

LEGAL DESCRIPTION:
Lots 19 & 20, Block 857, Plan VAP7737, District Lot 526 New Westminster

CIVIC ADDRESS: 458 and 476 West 41st Avenue
ZONING: RS-1 To Be Rezoned to CD

SITE AREA: 103' X 142' 14,626 SF
31m X 43m 1333m²

FSR	RESIDENTIAL	FSR
FSR PROPOSED	37,152	2.54

HEIGHT
6 Levels (63' / 19.2m from IBG)
Lanehouses (23.5' / 7.1m from IBG)

SET BACKS
West 41st Ave PL: 13' setback to Main Building edge
West 41st Ave. PL: 11' setback to Enclosed Balconies
Rear Lane PL: 4' setback to Lanehouses
Inside PL: varies 2'-0" - 7'-1"
West Lane PL: varies 0'-0" - 2'-0"

RESIDENTIAL	UNITS	GROSS FLOOR AREA			DEDUCTIONS			FSR AREA
		a	b	c = a + b	d	e	f = d + e	
Level		Suite Area	Internal Circulation	Gross Area	In-Suite Storage	Enclosed Balcony	Total Deductions	Net Area
Level 1	10	6,767	1,213	7,980	125	0	125	7,855
Level 2	12	8,348	794	9,142	125	212	337	8,805
Level 3	8	4,990	794	5,784	149	212	361	5,423
Level 4	8	4,990	794	5,784	149	212	361	5,423
Level 5	6	4,109	794	4,903	80	0	80	4,823
Level 6	6	4,109	794	4,903	80	0	80	4,823
TOTAL	50	33,313	5,183	38,496	708	636	1,344	37,152

RESIDENTIAL UNIT AREA	1 BED (E)	1 BED (J)	1 BED (D)	1 BED (B1)	1 BED (H)	1 BED (B)	1 BED (C)	1 BED (C)	1 BED (G)	1 BED (G)	2 BED (A)	2 BED (F)	2 BED (P)	LH 1 BED - E	LH 2 BED - D	LH 2 BED - C	LH 2 BED - A	LH 2 BED - B	TOTALS	TOTALS
	480	505	507	602 (INC EB)	566	543	617	668 (INC EB)	585	636 (INC EB)	896	843 (INC EB)	934	339+339= 678	99+793 = 892	440+478=918	428+484=912	434+464=898		Per Floor
Level 1	1			1				1						0.5		0.5	1.5	0.5	10	6,767.0
Level 2	1			1		2		1						0.5		0.5	1.5	0.5	12	8,348.0
Level 3		1		1				1	2										8	4,990.0
Level 4			1	1				1		3									8	4,990.0
Level 5					1				2										6	4,109.0
Level 6					1				2										6	4,109.0
Unit Type Totals	960	2,020	1,014	1,806	2,264	1,086	617	2,004	2,925	4,452	896	2,529	3,736	678	892	918	2,736	898		33,313
TOTAL	2	4	2	3	4	4	1	3	7	5	1	3	4	1	1	1	3	1	50	
	4%	8%	4%	6%	8%	8%	2%	6%	14%	10%	2%	6%	8%	2%	2%	2%	6%	2%	100%	100%

INC EB = INCLUDES 51SF EXTERNAL BALCONY

PARKING CALCULATION:				
PARKING	REQUIRED	PROVIDED		V.P.B.L. 4.5.B1
RESIDENTS	22	22		1 FOR EACH 125 SM = 28 SPACES
				AS THE SITE IS LOCATED CLOSE TO INTERSECTION WITH TRANSIT LINKS
				THE MIN. PARKING REQ IS 20% LESS = 22 RESIDENT SPACES
VISITORS	4	4		VISITOR SPACES = 7.5% OF NO. OF DWELLING UNITS (50) = 4 SPACES
CAR SHARE	0	0		
DISABLED	2	2		V.P.B.L. 4.8.4
				1 SPACE FOR 7 UNITS + 0.034 X REMAINING UNITS (43) = 1.4
TOTAL PARKING	28	28		2 HC SPACES

BICYCLE SPACE CALCULATION:			
TOTAL BICYCLE SPACES:			
1.25 SPACES PER UNIT	63	63	CLASS A LEVEL P1
6 SPACES FOR MIN. 20 UNITS	6	6	CLASS B P1 & MAIN ENTRANCE
TOTAL BICYCLE	69	69	

BALCONY AREA CALCULATION: AREA ALLOWED			
MAX BALC. AREA = NET RESIDENTIAL AREA X 8% =		2,972 SF	
MAX ENCLOSED BALC. AREA = 50% OF BALC. AREA PROVIDED =		1,290 SF	
PROPOSED:	OPEN	ENC. BALCONY	TOTAL
TOTAL	1,945	636	2,581

REZONING RATIONALE

The proposed site is currently zoned as single family RS-1. We are applying to rezone this to CD, in line with the CambieCorridor Guidelines and the Rental 100 Policy.. The site comprises of two lots which currently accommodates two single storey dwellings. This project follows the City of Vancouver's aim for increased density in this area and we are proposing a massing of six storeys, the two upper floors being set back along West 41st Avenue. The site is deep enough to also accommodate a row of two storey lane houses to the Southern edge of the site, and a landscaped courtyard between. This massing arrangement is consistent with other new developments in the area and also the Cambie Corridor design guidelines. The development is Rental 100 and we have proposed the reduced parking ratio, in line with City of Vancouver Parking Bylaw. We are also complying with the required setbacks as outlined by the CambieCorridor Guidelines. We are achieving 11'-0" to enclosed balconies and 13'-0" to the main frontage along West 41st which achieves the 10'-15'-0" guideline setback for this façade. This setback also allows a landscaped junction between the units at first floor and the pedestrian sidewalk, providing the opportunity for planting, patio spaces and privacy screening. We are achieving 24'-26' between the main building and the lane house units to the rear and a 4' setback from the Lane to allow for a landscaped edge.

DESIGN RATIONALE

The project proposes 50 units in total, a mix of 1 and 2 bedrooms and lane houses; all of which are rental suites and provide a varied range in unit size and layout to appeal to a wide market of potential tenants. The larger 2 bedroom units are located on the upper floors where the set back from West 41st occurs. The site is located in the community of Oakridge on a corner site on West 41st Avenue and an adjacent Lane, close to the main intersection of Cambie and 41st. This area has the commercial centre of Oakridge Mall and Oakridge Sky train station in its vicinity, a convenient location for local amenities and well served for the extensive public transit and cycle path network Vancouver has to offer.

The massing is designed as a series of volumes that 'float' above the lightweight lower floors. The top floor is then setback and a lightweight canopy floats above. This arrangement breaks down the six storeys to a scale that is appropriate for new developments in the area.

The design has a series of volumes; the main six storey block is divided into two 'framed' portions of apartments, one orientated North and one orientated South with a linear central corridor spanning between the stair cores to the East and West. The 'framed element' to the North façade is clad in charcoal brick and the upper lightweight floors that are setback above are treated in a contrasting white cement cladding panel system. The white cladding is also applied at low level and up each stair core to the East and West elevations. The volume which is orientated south is treated in charcoal brick to each gable elevation and a charcoal cement panel to the North façade. To soften and bring some warmth to the monochrome palette we have applied a faux wood panel system to the underside of the framed canopy soffit which also wraps down the façade at the upper floors. We have also used this material in a fixed panel application that is integrated into the enclosed balconies along West 41st Avenue.

The windows are vinyl framed and their arrangement is influenced by the application of colour. Where it is the light coloured panel, windows are punched on the façade in a regular pattern. Where the charcoal brick or charcoal cladding panels occur the windows are staggered and offset creating an interesting rhythm across the façade, whilst still maximising glazing to the apartments. The framed element which is orientated north sits above the courtyard space with an undercut of 2' created below so we have 26' setback between the lower levels of the main apartment block and the lane houses. This design move was taken to make the courtyard feel more spacious and the white cladding is used at these lower levels to achieve a more reflective light environment in this space. We have used a dark cladding on the reverse side of the lane houses along the South facing Lane frontage to contrast with the courtyard space and reiterate the frame concept into the lane house units. Touches of the faux wood panel are also applied to the lane house units to break up the monochrome treatment and echo the materiality of the main apartment block.

DRAWING LIST

- A0.00 PROJECT INFORMATION
- A0.01 SITE SURVEY/BGRADES
- A1.00 CONTEXT ELEVATIONS
- A1.01 SITE PHOTOS
- A1.02 SITE PLAN
- A2.00 LEVEL P1
- A2.01 LEVEL 1
- A2.02 LEVEL 2
- A2.03 LEVEL 3
- A2.04 LEVEL 4
- A2.05 LEVEL 5
- A2.07 ROOF PLAN + HEIGHTS
- A3.00 NORTH ELEVATION
- A3.01 EAST ELEVATION
- A3.02 SOUTH ELEVATION
- A3.03 WEST ELEVATION
- A3.04 LANEHOUSES ELEVATIONS
- A4.00 SECTION AA
- A4.01 SECTION BB
- A4.02 SECTION CC
- A5.00 UNIT LAYOUTS
- A5.01 UNIT LAYOUTS
- A5.02 UNIT LAYOUTS
- A5.03 UNIT LAYOUTS
- A6.00 SHADOW STUDY
- A7.01 LEVEL 1 FSR OVERLAY
- A7.02 LEVEL 2 FSR OVERLAY
- A7.03 LEVEL 3 FSR OVERLAY
- A7.04 LEVEL 4 FSR OVERLAY
- A7.05 LEVEL 5 FSR OVERLAY
- A7.06 LEVEL 6 FSR OVERLAY
- 13058- L1 LANDSCAPE PLAN
- 13058- L2 LANDSCAPE SECTIONS



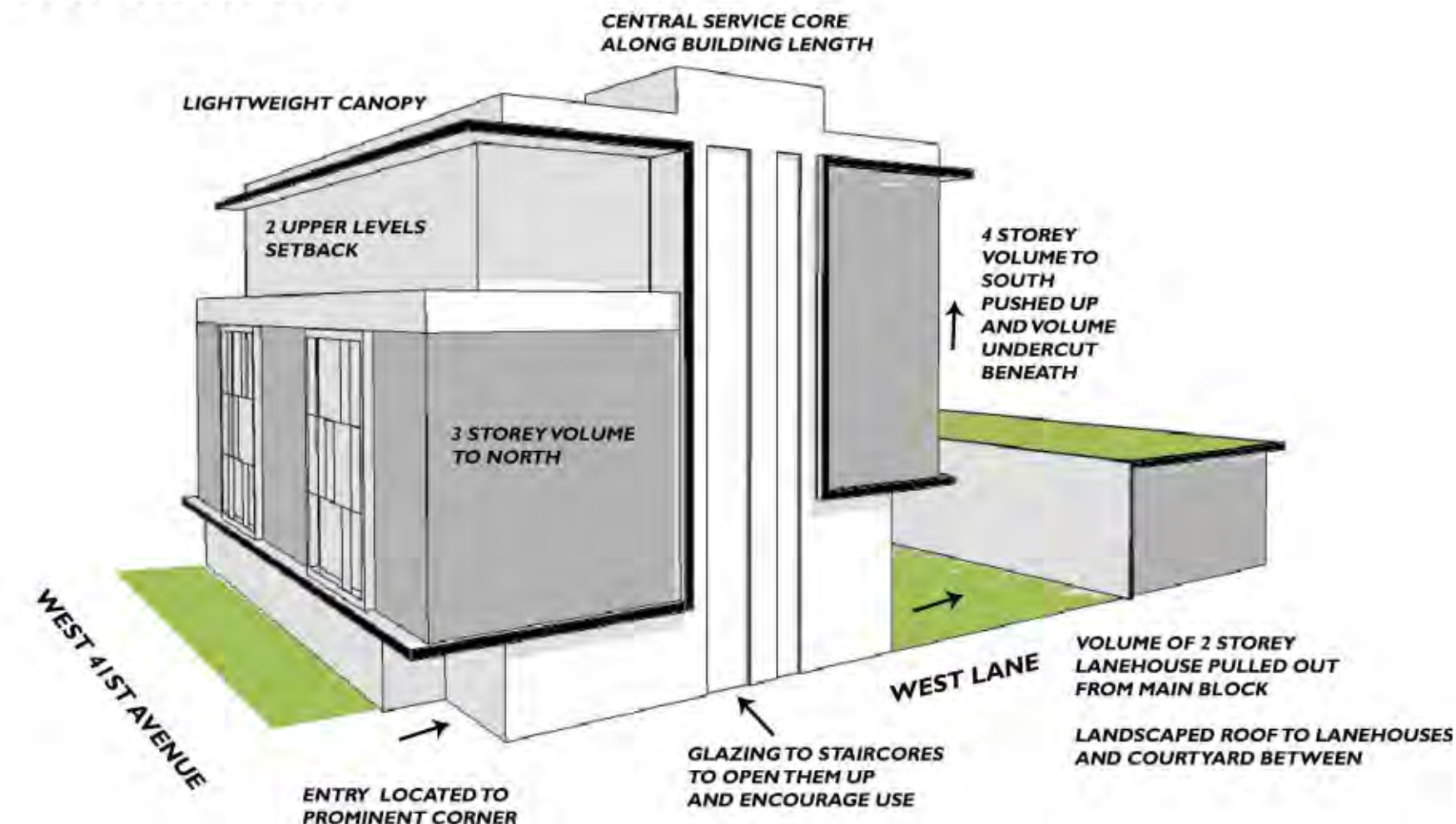
■ GBL ARCHITECTS INC.
140 - 2034 WEST 11TH AVENUE
VANCOUVER, BC CANADA V6J 3C9
TELEPHONE 604 738 1156
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PLOT INFO.

SITE LOCATION DIAGRAM



DESIGN RATIONALE DIAGRAM



NOTES

NO. DESCRIPTION

REVISIONS

NO. DATE DESCRIPTION

458 WEST 41ST AVENUE

PROJECT INFORMATION

DATE: SEPT 2013
DRAWN BY: CN
CHECKED BY: AB
SCALE: NTS
JOB NUMBER: 1284

A-0.00