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TABLE OF CONTENTS

Design Rationale

Ash St. Rezoning Design Rationale2

Existing Site Condition

 Streetscapes.....3

 Site Photos4

 Site Context.....4

 Existing Zoning / Zoning Analysis5

 Existing Survey.....6

The Proposal

Development Statistics8

Site Plan9

Parking Plan - P1.....10

Floor Plan - L111

Floor Plan - L2-L412

Floor Plan - L5-L613

Roof Plan.....14

Unit Plans15-17

West Elevation.....18

East Elevation.....19

South Elevation.....20

North Elevation21

Street Elevations.....22

Sections23-29

Shadow Study.....30-31

DESIGN RATIONALE

Ash St. Rezoning Design Rationale

5250, 5270 Ash Street & 595 W. 37th Avenue

Introduction

Coromandel Properties and Peterson are proposing to provide 77 units of stand-alone affordable housing at 5250-5270 Ash Street and 595 West 37th Avenue as part of the agreement with the City of Vancouver to develop their property at 5392-5472 Manson Street. Through a transfer of the non-market housing component from the Manson site to Ash Street, the City of Vancouver will receive a freestanding social housing facility.

The subject site, located in the Queen Elizabeth area of the Cambie Corridor, is currently zoned as Residential RS-1. This application proposes to develop a six-storey mid-rise thru a change to CD (Comprehensive Development) in accordance with the Cambie Corridor Plan.

Site Context

The site is one block west of Cambie Street on the north side of 37th Avenue and is identified in the Cambie Corridor Plan section 4.2.8. Per the Cambie Corridor Public Realm Plan, 37th Avenue is to be designed to be a complete street to accommodate the existing bike path as well as pedestrian and vehicular traffic.

Immediately to the north, south and west are single family homes while to the east along Cambie Street is a six-storey residential building. Queen Elizabeth Park is one block to the east while St. Vincent’s Hospital is one block to the west.

The property itself consists of 3 separate single family lots measuring approximately 133’ x 187’ with an overall area of 25,670 sq. ft. It slopes from north to south as well as east to west. High point of the site is at the northeast corner with a difference of over 1.5m to the southwest corner.

A 3m dedication has been provided off 37th Avenue per the City of Vancouver Engineering Department. A further 3.7m setback has been allowed for at all property lines inclusive of the new property line at 37th Avenue.

Form and Expression

As described in the Cambie Corridor Plan, the building assumes an L form with the primary entrance off Ash Street. The notch along Ash Street creates a public, semi-public realm along the street and a similar setback to the

predominantly single-family housing on the street at this time. An amenity courtyard at the east of the building along the lane contains common area amenities for the residents as well as access to the parking structure below.

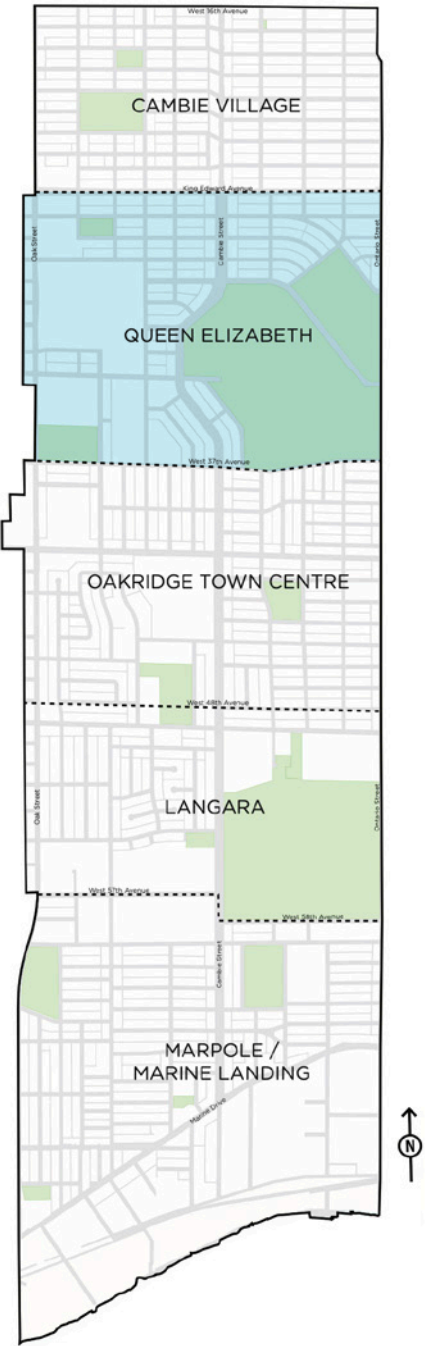
Elevation of the level 1 floor slab is set to allow access to the underground parking and meets grade at the northeast corner of the site. This results in the ground level being raised above the sidewalk elevation on 37th Avenue and Ash Street providing privacy for the resident patios and clear separation of the private and public realm.

The building is setback above the fourth floor along 37th Avenue and Ash Street as well as at the southeast corners of the building. Material changes are incorporated to break up and visually reduce the vertical street wall around the building. These transitions occur between levels 1 and 2 to define the base of the building and again between levels 4 and 5 to set apart the top 2 floors.

The expression of the building has been carefully considered. It was felt that a well-proportioned modernist form with large roof overhangs and minimal embellishment would allow the building to age gracefully over its lifespan. This approach of simplicity, economy, and architectural restraint is reflective of the direction of the City of Vancouver towards green buildings with simple well insulated forms and minimal articulation.

Sustainability

Per the requirements of the City of Vancouver, the buildings will be designed to meet the requirements of the Vancouver Housing Design and Technical Guidelines (Sept. 2021) and City of Vancouver Green Buildings Policy for Rezoning (May 17, 2022). Sustainable design principals have been incorporated into the schematic design of this proposal. These include reduction of the overall exterior perimeter to maximize volume to area ratios to optimize energy performance. Cantilevered balconies as opposed to inset balconies to limit thermal bridging. Careful placement and sizing of openings to balance occupant comfort and energy loss. Preliminary energy modelling will be performed to further inform the development as the design progresses.



Existing Site Condition

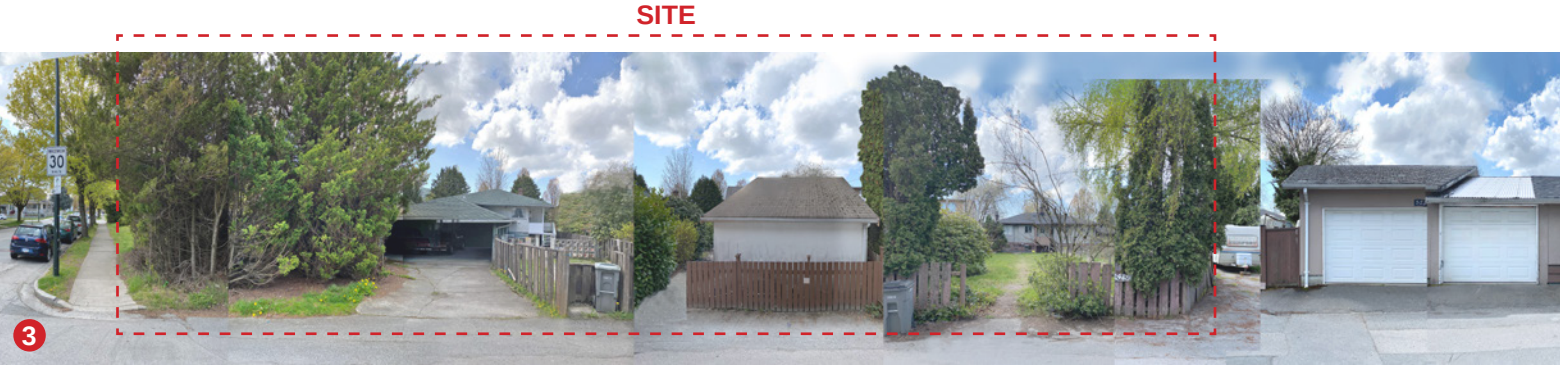
Streetscapes



View East Along Ash Street



View North across Ash Street



Laneway Looking East at Site

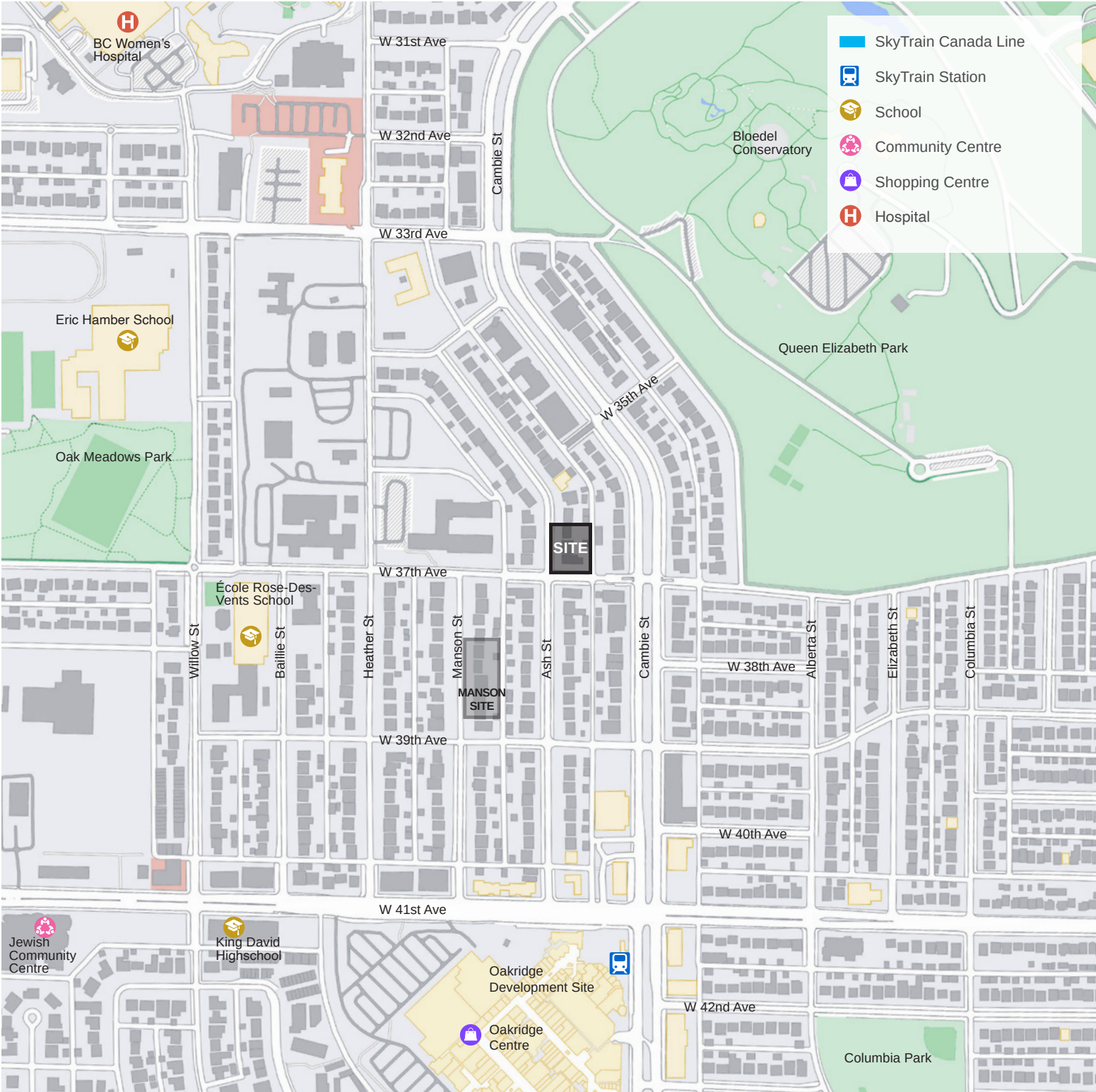


View North Along 37th Avenue

Site Photos



Context Map



Existing Zoning / Zoning Analysis

	Neighbourhood Plan Reference	Cambie Corridor Plan
	Plan Zoning	CD
	Plan FAR	Conditional
	Plan Height	6 Storeys
	Plan Uses	Residential
	Zoning Status	The site falls within the Queen Elizabeth area in the Cambie Corridor Plan
	Existing Zoning	RS-1

4.2.8 4-storey strata apartments or 6-storey rental

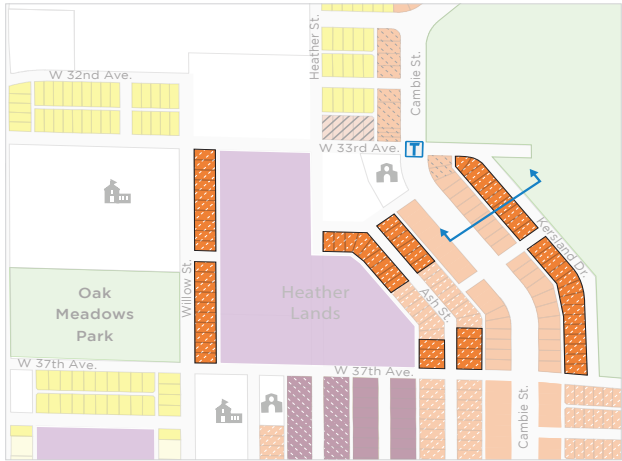
Uses: Residential

Density: Up to 2.0 or 2.5 FSR*

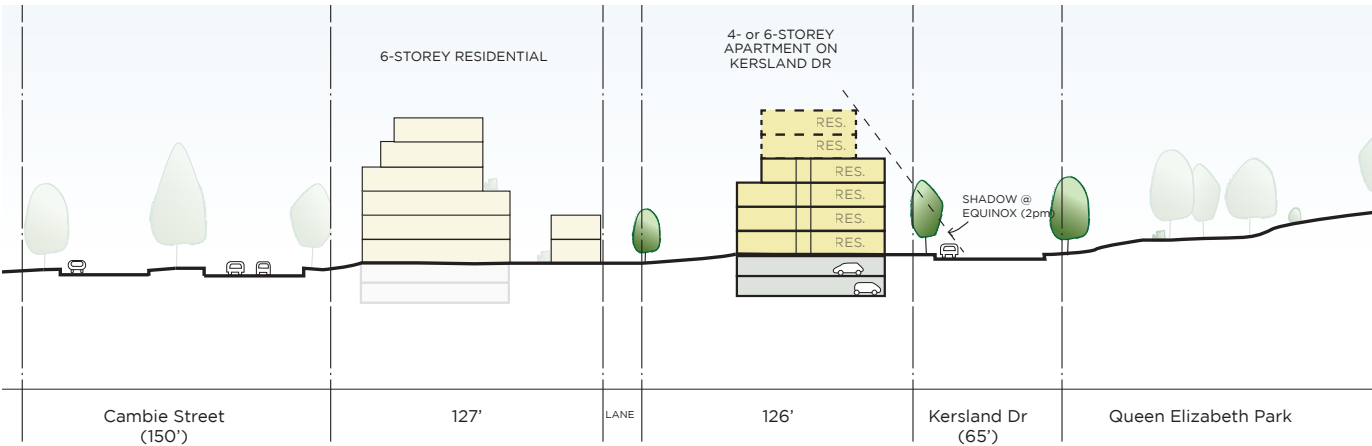
Height: Up to 4 or 6 storeys

- Residential buildings will be allowed up to 4 storeys for strata and up to 6 storeys for 100% secured rental. Refer to Housing Policy (Chapter 7) for further details on 100% rental bonus
- 4- and 6-storey residential buildings will create built form diversity and support a variety of housing tenures
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged
- Alphabet forms (characterized by an articulated frontage often featuring two wings connected by a central core) are encouraged to provide architectural variety, diversity of street frontages, and units with more than one exterior wall
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Chapter 5) for more information.



Apartment (up to 4 storeys strata / 6 storeys rental)



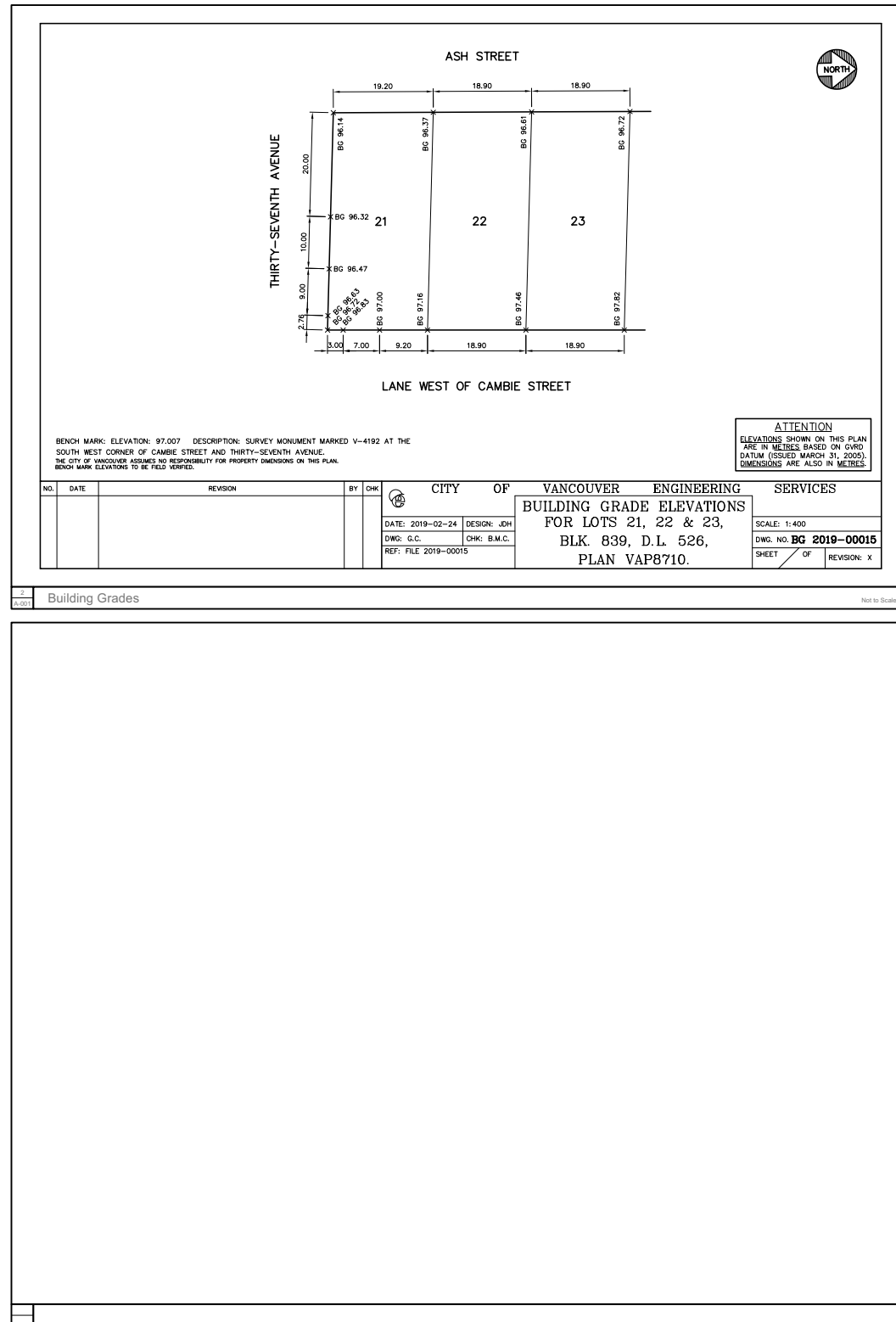
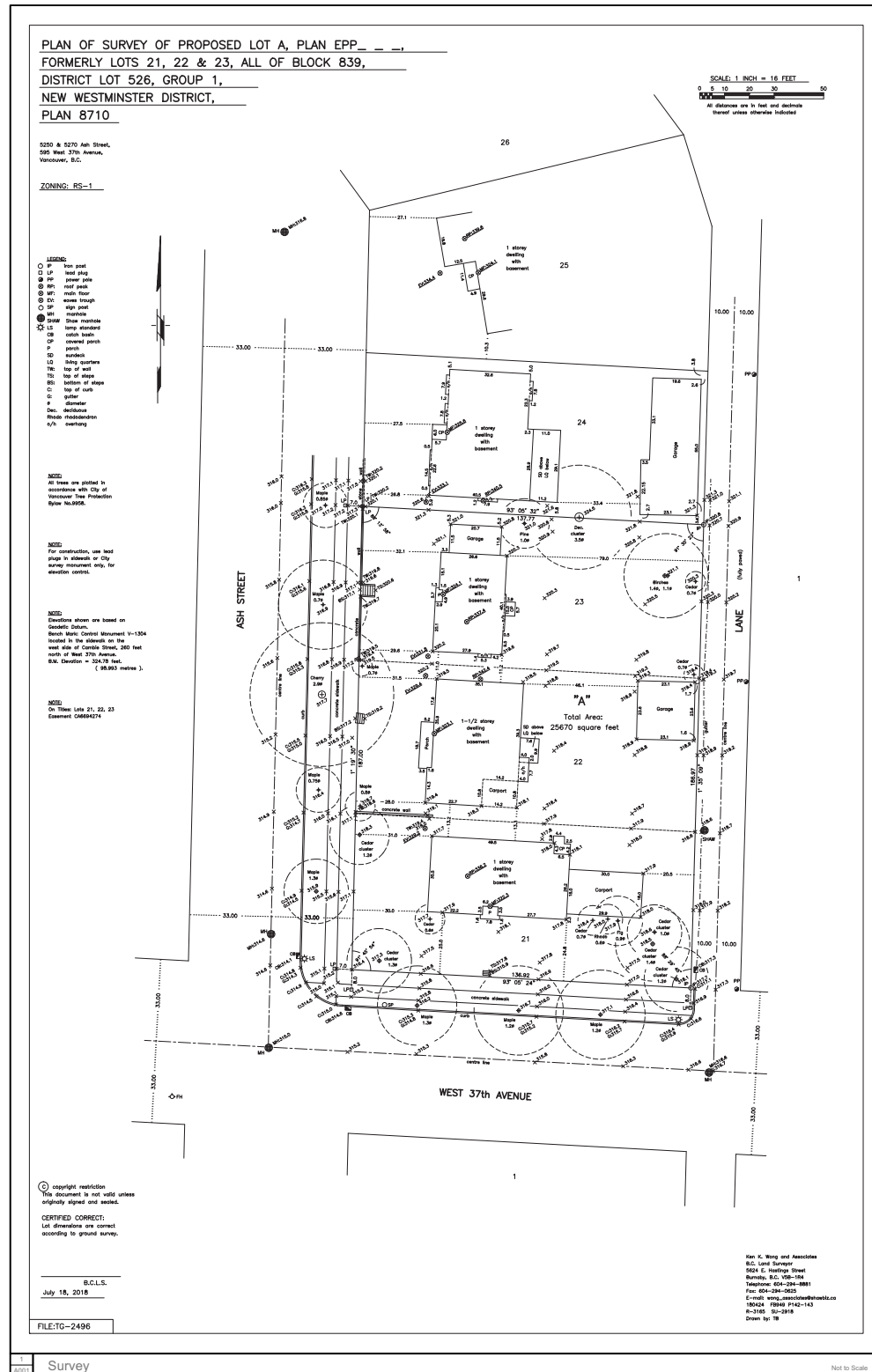
Representative Section: Kersland Drive between 33rd and 35th Ave

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may exceed the given FSR.

COROMANDEL
PROPERTIES

Peterson

5250-5270 Ash St. & 595 West 37th Ave. - Rezoning Application
Vancouver, BC
September 15, 2022



THE PROPOSAL

Development Statistics - 5250, 5270 Ash St., & 595 W. 37th Ave.

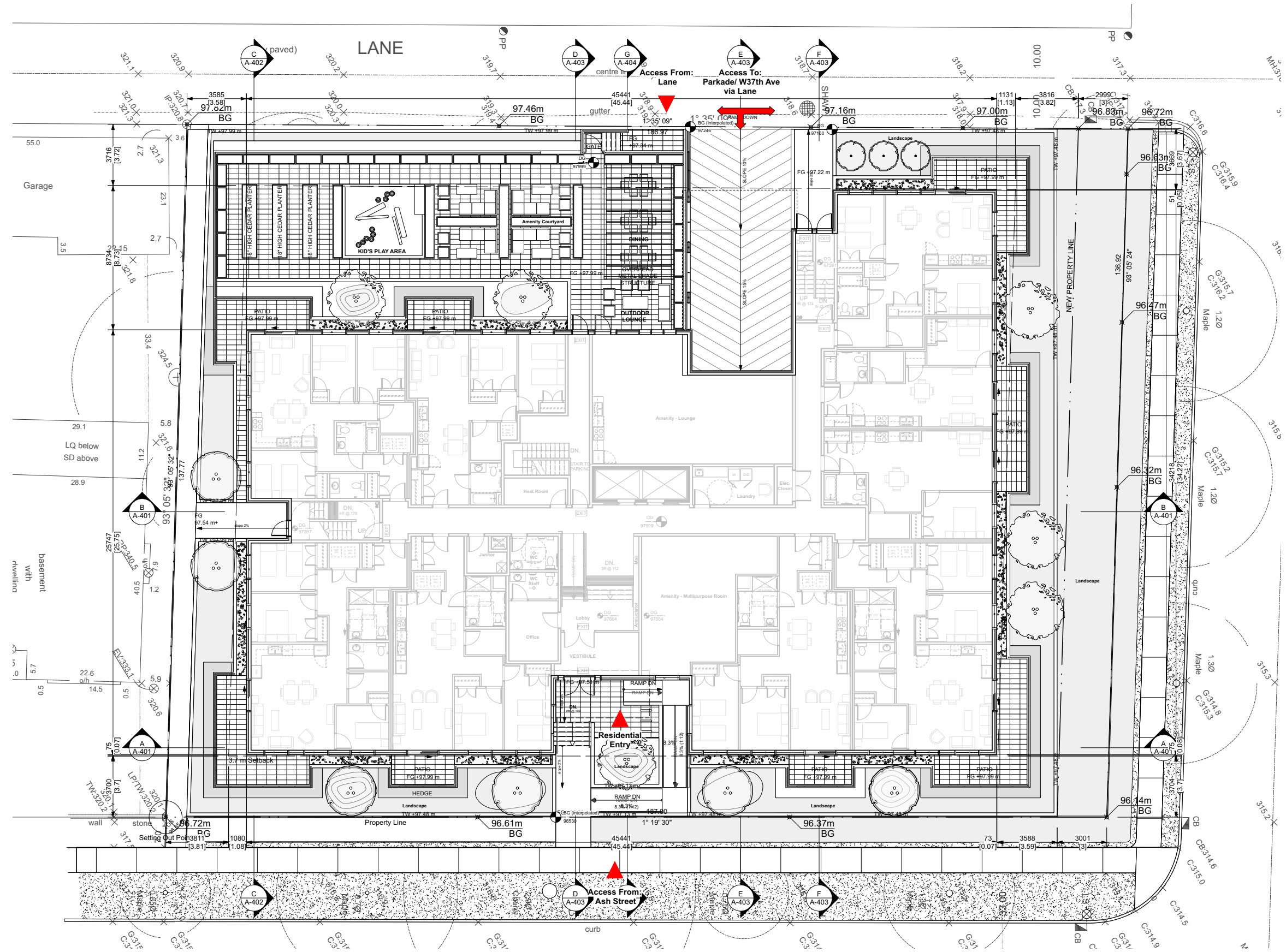
PROJECT STATISTICS	
Street Address	5250, 5270 Ash Street and 595 W. 37th Avenue
Legal Description	Lot A, Plan EPP Formerly Lots 21, 22, & 23, All of Block 839, District Lot 526, Group 1, New Westminster District Plan, Plan 8710
Current Zoning	RS-1 (Existing)
Proposed Zoning	CD-1 (Proposed)
Use	Residential
Lot Area	2,259.6 sq.m. (24,322 sq.ft.)
Lot Coverage	54% Buildings and Structures 31% Paved and Hard Surfaces 84% Total Site Coverage
Dedication	3 m along 37th Avenue 125.22 sq.m.
Setbacks	
Front & Sides	3.7 m (12.14 ft)
Lane	3.7 m (12.14 ft)
Building Height	22.80 m
Building Height (Storeys)	
Allowable	4 - 6 Storeys
Proposed	6 Storeys Rental
Floor Space Ratio (FSR)	
Allowable	2.5 FSR
Proposed	2.97 FSR
Indoor Amenity Space	
Required	107.30 sq.m. (1,155 sq.ft.)
Provided	124.27 sq.m.(1338 sq.ft.)
Outdoor Amenity Space	
Required	0.0 sq.m. (0.0 sq.m.)
Provided	236.41 sq.m. (2,545 sq.ft.)
Loading	
Required	0
Provided	0
Parking	
Required	30.76
Provided	31
Bicycle Parking	
Required	161
Provided	162

FLOOR SPACE AREA SUMMARY							
Building	Area (sq.m.)	Area (sq.ft.)	Exclusions	Net (sq.m.)	Net (sq.ft.)	Balcony (sq.m.)	Balcony (sq.ft.)
Level 1	1,213.5	13,062	163.3	1,050.2	11,304.2	0	0
Level 2	1,282.5	13,805	52	1,230.5	13,245.0	64.601	695.36
Level 3	1,282.5	13,805	52	1,230.5	13,245.0	64.601	695.36
Level 4	1,282.5	13,805	52	1,230.5	13,245.0	64.601	695.36
Level 5	1,028.7	11,073	48.3	980.4	10,552.9	19.88	213.99
Level 6	1,028.7	11,073	48.3	980.4	10,552.9	61.06	657.24
Subtotal	7,118.4	76,622	415.9	6,702.5	72,145.0	274.743	2,957.31
Underground Parkade	2,118.6	22,804	2,118.6	0.0	0.0		
TOTAL	9,237.0	99,426	2,534.5	6,702.5	72,145.0		

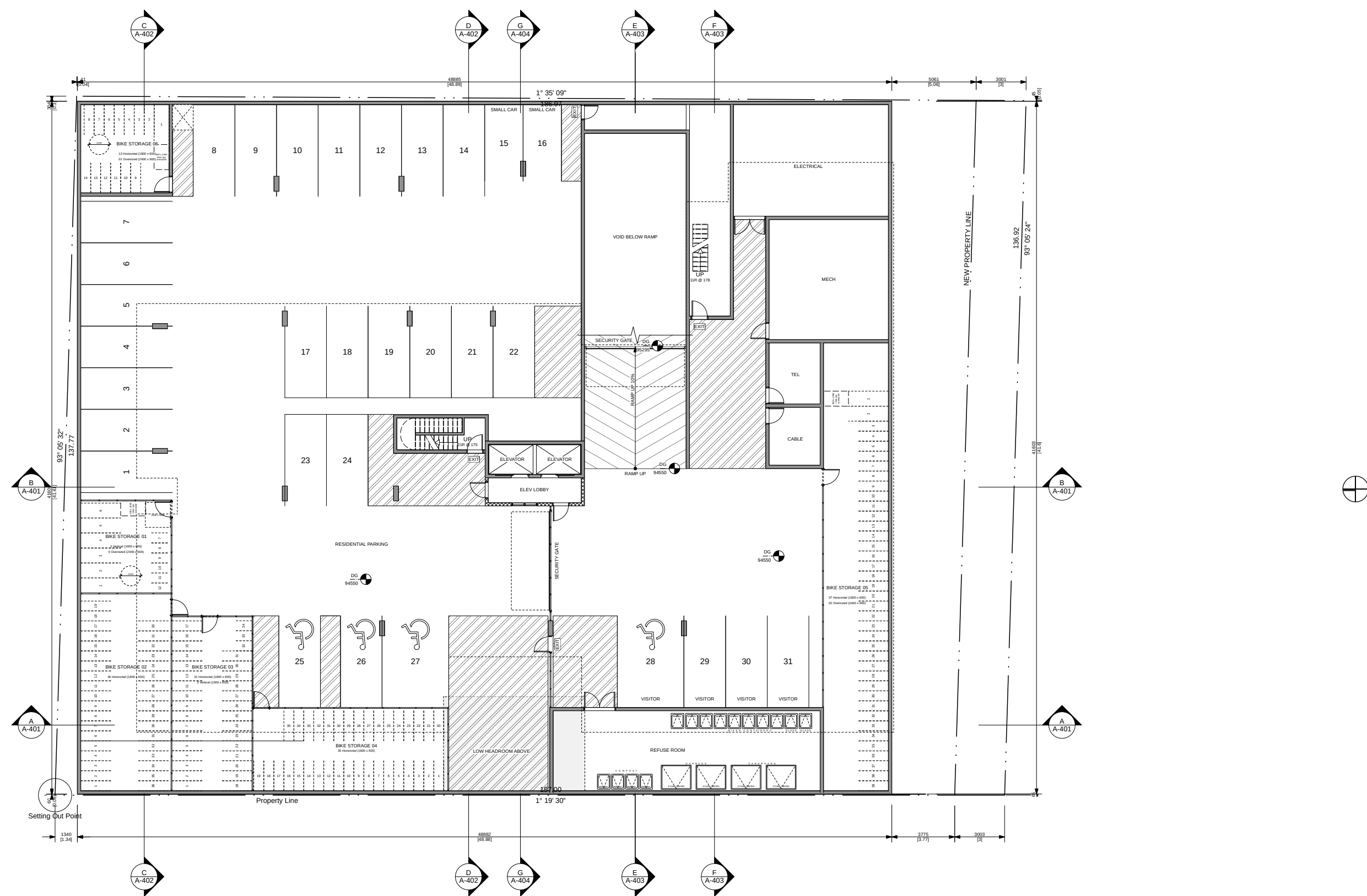
UNIT COUNT								
Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Number	%
Studio	0	3	3	3	5	5	19	25%
1Bedroom	2	4	4	4	5	5	24	31%
2 Bedroom	2	4	4	4	2	2	18	23%
2 Bedroom Accessible	2	0	0	0	0	0	2	3%
3 Bedroom	1	3	3	3	1	1	12	16%
3 Bedroom Accessible	2	0	0	0	0	0	2	3%
TOTAL	9	14	14	14	13	13	77	100%

PARKING	Unit Size	Required /Unit	Units	Required	Provided			
Residential	<2 Bed	0.3	43	13				
	2 Bed+	0.5	34	17				
Sub Total			77	26.9		*10%Transit Reduction		
Total Residential					22			
Small Car		25% allowable			2			
Residential Accessible		1/7 unit	7	1	3			
		0.034 for additional units	70	2.38				
Visitor		0.05 min		3.85	3			
		0.1 max		7.7				
Visitor Accessible		1		1	1			
OVERALL TOTAL					31			
Bicycle						Vertical	Oversized	Horizontal
Class A	<65m2	1.5	39	59		9	9	140
	>65m2	2.5	30	75		5.70%	5.70%	
	>105m2	3	8	24		max 30%	min 5%	
Class A Total			77	158	158			
Class B		1/<20 units	20	1				
		2/>20 units	57	2.85				
Class B Total				4	4			

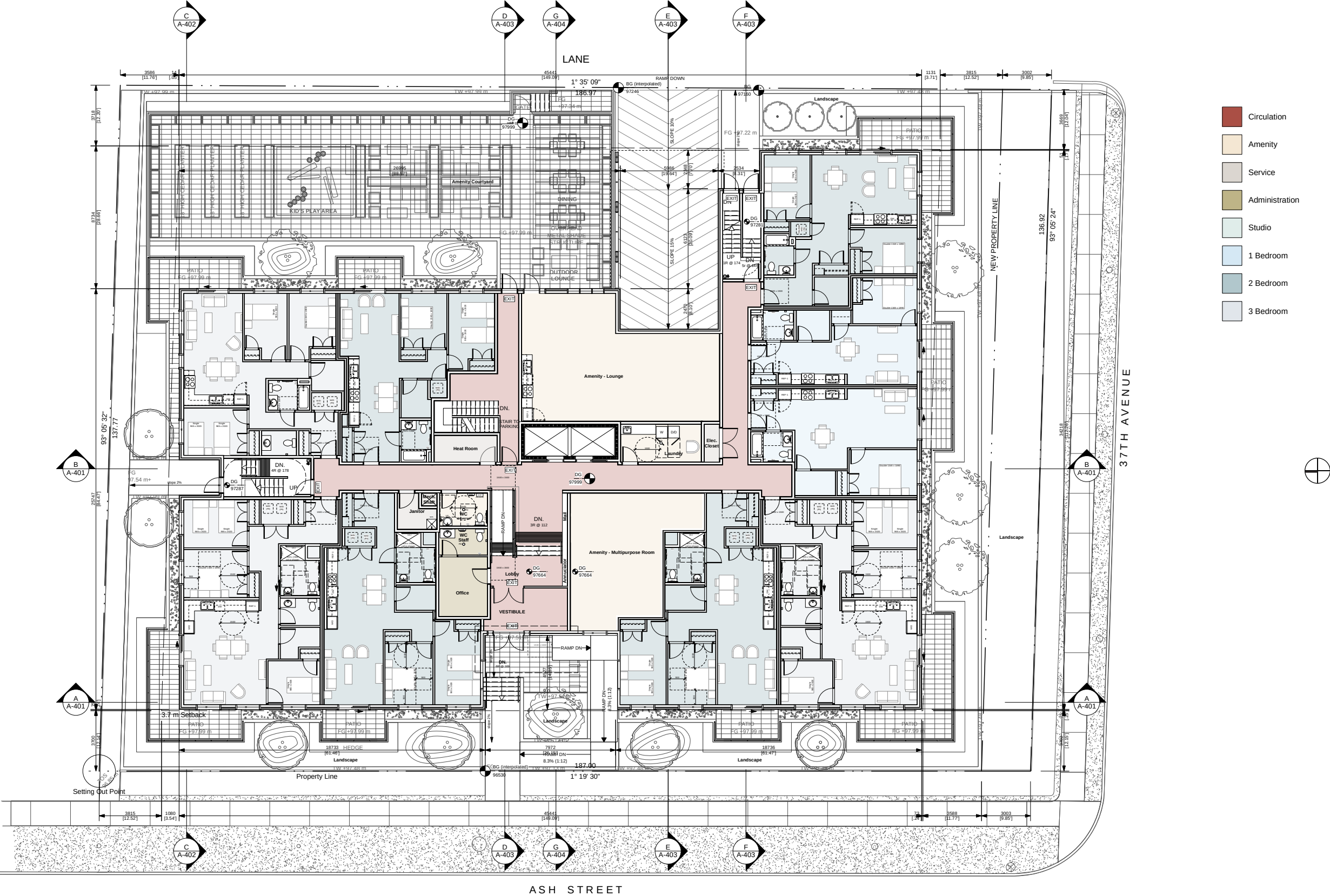
Site Plan



Parking Plan - P1



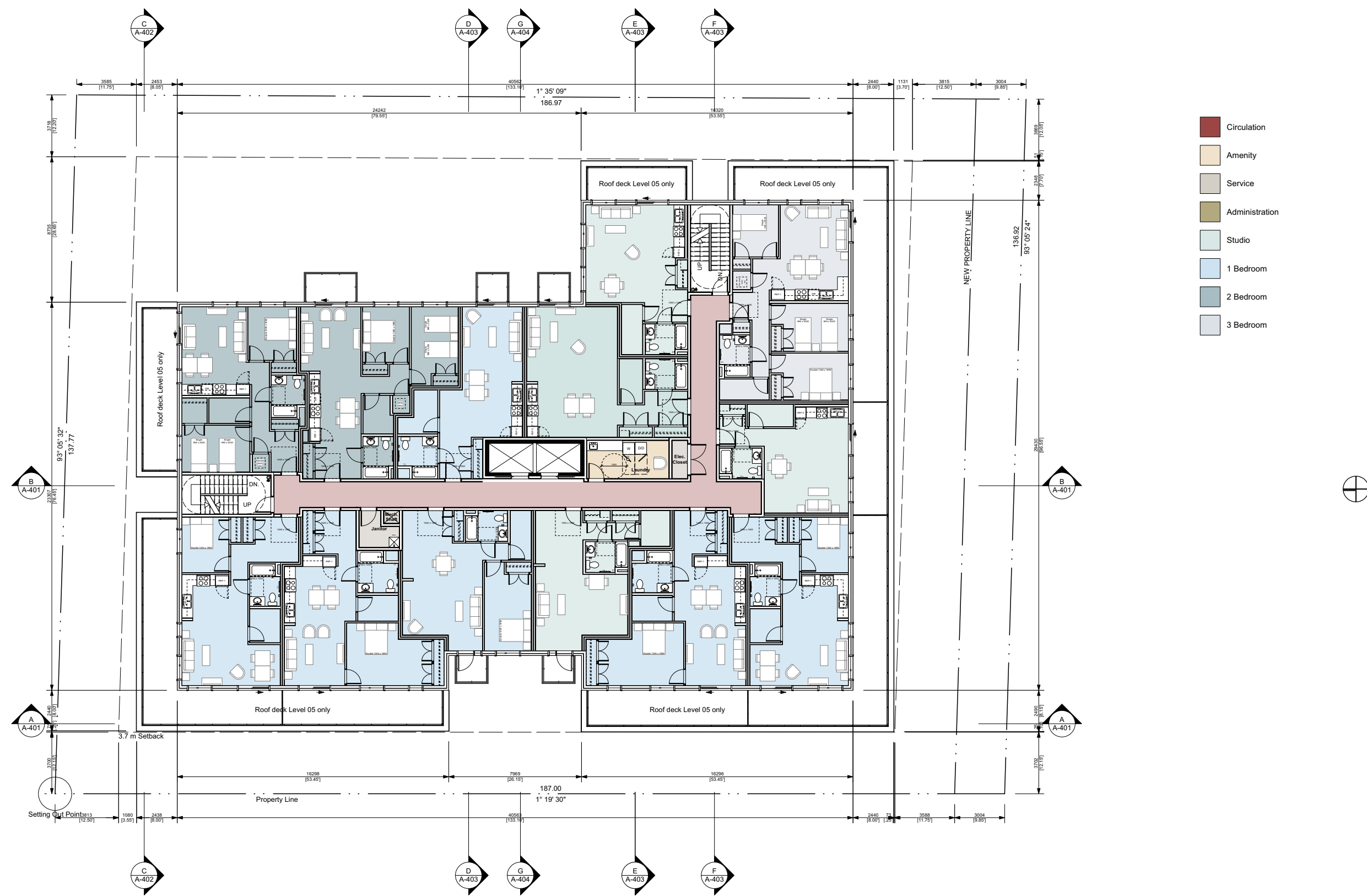
Floor Plan - L1



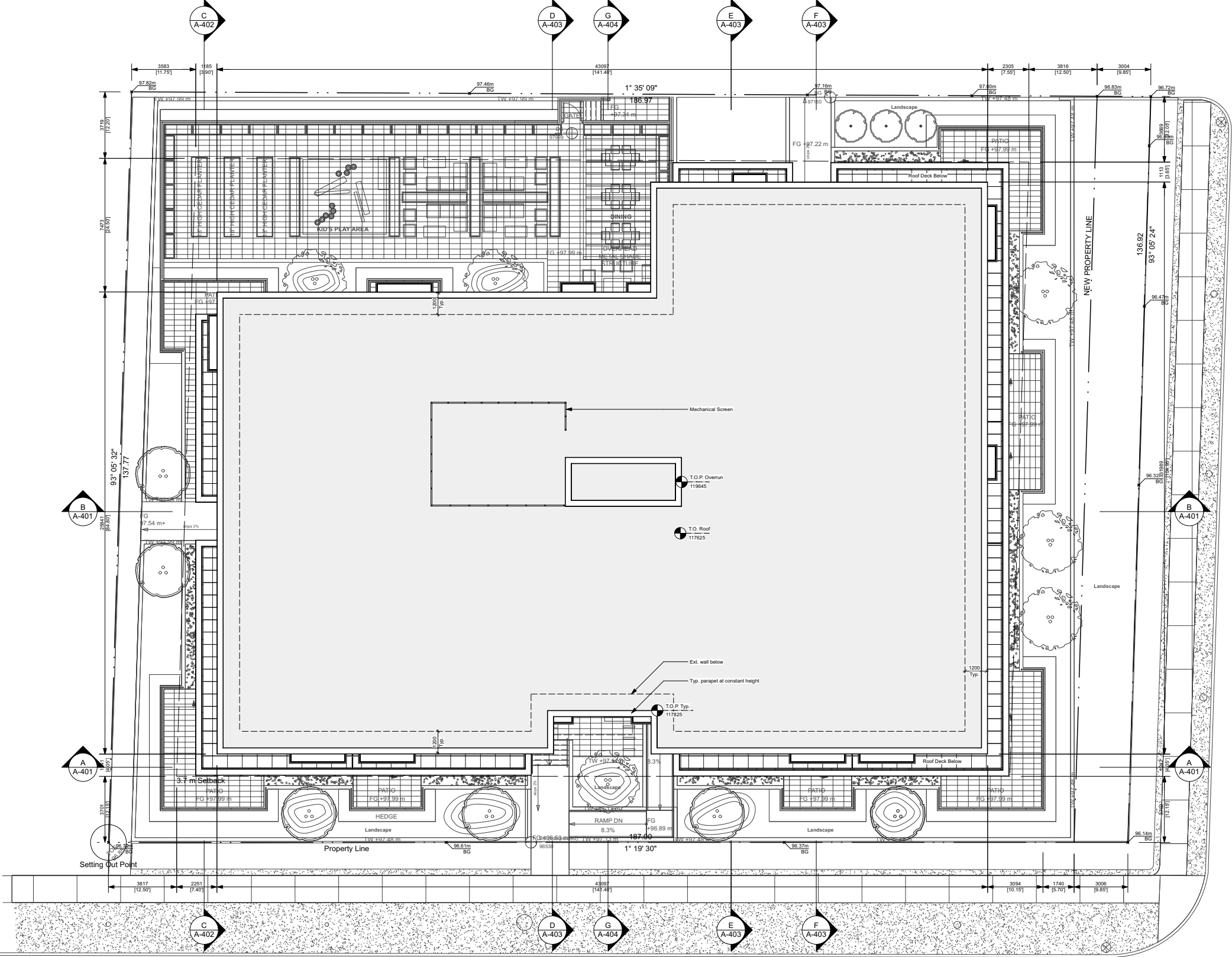
Floor Plan - L2-L4



Floor Plan - L5-L6

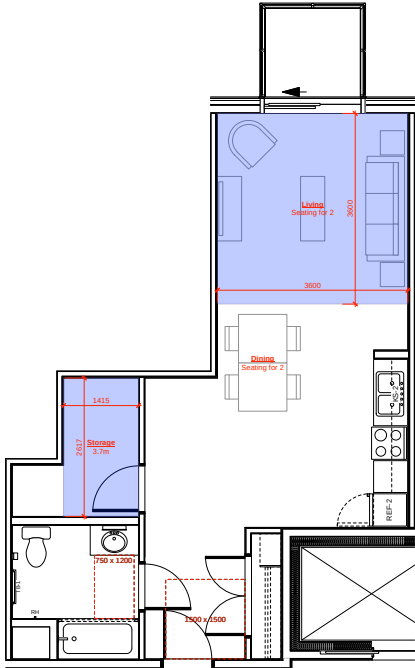


Roof Plan

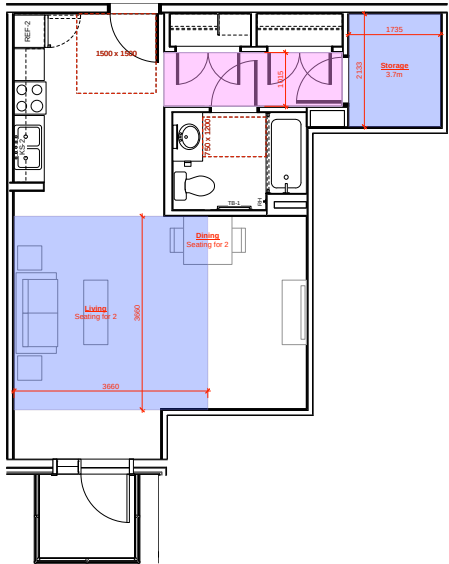


Unit Plans

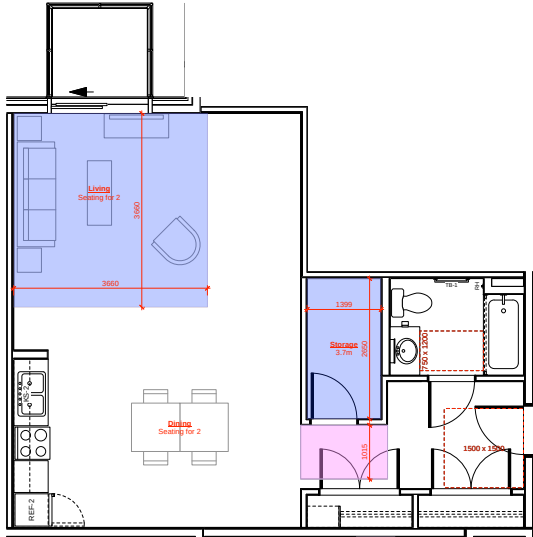
Unit Type D1 - Studio
Levels 2-6
Area: 50.20 sq m
Units: 5



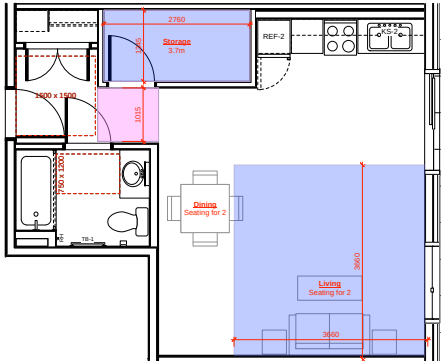
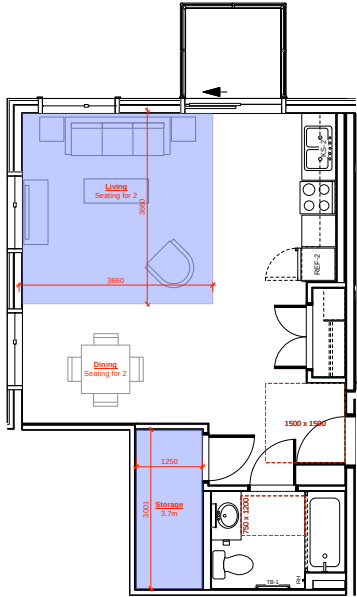
Unit Type D2 - Studio
Levels 2-6
Area: 49 sq m
Units: 5



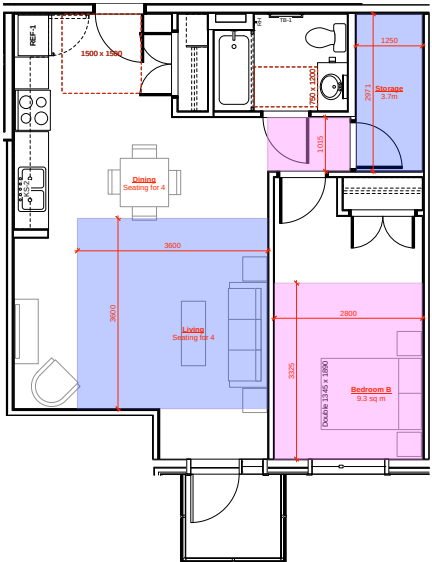
Unit Type D3 - Studio
Levels 2-6
Area: 62 sq m
Units: 6



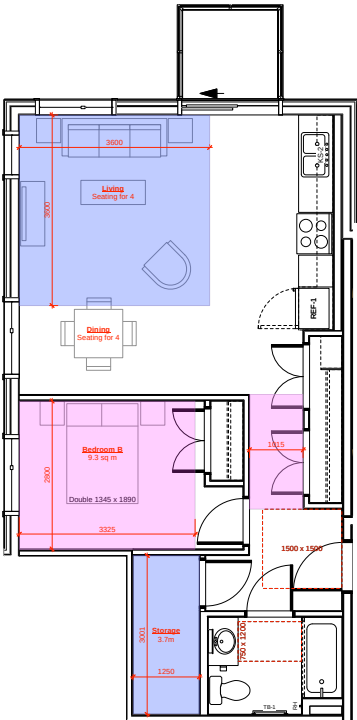
Unit Type D4 - Studio
Levels 5-6
Area: 48 sq m
Units: 2



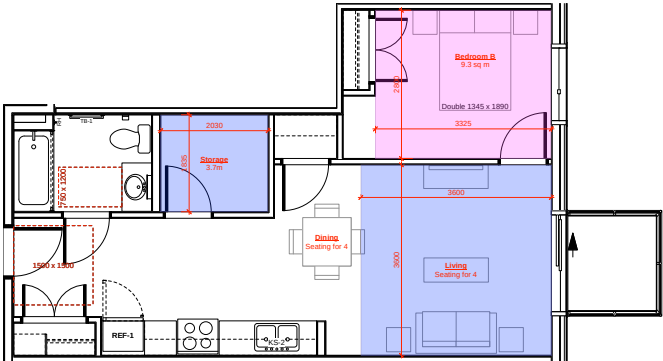
Unit Type D5 - Studio
Levels 5-6
Area: 44 sq m
Units: 2



Unit Type A1 - 1 Bed
Levels 2-6
Area: 62 sq m
Units: 5



Unit Type A2 - 1 Bed
Levels 2-4
Area: 62 sq m
Units: 3

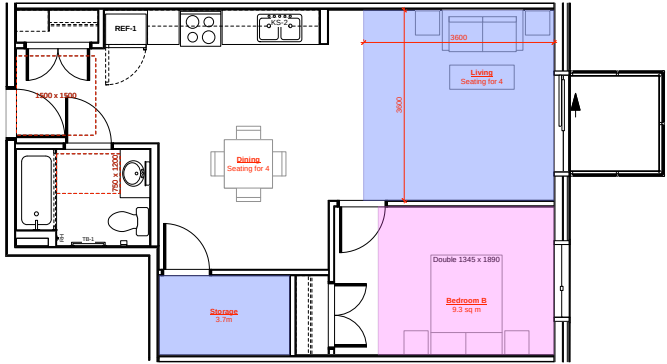


Unit Type A3 - 1 Bed
Levels 1-4
Area: 54 sq m
Units: 4

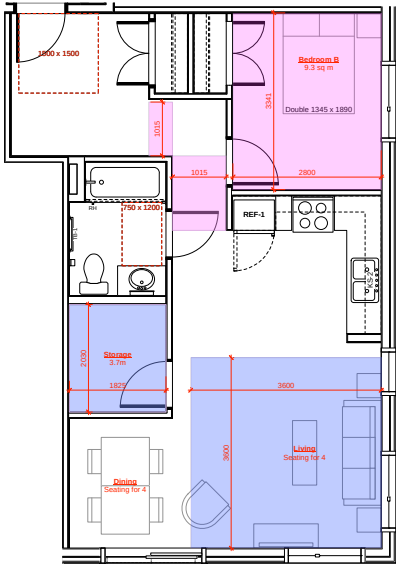


Unit Plans

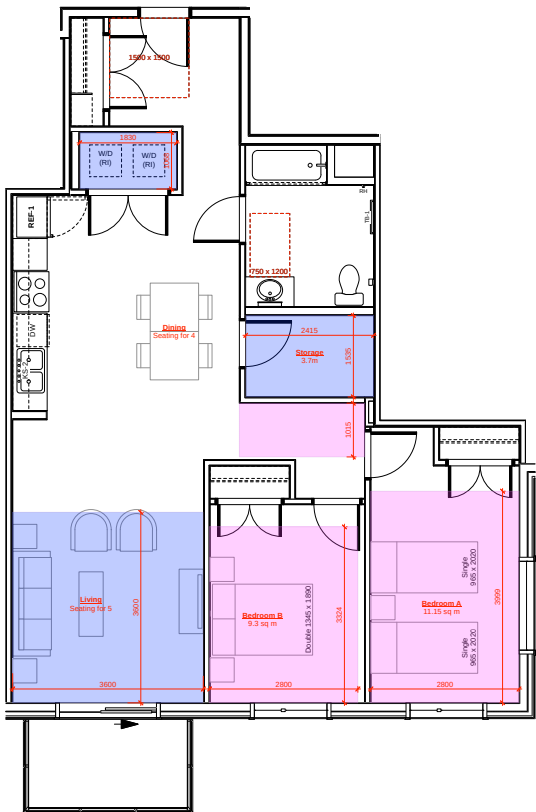
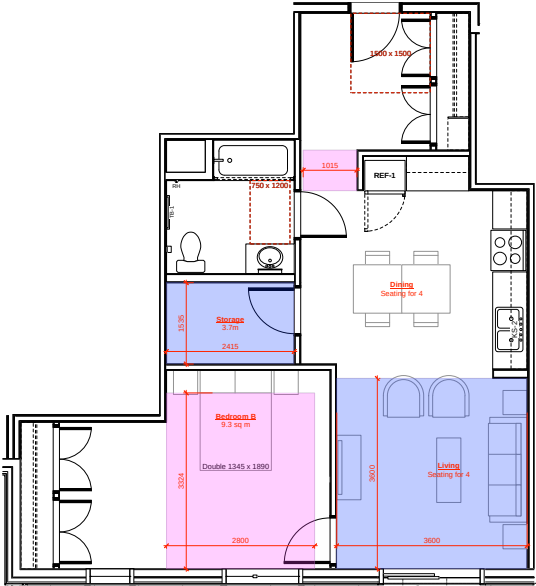
Unit Type A4 - 1 Bed
Levels 1-4
Area: 61 sq m
Units: 4



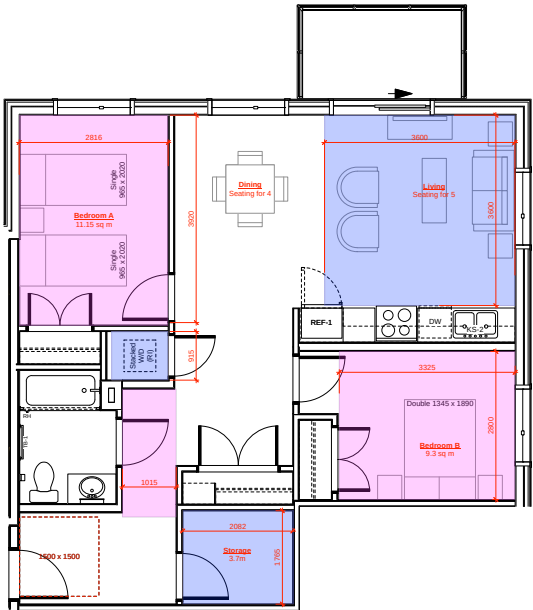
Unit Type A5 - 1 Bed
Levels 5-6
Area: 62 sq m
Units: 4



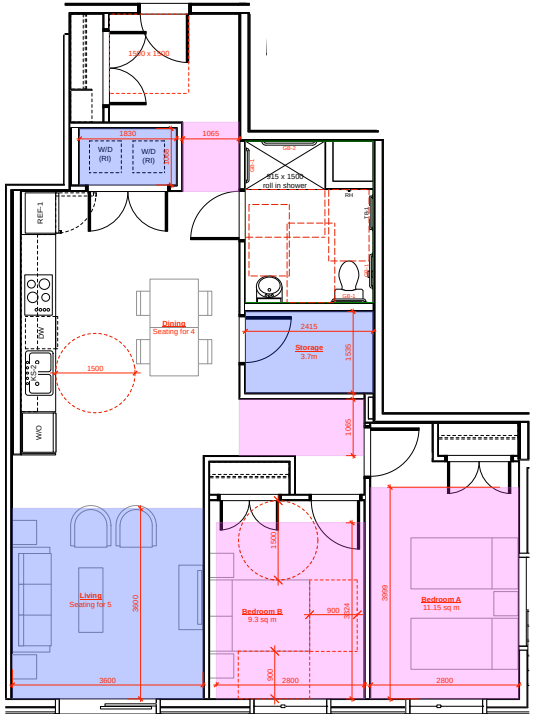
Unit Type A6 - 1 Bed
Levels 5-6
Area: 69 sq m
Units: 4



Unit Type B1 - 2 Bed
Levels 2-4
Area: 92 sq m
Units: 6



Unit Type B2 - 2 Bed
Levels 1-4
Area: 78 sq m
Units: 4

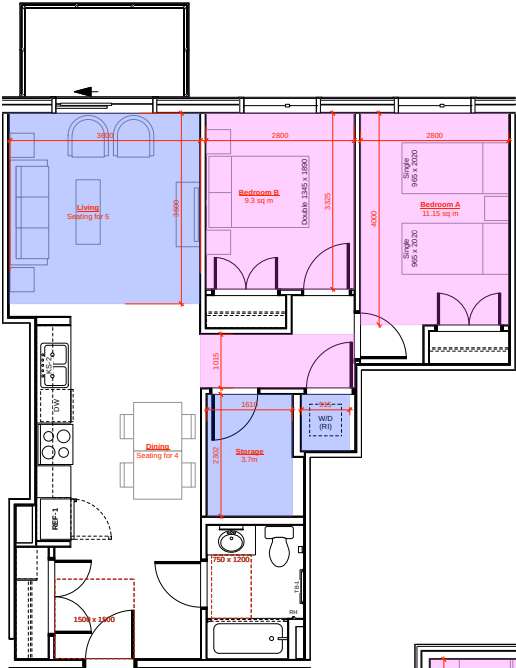


Unit Type B3 - 2 Bed Accessible
Levels 1
Area: 92 sq m
Units: 2

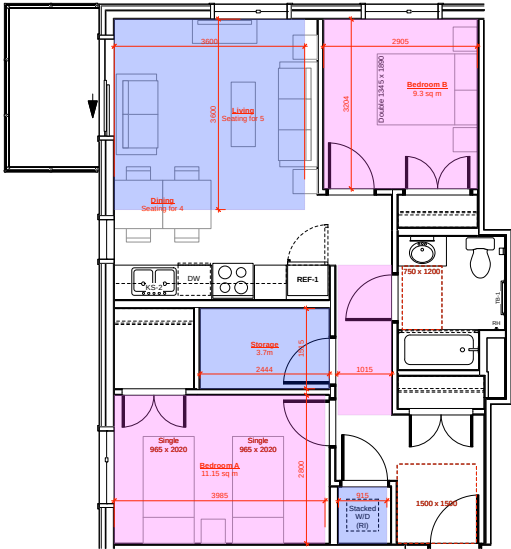


Unit Plans

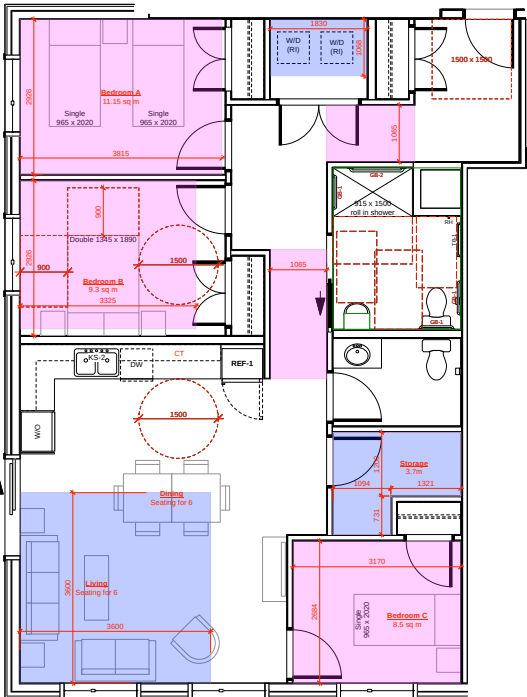
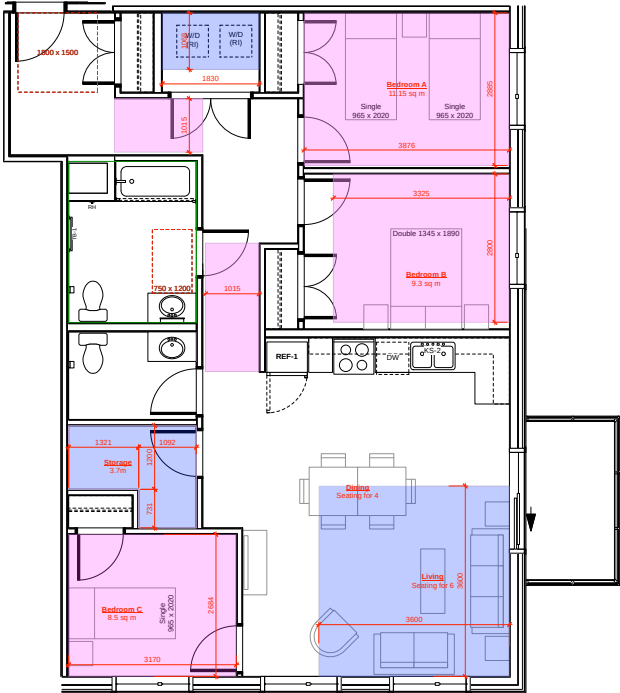
Unit Type B4 - 2 Bed
Levels 1-6
Area: 75 sq m
Units: 6



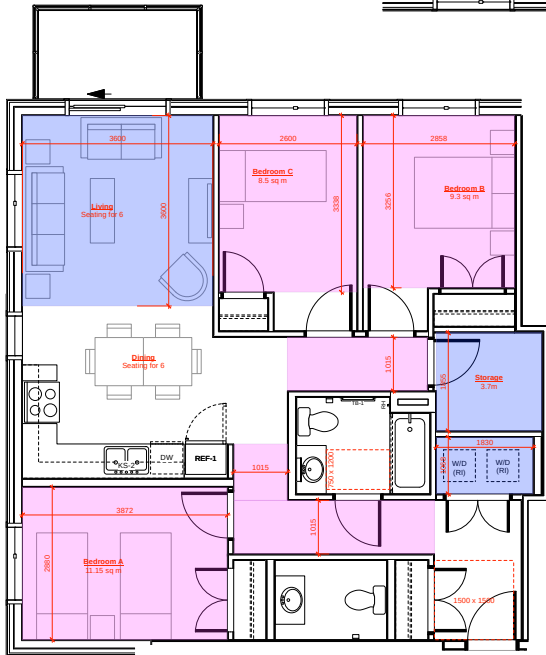
Unit Type B5 - 2 Bed
Levels 5-6
Area: 69 sq m
Units: 2



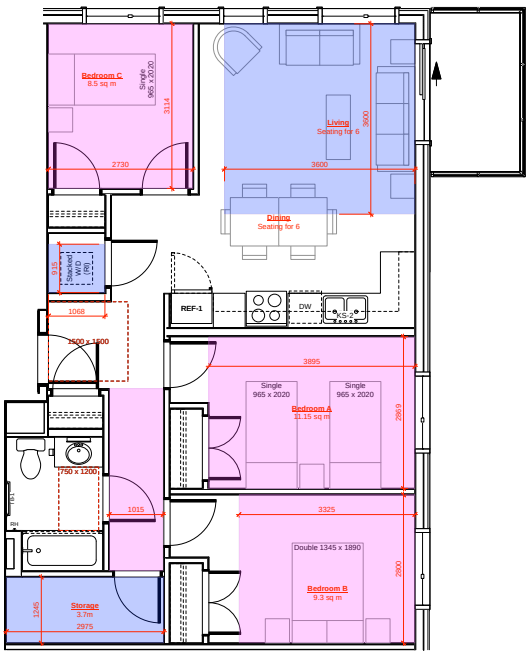
Unit Type C1 - 3 Bed
Levels 2-4
Area: 107 sq m
Units: 6



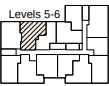
Unit Type C2 - 3 Bed Accessible
Levels 1
Area: 107 sq m
Units: 2



Unit Type C3 - 3 Bed
Levels 1-4
Area: 94 sq m
Units: 4



Unit Type C4 - 3 Bed
Levels 5-6
Area: 85 sq m
Units: 2



West Elevation



East Elevation



South Elevation



North Elevation



Street Elevations

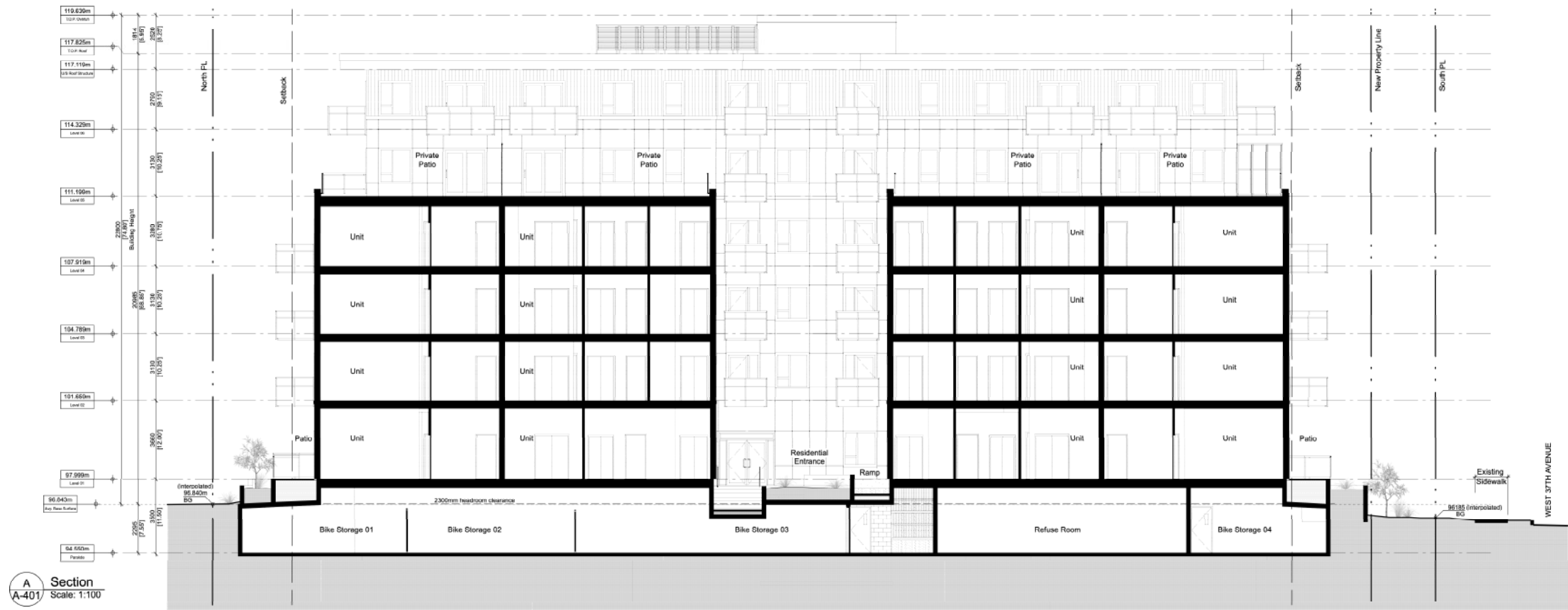


Street Elevation Along Ash St. (Looking East)

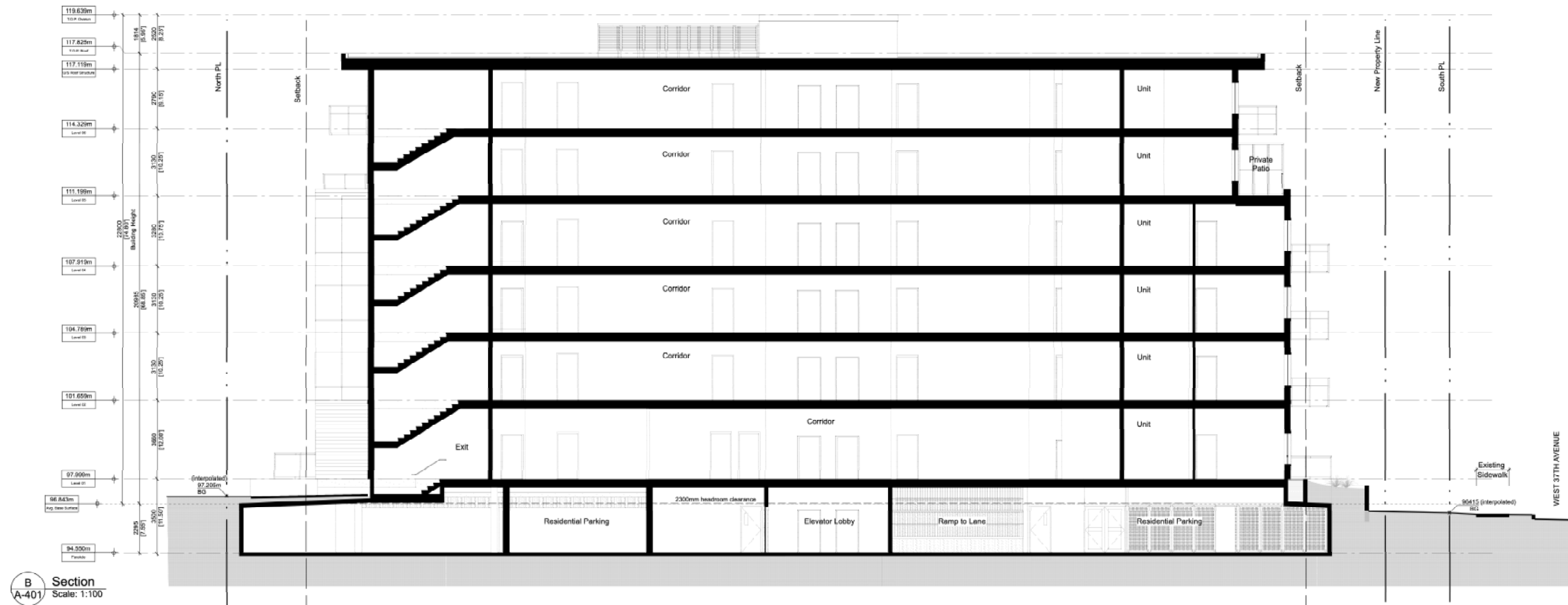


Street Elevation Along W. 37th Ave. (Looking North)

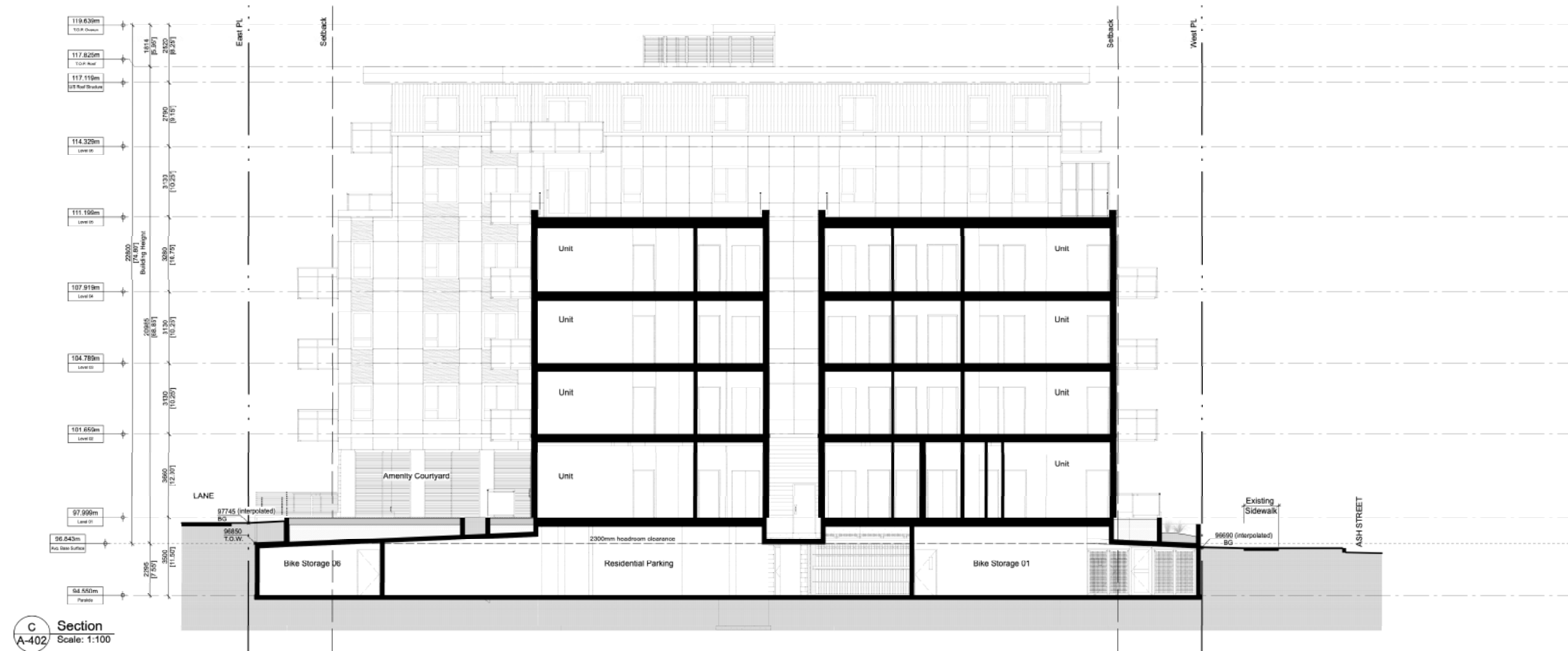
Sections



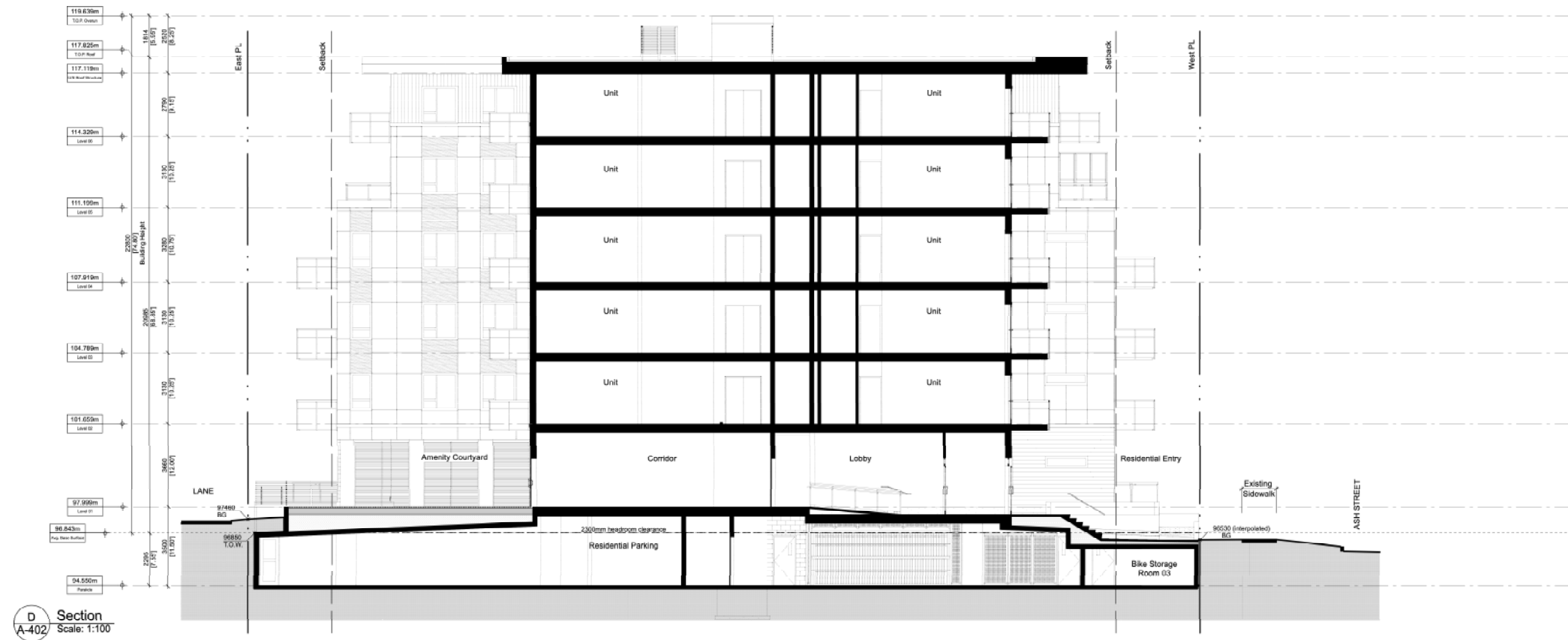
Sections



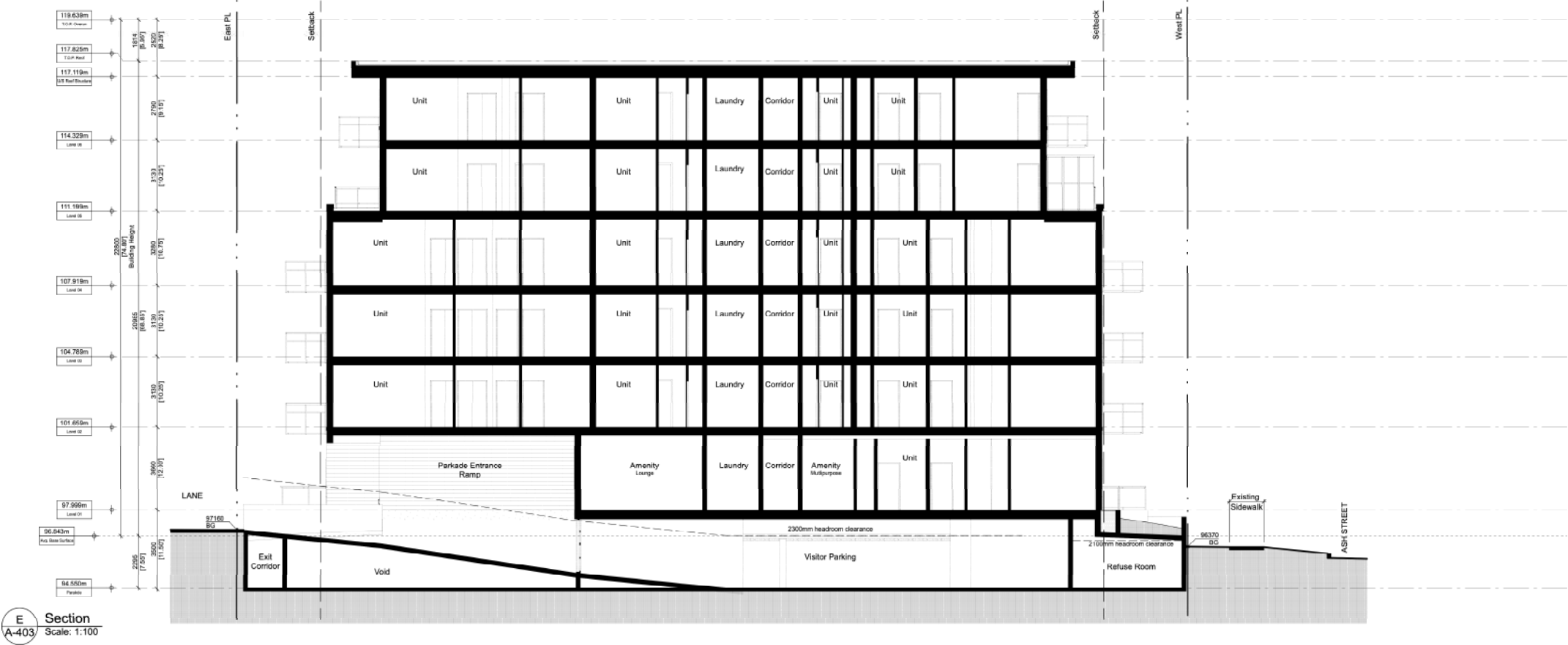
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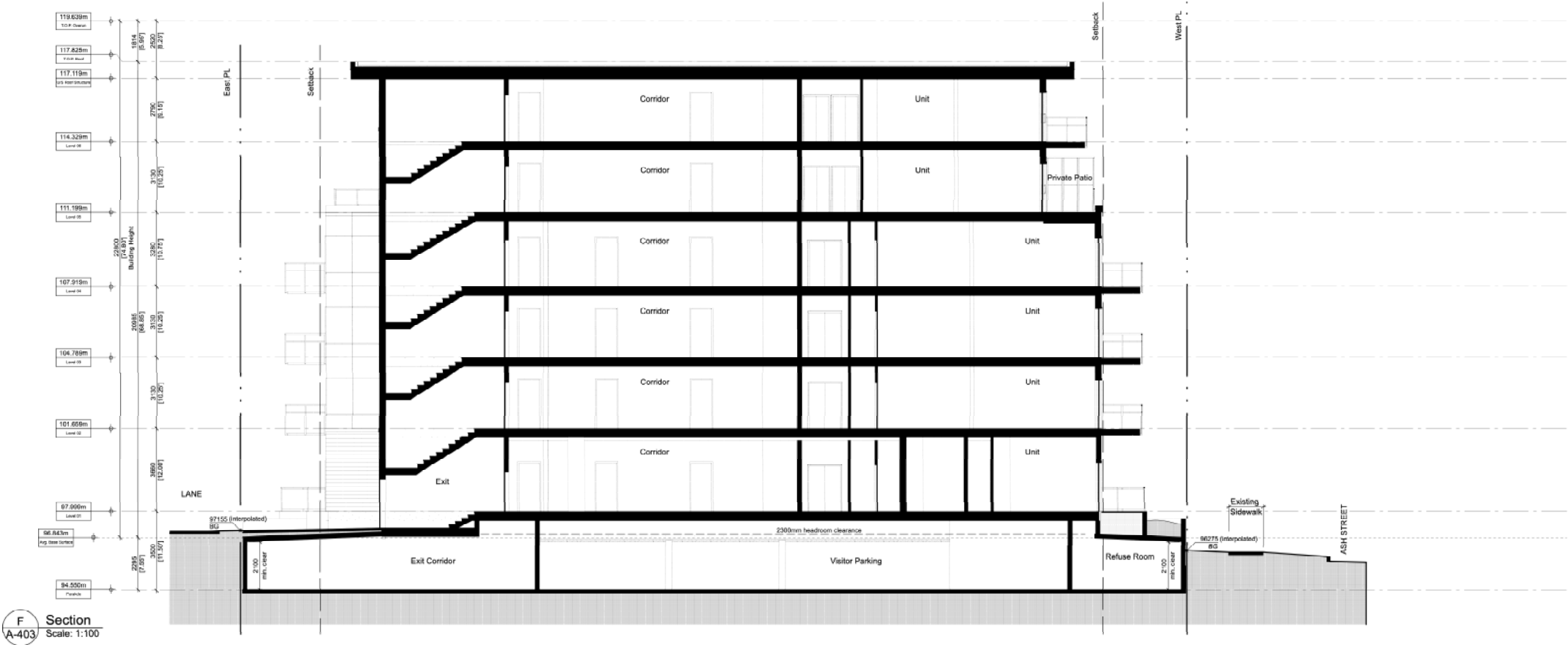
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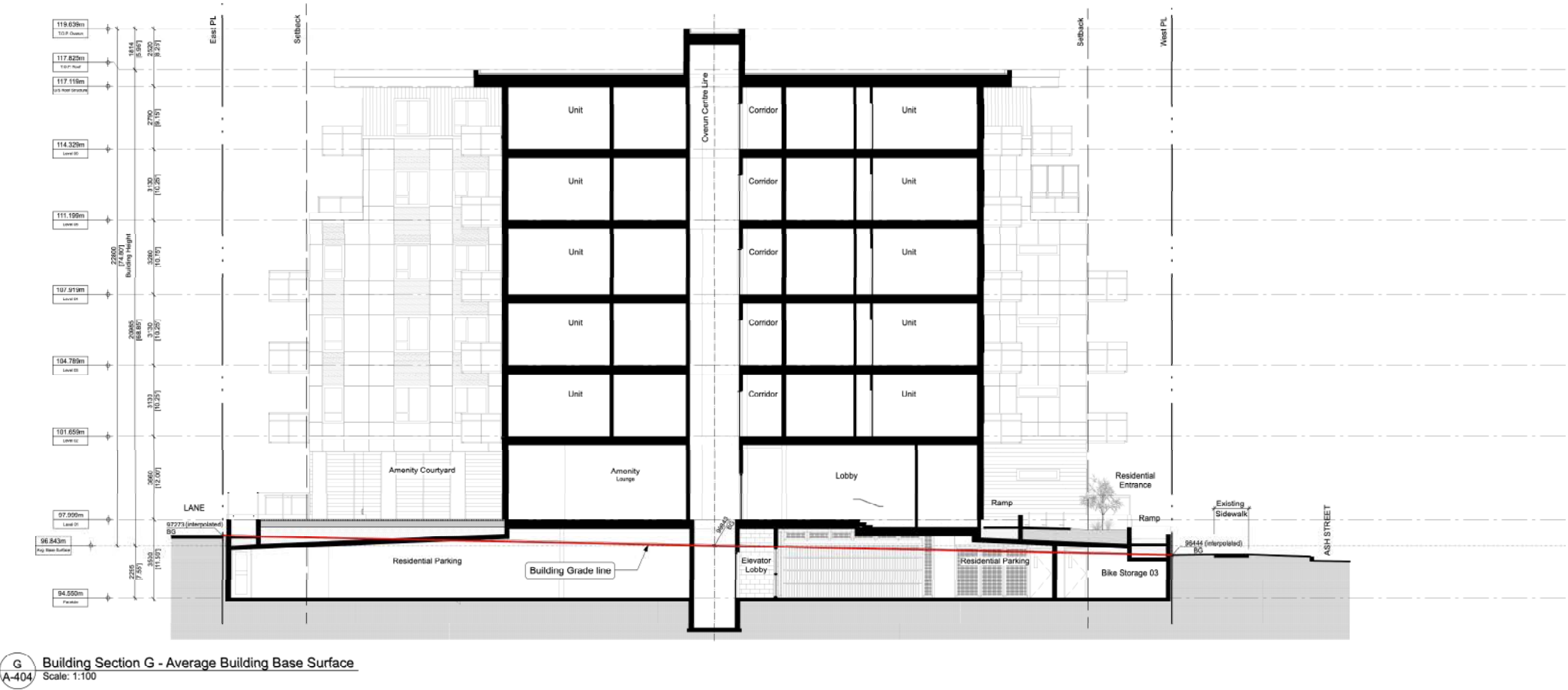
Sections



Sections



Sections



G Building Section G - Average Building Base Surface
A-404 Scale: 1:100

Shadow Study - Fall



September 22nd - 10:00am



September 22nd - 12:00pm



September 22nd - 2:00pm



December 21st - 10:00am



December 21st - 12:00pm



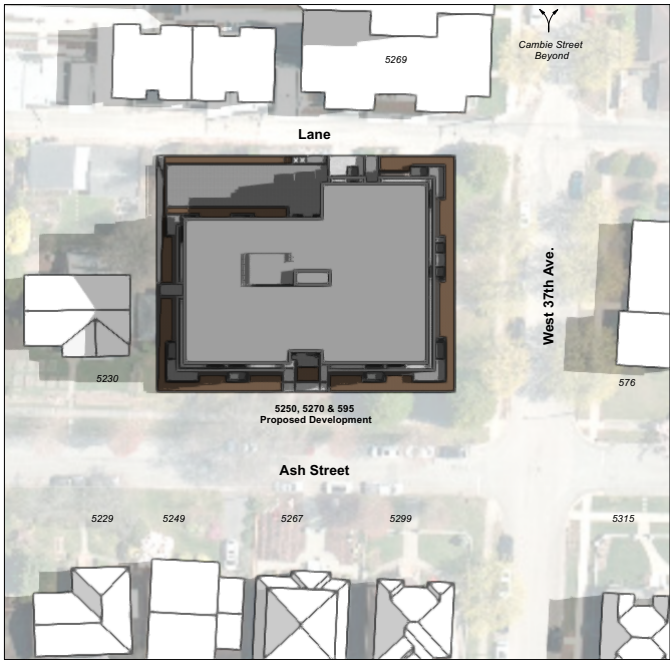
December 21st - 2:00pm



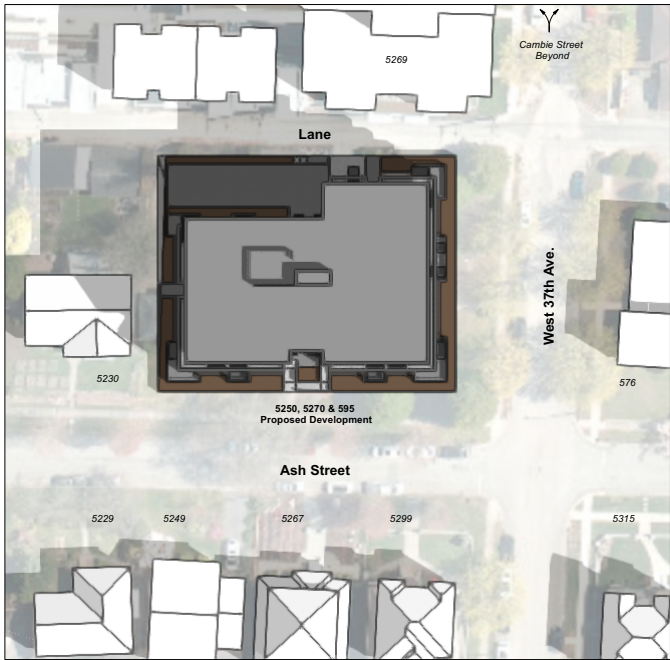
Shadow Study - Spring



March 20th - 10:00am



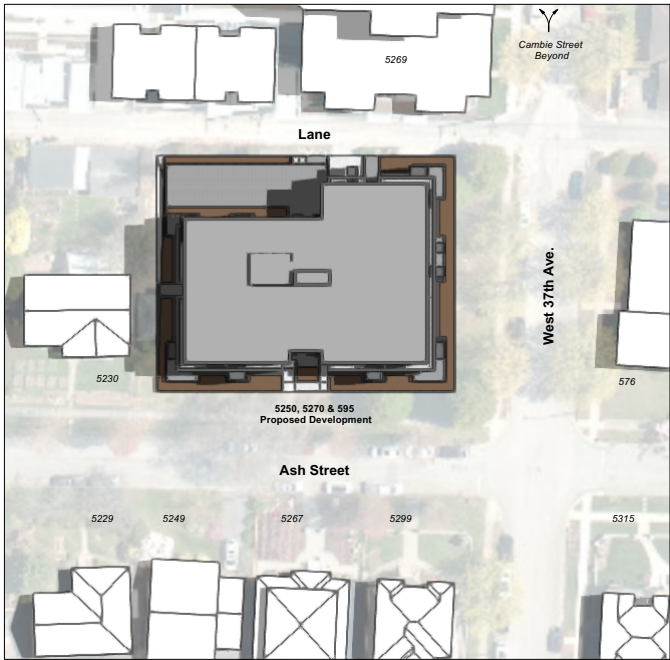
March 20th - 12:00pm



March 20th - 2:00pm



June 21st - 10:00am



June 21st - 12:00pm



June 21st - 2:00pm

