

August 13, 2020

## Design Rationale: 2103 West Broadway

### Context, Urban Design Response and Massing

The proposed 79-unit building is part of a larger joint development with a property at 2106 West 8<sup>th</sup> Avenue, concurrently being submitted for a separate development permit. The proposal seeks to redevelop the C3-A site at the NW corner of the intersection of West Broadway and Arbutus Street, currently occupied by a gas station. The proposed development is positioned at an intersection of two major arterial roadways (West Broadway & Arbutus Street) and across the street from the likely site for the forthcoming Arbutus rapid transit interchange/station. The corner property across Arbutus Street, to the East, is currently occupied by a one-storey commercial building. The western property line is shared by an existing two-storey commercial building, with an additional two-storey commercial building completing the block to the West. Across West Broadway, to the South, the block consists of two, four and five-storey commercial buildings composing the full length of the block. The site is serviced by a partially open lane at the North property line. The laneway is interrupted by a property located at 2112 West 8<sup>th</sup> Avenue, having its rear property line located approximately half-way into the lane right of way. The remainder of the proposed project property adjoins a grove of trees located in the dead end laneway right of way, informally occupied by the residents of the three-storey strata development to the North (zoned RM-4).

The massing of the proposed development is principally in line with the Broadway-Arbutus C-3A and 2000 Block West 10<sup>th</sup> Avenue (North Side) Guidelines, and is a result of multiple discussions with the City of Vancouver Planning Department, as well as extensive consultation with residents of the development immediately to the North. The site planning and building massing has been optimized to minimize the visual impact on the neighbouring context to the North, while establishing a strong urban edge at the corner of West Broadway and Arbutus. The corner is anchored by a 3-storey high open air plaza at the intersection of the two streets, alleviating the congestion of pedestrian traffic anticipated after the future completion of the rapid transit interchange/station across the street. The corner plaza also presents an opportunity for exterior activities/seating associated with the adjacent commercial space, while utilizing the residential entry lobby as a visual connective mechanism to the mid-block transition to the townhouse development on West 8<sup>th</sup> Avenue.

The proposed building consists of a three-storey podium creating a street wall along the full width of the property, and an 11-storey mid-rise at the eastern edge of the property. At ground level, the podium houses commercial retail space along West Broadway, terminating at the western edge of the corner plaza. Around the corner, on Arbutus Street, the podium houses the residential lobby, amenity and entrance. In order to accommodate the future pedestrian volume, the building presents a 12.92' (3.9m) surface setback from the South property line (West Broadway). In addition, a 9.83' (3.0m) surface setback is

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provided from the East property line, at Arbutus Street. The building massing steps back at the SW corner of the property to create a small, mid-block urban plaza. At the second level, five two-storey townhouse units, as well as two stacked single level residences face West Broadway, completing the street wall and providing a pedestrian-oriented urban scale. The two-storey units and the level two single storey unit are accessible via the mid-rise, from an exterior amenity courtyard at level two. The mid-rise massing is situated as far to the East end of the property as feasible, and contains the remaining 72 residences. The location of the mid-rise stems from the desire to minimize shadowing and overlook into neighbouring properties and is a result of community consultation and City of Vancouver Planning Department input. Family units, containing two or more bedrooms, make up 49% of the total proposed residential units.

Two storeys of underground parking are accessed off the partial lane connected to Arbutus Street. The parking provision includes a total of 120 parking stalls. Ten stalls are dedicated to offsite parking for the development at 2106 West 8<sup>th</sup> Avenue (across the lane), with an additional 11 commercial parking stalls and seven visitor stalls. Furthermore, four EV charging stations are provided for the residents.

#### **Architectural Form and Character, and Sustainability**

The architectural character of the proposed building reflects a clean, contemporary design vocabulary utilizing a combination of light/dark cut stone cladding and complementary glass panel spandrel window walls. At ground level, retail activity is encouraged by provision of large unobstructed windows across the full width of the commercial space. The windows are arranged in an irregular rhythm, presenting a variable character to the street front façade, as encouraged in the Broadway-Arbutus C-3a and 2000 Block West 10th Avenue (North Side) Guidelines. The same material palate is carried through the residential access and amenity area on Arbutus Street, but the residential entry zone is set back from the street and separated by a landscape feature, clearly demarcating the transition from public/commercial to residential use.

Light coloured composite metal panelling is used to provide feature treatment at the mid-rise corners and second level town homes, providing a visual anchor to the building and further unifying the disparate scales of the building podium level and the mid-rise component sub-typologies. The mid-rise is architecturally expressed in sequences of two-storey cladding combinations, using materiality and the interplay between solid and void to engage the overall scale of the building and create a clean architectural expression. The richness of natural stone materials is augmented by selective use of wood treatment at key roof soffit areas.

The residential amenity space at the ground level entry is augmented with generous, two-storey indoor amenity and over 6,600 ft<sup>2</sup> of exterior amenity at level two. Further residential amenity is provided in the form of a 2979 ft<sup>2</sup> workshop, taking advantage of the high interstitial volume over the ground level parking. In addition, generous terrace and balcony space is provided at every unit.

The landscape design at grade provides an elegant transition from the public to private realm, lending support to the unifying architectural expression of the proposed development and the adjacent development at 2106 West 8th Avenue. The 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). At the level two exterior amenity space, soft landscaping is effectively used to establish a buffer zone between the semi-private town home entrances and the (resident) public swimming pool and communal amenity areas. The restrained palette of surface materials in combination with the clean, contemporary design expression, creates a cohesive design statement, providing a strong visual reference for the occupants of the mid-rise, as well as occupants of future neighbouring developments.

The articulation of the building form and provision of deep balconies and shading louvers contribute to the sustainable design features incorporated into the building design. The stepping of the **façade** recedes the glazed surfaces, reducing solar gains. In addition, roof mounted photovoltaic panels collect solar energy to power common areas of the building, offsetting the total building energy intensity. Refer to enclosed Sustainability Memo by Kane Consulting for a more comprehensive description of the sustainable design strategy for 2103 West Broadway.