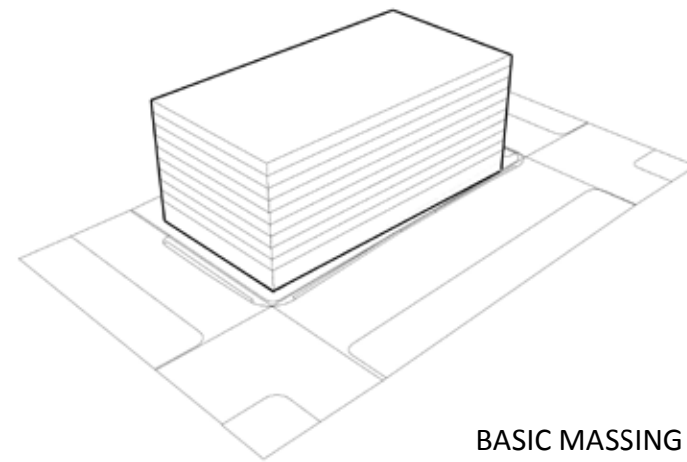


Design Rationale

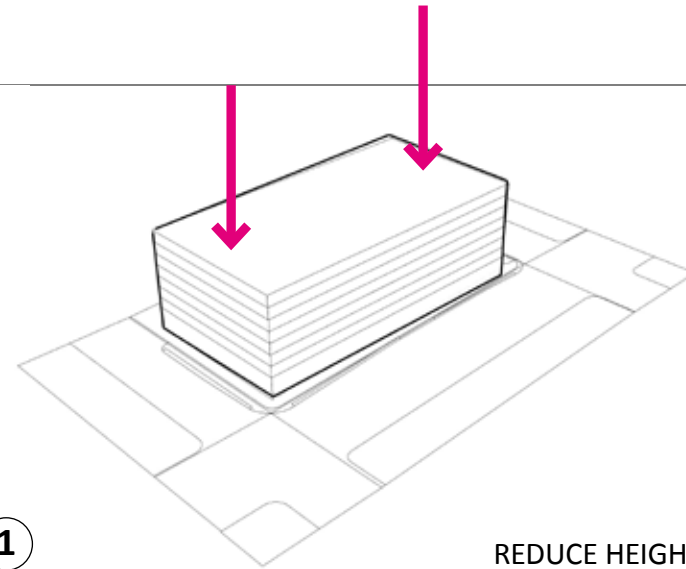
After the Urban Design Panel Workshop in June, the design team went to the drawing boards and re-imagined the 12th and Cambie project. Starting with the 10 storey volume set out in the previous UDP, we quickly realised the importance of pushing the project to 8 flrs to keep the primacy of city hall when viewed from the North. Our Distant view studies (seen on Page 18 prove that the new massing keeps the building below the podium line of City hall. The lane position and relocated heritage house were already established and encouraged by city staff and traffic engineers. The volume that remained we further sculpted by increasing setbacks on the South side to give room to the heritage trees along 13th ave; and angling setbacks at corners to increase ground views and public realm. A central portion was further sculpted at ground plane to allow for spacious sunny entry to residents. Five floors felt proportionally correct for the majority of the building with the top three floors set back further on the south and North Sides. This allows for best relationship to 6 storey massing along remainder of cambie and gives good lowscale profile at corner of 12th and cambie. These top three floors have then been twisted to give visual interest to project and break up the east and west facade. The fenestration along the east and west facades have been treated with vertical baffles and louvers to reduce impact of low sun angles. Roofs have been treated with vegetation, outdoor communal and private decks and a solar array.

The resulting form is visually interesting and unique while not taking away any of the splendor of City hall. We hope this building will form a modern counterpoint to the historic building and will show those who pass that the city although respecting the past has eyes on the future.



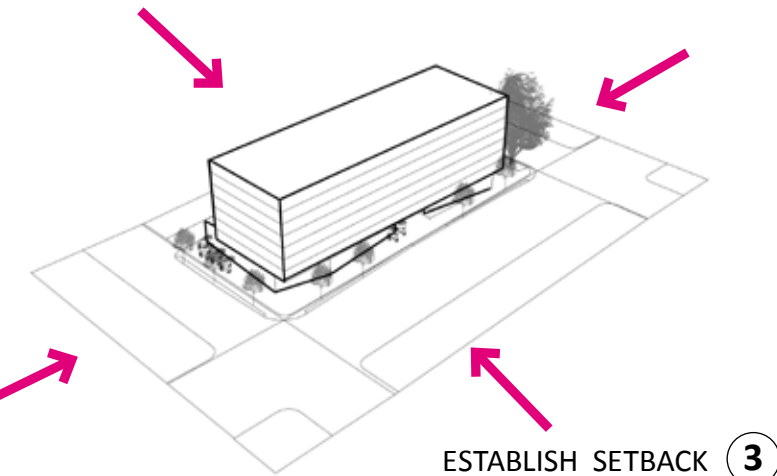
BASIC MASSING ①

Previous UDP #2 scheme went up to 10 floors. This site does not have same restrictions as rest of cambie corridor



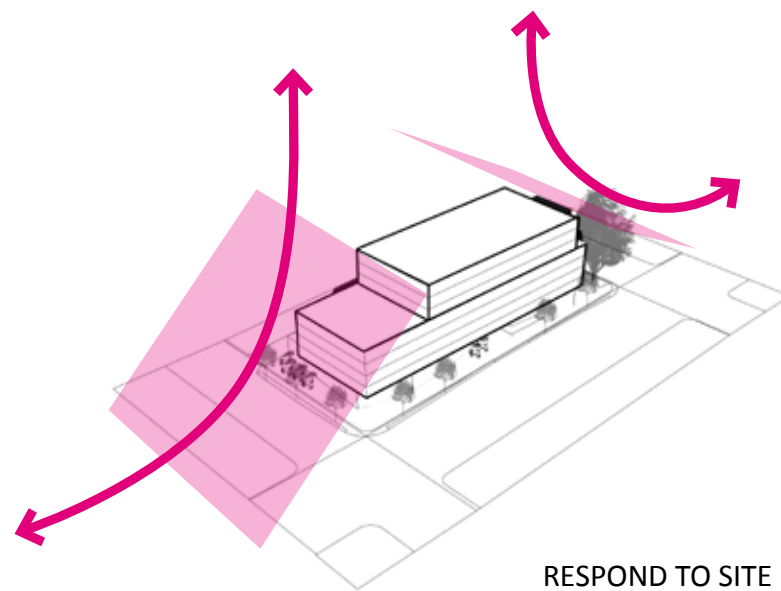
REDUCE HEIGHT ②

But proximity to city hall and wish to keep project below its podium lead us to reduce height to 8 floors



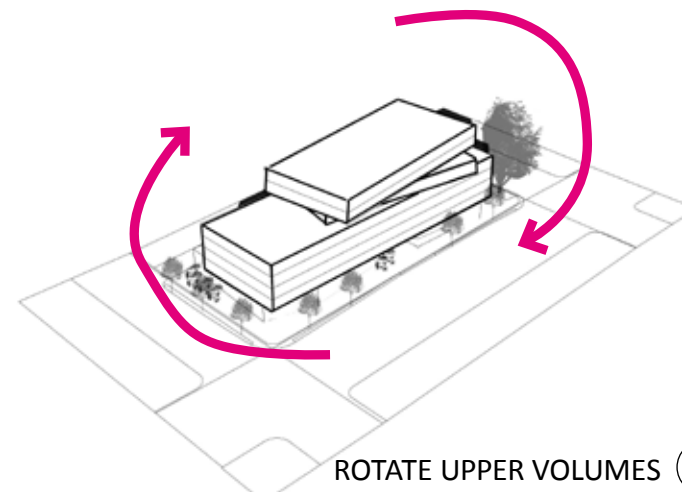
ESTABLISH SETBACK ③

Outright setback of 2' is required on all side. BUt Heritage trees along 13th and character area to East push greater setbacks along these edges. Introduction of Lane and re-positioning of heritage house further push setbacks. At ground plane further setbacks at corners and at centre of site to improve public realm and create a seating opportunities for public.



RESPOND TO SITE ④

To improve relationship to City hall and to neighbours to South the building pushed down to 5 floors with portion at 8.



ROTATE UPPER VOLUMES ⑤

6th floor rotated to create break in elevation and push some mass away from heritage house on our site.
7th and 8th floor rotated in opposing direction to create interest and to move mass away from city hall.



SUSTAINABILITY LAYER ⑥

Green Roof & Solar Infrastructure
Passive Solar Strategy including solar baffles, and louvres on East and West side and overhangs along South facade above tree line.

Rationale for Density & Response to UDP Minutes

RATIONALE FOR DENSITY

The additional density (increased to 3.99 FSR) sought is able to provide the following public benefits.

- LEED Gold
- CAC of \$3.00 / SF on increased density over what is permitted.
- Utility relocations required as a result of lane realignment.
- Replacement of 8 rental units within the new development.
- Relocation and rehabilitation of the heritage house.
- Payment of DCL applicable to the development @ \$10.42/SF.
- Payment of the public art contribution @ \$1.81/SF for area over 100,000 SF.
- Improved traffic circulation in the neighbourhood.
- Development of additional residential development within a 5 minute walk of Canada Line.
- Development of additional residential development close to VGH.

RESPONSE TO UDP MINUTES FEB 27TH, 2013

* Design development to improve height, massing, and density.

Response

- The height has been reduced from 37.1 m. To 29.9 m.
- The massing has been simplified.
- The density has been reduced from 4.09 FSR to 3.99 FSR.
- Setback has been increased at ground level

* Design Development to better transition the building to the residential context.

Response

- The massing and the architectural character have been simplified.
- The height has been reduced to 5 storeys with a portion at 8

* Design Development to improve the interface between the heritage building and the proposal.

Response

- Setback increased.
- The main level of the heritage house has been raised to 4'-6" above grade to reduce the eye to eye contact across the mews.

* Consider reducing the number of parking spaces

Response

- Residential parking has been reduced to 148 spaces. It is felt that this is the minimum acceptable for marketing the units. This may be reconsidered in future.
- The remainder of the parking is generally in support of the restaurant and retail uses in an effort to reduce on-street parking in the neighbourhood.
- Restaurant parking reduced from 86 to 65 stalls.

* Improvement to the sustainability strategy

Response

- The project will consider the use of PV panels, geothermal and other technologies.
- The west facade features recessed balconies, solar baffles and vertical solar shades.
- Other measures including water management, superior irrigation, high performance glazing, green roofs, and urban agriculture are also incorporated.