

DESIGN RATIONALE

APRIL 04, 2018

This document is to be read in conjunction with drawing A001:

PROJECT DESCRIPTION

The proposed project is a 11-storey multi-family market residential building, with 2 levels of underground Parking

SITE DESCRIPTION

The site is located in the Nelson Plateau neighbourhood of the West End . The site is located on the south side of Barclay street, mid-block between Bute and Thurlow, with a laneway to the south. The existing building on site is a market housing co-op, which is not listed on the City's inventory of non-market housing. The site is located in a primarily residential section of Barclay street one block from Nelson Park.

Site Address: 1150 Barclay Street
Site Area: 11,925 SF / 1108 m2
Proposed Uses: Market Residential (21 units)
Total Project Floor Area (gross):
Total Net Floor Space Ratio (FSR): or 3.025

DESIGN RATIONALE

Zoning= RM-5B

SETBACKS (as indicated in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule)

FRONT YARD: 3.7m / 12'-1 5/8" (4.4.1)
SIDE YARD: 2.1m / 6'-10 5/8" (4.5.1)
REAR YARD: 2.1m / 6'-10 5/8" (4.6.1)

HEIGHT AND DENSITY

Variance of density and height sought after under the provisions of Section (4.3) and (4.7) of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule.

(4.3.2)

The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 58.0m provided that the livability and environmental quality of the surrounding neighbourhood is not unduly harmed, and provided it first considers:

- a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;*
- b) the submission of any advisory group, property owner or tenant; and*
- c) the effects on public and private views, sunshine, privacy and open spaces*

- The height does not exceed 58.0m. Please refer to diagram on A401.

- The intent of increasing the height is to allow for a site coverage below 50%, which increases the amount of sunlight that reaches the street and adjacent buildings.
- The building significantly steps back from the required setback at level 3, which allows for better views and daylight access for the adjacent buildings
- The building is similar in height to other towers on the block of Barclay between Bute and Thurlow.

(4.7.6)

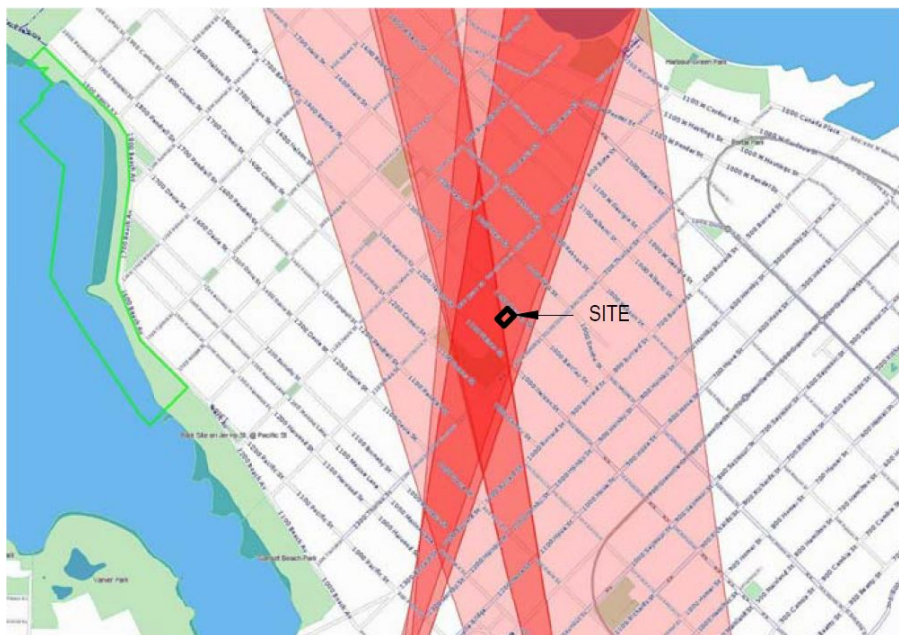
The Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to subsection 4.7.5.

- A transfer of heritage floor area has been purchased.
- The Floor Space Ratio does not exceed $2.75 + 0.275 (10\%) = 3.025$ FSR

VIEW CONES

There are several viewcones that pass over the site. However, all are significantly above the height of the proposed building. The viewcones that pass over the site are as follows:

- B1 - Charleston Seawall
- C1 - Laurel Landbridge
- 3.2.1 - Queen Elizabeth Park
- 12.1.1 - Granville Bridge
- 12.1.2 - Granville Bridge
- 12.1.3 - Granville Bridge



POLICY CONTEXT
WEST END COMMUNITY PLAN (WECP)

This site is located within the Nelson Plateau neighbourhood. The design responds to the policies of this neighbourhood as follows:

Figure 7.4: West End Neighbourhoods



POLICY CONTEXT

WEST END COMMUNITY PLAN (WECP)

This site is located within the Nelson Plateau neighbourhood. The design responds to the policies of this neighbourhood as follows:

1. Maintain the existing RM zoning regulations and the mid-rise and high-rise tower separation guidelines

(7.0 PLACES pg.41)

- The building achieves the RM zoning regulations in regards to tower separations. Please refer to page A101 for a diagram illustrating conformance.

2. Recognize and respect the West End Character by:

- i. Ensuring green, landscaped building setbacks from the street;*
- ii. Ensuring a diversity of building architectural styles;*
- iii. Limiting use of glass curtain walls in building construction in favour of a "punched-window" facade; and*

- iv. Ensuring new development maintains important public street end views to the North Shore mountains, English Bay and Stanley Park.*

(7.0 PLACES pg.41)

- The building respects the setbacks outlined in the RM-5B District Schedule, and includes a significant amount of landscaping within the setback.
- The building creates a new typology for Barclay street, with a podium of townhomes supporting a slender residential tower. The building respects the scale of other tall buildings in the vicinity and provides a generous setback from the immediately adjacent buildings.
- The use of curtainwall has been limited to the Barclay and laneway facades of the tower, while incorporating punched windows on the side yard facades facing the neighbouring buildings.
- The building does not obstruct any street end views to the North Shore mountains, English Bay or Stanley park, as none of these natural elements are within pedestrian view on this block of Barclay street. The slender form of the tower allows for an increased amount of sunlight to the streetscape compared to a 6 storey building with a higher site coverage.

3. In market housing require that 25% of units in new multi-family developments have two and three bedroom units for families designed in accordance with the High Density Housing for Families with Children Guidelines and located on the lower floors.

(8.0 HOUSING pg.62)

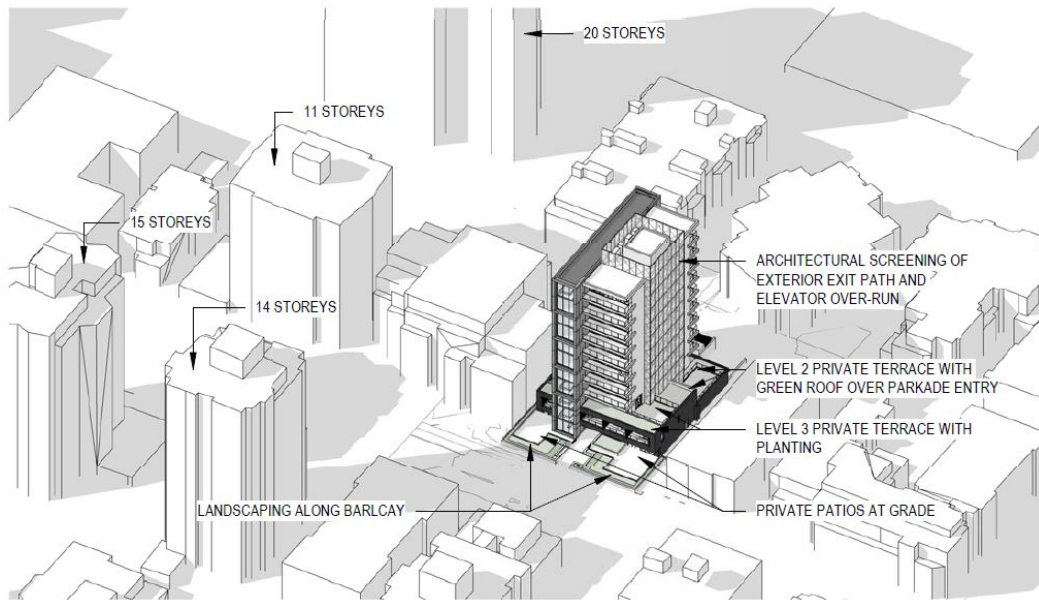
- The building is comprised of 3-bedroom and 2-bedroom units. The 3-bedroom units are located at grade with an appropriate amount of semi-private outdoor space. The building is also located 1 block from Nelson Park.

4. Activate laneways as public spaces through Laneways 2.0 public realm improvements, particularly in areas where infill housing development occurs or at other key locations. Explore opportunities for greening, gathering spaces, consolidated garbage/recycling containers, and programming and/or placemaking in unique areas.

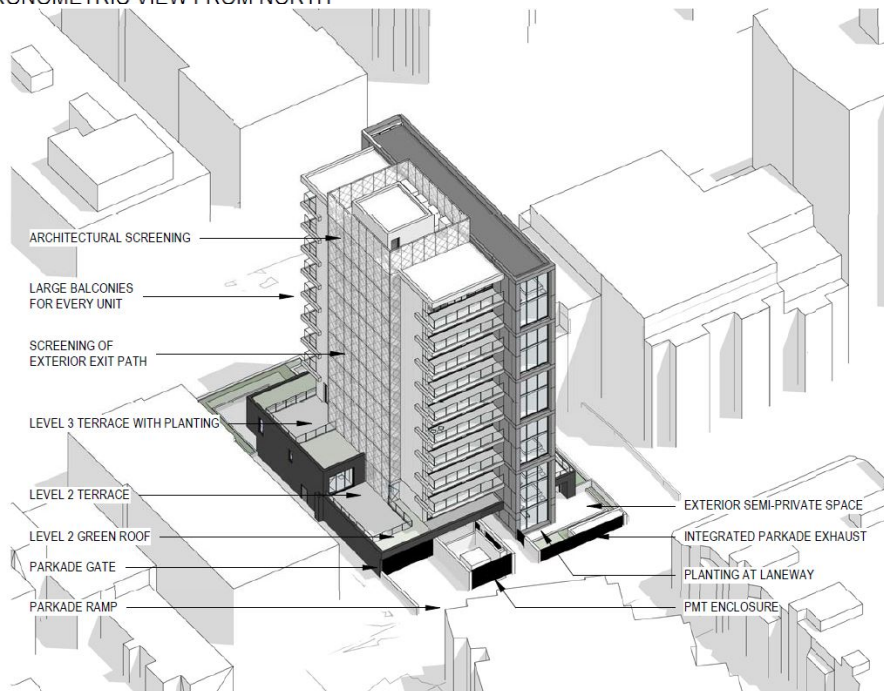
(10.0 PARKS, OPEN SPACE AND GREENING pg.78)

The way in which the building interfaces with the lane has been heavily considered.

- One 3-bedroom unit and it's adjoining exterior space are oriented towards the laneway.
- All services/utilities (PMT, parkade exhaust, parkade entry etc.) are contained within architectural screening, and integrated into the building design.
- The entry corridor extends directly through the building, physically and visually connecting Barclay street with the laneway.
- All waste and recycling storage is located within the parkade, with only a temporary staging area located at grade



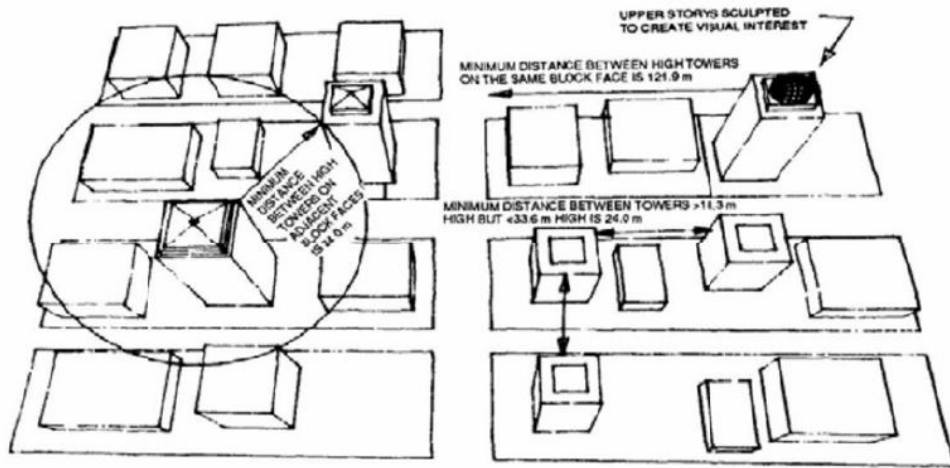
AXONOMETRIC VIEW FROM NORTH



AXONOMETRIC VIEW FROM SOUTH WEST

5. Maintain the existing regulations for tower and high-tower separation guidelines (Zoning and Development Control in the West End - FAQ pg.4)

- The building maintains the 24m minimum separation between "towers" and "high towers".
- The building maintains the 121.9m minimum separation between "high towers" on the same block face.



TOWER SEPARATION DIAGRAM (*Zoning and Development Control in the West End - FAQ pg.4*)