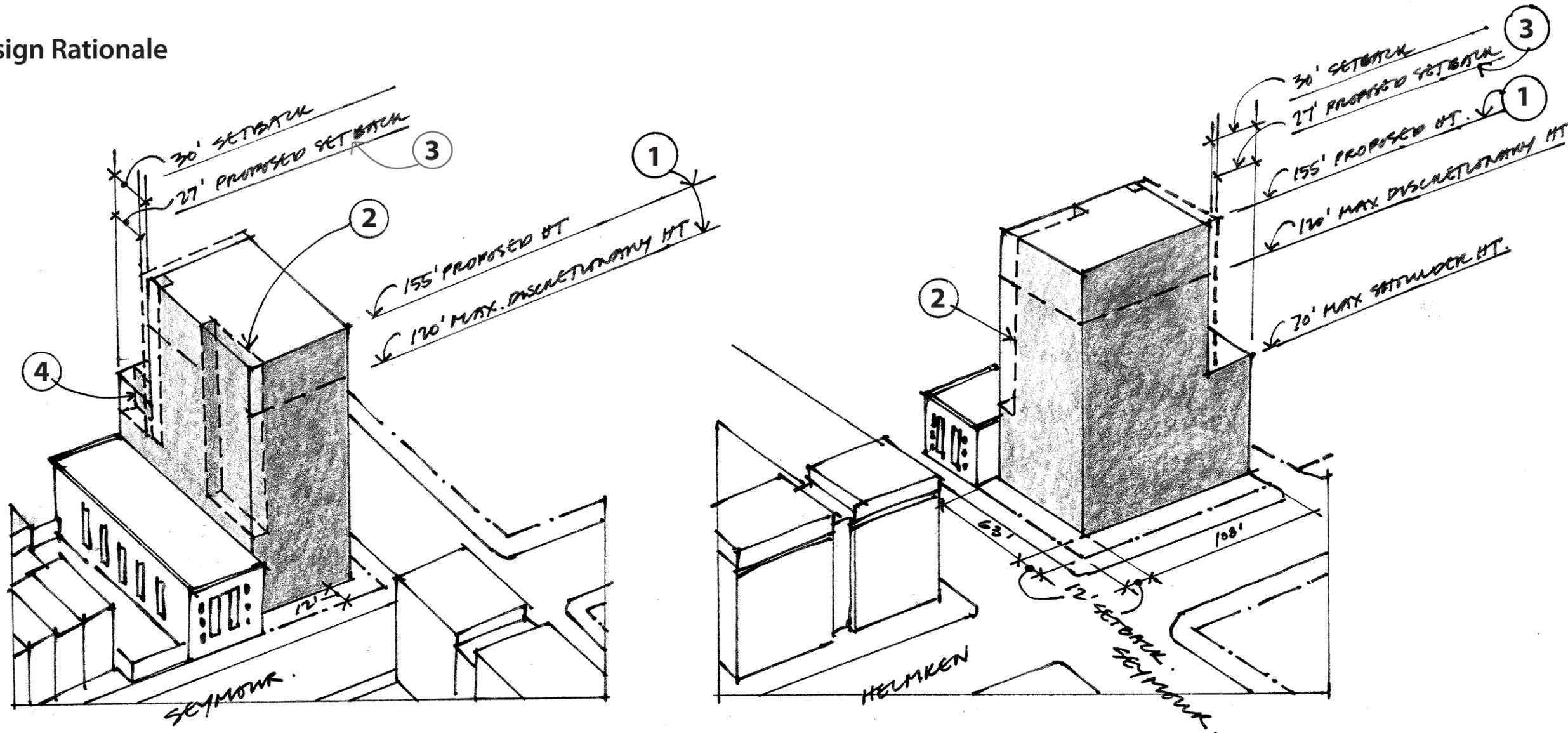


4.0 Proposed Development

Design Rationale

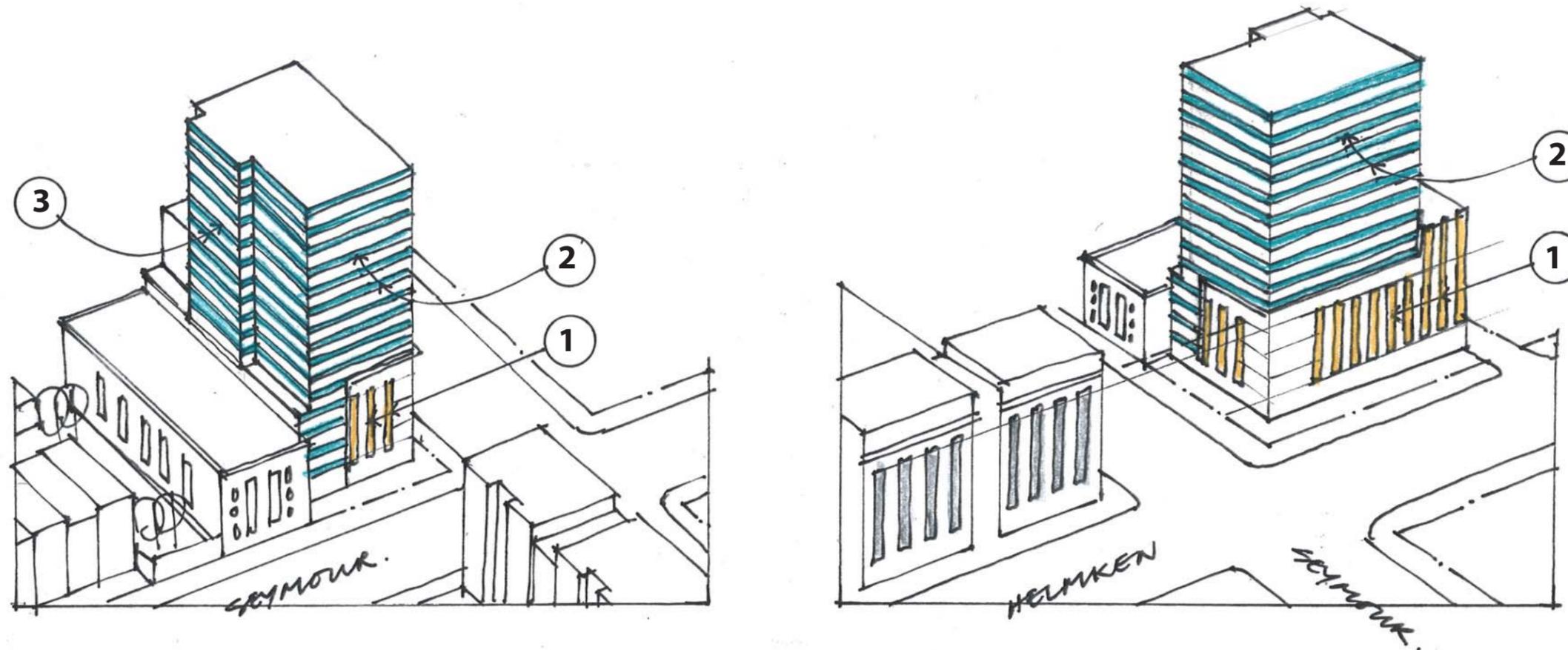


Form

Given the relatively small size of the site, the primary form of the proposed development is largely dictated by the Downtown South Guidelines setback requirements for corner sites. The simple form of the proposed development adheres to all of the prescribed guidelines, other than the following;

1. A height increase of 35' above the maximum discretionary height limit of 120' is being sought to allow for the density increase for the social housing component.
2. To alleviate the perception of a blank, windowless wall along the property line, the face of the building has been eased back by approximately 6' over half its length to allow for unprotected, south facing windows.
3. To compensate for the loss of area in setting back the southwest face of the building, a 3' reduction from 30' to 27' is being requested for the setback from the lane property line above 70'.
4. The only other variation to the simple building massing derived from the DT South Guidelines is the small terrace / amenity 'courtyard' at the west corner of the level 4 office space, introduced to take advantage of the good south and west sun exposure.

Design Rationale

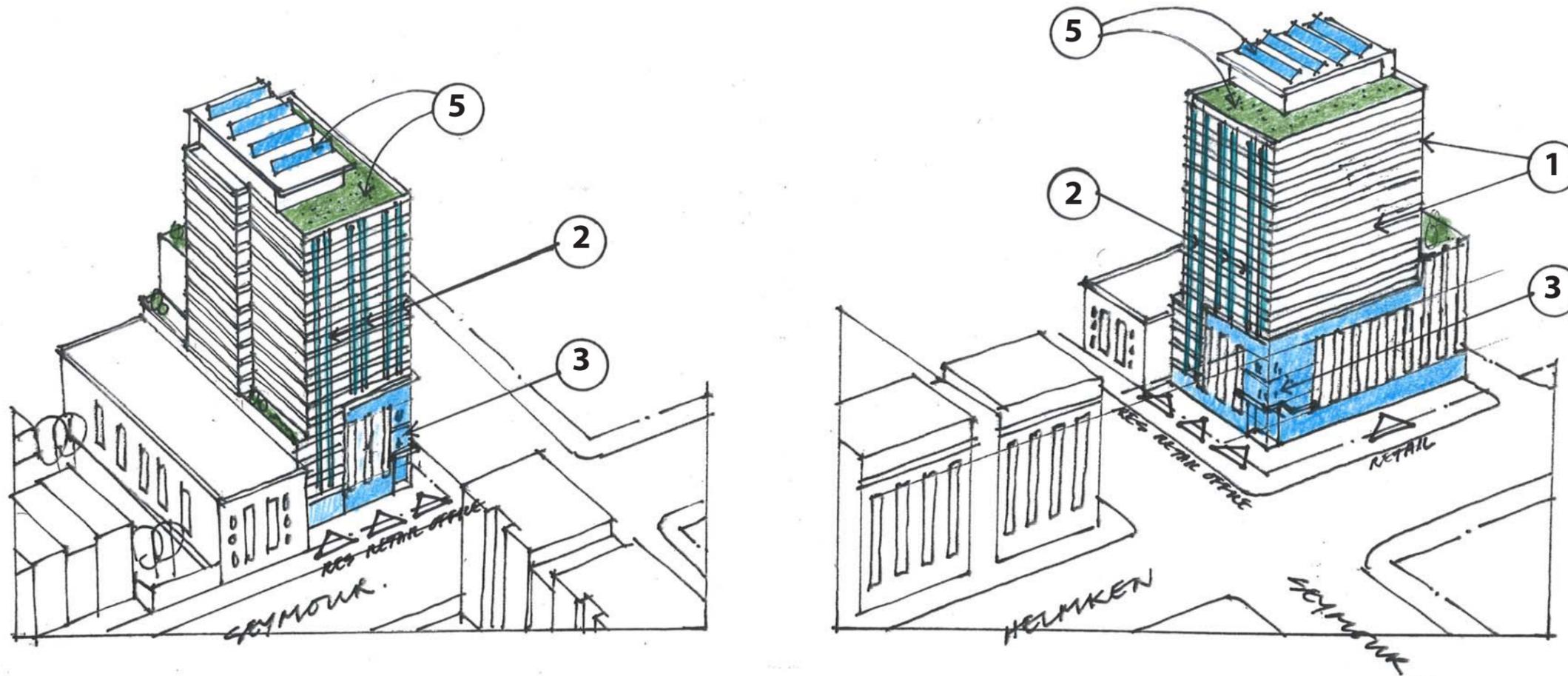


Envelope

The economic priorities for the project warrant a simple building form and an efficient envelope, with minimal articulation and virtual elimination of details that give rise to heat loss through thermal bridging. Responses to the urban and environmental context are proposed by way of simple differentiations in the exterior materials and expression, as follows;

1. The lower four levels of the non profit / office space are expressed with simple verticals that maintain a scale and height relationship to the traditional streetwall forms along Helmcken, and in particular to the vertical bay window rhythm of the 540 Helmcken heritage building.
2. The upper residential levels are expressed with a very simple, horizontal spandrel expression, separated from the lower levels by a horizontal cornice projection and a continuously glazed 5th level. The horizontal expression is continued to grade at the south corner of the building to continue the 'tower' form down to the residential entry.
3. The portion of the south façade that is situated at the property line will be clad with the same exterior finish material as the other three sides of the tower to further alleviate the perception of windowless wall.

Design Rationale



Architectural Character

Conceptually, the character and detail of the building will be developed in response to a variety of architectural and sustainability considerations and essentially 'applied' to the simple form / envelope, including;

1. Maximum 40% vision glazing on the NW, NE, and SE faces of the building, and less than 5% glazing on the southwest. Overall, the overall insulated wall area is expected to be well over 60%.
2. Vertical passive solar shading devices are overlaid on the SE and NW faces of the building to reduce solar heat gain exposure in the morning and late afternoon. These shading devices will incorporate 'juliette' balconies, offer a contemporary reference to the bay window expression of adjacent heritage buildings, and be designed to minimize, if not eliminate, thermal bridging.
3. A transparent stair at the Seymour / Helmcken entry corner to the building will afford visibility to and from the street from each landing level, and help in achieving a sense of vertical interconnection between the four levels of non profit office uses.
4. Street level entries to the residential, retail and non profit office components are clearly differentiated and identified.
5. All exposed roofs are utilized for outdoor, landscaped amenity areas, extensive green roof planting, or for the mounting of solar collectors.