

TRILLIUM DEVELOPMENTS LTD.

ALAMEIN

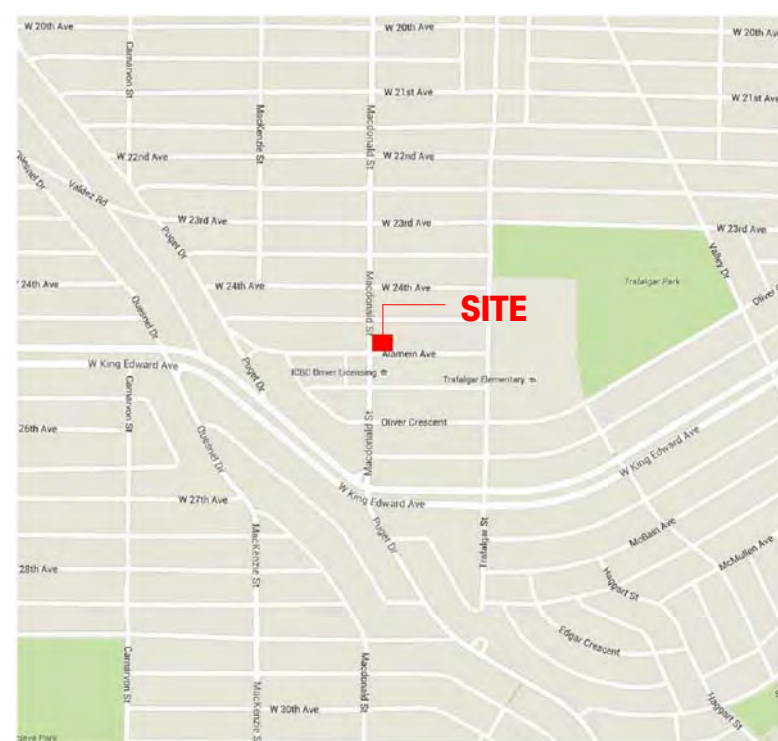
4066 Macdonald Street and 2785 Alamein Ave.



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No.	Date	Revision Notes
A	15/03/2016	ISSUED FOR REZONING

CONTEXT PLAN



PROPERTY INFORMATION

Legal Description:
LOT D, PLAN LMP 18548 AND LOT 14, PLAN 4456,
BOTH OF BLOCK 1, DISTRICT LOT 139, NWD

Civic Addresses:
Lot D: 4066 Macdonald St.
Lot 14: 2785 Alamein Ave.

DESIGN RATIONALE

Purpose of the Proposed Rezoning
The properties are currently a contiguous Comprehensive Development CD-1 (328) parcel permitting various neighbourhood retail uses, as well as multi-family dwellings. Maximum permitted density as per the existing zoning bylaw is 0.703 FSR. The corner lot, fronting onto Macdonald and Alamein Streets, is improved with a single storey motor vehicle repair shop. The interior Alamein lot is improved with an older 1.5 storey, single-family dwelling which appears to be near the end of its useful economic life. The two properties are located within the 'small local shopping area' as identified in the Arbutus Ridge/Kerrisdale/Shahghnessy (ARKS) Community Vision document. The Macdonald and Alamein intersection contains various neighbourhood commercial uses at all four corners, with remainder of the neighbourhood being single-family in nature.

The proposed project involves a rezoning and redevelopment of two contiguous parcels into a mixed-use building and a residential duplex. A three storey building, containing ground level neighbourhood retail use with six family oriented townhomes above, is to front Macdonald Street. East of this building, and separated by a shared courtyard, would be a residential duplex. The duplex has been designed so that it serves as a transition between the mixed use form to the west and existing single-family form to the east. The buildings will be constructed over a single storey underground parkade that would be accessed off of the lane.

PROJECT DESCRIPTION

This proposal was developed to meet the vision of the Arbutus Ridge/Kerrisdale/Shahghnessy (ARKS) Community Vision which was approved by council in 2005. In particular the proposed development seeks to further develop the existing MacDonald and Alamein neighbourhood hub by providing a high quality, small scale mixed use development that enhances the existing urban fabric as specifically identified within the ARKS Community Vision.

This application seeks to rezone an existing CD-1 to accommodate for additional density and a mix of residential and commercial uses.

The proposed development seeks to provide additional density (1.35 FSR) on the site while providing a transition to the single family homes immediately east of the development. The project respects and enhances the established commercial frontage of Macdonald while providing additional housing and "eyes on the street" on this secondary arterial roadway. A north/south courtyard separates off the Macdonald fronting mixed use building from the duplex form residential building which abuts the eastern property line which adjoins neighbouring RS-1 housing.

In total, the proposed development contains up to three commercial units and eight residential units, six of which front on Macdonald. All buildings are set upon a single storey of underground parking which contains a total of 19 parking spaces (4 commercial, 15 residents). An additional commercial accessible parking space is provided at grade off the lane as a commercial class B loading space.

PROJECT TEAM

OWNER/DEVELOPER
TRILLIUM DEVELOPMENTS LTD.
104-1525 West 8th Avenue, Vancouver BC V6J 1T5
(604) 714.0914

ARCHITECT
SHIFT ARCHITECTURE INC.
Suite 200 - 1000 W 3 Street, North Vancouver, BC V7P 3J6
(604) 988.7501

LANDSCAPE ARCHITECT
DURANTE KREUK LTD.
102 - 1637 W 5th Avenue, Vancouver BC V6J 1N5
(604) 684.4611

SUSTAINABILITY CONSULTANT
E3 ECO GROUP INC.
1705 West 15th Street, North Vancouver, BC V7M 1T2
(604) 874.3715

DRAWING LIST

A0.00	COVER SHEET
A0.1A	ARKS COMMUNITY VISION
A0.1B	SUSTAINABILITY STRATEGY & LEED CHECKLIST
A0.1C	STREETSCAPES
A0.1D	AERIAL VIEWS
A0.1E	PERSPECTIVES
A0.1F	SHADOW STUDIES
A0.04	UNIT AREAS
A1.00	CONTEXT PLAN & IMAGES
A1.01	SITE PLAN
A2.01	PARKADE PLAN
A3.01	LEVEL 1
A3.02	LEVEL 2
A3.03	LEVEL 3
A3.04	ROOF PLAN AND BUILDING HEIGHTS
A4.01	EXTERIOR ELEVATIONS - WEST BUILDING
A4.02	EXTERIOR ELEVATIONS - EAST BUILDING
A5.01	BUILDING SECTIONS
FSR3.00	FSR SUMMARY
FSR3.01	FSR OVERLAY L1
FSR3.02	FSR OVERLAY L2
FSR3.03	FSR OVERLAY L3
T-01	TREE RETENTION & REMOVAL PLAN
L-1	LANDSCAPE CONCEPT

STATISTICS AND CALCULATIONS

Zoning Calculations

Site Area	Existing	or	Proposed
Existing	11440.3 sq. ft.	or	1062.8 sq. m.

Lot Coverage	Allowable	Proposed	Percent
Allowable	55% sq. ft.	6292.1 sq. ft.	N/A
Proposed	sq. ft.	sq. ft.	N/A

Setbacks	North	South	East	West
Allowable	N/A	N/A	N/A	N/A
Proposed	1.22m	0.69m	1.22m	0.61m

FSR	Allowable	Proposed
Allowable	1.35	15,444.3 sq. ft.
Proposed	1.35	15,444.1 sq. ft.

Amenity Exclusion	Allowable	Proposed
Allowable	N/A sq. ft.	sq. ft.
Proposed	sq. ft.	sq. ft.

Building Height	Allowable	Proposed
Allowable	3 Stories or	14.077m
Proposed	3 Stories and	46.184' or 14.077m

Area Summary	Units	Residential Area	Commercial Area	Gross Area	EXCLUSIONS				FSR AREA
					Amenity	Lobby	Walls	In-Suite Storage	
Level P1	8	13,746.0	2,006.6	5,552.9				319.2	5,233.7 sq. ft.
Level 2				5,617.2					5,617.2 sq. ft.
Level 3				4,593.2					4,593.2 sq. ft.
Totals	8	13,746.0	2,006.6	15,763.3				319.2	15,444.1 sq. ft.

Storage Summary	Units	Required Lockers	In Suite Storage	Storage In Rooms	Total Storage	Total
Total Number of Units	8	N/A	8	8	8	319

Balcony Summary	FSR Area	Allowable Balconies (12% FSR)	Proposed Balconies	Proposed Balconies (% FSR)	Level	Open Balconies	Enclosed Balconies	Total
FSR Area	15,444.1				Level P1			sq. ft.
Allowable Balconies (12% FSR)	1,853.3				Level 1			sq. ft.
Proposed Balconies	111.6				Level 2	111.6		111.6 sq. ft.
Proposed Balconies (% FSR)	0.7%				Level 3			sq. ft.
Total					Total	111.6		111.6 sq. ft.

Parking Summary

VEHICLES	Vehicle		Accessible		Small Car		Loading - Class A		Loading - Class B		Carshare	
	Required	Provided	Required	Provided	Maximum	Provided	Required	Provided	Required	Provided	Required	Provided
Residential	10	15			2							
Visitor							N/A	N/A	N/A	N/A	N/A	N/A
Commercial	5	6	1	1	1				1	1	N/A	N/A
Total Parking	15	21	1	1	3				1	1		

BICYCLES	Bicycle - Class A		Horizontal Stalls		Vertical Stalls		Lockers		Bicycle - Class B	
	Required	Provided	Minimum	Provided	Maximum	Provided	Required	Provided	Required	Provided
Residential	10	14	5	12	3		2	2	6	6
Commercial	1	1	1	1	0		0			
Total Parking	11	15	6	13	3		2	2	6	6

Project Title
ALAMEIN

4066 Macdonald St. - 2785 Alamein Ave.
Vancouver, B.C.



Client/Owner
Trillium Developments Ltd.

1525 W. 8th Ave.
Vancouver, B.C. V6J 1T5

Sheet Title
COVER SHEET

Drawn By
Reviewed by

Project Number
1509

Plot Date
2016/03/15

Issue Date
15/03/2016

Scale
1" = 1'-0"

Issue/Revision
A

Sheet Number

A0.00

ISSUED FOR REZONING - 15 MARCH 2016