DESIGN RATIONALE

The Client – Beulah Garden Home Society (BGHS)

BGHS has established itself over the past sixty years as one of the Lower Mainland’s successful non-profit organization offering a variety of Affordable Housing, Independent Living accommodation and residential care.

The proposed building is planned as part of expansion of BGHS senior housing. It could be described as Affordable Market Housing for Seniors. By maximizing the potential of the currently under-utilized site the project will will address the need for senior housing within the community.

Residents of the new building will be involved in the campus life and will be able to take advantage of recreational, social and religious activities already being provided.

Context & Neighbourhood Character

The site, owned by BGHS, is located in the middle of 3300 Block on East 4th Avenue between Rupert and Cassiar Streets. The north and west properties are bordered by existing lane with single-family homes. Immediately to the east are single-family homes, two story homes in height with roof forms on top. The south property is a 4 storey Assisted Living Building at the corner. The west property is a 4 storey Assisted Living Building, 4 storey Independent Living (86 units) at 3555 East 5th St, 5 storey Independent Living (68 units) at 3579 Cassiar St, 3 storey Cedar and 4 storey 44 units Independent Living Residences at 2050 Rupert. The site is also currently zoned for an 8 storey senior residence on Rupert immediately to replace the existing 4 storey older building in the future. Services as well as large open parks are within a few minutes walk. The site currently has two existing single-family homes, and 4 duplexes in need of replacing due to deteriorating conditions, all owned by BGHS. Parking is currently limited along the street and to the north.

The Project

This proposal provides a total of 54 senior residences. The multi-family residential building reduces in height, in response to the site slope and adjacent houses, from four-storey to a three-storey building with one level of underground parking.

Applicable Guidelines

This development proposes no change from the site RT-2 to CD and recommends the property be developed in a higher density multiple dwelling with FSR 1.45 on RM4 guidelines.

Site Planning

Creating an efficient design within the context of a significantly sloping site, while providing sunlight and ventilation is critical to the success of the design. The proposal will maximize the views from adjacent developments while also providing a buffer to the existing Beulah Garden buildings and addressing the City of Vancouver’s street plug off / access and prescribed roof form requirements as implemented in the proposed plan. The stepping of the massing and optimizing views from adjacent developments were also key considerations in the building design.

On the north, the stepped form design was requested of us from the City of Vancouver Planning Department. This classic roof form found in many European cities ties the building into the streetscape of a site. The sloping roof reflects the requirement for a 3 1/2 storey building. A significant slope challenges the site eastwards of up 22.3ft (6.8m), with the south-west corner being the high point and the north-east corner being the low point.

Topography

A significant slope challenges the site setbacks of up 22.3ft (6.8m), with the south-west corner being the high point and the north-east corner being the low point. The site has also a gradual slope down from the south-west corner towards the north-east corner along the east side.

Privacy and Open Spaces

Private windows of homes will face north and south. The ground-oriented primary window will face south and provide outdoor patio space. Other apartment units have large balconies. The roof deck provides additional outdoor amenity space.

Access and Circulation

The main lobby with the elevators and stair is accessed off East 4th Ave. The porte-cochere in senior oriented buildings provides usually covered drop-off area for the seniors to the ground floor. The porte-cochere is connected by a covered walkway to the underground parking. The porte-cochere expanse is accessed via a vehicular ramp at the north-east corner along the side at the 3rd level of the building will create another direct pedestrian entrance on the west side.

Safety

 Underground parking is to be gated and accessible by entry phone. Resident bicycle storage and electrical meter storage is within a secured area on the 1st level in the underground parking level below the sidewalk.

Front Yard

The proposed development adopts the same front yard setback of 7.3m as the adjacent single-family buildings to the east. This provision allows for extended outdoor patio and garden in front of the building. Proposed canopy above entrance will provide covered walkway from the sidewalk.

Side Yards

A 10.7 meter side yard setback is provided from the center of the lane. Terrace/landscaping will provide a calm and tranquil space for the ground floor family residences and enhance the buffer of landscaping between the single-family homes to the north. An exit route allows additional light to penetrate the grid and create visual break in the building’s massing.

Form and Character

The building form is intended to complement the residential character of the street and provide a transition to the neighbouring single-family. The sloping of the form with the massing emphasizes a layering of the massing and complements the site’s grade changes. Three-story massing elements articulate the main entrance at the lower apartment levels.

Exterior Walls and Finishing

Exterior walls are to be clad with a mix of fiber-cement panels, cedar siding and stucco cladding. The main body wall, to be clad in stucco, can be varied to different conditions. Cedar tones at overhead and entry canopy will add visual warmth to the building’s projects across the site.

Balconies

Balconies on the north and south elevations provide outdoor living space adjacent to the main indoor living spaces of the upper level apartments. The balconies are partly recessed and partly cantilevered and further articulate the building elevations.

Amenities

Amenities within the building designed to include a roof deck, providing outdoor gardening spaces. Other areas throughout the building that are to be used by seniors to gather and play games, have group meetings and socialize, and attend functions in a multipurpose room.

Landscape

Mature street trees along the East 4th avenue are part of this well-established neighborhood and are to be retained as important part of the foreground in this development. The landscaping has been designed to provide a buffer and enhance the private and semi-private spaces adjacent to the main building entrance. Ground floor units will be landscaped to incorporate the building entrance and patio spaces. Gardening and eating areas with urban agriculture are designed for this project.

Sustainability

The project is required to meet a LEED Gold certified rating. Features include storm-water retention, urban agriculture, and specific building elements and mechanical systems with indoor air quality considerations to be further analyzed by Environmental Considerations to be finalized at the design stage. Co2 Consultants will analyze the project and will be responsible for this study.

Affordability

The project is a senior rental building that is to be owned and operated by the BGHS.

Designation

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- *stepping down* form in response to the sloping site
- intermediate roofs in relation to existing single family
- varied materials
- generous bay windows
- landscape integration

**UNIFORM DORMER ELEMENTS**

**MANSARD ROOF WITH GALVANIZED STEEL STANDING SEAM ROOF**

**4-STOREY MASSING AS A MANSARD ROOF WITH DORMERS**

**STEPPING MASSING**

**MASSING BREAK**

**OUTDOOR AMENITY - ROOF DECKS / VIEWS**

**MANSARD ROOF WITH GALVANIZED STEEL STANDING SEAM ROOF**