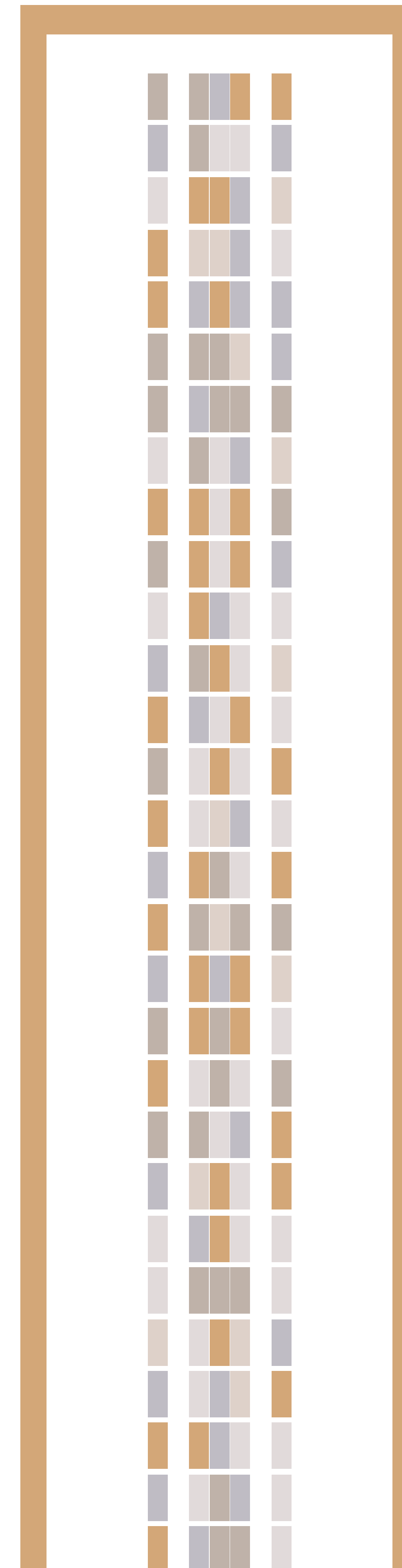
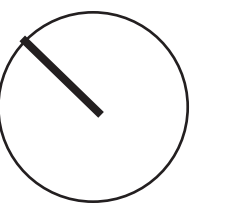


1055 HARWOOD STREET

URBAN DESIGN PANEL

March 29, 2023

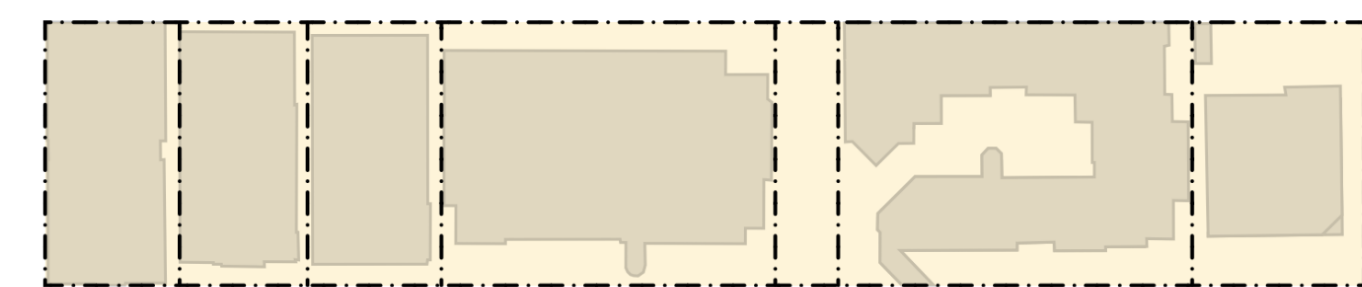
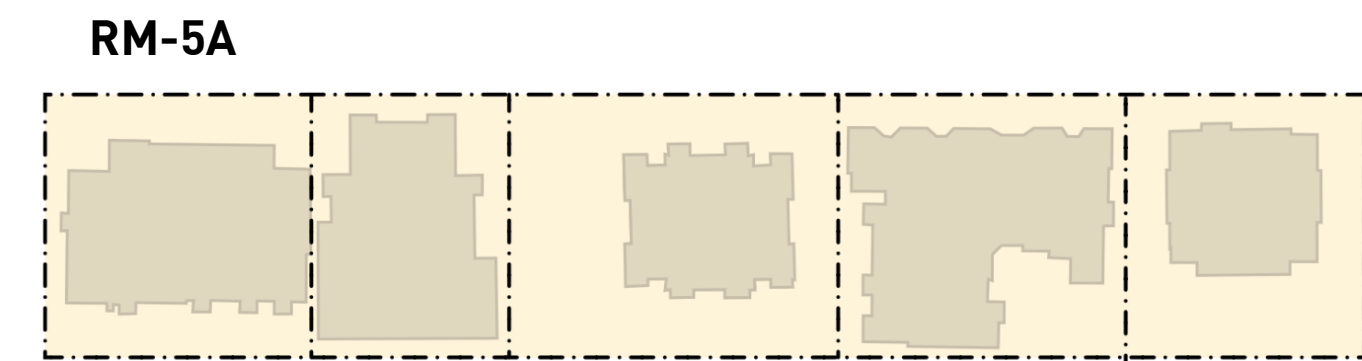
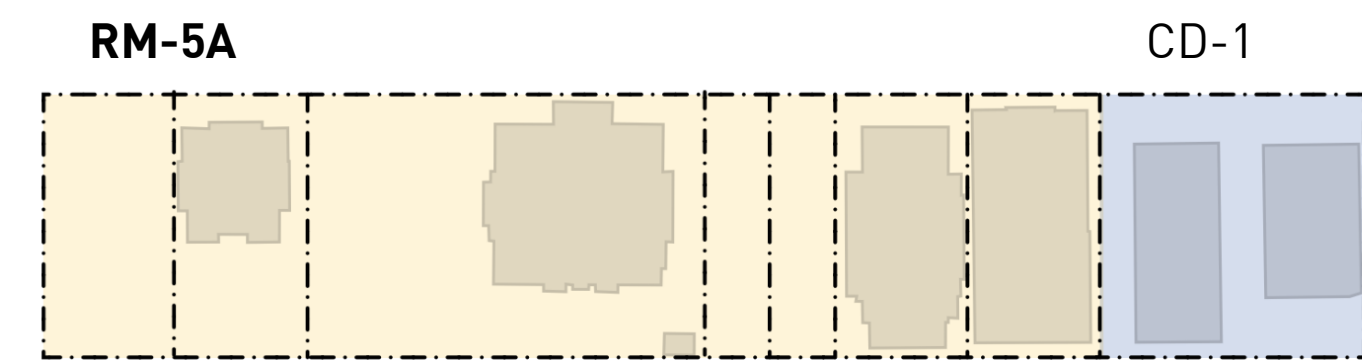




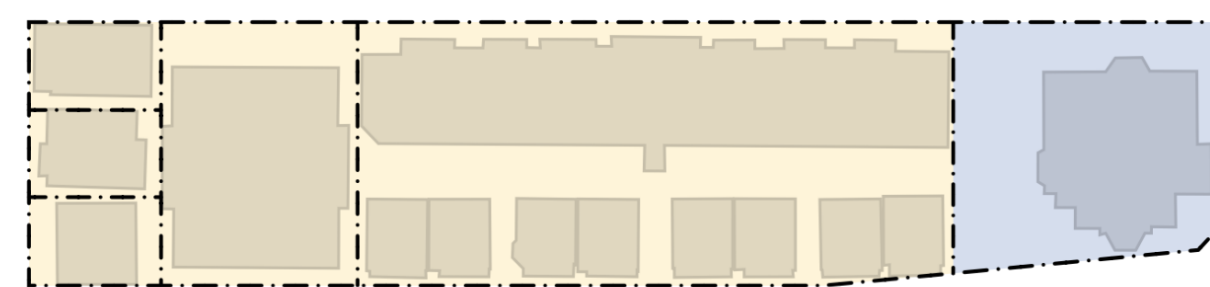
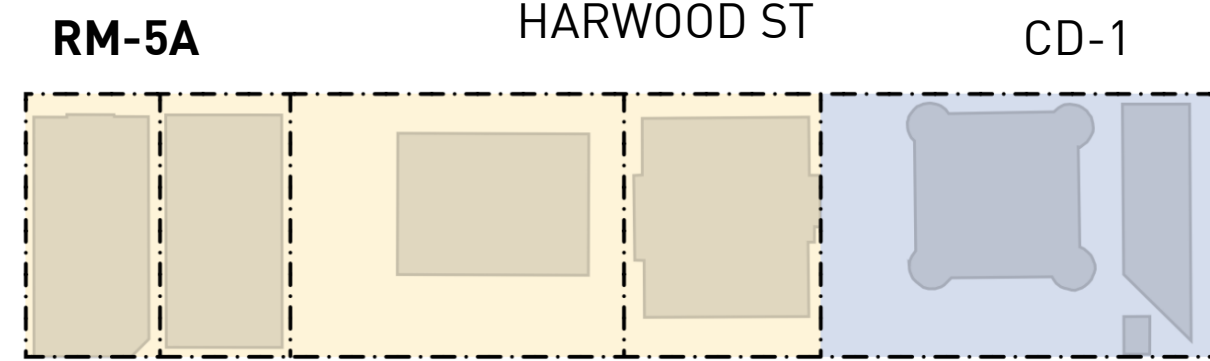
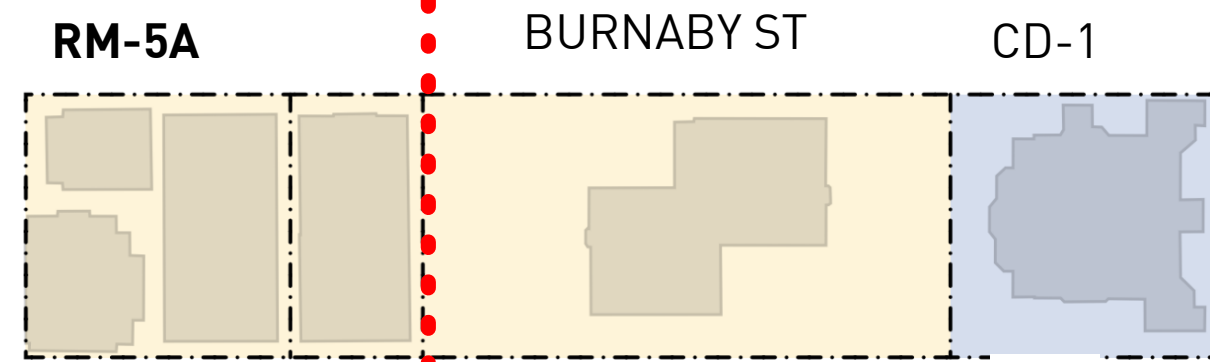
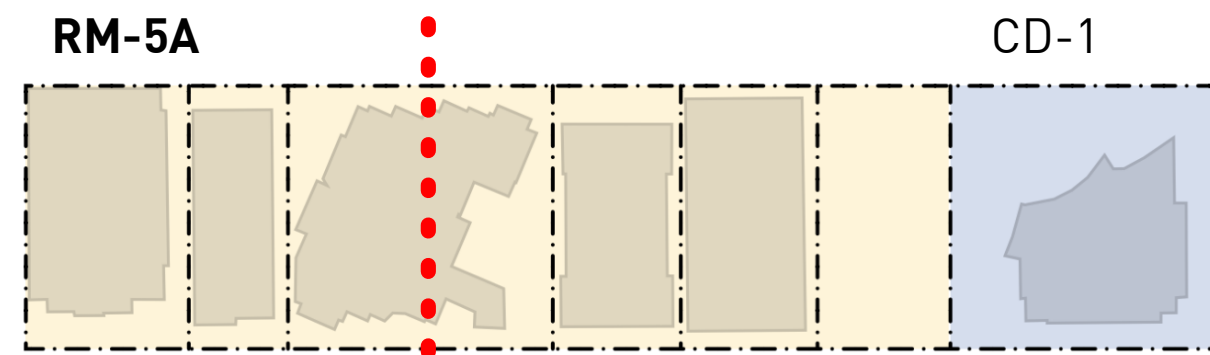
EXISTING ZONING

RM-5A ZONING

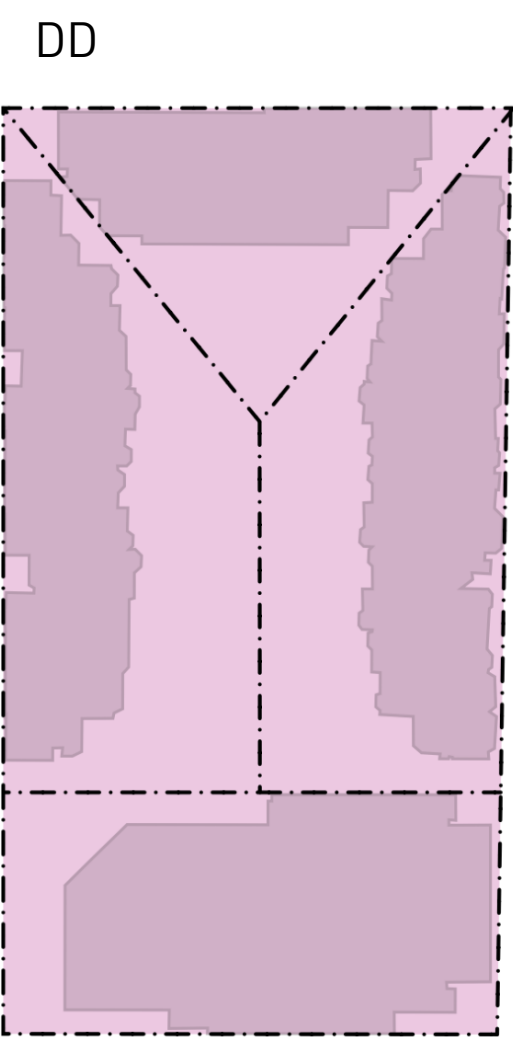
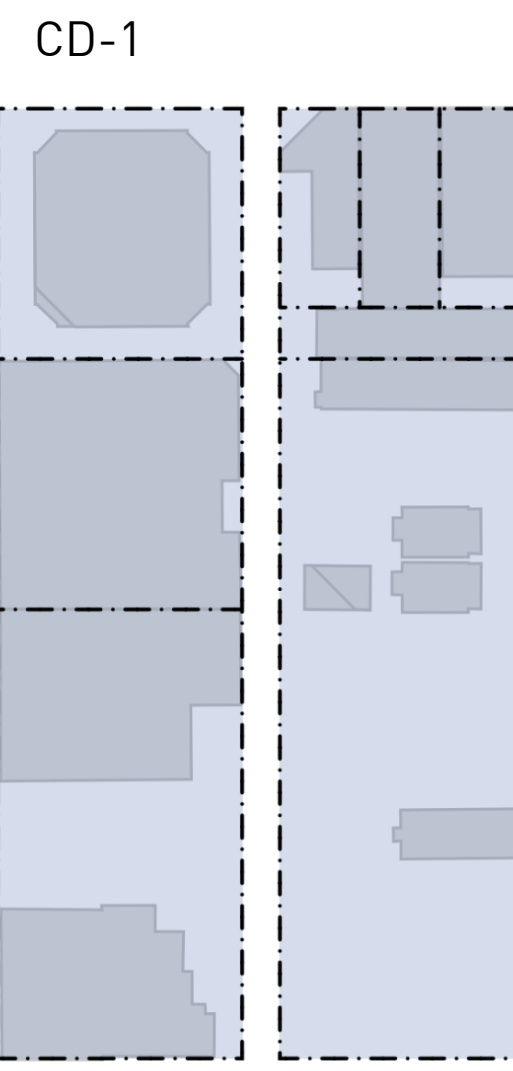
At least 35% of dwelling units must include two or more



RM-5A



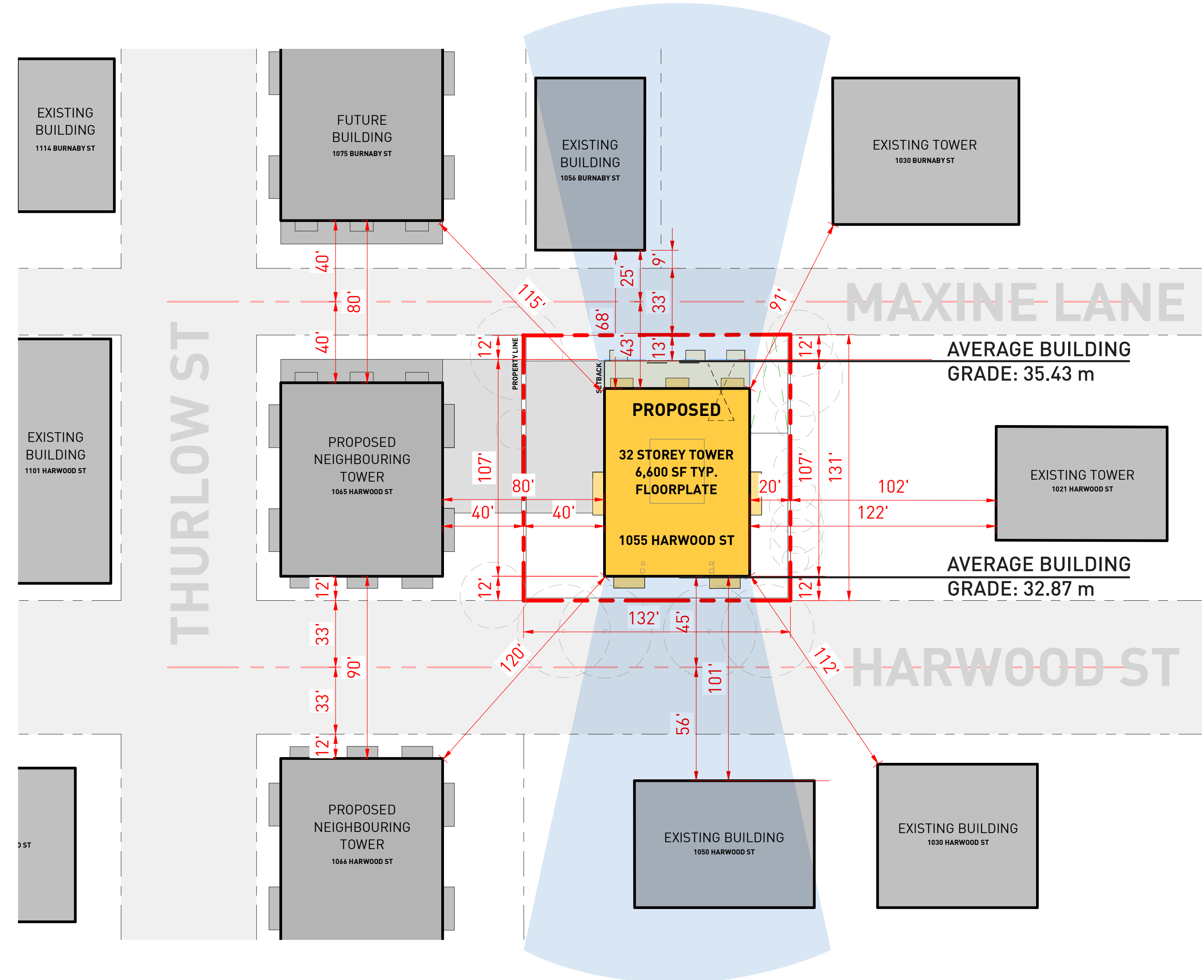
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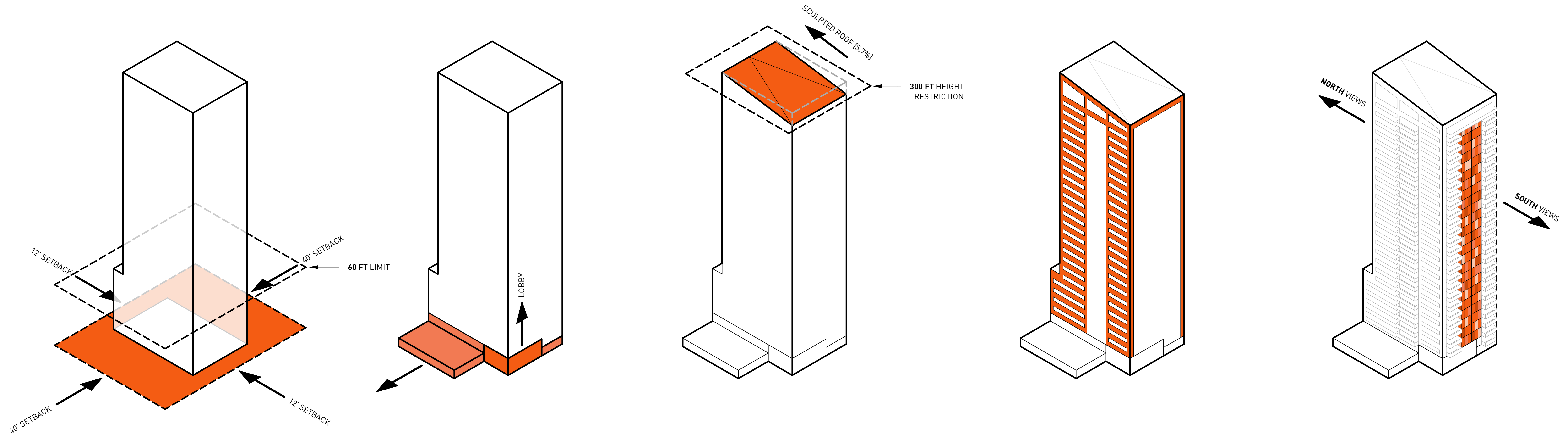
CD-1

DD

TOWER SEPARATION STUDY



DESIGN RATIONALE



MASSING

The tower massing is defined by the applicable setback and tower separation restrictions. The podium extends northwards in order to emphasize the 'Tower in the Park' typology.

GROUND ACTIVATION

The ground levels take advantage of the sloping site, providing inviting and active frontages both along Maxine Lane and Harwood Street including a double-height entrance lobby.

SCULPTED ROOF

The sloping roofline maximizes the height limit from the sloping base surface. The top floor contains shared amenity spaces with dramatic views and a generous south facing deck.

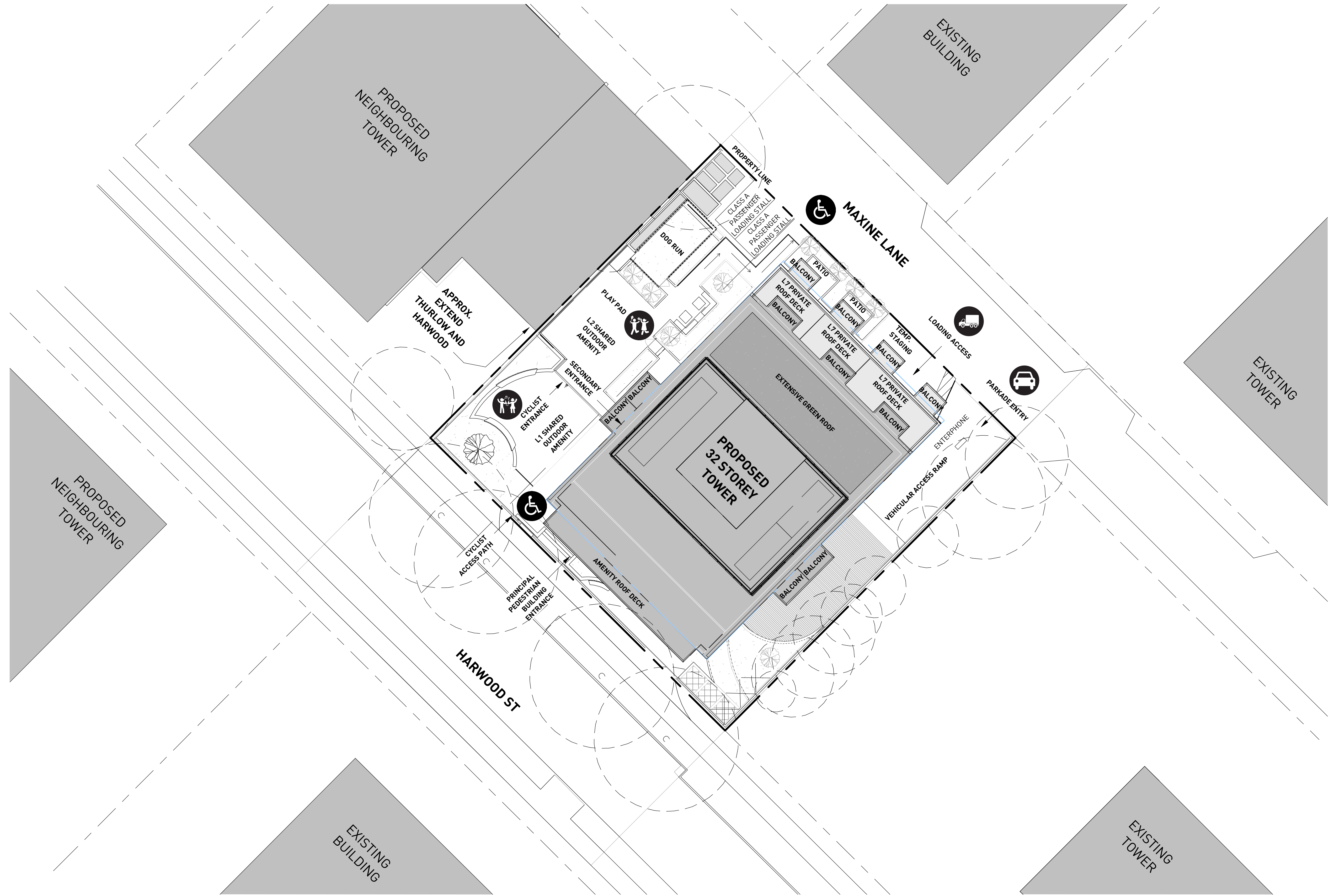
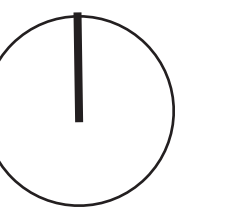
WEST-END URBANITY

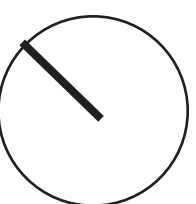
The solid East and West facing elevations reference the West End location of the project with horizontal window openings. The glazing ratio is reduced in order to address solar overheating and overlook between adjacent towers.

SUNSET BEACH

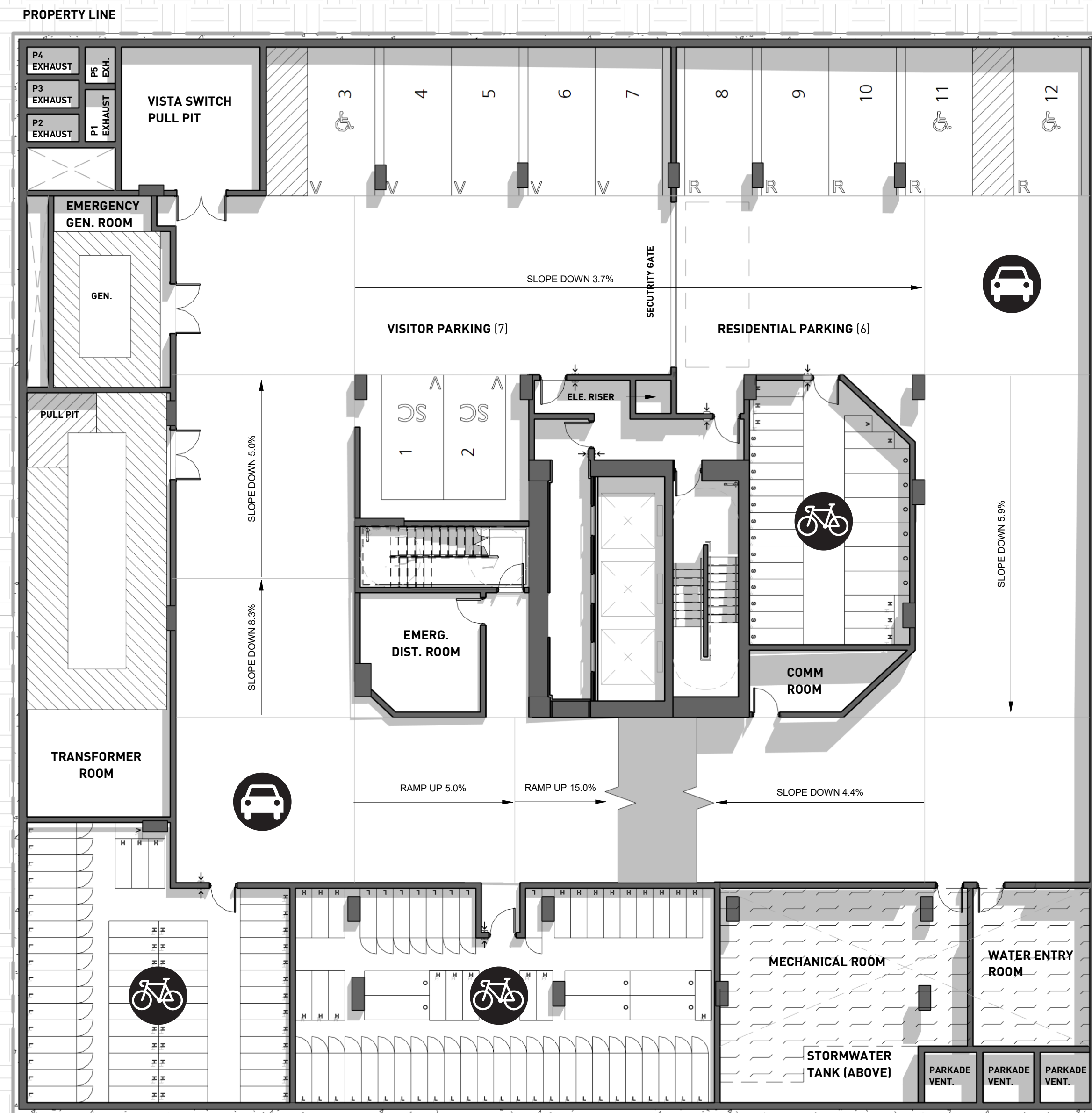
Prime open views to the North and South are emphasized with a higher glazing ratio and balcony placement. The fenestration design is a playful reflection of the natural beauty of sunsets on the beach.

SITE PLAN

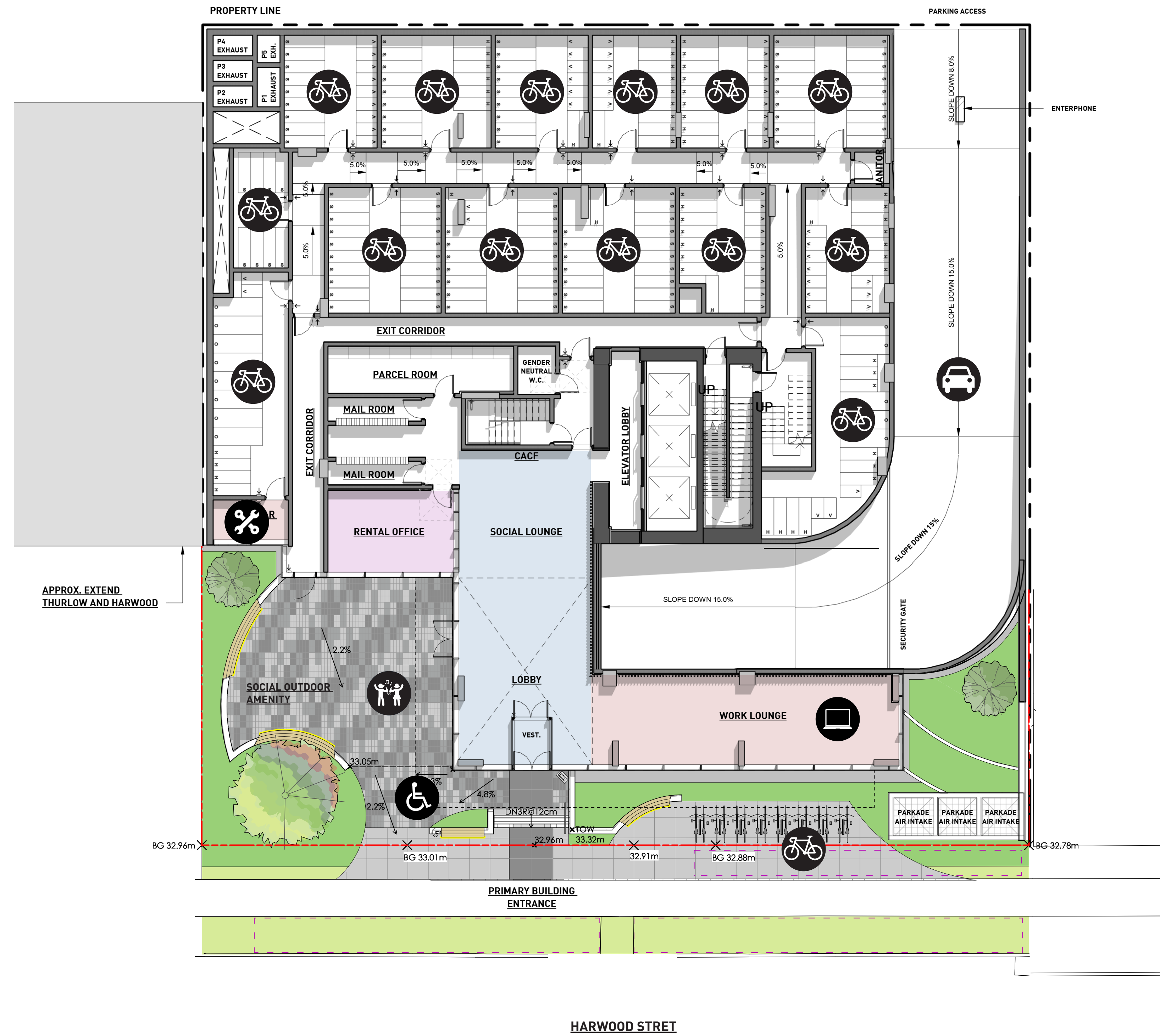




LEVEL P1



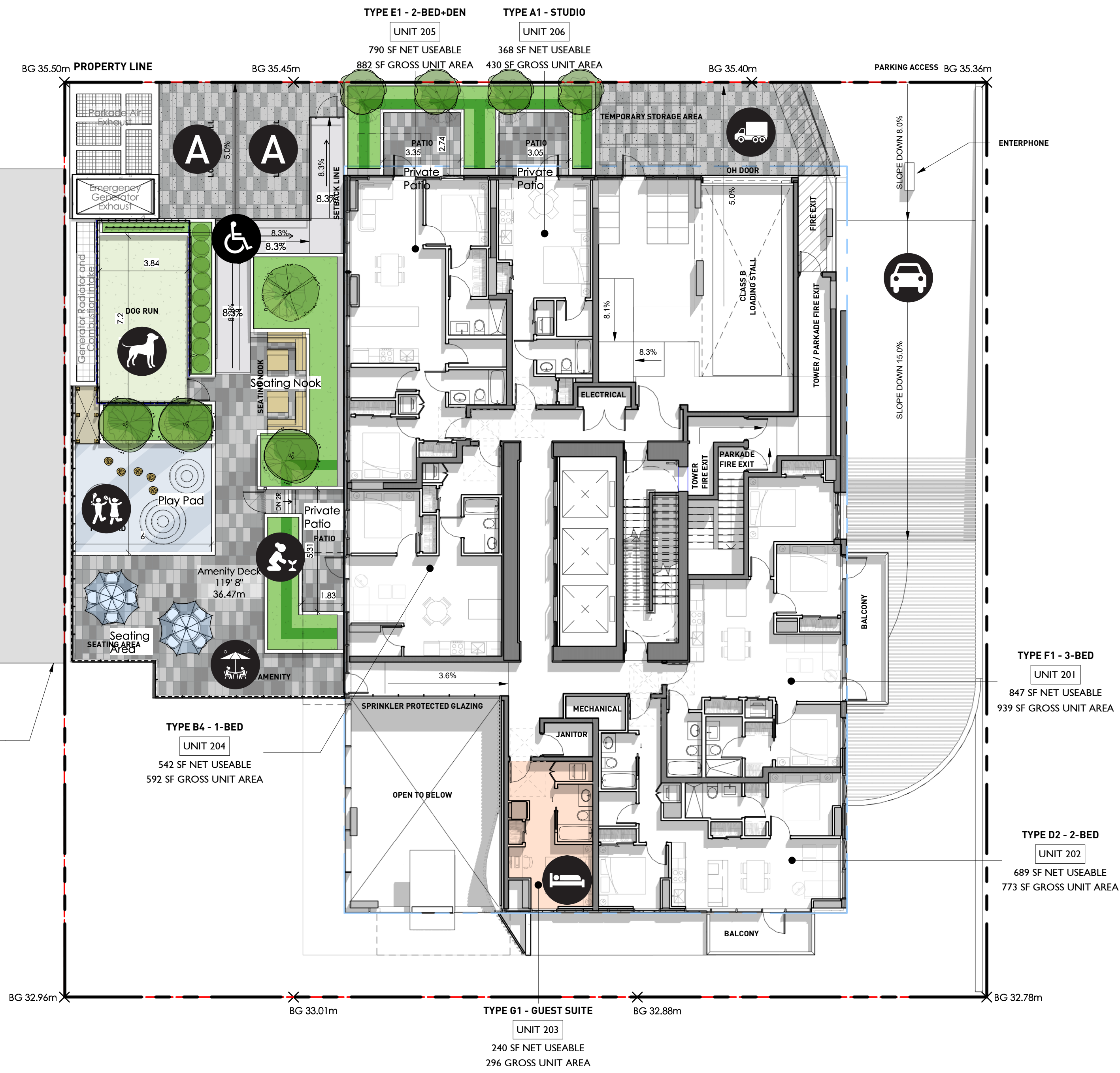
HARWOOD STREET LEVEL



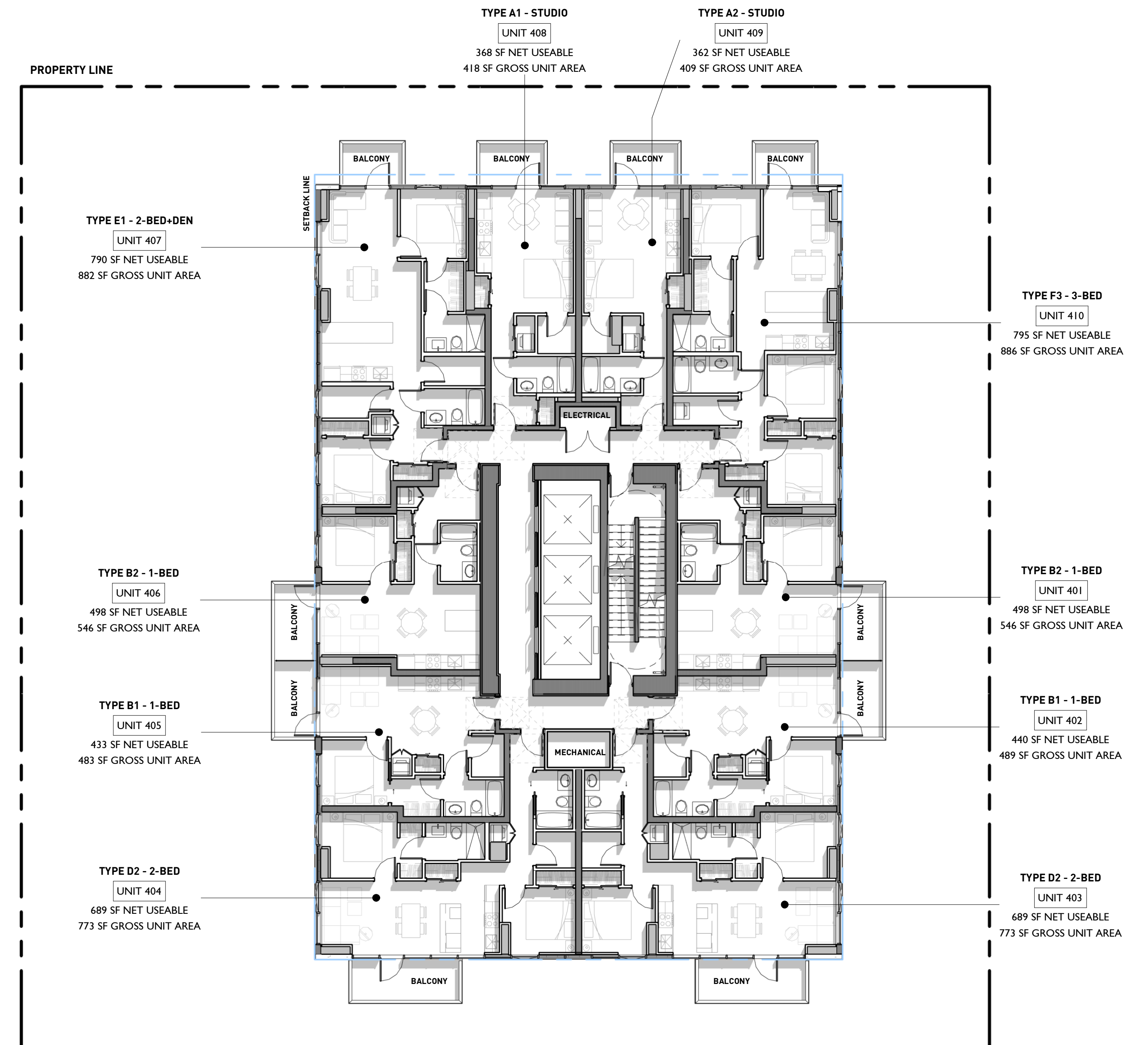


MAXINE LANE LEVEL

MAXINE LANE

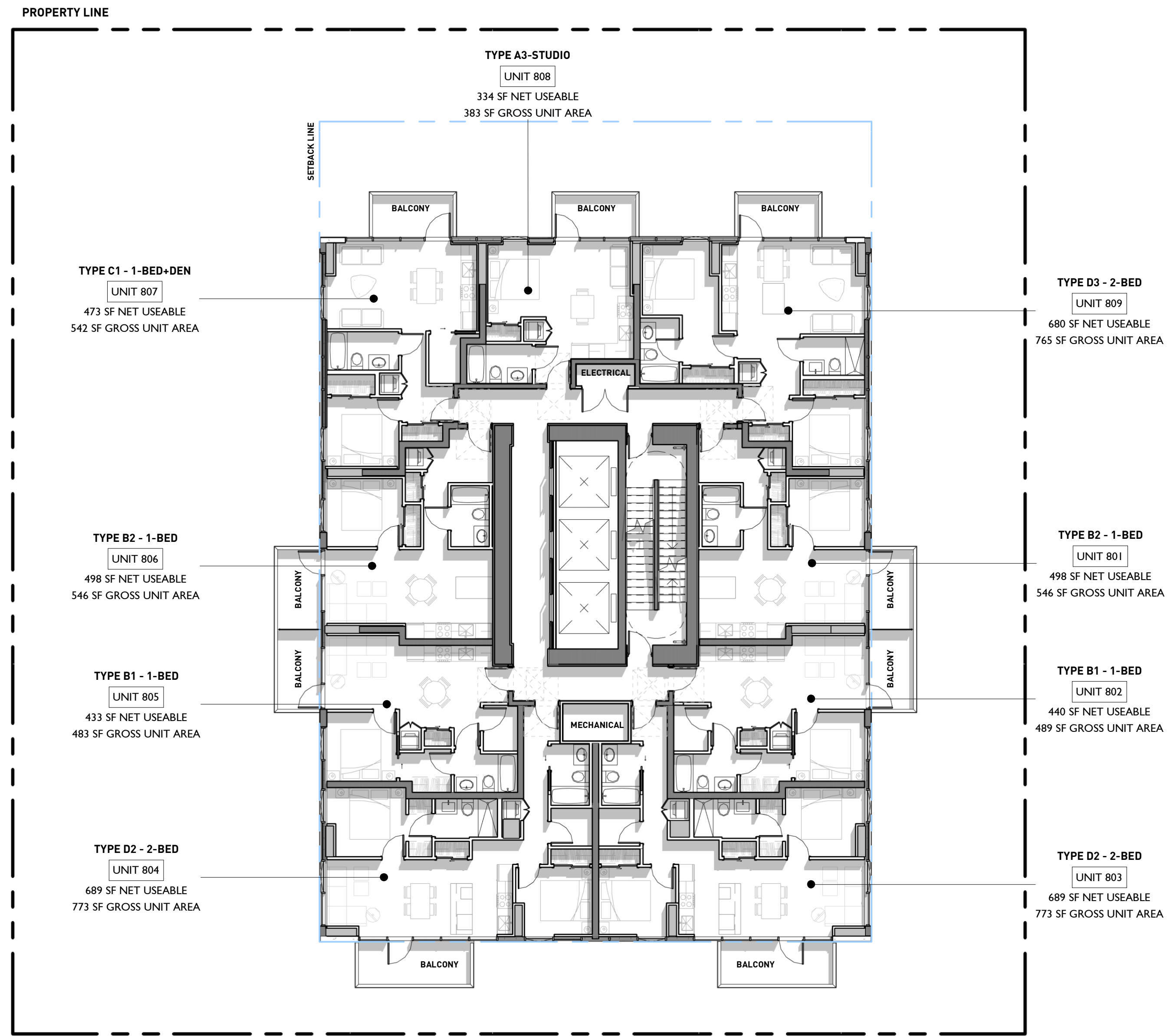


TYPICAL TOWER BASE LEVEL

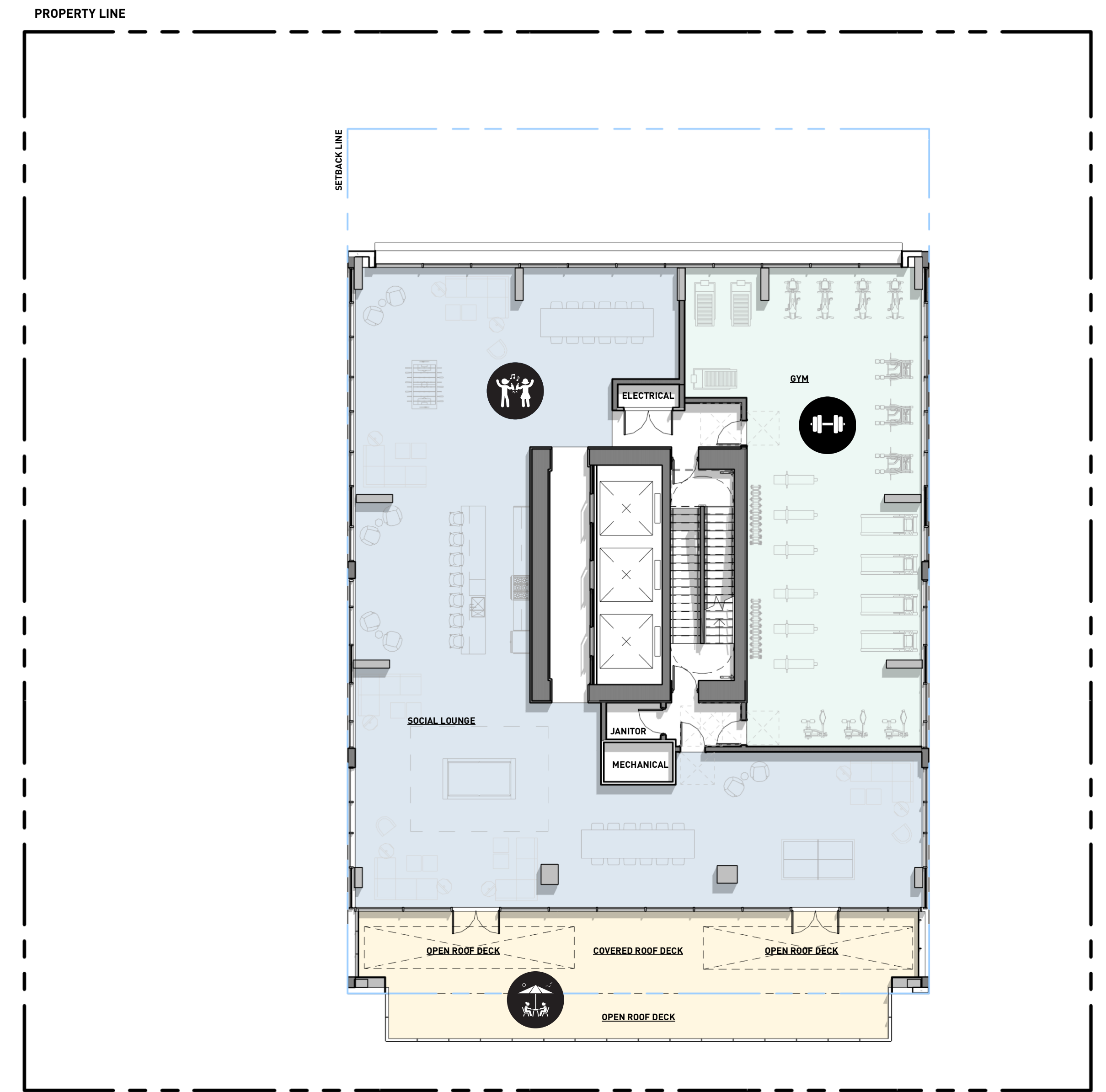




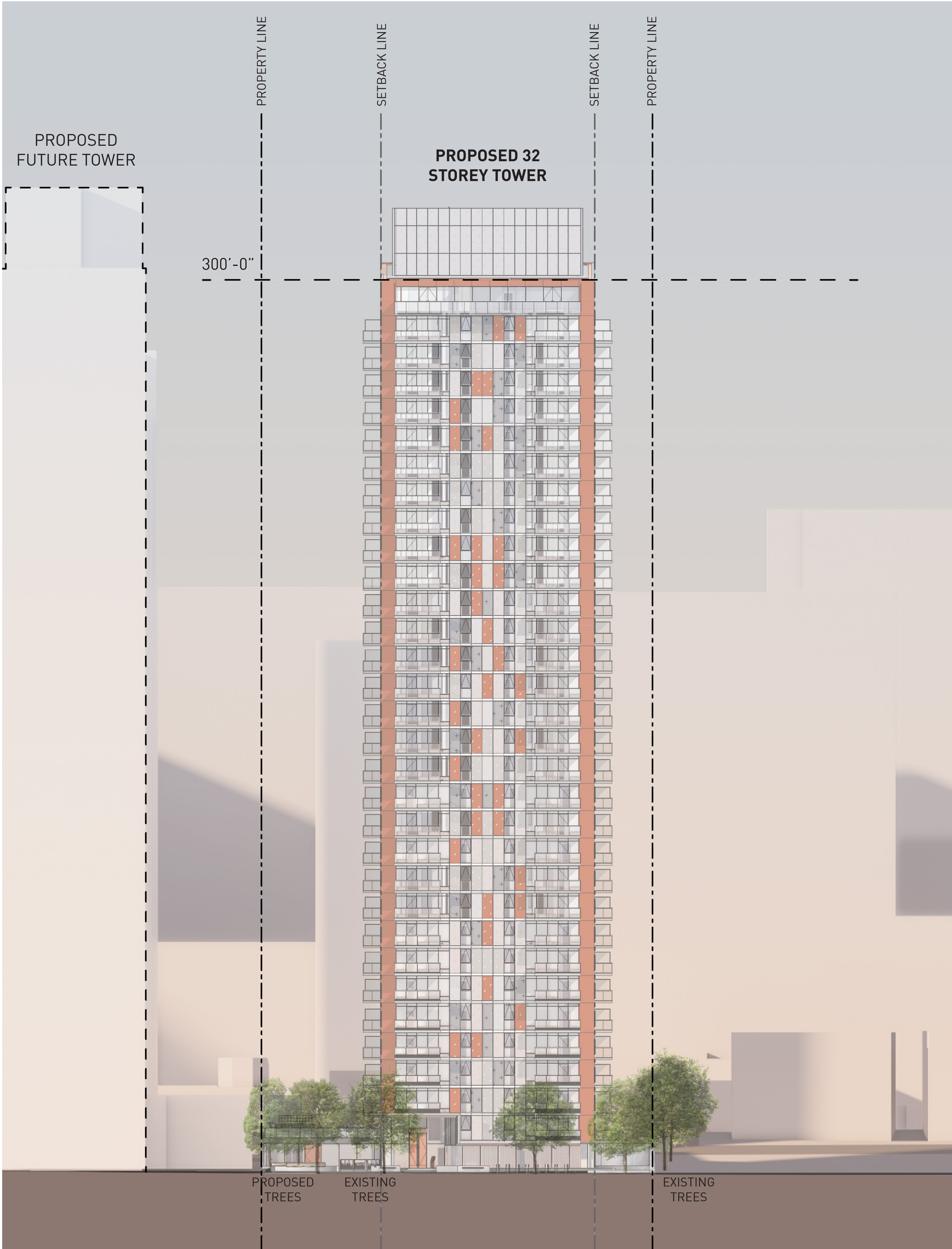
TYPICAL TOWER LEVEL



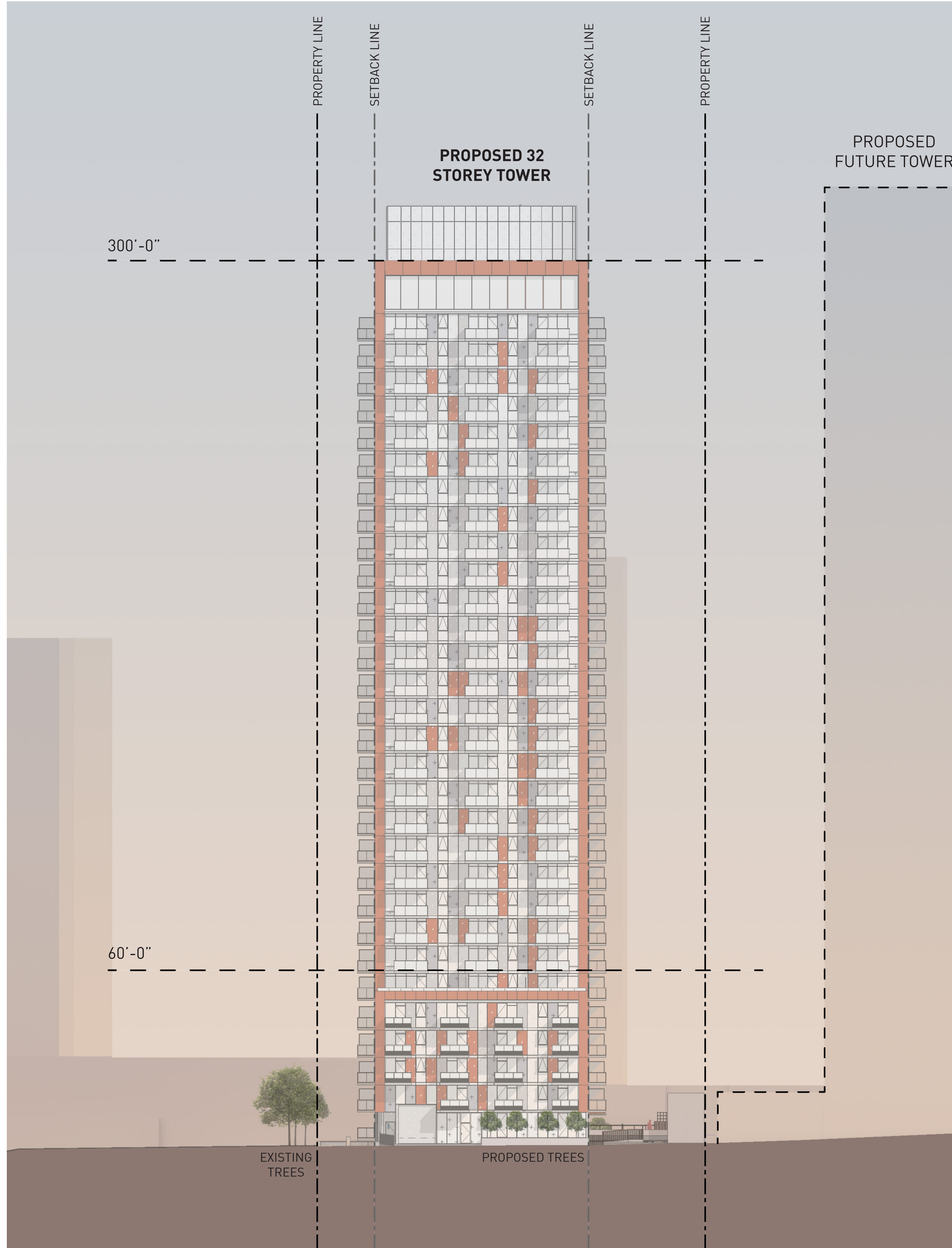
ROOFTOP AMENITY



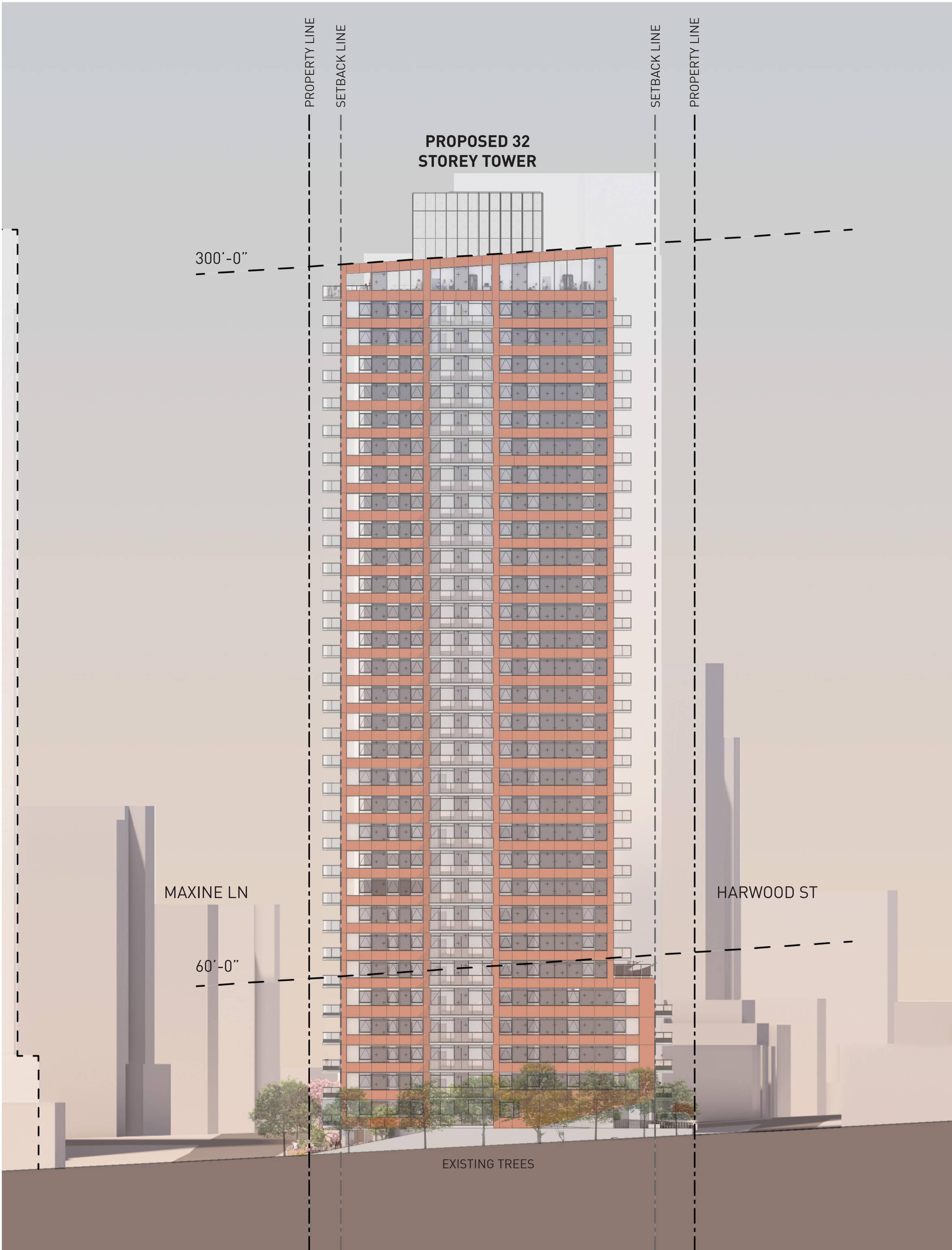
SOUTH ELEVATION



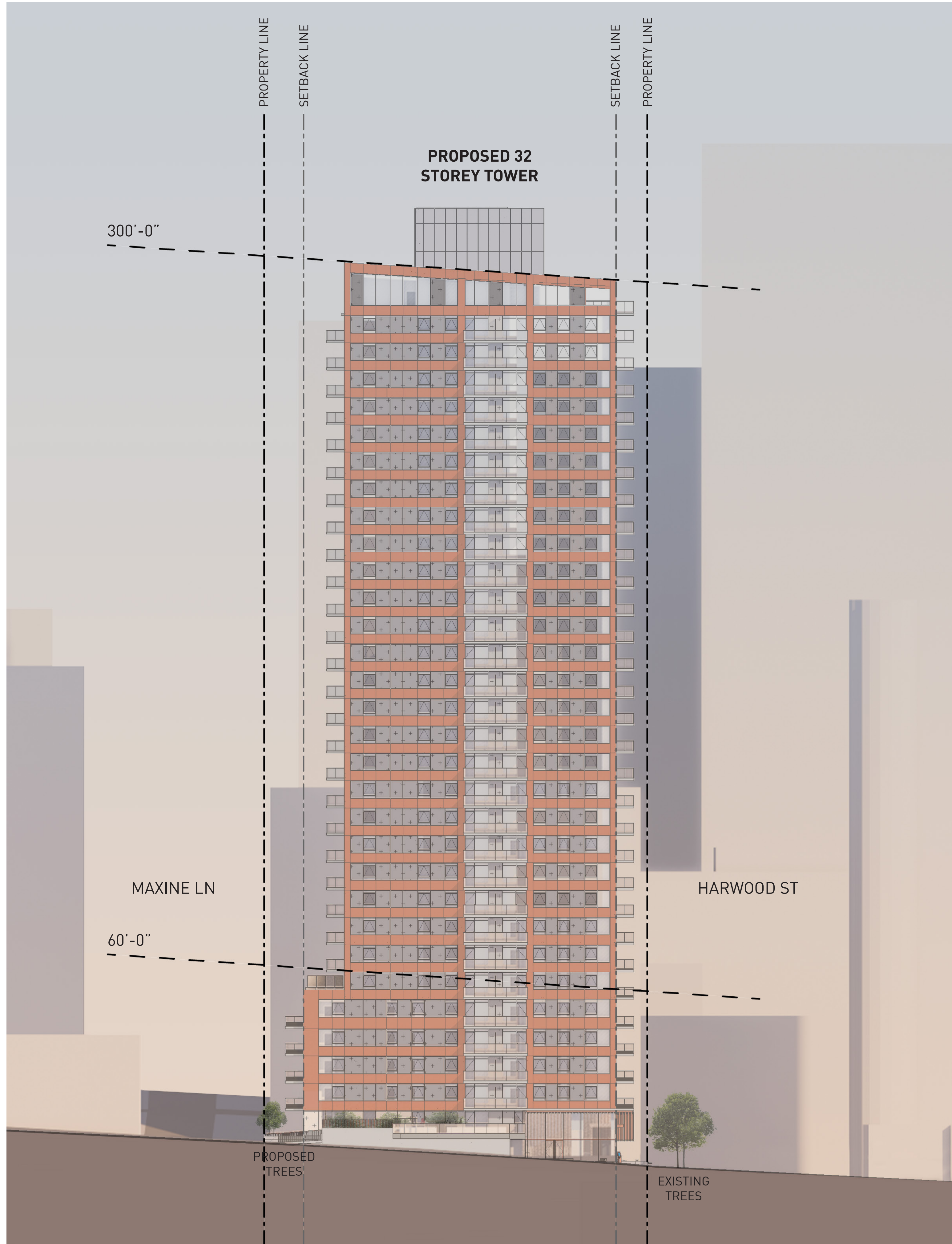
NORTH ELEVATION



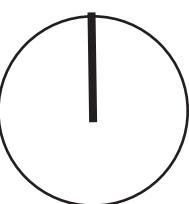
EAST ELEVATION



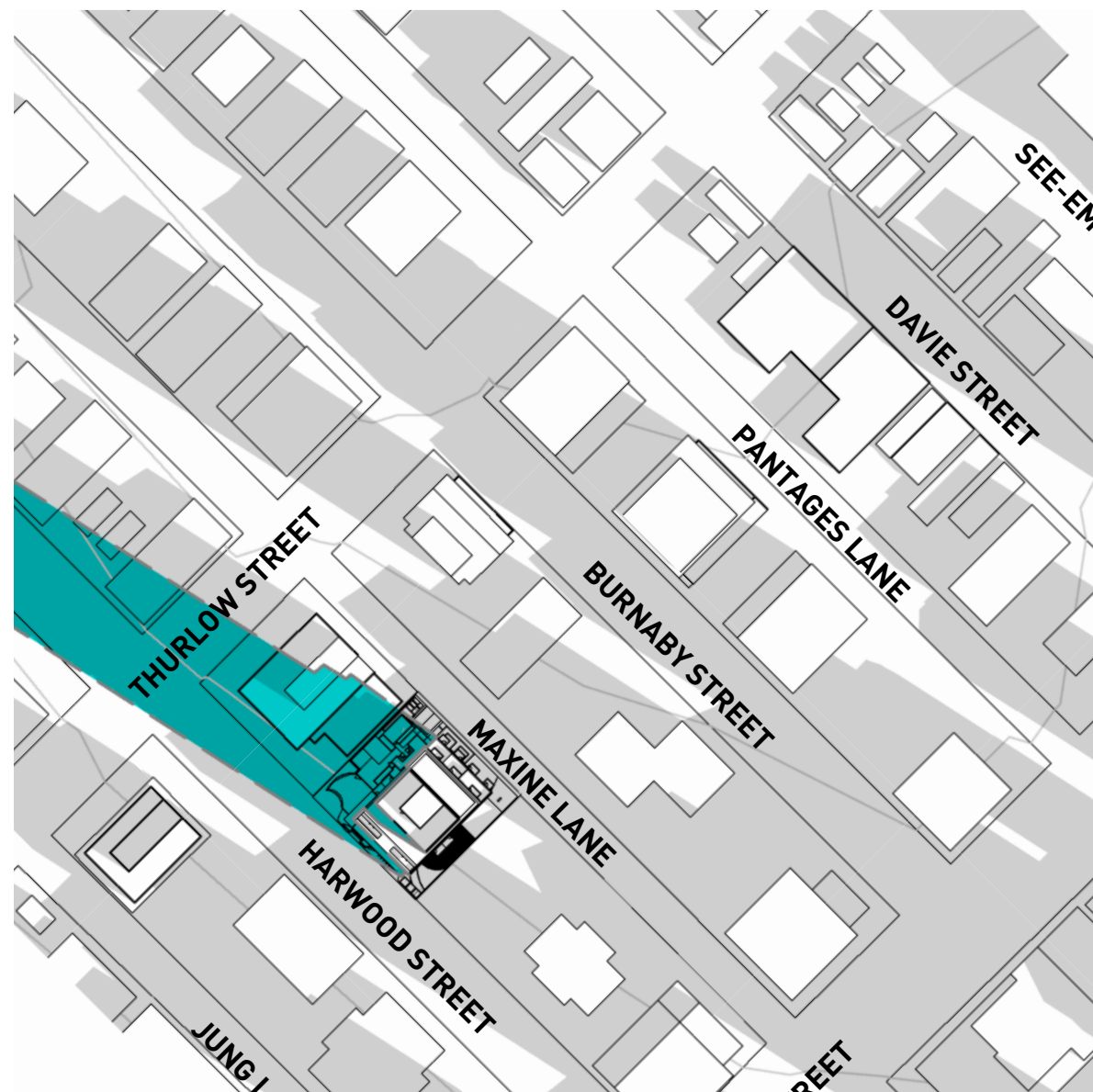
WEST ELEVATION



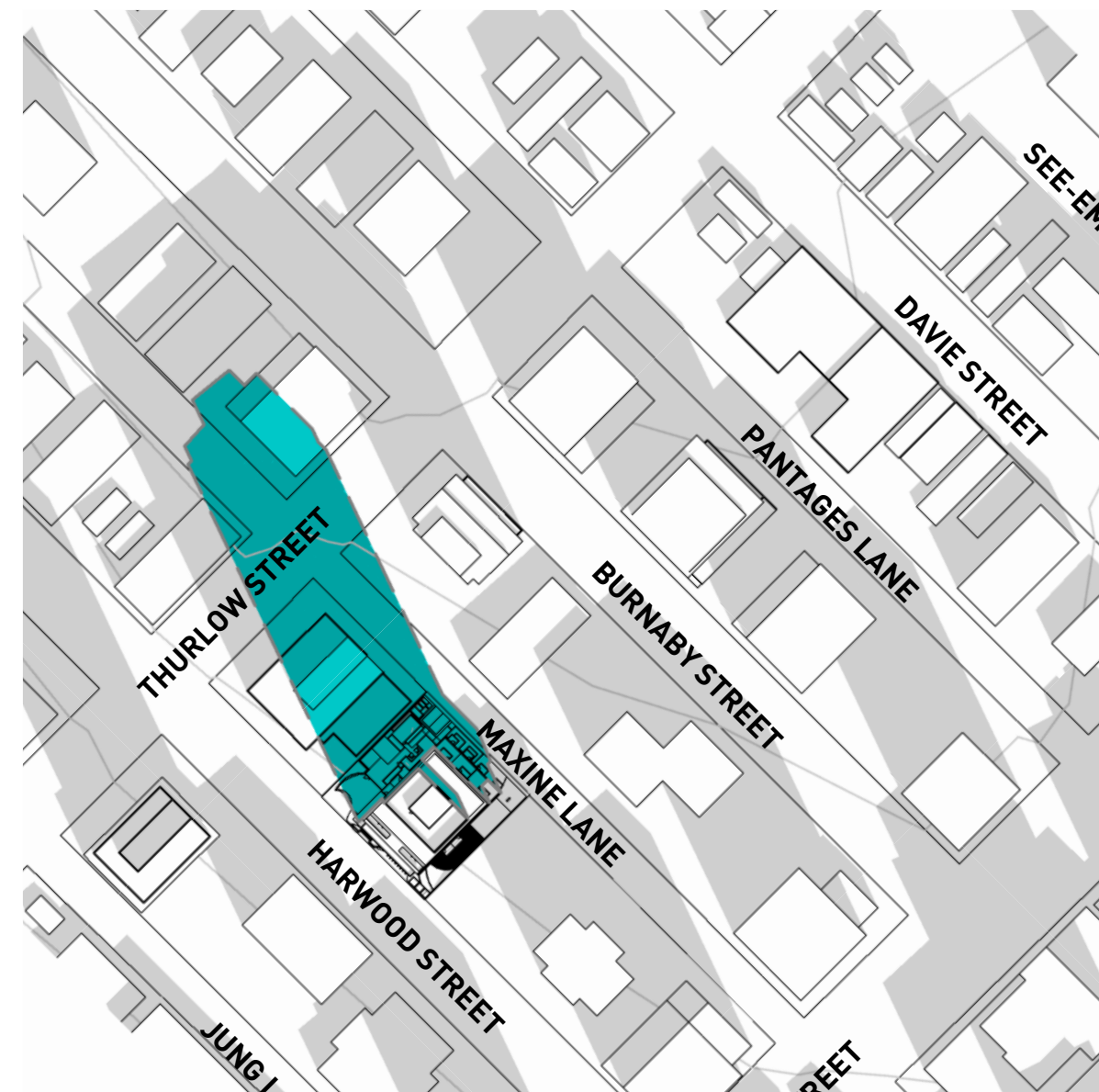
SHADOW ANALYSIS



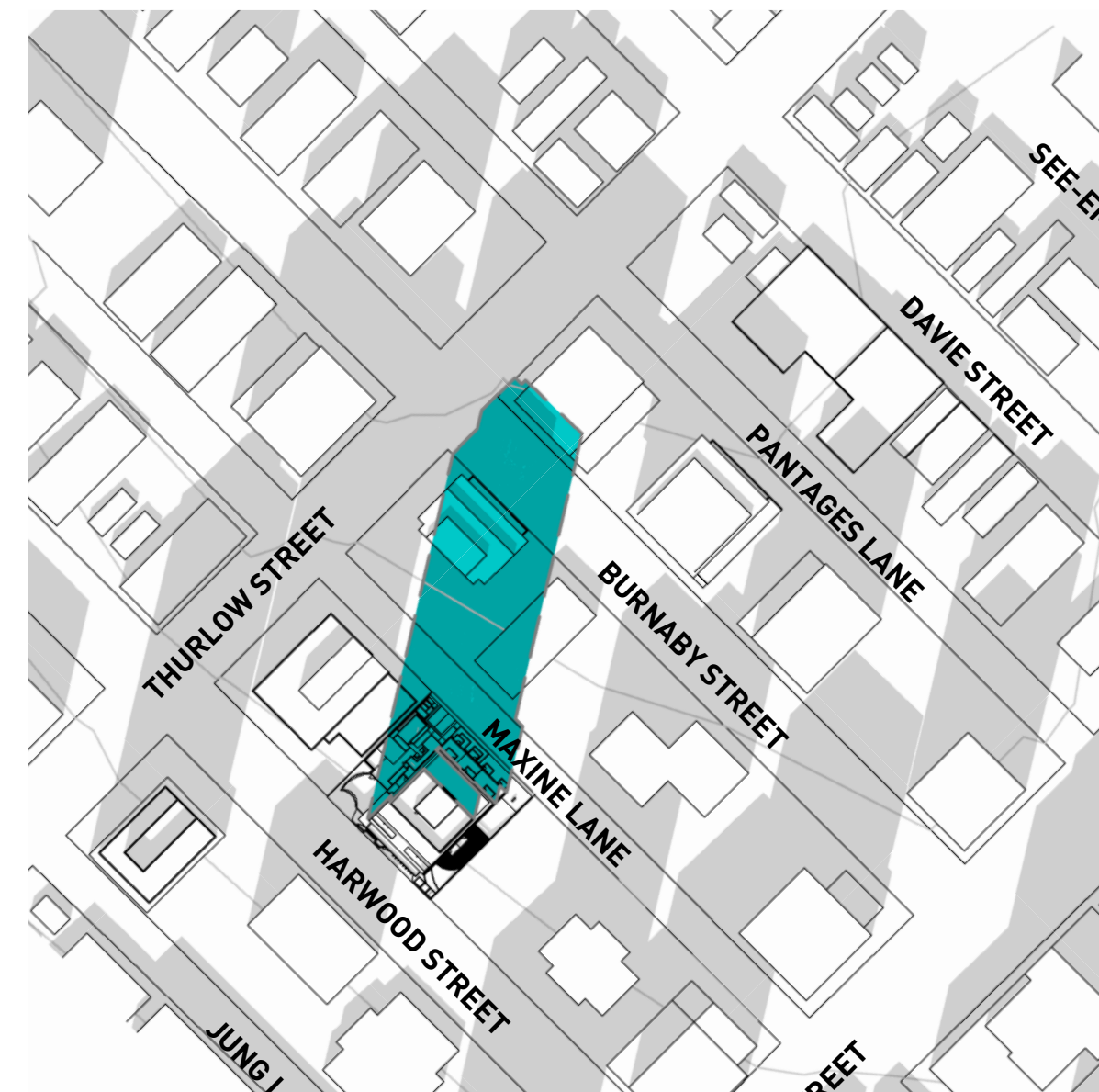
SPRING EQUINOX



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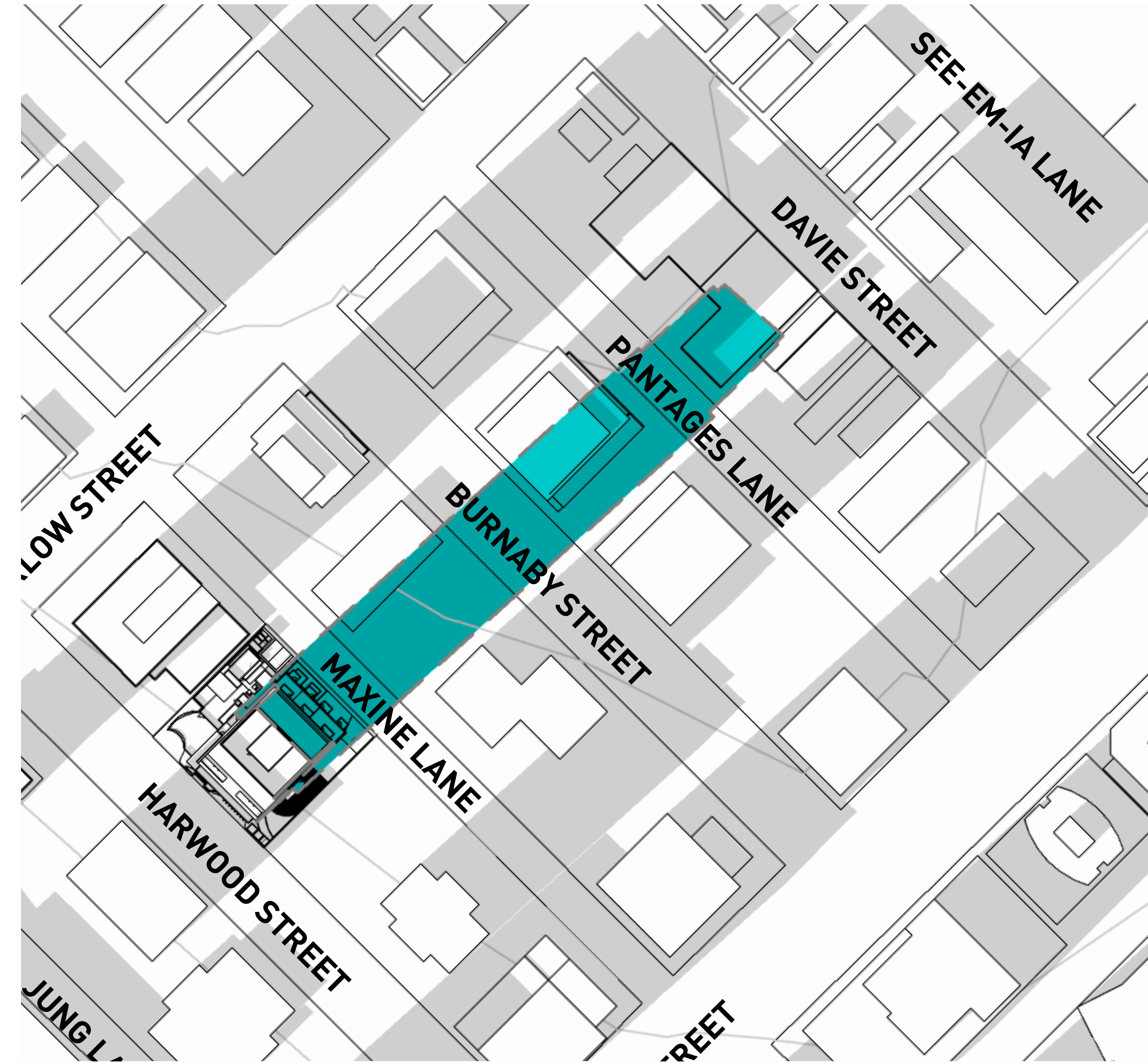


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03/20 02:00 PM

SPRING EQUINOX @ 4:00 PM

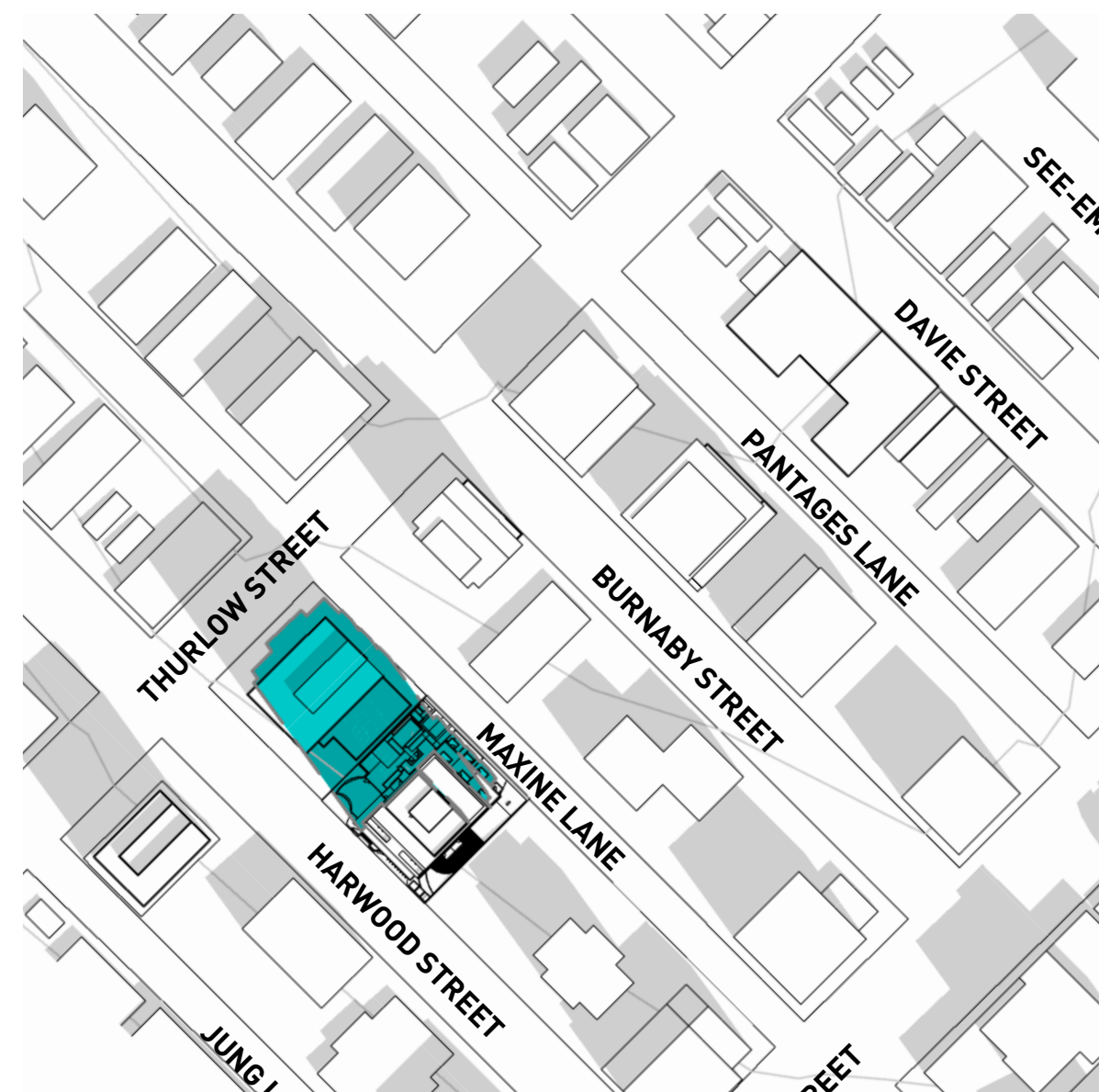


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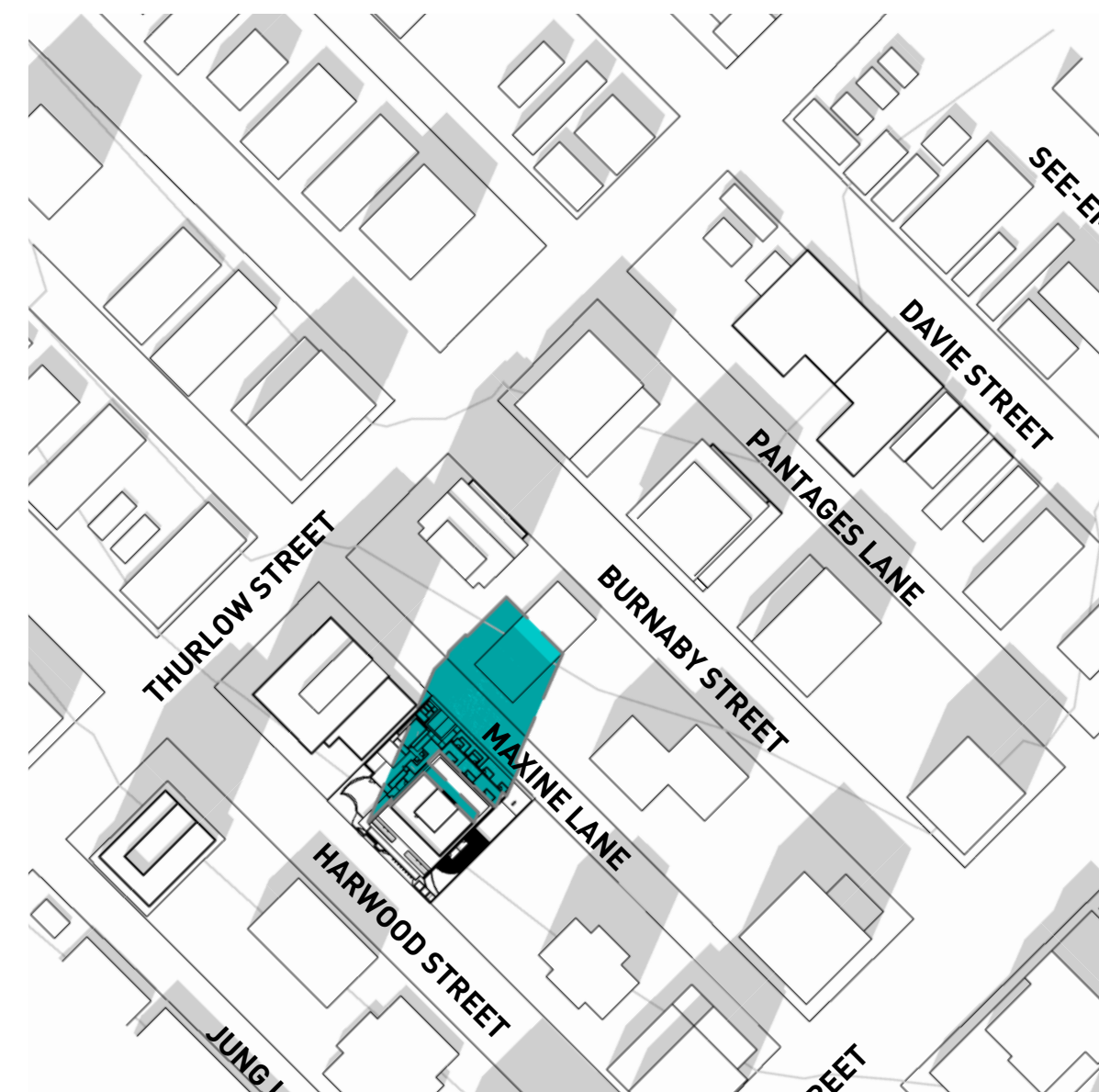
SUMMER SOLSTICE



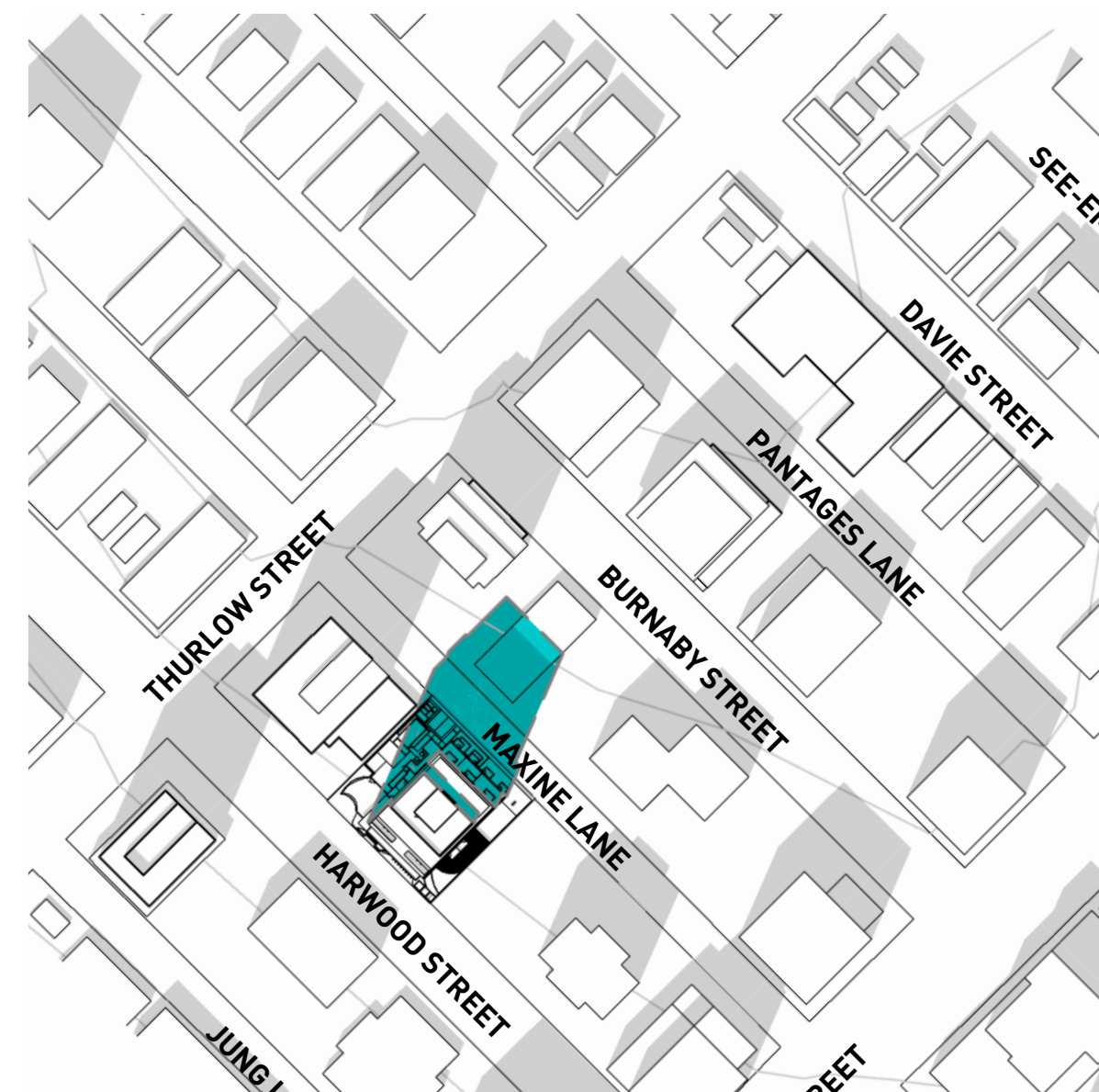
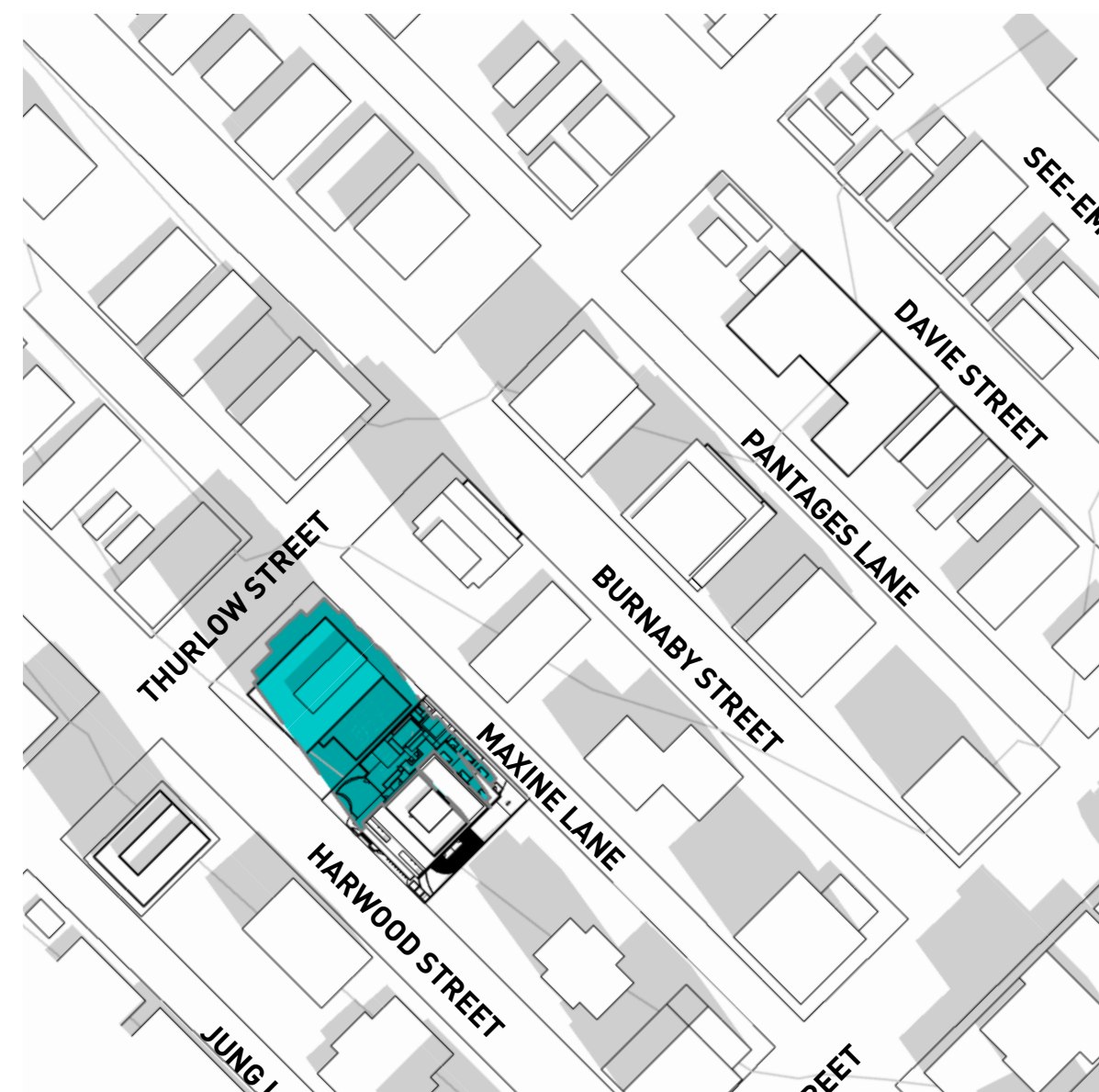
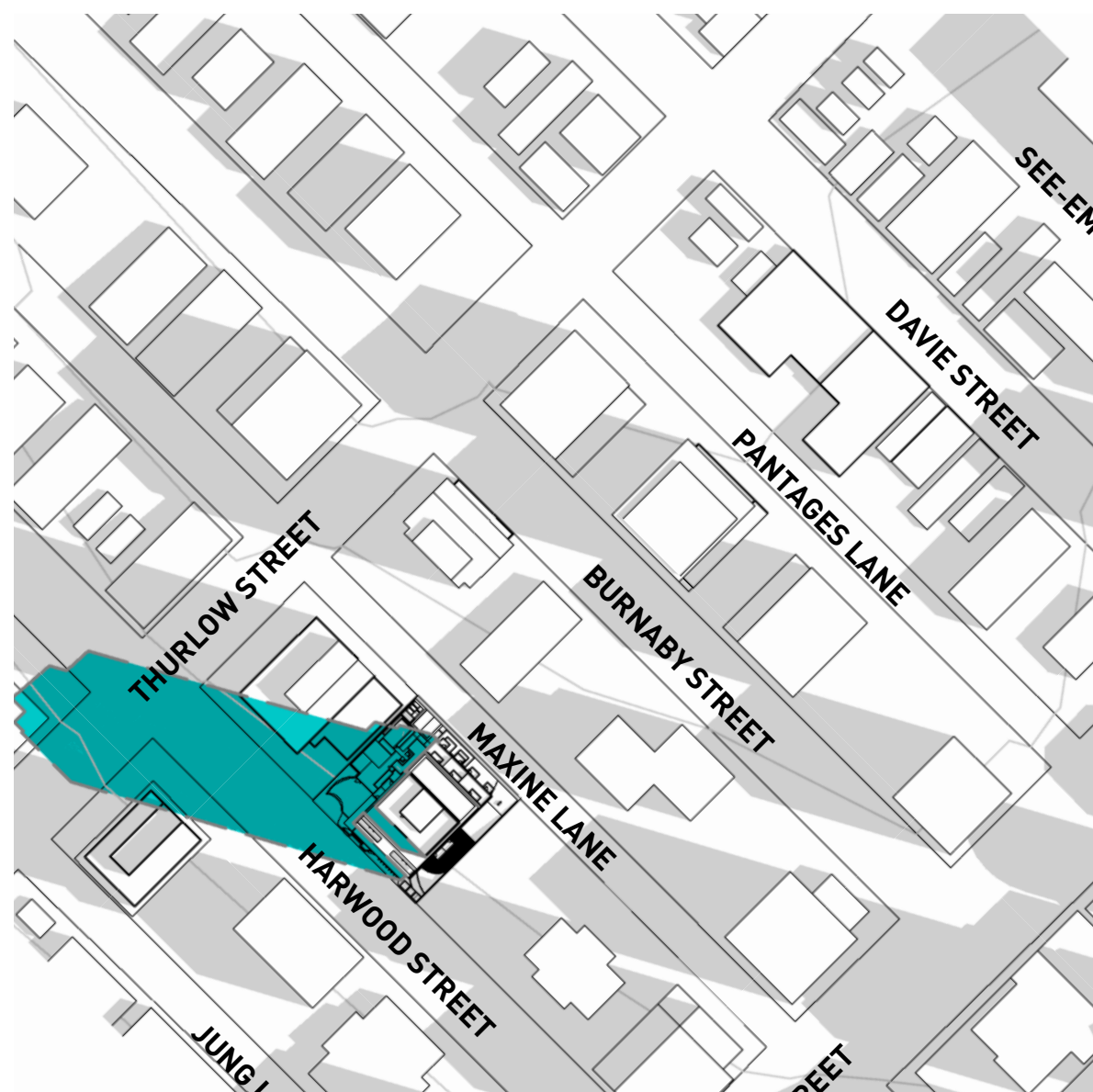
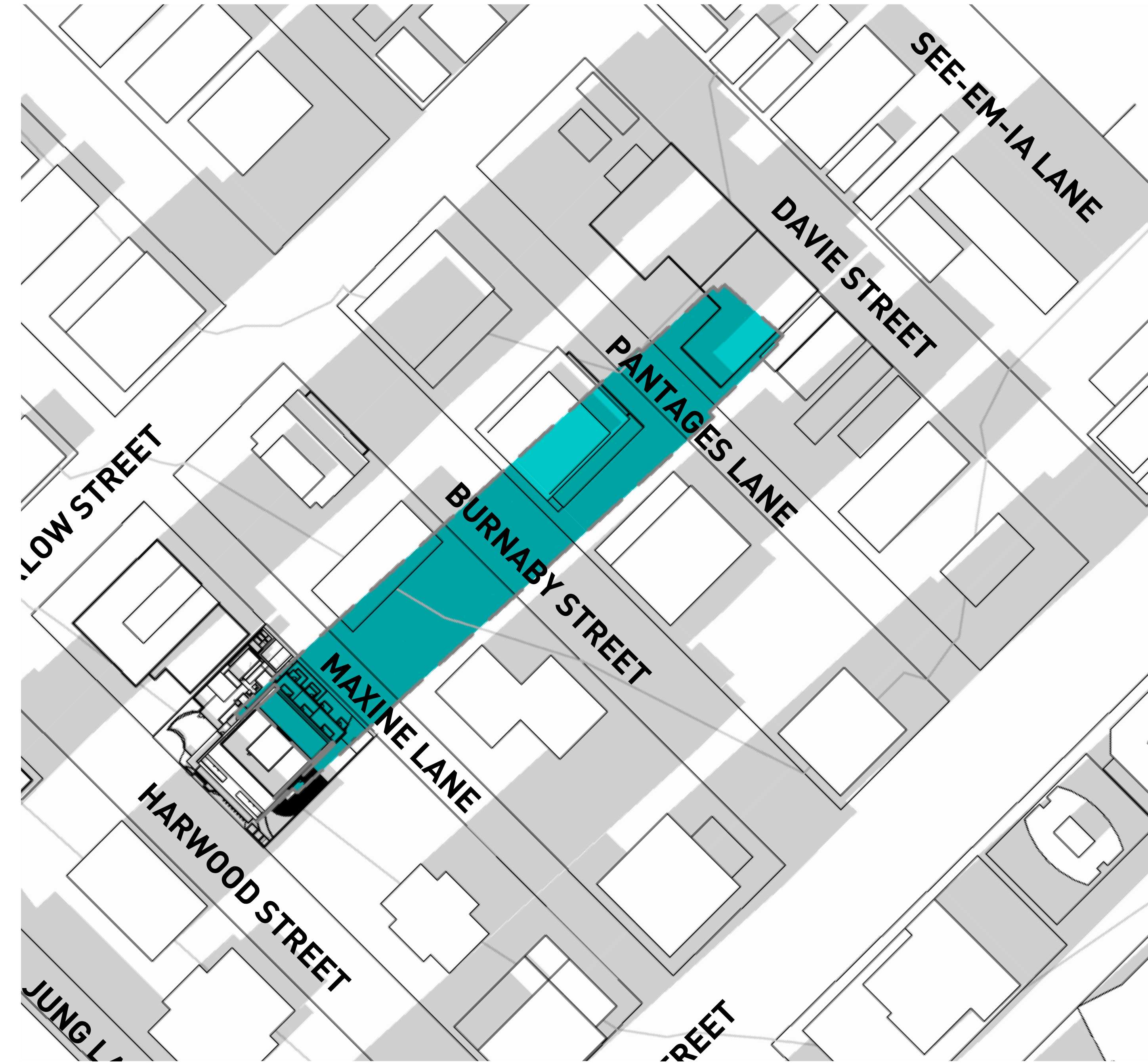
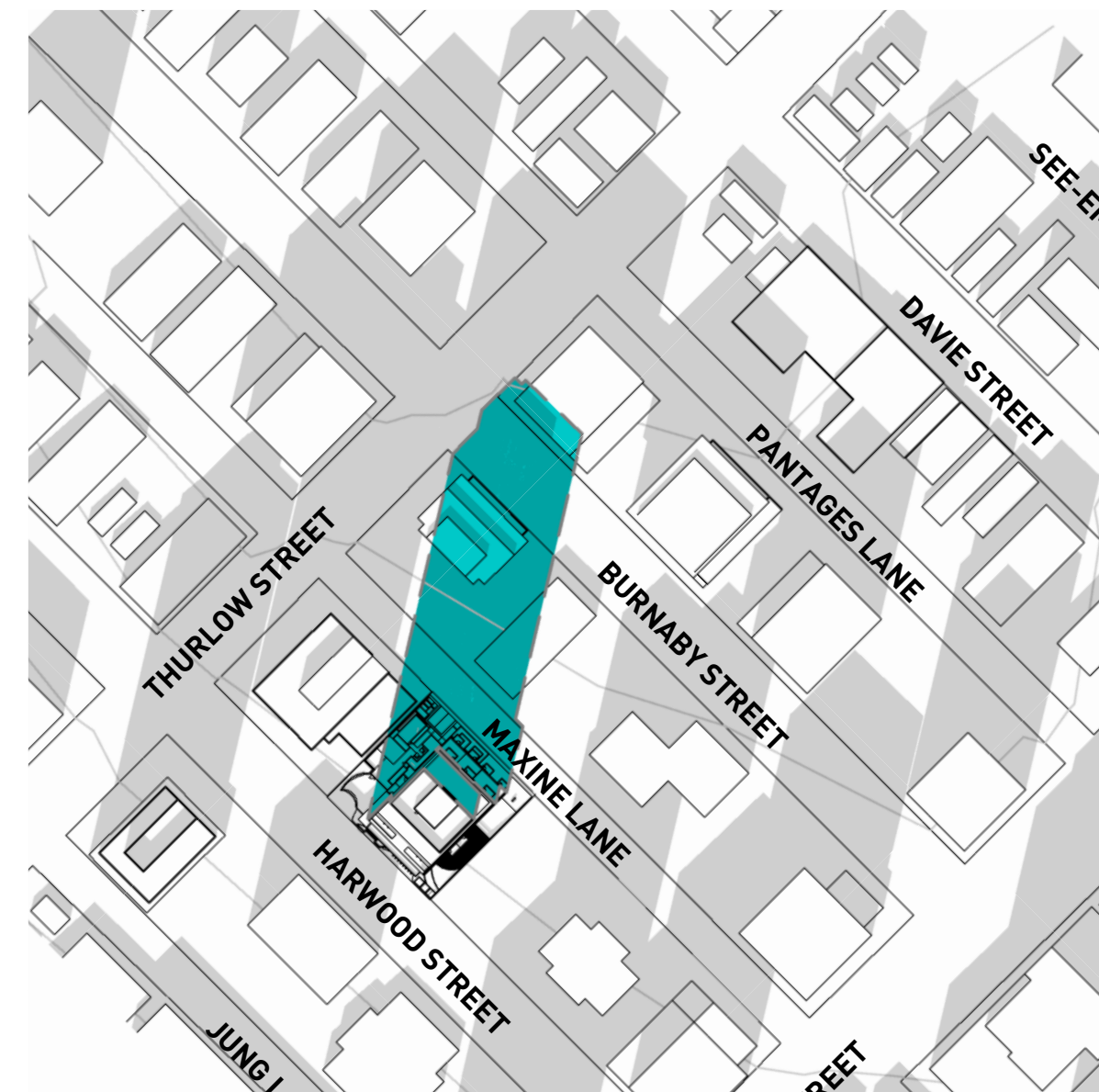
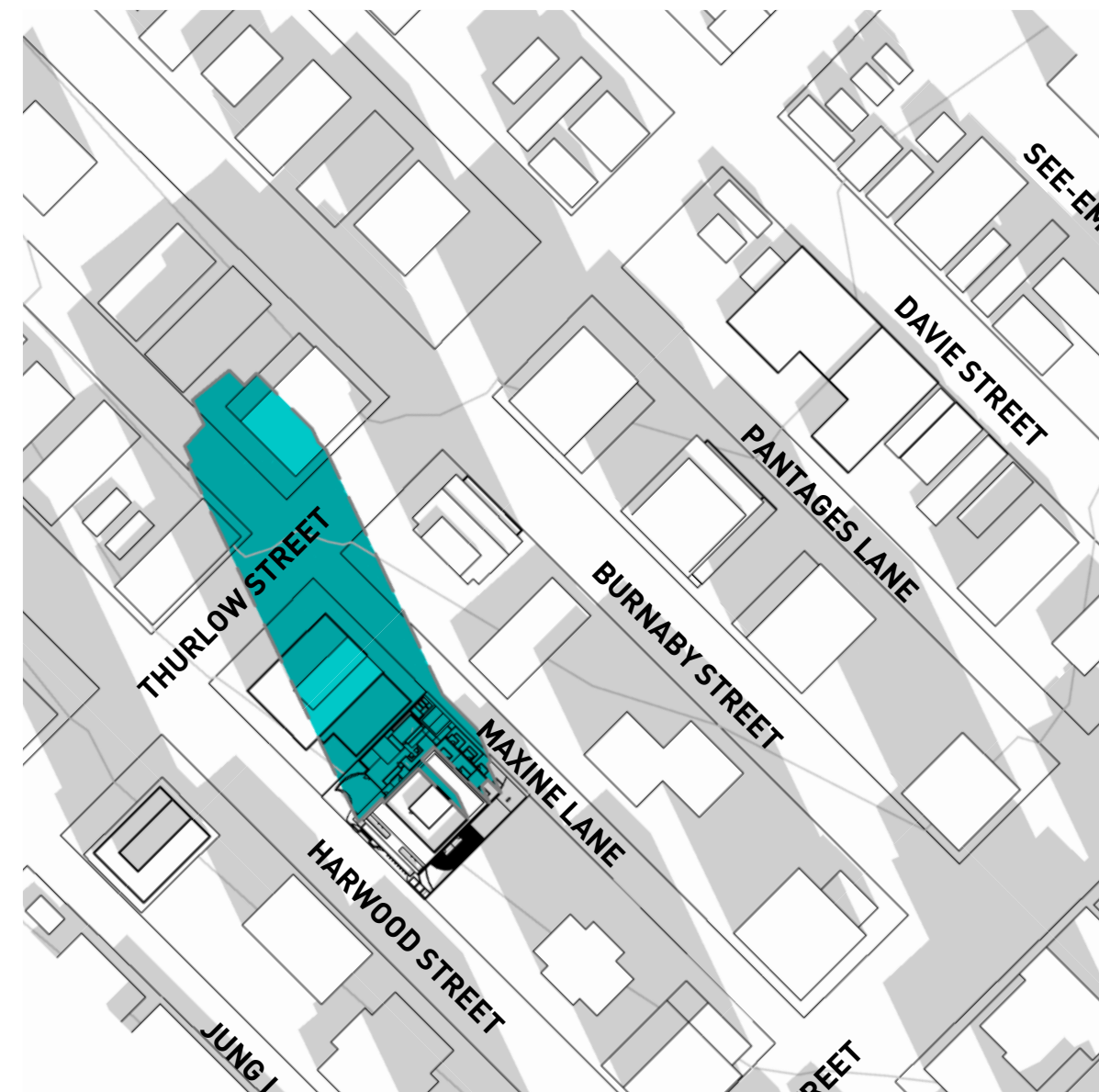
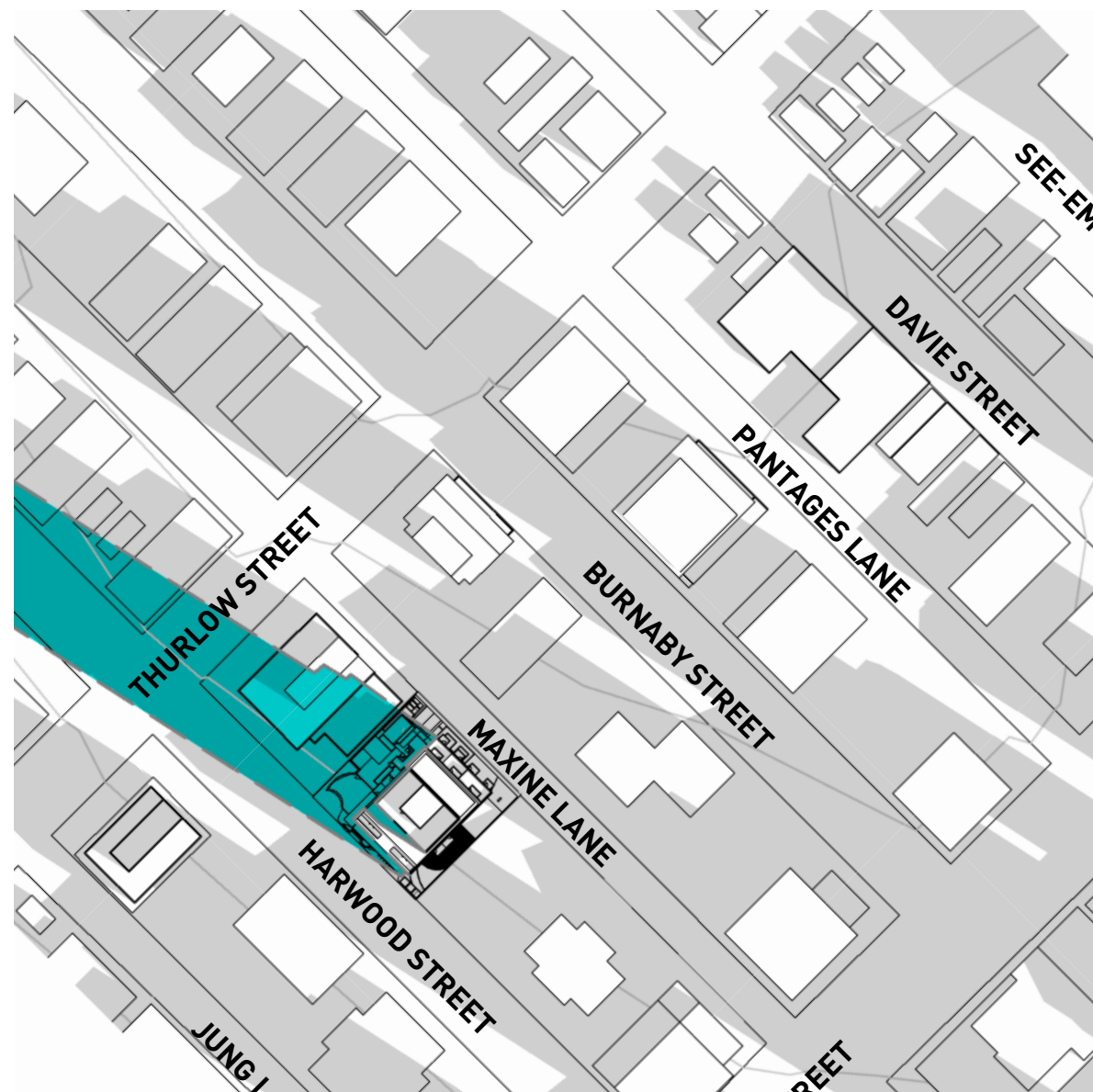
06/20 10:00 AM



06/20 12:00 PM



06/20 02:00 PM



MEASURED RESPONSE OF GREEN BUILDING POLICY RESPONSE AND SUSTAINABLE BUILDING FEATURES

HIGH PERFORMANCE BUILDING DESIGN:

- Using a measured combination of building envelope, mechanical and electrical energy efficiency to deliver a low energy consuming and GHG emitting building.
- Proposed performance:
98.4 kWh/m²/yr. - Total Energy Use Intensity
35.2 kWh/m²/yr. - Thermal Energy Demand Intensity
2.7 kgCO₂e/m²/yr. - Greenhouse Gas Intensity

EMISSIONS CONSCIOUS DESIGN:

- Using modeling to establish the amount of embodied carbon and energy associated with its construction. Seeking accessible ways to reduce the building's impact through construction. The project has an embodied emissions value of 308.65 kgCO₂e/m²
- Individually metered units

RESILIENT CONSTRUCTION:

- In-suite four-pipe fancoil units offer both heating and cooling to maintain comfortable indoor conditions in most any weather.
- High performance envelope design and durable building construction aim to help make the building resilient to changing climates and improve the building's comfort in the event of hotter summers and colder winters.
- Strategic window-to-wall ratio minimizing overheating and heat-loss and enhancing occupant comfort.
- Air Source Heat Pump technology with room for future extension to address climate change
- Low-carbon system

RAINWATER MANAGEMENT:

- Improving the site to help reduce the flow of peak stormwater volumes to sensitive habitats through vegetated roof and planters.

GREEN MOBILITY:

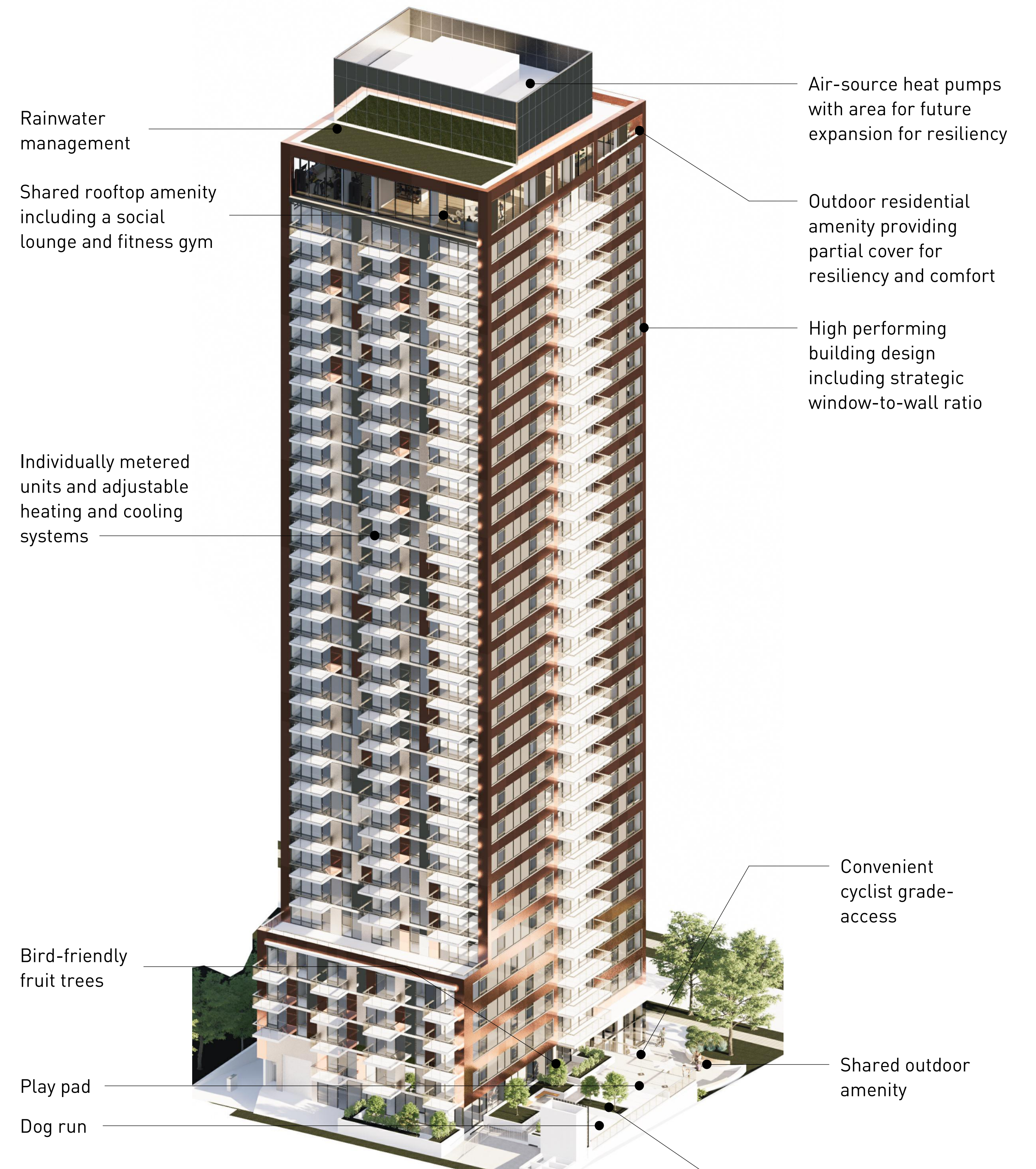
- Providing residents with the best opportunity to live car free including most convenient access to both lane and street level as well as optimized location for bicycle parking
- Walking distance to many shops, restaurants, services, offices, etc.
- Access to frequent transit networks along Burrard and Davie Street

LANDSCAPE:

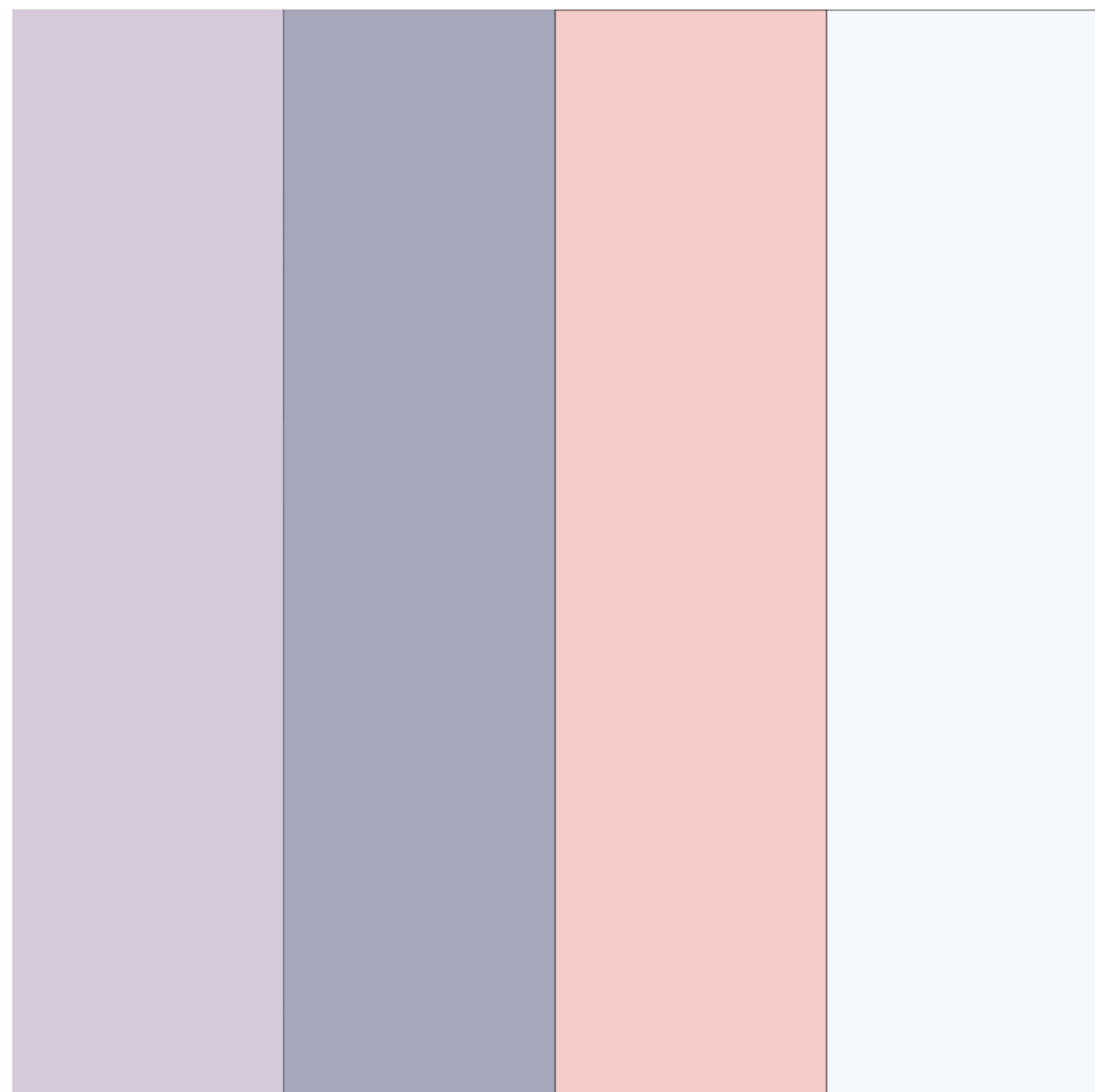
- Use of natural and adaptive plants
- High efficiency irrigation
- Bird-friendly fruit bearing trees
- Edible planting

AMENITIES:

- Variety of generous indoor and outdoor amenities shared between all residents
- Family-friendly amenities including play pad, edible planting, barbecue areas, gym and social lounges
- Pet-friendly amenities including dog-run and pet spa



MATERIAL PALETTE

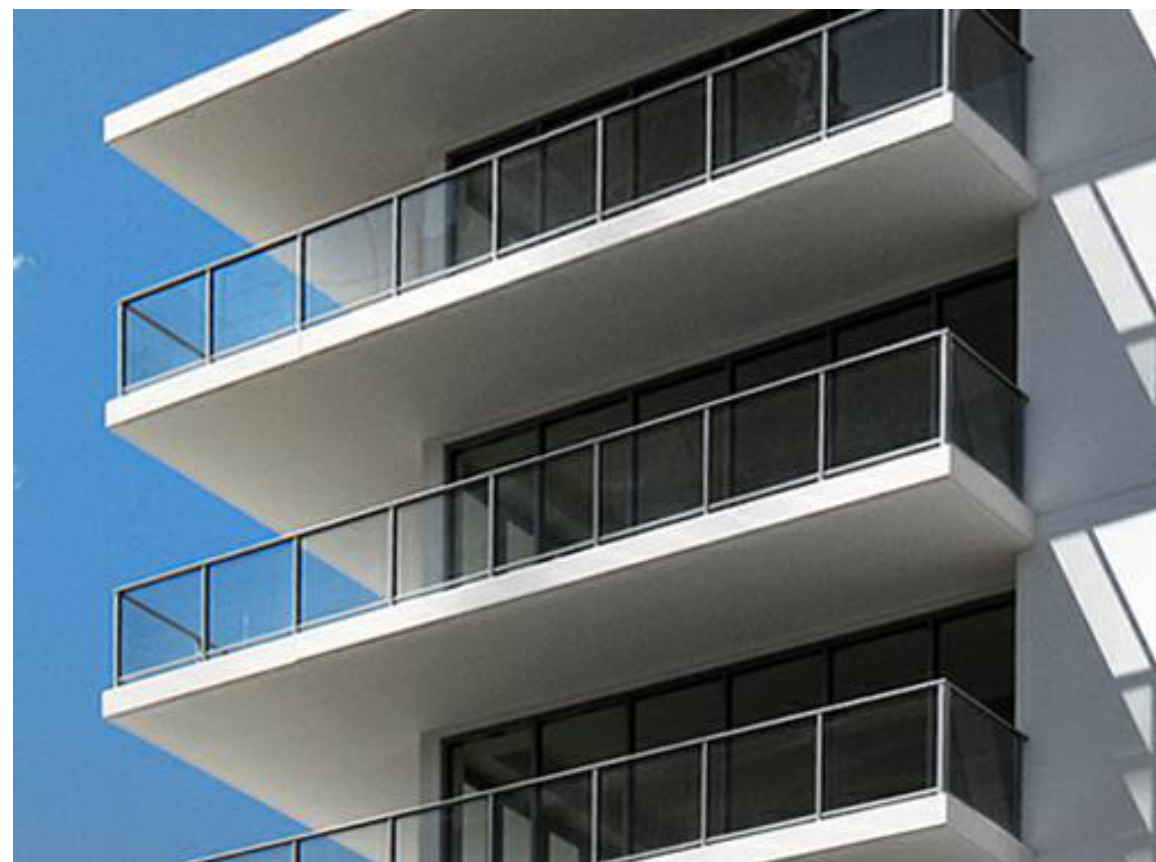


1 Aluminum metal panels with varying sheens to reflect natural metal finishes

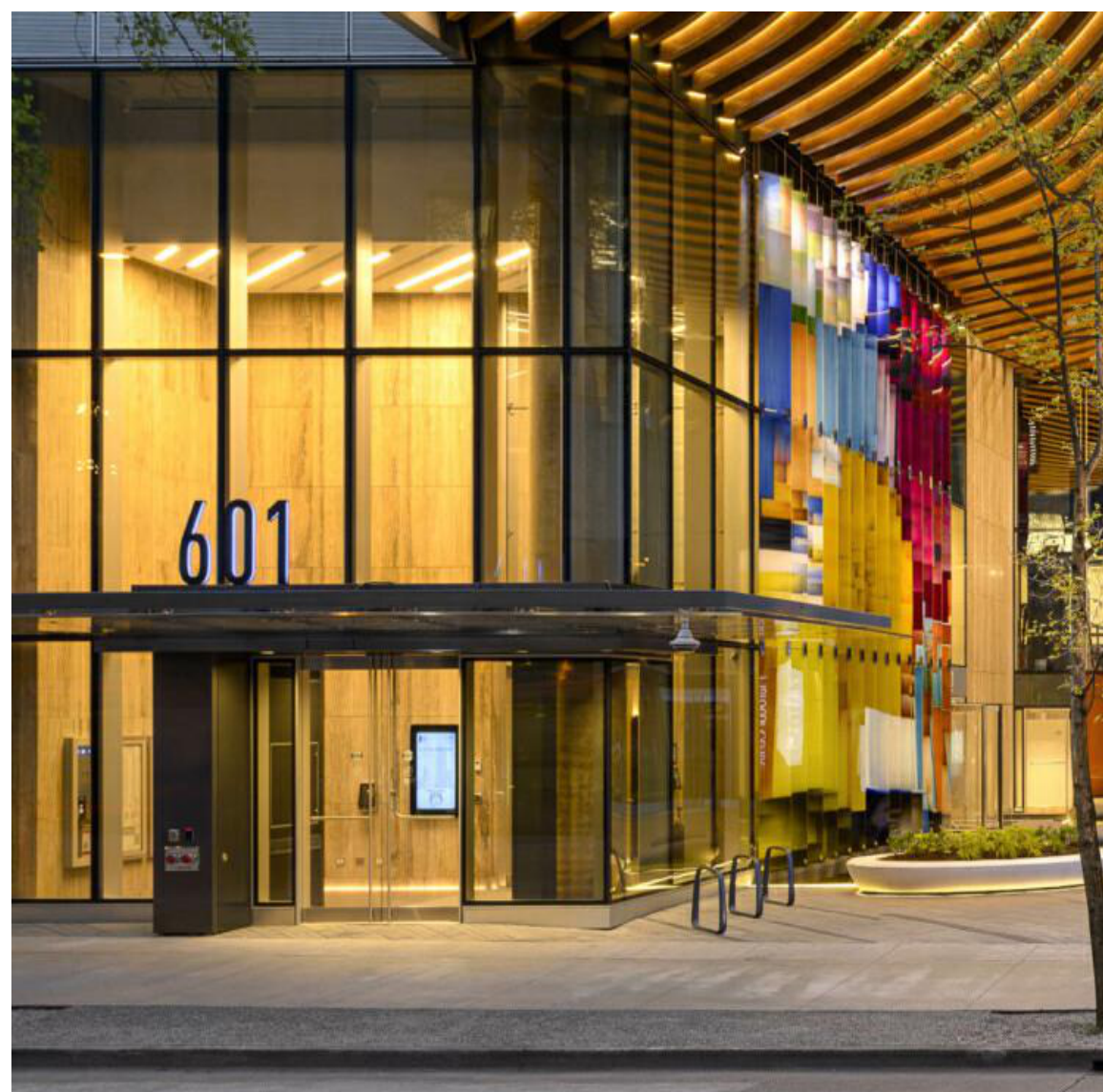
- Copper
- Zinc
- Stainless Steel
- Aluminum



2 Window wall with charcoal mullions



3 Glass guard with aluminum railing



4 Curtain wall glazing with copper mullions



CONTEXTUAL FIT





ARRIVAL EXPERIENCE



SCULPTED ROOFTOP AMENITY



SENSE OF SCALE

Design Concept

Landscape design for the Beach Hotel is lead by organic forms and natural materials found by the ocean.

Curved planting beds and irregular paving mimic waves on the shore and draw people into a small plaza with seating near the entrance. Undulating walls around the plaza offer opportunities for seating and lights set within illuminate the space at night.

Thoughtfully placed native and adaptive plants, and feature trees are reminiscent of Vancouver's beaches and BC's shorelines.

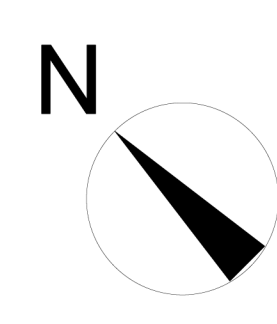
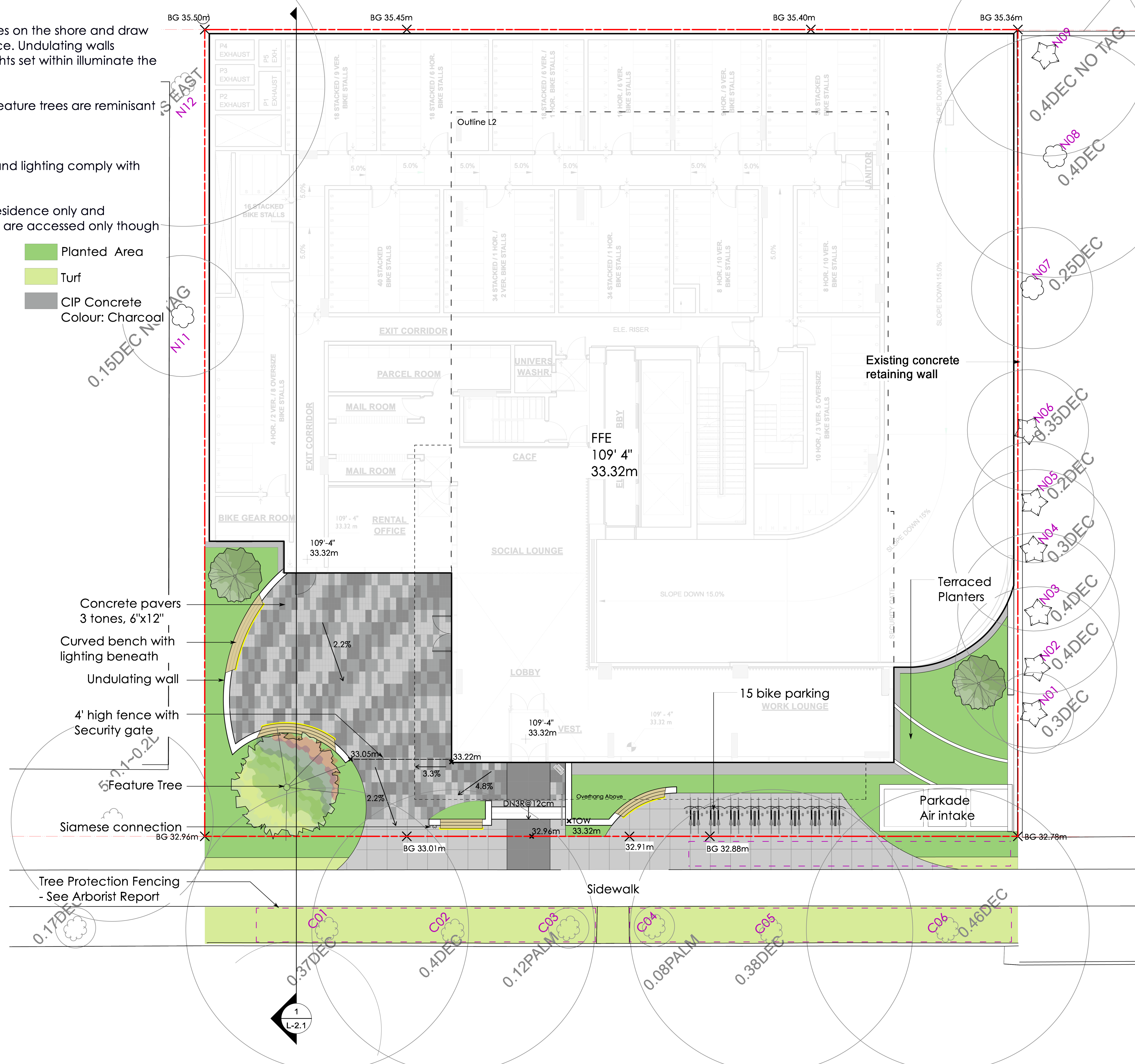
CPTED

Level 1: Low planting, direct sightlines, wide pathways and lighting comply with CPTED principles.

Level 2: The amenity deck is a semi-private space for residence only and accessed by a secured gate and fence. Private patios are accessed only through individual units.



- Planted Area
- Turf
- CIP Concrete
Colour: Charcoal



| | | |
|------|------------|---------------|
| 2 | 2023-03-03 | For UDP |
| 1 | 2022-11-23 | For Re-zoning |
| no.: | date: | item: |

Revision:

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102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
F:604.684.0577
www.dk.bc.ca

Project:
**1055 Harwood St.
Vancouver, BC**

| | |
|----------------|--------------|
| Draw by: | JC |
| Check by: | SV |
| Date: | Mar 03, 2023 |
| Scale: | 1/8" = 1'-0" |
| Drawing Title: | |

**Level 1
Landscape Plan**

| | |
|--------------|-------|
| Project No.: | 22085 |
| Sheet No.: | |

PLANT LIST

Trees

| SYMBOLS | NUMBER | BOTANICAL NAME | COMMON NAME | SIZE/SPACING |
|---------|--------|---------------------------|------------------|--------------|
| | 4 | Amelanchier alnifolia | serviceberry | |
| | 2 | Arbutus unedo | strawberry tree | |
| | 3 | Cornus kousa | Japanese dogwood | |
| | 1 | Malus x domestica | Apple | |
| | 1 | Prunus serrulata 'Kanzan' | flowering cherry | |

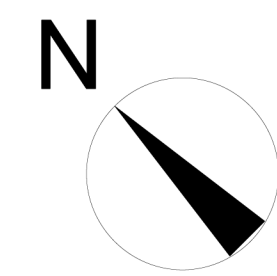
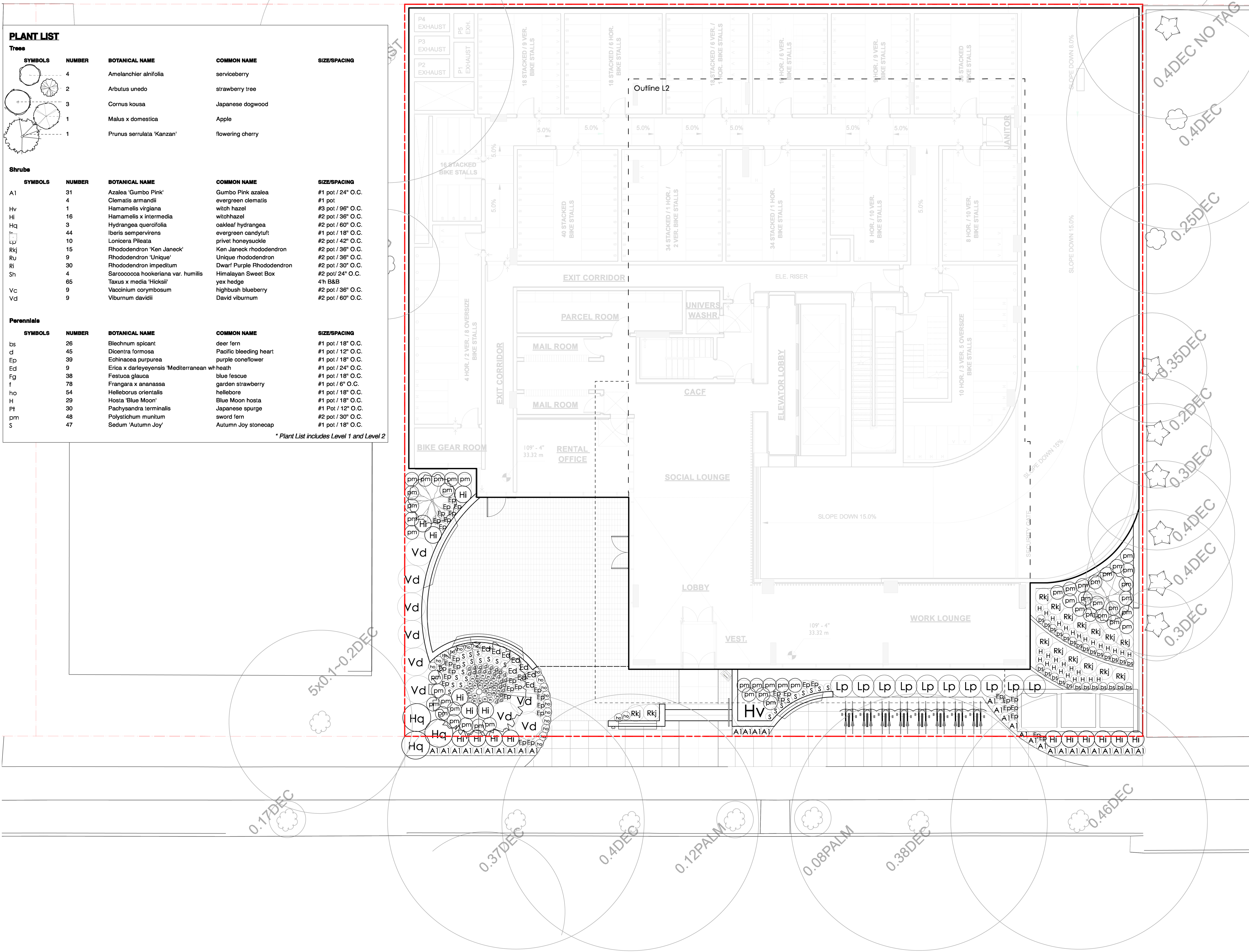
Shrubs

| SYMBOLS | NUMBER | BOTANICAL NAME | COMMON NAME | SIZE/SPACING |
|---------|--------|------------------------------------|---------------------------|-------------------|
| A1 | 31 | Azalea 'Gumbo Pink' | Gumbo Pink azalea | #1 pot / 24" O.C. |
| Hv | 4 | Clematis armandii | evergreen clematis | #1 pot |
| Hh | 1 | Hamamelis virginiana | witch hazel | #3 pot / 36" O.C. |
| Hh | 16 | Hamamelis x intermedia | witch hazel | #2 pot / 36" O.C. |
| Hq | 3 | Hydrangea quercifolia | oakleaf hydrangea | #2 pot / 60" O.C. |
| Hc | 44 | Iberis sempervirens | evergreen candytuft | #1 pot / 18" O.C. |
| Lc | 10 | Lonicera Pileata | privet honeysuckle | #2 pot / 42" O.C. |
| Rkj | 15 | Rhododendron 'Ken Janek' | Ken Janek rhododendron | #2 pot / 36" O.C. |
| Ru | 9 | Rhododendron 'Unique' | Unique rhododendron | #2 pot / 36" O.C. |
| Ri | 30 | Rhododendron impeditum | Dwarf Purple Rhododendron | #2 pot / 30" O.C. |
| Sh | 4 | Sarcococca hookeriana var. humilis | Himalayan Sweet Box | #2 pot / 24" O.C. |
| Vc | 65 | Taxus x media 'Hicksii' | yew hedge | 4h B&B |
| Vd | 9 | Vaccinium corymbosum | highbush blueberry | #2 pot / 36" O.C. |
| Vd | 9 | Viburnum davidii | David viburnum | #2 pot / 60" O.C. |

Perennials

| SYMBOLS | NUMBER | BOTANICAL NAME | COMMON NAME | SIZE/SPACING |
|---------|--------|---|------------------------|-------------------|
| bs | 26 | Blechnum spicant | deer fern | #1 pot / 18" O.C. |
| d | 45 | Dicentra formosa | Pacific bleeding heart | #1 pot / 12" O.C. |
| Ep | 39 | Echinacea purpurea | purple coneflower | #1 pot / 18" O.C. |
| Ed | 9 | Erica x darleyeyensis 'Mediterranean wh | heath | #1 pot / 24" O.C. |
| Fg | 38 | Festuca glauca | blue fescue | #1 pot / 18" O.C. |
| f | 78 | Frangaria x ananassa | garden strawberry | #1 pot / 6" O.C. |
| ho | 54 | Helleborus orientalis | hellebore | #1 pot / 18" O.C. |
| H | 29 | Hosta 'Blue Moon' | Blue Moon hosta | #1 pot / 18" O.C. |
| Pt | 30 | Pachysandra terminalis | Japanese spurge | #1 Pot / 12" O.C. |
| pm | 48 | Polystichum munitum | sword fern | #2 pot / 30" O.C. |
| s | 47 | Sedum 'Autumn Joy' | Autumn Joy stonecrop | #1 pot / 18" O.C. |

* Plant List includes Level 1 and Level 2



2 2023-03-03 For UDP
 1 2023-01-18 For Coordination
 no.: date: item:

Revision:

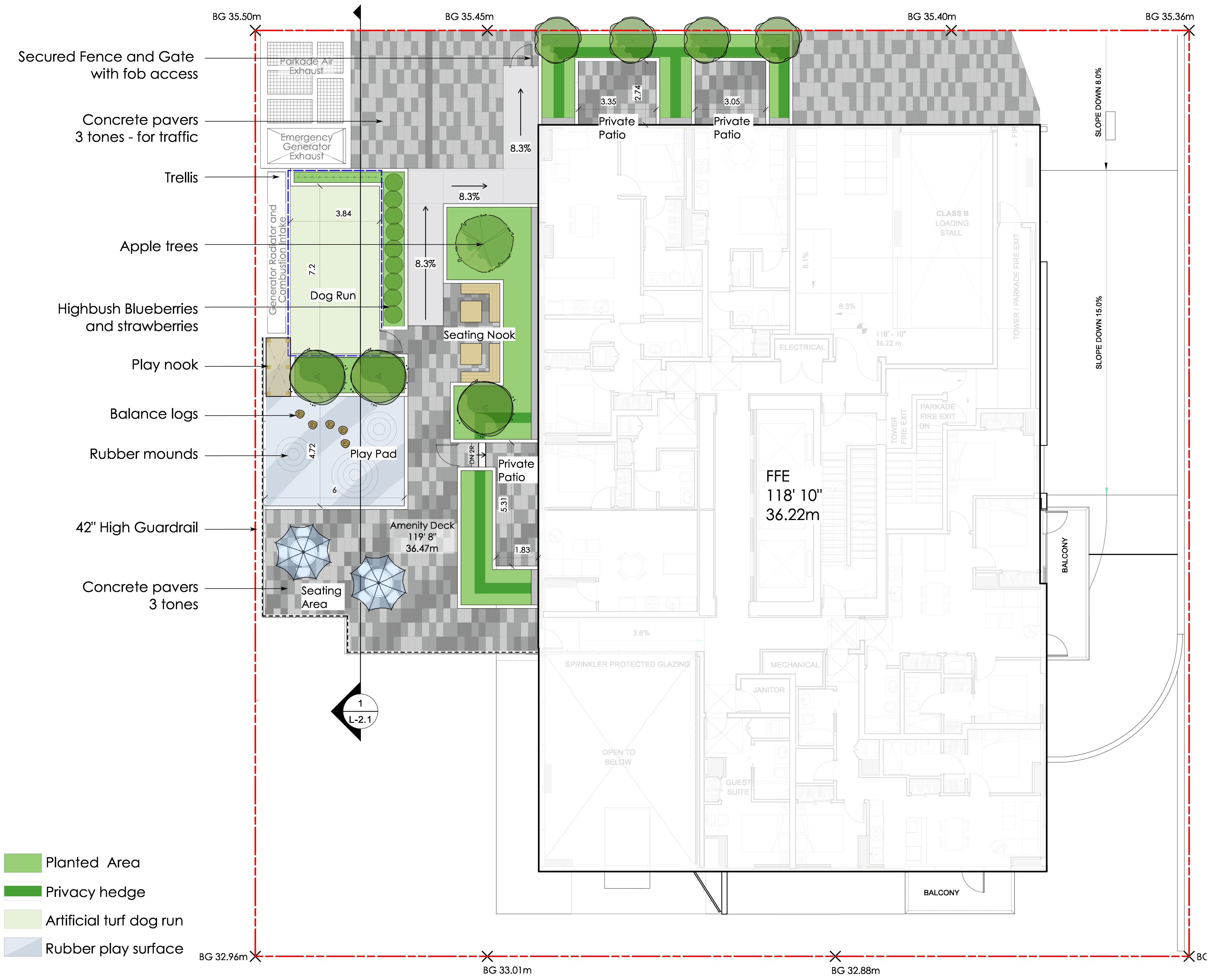
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Project:
**1055 Harwood St.
 Vancouver, BC**

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 Check by: SV
 Date: Mar 03, 2023
 Scale: 1/8" = 1'-0"
 Drawing Title:

**Level 1
 Planting Plan**

Project No.:
22085
 Sheet No.:



- Planted Area
- Privacy hedge
- Artificial turf dog run
- Rubber play surface

| | | |
|------|------------|---------------|
| 2 | 2023-03-03 | For UDP |
| 1 | 2022-11-23 | For Re-zoning |
| no.: | date: | item: |

Revision:

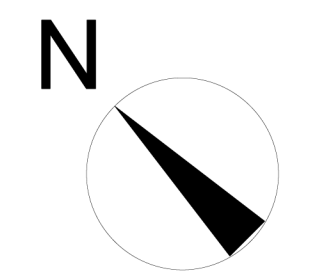
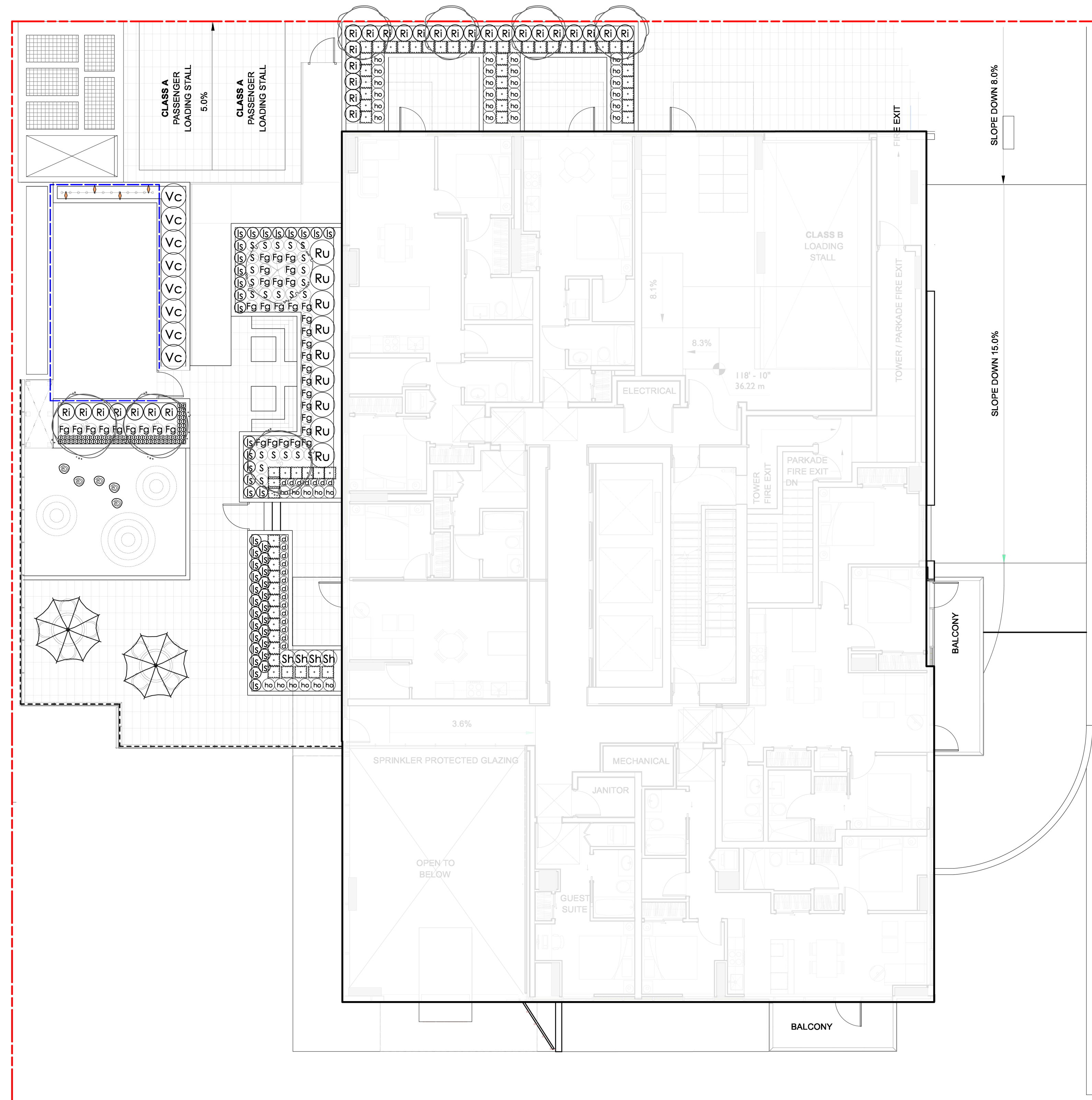
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Project:
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 Drawing Title:

**Level 2
 Landscape Plan**

Project No.:
 22085
 Sheet No.:



1 2023-03-03 For UDP
 no.: Date: Item:

Revision:

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Project:
**1055 Harwood St.
 Vancouver, BC**

Draw by: JC
 Check by: SV
 Date: Mar 03, 2023
 Scale: 1/8" = 1'-0"
 Drawing Title:

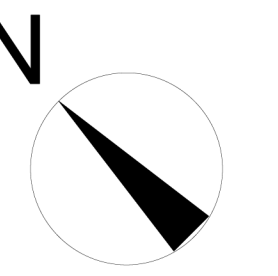
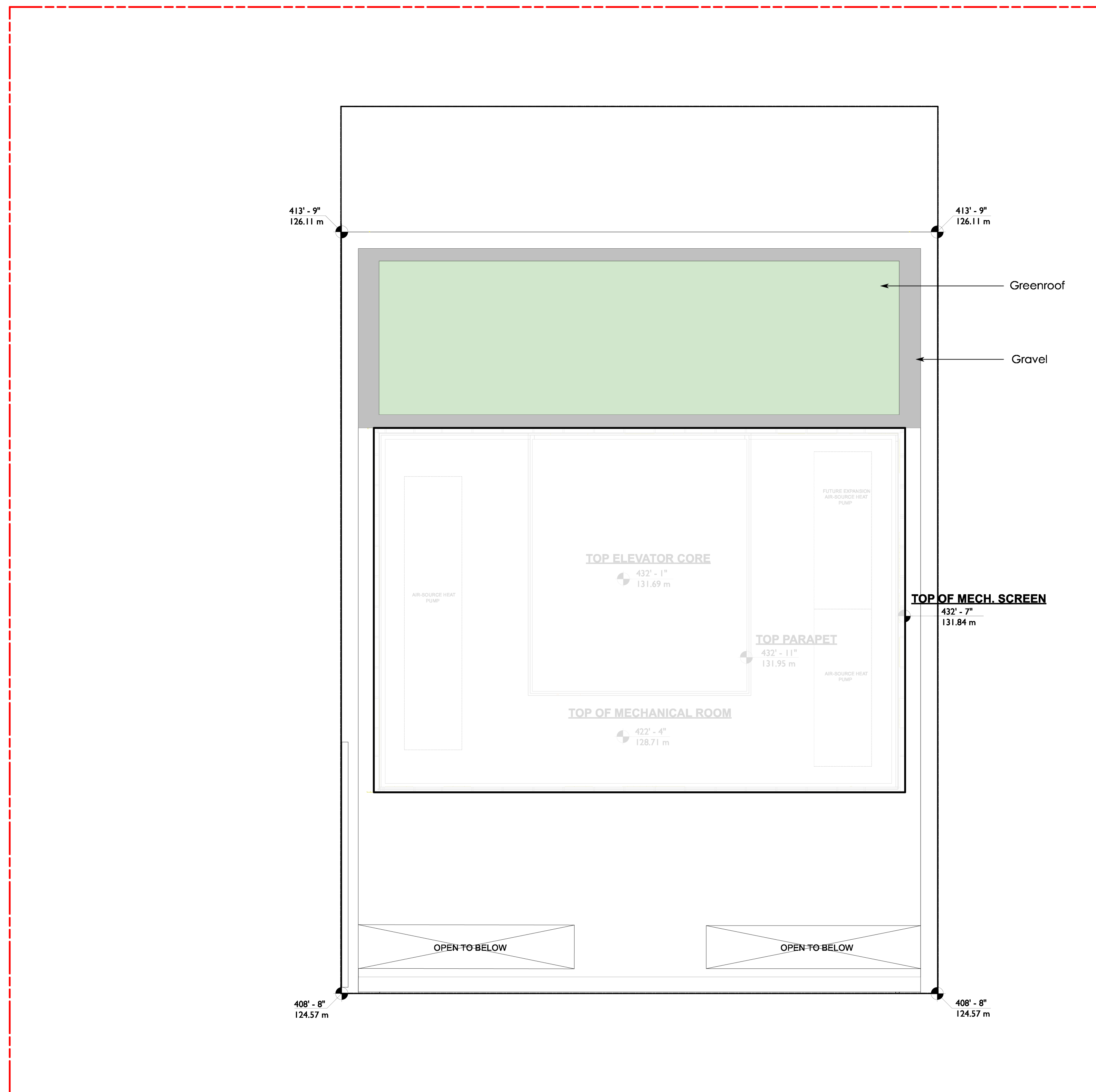
**Level 2
 Planting Plan**

Project No.:
22085

Sheet No.:



Sedum Greenroof
Supplier: Next Level stormwater management



| | | |
|------|------------|---------------|
| 2 | 2023-03-03 | For UDP |
| 1 | 2022-11-23 | For Re-zoning |
| no.: | date: | item: |

Revision:

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Project:

1055 Harwood St.
Vancouver, BC

Draw by: JC

Check by: SV

Date: Mar 03, 2023

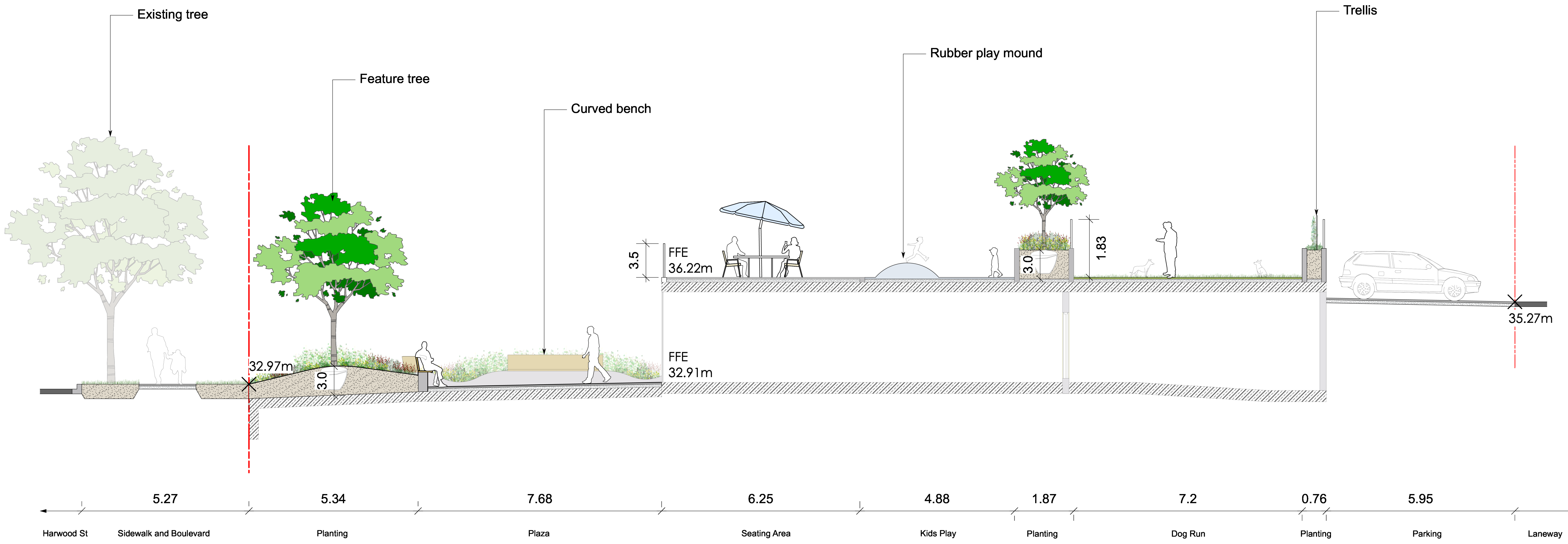
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Drawing Title:

**Level 33
Landscape Plan**

Project No.:
22085

Sheet No.:



2 2023-03-03 For UDP
 1 2022-11-23 For Re-zoning
 no.: date: item:
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Project:
1055 Harwood St.
Vancouver, BC

1
 L-1.1
 L-1.2
 Section through ground level plaza and L2 amenity deck

Draw by: JC
 Check by: SV
 Date: Mar 03, 2023
 Scale: 1/8" = 1'-0"
 Drawing Title:

Sections

Project No.:
22085
 Sheet No.: