5019-5039 PAYNE STREET



View from the South Along Payne Street

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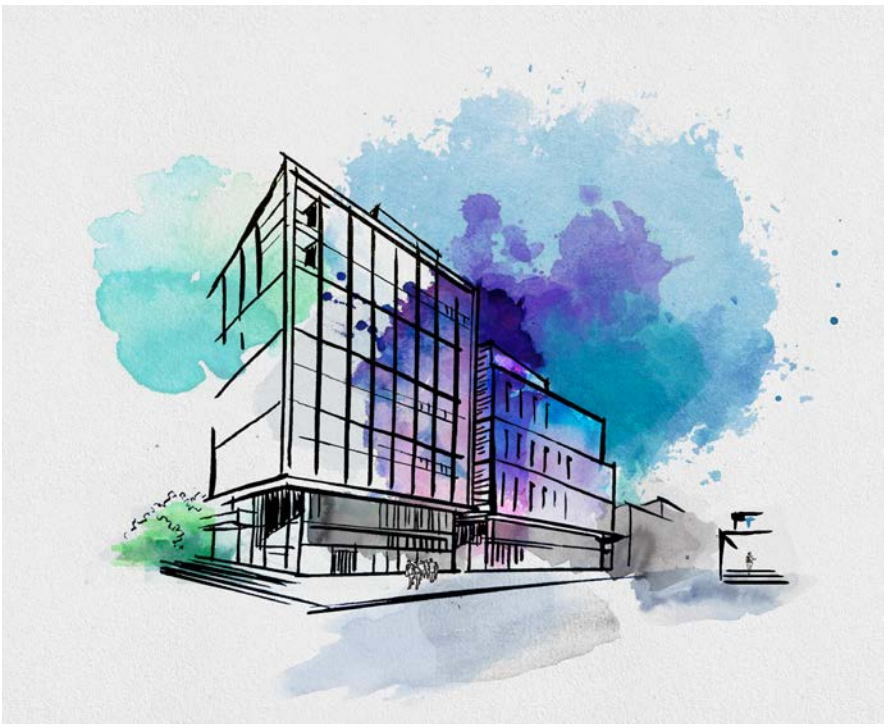
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Gryphon Development is a local development company striving to build better living experiences. Gryphon has the knowledge and expertise to continually set new standards for premium luxury residences and sophisticated communities.
In Gryphon, we believe that artistic expression should be at the core of how communities are shaped. To do this, we must first re-imagine the role of art in the way we craft our homes.
We embrace art as a source of inspiration, a means of connection, and as a catalyst for collaboration and communication

gryphonliving.com

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Past Projects



MARCO POLO BY GRYPHON

Cambie x W49 Ave
Oakridge, Vancouver
11-Storey Residential, Office, Retail, Day Care
Estimated Completion 2028



GRYPHON NOVA

Oak x W67 Ave
Marpole, Vancouver
9-storey Residential, Office, Retail
Estimated Completion 2025



GRYPHON HOUSE

West Boulevard x W46 Ave
Kerrisdale, Vancouver
6-storey Residential / Retail
Estimated Completion 2024



WESTBURY

Alamein Ave x MacDonald St,
Arbutus Ridge,Vancouver
8 Townhomes & Duplex
Completed in 2020

Project Team

GRYPHON HAS ASSEMBLED A HIGHLY QUALIFIED PROJECT TEAM

Opulence Architecture – Project Architect

Opulence Architecture, OA is a Vancouver-based design firm specializing in architectural design, master planning, and interior design. Founded in 2010, the firm is committed to creativity and design excellence in every project, no matter the challenge. With an eye for detail and a dedication to exceptional quality, OA produces designs that are characterized by sophisticated elegance and an unwavering commitment to producing a unique and compelling architectural concept. Their design process is constantly evolving, allowing them to explore new avenues of creativity and produce designs with a timeless quality. From private residences to commercial developments and civic projects, OA delivers opulent designs that seamlessly blend form and function, demonstrating resilience with clients' visions.

PMG Landscape Architect – Landscape Architect

Since 2010, award-winning PMG Landscape Architects have worked with I4 on development projects throughout Alberta and B.C. PMG has completed LEED-certified designs of several master planned communities across B.C. and specialize in urban design for pre-construction developments.

Watt Consulting Group – Traffic Engineer

WATT Consulting Group is a professional consulting team of Engineers, Land Surveyor and Planners making a positive impact on communities in British Columbia, Alberta and beyond. We take a small firm approach, engaging directly with our clients to gain a clear understanding of project goals and build relationships based on trust. Because our priorities are aligned with our client's objectives, we are effective, collaborative, and creative problem solvers. As a result, WATT's multi-disciplinary team produces results that are aligned with project goals, tailor-made, and highly implementable.

Site Location and Context

5019 – 5039 Payne Street is conveniently located in close proximity to rapid transit, parks, shop, services, and community amenities.



Legend:

Bus Route

SkyTrain Route

Joyce Station Precinct Plan

Approved in 2016, the Joyce Station Precinct Plan guides new development, infrastructure, and amenity changes around Joyce Station.

Key components of the Joyce Station Precinct Plan include:

- Focusing development around transit
- Transitioning Heights
- Residential Mix
- Active Shopping Streets
- Improved Cycling Routes

5019 – 5039 Payne Street is located in Sub-Area T1 (Payne and Anne Streets) which permits mid-rise buildings on sites with a minimum frontage of 47.2 m. 5019 – 5039 Payne Street's frontage meets this minimum.

5.6 Sub-Area T1: Payne and Ann Streets

5.6.1 Allow a mix of building types transitioning down from mid-rise buildings near the SkyTrain station to four- to six-storey apartments and townhouses (suggested locations and height limits indicated in figure 5.7).

5.6.2 Mid-rise buildings are allowed on limited larger sites with a minimum lot frontage of at least 42.7 m (140 ft.).

5.6.3 Minimum lot frontage for site assembly for six-storey buildings is 40.2 m (132 ft.).

5.6.4 Residential mid-rise buildings will be considered up to maximum net density of 4.5 FSR. Residential buildings up to six-storeys will be considered up to a maximum net density of 2.5 FSR.*

5.6.5 Lots or consolidations of lesser frontage remaining adjacent to multiple dwelling developments may be considered for lesser heights and commensurate densities compatible with adjacent multiple dwelling zoning.

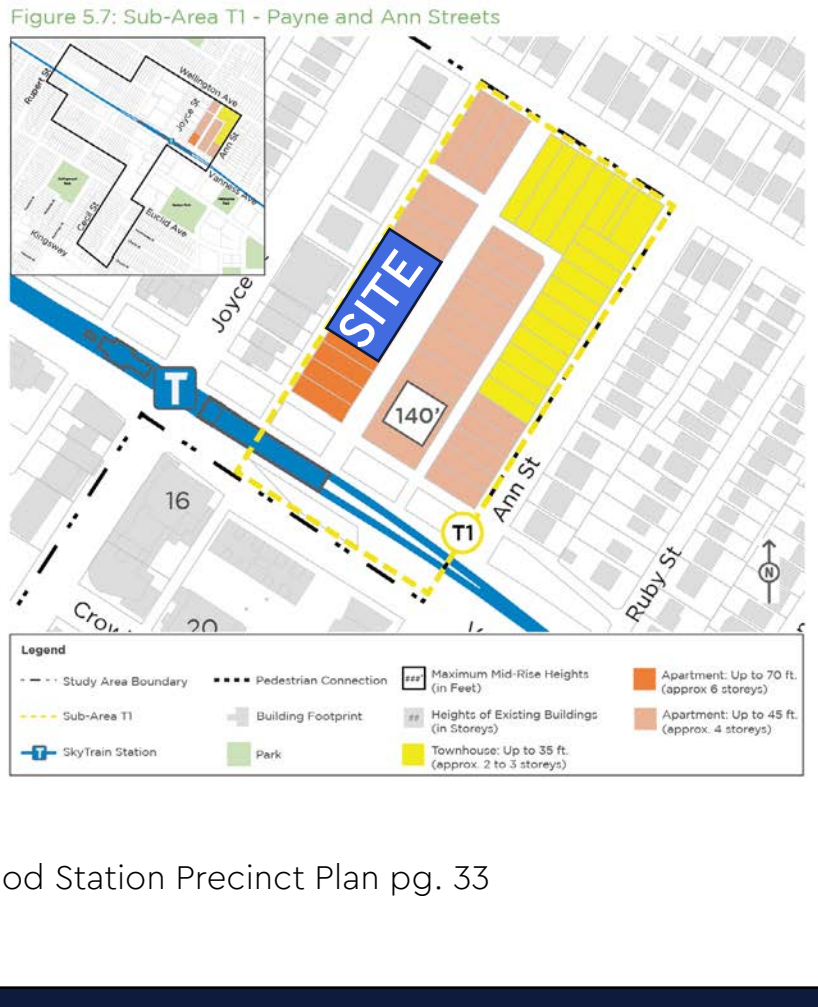
5.6.6 Floors above the fourth floor in mid-rise buildings greater than six storeys in height should not exceed a dimension of 24.4 m (80 ft.) in length or width (excluding open balconies) to minimize scale impacts.

5.6.7 Require land dedication or right-of-way, as appropriate, from lots fronting Payne Street to provide sidewalks and street trees.

5.6.8 Require acoustic mitigation from environmental noise (including road and SkyTrain noise) to ensure livability.

*Note: Some site assemblies may not be able to achieve the maximum FSR. Anticipated exclusion from gross floor area will be those typical of most multi-family zones in Vancouver, except as otherwise noted in this Plan.

Figure 5.7: Sub-Area T1 - Payne and Ann Streets



Source: Via Joyce-Collingwood Station Precinct Plan pg. 33

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Joyce-Collingwood Public Benefits Strategy

As part of future growth, the Joyce-Collingwood Station Precinct Plan identifies a range of public benefits for the area.

These include:



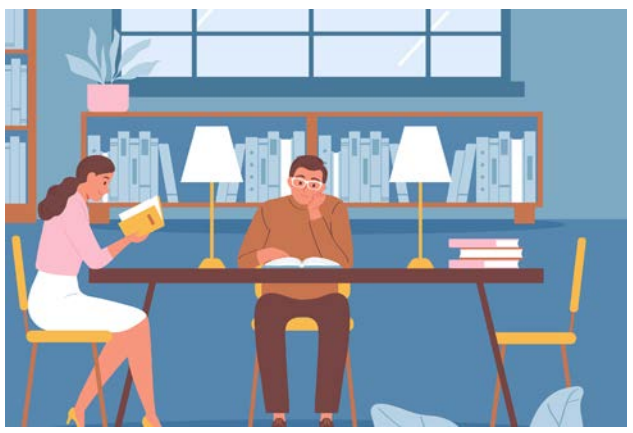
Social and supportive housing



Childcare



Parks and open spaces



New public library



Transportation



Utilities



Heritage

Market development projects either provide public benefits on site (such as childcare or social housing) or contribute funds to public benefits identified in the plan through Community Amenity Contributions.

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Our Vision

The proposal for 5019 – 5039 Payne Street includes a diverse mix of new condominium homes and improvements to the public realm.



Street View from the North Along Payne Street

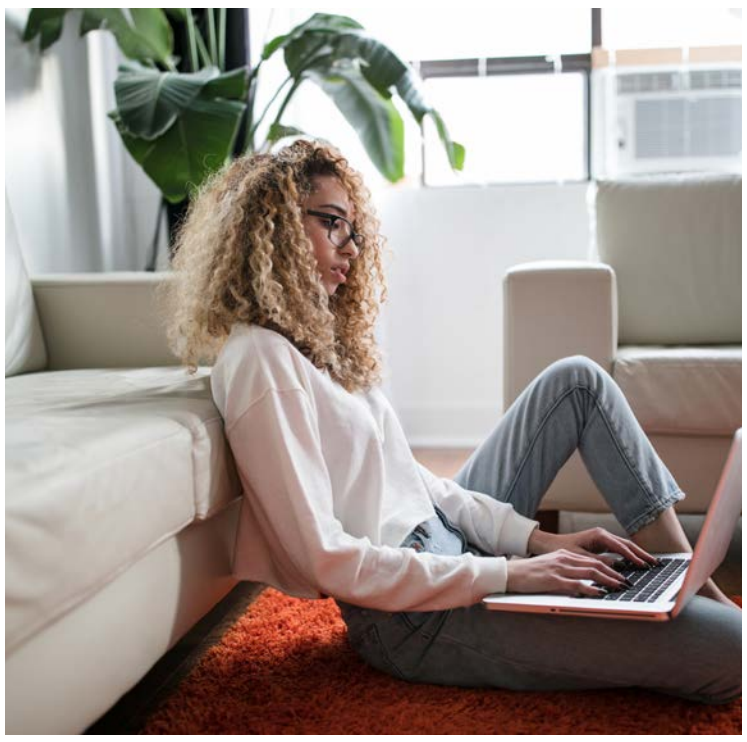
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New Homes for the Community

117 new condominium homes suitable for first time home buyers, families, singles, couples, seniors, and more is included in the proposal for 5019 – 5039 Payne Street.









The mix of housing includes:

- 17 studios homes
- 59 1-bedroom homes
- 37 2-bedroom homes
- 4 3-bedroom homes

*The housing mix is subject to change throughout the rezoning

Landscape Plans

The proposal includes wider sidewalks with increased greenery and foliage for the community to enjoy.



TREE SCHEDULE - LEVEL 1

PMG PROJECT NUMBER: 22-197

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	6CM CAL; 2.5M HT; B&B
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
	5	DAVIDIA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6CM CAL; B&B
	2	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL.; TREE FORM; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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Shadow Studies

SPRING EQUINOX TIME



MARCH 21st 10:00 AM



MARCH 21st 12:00 PM



MARCH 21st 14:00 PM

SUMMER SOLSTICE TIME



JUNE 21st 10:00 AM



JUNE 21st 12:00 PM



JUNE 21st 14:00 PM

AUTUMNAL EQUINOX TIME



SEPTEMBER 21st 10:00 AM



SEPTEMBER 21st 12:00 PM



SEPTEMBER 21st 14:00 PM

Floor Plans



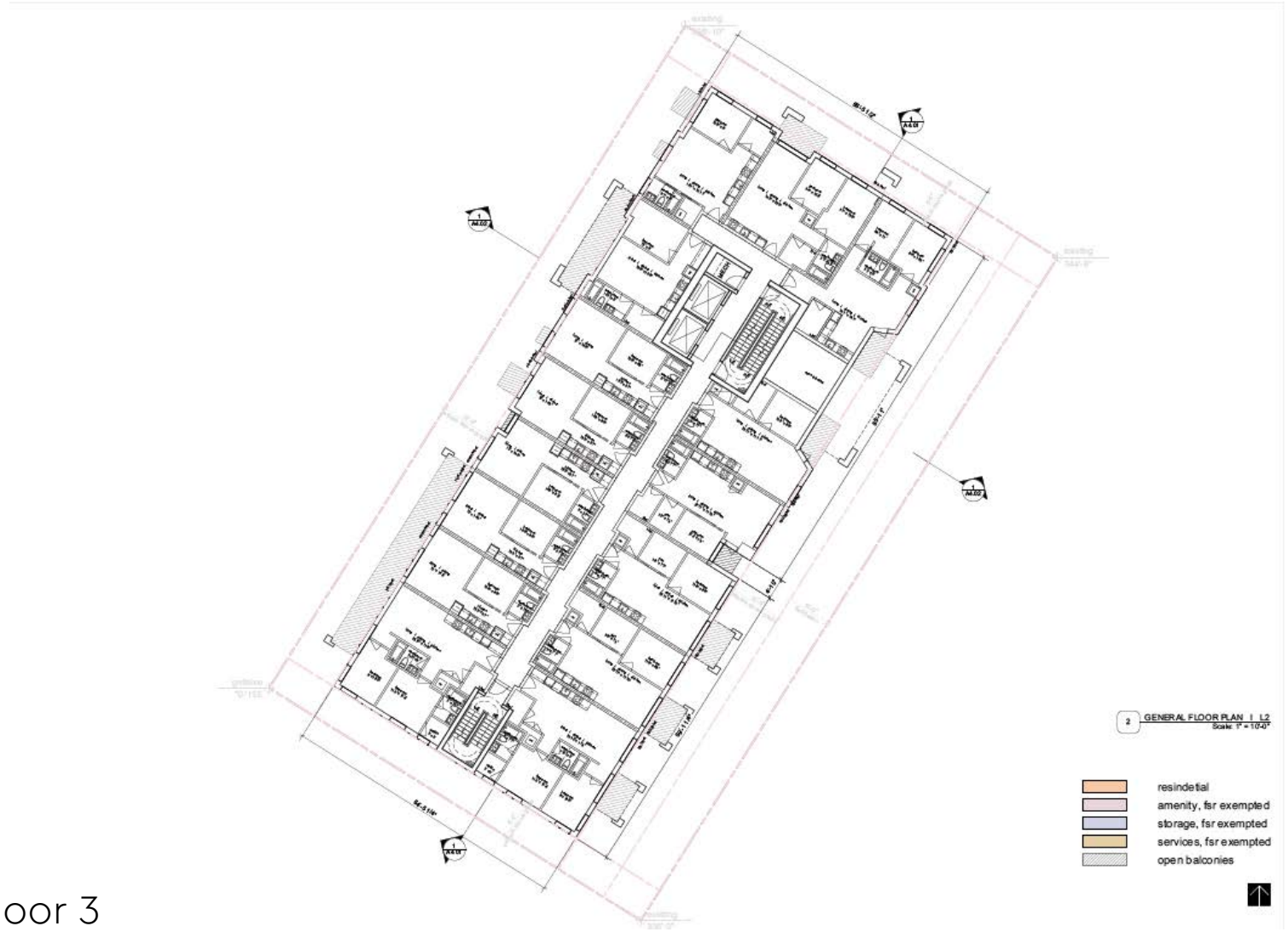
Floor 1



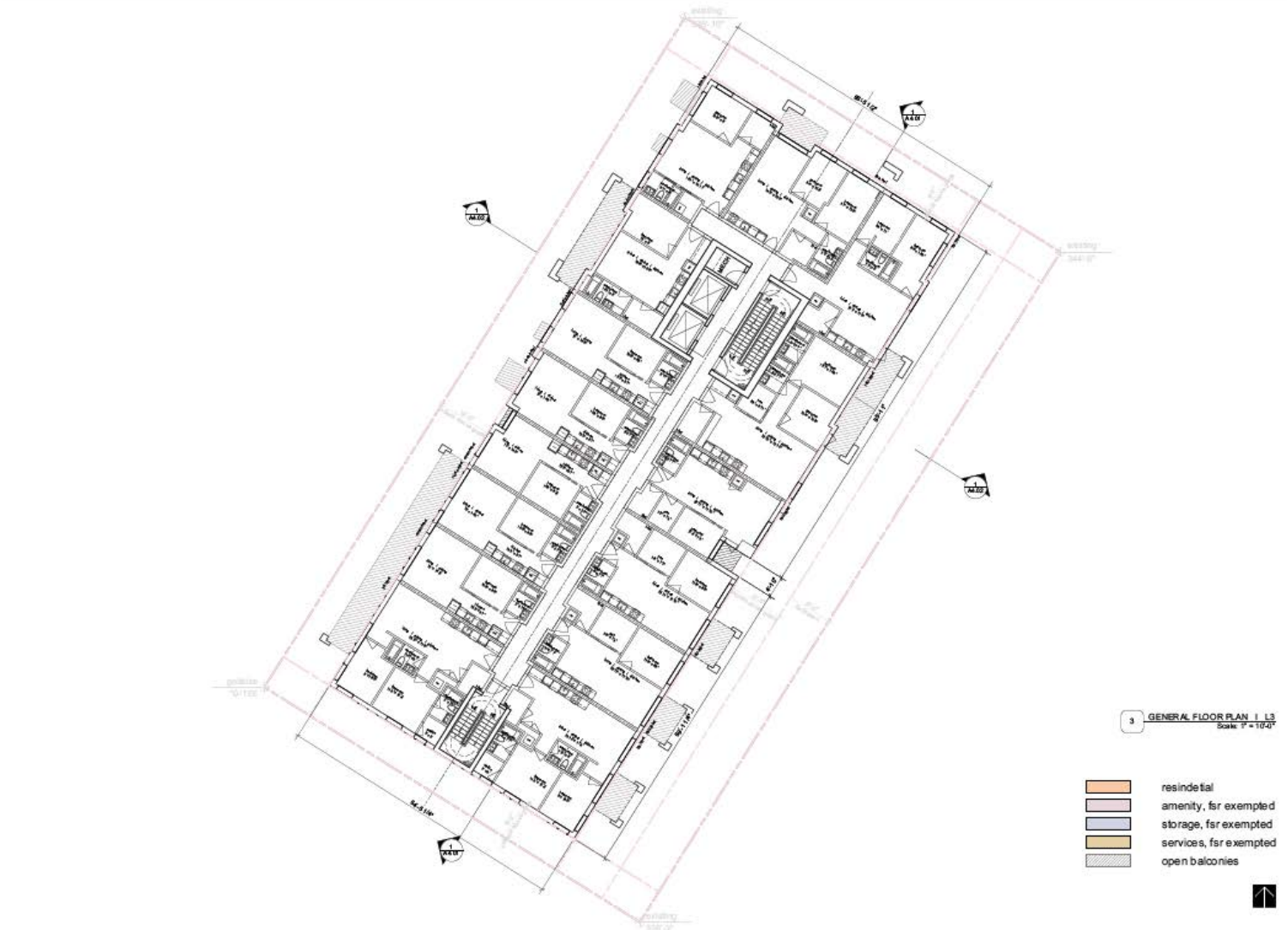
Floor 2

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Floor Plans



Floor 3

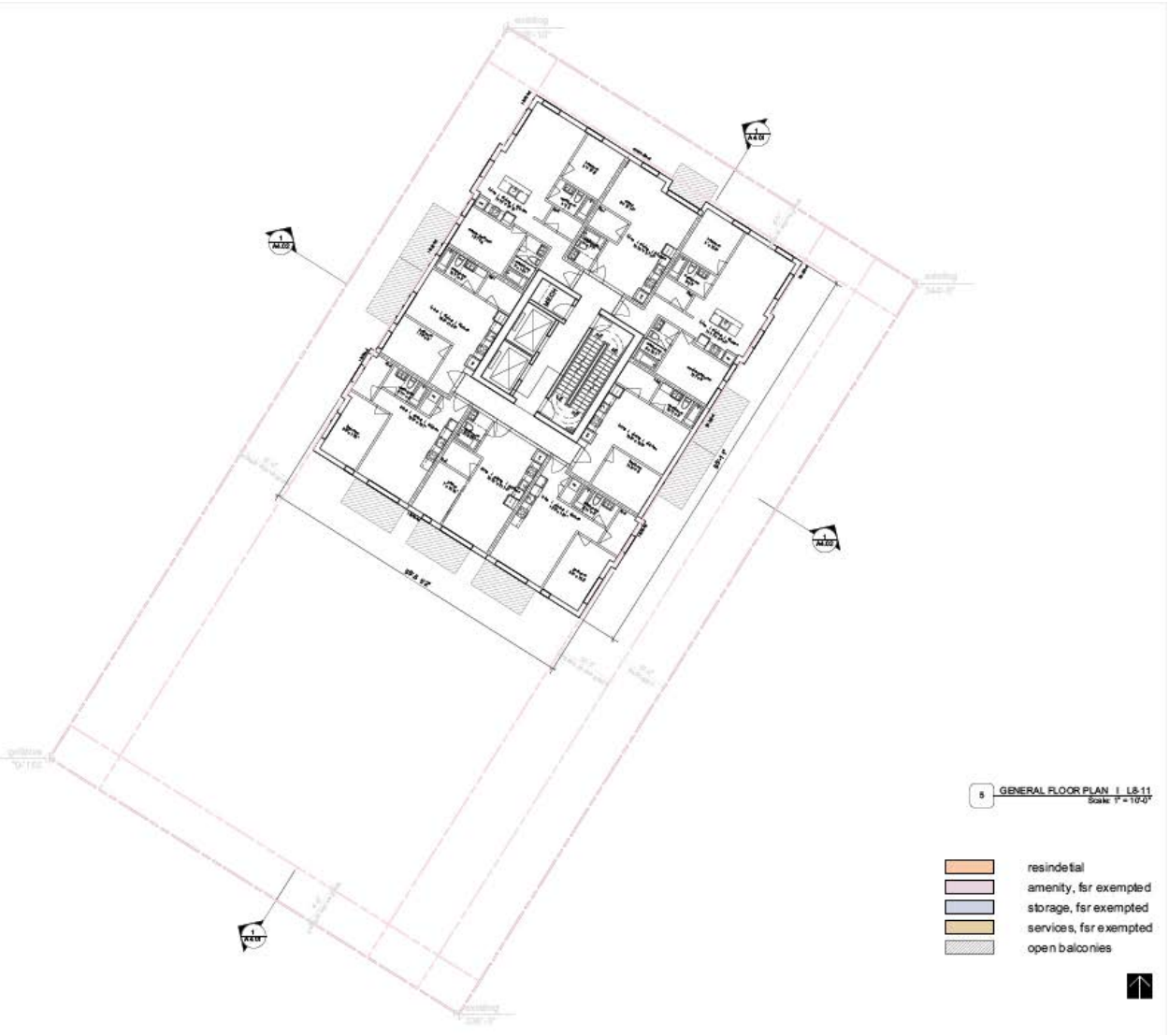


Floors 4–7

Floor Plans

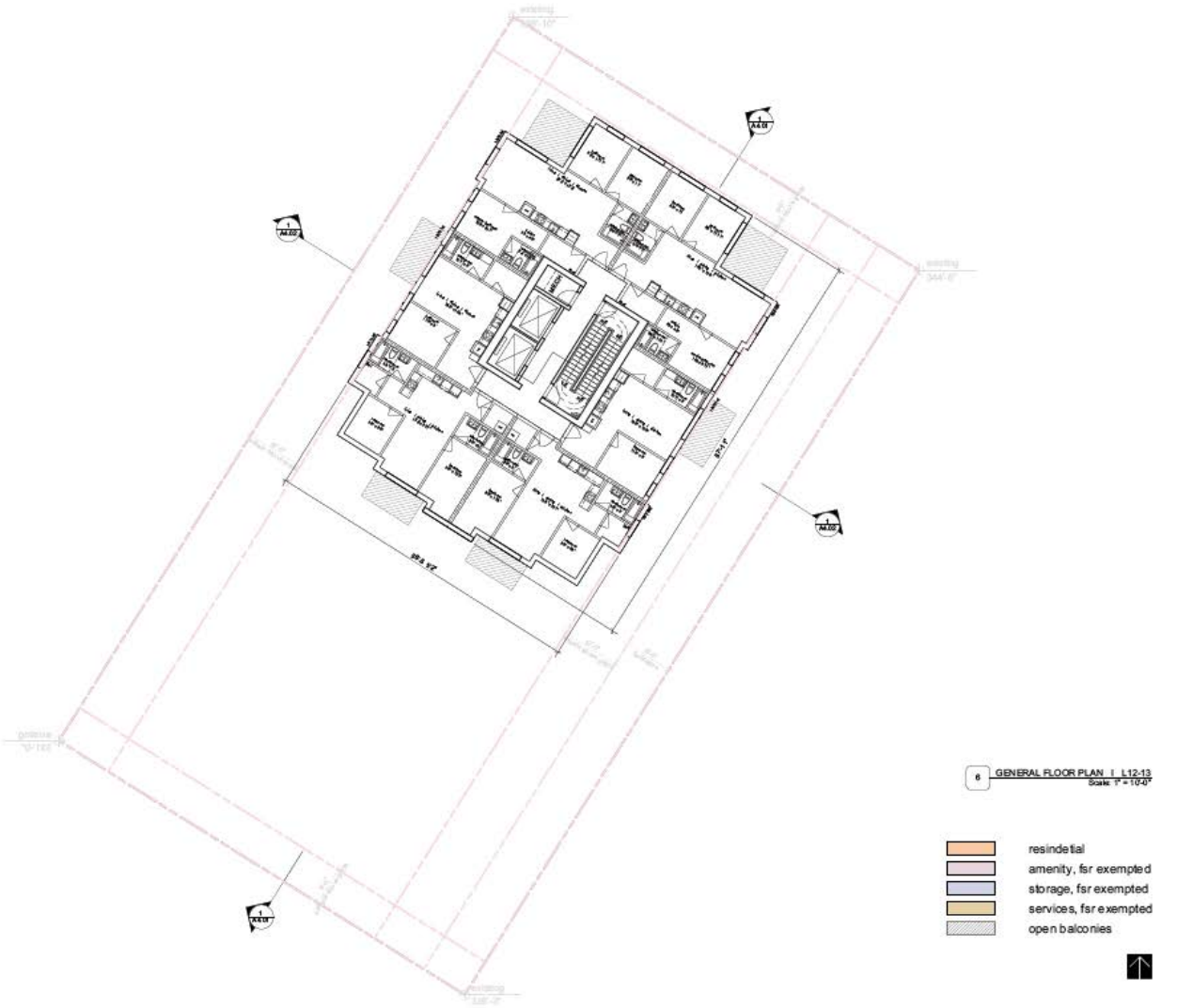


Floors 8–11



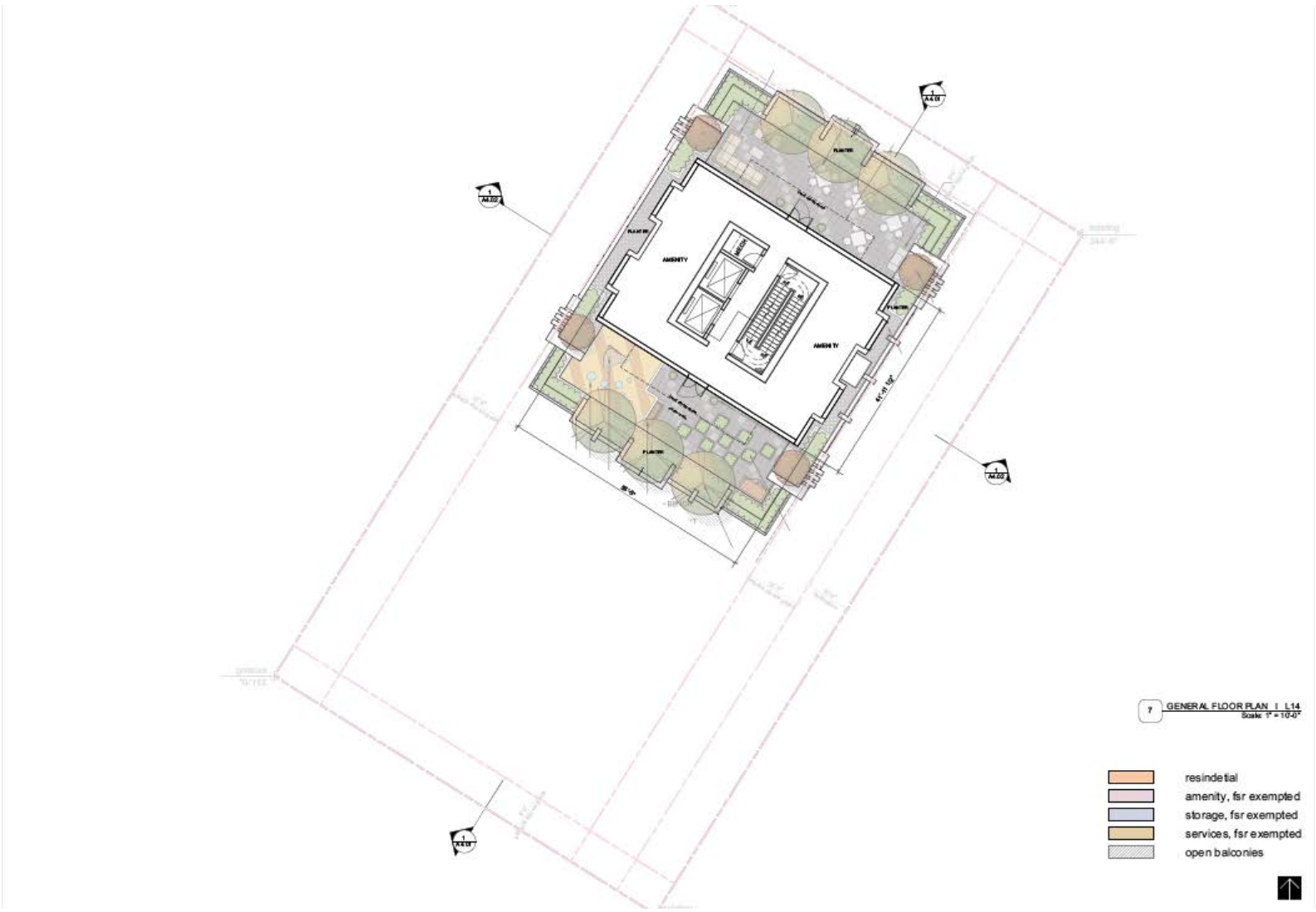
Floors 12–13

Floor Plans



Floor 14

Parking Floor Plans



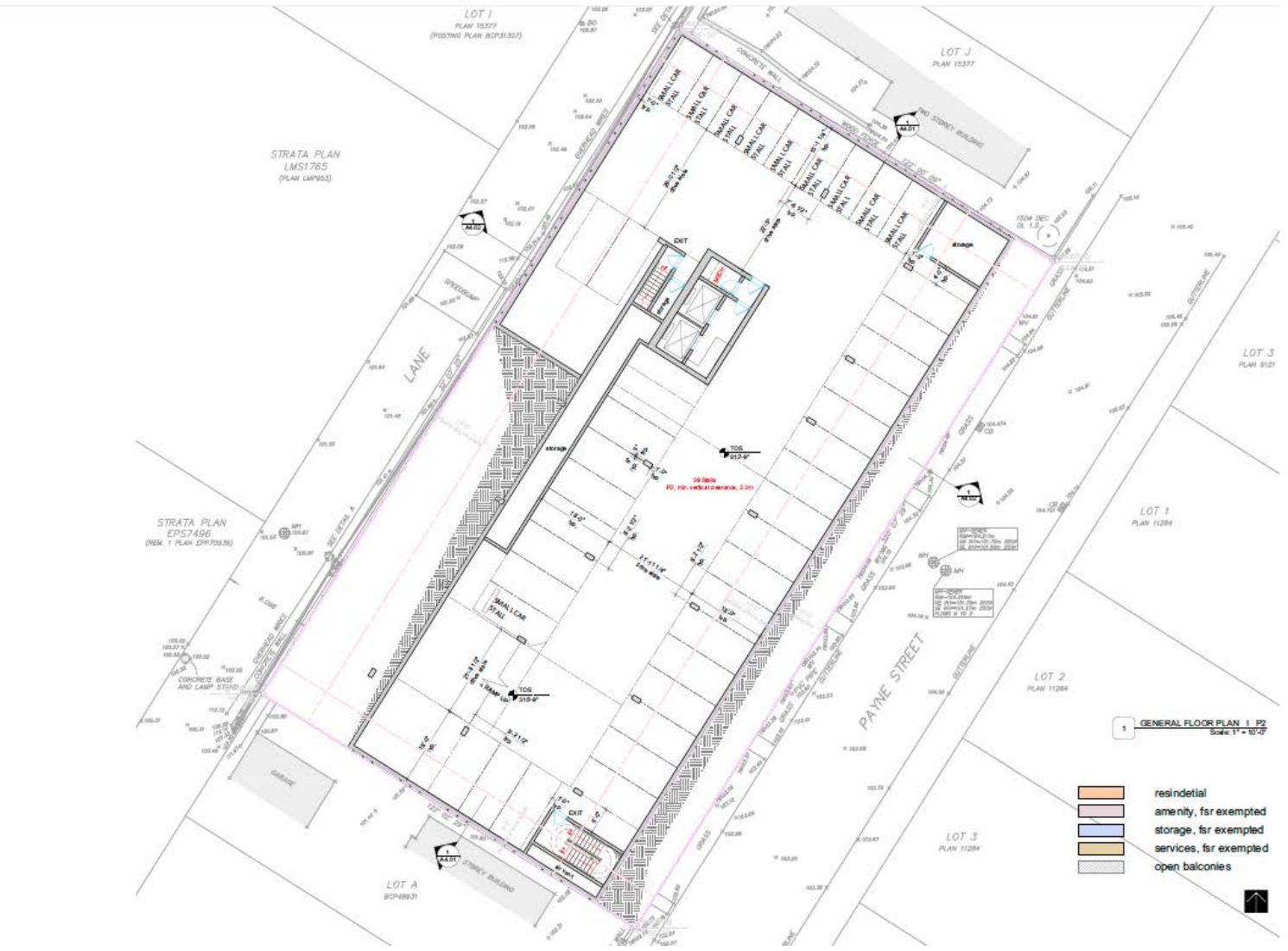
P1 Mezzanine



P1

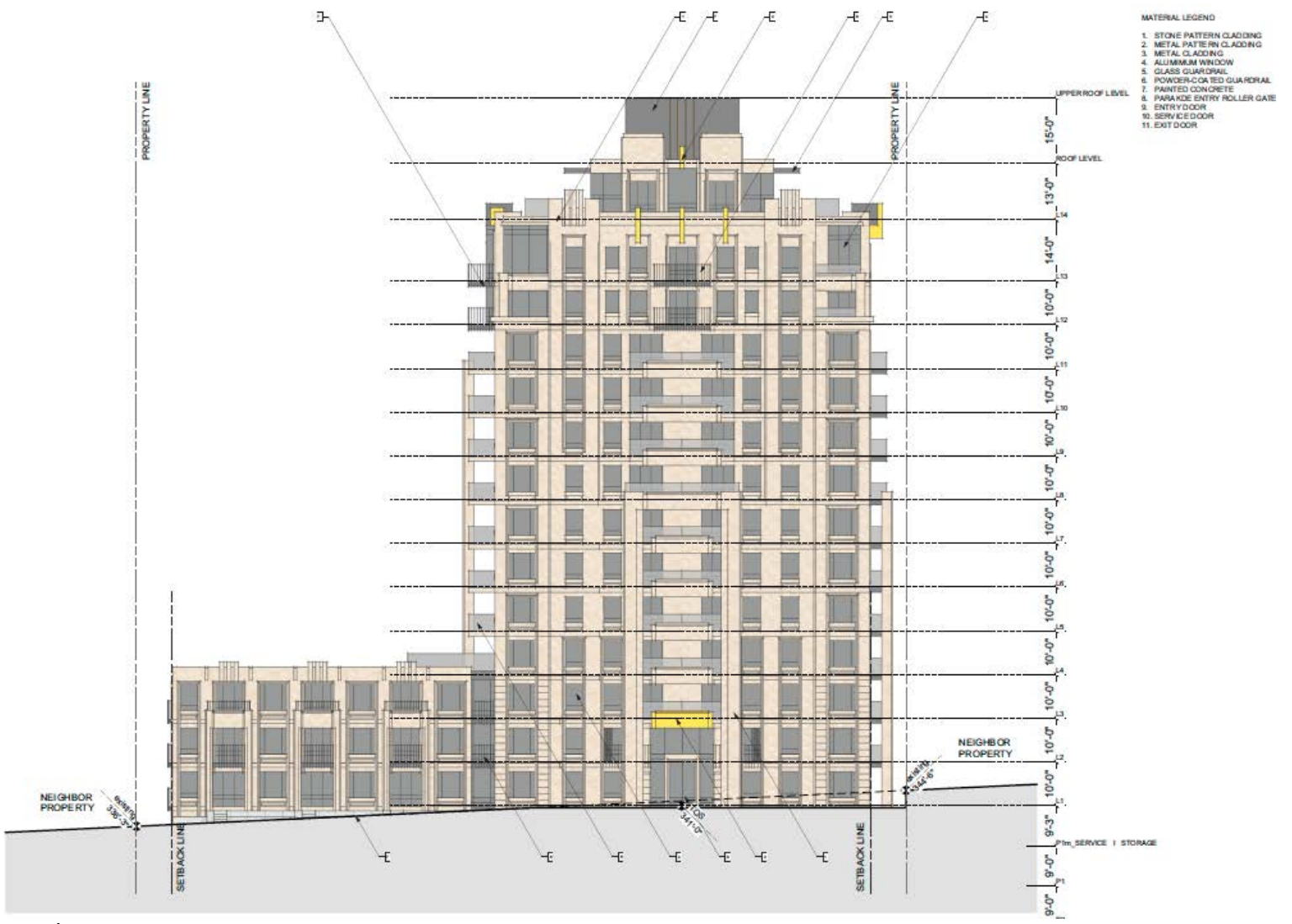
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Parking Floor Plans

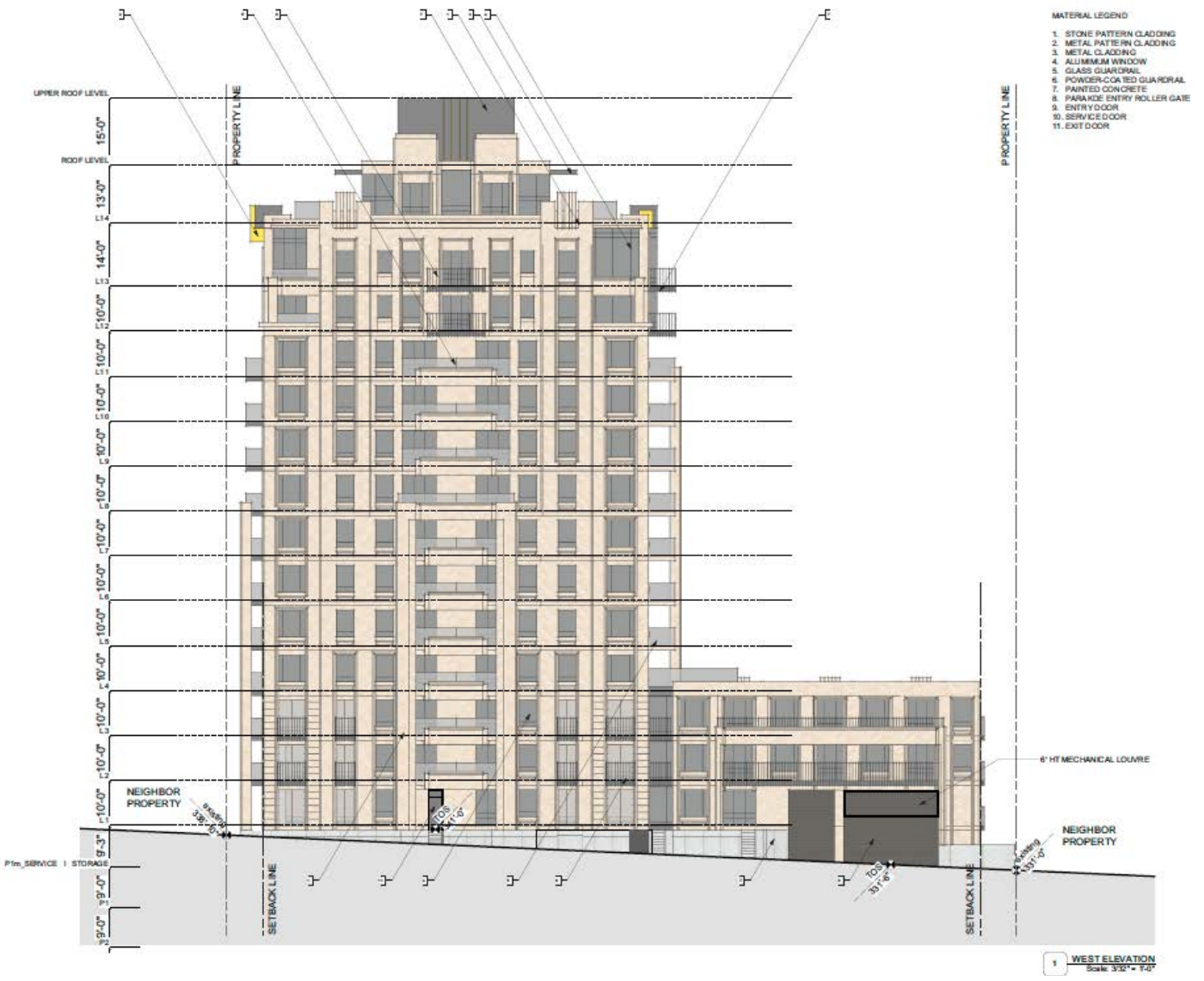


P2

Elevations



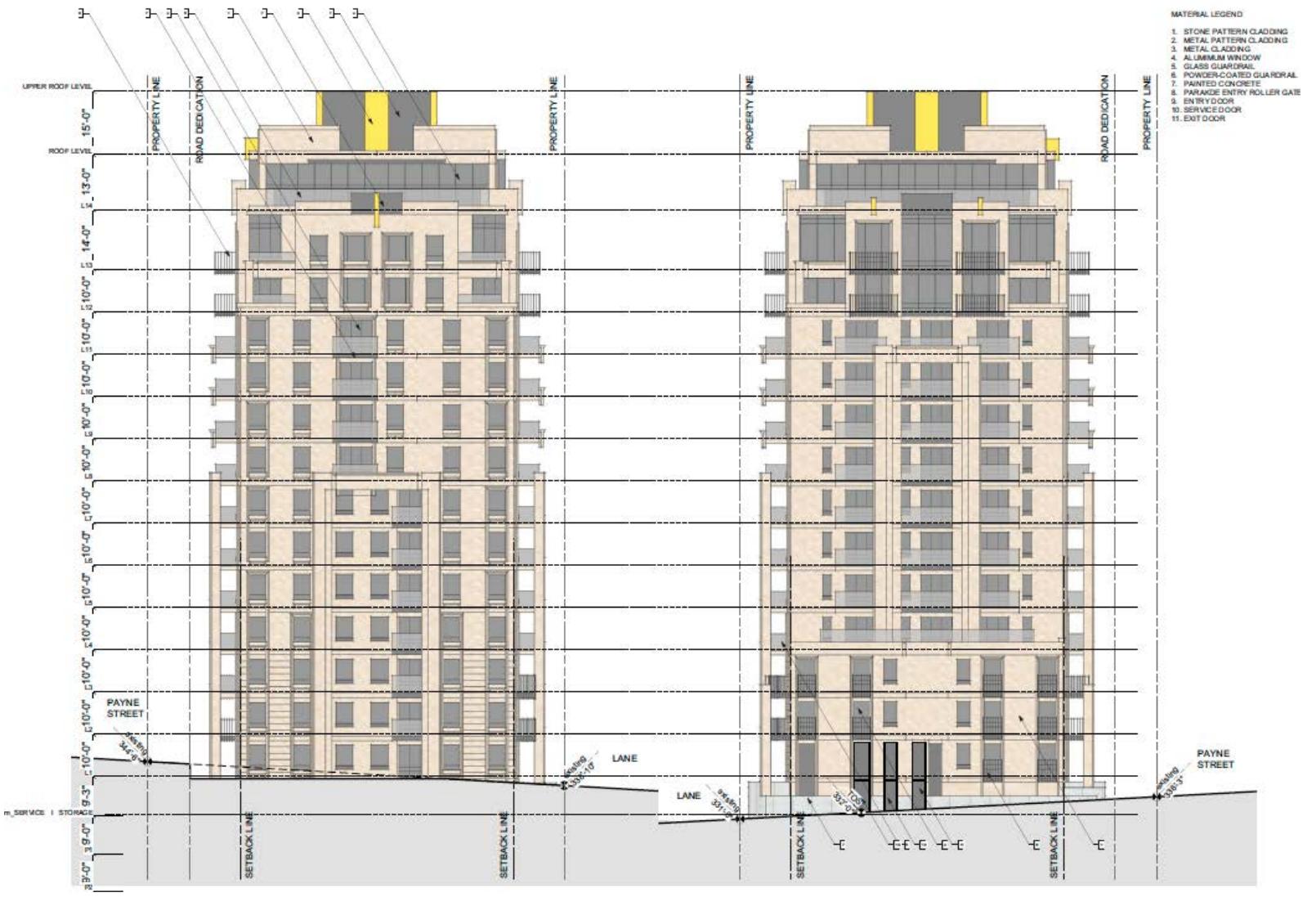
East Elevation



West Elevation

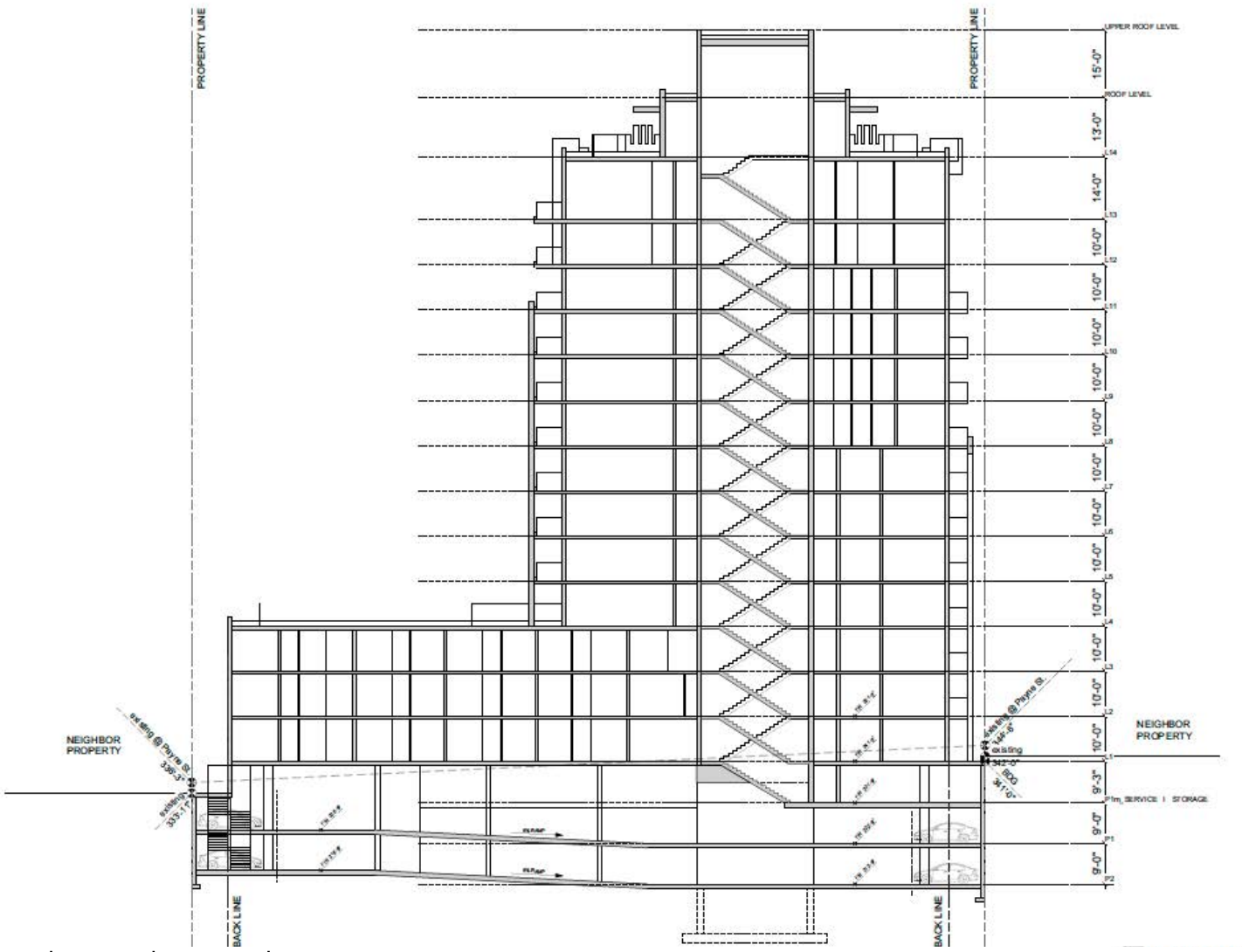
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Elevations

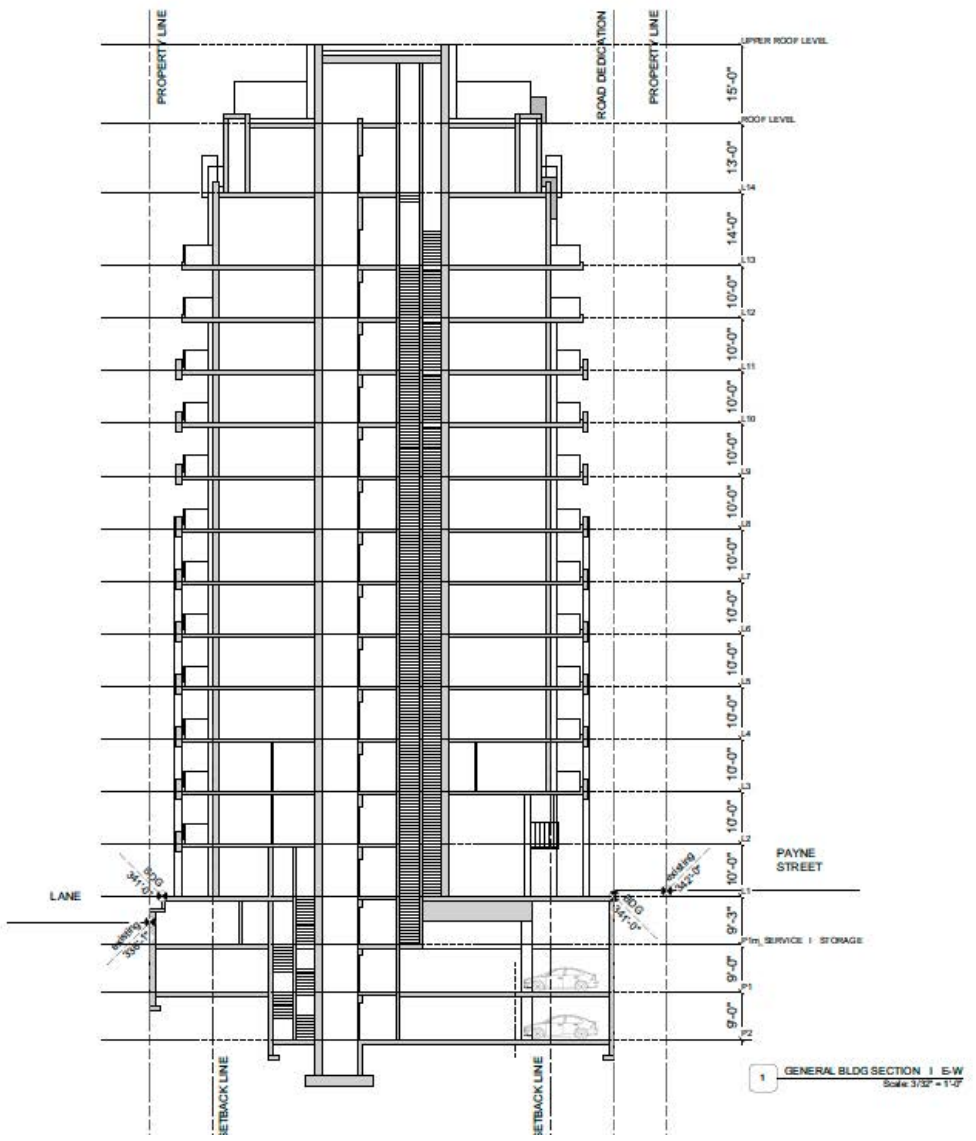


North Elevation and South Elevation

Sections



North and South Sections



East and West Section

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Project Statistics*

- Site Area: 17,312 sq ft
- FSR: 4.5
- Height: 14-Storeys
- Homes: 117 Condominium homes
  - 17 studios
  - 59 1-bedroom
  - 37 2-bedrooms
  - 4 3-bedrooms
- Residential Parking: 72 stalls
- Visitor Parking: 6 stalls
- Bicycle Parking: 306 stalls

*Project statistics are subject change throughout the application process.

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