

June 24, 2015

## DESIGN RATIONALE

Project Name: **201 W 2<sup>nd</sup> Ave**  
Project Address: 201 W 2<sup>nd</sup> Ave  
Type of Development: Multifamily Residential Development  
Architect: GBL Architects  
Client: Concord Pacific Development Inc.

### **1.0 Urban Design and Architectural Concept**

The proposed development site encompasses a complete block bound by W 1<sup>st</sup> Ave to the north, W 2<sup>nd</sup> Ave to the south, Cook Street to the west and Columbia St to the East.

The site has been rezoned to allow a 75m high linear building with a predominantly east/west orientation along the Cook street edge. This creates an open wedge on the west side of the site, which becomes a natural extension to the “Hinge Park” to the north. The rezoning proposal was consistent with the SEFC master plan.

#### 1.1 Form of development

Our proposal presented a variance to the council approved form of development. The alternate form was unanimously supported at an Urban Design Panel workshop held in 2012. The new form presents a

curving building rather than a linear one. The arc embraces the open space to the west and generates more waterfront views to the residents.

A large opening breaks down the building's arched façade allowing pedestrian and visual connections to the waterfront from Cook Street.

The carving extends across the south west façade, separating the amenity uses on the ground floor from the residential component above. The recess creates a sheltered outdoor amenity space at the 3rd level which benefits from sun exposure and allows natural light into the corridors. The carving terminates at the south corner of the building emphasizing the prominent intersection of 2<sup>nd</sup> Ave and Columbia.

### 1.2 Views

The concave side of the curved building provides a softer edge to the corner of Cook and 2<sup>nd</sup> Ave whistle opening the views from 2nd Ave towards the historic Wilkinson Building, located on the north end of Cook Street.

### 1.3 Height

The prominent edge of the south end of the building (47m high) helps define a landmark location at the corner of Columbia and 2<sup>nd</sup> Avenue where the grid of 2<sup>nd</sup> Avenue shifts. The building then steps two floors down towards the north, being consistent with the 'basin' form legibility of the False Creek skyline.

### 1.4 Pedestrian network

We have allowed for a mid-block pedestrian connection through the site by opening a 2 to 5 storey "portal" through the building. This links the east-west lane across from Cook Street to Columbia street and First Avenue. Statutory Right of Ways will ensure public use of these pedestrian routes.

### 1.5 Building access points

Next to the "portal" is the entry point to the building which is accessed from Cook Street. Loading and parking ramp are located within in this area as well. The loading bay, car ramp and pedestrian circulation surfaces will be treated with high quality materials, allowing all uses to blend into one large welcoming outdoor space.

### 1.6 Elevations

The treatment of the elevation reflects the orientation of the building. The south west façade presents a punched window configuration that limits the sun exposure whistle the north side is fully glazed allowing uninterrupted views to False Creek. South west facing units will have Juliette balconies too allow for more ventilation. The north elevation is

provided with extensive balconies with wide sliding windows. The pattern of the south elevation is replicated, in a more transparent way, on the north façade. This is achieved by creating a vertical and horizontal pattern on the balcony glazing arrangement.

### 1.7 Amenities

The building provides a large amount of amenity space for residents with approximately 3,400 SF of indoor amenity (10 SF per unit) and more than 28,000 SF of common outdoor amenity (113 SF per unit). This number does not include private outdoor spaces such as patios or balconies.

Common outdoor amenity spaces include: Child play areas, urban agriculture, water features, walkways and lounge/BBQ areas on the ground floor; and a dog park plus an additional play area at the 3<sup>rd</sup> floor.

Indoor amenity rooms include: Fitness room and a multipurpose room with a full kitchen at the ground level; and a reading area at the 3<sup>rd</sup> level. All of these have direct access to an outdoor amenity space.

Both child play areas are directly connected to an indoor amenity for adult supervision.

## **2.0 Compliance with by-laws and discretionary zoning provisions**

### 2.0 Density

We have indicated a total density of 3.5 FSR with a total of 200,540 SF based on a site area of 5,329m<sup>2</sup> as per the CD-1 schedule.

In addition to in-suite storage, amenity and balcony exclusions, we are requesting FSR exclusions for rain-screened walls and passive solar appurtenances located on the south-west face of the building.

### 2.1 Unit Mix

The development provides a variety of unit types with 44% family units and 56% one bedrooms. Total number of units proposed is 247.

### 2.2 Parking and Loading

Parking, bicycle storage and loading requirements set out in the Vancouver Parking By-Law are met.

### 2.3 Height

The maximum height indicated is 47 m (154.2') measured above base surface, and to the top of the roof slab excluding parapet walls, railings, roof access structures and elevator overrun.

#### 2.4 Request for variance of zoning provision

We are requesting a variance to the current CD-1 zoning to increase the allowable FSR exclusion of balcony area from 8% to 12% of the residential floor area with no provision of enclosed balconies.

#### 3.0 Response to conditions UDP comments

Comment 1: Most of the Panel thought there was a significant improvement over the previous scheme with one Panel member stating that it could be a landmark building. Another Panel member thought the applicant needed to take into consideration how the building will be seen from the intersection [2<sup>nd</sup> and Columbia].

Response: There was a general impression that the intersection at 2<sup>nd</sup> and Columbia should be a prominent one. The revised form presents a stronger edge at this corner, revealing the full height of the building rather than stepping back the top two floors.

Comment 2: Several Panel members suggested the architecture should be bold and perhaps something uncommon.

Response: The new form emerges from single volume rather than the two mirrored building configuration presented at UDP. This results in a less symmetric form that is carved in interesting ways resulting in a form that is unique.

Comment 3: They also liked that there were views to the waterfront with one Panel member suggesting the passage-way could be larger.

Response: The 15 ft wide passageway through the building has been increased to an overall width of 40 ft on average. This was achieved by moving the parking ramp next to the passageway and creating one large opening through the building rather than two small ones.

#### 4.0 Key Sustainability elements

The project will achieve the SEFC Green building Strategy and meet LEED Silver Canada Certified standard or equivalency.

The project is targeting 6 energy points (33% better than the Model National Energy Code (MNECB)), which will be confirmed through a whole building energy model.

The project is "DEU" ready; that is, the project is capable to be connected to the Southeast False Creek Neighbourhood Energy Utility system when it becomes available.

The building envelope is designed with a passive approach to sunlight with a higher wall to window ratio on the south west elevations.

Green roofs are provided on principal building roofs.

A substantial proportion of this currently 100% impervious site can be returned to having permeable soil or whatever collection area is best supportive of the neighbourhood storm water strategy.

The building will be energy modeled and its results will meet or exceed the ASHRAE 90.1, 2004 baseline.

Urban agriculture is provided on site. Garden plots are located on the south side to maximize sunlight.

gbl

EMERGENT ARCHITECTURE

## 201 W 2<sup>nd</sup> Avenue Landscape Design Rationale

June 23, 2015

### **Site Configuration and Context**

The project is located in the innovative Southeast False Creek neighborhood, bordered by West 2nd to the South, Columbia Street to the West, Cook Street to the East and West 1st to the North. The project is located within the 'Hinge' or the bend, in the Vancouver street grid at this location, and the landscape plan responds to this context by presenting strong axial connections from West Second Avenue to Hinge Park and the Olympic Village amenities.

### **Character and Expression**

The site's proximity to the water will be celebrated through the extensive water features, including ponds, bridges and waterfalls. High quality decorative paving will be used in all areas of the project and Metal sculptural elements are proposed to reference the surrounding area's rich industrial heritage. In keeping with sustainable initiatives of the SEFC neighborhood, the rooftops will feature intensive green roofs at the private units, and extensive green roofs at the inaccessible areas. Storm water will be collected in a cistern at the north end of the site, and used for irrigation.

### **Private Yards**

At the north side of the building, the landscaping at the building edge will be private, with small patios interfacing with the pond edge and ornamental planting provided for the private units. Private yards are provided for ground level units facing adjoining streets. The yard spaces facing the public realm provide interface between the public and private realm. Each yard provides entry to the unit, with usable paved terrace and planting.

### **Public Amenity Areas**

At the northern precinct of the site, the landscape will become publicly accessible, with pedestrian connections to the large water feature and paths. These connections will facilitate circulation through the site, to adjacent roads, and to the public parks to the north. The public street sidewalk areas will conform to the SEFC Design Guidelines.

### **Private Amenity Areas**

At the ground level, an outdoor patio is provided for the building's north side amenity room, with a bridge to an intimate outdoor seating area. At the south side of the building, outdoor access is provided from the amenity room to the barbecue and urban agriculture areas. The outdoor level 3 amenity area provides for a variety of uses in an experientially rich and aesthetically pleasing common space that also has strong visual interest when viewed from below. The covered outdoor space will incorporate three main programmes, a dog run, children's play area, and an outdoor exercise area. Each area will be separated with low fencing and or planting, but are intended to encourage communal activities

### **Plant Selection**

Plants have been selected to provide a variety of interest throughout the year and to serve a wide variety of functions such as screening and division between private residences. All plants have been chosen for their exemplary characteristics such as form, texture, flowers or fall colour. In general plants have been selected that are native or "low resource" adaptable plants i.e. requiring minimal irrigation or fertilizers once established.

### **Urban Agriculture Strategy**

Raised beds will be provided for urban agriculture at the south edge of the site, and the storage of gardening equipment will be provided. A harvest table and informal play will be located in this area to allow for communal opportunities and family gatherings.

**Lighting**

Individual units will incorporate a combination of wall-mounted lights and step lights to illuminate entryways. Low-level wall or step lights would be provided within the common open space to allow safe movement at night.