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Design Description – DP APPLICATION, September 29, 2020

1116-1140 Pendrell Street, Vancouver, BC

Summary

This proposal is to develop an 18 storey market strata residential highrise and two 3-storey market rental buildings along Pendrell Street between Thurlow and Bute Streets in the Nelson Plateau Mole Hill Neighbourhood. It consists of 109 market units and 16 market rental units and 4 levels of underground parking.

The site is zoned RM-5B and forms part of the West End Community Plan. Presently on site, there is one market rental building with 16 units and one strata residential building which will both be demolished. The proposed development consists of 3 elements; 1) an 18 storey highrise, 2) an extensive landscaped ground plane with meandering paths surrounding the tower and linking Pendrell Street to See-em-ia Lane, and 3) two 3-storey rental buildings flanking the paths and tower. The proposed building height of the tower above grade is approximately 53 m (175') to the top of parapet. (The elevator penthouse and mechanical cooling towers extend above this height). This proposed 175' height does not conform with the West End Design Guideline of 110' building heights for tower separations in a block with existing buildings exceeding 110' in height. A building form at 110' in height would result in a much lower and wider building. Rather, this proposal is for a "tower in the park" in which a tall, slim tower frees up the ground plane for a generously landscaped site while allowing for site permeability as an extension to Mole Hill's neighbourhood pedestrian paths and connections to Nelson Park to the North and Davie Street retail to the South. The building's height also responds to the contextual progression from the proposed 450' height zoned tower corridor on Burrard Street, stepping down to the neighbouring 200' Presbyterian Church on Thurlow Street directly to the East of the site and then to the existing 110' residential tower to the West at 1160 Pendrell. The proposed building maintains an 85' tower separation to the West neighbour and 115' separation to the East neighbour. The two proposed rental buildings which vary in height from 1 to 3 storeys are a response to the scale of the historic Mole Hill houses directly to the North along Pendrell Street.

Context

The "tower in the Park" concept is derived from the extensively planted and treed neighbourhood of Mole Hill that features pedestrian paths bisecting long city blocks, connecting up to Nelson Park to the North. Take a stroll and one happens upon community garden plots, a book exchange shelter, and residents relaxing on their porch, enjoying the environs and interactions with neighbours. Although these paths are accessible to the public, they are somewhat hidden making them feel like exclusive neighbourhood gems. The proposed 1116-1140 Pendrell Street development continues this network of the neighbourhood "stroll" with a publicly accessible path along the east side of the tower and a more private, gated path to the west of the tower. A raised children's play area for the residents is situated next to the public path, secured with a

gate but visible from the path with interactive peek-a-boo play elements poking through the planted hedge. An in-home daycare in the east rental building flanks the path on the other side. The two rental buildings face the landscaped paths, encouraging “eyes on the street” and neighbourly interactions. Along the Pendrell Street façade, the two rental buildings reflect the scale of the Mole Hill houses at approximately 20’ wide and a front stoop consisting of an open stair and sheltered balcony.

Massing and Materials

The tower massing is reminiscent of books standing on end of varying heights, shifting back and forth. The rental buildings are massed as simple boxes shifting in plan and in elevation in 1,2 and 3 storeys. It is a playful massing serving a counterpart to the tower’s *shifting books*. Materials consist of burgundy brick masonry along the first storey and a cream coloured fibre cement horizontal siding on the upper levels. The tower is clad in the same burgundy brick masonry along the side elevations and cream coloured terracotta panels along the front and lane. The natural earth tone materials are meant to anchor the building in the proposed *park* setting and complement the historic houses. On the street and lane elevations of the tower, every third level will feature a tree on the balcony, continuing the greenery up the building. Other building finishes are comprised of pre-finished aluminum windows, window wall and painted concrete balconies.

Livability

Two spacious amenity rooms for exercise, meetings and parties on the ground level of the tower provide visual connection to the landscaped site. The market rental units will have shared access to the meeting/ party room. One of the 2-bedroom rental units will be marketed as an in-home daycare.

Vehicular Access and Services

The site has a cross fall of about 6.83’ with its high point at the northwest corner and its low point at the southeast corner. A four-level underground parking garage with entry off the lane at the southeast corner will provide 169 parking stalls for all buildings. This ramp location being at the low elevation of the lot minimizes the impact of the ramp on the landscaping and incorporates an overhead trellis to screen the ramp from above. Residential bicycle parking and storage facilities will also be located in the underground parkade with access from the lane.

Sustainability Measures

The building will meet the City’s energy and sustainability requirements. Extensive planting is proposed on grade. The underground parkade is held back from 3 sides of the property line to retain native soil and deal with water retention. Other sustainable strategies include, but will not be limited to, use of hydronic heatpumps in the market units, heat recovery ventilation units, water efficient plumbing fixtures, materials and products to improve indoor environmental quality and strategies to reduce heat loss through the building envelope insulation and air tightness design. Large balconies are strategically placed along the south and west orientations for sunshading. As well there are projecting sunshades along the west facing windows.