



## Design Rationale 1503 Kingsway, Vancouver

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### Preamble + Requests for Relaxation

The application is under the current C2 zone. In working with Planning staff, the proposed form of development deviates from some of the requirements of the C2 zone but still conforms to the requirements for use and density: mixed commercial/residential and a density of 2.5 FSR.

It should also be noted that as a condition of this development permit application proposal:

- a significant dedication of land for the widening of Fleming Street is provided
- a significant dedication or easement of a dog leg portion of site to extend Fleming Street to Kingsway is provided, and
- a publically accessible mews-style lane on the site is provided.

Relaxations requested are:

	<u>Permitted</u>	<u>Requested</u>
Height:	4 storeys + 13.8 m	3, 4 and 13 storeys + 48.0 m 9 storeys + 34.2 m relaxation
Setbacks:	Front, above 3 storeys Rear, above the first storey	see drawings see drawings

### Summary of Responses to input from Planning Department

There were a series of meetings and communication with and from the Planning Department. Below is a summary of responses to City of Vancouver direction.

1. The tower portion has been moved closer to the corner of Kingsway and Dumfries and is designed to create a clear and significant vertical expression. This was shown in Option 3, which was supported by the Planning Department.
2. Also as shown in Option 3, the tower floorplate has been reduced to 6,500 sf. As a result, the height has been increased from the originally proposed 12 storeys to 13.
3. The podium is 6 storeys, with a 4 and 2 rhythm. No balconies protrude in the first four storeys.
4. Townhouses have been added to the podium along Fleming.
5. The enclosed rooftop amenity has been replaced with an open amenity. Elevator access to the amenity is maintained.

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## Overview

The site, located on the north side of Kingsway and one block to the east of Knight Street, is an anomaly. The C2 portion extends north a long way into the neighbourhood, with single family housing and a church bordering on the east and north sides. The remainder of the C2 zone to the east extends only half a block north of Kingsway. To the southwest, King Edward Village is a comprehensive mixed use residential, commercial/retail and office development that includes buildings of 5, 7, 12 and 17 storeys. Across Dumfries is a three storey commercial residential building. Across Fleming are single family houses. Older buildings in the area are comprised of one to three storeys; newer buildings are four to six storeys.

## Urban Design

Many design options were prepared for the site. With input from the Planning Department, the current design is a direct response to the irregular site, one that has little precedence in Vancouver. A taller building of 13 storeys and a podium of 6 is sited along the length of Kingsway. The first two levels are commercial/retail uses, with the residential lobby on Dumfries and a residential amenity space on the first and second levels. Apartments are located on levels 3 to 13. A new mews/lane separates the southern portion of the site from the northern.

Three-storey row townhouses are located on the eastern half of the northern portion, across Fleming Street from single family homes. One and two-level stacked townhouses, separated by a linear courtyard from the row houses, are located on Dumfries, facing the three storey building across the street.

The residential entry to the taller building is along Dumfries, adjacent to the mews/lane and at the start of the ground-level residential uses. The townhouses all have front doors onto the two side streets, with additional front doors from the courtyard.

Two levels of amenity spaces are located on the north side of the larger building with direct access and visibility from the townhouses.

The lane separating the taller building from the townhouses is designed to be a pedestrian mews that also permits vehicular access to the underground parkade and to the loading bays.

Fleming Street is a narrow street and, as part of this application, will be widened to the extent agreed to with City of Vancouver Engineering. At its south end it currently stops at the lane. As part of this application, the connection with Kingsway will be included as an easement and will be improved as a pedestrian greenway. Commercial uses at level 1 will be designed to orient to and provide animation for the greenway. Three townhouses facing the Fleming greenway are included at the base of the taller building to encourage use and eyes on the greenway.

## The Architecture

The buildings share a contemporary approach. The taller building provides a strong six storey base along Kingsway, responding to the new six storey building across Kingsway and to the potential scale of a future building immediately to the east. The first two commercial storeys are differentiated from the residential and introduce a rhythm on Kingsway. The residential portion of the six storey podium is lighter, with the fifth and sixth floor levels of the podium set back a little.

The upper portion of the building is kept to a 6,500 sf floorplate to reduce its bulk. At the top of the building is a common outdoor amenity space which will provide a significant amount of sunshine and views to the north shore mountains.

The row and stacked townhouses share a similar approach to architecture but have their own identities. Each of the two styles of townhouses provides front doors and front porches at or near street grade. The row townhouses have front yards and rear patios. The stacked townhouses have either a front patio or a rooftop terrace and garden.

The row townhouses have direct access from the P1 parkade level. The stacked townhouses will take the stairs or elevator to the courtyard and then access their front doors either from the courtyard or from the street.

## Sustainability

The building will meet all sustainability requirements of the City under its development permit process. The glazed portions of the buildings are restricted to less than 40% of the exterior envelope.

## The Landscape Architecture

The landscape has been designed to create a highly livable urban environment within the Cedar Cottage – Kensington neighbourhood. The ground floor landscape consists of a several distinct zones – street oriented residential units, an internal linear courtyard to the north, a Mews through the center of the site, and a commercial shopping zone to the south that includes the entry to the residential tower. The south zone also includes a large public open space at the southeast corner that will be within a SRW. An amenity garden is located at the top of the tower. Each of these spaces has been designed to respond to its context and building use.

- Dumfries Street

Dumfries Street consists of a generous public realm including retained existing street trees within a 5.5'/1.7m boulevard, a 6'/1.8m sidewalk, and a 3'/0.9m back boulevard. The ground floor flats have large patios that are roughly at grade with the public realm. The stack townhouse unit entries are slightly raised above the public realm and adjacent patios. Tree planting mitigates oversight from these raised entries to the adjacent patios.

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- Fleming Street

The townhouse units along Fleming Street are raised above the public realm to provide “eyes on the street”. The front patios are down at the same grade as the public realm so as to provide light to the basement level of the unit. The patios are bound by a raised garden wall with planting on the street side to soften the view.

The row of townhouses crosses the Mews to provide a garden like edge to the development that faces the existing single-family residential development across Fleming.

- Internal Linear Courtyard

An entry structure and canopy as well as a low height address/project signage wall demarcate the entries to the courtyard. The path to the linear courtyard is required to be 2m wide for fire fighter access. The west side of the courtyard consists of ground floor flats that have large patios at grade with the central walkway. Similar to Dumfries Street the stack townhouse unit entries are slightly raised above the walkway and adjacent patios. The patios on the east are slightly lower than the central walkway. To ensure privacy there is no access from these patios to the central walkway.

- Mews

A mews is envisioned as a multi modal mixed-use space. A pedestrian walkway on the north is separated from the vehicular drive aisle by a line of lit bollards. Catenary lighting spans the mews and connects the two sides of the development together. It is envisioned that the western portion of the mews could be closed for a block party or other community event.

- Commercial Frontage

The southern portion of the site consist of the residential tower entry, street oriented commercial space, and an open space at the southeast corner. The residential tower entry on Dumfries Street consists of an open paved area, seating and bike parking. It is separated from the retail spaces by plantings. South of this entry the commercial frontage wraps the corner to Kingsway. The landscape consists of a sidewalk that butts up to the building face. New street trees in an exposed aggregate boulevard are proposed northwest of the existing bus stop. There are no street trees within the bus zone.

The southeast corner of the commercial frontage wraps the corner and opens up to a public open space. The 7’/2.1m plus grade change is addressed with stairs, seat stairs and 5% sloping sidewalks to allow for barrier free access down to Fleming Street. The lawn area is bound by wood seat stairs that step up to the commercial patio on the west. Similar to the Mews this open space is lit with catenary lighting.

- Rooftop Amenity Garden

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The market residential amenity garden is designed to provide all the amenities typically found in a back yard. On the east side a lawn area provides an informal play opportunity adjacent to the children's play area. The naturalistic children's play area contains a climbing structure, a sand area, balance logs, boulders and seating for parents.

Urban agriculture is located on the south side of the roof so as to maximize solar exposure. Parents can garden and keep on eye on their children in the adjacent play area. A potting bench, garden storage and a hose bib are provided.

On the west side of the roof a dining area and lounge area take advantage of the views to the north.

- Sustainability

The landscape will utilize a high efficiency irrigation system and plants that are drought tolerant in order to reduce the use of potable water. Shade trees and planting have been maximized to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 12 - 36" on the podium levels will slow storm water runoff.

Respectfully submitted,



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