

## DESIGN INSPIRATION

The architectural expression of the tower is derived in response to the surrounding urban and natural context. While the tower is located within a bustling retail corridor, its immediate urban context is heavily juxtaposed by the surrounding mountain views to the north, Stanley Park to the north west, and English Bay to the west.

Tying the site's urban context to the conspicuous presence of nature has been critical to the design process. This juxtaposition is mimicked by some of the major tree species of Stanley Park; the Western Red Cedar has a mixture of red and brown tones, with darker areas along its grain, the Arbutus has red to almost orange tones to it, and peels to reveal a smooth surface, the Pacific Dogwood flowers are a stark white, sharply contrasting the lush green forest of Stanley Park, and the Pacific Yew has a thin scaly brown bark, which covers a layer of off-white sap wood with a darker heartwood that varies in colour from brown to deep red hues.

Drawing inspiration from the major tree species of Stanley Park, while retaining the bustling retail corridor feel, the tower form is expressed as two contrasting planes which are rooted in a wider podium; the first, a tall dark rectilinear form, which is layered with smooth copper paneling emblematic of the grain of the Western Red Cedar and Arbutus trees, and the second, a tall light rectilinear form, which is emblematic of Dogwood flowers and the off-white sap wood which is hidden by the scaly brown bark of the Yew.

The rhythm of projections along the eastern facade give the impression of warm rays of sunshine beaming through tall trees, while providing necessary solar control. The outward projected mullions and balconies on the facades provide visual interest while also providing necessary solar control.



## DESIGN RATIONALE

### PUBLIC REALM

The site is located on a prominent retail corridor, well known for being active, vibrant, and bustling with pedestrian activity. Retail uses along the site's frontage are supported by low-speed vehicular movement, convenient on street parking and pedestrian-friendly design.

To preserve the lively urban fabric of the Lower Robson Corridor, a public plaza will be provided at the corner of Robson and Cardero Streets. The plaza will be defined through the provision of uses at grade which promote pedestrian activity, including cafes that spill on to the street, canopies that provide weather protection and various forms of outdoor seating intended for both commercial users as well as pedestrians passing by. In-floor lighting and paving treatment which will extend from the building's edge through to the edge of the street at the plaza, as well as at the residential entrances will be used to define the spaces as slow zones, while providing a continuous enhanced pedestrian experience.

### BUILDING HEIGHT AND FORM

#### Site Frontage

To support a continuous active commercial frontage, the proposed development will provide a frontage of greater than 130 ft along the site's frontage on Robson Street, and will maintain a depth of 130 ft along Cardero Street. The facade will be articulated to break up the street wall and provide visual interest.

#### Distance Between Towers

As anticipated in the West End - Tower Form, Siting and Setbacks (2017) Planning Bylaw Administration Bulletin, the proposed development will maintain a distance of 80 ft from existing and proposed towers around the site, including the tower proposed at 1550 Alberni Street (northeast of the site).

#### Tower on Podium

The proposed development will provide a podium, which is framed with light-coloured paneling, and glazing beginning along Robson Street, which wraps around to Cardero Street. Above the podium, a vertical seam divides the tower massing into two contrasting planes, which are expressed as light and dark forms. Outward projected mullions and balconies are used to reinforce the architectural design and provide necessary solar control.

#### Tower Setbacks

From Robson Street: 10 ft

From Cardero Street: 7 ft

From Eihu Lane: 45 ft

From southeast: 40.5 ft

#### Podium Setbacks

From Robson Street: 1 ft + 7ft dedication

From Cardero Street: 3 ft

From Eihu Lane: 6 ft

From southeast: n/a

### ENTRANCES

To create more intimate entrances for residents, while maintaining the prominence of commercial entrances on Robson Street, the residential lobbies of the proposed development will be located on Cardero Street, while commercial and office entrances will be located on Robson Street.

Entrances for each component of this development will be designed to be unique and easy to identify, and will include features such as strategically locating residential lobbies along Cardero Street, glazing at grade coupled with activated frontages along Robson Street to frame the commercial/retail entrances and increase a sense of interaction with activities on the street.

### DENSITY

As anticipated in the WECP, the proposed base density for this project is 8.75 FSR with an additional 10% proposed as a transfer of Heritage Density. 1.2 FSR of the overall proposed density will be dedicated to commercial uses.

### VIEWS

As anticipated in the WECP, views and sunlight on sidewalks will be maximized through the provision of residential floor plates that do not exceed 5,500 sq ft, which are set back above the podium.

The proposed form of development will maintain existing important public street end views to the North Shore mountains, English Bay, Burrard Inlet, and Stanley Park.

### PARKING

Car parking and longer-term bicycle storage will be located on 5 underground levels, accessible from the lane. Bicycle racks will also be provided at grade for commercial and short-term residential uses.

Site servicing and loading areas will be located at grade and accessible from the lane.

# SUSTAINABILITY RATIONALE

## SITE

The proposed development's infill densification is inherently sustainable by promoting development in an existing urban area and diverting development pressures from greenfield sites or environmentally sensitive areas.

The mixed use density of the existing neighbourhood has supported a very active pedestrian and bike oriented community, which this development will further support through the provision of bicycle storage infrastructure as well as additional housing in close proximity to bus routes and activities of daily living. The site is within walking distance to work opportunities in the downtown core, as well as grocery stores, restaurants, a community centre, skating rink, library and parks.

## PASSIVE DESIGN STRATEGIES

The design for the proposed tower uses passive sustainable strategies to not only inform but also to enhance the architecture. The building design strategically incorporates balconies, outward projected mullions, and high performance glazing to improve building performance.

Each unit will have access to a balcony and interior shading devices, which will provide passive natural ventilation and to support passive solar control.

Triple glazing and 45% window-to-wall area for the tower is designed to minimize glazing heat transfer and energy loss.

## DURABILITY

Carefully selected exterior components and assemblies will be incorporated with the focus of delivering a high-performing, long lasting exterior that will endure maintenance. Interior finishes will be carefully selected to be long lasting to minimize future replacement and maintenance.

## ENERGY

Low Energy lighting systems will be used in all common areas.

The Mechanical system will utilize a high efficiency VRF system.

To help manage the buildings Thermal Energy Demand Intensity (TEDI), heat recovery ventilators will be used to recover some heating energy from outgoing exhaust air and transfer it to the incoming ventilation air to reduce the energy needed to reach room temperature.

Electric Vehicle Car Chargers: A minimum of 20% of the residential parking spaces are to be equipped with a 240-volt outlet to allow for a Level II EV charger. All remaining spaces will have conduit installed for future adaptation of Level II EV chargers.

## RESIDENTIAL WATER CONSUMPTION

The project will include low flow lavatories and showers to reduce water consumption.

## INDOOR AIR QUALITY

To improve the indoor air quality, the project will use low-VOC adhesives, sealants, paints and coating.

Ventilation supply and distribution will be designed to satisfy the requirements of ASHRAE 62.1-2001. This will include ensuring ventilation is adequately supplied to each occupied space, and a dedicated ventilation system for corridors will be provided.

Air filters will be selected to provide the best air quality available for the equipment. In the residential suites, heat recovery ventilators will likely be MERV 8 filtration, with larger air handlers likely to be fitted with MERV 13 filtration.

## RECYCLING AND WASTE MANAGEMENT

At least 50% of construction waste materials will be diverted from landfills and recycled. Recycling facilities will also be provided for both residential and commercial properties. The building will have recyclable storage facilities that will be accessible to all users of the property. Recyclables generated in the building will be collected in dedicated bins for at a minimum paper, corrugated cardboard, glass, plastics, metals and compost.

## ACCESS TO NATURE

This development will encourage urban agriculture through the inclusion of community gardens located on the common outdoor amenity space. This will create opportunities for social interaction and allow more locally grown food production.

Landscaped roof patios will also provide opportunities for residents to be outside.

A child friendly amenity/play area will be provided for all ages, which will include rubber surfaces, an interactive wall, play structures as well as areas for parents to sit and passively supervise the space.

Large windows in each of the residential units will also be used to increase natural lighting and provide views.

## LANDSCAPE

Additional native trees, shrubs and other vegetation will be planted to enhance the green infrastructure used to shade hardscape areas onsite, as well as to manage stormwater runoff in this area. To preserve watershed health, outdoor water conservation strategies will include water efficient landscape by specifying drought-tolerant native planting. High efficiency irrigation and where possible drip irrigation will be installed with control through weather sensors.