

August 13, 2020

Design Rationale: 2106 West 8th Avenue

Context, Urban Design Response and Massing

The proposed five-unit town home development is part of a larger joint development with a property at 2103 West Broadway, concurrently being submitted for a separate development permit. The proposal seeks to redevelop the currently empty RM-4 site at the SW corner of the intersection of West 8th Avenue and Arbutus Street. The western property line is shared with an existing multi-tenanted, three-storey single family home, with the remainder of the block westward composed of three-storey multi family residential developments. Immediately across West 8th Avenue, to the North, is St. Augustine Elementary School. The remainder of the block across the street is comprised of single and multi family homes, ranging from three to four storeys in height. The corner property across Arbutus Street, to the east, is currently an empty lot and the future site of the forthcoming Arbutus rapid transit interchange/station. A partially open lane, at the south property line, services the proposed project site. The laneway is interrupted by the adjacent property at 2112 West 8th Avenue, having its rear property line located approximately halfway into the lane right of way. All parking is to be provided off-site, at the proposed development at 2103 West Broadway. Two Class A convenience loading bays are proposed at the south property line, off the lane.

The proposed development is situated in the urban transition zone between the more development-intensive mixed-use C3-A district, encompassing the southern half of the full block, and the distinctly pedestrian scale and character of the RM-4 zone on the northern half of the block. The three-storey massing of the proposed development is in line with the prescribed RM-4 Zoning. Four of the five units face Arbutus Street, with the fifth unit oriented to West 8th Avenue. The proposal calls for a variance in property line setbacks, due to the desire to establish an appropriate urban edge at the corner of West 8th Avenue and Arbutus Street, as well as to provide exterior amenity space for the residents; all while maintaining privacy and minimizing overlook to the neighbouring property to the west. The setback at the north property line is proposed at 12'-0" instead of 20'-0". The east and west property line setbacks are proposed at 3'-2 1/4" and 11'-0" respectively, instead of 6'-11". Finally, the proposed rear (lane) setback is 12'-6", instead of the prescribed 15'-4". The resulting form is situated closer to the NE property corner, resulting in a balanced urban edge condition. Two of the more recent adjacent developments have a relatively limited setback in the range of 3'-0 to 4'-0" from West 8th Avenue. The proposed north property line setback provides a moderate transition to the street opening. As a result of proposed reduction in the front/rear setbacks (West 8th Avenue/laneway), the proposed building does not comply with the required 135° angle provision in the side yard as per regulation 4.5.1 of the RM-4 Zoning Bylaw, and seeks a relaxation. Furthermore, the proposal asks for a relaxation of regulation 4.10.2 of the RM-4 Zoning Bylaw, pertaining to the Horizontal Angle of Daylight. All five proposed units are family units, containing three bedrooms. Three central units provide modest basement amenity area, while four of the

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five units provide open, rooftop terraces.

Architectural Form and Character

The architectural character of the proposed building reflects a clean, contemporary design vocabulary utilizing a combination of light cut stone cladding and complementary glass panel spandrel window walls. This visual palette directly relates to the adjoining proposed development at 2103 West Broadway, providing a unified architectural expression for the whole block facing Arbutus Street. As with the adjacent development, light coloured composite metal panelling is used to provide visual anchoring at building corners and serves to establish a transitional rhythm in the façades facing Arbutus Street and the proposed rear yards to the West. The richness of natural stone materials is augmented by selective use of wood treatment at key roof soffit areas.

The landscape design offers a uniform transition between the proposed development and the adjacent development at 2103 West Broadway. A consistent ground plane surface treatment and selection of proposed street trees assists in connecting the two developments into a more unified expression across the block (Arbutus Street).