

# BUILDING DESIGN

## Wood Frame

The buildings are designed in wood frame construction to be durable, energy efficient and affordable. Wood frame provides good energy performance and a lower carbon footprint than concrete construction. The project will be designed to LEED Gold for midrise.

## Massing

The main mass of each building is a simple, durable 6 storey wood frame form. This form is articulated at Levels 5 & 6 to reduce visual mass of building by providing shoulders and corner balconies at the north and south facades.

The stepping form envisioned in the CCP is achieved by a 4 storey screen walls layered onto the main building mass on both the Cambie Street and Laneway facades. The screen walls are separated by approximately 8' from the main building mass by generous balconies, creating layered, visually interesting building facades. Separating the screen walls from the building improves durability by eliminating decks over living spaces, a historic point of failure for building envelopes.

The Cambie Street facade is envisioned as a rigorously ordered and carefully detailed masonry wall, while the laneway facade is a lighter framework of columns and beams.

Subtle variations between the two buildings will be developed in the brickwork texture and in the finish and colour of the panel cladding materials.

## Streetscape Design

Ground level homes along Cambie Street are provided with outdoor spaces accessible from the street. Generous landscaping and garden walls provide a pedestrian friendly street edge and delineate the separation of public and private spaces. The main building lobby entrances are clearly distinguishable with projecting canopies and transparency to indoor spaces.

A continuous garden wall runs along the laneway edge, linking laneway structures and providing views into the courtyard. Two laneway homes are expressed as horizontal forms resting atop the garden wall. Two bicycle storage structures are provided with direct laneway access. A 24' wide garden courtyard between the main and laneway structures contains a diversity of amenity experiences, visible from the laneway. Parking is accessed from the lane through a shared parking ramp.

Refer to Landscape Design Rationale for additional information.



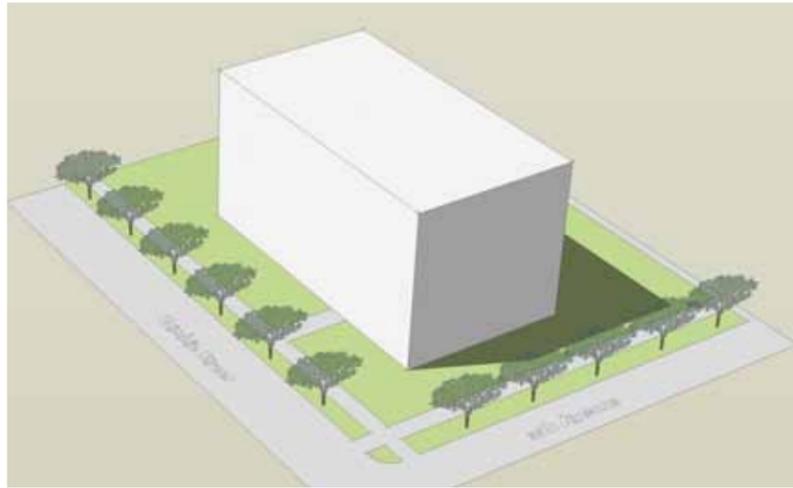
Precedent images



Layered facade at lane



Layered facade at Cambie



1. Simple, energy efficient and durable form



Corner balcony

8' stepback

2. Building Articulation



3. Layered Facade - Masonry Screen on Cambie to articulate the four storey streetwall and to create the step back



4. Layered Facade-Garden Screen at lane creates 4th floor stepback



5. Flat Roof for Weather Protection with large overhangs



Amenity structure

Townhome

6. Animated Laneway with townhomes, gardens and activities

# BUILDING DESIGN



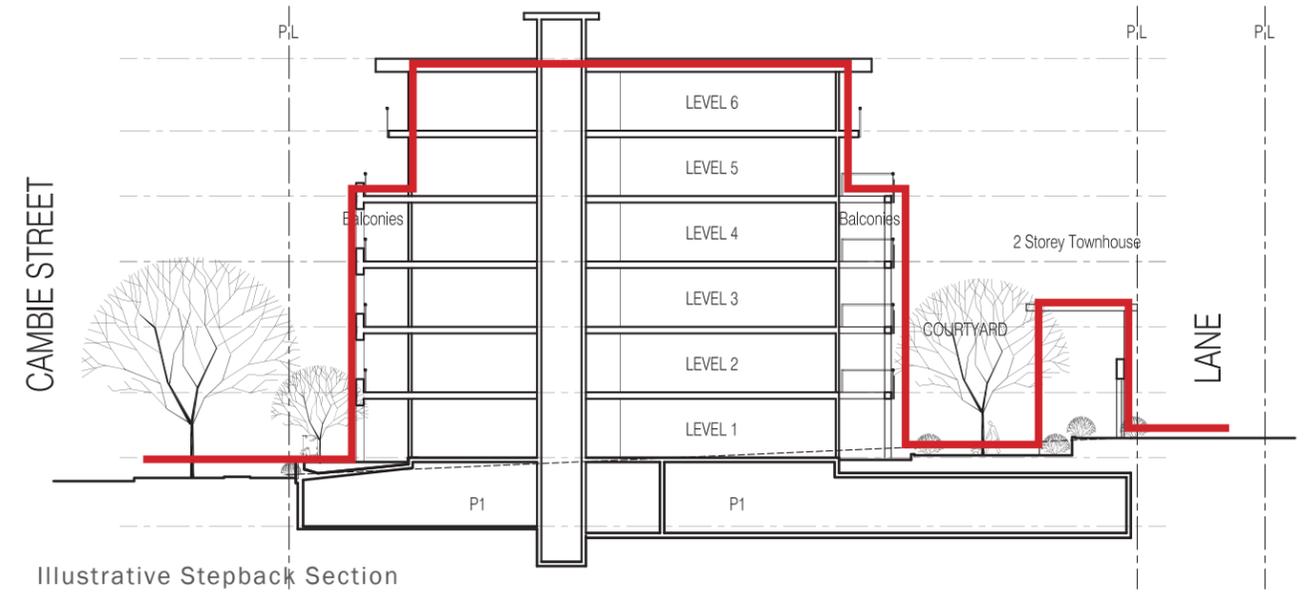
Entry lobby on Cambie Street



Streetwall on Cambie Street



Laneway character



Illustrative Stepback Section



Cambie Street Character