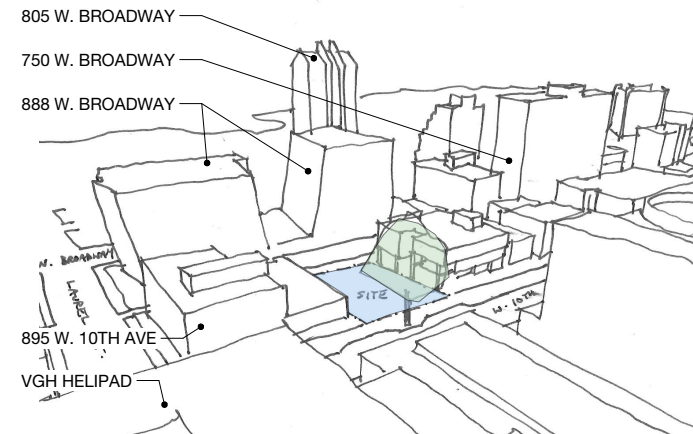
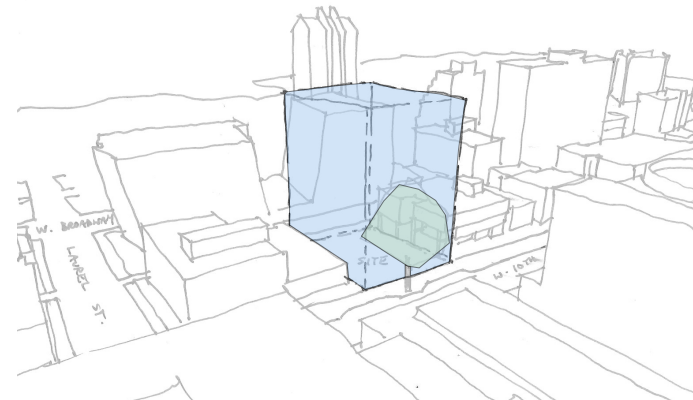


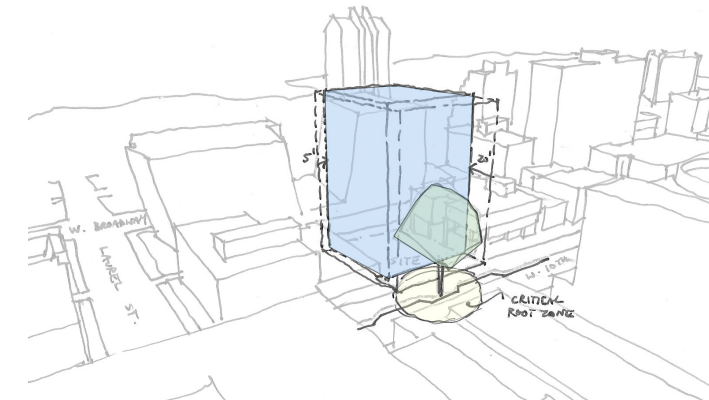
DESIGN RATIONALE



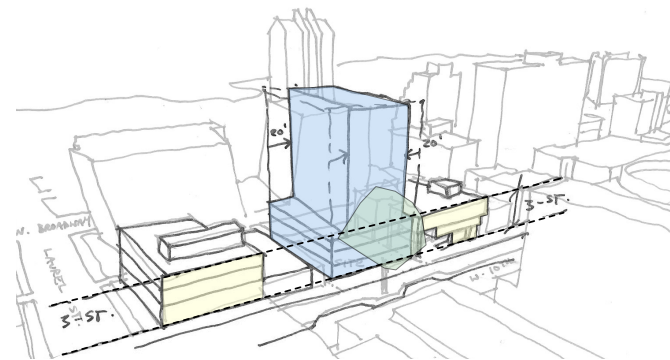
1. site in **CONTEXT**



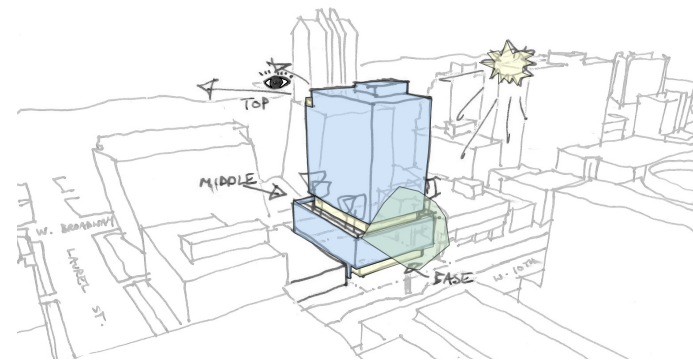
2. **EXTRUDE** the rectangular site footprint



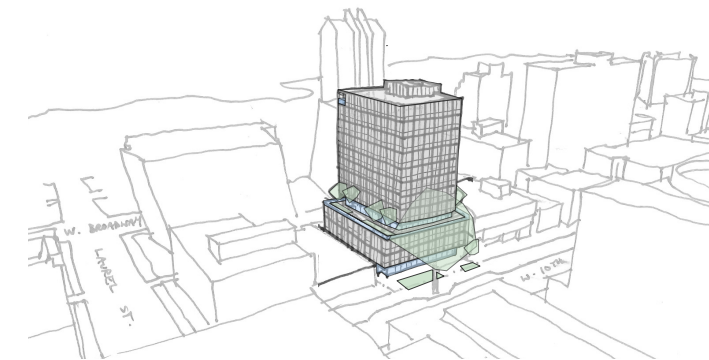
3. provide 20' front yard **SETBACK** and 5' sideyard setback; 20' front yard setback accommodates the large tree canopy and critical root zone of the significant elm (tree #101) on W. 10th



4. **DEFINE** the 3-storey **PODIUM** element to match the predominant podium height in the hospital precinct area; upper massing is centred on the podium (set in 20' from each side yard); this massing approach provides a suitable setback from the E/W property lines to allow for the future development of the neighbouring properties and keeps the massing of the upper volume away from the midrise forms of the approved proposal for 888 W. Broadway to the north



5. **SHAPE** the base, middle and top of the building. The entrance from W. 10th is recessed from the face of the podium to provide covered entry; the level 4 floor envelope is pulled in to clearly differentiate the podium massing from the mid-rise form above and provide outdoor areas with some planting and trees; A level 12 deck is created on the north side of the building to enjoy views across downtown to the North Shore.

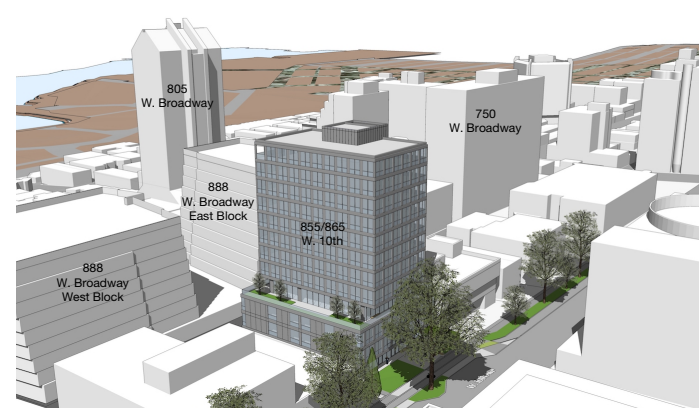


6. **ARTICULATE** the facade with a rectangular cladding frame on a 5' grid; the orthogonal cladding panels accommodate operable punch windows, provide a good window to wall ratio, and are contextually appropriate with the cladding of other buildings in the hospital precinct (refer to 5/A0.03)

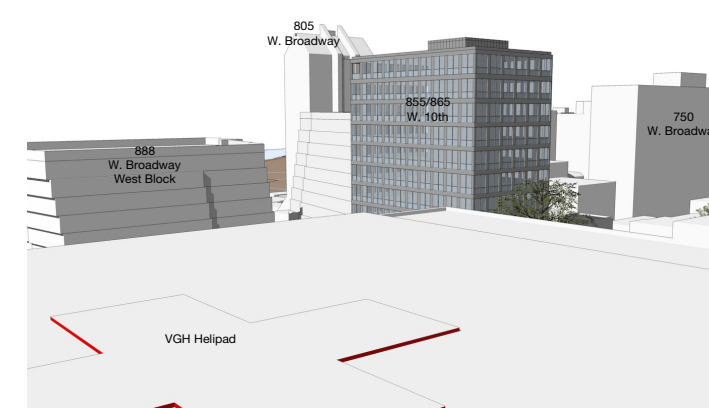
CONTEXT VIEWS



A. axonometric view of proposal from south showing the upper massing centred on the 3-storey podium; the majority of the midrise form of 855/865 W. 10th sits to the south of the raised courtyard of 888 W. Broadway, maximizing the views and privacy of both developments



B. stepping the building in at the podium and creating a covered deck area at Floor 12 provides outdoor spaces to enjoy the views and sun



C. the building height proposed for 855/865 W. 10th provides a clear view of the upper massing of 805 W. Broadway from the VGH helipad, allowing the helicopter pilots to orient themselves and select a safe departure flight path; Refer to RGHeliservices Consulting Inc report for analysis of VGH Helijet operations and the proposed building form

PROJECT

Office Development

855/865 W. 10th Ave.
Vancouver, BC

FORM OF
DEVELOPMENT-1
DESIGN RATIONALE

JOB NO. 14-10

DRAWN SE

DATE 28 JUN 2021

SCALE REFER TO DRAWING

CHECKED WTL

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DRAWING NO. :

SKETCHUP MODEL VIEWS



1. axonometric perspective view south-east from site



2. axonometric perspective view south-west from site



3. axonometric perspective view north-west from site



4. axonometric perspective view north-east from site

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PROJECT
Office Development

855/865 W. 10th Ave.
Vancouver, BC

**FORM OF
DEVELOPMENT-2
AXO. VIEWS**

JOB NO. **14-10**

DRAWN **SE**

DATE **28 JUN 2021**

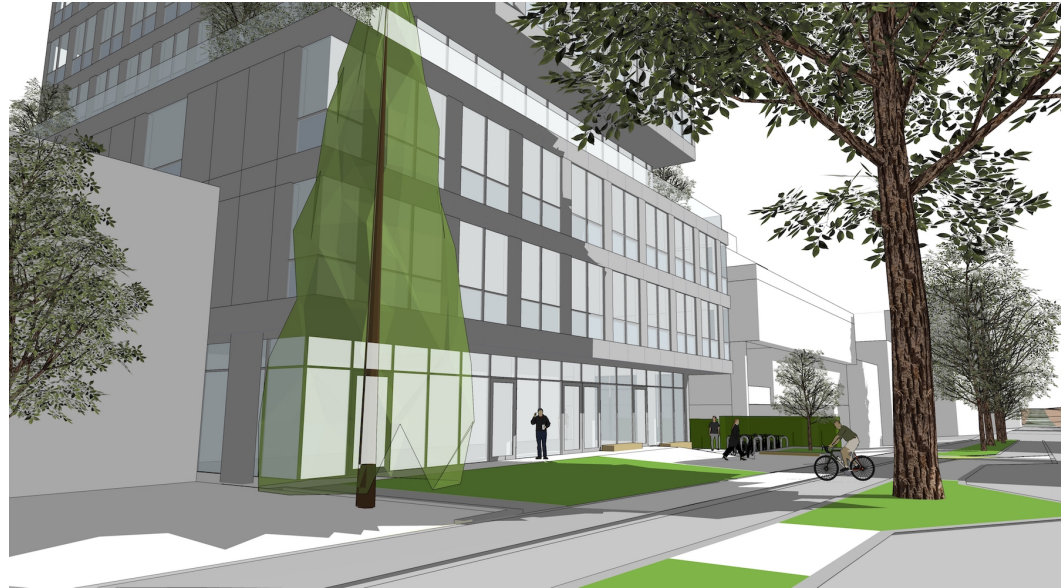
SCALE **REFER TO DRAWING**

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DRAWING NO. :

URBAN REALM - STREET INTERFACE



1. recessed ground floor provides covered entry to 855/865 W. 10th; ground floor level is raised slightly above the existing sidewalk grades



3. architectural glazing of ground floor provides clear visual connection between inside and outside; lobby and three commercial units will activate the urban realm along W. 10th



2. softscape area to the north of Tree #101 provides suitable area for water infiltration; new raised planter delineates edge of primary entrance plaza; short term bike parking located between the raised planter and building

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PROJECT

Office Development

855/865 W. 10th Ave.
Vancouver, BC

**FORM OF
DEVELOPMENT-3
URBAN REALM**

JOB NO. **14-10**

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