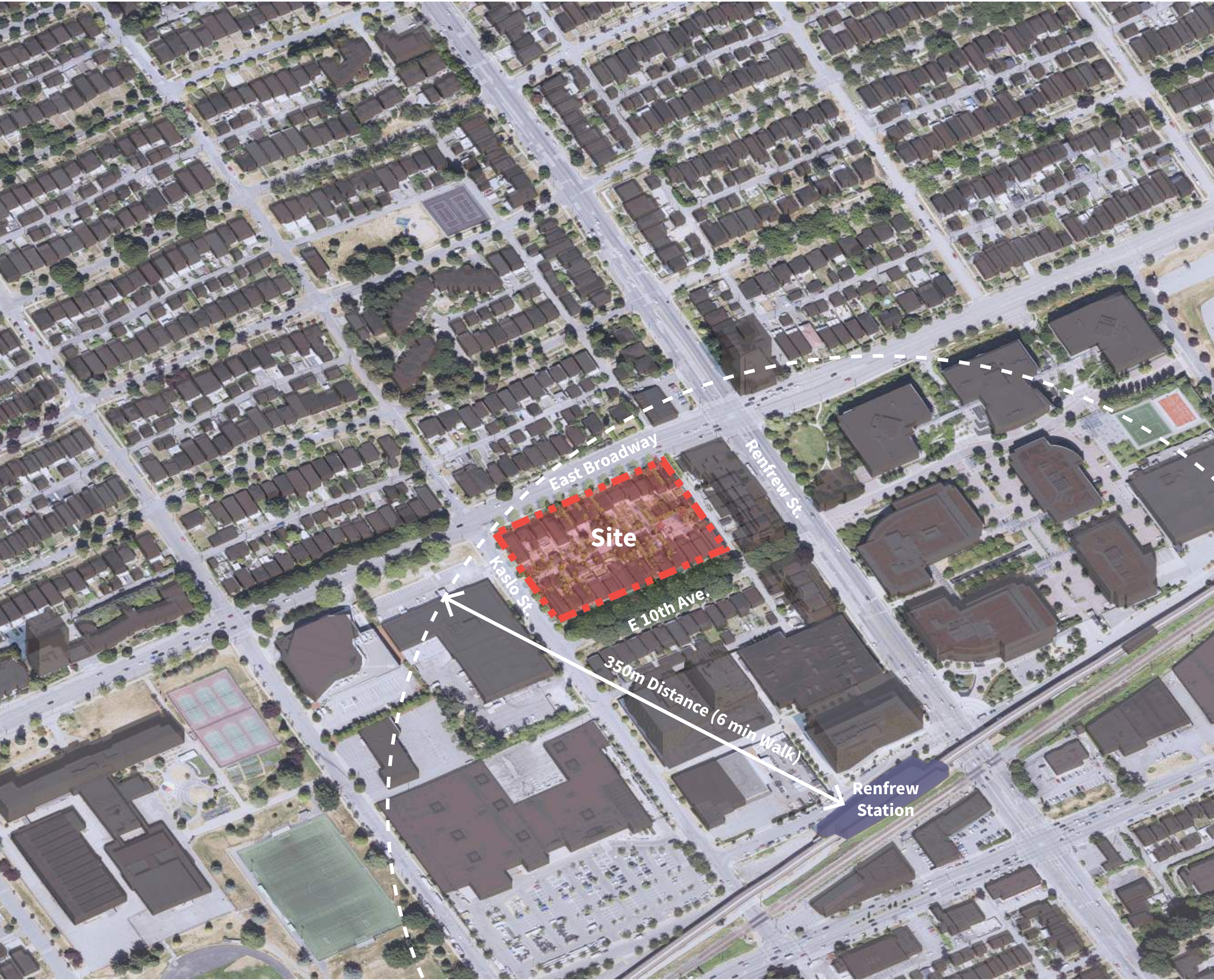


Design Rationale

Site Context Analysis

The project site is located at the intersection of East Broadway and Kaslo Street, approximately a six-minute walk (within 350 meters) from Renfrew Station. Its Proximity to the Sky Train provides excellent access to public transit and makes it a strategically suitable location for higher-density residential development. As Vancouver continues to expand its residential areas along major transit corridors, this neighbourhood is anticipated to experience further growth and intensification. The site's location within this evolving urban fabric presents a strong opportunity to contribute to a more vibrant, transit-oriented community.



Future Neighbourhood as per Rupert & Renfrew Station Area Plan

The surrounding neighbourhood is planned to evolve into a higher-density urban area under the Rupert and Renfrew Station Area Plan. The plan envisions building heights of up to 26, 40 and 45 storeys for residential and mixed use projects, supporting the city's goal of creating more compact, transit-oriented communities. In addition, nearby large and unique sites, employment land is planned and they are permitted to reach up to 30 storeys. Within this framework, the project site itself is allowed a maximum building height of 45 storeys, aligning with the broader vision for intensification and growth in the area.



Design Rationale

Potential Building Height and Location

The image below illustrates a conceptual visualization of how future towers may be developed in the neighbourhood based on the maximum permitted height and designated land uses as per Rupert and Renfrew Station Area Plan, overlaid with the existing building fabric. The project itself is envisioned as a four-tower development, organized into multiple subdivided phases to ensure a cohesive yet adaptable approach to the evolving urban context.



Schematic Image of the Project

Taller towers are located at north of the site and lower towers to the south of the site. The signature tower is at the northeast phase, along Broadway. At grade, the north towers include commercial spaces with small entrances and opportunities for outdoor seating. The child daycare, located in the southwest, is in a tranquil area with the best solar access across the development.

