

Date: December 2018

Project: 1520-1558 West 6th Ave

Project No.: 2017-032

Design Rationale

Site

The proposed residential project is located at 1520 - 1558 West 6th Avenue, on the south side of the street, in the Burrard Slopes Neighborhood. The site is a mid-block site, bound to the east by a side lane which services the rear of commercial properties along Granville Street. Surrounding the site is a diverse mix of aging smaller scale building stock, recent larger scale residential mixed-use developments executed under the Burrard Slopes C-3A Guidelines and vacant lots used for parking.

The site is within convenient walking distance to the major mixed-use and transportation arteries along Broadway and Granville Street. The site has good access to public transit.

The proposed residential development complies with the C-3A District Schedule and the Burrard Slopes C-3A Guidelines. We are requesting conditional approval of an increase in FSR from 1.0 to 3.3 with heritage density transfer.

Development

The project brings a high standard of livability to Burrard Slopes, and further enhances the area as an attractive, cohesive and primarily residential neighbourhood. It consists of 50 residential units organised within a single mass which combines a tower with low-rise elements. The western half of the site is occupied by 7 dual-aspect 3 storey townhomes, which share a common courtyard. The remainder of the site features a 7 storey tower over 4 storey podium including townhomes at street level. Most suite types are 2 and 3 bed suites. Parking and bicycle storage is contained in an underground parkade accessed from the side lane.

Massing

The design exploration investigated several massing options with the proposed scheme preferred for several reasons.

The quiet interplay of the low-rise and high-rise volumes creates a well-behaved building that provides a defined street edge. The massing and material treatment of the building breaks the form into 2 distinctive L-shaped blocks to reduce its apparent mass, create visual interest and accentuate the verticality of the high-rise portion.

The strong orthogonal massing complements the alignment of the street grid while also providing relief from the more complex treatment of many neighbouring buildings.

Courtyard

The townhomes located at the west of the development have setbacks at the top level facing the courtyard. This will provide more sunlight / visible sky when standing in the courtyard and give the impression of being surrounded by 2 storey buildings instead of 3 storeys.

The west facing wall inside the courtyard will include vines forming a green landscape feature. The central courtyard contains a large area of soft landscaping to minimise the heat-island effect, to preserve privacy between both adjacent town homes and to create a visual focal point opposite the main entrance lobby.

Landscape

Landscape treatment along West 6th includes many new trees. The courtyard, breezeway and public entrance plaza are considered collectively and the public area along West 6th includes seating and accent lighting. The entrance area width has intentionally been increased and the bench aligned to the street to create a more welcoming approach. The residential front gate has been designed as open to view to allow for a smooth transition between private and public.

All townhomes include a terrace at level 1 including hedges, planter and trees. Bicycle racks have been incorporated along West 6th at the east corner of the site.

The building massing provides unique opportunities for private rooftop gardens serving the top floor at level 3, 4 and 11. The landscape treatment along the lane enhances the laneway pedestrian experience and the outdoor amenity area at grade level will furthermore help animate the rear lane and lessen the exposure of the parking structure at grade.

Program

The building contains predominantly large 2-3 bedroom suites which will bring opportunities for family living into the Burrard Slopes area. The generous layouts provide excellent access to natural light and ventilation as well as well-proportioned balconies for outdoor living. The principle views are carefully considered to enhance privacy and minimize the overlook to and from neighbouring buildings.

Operable windows are provided in every suite to allow for natural ventilation and cross-ventilation will also be used to increase residents' comfort level.

The building incorporates several sustainable measures designed to comply with BC Energy Step Code 2.

Materiality

The building materials are made up of a neutral colour palette including dark metal paneling, different colours of cementitious panels, glass and wood. Both interior and exterior materials will comprise of durable materials sourced locally where possible. Low VOC finishes will be specified for the residential suites and all circulation areas.

Relaxations

All setbacks are in accordance with the C-3A District schedule.



View 1 - looking east along West 6th Ave



View 2 - looking south / west from West 6th Ave



View 3 - looking at the main entrance area