

1.5 DESIGN RATIONALE

DESIGN INTENT

The application seeks to create a mixed-use building that aligns with the vision of fostering a vibrant community while addressing the demand for rental residential units in the West End and the City. Positioned at the corner of Robson Street (north side) and Cardero Street (east side), the proposed development comprises a two-storey commercial podium and a total of 393 rental residential units in the East and West Towers.

DENSITY AND BUILDING FORM

Site Frontage

The project will present a 264 ft frontage along Robson Street and 123 ft 10 in frontage along Cardero Street.

Tower Separation

Adhering to the West End - Tower Form, Siting and Setbacks Bulletin (2017, amended 2023), the proposed development will maintain an 80 ft separation between the proposed towers and adjacent existing or potential future towers, including the tower at 1550 Alberni Street.

Tower on Podium

The proposed development features a two-storey commercial podium, divided with the light frame of the residential entry.

Tower massing is defined by the required tower separations and a minimum 25 ft setback to the adjacent 6-storey building to the east.



Entrances

Entrances are designed to establish a desirable and strong identity for the development, contributing positively to Robson Street’s streetscape and integrating well into the overall facade design. All entrances will be clearly distinguishable through their architectural design and treatment.

The East tower residential entrance will face Robson Street, while the West tower residential entrance will be located off Cardero Street. The grocery store entrance is positioned through the plaza area at the corner of Robson and Cardero Street.

Density

As anticipated in the West End Community Plan, the proposed density for this project is 9.625 FSR (including 0.875 FSR heritage transfer), of which 1.2 FSR will be dedicated to commercial uses.

Tower Plate Size

Aligned with the West End Community Plan, residential tower plate size does not exceed 5500 sq.ft.

Amenities:

Generously sized family-friendly indoor and outdoor amenities are proposed for all residents on top of the podium and at the top of each tower.

Indoor amenities include social lounges, gym, sitting area, kitchenette, and dining area. Outdoor amenities include kids’ play area, edible planting, bark park, barbeque and sitting areas.

Parking, Loading and Bicycle Storage

Parking spaces will be situated on four underground levels, accessible from the lane. Site servicing and loading area are designed to be at grade, also accessible from the lane.

A separate dedicated bike elevator on the lane side will provide access to the bike storages below grade.

Materials

Natural stone is proposed for the podium and Robson Street frontage to harmonize with the context and streetscape. The stone material in the podium, combined with bronze-colored frames, aims to provide color, texture, pattern and visual interest. The tower will be primarily constructed of a window wall system.

