

West End Guideline Response

WEST END RM-5, RM-5A, RM-5B AND RM-5C GUIDELINES (January 1998)

Guideline 2.1 Neighbourhood Character:

- RM-5A Sub – Beach Avenue is characterized by its procession of towers; while the region beyond Beach is characterized by a diverse range of styles and building heights.
- Height and massing of new Infill gives prominence to existing towers & remains in scale with immediate neighbours

Guideline 2.2 Street Character:

- All Street Trees will be retained along Harwood, Cardero, and Bidwell; while new street trees will be planted along Beach Avenue.
- The Current condition of the street has many negative street character elements such as
 - Blank concrete and glass block walls along Beach avenue
 - Surface Parking Lot at corner of Cardero & Bidwell street
 - Sunken landscaped zone on Harwood House along Harwood street
- The proposed project will seek to remedy these negative street characteristics by adding townhomes at grade along Beach with Low-rise above; a new midrise building to “complete” the corner at Harwood & Cardero; and adding townhomes at grade along Harwood Street on the Eastern Property.

Guideline 2.2.1 Building Character:

- The West End has a diverse set of architectural styles, but the over-riding principle is simplicity in design. Each sub-zone has certain buildings that help to define it.
- The Building Character of Beach Avenue is defined by the Existing Beach Towers and their late modernist aesthetic; while the corner of Harwood & Cardero has a more diverse character, surrounded by a variety of architectural styles and periods.
- The new additions proposed will be simple and modern, with clean lines and aesthetic. They will respect and enhance the existing architecture, so that there is a clearly read demarcation between the existing and the new.
- As a pedestrian neighbourhood all facades will be finely detailed.

Guideline 2.3 Orientation:

- All buildings will be street oriented with their internal facades orienting to landscaped courtyards.
- The new street wall that will “complete” the corner of Cardero & Harwood Street

Guideline 2.4 Views:

- The Building along Cardero has been pulled away by a setback which has been increased to 25' to preserve views from Dianne Court, directly East of the Project.
- Massing of new five storey low-rise building along Beach Avenue has been limited to below 60' in height, to minimize view impacts while;
- The midrise along Harwood, which has one level above the 60' outright height limit, will have this upper level setback to open up views and decrease apparent massing from the street.

- Massing of new building along Beach Avenue pulled away from existing towers to provide mid block view corridors from Harwood to English Bay. The new building at the corner of Cardero and Harwood also respect these view corridors.
- New amenity structure at the corner of Cardero and Beach to be built within footprint of existing parking structure on-ramp, and will not to extend higher than existing landscape at this location.
- Distant views are respected by limiting the height of the new development to a scale similar to its adjacent neighbors.

Guideline 2.5 Topography:

- The current condition has some large exposed concrete walls fronting the parking garage and amenity building; the proposed additions will remedy this situation by replacing the blank walls with Units. These residential units will all be at or above grade to avoid any “pit” like areas.

Guideline 2.6 Light and Ventilation

- All units are located at or above grade. Shadows mainly impact our own site. Low building form reduces overall shadow impact on surrounding streets. (shadow impact study provided)

Guideline 2.9 Privacy

- The project will be designed to minimize privacy concerns between new units and existing residents of the Beach Towers. Buildings across the street will be 80' or more from the new additions proposed. Windows and balconies will be oriented in such a way that privacy will be respected for proximate buildings on our site, where 80' separation is reduced.

Guideline 2.10 Safety and Security

- Lobbies will be street oriented, safety and security has already been and will continue to be enhanced.

Guideline 2.11 Access and Circulation

- The new building at the corner of Harwood and Cardero will be accessed through an, at grade, street oriented lobby. Townhomes will be accessed by doors directly to the street. All family units will have at grade entrances with access to an outdoor play area.

Guideline 2.12 Heritage

- A heritage consultant will assess the heritage value of the site and any considerations that should be applied in developing our design for the additions.

Guideline 4.3 Height

- All new additions are below 33.6 m(110') height limit. which would trigger the 121.9m tower separation rule.

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- Lowrise/Townhomes along Beach below Outright Height Limit of 18.3 m (60ft)
- Portion above 18.3m (60ft) on Midrise at corner of Harwood and Cardero will be setback further from the street to reduce shadowing and its visual prominence at street level.
- New additions will respect 24m window to window separation between our site and adjacent sites.
- New balconies and windows will be positioned to maximize privacy, views and access to light of adjacent buildings.

Guideline 4.4 Front Yard

- No blank walls will be added to the development,
- all front yards will be landscaped and visually open to the street.

Guideline 4.5 Side Yard

- Side yards will be designed to maintain light into adjacent developments where applicable

Guideline 4.6 Rear Yard

- The addition on the Eastern Harwood street tower seeks to intensify Land usage by adding lane oriented townhomes.
- The rest of the development does not have a lane due to the nature of the site; instead all parts of the project are street oriented.

Guideline 4.8 Site Coverage

- The current surface parking lot runs counter to the guidelines. The proposal seeks to remedy this situation by adding a new building which will improve the visual interest of the street.

Guideline 4.9 Off Street Parking and Loading

- The existing parking structure will be enhanced through the addition; while existing surface parking will be either be replaced or enhanced through landscaping.

Guideline 5.1 Roofs

- All roofs will be designed in a careful manner which will add to the visual appearance of the neighbourhood.

Guideline 5.3 Entrances

- Entrances will animate the street and create identity.

Guideline 5.4 Balconies

- Balconies will integrated with the building and not “tacked on”

Guideline 5.5 Exterior Walls and Finishes

- The project’s new additions will be finished with quality materials.

Guideline 7.0 Open spaces

- Street edges will be designed to maintain a sense of open space and visually extend the depth of view from the street.
- Along Beach Avenue we propose to limit outdoor terrace space and increase the grassed areas.

Guideline 7.3 Private Open Space

- The current surface parking and blank hardscape will be transformed by the development into a more usable and friendly landscaped space with a children’s play area.

Guideline 7.4 Indoor Amenity

- The proposal seeks to add a new indoor amenity building at the corner of Beach and Cardero. This would be visually connected to the street.

Guideline 8.0 Landscaping

- Our landscape architect will meet all neighbourhood guidelines