

# DEVELOPMENT CONCEPT

## DESIGN RATIONALE

The 1300 Richards Project combines a mix of uses, including residential, retail and resident amenity spaces. The total floor area of the building is 221,175 square feet resulting in a proposed density of 11.90 floor space ratio.

The street frontages on both Richards and Drake Streets will be animated through the commercial retail use with the corner point reserved for access to the building's residential lobby.

The lane to the east of the property becomes the vehicular focus for the site with access to underground parking for both visitors and residents. Truck servicing is provided through two Class B loading bays located directly off of the lane. A garbage management facility is located off the lane at ground level with direct access from the elevator core and service corridor serving the commercial tenants.

The unique aspect of this complex comes in its tower form. At only 51'-3" wide and 98 feet long, coupled with its height of 400 feet and 43 storeys, the form of development will be unique in the city. Through careful facade detailing, material selection and the use of colour, the building will be iconic and of the highest design quality. The height of the podium will be approximately 56 feet which places it within the desired 30 feet to 70 feet height criterion of the city.

The architectural character of the building is derived from the particularities of its shape and the context of its setting. On the easterly side of the project, opposite the existing apartment tower at 1303 Homer Street, the building will be largely solid to enhance the level of privacy between the two developments. The south, west and north facades of the tower are expressed in a lighter, glassier treatment where window wall is the principal cladding material comprised of clear glass, spandrel glass and aluminum metal panels. The area of glazed openings has been limited to a maximum of 50% of the facade area in order to achieve the energy requirements of the city with certification as a LEED® Gold project.

A higher than normal area of open balconies (12.2%) is proposed for this building. The reason is twofold; first, residents are commonly asking for larger private outdoor spaces from their units; secondly, the extent of balcony is being used as an architectural expression in the design of the building. A high proportion of these balconies will have a unique guardrail system with an aluminum frame and a combination of clear glass, tinted glass and perforated metal used as a sunshade device on both south and west facades to help meet LEED® energy requirements.

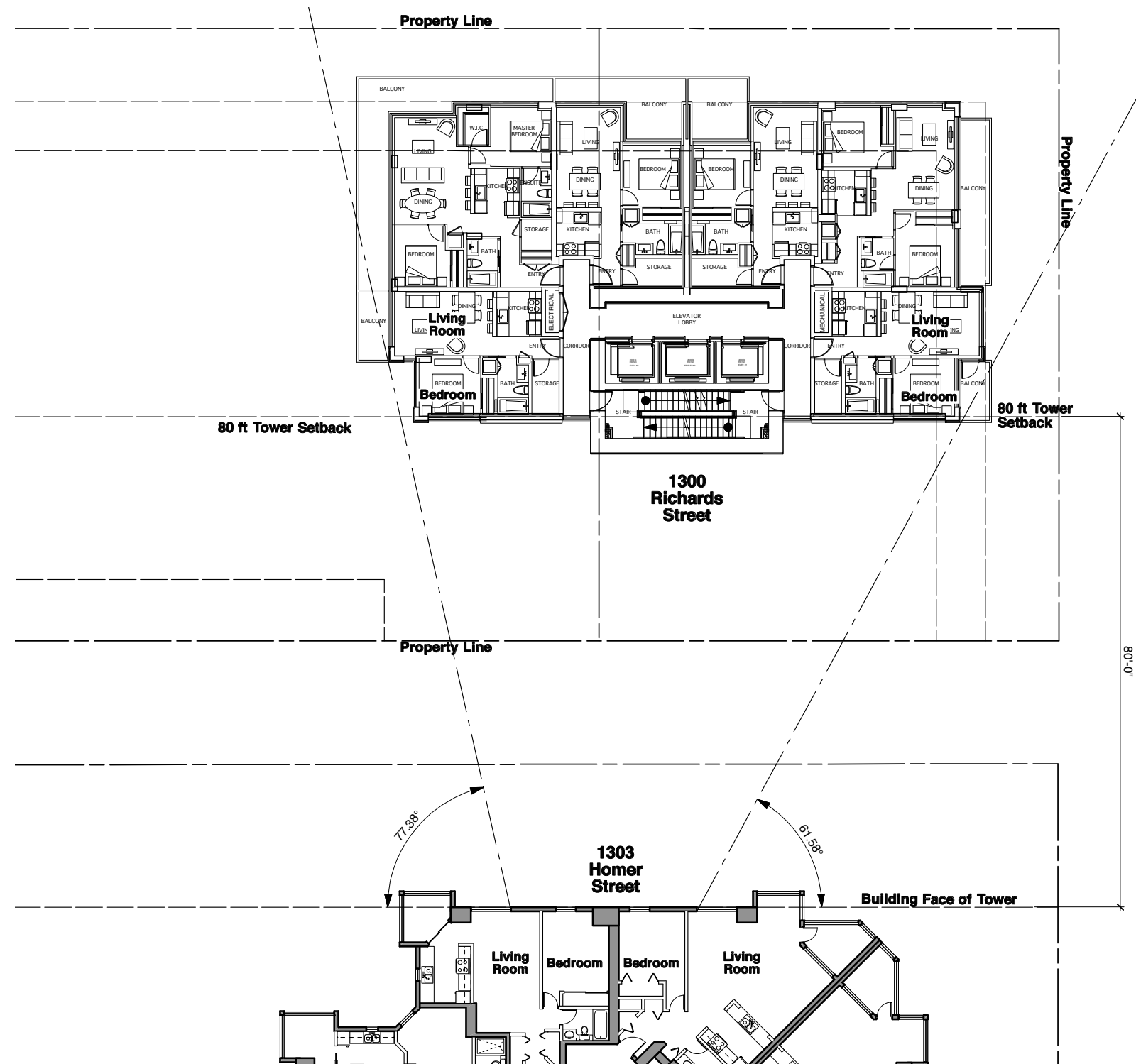
The building's resident amenity areas are located adjacent to roof spaces with common outdoor areas developed as part of a green roof design. These spaces will include a combination of both hard and soft surfaces and common facilities such as an outdoor kitchen and barbeque area. A small courtyard is included as a landscaped retreat on the ground level of the project.

## RELATIONSHIP TO NEIGHBOURS

There are three towers near the subject site, two on opposing corners and one across the lane to the east. The relationship to this nearest tower at 1303 Homer Street is critical in terms of neighbourliness and the plan has been developed to both locate the tower and design the facade in a way that respects the privacy of the existing tenants in this building.

The elevator core has been arranged asymmetrically within the slim tower such that the back wall of the core forms a significant portion of the east facade. The separation distance between the two neighbouring towers will be maintained at the minimum recommended 80 feet between dwelling units. In the area of the projecting elevator core, this distance is reduced to 76 feet.

Only bedrooms have been located on the east side of the tower and window sizes are minimized to further add to the visual privacy between the two buildings.



## NEIGHBOUR VIEWS