

A.0 URBAN DESIGN CONDITIONS - REZONING*

A.1 Urban Design Conditions

- A.1.1** Visual Slimming of Towers (Reduce 'Bulkiness' of the Towers)
- A.1.2** Finessing Tower Crowns
- A.1.3** Enhanced Sculpting of Towers and Podium along Broughton Street
- A.1.4** Enhancement of Exterior Condition for Rental Units along Back Lane
- A.1.5** Consolidation & Enhancement of Amenities
- A.1.6** Mitigation of Grade at Townhouse Entries (Along Alberni)
- A.1.7** Provision for Urban Agriculture or Edible Landscape
- A.1.8** Public Artwork Opportunities

A.2 Design Response

*NOTE: AS PER DEVELOPMENT PERMIT UDP BOOKLET SUBMISSION APRIL 2019
& REZONING APPLICATION ADDENDUM SUBMITTED FEBRUARY 2018

URBAN DESIGN CONDITIONS

Visual Slimming of Towers (Reduce 'Bulkiness' of the Towers)

- Massing responses to enhance sculpting of the facades
- Variation in cladding materials

Finessing Tower Crowns

- Massing response
- Enhanced sculpting of crown

Enhanced Sculpting of Towers and Podium along Broughton Street

- Podium shift to the west to provide depth for increased stepping of the broughton facade

Enhancement of Exterior Condition for Rental Units along Back Lane

- Rental units at Southeast corner of lane on level 3 relocated and substituted with mechanical room
- Upgrading of landscaping and quality of lane
- Podium facade pushed north to allow for additional landscape buffer between residential units and lane

Consolidation and Enhancement of Amenities

- Indoor and outdoor strata amenities expanded on level 3 and level 7
- Indoor and outdoor rental amenities expanded and enhanced on level 5

Mitigation of Grade at Townhouse Entries (Along Alberni)

- Horizontal shift of the podium westerly to 'lift' podium
- Mitigation of grade differences at townhouse entries resolved via exterior and interior stairs

Provision for Urban Agriculture or Edible Landscape

- Edible landscaping proposed on level 7 podium on the South side of the East tower

Public Artwork Opportunities

- Potential locations for public art identified within the project site



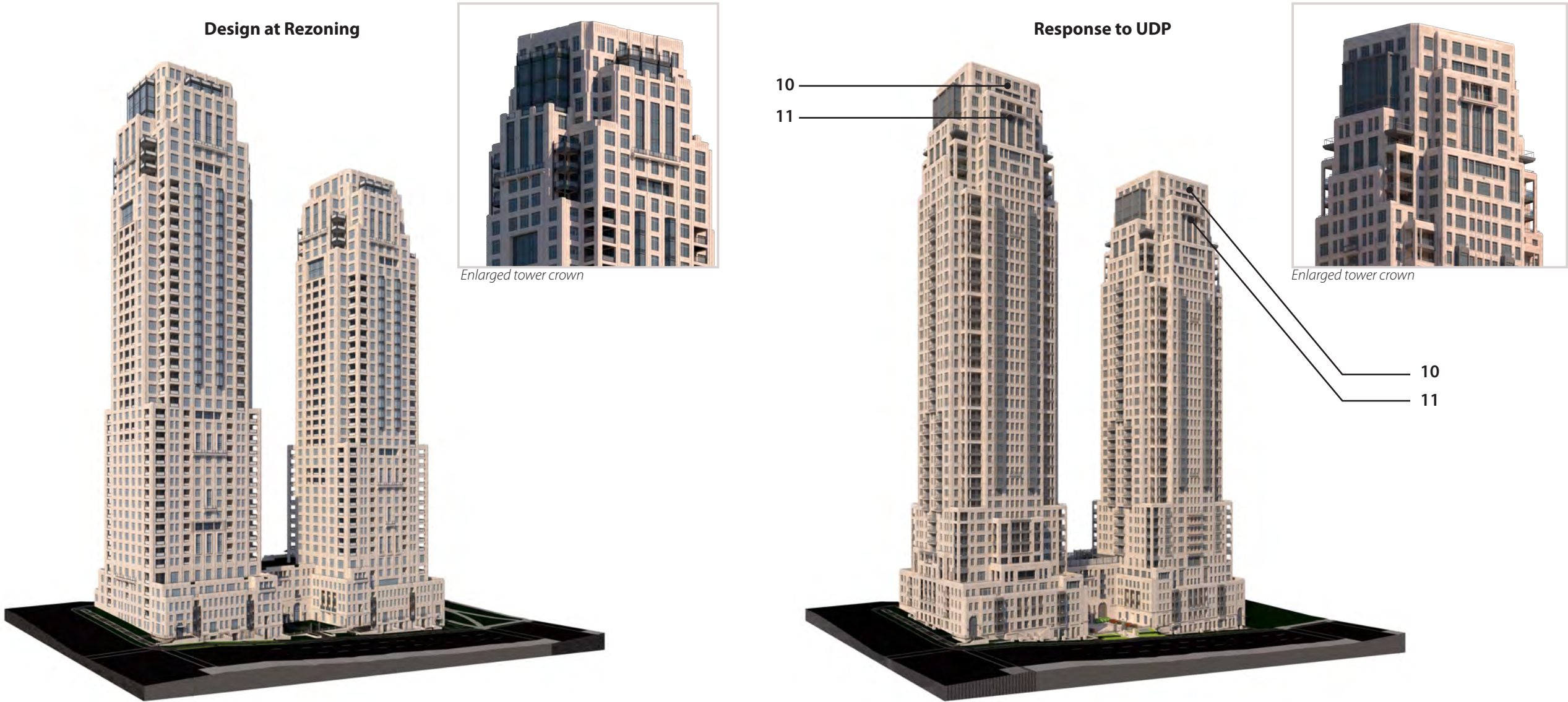
Enlarged corner at Nicola Street



Enlarged corner at Nicola Street

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|---|---|---|--|---|--|---|---|---|--|---|--|
| 1 | Shoulders were lowered to reduce bulkiness and improve slenderness of the towers. | 2 | Corner balconies were relocated to create vertical folds on facades. | 3 | Three storey groupings with metal spandrels syncopate the corners. | 4 | Additional metal balconies and bay windows were added to create visual slenderness. | 5 | V shape striation and pilasters were employed to give depth to the surface of the facades. | 6 | The stone columns at the balconies were made smaller to provide extra visual permeability. |
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FINESSING TOWER CROWNS



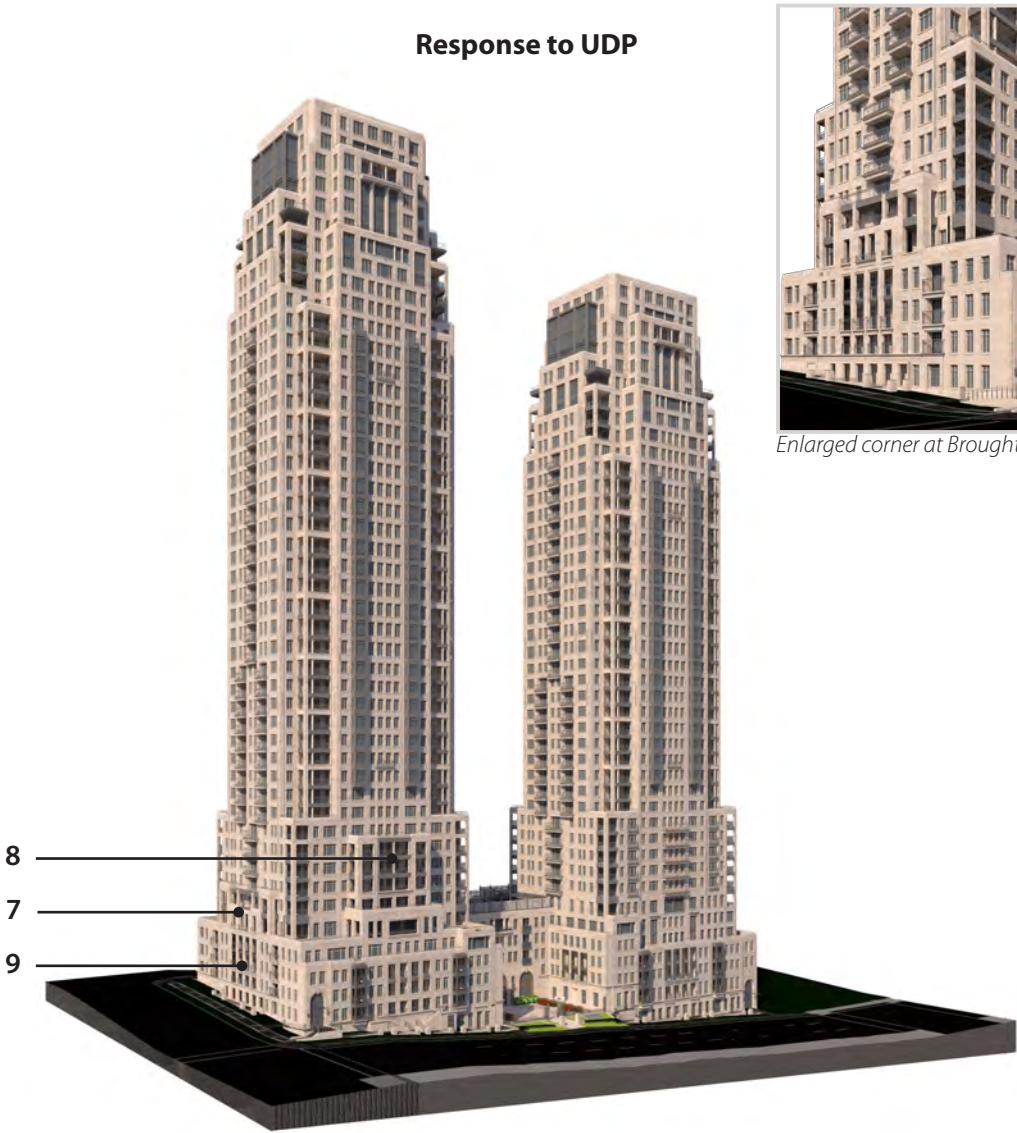
10 Crown profile is simplified and the floor area was carved away to create a dramatic cascading form.

11 A variety of scales, materials, balcony types was incorporated to enrich the composition.

ENHANCED SCULPTING OF TOWERS AND PODIUM ALONG BROUGHTON STREET



Enlarged corner at Broughton Street



Enlarged corner at Broughton Street

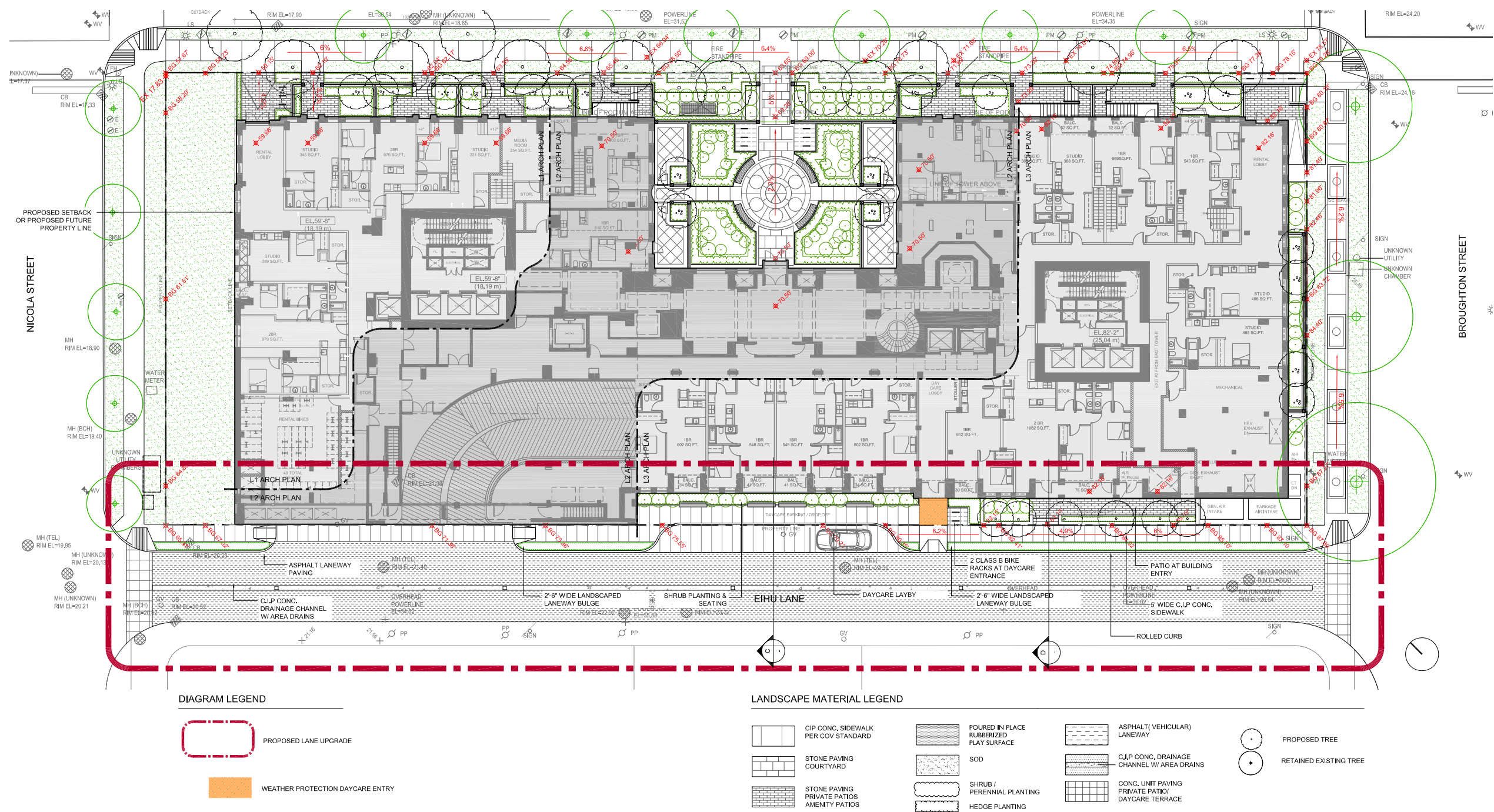
7 Setback East Tower mass to provide relief to the street.

8 A pavilion element was introduced to reconnect to the existing residential character.

9 Broughton facade was treated with classical proportion, symmetry and a variety of details and materials.

ENHANCEMENT OF EXTERIOR CONDITION FOR RENTAL UNITS ALONG BACK LANE

A series of laneway enhancements, consistent with West End public realm improvement initiatives, include enhanced paving and pedestrian route expression, centre swale drainage, and low plantings. Weather protection has been provided at the Daycare entry with the provision of seating and layered plantings along the drop-off layby. Residential units fronting the lane are given the same terrace garden enclosure and landscape expression as units along other streetfronts.



Rental amenities expanded and enhanced on level 5



Rental Amenity



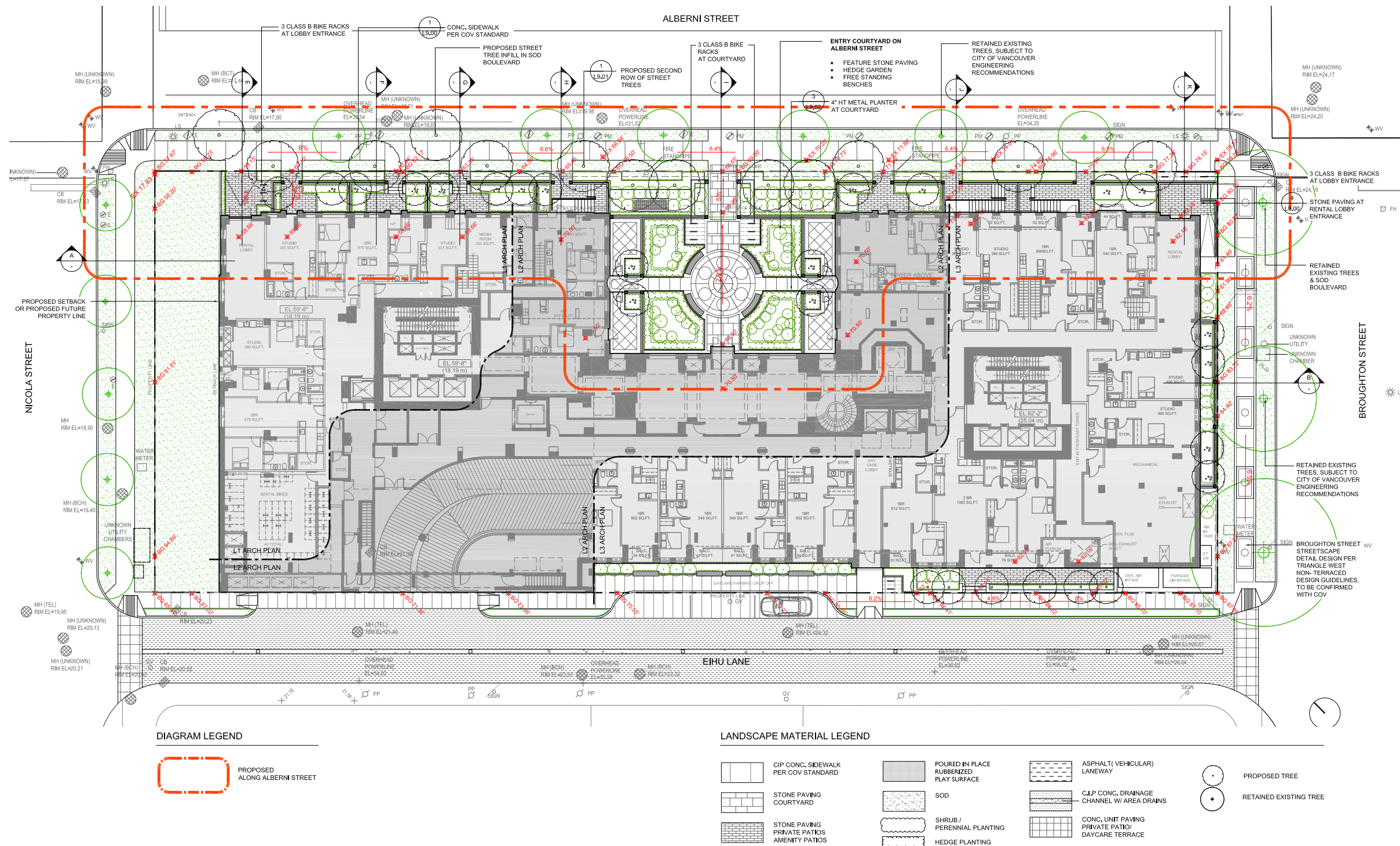
Rental Amenity

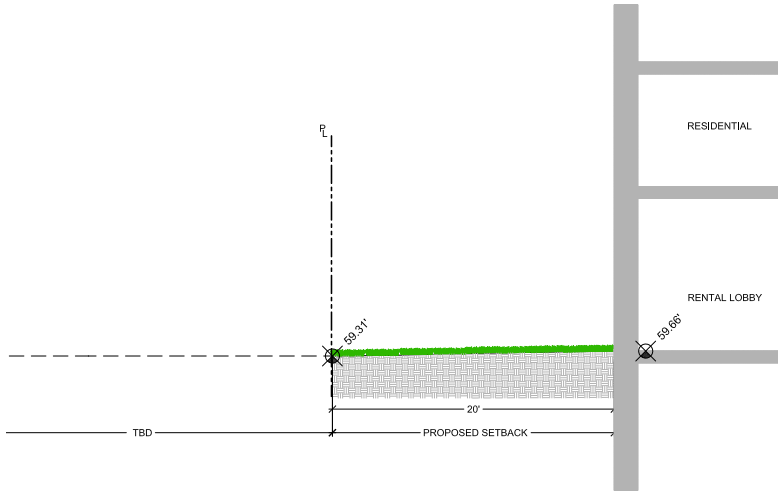


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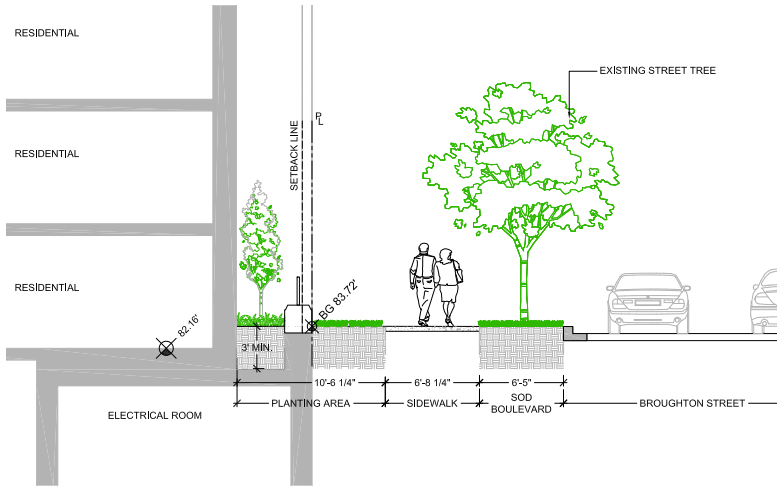
MITIGATION OF GRADE AT TOWNHOUSE ENTRIES

All townhouse entries and associated garden spaces have been refined to limit grade differential to the street to no more than four landscape risers for best access and visual connection. The layering of plantings and townhouse terrace walls and gates provide a degree of filligree between the facade and the street, and is consistent with the streetscape expression of the neighbourhood.

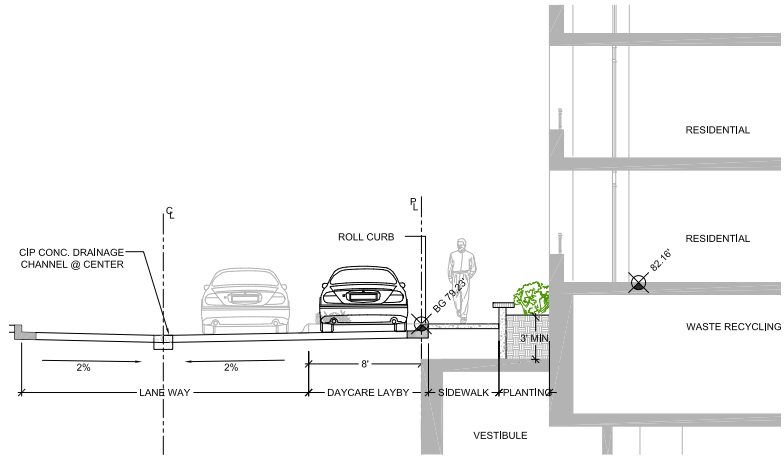




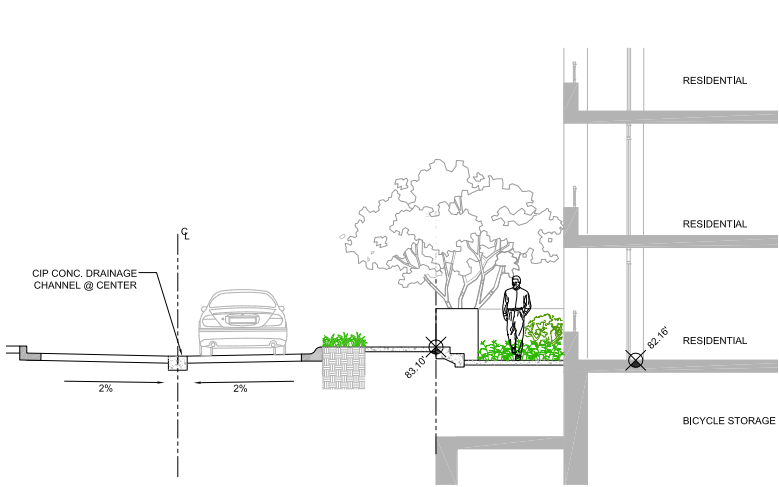
Section A_Proposed Setback at Nicola Street



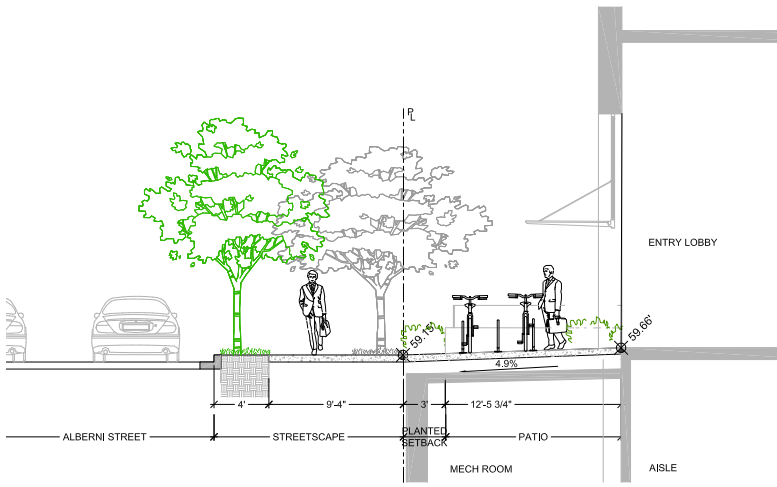
Section B_Broughton Street



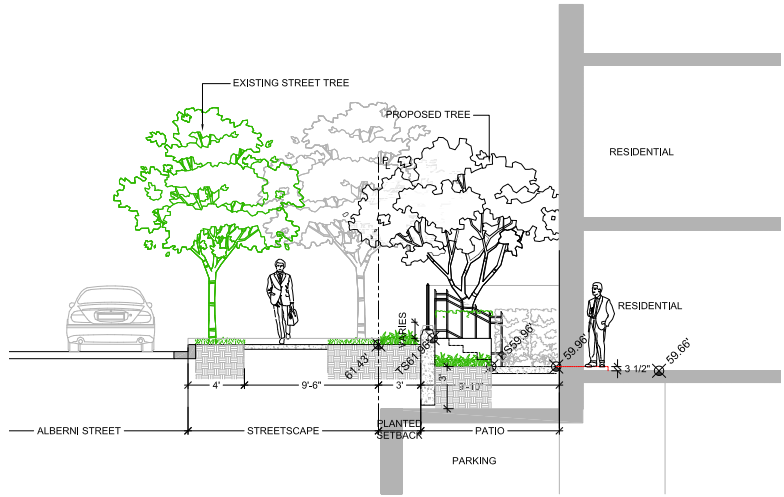
Section C_Lane Way



Section D_Private Patio at Lane Way



Section E_Rental Entrance at Alberni Street



Section F_Patio Entrance at Alberni Street