

ISSUES			
NO.	ISSUANCE	STATUS	DATE

# DESIGN RATIONALE

**PROPOSED BUILDING V0-102231**  
 7th Avenue & Fir Street

## Project Summary

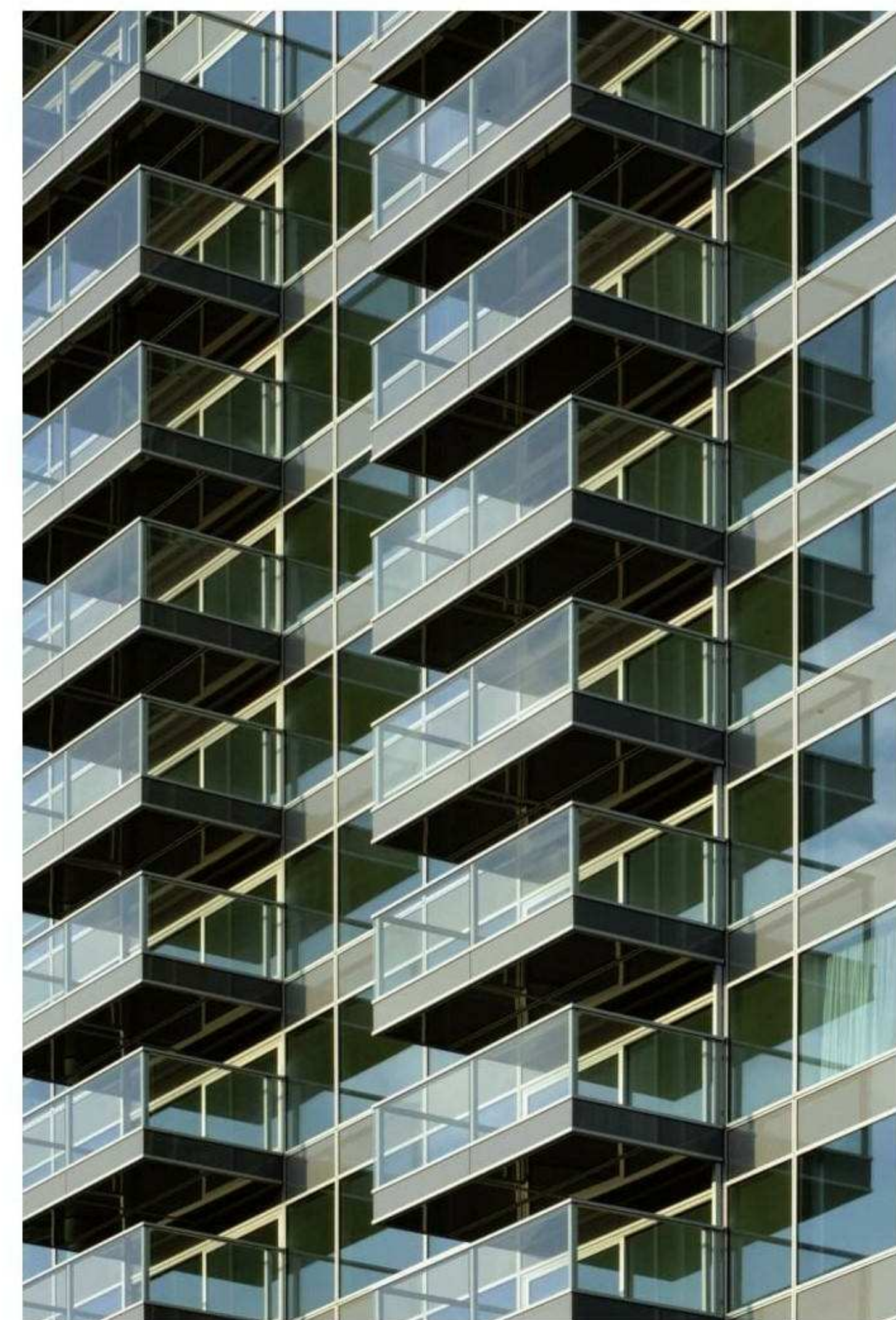
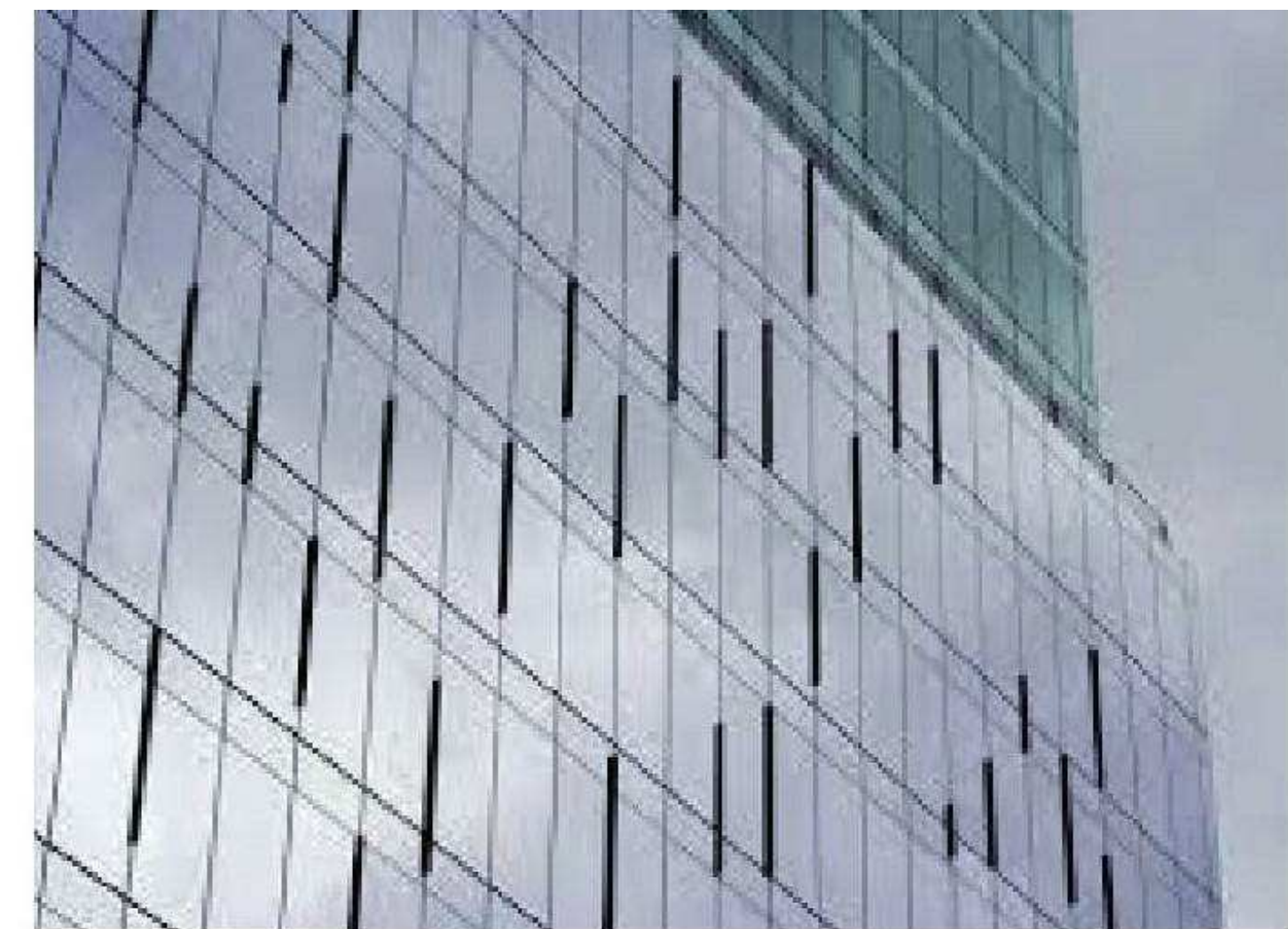
The proposed development is located south of West 7<sup>th</sup> Avenue on the west side of Fir Street, and is zoned C3A. The proposed 11- storey building seeks to provide a community amenity totalling 5,901 s.f. on two levels at grade at the southwest corner of the podium; with 47 residential units; including 4 two-storey townhomes. In the previously approved scheme an FSR of 3.3 was achieved (31,041 s.f.). The bonus residential density sought in return for the provision of the public amenity is 13,841 s.f. The total area including the amenity would be 50,783 s.f. or 5.4 FSR. The amenity area is excluded from FSR yielding a net FSR of 4.77. The additional density are accommodated by increased size of tower floor plates. The number of the floors remains 11 storeys, the same as approved DE. The height of the proposed building increases from 111.3' of approved DP to 119'-8" – because of the clearance requirements from community amenity.

## Project Massing

The addition of the community amenity use at grade on Fir Street comprised of two levels of amenity above the entry level that wraps around at the lane, creating a 3-storey massing that improving streetscape of Fir Street, which is more consistent with the guidelines for the area. The tower floor plates step out gradually following a sloped window walls on the east to accommodate the additional density. The tower leans towards the east to create a sculptured effect. To reduce to bulk effect of the tower from the increased tower floor plates, the corner of the tower at Fir Street and W 7<sup>th</sup> Avenue extends down to grade. It anchors the tower and adds vertical expression. The townhouses on the northeast corner reflects the architectural expression of the community amenity to help to define the corner of tower to grade. The tower steps back on level 8 on the south to respect the privacy of adjacent residents to the south.

## Architectural Character

The community amenity with vertical metal panels and windows on the façade results in a rhythm that express of the public use of the space. The tower has pronounced vertical fins elements on east elevation to break the bulk of the façade. Most windows are oriented to the north and east to capture views and respect the privacy of adjacent residents. Metal panels with insulation are on most of the west elevation for privacy consideration and results in a better insulated building and better energy performance.



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PROJECT

**Italia**

1616 West 7th Avenue, Vancouver

PROJECT NO: 102231

DRAWN BY: Author

CHKD' BY: Checker

SCALE:

DATE: 02/29/2019

SHEET TITLE

**DESIGN RATIONALE**

SHEET NUMBER

**A1.01**

ISSUE