

Rezoning Rationale

The proposed building seeks the following variances from the existing Zoning Bylaw (CD-1 [708]) and the Parking Bylaw 6059 (January 2019):

- Increase allowable density from 7.07 FSR to approximately 10.52 FSR.
- Increase allowable overall building height from 99.24m geodetic to 133.55m geodetic.
- Provide one shared Class B loading space between office and retail uses (approximately 27,500 sq.ft. of area) for a total of two Class B commercial loading spaces instead of three.

Public Benefits

- 100% of the 248 residential units are secured rentals. 39% (or 97 units) of these units are family-sized (two bedrooms or more) which is 4% higher than the minimum. 11% (or 27 units) are three bedrooms. All exceeding City of Vancouver's requirements.
- Out of the 248 secured rental units:
 - 22% (or 53 units) are designated as MIRHPP units; exceeding City of Vancouver's requirements
 - 45% (or 24 units) of the total 53 MIRPHH units are family-sized (2 or more bedrooms); significantly exceeding City of Vancouver's requirements
 - 13% (or 7 units) of total 53 MIRHPP units are 3 bedrooms
- These MIRHPP units have substantially reduced rental rates geared towards households making \$30,000-80,000/year.
- Does not displace any existing residents, as the building was formerly a restaurant
- Outdoor urban agricultural plots on the fourth floor for residents' use.
- Outdoor/indoor rooftop amenity areas for residents' enjoyment. The indoor area includes a kitchen, lounge, and bathroom. The outdoor area includes children's playground and gathering area.
- This will be a pet friendly building with a dedicated pet washing area.
- Public Art Display on the northwest corner elevation of the Broadway and Birch intersection. The tile mosaic artwork is designed by local Musqueam Artist, Debra Sparrow.
- Situated in a desirable location and steps away from frequent transit and cycling routes. Including walking distance to two proposed stops of the future Broadway Subway Line. The building is also close to shops, Lord Tennyson Elementary School, False Creek Elementary School, Kitsilano Secondary School, as well as False Creek and Kitsilano Community Centers.

Design Rationale

This proposal is for a 28-storey mixed-use building on the Broadway Corridor. Because of the site's proximity and connection to most major transit routes in Vancouver, it is an ideal location to provide secured market rental housing and moderate income rental housing.

The general massing is based upon the Central Broadway C-3A Urban Design Guidelines for sites with 150' of frontage. The approximate areas of the floor plates are based on City staff advice from their response to our Rezoning Enquiry (October 2018). The following drawings and diagrams will illustrate the massing rationale in more detail.

The podium is composed of a retail block that will maintain a human scale at street level with a continuous glass overhang above the sidewalk. Vertical brick walls divide the Broadway frontage with the potential for up to five commercial units. Above the canopy, there are vertical banner signs that help differentiate the retail massing, while also expressing a retail flagship on Broadway. The entrance to the office level is also on Broadway, separate from the residential building entry on Birch Street.

We have provided a 360 sq.ft. public open space at the corner of Broadway and Birch. There is potential for a retail tenant—a restaurant or coffee shop, for example—to extend into the outdoor plaza enlivening the street. We have also designed the building so that the northwest corner meets the ground at the plaza. This corner will be the canvas for a public art tile mosaic by local Musqueam artist, Debra Sparrow, which will start at the plaza and rise to 17 storeys. Above the plaza, a glass box enclosing residential units further breaks up the retail block.

The tower comprises three brick colours: dark gray, bone white, and red clay. The location of the brick colours are intended to further break up the massing into different volumes in the tower. The colour scheme also provides a neutral palette that will accentuate the public art. The brick walls are uninterrupted as they go up, to emphasize a tall and slender expression, with the window wall in between the brick walls recessed with dark gray frames and metal panel. These vertical brick walls terminate with planters, providing greenery at the building's edges that can be seen from the street. Furthermore, the brick walls provide the high energy efficiency required to meet the City's Zero Emissions Building Plan.

The building steps back and down at various levels in the tower. These steps reduce the overall massing, minimizing shadow, and creating public and private roof terraces. The roof terrace located on Level 4 will provide urban agricultural plots for residents. The roof terrace located on Level 28 provides access to the children's secure play area, gathering area, and adjacent indoor amenity spaces for the enjoyment of every resident.

