

Architectural	I	Opulence Archietcture
Landscape	I	PMG Landscape Architect
Civil	I	Aplin Martin
Traffic	I	Watt Consulting Group
Sustainability	I	Kane Consulting

5019-5039 PAYNE STREET
rezoning

2022.11.18
residential

GRYPHON



OPULENCE
ARCHITECTURE

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5019-5039 PAYNE STREET

VANCOUVER, BC

SITE CONTEXT

DRAWN:
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PLOT DATE:

A0.01

21-18







Joyce-Collingwood
STATION PRECINCT PLAN





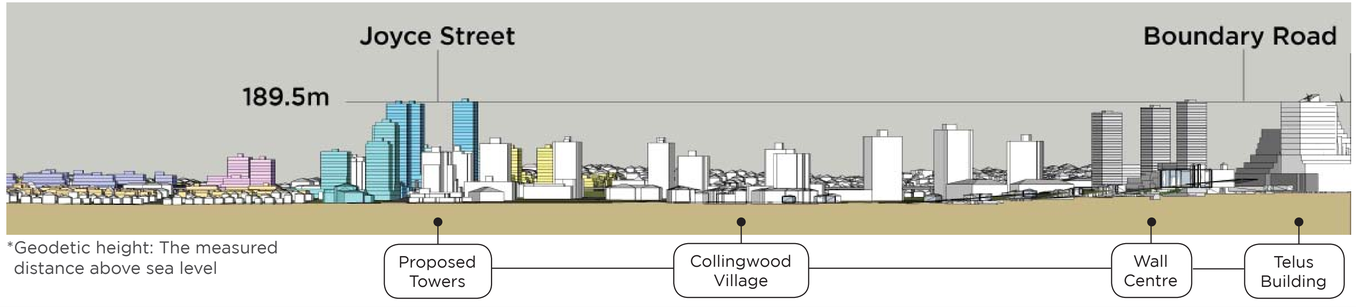




Approved June 2016;
Amended policies approved December 2017 and September 2020.

CITY OF VANCOUVER

Figure 3.5: Cross-Section with Geodetic Height Limit*



*Geodetic height: The measured distance above sea level

Figure 3.2: Building Height Transitions

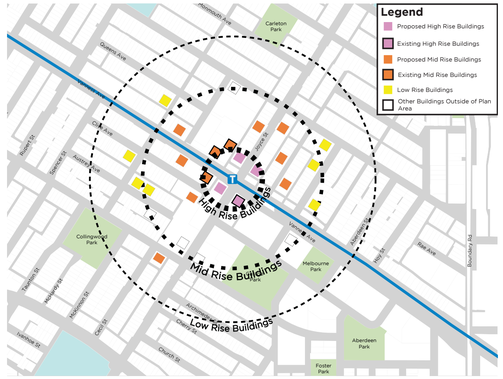


Figure 3.1: Quadrants around Joyce-Collingwood Station

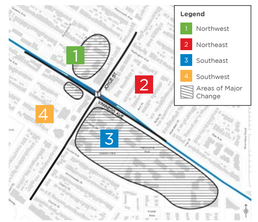
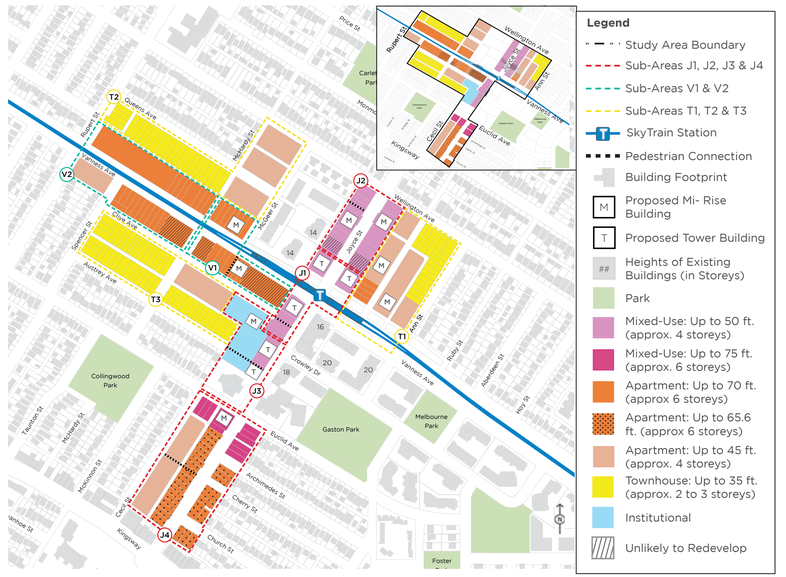


Figure 5.1: Sub-Areas



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.

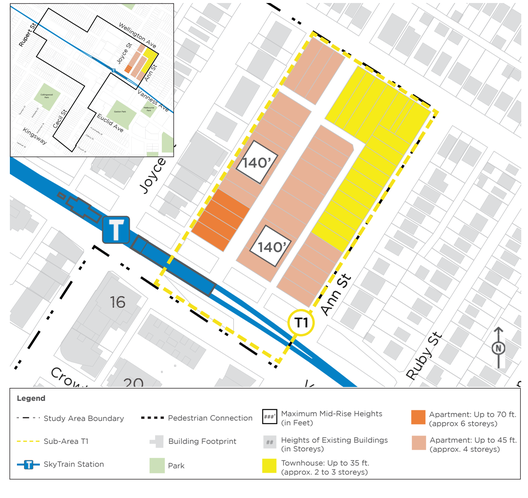
5.6.6 Floors above the fourth floor in mid-rise buildings greater than six storeys in height should not exceed a dimension of 24.4 m (80 ft.) in length or width (excluding open balconies) to minimize scale impacts.

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



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5019-5039 PAYNE STREET

VANCOUVER, BC

POLICY

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A0.03

21-18

Project Description

The development site located at the existing and emerging resindetial neighbourhood. It is consolidated from 5 existing detached sites with RS-1 zoning.

It located on Payne Street between Wellington Avenue and Vanness Avenue with very closed proximity to existing Skytrain station.

It is 5-minutes walk from existing transit hub with bus terminal and Skytrain station, Joyce-Collingwood Station. It is within 80m walkable distance to the station.

There are couple approved or completed developments as per Joyce-Collingwood Station Precinct Plan in the surrounding context, such as, 5055 Joyce Street, 5058 Joyce Street, and 5163-5187 Joyce Street. The approved fsr of the developments ranged approximately from 13 to 15.

Rezoning Intent

The proposed development consists of a 14 storey residential midrise with ground-orientated units at the first level, and rooftop amenity on Level 14. The development team is proposing to consolidate 5 existing RS-1 sites to CD-1 as per Joyce-Collingwood Station Precinct Plan. The proposed density is 4.50.

Precendents



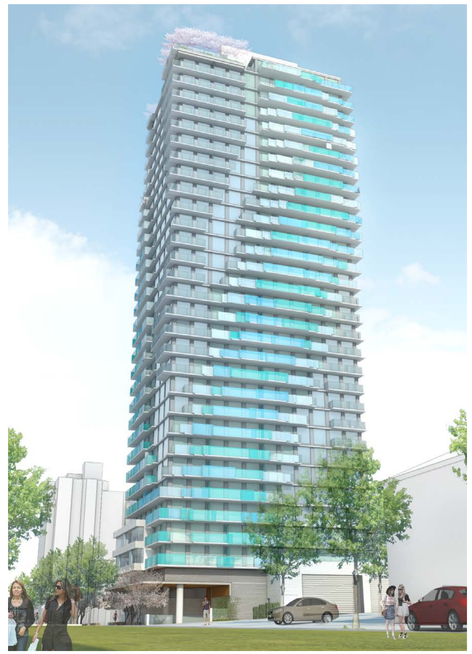
VANCOUVER CITY HALL



MARINE BUILDING
355 BURRARD STREET



5055 JOYCE STREET



JOYCE BY WESTBANK
5058 JOYCE STREET

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5019-5039 PAYNE STREET

VANCOUVER, BC

DESIGN RATIONALE

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A1.01

21-18

Rezoning Rationale Summary

The proposal for the 5019-5039 Payne Street is a mid-rise residential development, located closely to the junction of Payne Street and Vanness Avenue, only steps away from Joyce-Collingwood Skytrain Station.

The surrounding neighbourhood is a vital centre of Vancouver's transit-oriented plan for densification. In order to accommodate for rapid population increase and attract young generations, the developer initiated the 5019-5039 Payne Street mid-rise residential development to maximize the site's development potential in alignment with CITY vision, the developer is requesting a CD-1 zoning for a 14 storey residential complex.

We believe the proposal will not only enhance this vibrant neighborhood at the scale of the pedestrian but also at the large of urban context, as well as promote the transit- oriented densification the city aims to achieve.

The emerging neighbourhood echos with CITY Plan, and is growing of contemporary design inspired developments. As the metropolis of the multiculturalism country, the proposal is to salute to one of the influential design movement in our Vancouver Architectural history. The proposed postmodernism will broaden the design spectrum in the Joyce-Collingwood Area.

Massing

By considering the unique location of the site, which is on the boundary between residential detached house neighborhood and mixed-use high-density development area with closed proximity to a major public transit network crossing point, the strong city grids notion have been extracted, and further celebration applied to the east portion of the tower facade. The symmetrical order carried over the main facade from ground level main entry to full height of the tower, wrapping the corners, thus creating a visual landmark for the pedestrian and transit flow from the Joyce-Collingwood Station area. With its urban and pedestrian quality, the building exterior warm-touch finishes will not only create a convenient and easily navigable center for pedestrians, but also will provide the respect and sub-ordinate the quality of the residential neighbourhood.

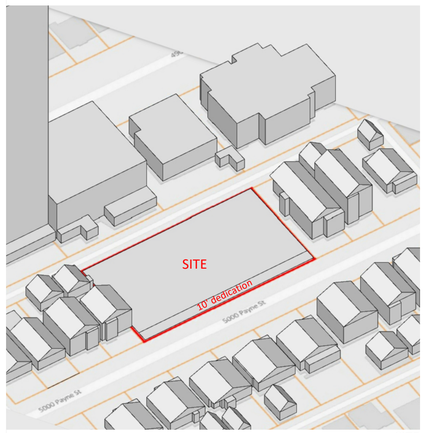
At the street level, the facade is articulated by a series of colonnade from balconies. The columns reflect similar street level entry porch treatments on existing context. The podium mass extends past the tower on the south side to provide outdoor amenity area for the residents at podium roof.

Exterior building materials include glass, concrete, metal panel, and stone pattern panel to create an iconic architectural expression.

The massing of the development is derived based on the site constraints from dedication and shallow site depth. The massing is first being extruded vertically to maximize the allowable height limit, then a series of zoning set backs creates the podium, and the tower.

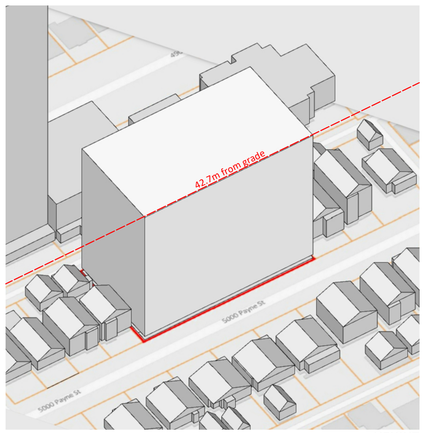
The building is then separated into 3 distinct vertical sections, base, shaft, capital via the craftsmanship of facade articulation details to celebrate the verticality.

Lastly, a dedicated private amenity spaces are inserted at the tower rooftop for enjoyment of the unique evolving neighbourhood skylines.



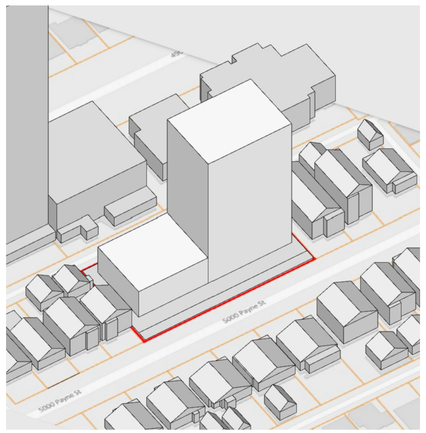
SITE

property lines and the foorprint of development site,
10' dedication along Payne Street



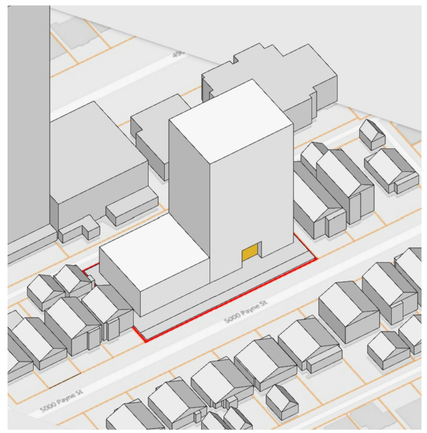
HEIGHT

the building is brought to the maximum allowable height
of 42.7m (140 feet).



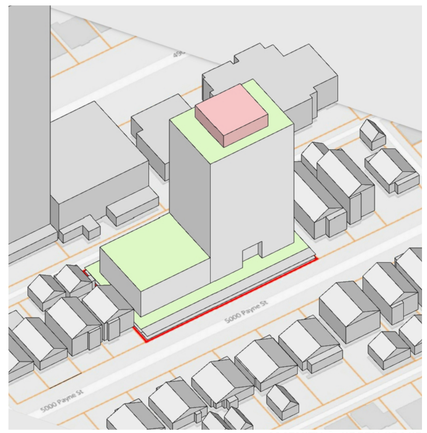
SETBACKS

the tower and podium are ushed back,
8' from side PL,
12' from front and rear PL,



ENTRANCE

the building main entry proposed at the centerline of
tower main facade.



AMENITY & GREEN SPACE

the main amenities proposed on the tower rooftop,
other green spaces added to the overall massing.

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5019-5039 PAYNE STREET

VANCOUVER, BC

DESIGN RATIONALE

DRAWN:
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PLOT DATE:

A1.01

21-18

propoerty address: 5019-5039 Payne Street, Vancouver, BC

legal description: LOTS 7, 8 AND 10 PLAN 3965 LOT A OF LOT 9 PLAN BCP4656 ALL OF BLOCK 15 DISTRICT LOTS 36 AND 51 GROUP 1 AND LOT K PLAN 15377 BLOCK 16 AND 50 DISTRICT LOT 36 GROUP 1 NEW WESTMINSTER DISTRICT

Zoning

	Existing	Proposed
Zoning	RS-1	CD-1
Site Area	17,312 sf	17,312 sf
Uses	Residential, Single dwellings	Commercial and Residential
Building Maximum Height		140'
		Joyce-Collingwood STATION PRECINCT PLAN

Site Area

17,511 SF 1626.8 SM

FSR

78,857 SF

4.50

4.50 (Bylaw)

Setbacks

		Bylaw	Proposed
North	Rear lot	11'-0''	12'-0''
East	Side lot	8'-0''	8'-0''
South	Front lot	10'-0''	12'-0''
West	Side lot	8'-0''	8'-0''

Level	Residential Units					Sellable	Net FSR	Exclusions				GBA	Other	
	Studio	1B	2B	3B+	Total	Residential	Residential	Amenity	Storage	Services	Envelope 1.5" exclu.	GBA	Outdoor	Balcony,Open
L1	7	4			11	6647.2	7546.6	675.5	354.3	1047.7	61.4	9685.5		
L2	11	4			15	8667.6	9534.3		369.0		60.4	9963.7		856.8
L3	10	5			15	8995.0	9903.2		370.3		59.9	10333.4		898.0
L4	5	3			8	4778.8	5259.3		311.5		39.1	5609.9	5199.0	350.0
L5	5	3			8	4778.8	5259.3		311.5		39.1	5609.9		566.0
L6	5	3			8	4778.8	5259.3		311.5		39.1	5609.9		566.0
L7	5	3			8	4778.8	5259.3		311.5		39.1	5609.9		566.0
L8	6	2			8	4735.4	5247.4		280.0		39.1	5566.5		581.4
L9	6	2			8	4735.4	5247.4		280.0		39.1	5566.5		581.4
L10	6	2			8	4735.4	5247.4		280.0		39.1	5566.5		581.4
L11	6	2			8	4735.4	5247.4		280.0		39.1	5566.5		581.4
L12	2	2	2		6	4376.4	4923.0		211.0		39.1	5173.1		501.5
L13	2	2	2		6	4376.4	4923.0		211.0		39.1	5173.1		501.5
L14								2279.7				2279.7	2666.0	
Total	76	37	4		117	71119.4	78856.7	2955.2	3881.6	1047.7	572.9	87314.1	7865.0	7131.4
Total (sm)						6607	7326	275	361	97	53	8111	731	663
	65%	32%	3%			81%								9.04%

Efficiency

Saleable / GBA (superstructure, above grade) 81%

Residential Units

Unit Area	No. of Units
unit < 538 sf	48
unit > 538 sf	69
unit < 700 sf	83
unit > 700 sf	34

Parking

			Bylaw	Proposed
Residential		VPBL 4.2.1.13		
	0.5 / units < 538 sf		24.0	20
	0.6 / units > 538 sf		41.4	42
	plus 1 / 2153 sf of those units (>538 sf)		10.8	11
		total	76.2	73.0
	visitor	VPBL 4.2.1.13		
	min. 0.05 / unit		5.9	6
Total			82.1	79
included in the above total				
Disability		VPBL 4.8.4		
	Residential: 1 up to 7 units, plus 0.034 / add. unit		4.7	5
Small		VPBL 4.1.8		
	max. 25%		20.5	18

Bike Storage

			Bylaw	Proposed
Residential	Class A	VPBL 6.2.1.2	210	211
	Class B	VPBL 6.2.1.2	3	3
	Including	horizontal		153
		vertical <30%		37 (18%)
		stacked <60%		0
		locker >10%		21 (10%)

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5019-5039 PAYNE STREET

VANCOUVER, BC

PROJECT STATISTICS

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21-18

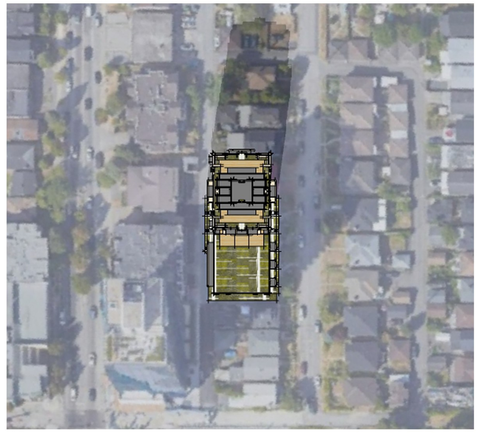
SPRING EQUINOX TIME



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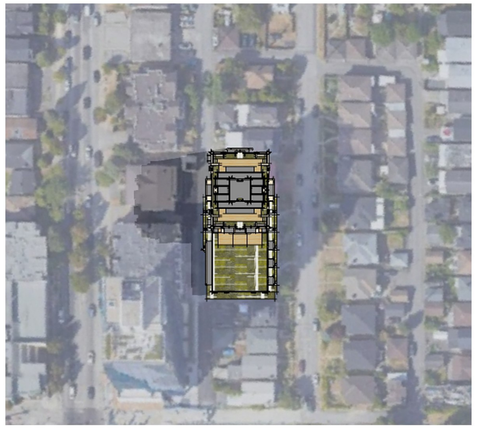


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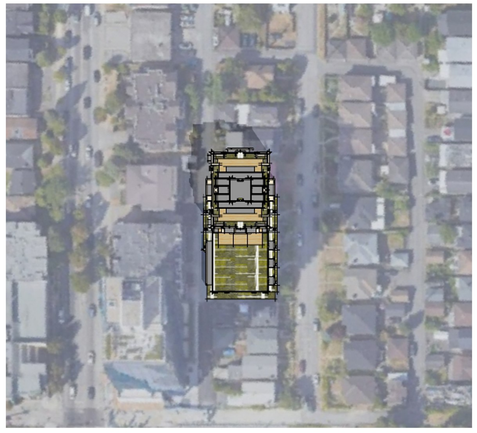


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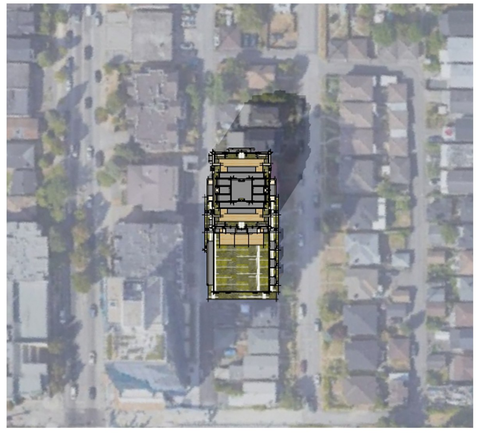
SUMMER SOLSTICE TIME



JUNE 21st 10:00 AM

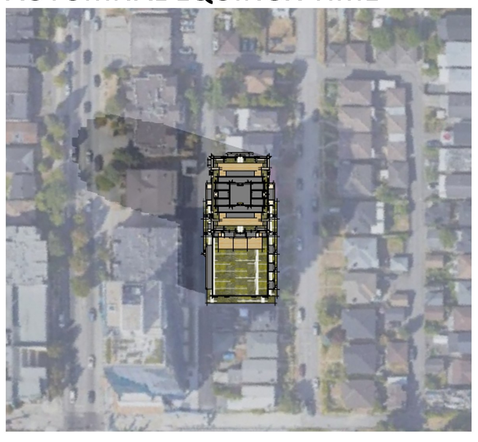


JUNE 21st 12:00 PM



JUNE 21st 14:00 PM

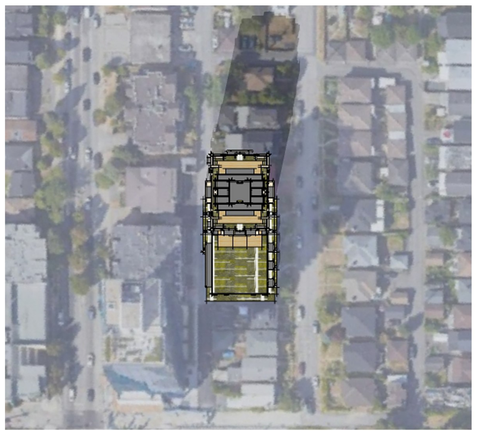
AUTUMNAL EQUINOX TIME



SEPTEMBER 21st 10:00 AM



SEPTEMBER 21st 12:00 PM



SEPTEMBER 21st 14:00 PM

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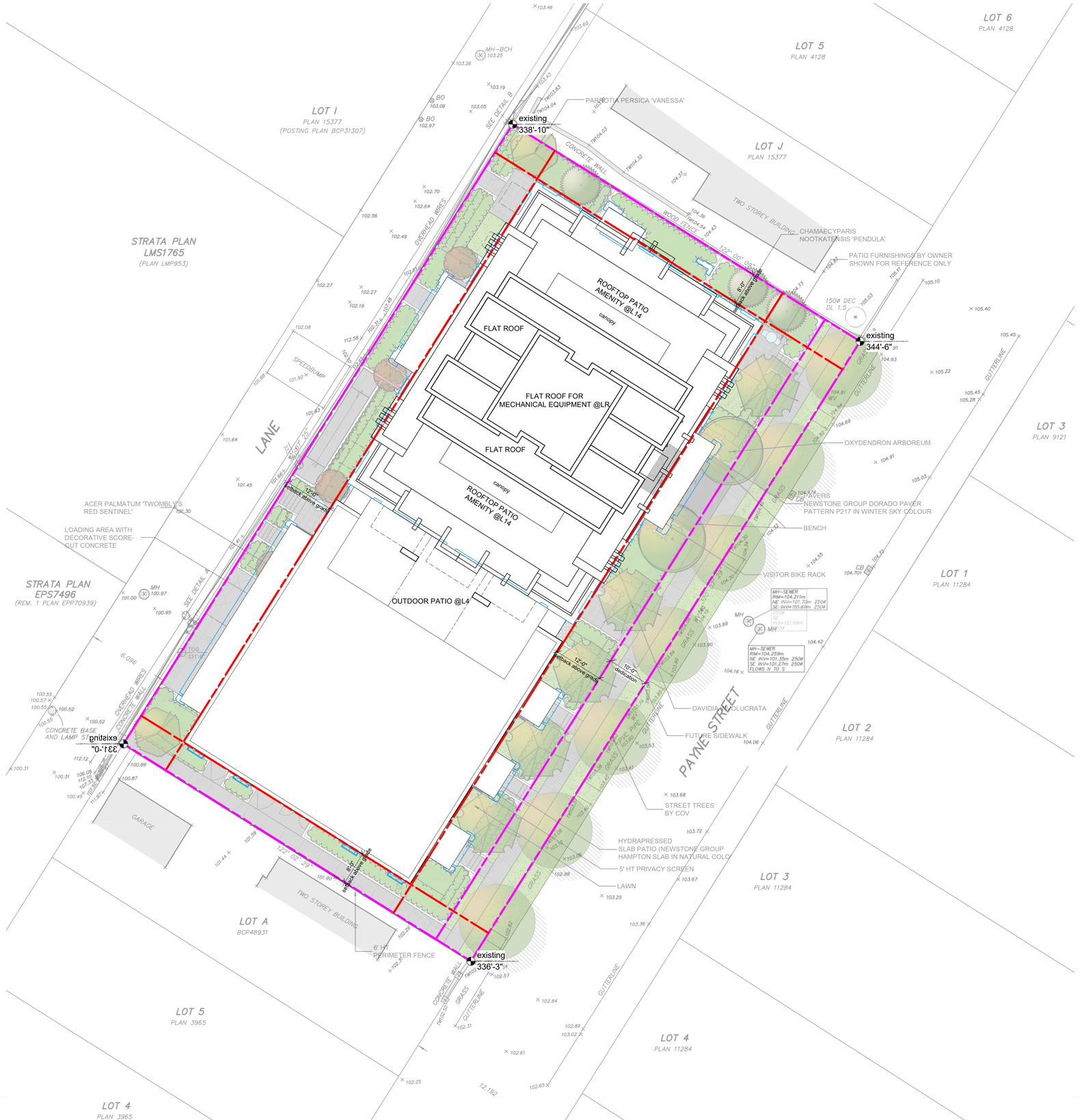
VANCOUVER, BC

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1 MASTER SITE PLAN
Scale: 1:150

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5019-5039 PAYNE STREET

VANCOUVER, BC

MASTER SITE PLAN

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PLOT DATE:
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21-18



1 GENERAL FLOOR PLAN I L1
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

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5019-5039 PAYNE STREET

VANCOUVER, BC

GENERAL FLOOR PLAN
L1

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SEAL

2 GENERAL FLOOR PLAN I L2
Scale: 1" = 10'-0"

resindetial
amenity, fsr exempted
storage, fsr exempted
services, fsr exempted
open balconies

5019-5039 PAYNE STREET

VANCOUVER, BC

GENERAL FLOOR PLAN
L2

DRAWN:
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A2.02

21-18



3 GENERAL FLOOR PLAN I L3
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

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SEAL

5019-5039 PAYNE STREET

VANCOUVER, BC

GENERAL FLOOR PLAN
L3

DRAWN:
PLOT DATE:
CHECKED:

A2.03

21-18



4 GENERAL FLOOR PLAN I L4-7
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

OPULENCE
ARCHITECTURE

ISSUED FOR:

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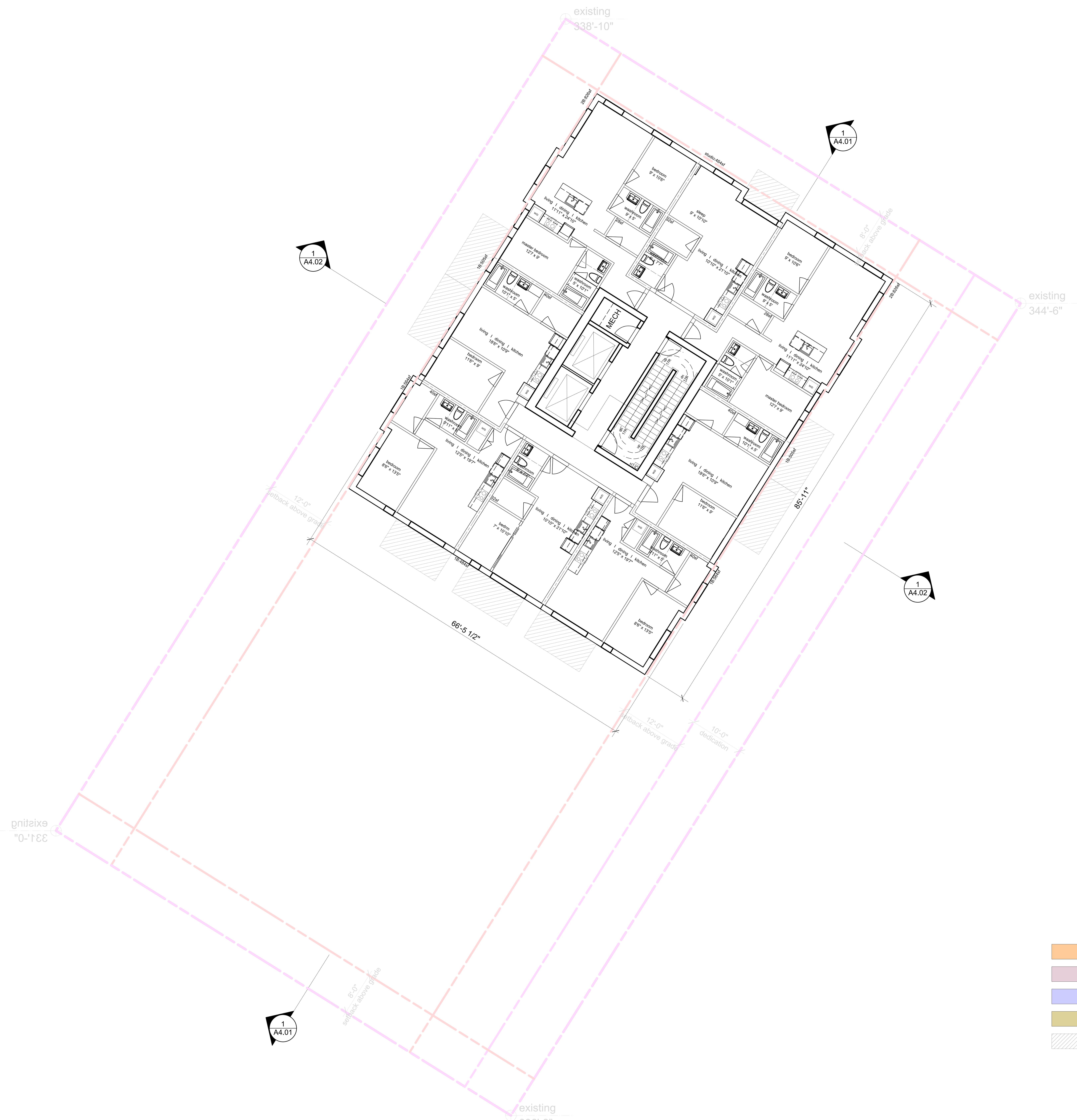
VANCOUVER, BC

GENERAL FLOOR PLAN
L4-7

DRAWN:
PLOT DATE:
CHECKED:

A2.04

21-18



5 GENERAL FLOOR PLAN I L8-11
Scale: 1" = 10'-0"

	resindetial
	amenity, fsr exempted
	storage, fsr exempted
	services, fsr exempted
	open balconies

OPULENCE ARCHITECTURE

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5019-5039 PAYNE STREET

VANCOUVER, BC

GENERAL FLOOR PLAN
L8-11

DRAWN: CHECKED:
PLOT DATE:

A2.05

21-18



6 GENERAL FLOOR PLAN I L12-13
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

OPULENCE ARCHITECTURE

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5019-5039 PAYNE STREET

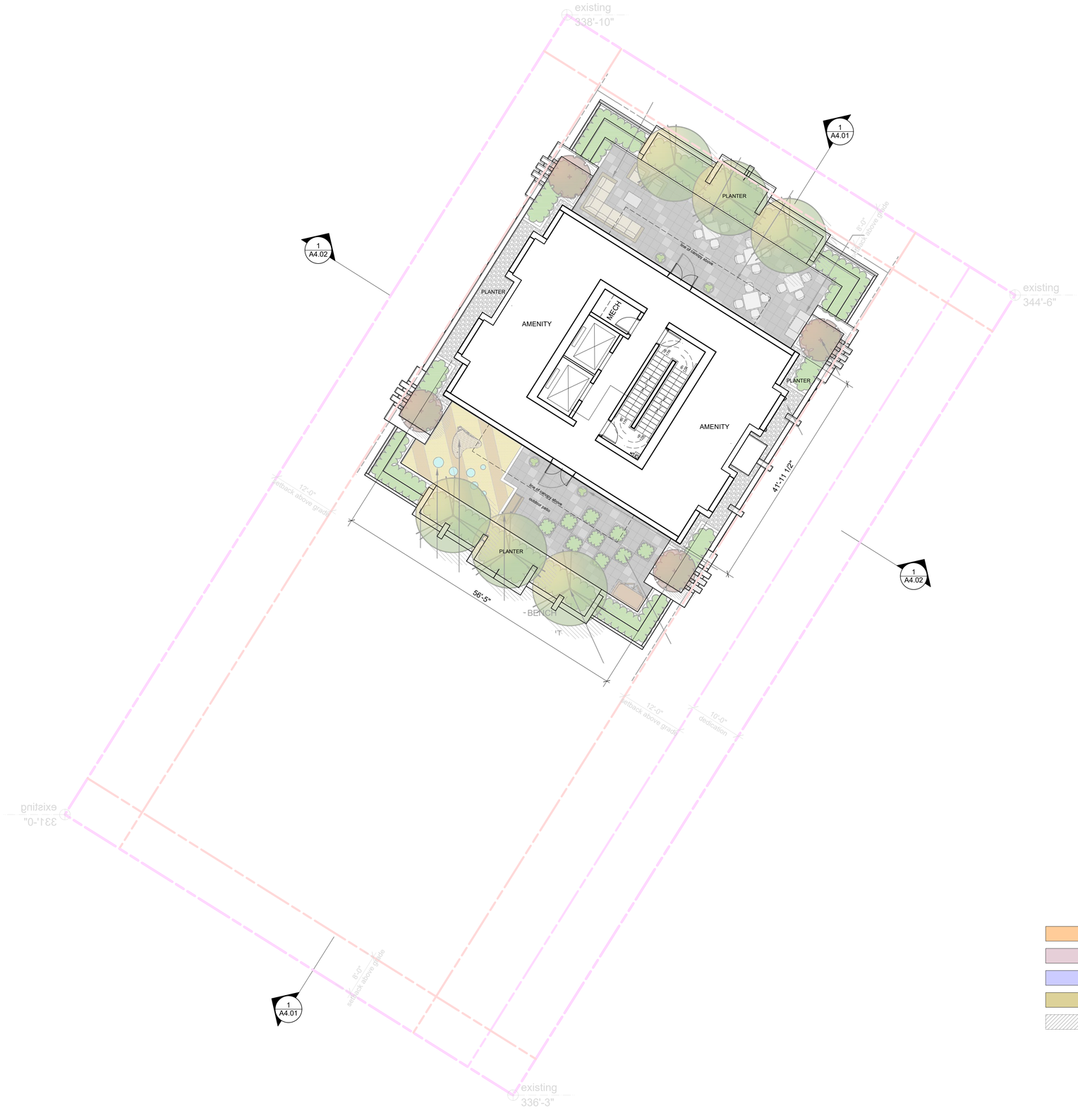
VANCOUVER, BC

GENERAL FLOOR PLAN L12-13

DRAWN:
PLOT DATE:
CHECKED:

A2.06

21-18



7 GENERAL FLOOR PLAN I L14
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

OPULENCE
ARCHITECTURE

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VANCOUVER, BC

GENERAL FLOOR PLAN
L14

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PLOT DATE:
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A2.07

21-18



11 GENERAL FLOOR PLAN I P1M
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

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ARCHITECTURE

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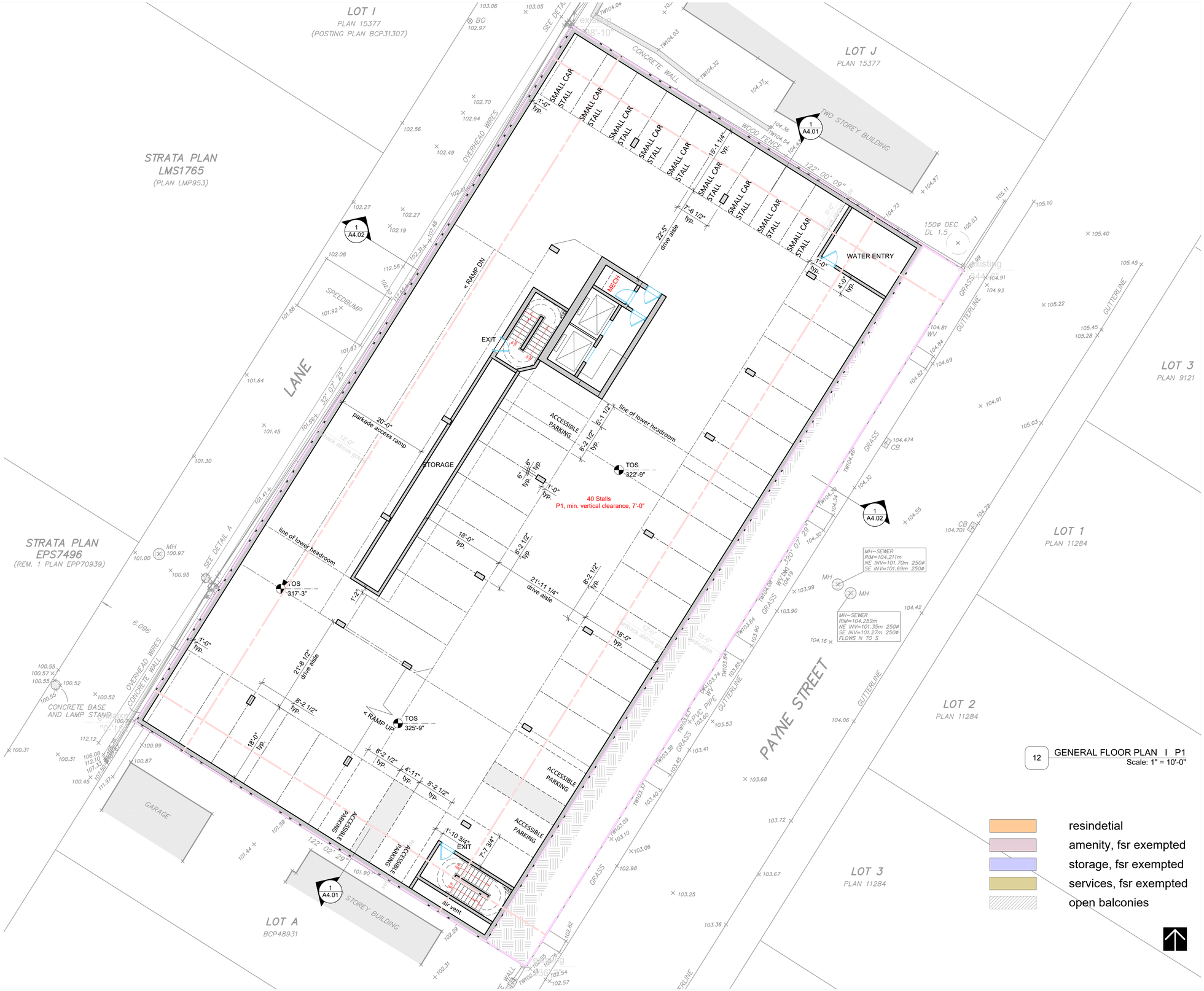
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GENERAL FLOOR PLAN
P1M

DRAWN:
PLOT DATE:
CHECKED:

A2.11

21-18



12 GENERAL FLOOR PLAN I P1
Scale: 1" = 10'-0"

resindetial
amenity, fsr exempted
storage, fsr exempted
services, fsr exempted
open balconies

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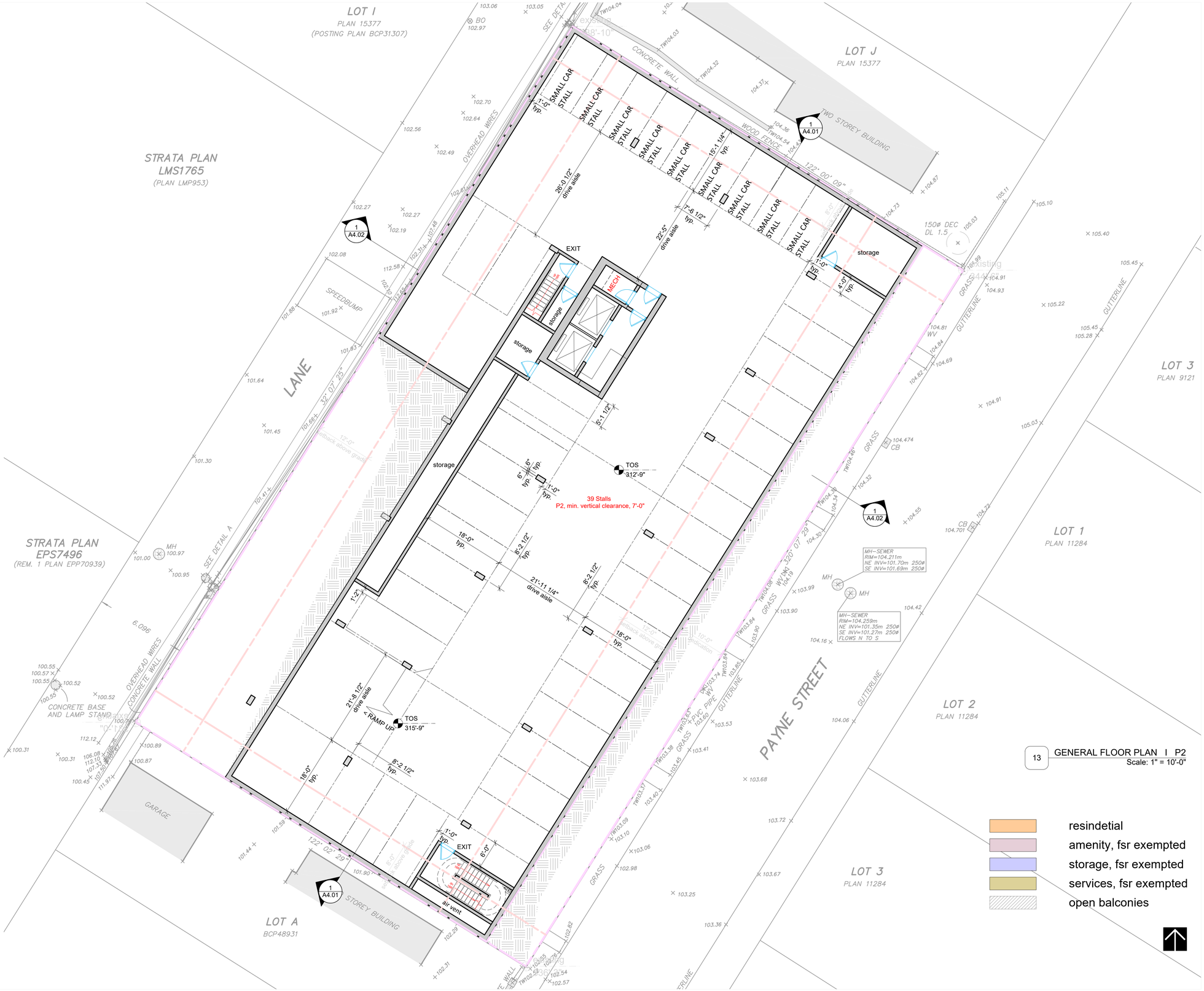
VANCOUVER, BC

GENERAL FLOOR PLAN
P1

DRAWN:
PLOT DATE:
CHECKED:

A2.12

21-18



13 GENERAL FLOOR PLAN I P2
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

OPULENCE
ARCHITECTURE

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SEAL

5019-5039 PAYNE STREET

VANCOUVER, BC

GENERAL FLOOR PLAN
P2

DRAWN:
PLOT DATE:
CHECKED:

A2.13

21-18



1 GENERAL FLOOR PLAN I L1
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

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5019-5039 PAYNE STREET

VANCOUVER, BC

GENERAL FLOOR PLAN
FSR OVERLAY
L1

DRAWN:
PLOT DATE:
CHECKED:

A3.01

21-18



1 GENERAL FLOOR PLAN I L2
Scale: 1" = 10'-0"

	resindetial
	amenity, fsr exempted
	storage, fsr exempted
	services, fsr exempted
	open balconies

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VANCOUVER, BC

GENERAL FLOOR PLAN
FSR OVERLAY
L2

DRAWN:
CHECKED:
PLOT DATE:

A3.02

21-18



1 GENERAL FLOOR PLAN I L3
Scale: 1" = 10'-0"

	resindetial
	amenity, fsr exempted
	storage, fsr exempted
	services, fsr exempted
	open balconies

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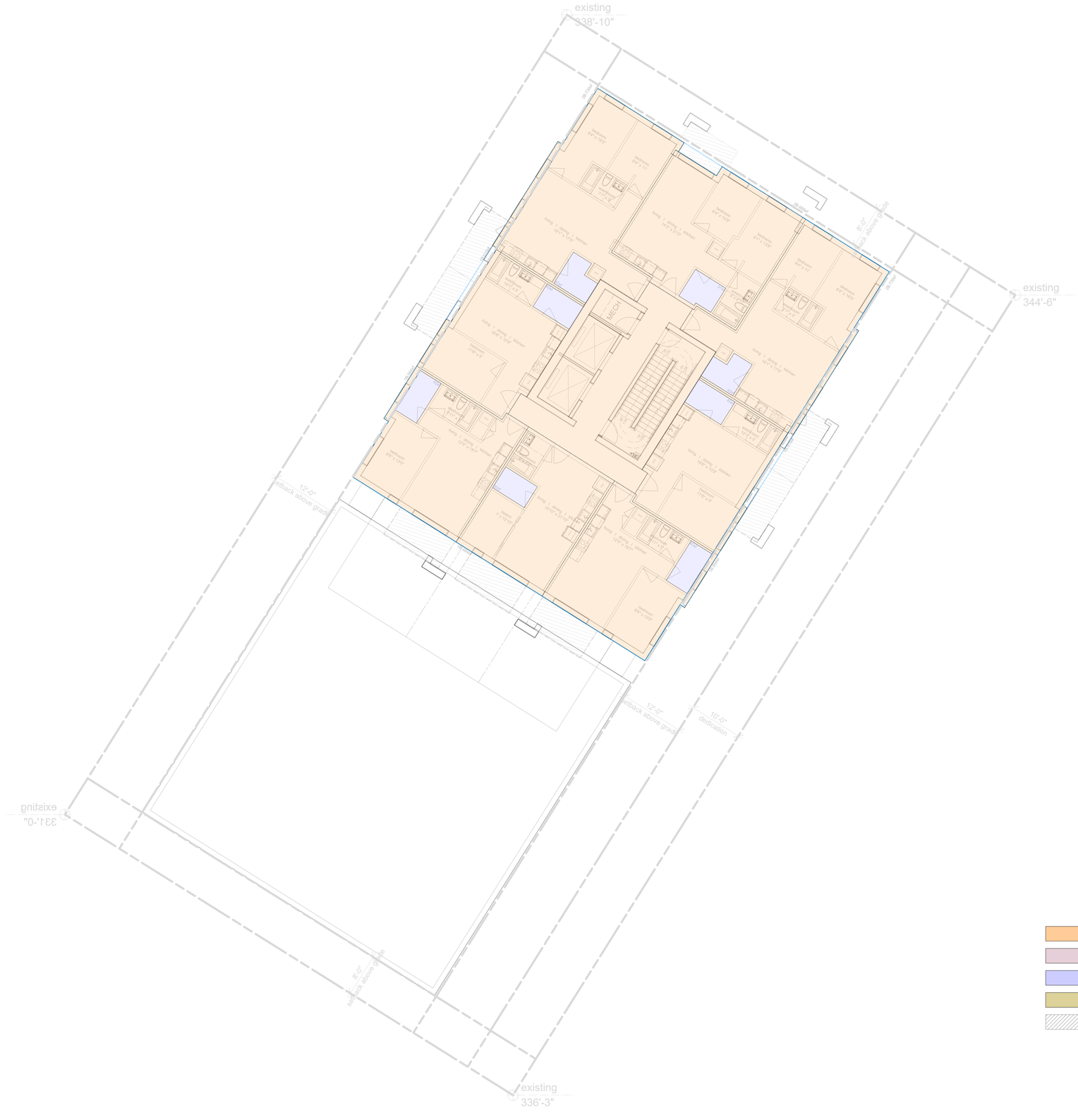
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GENERAL FLOOR PLAN
FSR OVERLAY
L3

DRAWN:
PLOT DATE:
CHECKED:

A3.03

21-18



1 GENERAL FLOOR PLAN I L4-7
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

OPULENCE
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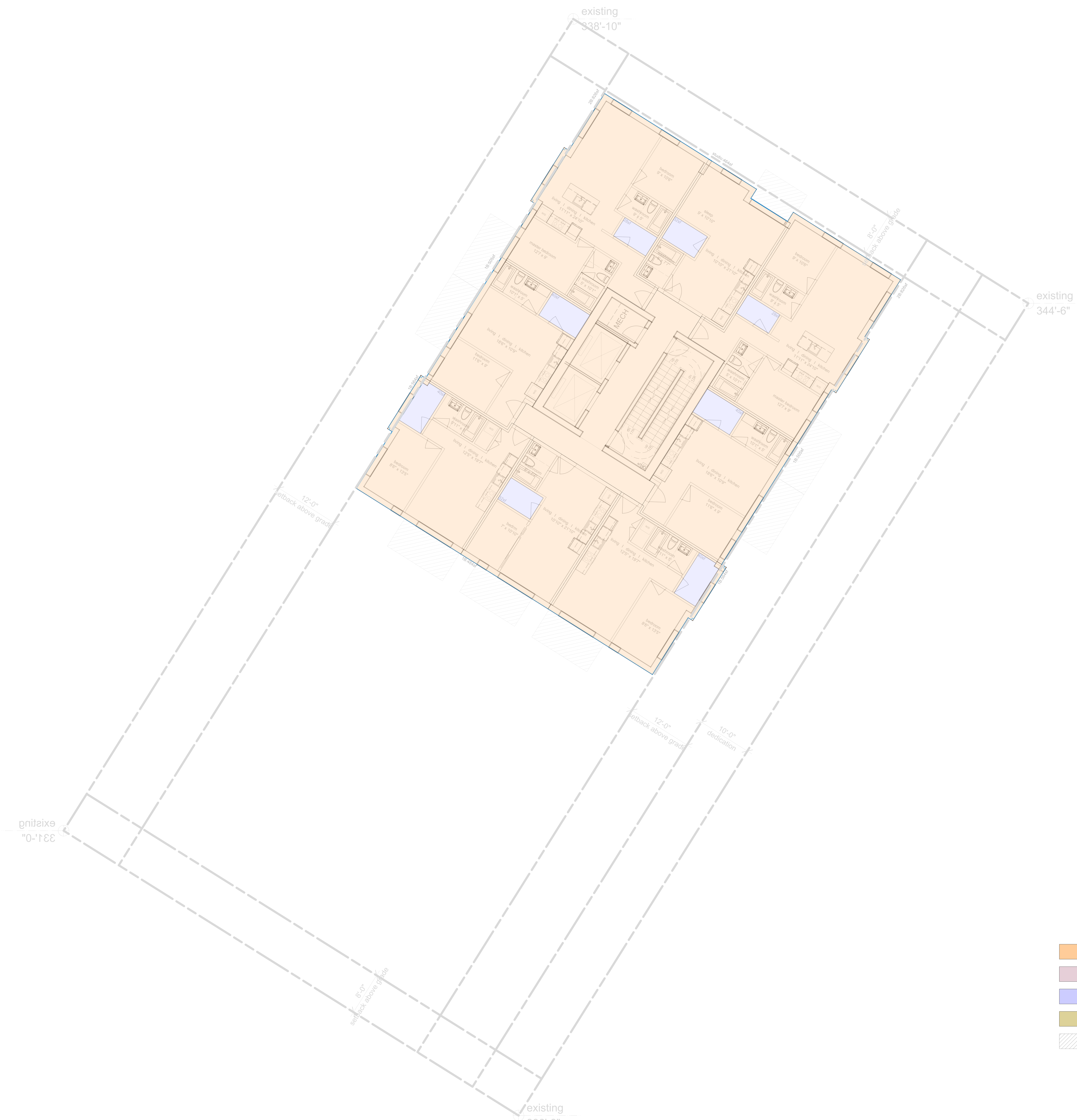
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GENERAL FLOOR PLAN
FSR OVERLAY
L4-7

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SEAL

1 GENERAL FLOOR PLAN I L8-11
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

5019-5039 PAYNE STREET

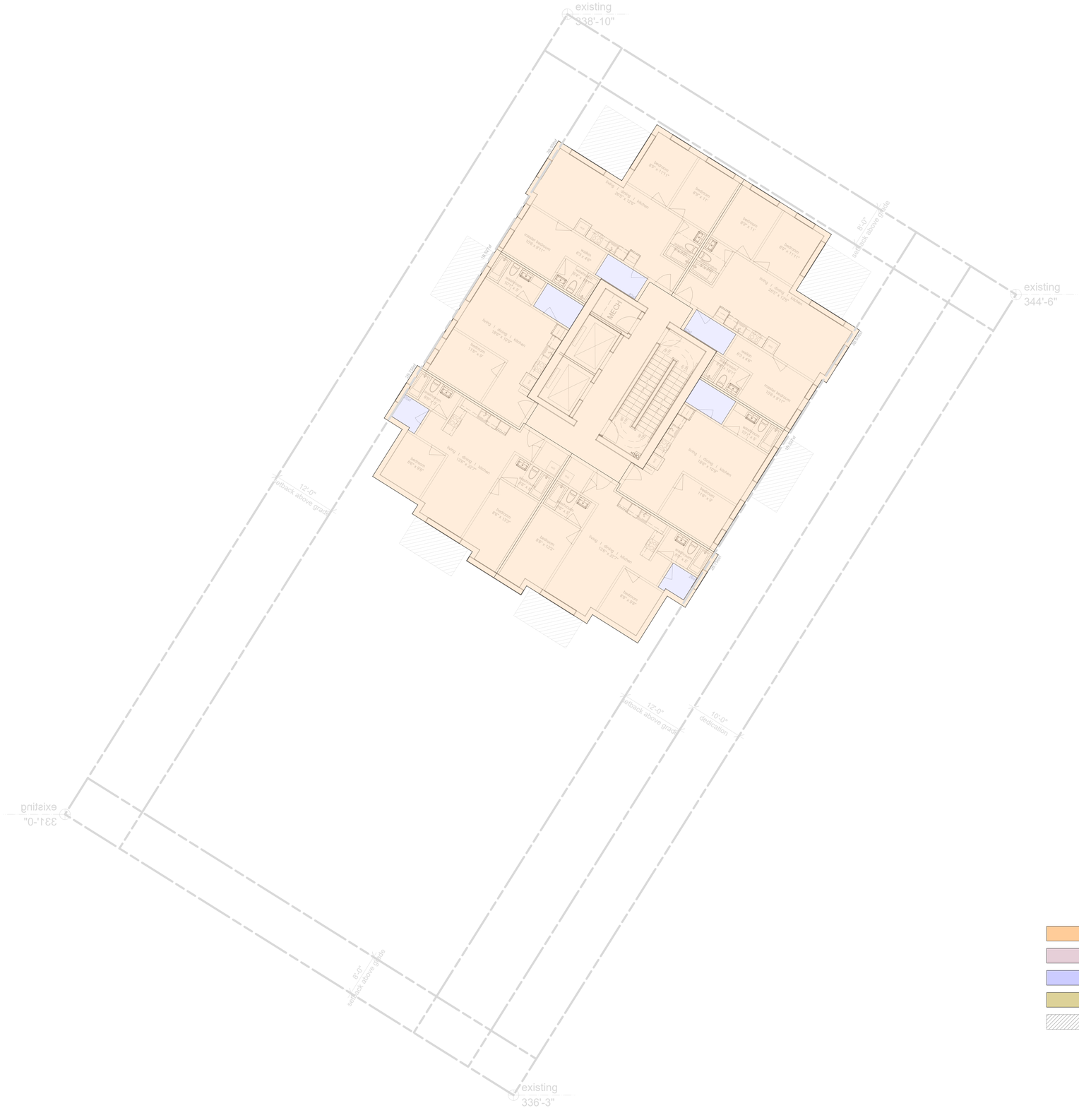
VANCOUVER, BC

GENERAL FLOOR PLAN
FSR OVERLAY
L8-11

DRAWN: CHECKED:
PLOT DATE:

A3.05

21-18



2 GENERAL FLOOR PLAN I L2-13
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

OPULENCE
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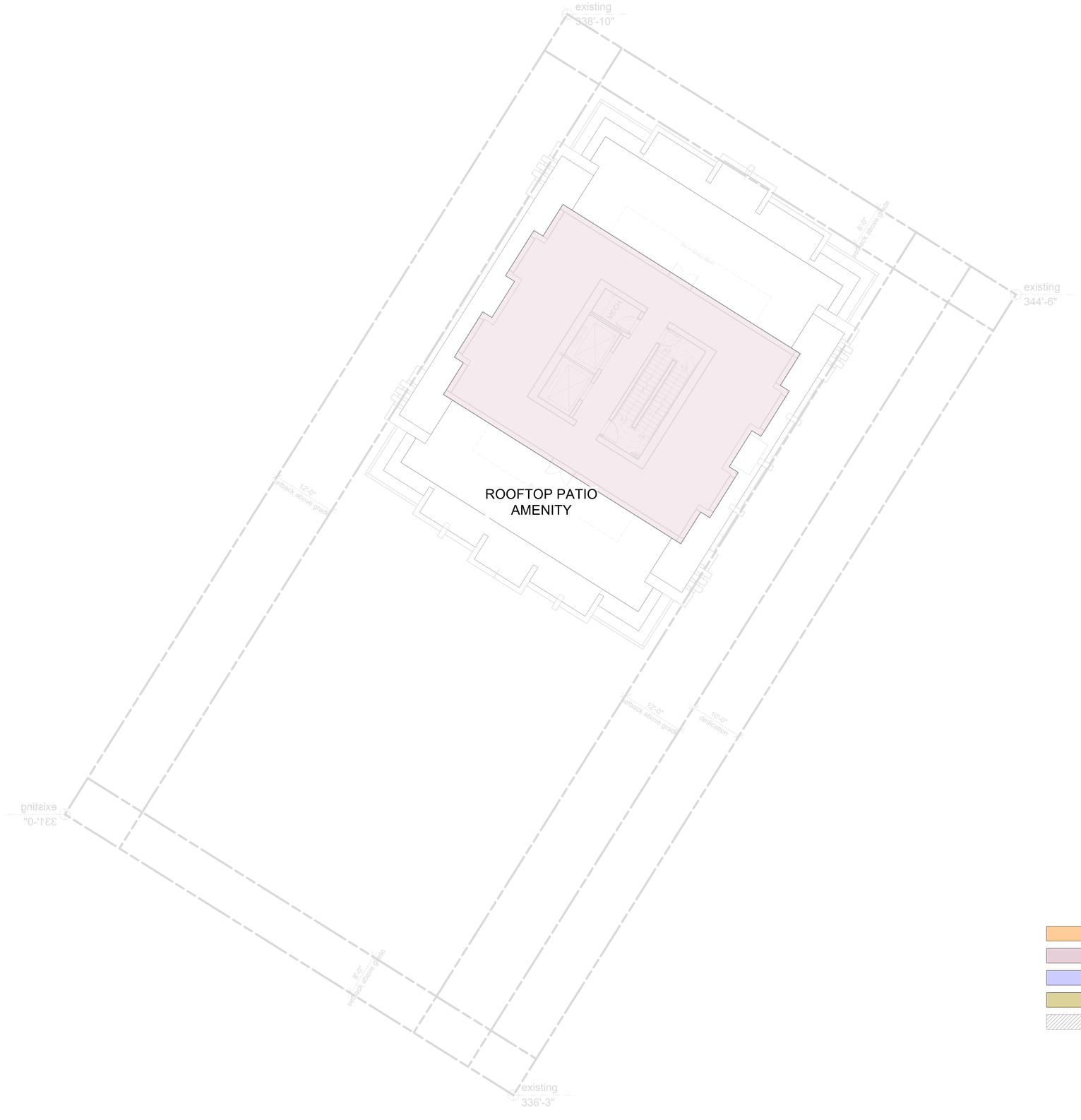
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GENERAL FLOOR PLAN
FSR OVERLAY
L12-13

DRAWN:
CHECKED:
PLOT DATE:

A3.06

21-18



1 GENERAL FLOOR PLAN I L14
Scale: 1" = 10'-0"

- resindetial
- amenity, fsr exempted
- storage, fsr exempted
- services, fsr exempted
- open balconies

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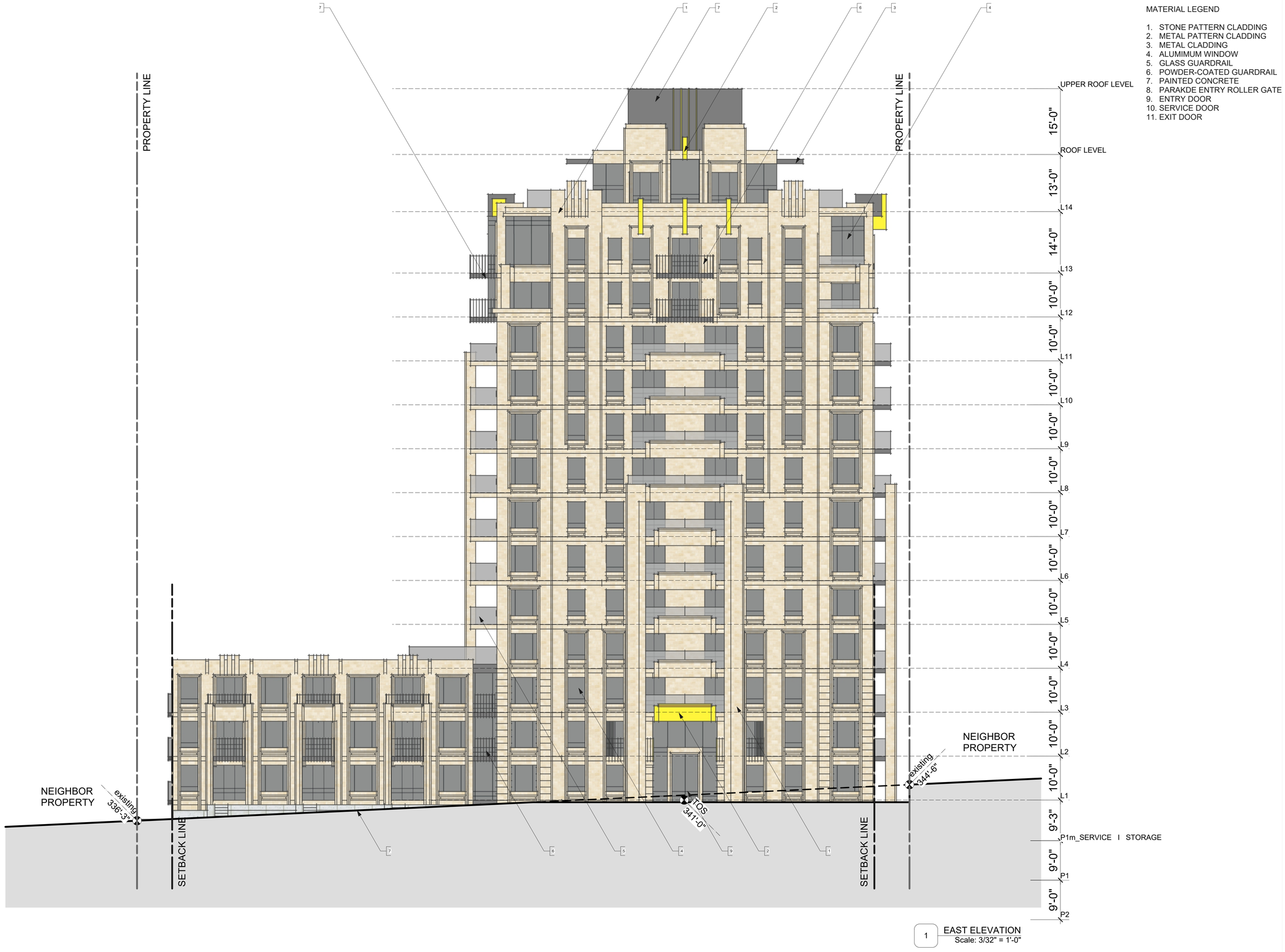
VANCOUVER, BC

GENERAL FLOOR PLAN
FSR OVERLAY
L14

DRAWN:
CHECKED:
PLOT DATE:

A3.07

21-18



1 EAST ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

1. STONE PATTERN CLADDING
2. METAL PATTERN CLADDING
3. METAL CLADDING
4. ALUMIMUM WINDOW
5. GLASS GUARDRAIL
6. POWDER-COATED GUARDRAIL
7. PAINTED CONCRETE
8. PARAKDE ENTRY ROLLER GATE
9. ENTRY DOOR
10. SERVICE DOOR
11. EXIT DOOR

OPULENCE
ARCHITECTURE

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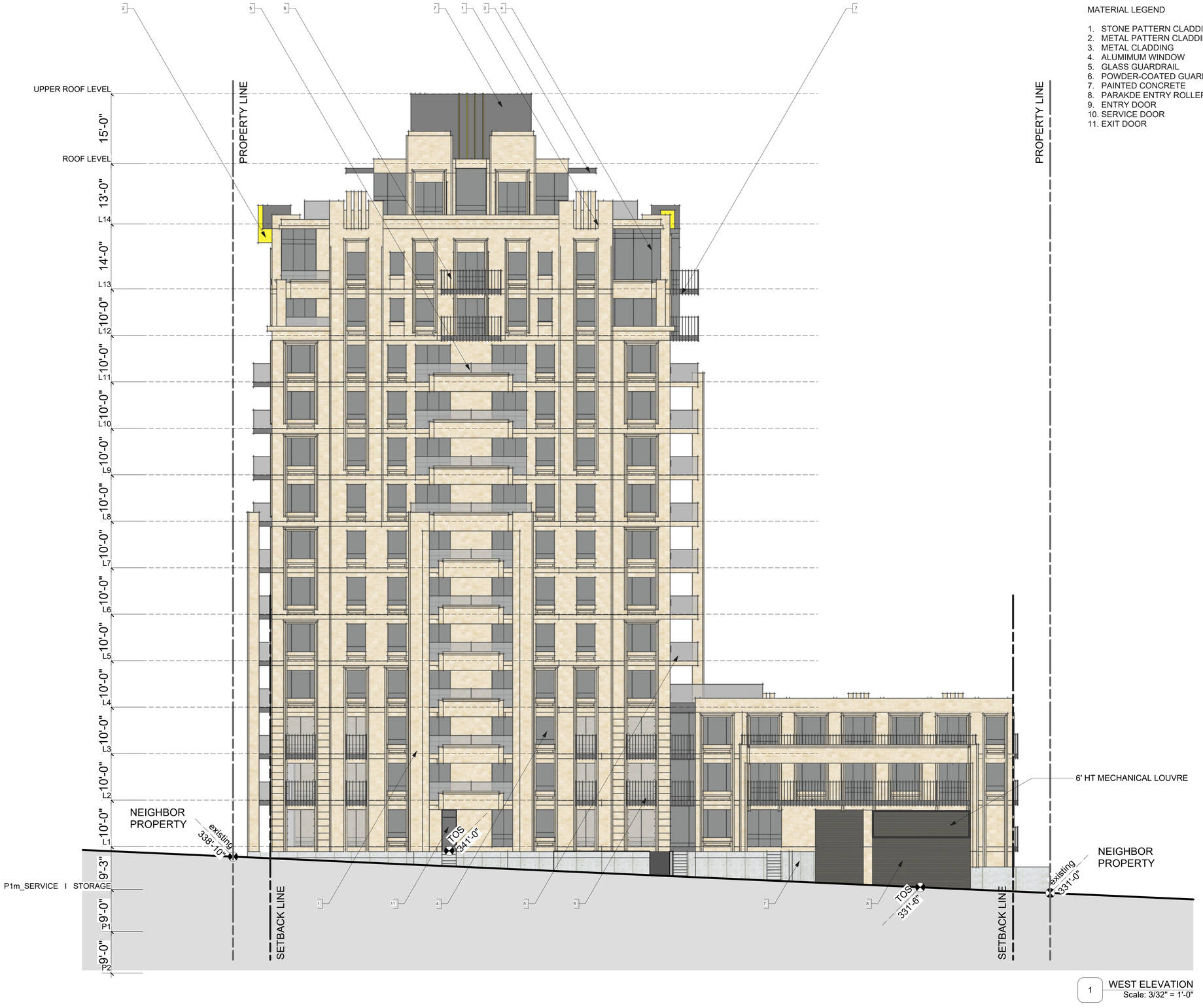
VANCOUVER, BC

ELEVATION

DRAWN:
PLOT DATE:
CHECKED:

A3.01

21-18



1 WEST ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

1. STONE PATTERN CLADDING
2. METAL PATTERN CLADDING
3. METAL CLADDING
4. ALUMIMUM WINDOW
5. GLASS GUARDRAIL
6. POWDER-COATED GUARDRAIL
7. PAINTED CONCRETE
8. PARAKDE ENTRY ROLLER GATE
9. ENTRY DOOR
10. SERVICE DOOR
11. EXIT DOOR

OPULENCE
ARCHITECTURE

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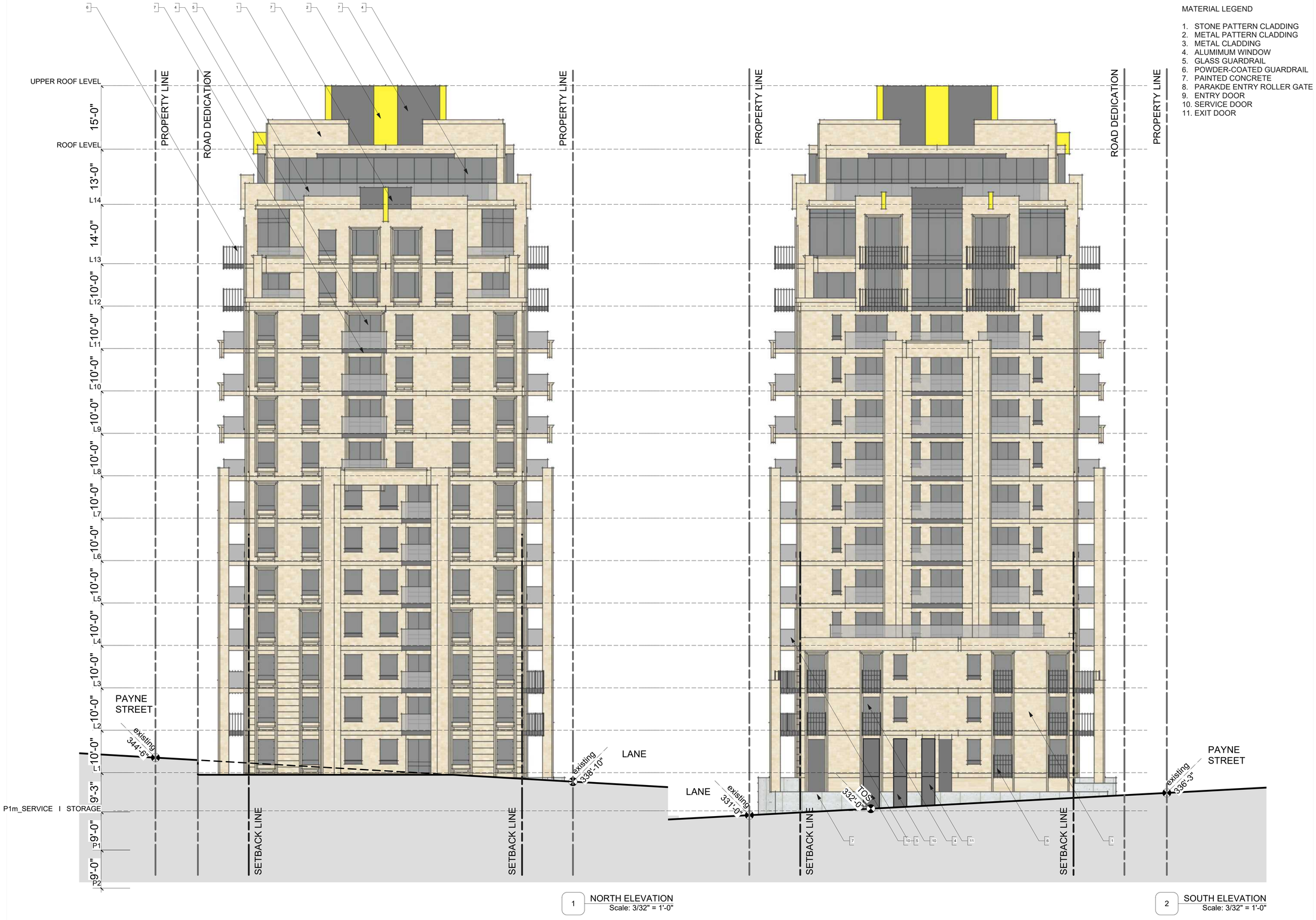
VANCOUVER, BC

ELEVATION

DRAWN:
PLOT DATE:
CHECKED:

A3.02

21-18



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

1. STONE PATTERN CLADDING
2. METAL PATTERN CLADDING
3. METAL CLADDING
4. ALUMIMUM WINDOW
5. GLASS GUARDRAIL
6. POWDER-COATED GUARDRAIL
7. PAINTED CONCRETE
8. PARAKDE ENTRY ROLLER GATE
9. ENTRY DOOR
10. SERVICE DOOR
11. EXIT DOOR

OPULENCE
ARCHITECTURE

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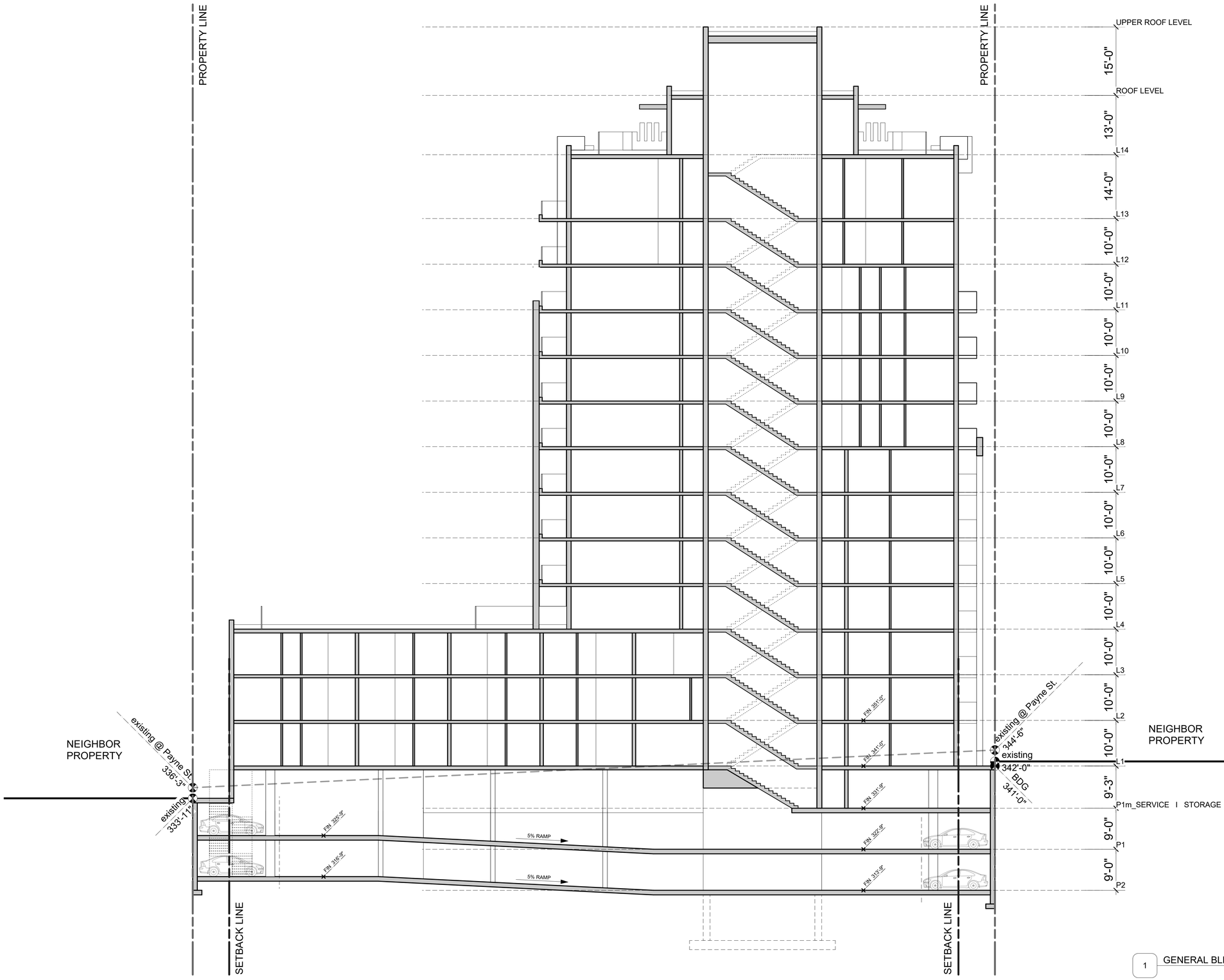
VANCOUVER, BC

ELEVATION

DRAWN:
PLOT DATE:
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A3.03

21-18



1 GENERAL BLDG SECTION I N-S
Scale: 3/32" = 1'-0"

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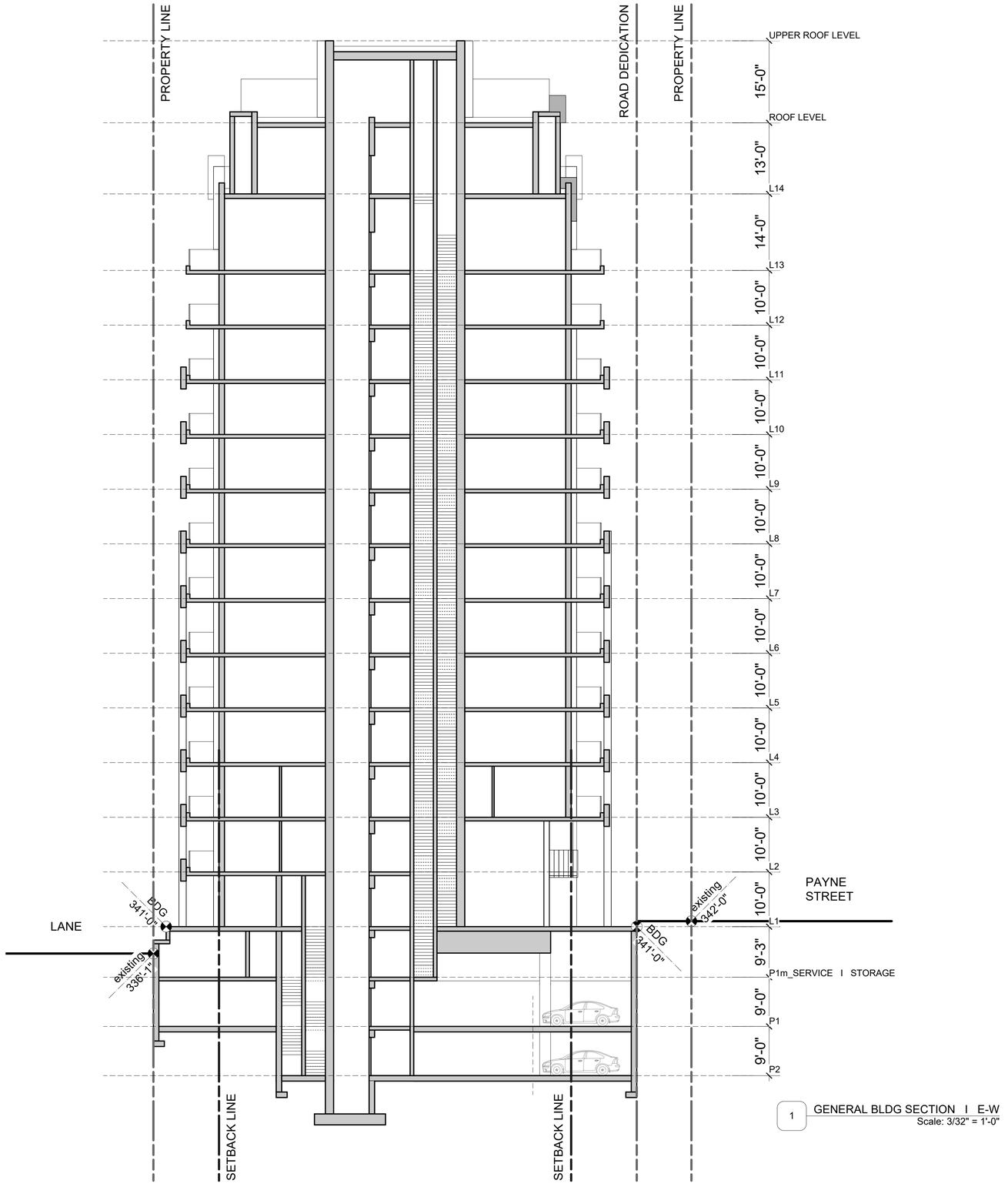
VANCOUVER, BC

GENERAL BUILDING SECTION
NORTH - SOUTH

DRAWN:
CHECKED:
PLOT DATE:

A4.01

21-18



1 GENERAL BLDG SECTION I E-W
Scale: 3/32" = 1'-0"

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ARCHITECTURE

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SEAL

5019-5039 PAYNE STREET

VANCOUVER, BC

GENERAL BUILDING SECTION
EAST - WEST

DRAWN:
CHECKED:
PLOT DATE:

A4.02

21-18



OPULENCE
ARCHITECTURE

ISSUED FOR:

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SEAL

5019-5039 PAYNE STREET

VANCOUVER, BC

SITE PERSPECTIVE
STREETVIEW FROM SOUTH
ALONG PAYNE STREET

DRAWN:
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SEAL

5019-5039 PAYNE STREET

VANCOUVER, BC

SITE PERSPECTIVE
STREET VIEW FROM NORTH
ALONG PAYNE STREET

DRAWN: CHECKED:
PLOT DATE:

A6.02

21-18