

INTENT AND PROPOSAL

The site has been rezoned from DD to CD-1 Comprehensive Development in keeping with the Downtown Official Development Plan. The maximum permitted density of 10.07 FSR, based on a 2,250.4 m² site, was obtained through a Heritage Revitalization Agreement. The maximum height is 137.2m (450 ft.) but is effectively limited by the "Cambie Street to North Shore Mountains" (9.1) View Cone. Hotel, residential and commercial retail are within the permitted uses.

The intent of this development is to build 29 levels of residential mixed-use with 5 levels of underground parking. The residential tower, with 177 residential units, sits above 5 to 6 levels of hotel space with ancillary entertainment space at the ground floor. The development is served by two Class B loading bays located adjacent to the lane, and three Class A stalls located within the first two levels of the underground parkade.

The proposed development consists of 160,146 sq.ft. (6.61 FSR) of market housing and 83,979 sq.ft. (3.47 FSR) of Hotel space with ancillary retail and restaurant. The combined density is 10.07 FSR within a maximum height of 290.9 ft limited by the View Cone.

The development is in close proximity to a number of highly usable parks and amenities (5 to 15 minute walk from the site). Within the available parks there is a diversity of options for outdoor play. The development does not propose an amenity space exclusively for residents, however, the owner and Hotel operator is committed to provide opportunities for residents to access the hotel gym, meeting rooms and outdoor patio.

FORM OF DEVELOPMENT

The development is comprised of three basic components: The Northern Electric building, the residential tower and the 6 storey hotel building on the east end of the site. The three components are meant to read as separate elements.

The Northern Electric Building:

Three sides of the existing building will be preserved in place and, along with the new connecting wall, restored to strict heritage conservation guidelines outlined in the conservation plan. The interior of the building, which has little heritage value left, will be replaced with new construction: hotel rooms on the second and third floors; and hotel restaurant and hotel coffee shop on the ground floor, along Robson Street. These hotel connected commercial uses at grade will animate this important pedestrian route. A clean public realm landscape design which includes the removal of the existing hedge along Robson Street, will enable the movement of greater pedestrian volumes. It will also increase the permeability from the sidewalk towards the active uses inside the building, contributing to Robson's livability, informality and enjoyability. The two existing entrances along Robson Street will be maintained and used as the entrances to the entertainment spaces associated to the hotel.

The residential entrance is located on the north-west end of the Northern Electric building, activating the Cambie Street frontage. The existing entrance to the Catholic Charities Men's Hostel is currently located in the same place. We propose to increase the size of this entry by creating a clean and contemporary intervention on the elevation.

The new 6 storey Hotel Building:

This building is intended to relate to the form and character of the existing buildings along Beatty Street between Robson and Smithe; and at the same time help make the transition to the higher buildings to the north of Robson. It has a monolithic expression and the pattern of its fenestration responds to the scale and proportion of the buildings along that block of Beatty Street, addressing the special characteristics of its particular location.

Along Robson Street this building provides a setback of approximately 14 ft. from the property line, opening the views towards BC Place and Terry Fox Plaza. The setback will create opportunities for an outdoor patio space associated to the hotel lounge. The separation between the Northern Electric building and the new Hotel building will create a natural entrance to the hotel lounge from

Robson Street. The main hotel entrance is located on the south end of this building with an adjacent passenger drop-off area off the lane.

The height of this building is limited to six storeys to decrease the shadow impact over the Terry Fox Plaza located east of Beatty Street.

The Residential Tower:

Reaching a maximum height of 290.9 ft. above the adjacent grade, the residential tower floor plate is restricted to approximately 6,500 sq.ft. Its simple and uniform profile, with limited architectural elements, is mindful of the heritage character of the building it stands on. The tower is set back 16'-10" from the face of the Northern Electric building along the north and 21'-9" from the western face. The purpose of this last setback is to pull the western edge of the tower away from corner bay of the Northern Electric building. The tower sits over a glazed podium which allows the tower to be a separate architectural element in the overall composition.

The proportions of the tower have been manipulated to decrease, within reason, the view impact of the corner unit of the 30 storey tower located on the north-east corner of Robson and Cambie, blocking less than one third of its views.

Though maintaining a uniform tower profile, the elevations of the tower change according to their orientation, responding to sun exposure as well as context. The Robson (north) elevation takes cues from the vertical elements such as pilasters, present in the heritage building below.

The south façade presents linear balconies throughout to decrease overheating of the units.

Along east and west flanking walls the openings are limited to a certain extent to reduce overheating yet allowing residents to have supplementary views and cross ventilation.



gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE TEL 604 736 1156
VANCOUVER, BC CANADA V5T 1R8 FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

NOTES

REVISIONS

No.	Date	Description
01	20/02/2017	issued for REZONING
02	17/09/2019	issued for DP

150 ROBSON

MIXED USE DEVELOPMENT

DESIGN RATIONALE

DATE 9/17/2019 4:40:33 PM
DRAWN BY RP
CHECKED BY DE
SCALE

JOB NUMBER 1160

A-1.10