellipse was established as an expression of these goals. Unlike the circle which represents a continuous even motion, the ellipse represents momentum. Giant Ellipses are developed in plan, so large that they can't be recognized, but the edge is continuous throughout the building, thereby running through each department. Smaller recognizable ellipses define the lobby and the boardroom.



Planar Systems  
Beaverton, Oregon USA

