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**Site Context**

The project site is located at 3868 Rupert Street and is bound by 22nd Avenue to its North, 23rd Avenue to the South and a Lane along its Eastern edge. The site is 29,130 sq. ft. and is currently zoned C1 - Commercial. There is an existing single storey retail building which accommodates approximately half of the site with an at grade parking lot to the North side. The existing retail building on the site currently has a number of tenants who have established successful businesses at this location. The largest of which is Chong Lee Market which has been trading for over 20 years. The building they are currently located in is now over 50 years old. As part of this proposal the project would provide new commercial premises for these existing tenants which would help to continue and build on their success as established businesses in the area.

Renfrew Collingwood area is vibrant with a growing population and good community facilities; however housing affordability is a primary concern, as well as a supply of good quality rental accommodation. The business district located on the North side of Grandview Highway contains a large swathe of commercial businesses with high employment opportunities for the local area. Providing good quality affordable rental accommodation in the area is a key consideration in bolstering this local economy.

**Description of the Development**

This project will take into account these neighbourhood factors by providing appropriate up to date commercial premises for the existing tenants and providing good quality affordable rental accommodation for the locale. The Renfrew Collingwood area has great community facilities and a number of schools close by. With this in mind, over a quarter of the units will be 2 and 3 bedrooms for families.

We are proposing that the site is rezoned for a six storey building which accommodates one floor of commercial, five floors of market rental units above over two levels of underground parking. The project will follow the Rental 100 City Policy.

The area of the project is 104,667 SF, yielding an F.S.R. of 3.60. The project proposes six commercial retail units with specific size requirements ranging from circa. 670 SF up to 11,760 SF. Commercial entrances are located on Rupert Street. The Residential Lobby is positioned to the south side of the site at 23rd Avenue allowing for an uninterrupted commercial frontage. The project proposes 112 Rental Units on Levels 2-6 with over a quarter designated as 2+ bedroom family units. The average sizes meet the Rental 100 requirements with 1 beds at 570SF, 2 beds at 730SF and 3 beds at 937SF. We recognize there are good community facilities and schools in the area and our Client wants to provide a range of accommodation types which will appeal to a varied market of future tenants.

The site at 3868 Rupert Street is well served by public transit with frequent bus routes running North-South along Rupert Street and linking in to the business district to the North. There are two Sky train stations (Rupert and Renfrew) located within the vicinity of the site. It is also located on a designated bike route which connects into Vancouver's wider bike network.

**Form of Development**

This rezoning enquiry proposes a six storey massing for the site. At the 22nd Avenue and Rupert Street intersection, there is a three storey expression which steps up to four storeys with the upper two levels setback as the building extends along Rupert Street. Facing into the Lane, where the building returns along 22nd and 23rd Avenue, the massing is setback 35' to floors 3-6 to help reduce the scale of the building to the neighbouring properties to the East.

The building setbacks proposed are as follows:

- 2' to all frontages - Rupert Street, 22nd Avenue, 23rd Avenue and Lane.
- A three storey shoulder on 22nd Avenue and Rupert Street corner, with an 8' setback to the upper three levels.
- The building form transitions up Rupert Street with a 4 storey expression and upper two storeys are set back 8'.
- The upper set back of 8' wraps around both 22nd and 23rd Avenue frontages
- Along the Lane a 35' setback is maintained above L3

NOTES  
NO. DESCRIPTION

REVISIONS  
NO. DATE REMARKS

DESIGN RATIONALE

The building form is split into two volumes that are treated in contrasting tones of dark and light. A break is created in the building length between the two volumes highlighting the commercial lobby at grade and also reducing the scale of the project.

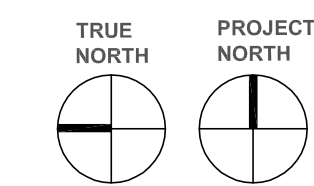
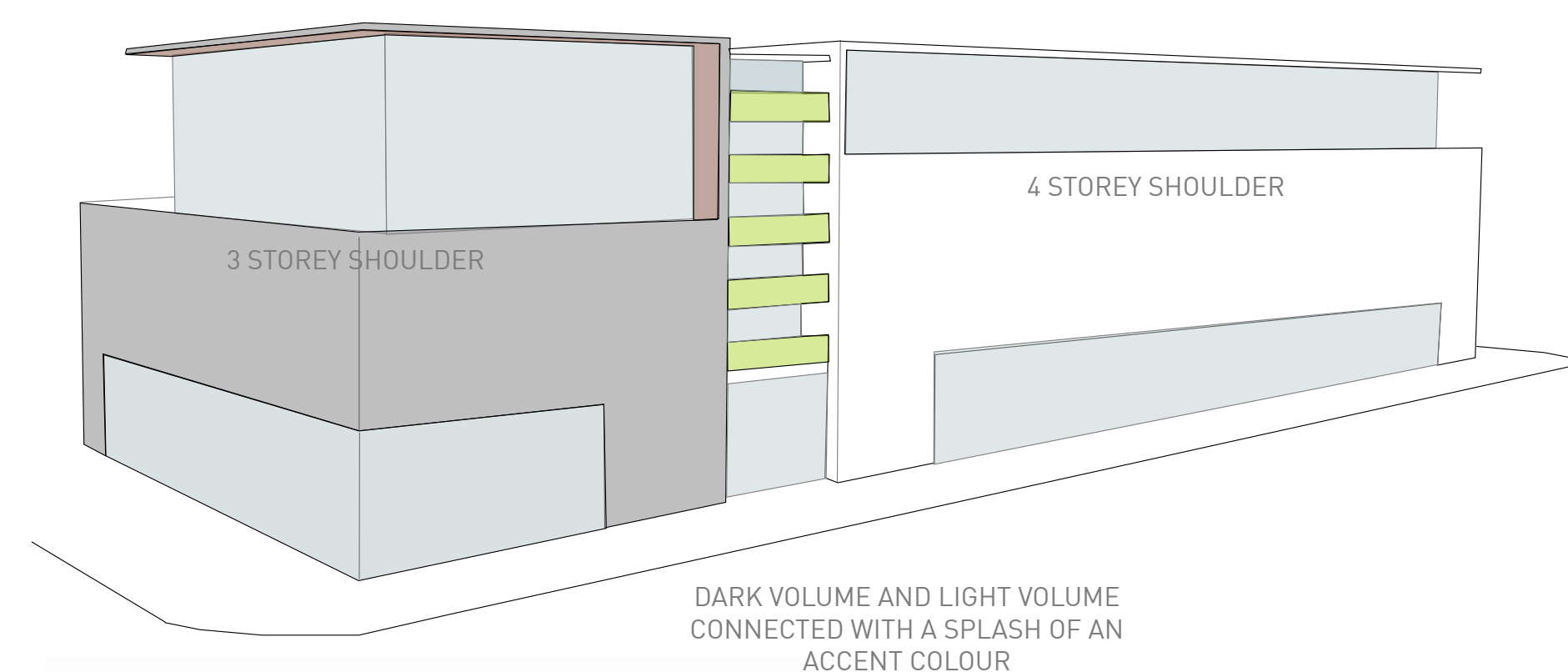
The 'break' element is highlighted with a vertical splash of colour to the balconies located on the floors above. A frame wraps up the building on each side of the break to form a feature canopy along both buildings. The canopies are lined in a wood effect panel on the underside to add some warmth to the project colour palette. The massing located on 22nd Avenue is expressed as a three storey form with set back upper floors. The massing steps up along Rupert Street with the grade to form a four storey expression with upper floors set back.

The commercial floor is treated in storefront glazing, maximizing the openness of the commercial units at grade. The residential floors above, are treated in brick and cementitious panel, with vinyl windows punched into the elevations in a playful pattern to generate an element of fun to the façade. The brick treatment extends down to grade at the corners of the site to provide a strong base to the podium.

Along the Lane, the building edge consolidates all the service elements of the project allowing the glazed Rupert Street commercial frontage to be uninterrupted. The parkade entry ramp is located on the Lane to the rear of the site, at the junction of the East-West Lane. There are two floors of parking, the first accommodates the commercial parking stalls, bike storage and service rooms. There is also a commercial elevator and convenience stair that brings visitors out to Rupert Street. The lower floor is for residential parking and additional bike storage and bulk storage. The proposed layout meets the Vancouver parking bylaw requirements.

The residential lobby is located on the quieter 23rd Avenue, away from the commercial frontage. A generous welcoming residential lobby area is provided with a separate mail room and building manager's office. This area of the building also provides a buffer to 23rd Avenue from the loading and garbage areas which are located further North on the Lane. The Lane edge is softened with vertical wood posts and planting.

The required building setbacks allow the project an opportunity for a landscaped perimeter on all street frontages. In addition to the landscaped perimeter at grade, each apartment has a good sized balcony or roof terrace providing valuable outdoor space for residents. At Level 3, an Amenity Lounge and Roof Terrace is located at the South East corner. An additional Amenity lounge is located at Level 2 close to the elevators which is located adjacent to the larger outdoor roof terrace proposed over the commercial floor. This area is landscaped to provide a variety of spaces that will appeal to users of all age groups in the building.



3868 RUPERT STREET  
VANCOUVER

MIXED USE PROJECT  
COMMERCIAL & RESIDENTIAL

DATE APRIL 4TH 2016  
DRAWN BY CM  
CHECKED BY AB  
SCALE

JOB NUMBER 1551