

PROJECT DESCRIPTION

Design Rationale and Project Description

The existing building on the site has been operated as a hotel, which means that the zero rate of change provisions in the area for rental accommodation does not apply. Therefore, the site can be developed as a market condominium project. The concept is to develop a project that caters to families with all of the units in the 2,000 sf range and having 2 bedrooms and a den typically, with private outdoor spaces.

The project contains 19 residential units broken down into a number of discreet elements in order to give a more human scale and better relate to the surrounding buildings. Inspired by most of the buildings in the West End, the proposed architecture is unabashedly modern, but residential scaled windows and warm textured materials, including masonry, gives the appropriate character for this area of the city.

Public benefits of the project include:

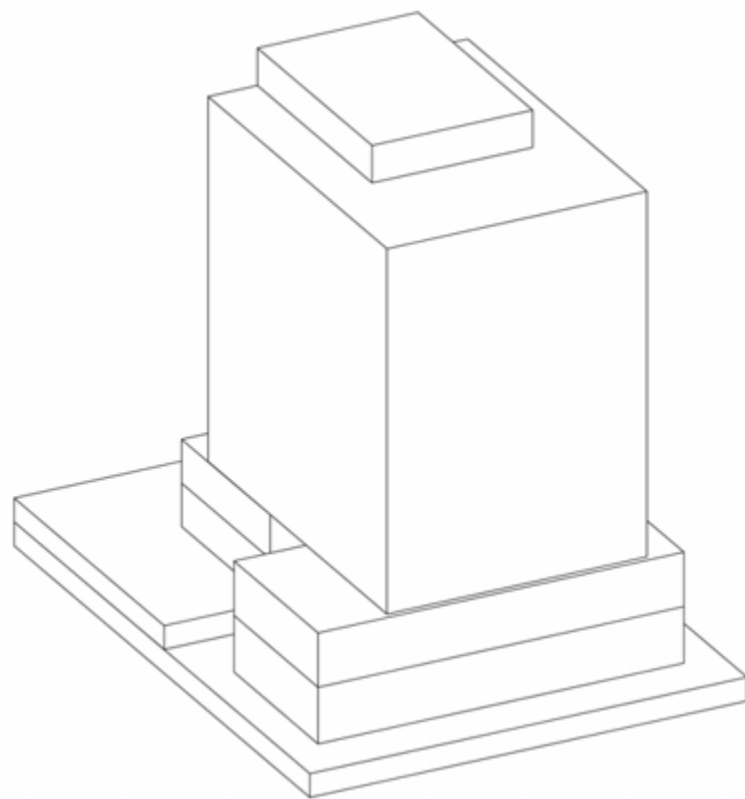
- Provision of 19 additional purpose built units of Family Housing
- Expansion and Enhancement of the Public Realm
- Activation of the Lane
- Respecting and Enhancing the Character of the West End.
- Sustainable Development



DESIGN NARRATIVE

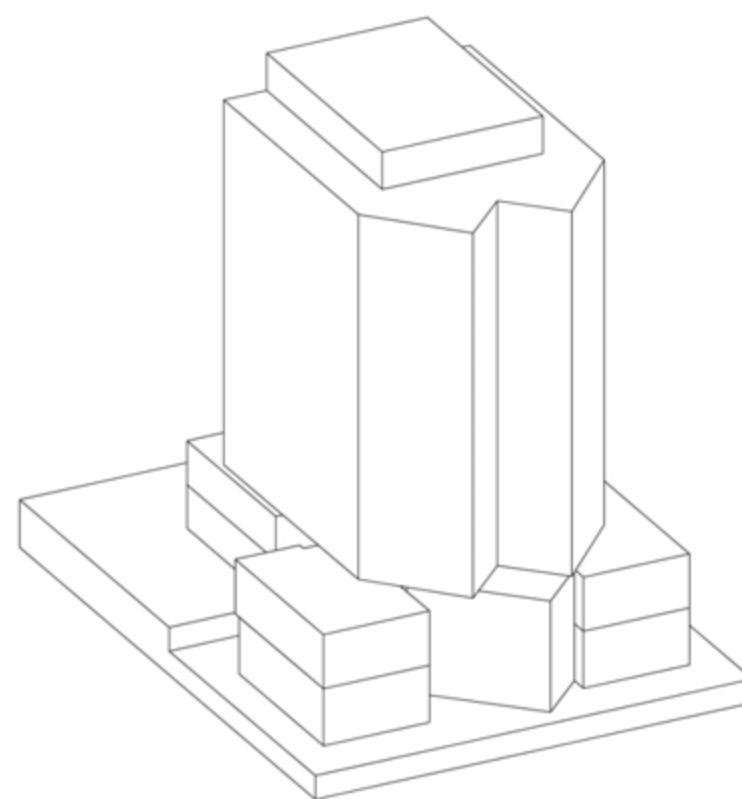
The design of the project has evolved through the mediation of the issues of urban scale, overlook, views and shadows, and engages the public realm to provide market housing in a high density urban environment

The building has evolved and carefully crafted responding to all existing forces and contextual conditions such as program, environment, urban setting, culture and aesthetics.



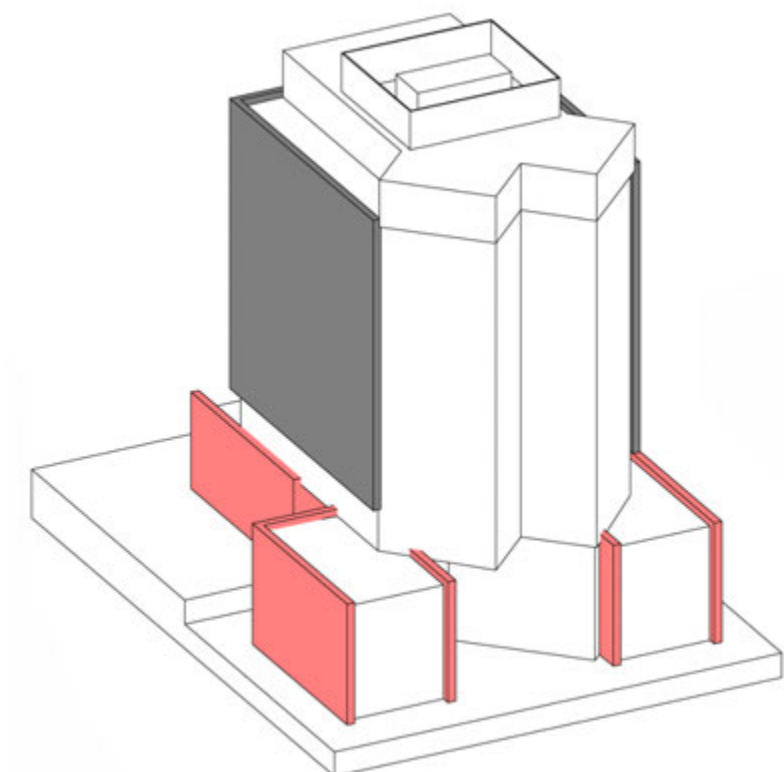
Basic Massing Concept

Locating the main building over townhouses base, respecting setbacks and spacing criteria



Carved mass to maximize design intent

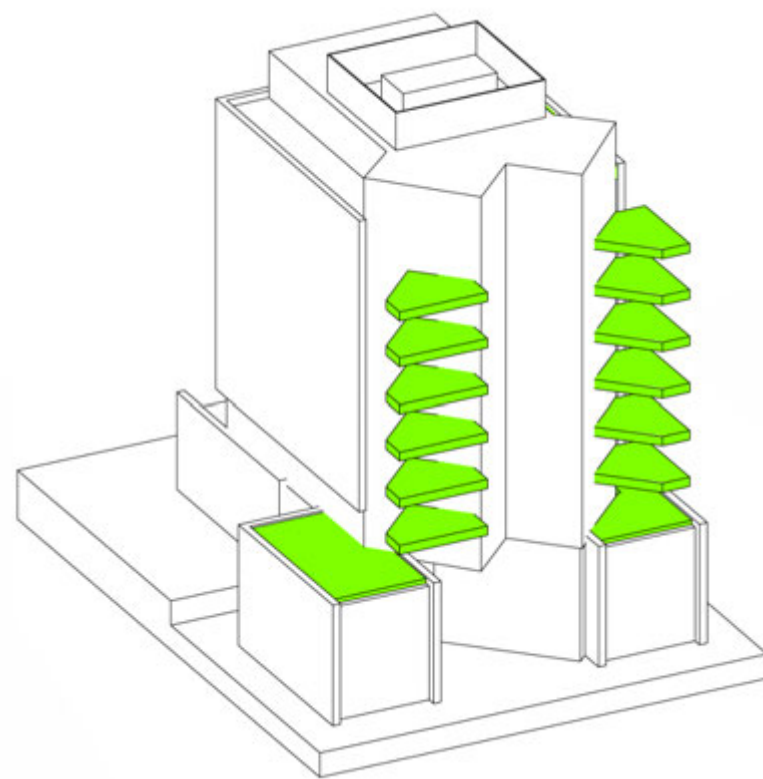
Shaping the mass with a lighter base and zig zag tower maximizes daylight, views and privacy



Wrapping the building in brick and metal panel skin

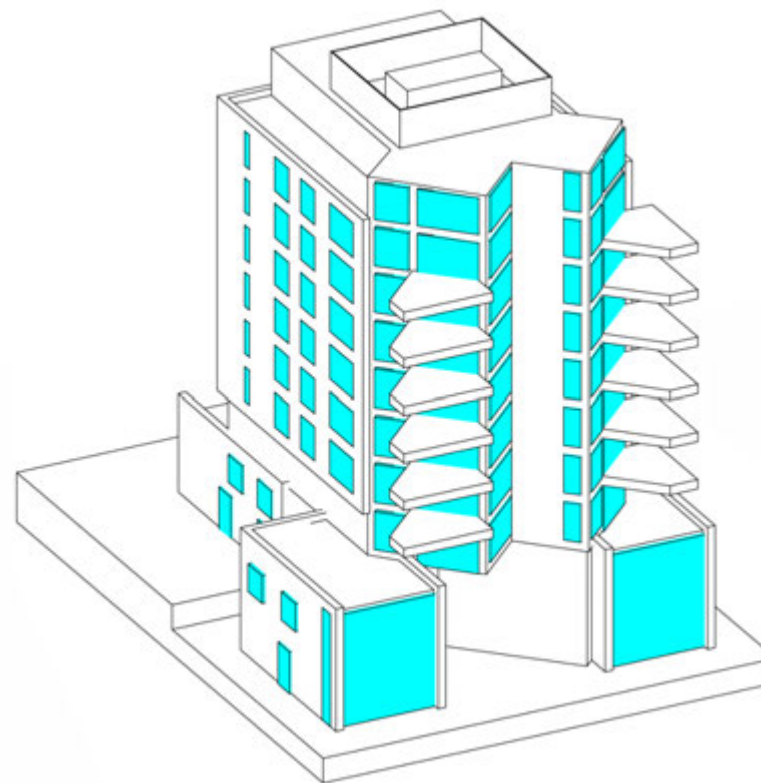
Choosing neighborhood appropriate materials to wrap the building to suit its urban fabric

DESIGN NARRATIVE



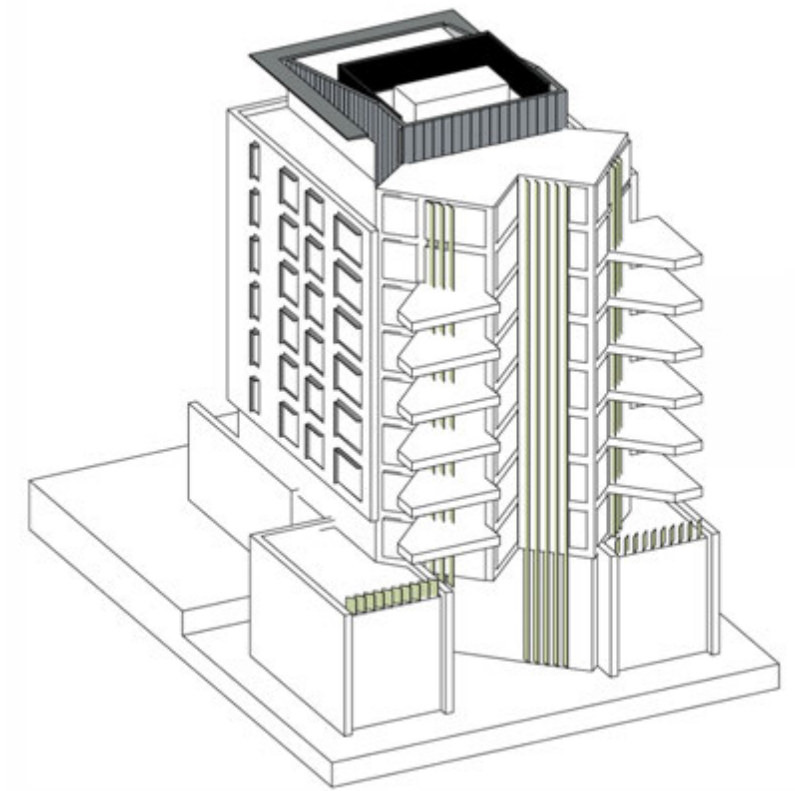
Balancing building form

Filling the negative triangular spaces with balconies and adding rooftop patios



Glazing with intent

Maximum glazing on the main facade with punched openings on sides to respect neighbors and the residences privacy



Decorating for comfort

Adding vertical metal fins to the main facade and L shaped fins over the punched openings will provide shading and privacy while enhancing the modern style of the building

BUILDING FORM SCULPTING

The building form has been sculpted responding to its natural environment. Light, shadows and views have played a viable role in shaping the project to achieve enhanced livability for residents, neighbours and passers by.

The bylaw mandated side-yard setbacks for the front city homes are respected while the rear city homes have greater setbacks. Since the ground oriented city home utilizes a good percentage of the permitted area, the tower that results has been slimmed down in the east-west dimension in order to permit the occupants of the towers to the south to get a better view of the mountains to the north. This slimming down has the added advantage of reducing the shadowing of the street.

The floor plan of the tower is treated with a zig zag configuration on the north facade, allowing diagonal views down Barclay Street and to the views and has the advantage of lessening the shadowing on the street.



An existing car ramp off the lane, serving both the neighbouring development to the east and this development, will be maintained and incorporated into the new design to serve three levels of parking. No new space will be developed under this ramp in order to avoid any disruption of the adjoining building during construction.

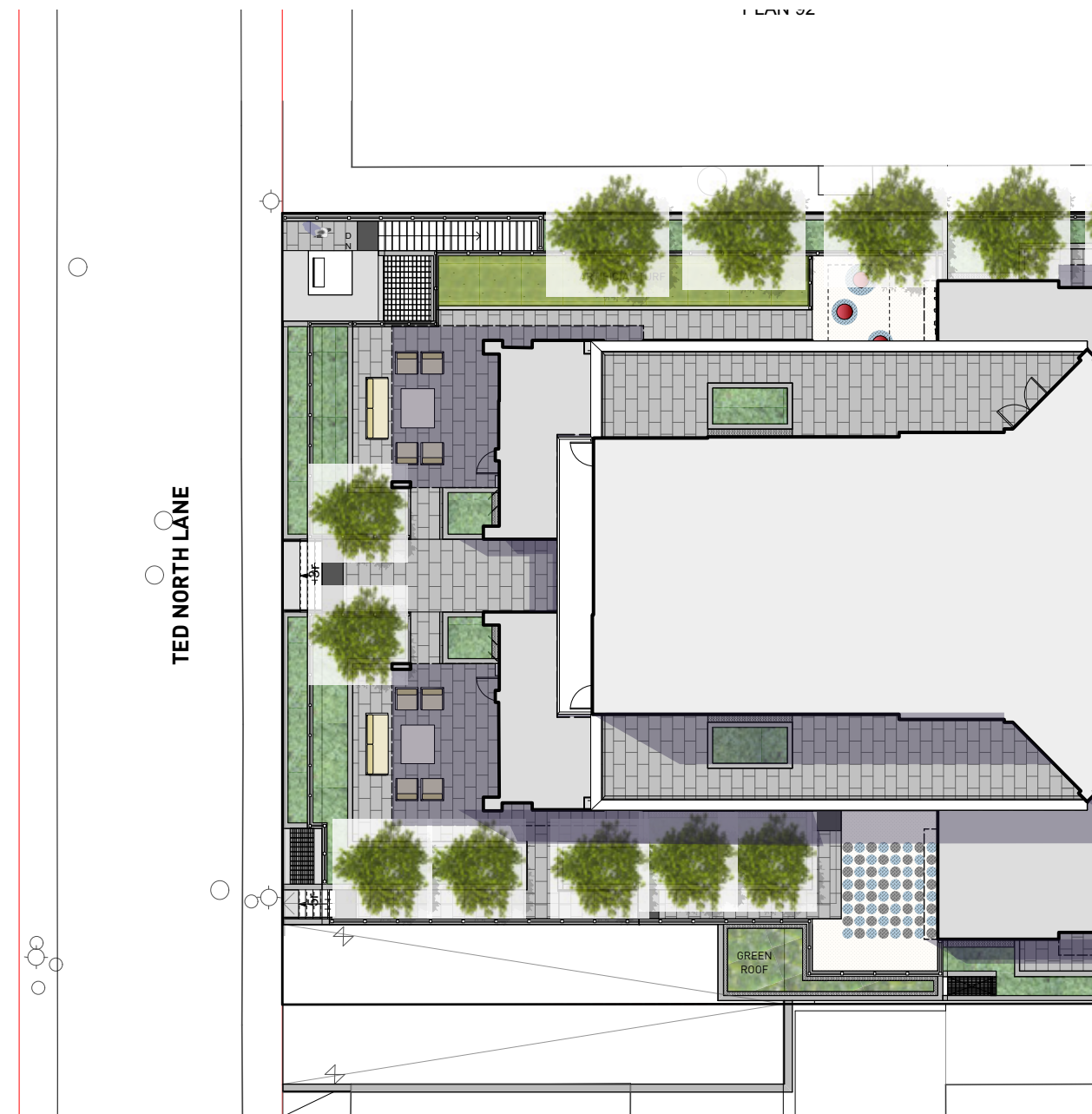


LANE ACTIVATION

In response to priorities set out in the West End Community Plan, the project has explored activating the lane as an attractive public corridor; providing overlook, visual interest and animation.

The site slopes approximately 6 feet North to South, therefore the ground levels of the city homes at the lane and street are raised, maintaining an appropriate relationship to the surrounding street, lane and neighbours.

Each of the city homes has a private patio at grade with a portion weather protected by the balcony above. These raised patios are landscaped and screened in such a way that interesting views inward are afforded to passersbys while maintaining residents privacy at the same time, thus enhancing the public realm.



MATERIALITY & CHARACTER

The project employs a rich and durable material palette and draws inspiration from the character of the surroundings to create visual interest and add textural depth.

The tower floor plate at the top has been further reduced to lessen the impact of the mass from the street, notwithstanding the fact that the existing street trees obscure the tower to a great extent.

The tower is expressed as a lighter coloured element floating above the townhouses, which take on their own smaller scale individual identity.

The North and South elevations of the city homes and the tower have large floor to ceiling windows in order to take advantage of the view and sunlight, while the east and west facades have smaller punched windows facing the neighbours. Individual metal sun-shades are provided to the east and west punched windows, and larger fins to the south and north become a major feature of the building.

