

DESIGN RATIONALE

MARCH 07, 2018

CONTEXT & PROJECT DESCRIPTION

The project is situated in the West End, at the southwest corner of Alberni Street and Denman Street and it is in a C5a Zoning. The C5a zoning allows for commercial and residential mix-use. It comprises an 18-storey tower anchored on a three-storey, forty foot high podium, to a total of 21 storeys, rising to a permitted height of 210 feet. The proposed building houses 36 high-end suites and provides on the second and third floors, 24 much-needed, affordable market rental housing units at a location that is near all amenities, shopping and public transit. The ground floor features 3900 square feet of commercial retail space facing both Alberni and Denman.

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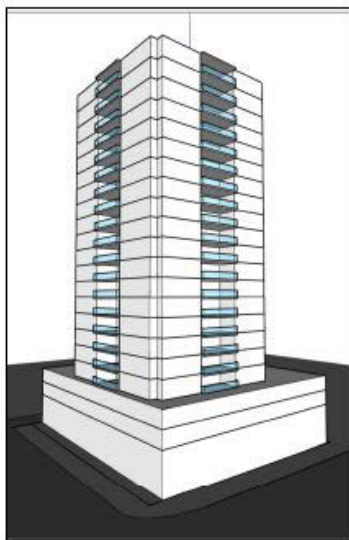
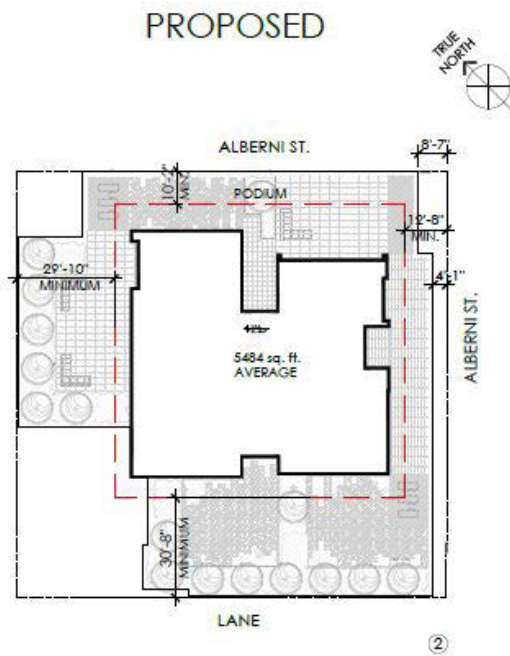
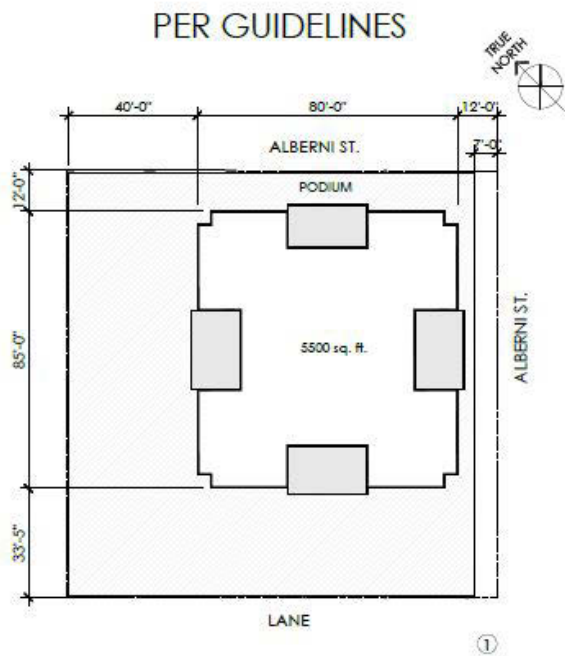
The tower has been designed as an array of "boxes" oriented in different directions which interplay with each other and departs from the more common vertical box of concrete and glass. The project concept is based on a two-lobe floor plan which houses two condominiums per floor, joint only by the elevator core. The series of boxes affords views of the North Shore, Stanley Park and the Lions' Gate Bridge, and the Downtown core. The careful placement of these "boxes" allows for planting which has been used at different levels adding a "green" feeling to the building. In order to be able to do this, it has been necessary to depart from the guidelines prepared by the City. These guidelines require that the tower be 80'x85' and no more than 5500 sq. ft in area as shown on figure 1.

Instead, the proposed tower, while larger in footprint as a result of the interplay of the boxes as shown on figure 2, appears not only more interesting as well as dramatic in character, but also less massive, because it is not monolithic. To attain this, we are seeking a relaxation from the guidelines. Nevertheless, the average area of every floor plate above the podium is still under 5500 sq. ft. (5484 sq. ft.)

Figures 3 and 4 illustrate a 3D model of the tower complying with the guidelines and compared to the proposed tower shown in figure 4.

Goals we have tried to achieve:

- To benefit from great views from different directions.
- To express a bold vision.
- To come out of the "condo tower norm and standard morphology".
- To raise the standard of urban living.
- To create variety within the otherwise monotonous units.
- To create a sense of place.
- To engage with nature.



REQUESTED RELAXATIONS FROM THE GUIDELINES

1. To permit the width and depth of the building to be within the shown dashed rectangle of 89'-6" x 90'-2" (Figure 2) as opposed to the 80'x85' specified on the City design guidelines.
2. To permit the 27.5% SMALL CAR STALL percentage as opposed to the 25% allowed as we are providing more than the minimum required full size parking stalls.