

1055 HARWOOD DEVELOPMENT PERMIT APPLICATION SUBMISSION

DESIGN RATIONALE

FORWARD

This proposed development marks a unique partnership between Intracorp and Strand, in accordance with City of Vancouver policy, to create an inspiring, environmentally, and socially sustainable building. The project is inherently modern in its design, and gracefully marries the need for appropriately designed social housing, with unique and thoughtfully designed market housing.

Intracorp and Strand have worked closely with staff and the design team to create a building that fits within the local West End building typology and compliments the neighbourhood context, while also meeting the principles of the West End Community Plan.

This development serves to fulfill an important social role as envisioned by the Plan, through the provision of well located, affordable, and much needed social housing, in conjunction with family oriented market housing.

The market housing component of the tower has been planned with large, spacious floor plans that provide generous and functional living spaces. All family oriented homes are anchored at one of the four corners of the tower by a large outdoor covered terrace; this outdoor space becomes the focal point of the living spaces within and maximizes access to natural light, outdoor living opportunities, and cross-ventilated air. Homes of this nature will fill the needs of families, urban professionals and downsizers equally well, and will help to foster an integrated community of unique, liveable homes.

While the general form and simple frame expression of the building make reference to a revisitation of the clean, simple lines of classicism, the proposed palette of forms and materials have also been engaged to architecturally express the base and tower elements of the building in a manner that compliments and responds to the existing context of the neighbourhood.

The social housing component at the base reflects a more detailed grain, recalling the low and mid-rise buildings in the area. The tower being tall, slender and elegant in form is designed with a vertical expression, and represents a more modern updated interpretation of the ubiquitous West End tower. The established legacy of both traditional and modernist architecture in the West End provides a suitable context for a building that is designed to be simple, of a timeless character, and integral with the neighbouring building forms.

DESIGN RATIONALE

EXISTING POLICY CONTEXT

The following City of Vancouver policy documents were referenced in the development of this development permit application:

- West End Rezoning Policy
- West End Community Plan
- High-Density Housing for Families with Children Guidelines
- Transportation 2040 Plan
- Green Buildings Policy for Rezoning 2016



emphasis on high quality materials, proportions and context. The base of the building will respond to the existing and historical West End context while the tower will address both the existing high-rise building language in the West End, while also providing a new, contemporary visual expression. Fostering creativity is particularly relevant in this instance, as Strand and Intracorp will be engaging both a select group of local design consultants and artisans, including Inform Interiors founder and modernist designer Niels Bendtsen and renowned artist, Douglas Coupland to manifest the essence of Vancouver in the project's design and delivery.

Principle 5: Provide and support a range of sustainable transportation options.

The quiet, tree-lined and pedestrian friendly Harwood Street with its central location to Davie Village, Downtown, Kitsilano and the seawall will encourage walking and cycling as desired methods of commuting. In support of these more sustainable transportation options, this application will not exceed or maximize parking as prescribed by the Parking Bylaw. On-site bicycle storage facilities and electric car charging stalls will also be provided.

Principle 6: Protect and enhance public open spaces, parks and green linkages.

The park-like landscaping surrounding the base of the tower is intended to reflect the predominant "tower in the park" character of the West End. Richly landscaped outdoor spaces will enhance the pedestrian experience along Harwood Street and create a park-like setting that fully wraps the street frontage. Selective hedging and trees along the lane will serve to enrich and beautify this aspect of the public realm consistent with the objectives of Laneways 2.0.

The careful siting of the tower and the revised location of the parkade entry to the northeast corner of the site results in a very generous green space between the base of the tower and the neighbouring property to the west. In combination with the abundant landscaping along Harwood Street and the lane, this significant design revision serves to ensure the site reflects the "tower in the park" typology.

The topography of the site presents an opportunity to terrace the landscaped outdoor amenity area for social housing residents directly above the market amenity thereby seamlessly connecting the outdoor spaces to their respective indoor spaces. This terraced green space will also serve as a restful view point through the site for neighbouring residents to the north.

Consistent with the objectives of the West End Community Plan, the proximity of the main social housing outdoor amenity area to the lane provides an opportunity to strengthen laneway livability and activate it as a greener, more walkable public space. The site's location is ideally situated to take full advantage of numerous public parks and outdoor natural assets including the seawall to the south.

Principle 7: Foster resilient, sustainable, safe and healthy communities.

The combination of market and non-market housing will work to enhance the existing community and support the local economy in this West End location.

SITE DESCRIPTION

The site has a civic address of 1055 Harwood Street and is located in Area G of the Burrard Corridor Neighbourhood under the West End Plan; it is currently composed of 2 separate legal lots occupied by an existing 3-storey co-op housing structure. The site is 131 feet deep and 132

- Housing Design and Technical Guidelines
- Laneways 2.0 (under development)

WEST END COMMUNITY PLAN

1055 Harwood Street was the first major rezoning project to receive approval in the Burrard Corridor south of Davie Street (Area G), under the new West End Community Plan adopted by City Council on November 20, 2013. The proposal is guided by the 7 Foundation Plan Principles as follows:

Principle 1: Achieve a green, environmentally sustainable urban pattern.

The building will be designed to utilize leading edge and state of the art, superior performing green technologies and will meet all applicable City of Vancouver green building policy requirements in effect at the time of rezoning application and environmental performance standards, namely LEED Gold Certification. The urban location of this site greatly reduces demands on civil servicing and transportation networks and facilitates walking, cycling and public transit as viable options to the automobile thereby further supporting sustainable urban development.

Principle 2: Support a range of affordable housing options to meet the diverse needs of the community.

This project will make a substantial contribution to the inventory of affordable housing by ensuring that 25% of the total floor area of the building is dedicated to the City of Vancouver as social housing. The social housing component of the building will be designed as a distinct, and independently functioning entity within the overall building and will be subdivided from the market component of the building by an air space parcel subdivision with title transferred to the City of Vancouver prior to project completion. Although the form and massing of the tower will subtly and respectfully acknowledge the mixed tenure composition of the building, the architectural expression and exterior materiality will ensure a pleasing continuity between the market and social housing components of the project.

Both the social housing and market housing components of the building will introduce much needed larger-than-typical homes which support a greater diversity of housing options for growing families, couples, or downsizing seniors.

Principle 3: Foster a robust, resilient economy.

This proposal will create hundreds of well-paying jobs for men and women during the construction phase of the building and, will positively contribute to the property tax base. The project will provide a lasting legacy to the community through the provision of housing, both market and social, in an area well served by transit and close to numerous places of employment.

Principle 4: Enhance culture, heritage and creativity in the city.

The approach to the design of this project considers very carefully the existing context, both old and new, of the West End architectural typology. Described further in the enclosed rationale, the development will incorporate a simple, modern and timeless architectural design, with major

feet wide for a total site area of 17,292 square feet. The site has a southward downslope of approximately 10 feet from lane to street pavement on Harwood Street with the west property line situated approximately 130 feet east of Thurlow Street.

OVERALL DEVELOPMENT PROGRAM

The development proposal is designed to be consistent with the new West End Community Plan, which requires the provision of Social Housing in conjunction with new development applications proposing increased density. The overall structure has been designed to accommodate 25% of the total floor area as social housing and 75% of the total floor area as market housing. The site itself, while envisioned for increased development potential in the West End Community Plan, is constrained by a small site area of 17,292 square feet, a 5,500-square foot floorplate above 60 feet, a base floor plate below 60' of 6,641 square feet, and an overall building height of 300'.

The following is a summary of the key statistics for the development proposal. Overall density is not restricted to a specific FSR value, but the form of development must adhere to the requirements outlined in the West End Plan and must respond to other key policy documents previously noted. Please refer to the architectural statistics in the drawing package for more detail:

Site area:	17,292 square feet
Overall Density achieved:	171,965 square feet – 9.94 FSR
Social Housing provided: (25% required)	42,630 square feet – 2.47 FSR

Total Market Units proposed:	
2 Bedrooms	80 units
3 Bedrooms	9 units
Total	89 units

Total Social Housing Units proposed:	
Studio	7 units
1 Bedroom	14 units
2 Bedrooms	18 units
3 Bedrooms	5 units
Total	44 units

SOCIAL HOUSING

The Social Housing component is a very important part of the proposed development. Livability, functionality and a strong architectural expression in combination with the use of high quality materials have all been important design drivers of the lower portion of the building.

Proposed social housing layouts, unit mix and sizes are generally consistent with City of Vancouver Housing Design and Technical Guidelines, BC Housing Design Guidelines and Standards and High Density Housing for Families with Children Guidelines. All family oriented units have been designed to accommodate in-suite storage. Meeting the guidelines in all



Seal

2018.09.27 Development Permit



Building the Extraordinary

Date	Issue / Revisions
2017.10.05	Reissued for Rezoning
2018.09.27	Issued for Development Permit

respects was challenging due to numerous constraints, including the following:

- Multi-level, small floorplate configuration, with usable floor areas varying between levels
- Sloping site
- Social housing floors intersected by the tower elevator core for the market housing above
- The need to match social housing and the market tower structural column locations
- The requirement by the Housing Projects and Policy Department to design units with room sizes and dimensions that meet the BC Housing Design Guidelines and Standards often constrain the ability to simultaneously provide in-suite storage spaces that fully comply with the Planning Department Bulletin regarding in-suite storage exclusions.

The constraints listed above resulted in a variety of unit plans and sizes, with relatively little unit plan repetition. The main objective was to ensure that specific unit plan requirements, such as bedroom types, sizes, dimensions and closets were met as closely as possible and that all rooms were planned with regard to livability and furniture placement.

The proposed unit mix, compared with the suggested mix in the various Guidelines, is provided below. We have endeavored to meet the Guidelines' intent, with the main deviation consisting of a greater number of one bedroom vs. studio units.

Unit Type	City Guideline Mix	Proposed Unit Count	Proposed Mix
Studio	25%	7	16%
1 Bed	25%	14	32%
2 Bed	30%	18	41%
3 Bed	20%	5	11%
Total	100%	44	100%

We look forward to the opportunity to meet to discuss the involvement of a social housing operator early on in the approval process. Strand and Intracorp have found this early involvement to be of critical importance and crucial to efficient project delivery.

FORM, HEIGHT AND SETBACKS

The overall form for the proposed building is one that is familiar to the West End. The tower, as proposed, is a 32-storey tower interlocked with a very small 6,641 square foot, seven storey (60') base. At the city's request this plate was increased very slightly in order to emphasize the base brick material component at the base. Above the brick base the tower tapers into a slender 5,500 square foot floorplate for the remainder of the building's tower element.

The building has been designed as a "tower in the park" with the use of concrete and brick to create an articulated base transitioning into a slender tower with a simple concrete frame

PUBLIC REALM, AMENITY AND LANDSCAPE DESIGN

The site resides within very easy access to a variety of public indoor and outdoor amenity areas. Two short city blocks to the south lies the park and beach waterfront of False Creek opening up onto English Bay and the entire seawall pathway system. Also, immediately to the south is the Aquatic Centre for recreational activities. One block to the east lies direct transit and shopping along Burrard Street while two blocks to the north lie the shopping, transit and other commercial and recreational amenities of Davie Street.

On site amenities for the market housing include spacious balconies and/or roof terraces for each home. In addition, generously sized amenity rooms and outdoor spaces are proposed in the southwest corner adjacent the main entrance lobby. These areas will be programmed to provide various amenities in room-like settings. In keeping with the "tower in the park" typology a nearly continuous, lushly landscaped band of hedging and planting will front the site along the Harwood Street frontage connecting the indoor with the outdoor spaces and entries.

Amenity areas for the Social Housing include balconies for all units and an indoor amenity space at Level 2 that seamlessly integrates with a large outdoor amenity space which faces to the southwest. This outdoor amenity will feature urban agriculture plots, a children's play area and an outdoor dining area. This outdoor amenity area is similarly landscaped in accordance with the "tower in the park" objective.

Laneway treatments along the north property line reference the West End Laneways 2.0 Guidelines, that envisions laneways as secondary streets and which seeks to enhance the laneways as more walkable public spaces, potentially with improved lighting, gardens, landscaping and traffic calming. While loading and garbage for both market and social housing residents is accommodated adjacent the lane, landscape groundcover, hedges and small trees will provide greenspace as well.

Through the rezoning and design development process considerable effort has been given to the development of the upper and lower ground planes. Most importantly the parking ramp was relocated from a Harwood Street entrance proposal to a lane entrance proposal. While this greatly complicated the workability of the building interior for both the market and non-market housing elements a reasonably successful result is proposed. Subsequent discussions with COV and the design team have led to substantial development of these site areas and outdoor play areas have been combined for both the social and market housing uses.

SUSTAINABILITY

Sustainable design elements have been incorporated into the schematic design of this proposal, and will continue to be a focal point during design development. Preliminary building energy models have been prepared which confirm that the development will meet – and marginally exceed – the Vancouver Building Bylaw requirements for energy performance and the West End Community Plan's overall green building strategies.

Green buildings should respond to their context and this building follows through on this imperative. The dense urban location is already well served by transit, and is a well-established bicycle and pedestrian-centered community with easy access to City parks, beaches and community facilities. The building's planning strategy maximizes access to available open space wherever possible, from ground floor patios to podium level and penthouse terraces, and oversized balconies for every home. The building has been designed to be low maintenance

featuring expansive windows, spandrel glass and spacious balconies that are predominately inset into the building's facade.

The tower responds to the existing character of the West End through the utilization of a variety of material treatments, such as brick and painted concrete; both of which are conducive to maintaining the established, domestic typology of the area.

The main tower portion is proposed to be market housing, while the seven storey base is principally comprised of affordable, non-market housing units, the title to which will be transferred to the City prior to project completion. Although one building, the complex has been designed to function and appear as two separate but interconnected buildings. Prime entrances for each are located prominently along Harwood Street.

The site, located in Area G of the West End Plan, is limited to a maximum 300' height restriction from the base plane, as governed by the Plan, to which the proposed building height principally adheres. This application is requesting consideration for an architectural feature element to surpass this height in a small way through the utilization of Section 10.11 of the Zoning and Development Bylaw, with the intention being to give the building a stronger presence on the skyline, to screen and enclose mechanical devices, and to provide for usable outdoor roof terraces for the residents, without adding any indoor habitable floor area. This extended frame element will also give the residents a sense of security and enclosure on this dramatic perch and contribute to the simple "minimalist" expression of the building.

The base "shoulder" level has been limited substantially to 60 feet as directed by City staff and nestles below the upper floor plate area with the exception of a small extension along the east side of the building.

Consistent with staff direction provided in the September 30, 2016 Enquiry Response letter and subsequent Rezoning Application, the tower has been located 44 feet from the west property line in order to provide the opportunity for a future tower on the adjacent property to the west. Since the property to the east has an existing tower with a very substantial setback to this subject property (with outdoor amenity space between), the proposed tower has been placed with a 20-foot setback to the property on the east side. The Social Housing "shoulder" is a bit closer with just over 12 feet to the east property line. The tower has been setback 17 feet from the lane to the north and 24 feet from Harwood Street to the south.

UNIT DESIGN

The market housing component of the building has been purposefully designed to accommodate larger units in consideration of the priority for family housing in the area. The 5,500-square foot floor plate and its dimensions are well suited for the layout of units which feature windows on two exterior walls thereby greatly improving access to natural light as well as enhancing passive cross-ventilation within each unit. The vast majority of units have been designed with a large corner balcony with the principal interior living spaces clustered around the balcony to create a very large, contiguous living area with optimal views and access to light.

All social housing units have been designed to meet the required City standards, with a greater variety of unit types for the varying stages of the life cycle. All family oriented units have been designed with in-unit storage spaces and all have balconies for outdoor space.

ARCHITECTURAL EXPRESSION

and provide a durable and timeless aesthetic, energy efficiency and a healthy environment for occupants.

Planting will be native and adaptive to provide habitat, minimize maintenance, and reduce irrigation demand. Zero waste planning initiatives are developed to foster ongoing diversion of materials from the waste stream through re-use, composting and recycling. Onsite facilities will include storage and collection of: paper, cardboard, glass, plastics, metals and both kitchen and landscape organics. The use of low-VOC, low-allergenic finishes and materials further improves air quality, and water-efficient fixtures and landscaping further reduce the building's demand for potable water. Shade trees and planting have been maximized to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 18 – 30" on the outdoor decks will slow storm water runoff.

The project will incorporate a number of energy saving measures including an overall approach to the mechanical systems which anticipates a future connection to a central neighbourhood energy utility. A great deal of attention is being given to the detailing and performance of the building envelope to meet the project's sustainability goals. The implementation of a maximum 50% window to wall ratio and high performance cladding and insulation ensure the thermal performance of the envelope. Operable windows, as well as hydronic-based heating and cooling systems with Heat Recovery Ventilators in each unit ensure both thermal comfort and access to fresh air throughout the year.

The overall building design responds to the general characteristics of the existing West End built form in this area and resists trying to overtly stand out from this existing context. Not unlike the recent 'Jarvis' project, the building attempts to be expressive of a "minimalist" approach to form and detail, with an emphasis on adjectives such as "simple", "elegant", and "slender" being the driving design force in the pursuit of a being an integral and pleasant neighbour within the area. Combining these fundamental design principles will create a "durable" and "timeless" building that will stand handsomely on Harwood Street and in the West End for generations to come.

Chasing a "minimalist" formal expression is not intended to preclude the design from being "artful" in the process. The proposal also recognizes its greater location within not only the West End but also Vancouver and the West Coast of Canada itself. Landscape and base building elements are to be specified using materials, details and artwork reflective of, and indigenous to the area and the overall character of the building. In addition to the design team listed Niels Bendtsen of Inform has been involved in both the original conception and refinement of the building's exterior expression and evolving interior spaces

In addition, the design also recognizes that there are two contrasting scales to buildings throughout the area. Generally speaking, tower forms in the West End are large-scaled, relatively simple, modular, and often geometrically derived in their architectural expression. Mid-rise structures and short towers in the 6 to 10 storey range can also be found commonly in the area and typically are of a somewhat finer grain. These often have smaller windows, are sometimes clad with materials like brick and stone, and usually have a higher degree of detail, especially at the ground plane.

The proposal recognizes these differing but complementary architectural expressions, and attempts to respond to both. Using a very simple and elegant concrete tower frame composition, with alternating highly insulated spandrel glass infill panels for the market housing, together with a more complex and finely grained, pedestrian-scaled base expression, highlighted by a "punched" window vocabulary with brick, paneling and stone for the Social Housing, the building seeks to express a contemporary fit within the West End.



Seal

2018.09.27 Development Permit



201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

Copyright Reserved. This plan and design is and at all times remains the exclusive property of NSDA Architects and cannot be used without the architects written consent.

Design Consultant
RICHARD HENRY ARCHITECT INC.

Project
1055 Harwood

Sheet Title
Design Rationale & Context

Project Number
16027
Scale
1/8"=1'0"
Sheet Number
A-003b