

# DESIGN RATIONALE

## 564 - 570 West 49<sup>th</sup> Avenue

The Property is located at 564 – 570 West 49<sup>th</sup> Avenue in the Cambie Corridor. Presently the property is zoned RS-1 and encompasses 2 single family residential properties. We request to rezone the two properties to a CD-1 zone to allow for the construction of a 4 storey apartment building with a rooftop amenity area and 1 storey underground parking.

### Architectural Design

#### Land Form and Site Plan

The 0.13 ha Property is bounded by West 49<sup>th</sup> Avenue to the north and a lane to the south. It slopes down from west to east as well as from the north to south with elevations ranging from 79.9 meters in the northwest corner to 77.9 meters in the southeast corner.

There are single family homes to the east, south, and west. Tisdall Park is located right across the road of West 49<sup>th</sup> Avenue.

The footprint of the building is a square shape with cutouts in the southern corners to provide space for the underground ramp in the east corner and utilities (PMT) and a large tree (replacement tree) in the west. The main entry is located centrally at W49<sup>th</sup> and a second entry is accessed from the lane. All units are accessed over a common lobby/hallway with additional direct access to 49<sup>th</sup> Avenue for street facing ground floor units, thus creating an active street edge.

#### Setbacks

Our building is situated to provide a 5.5m S.R.W along W49<sup>th</sup> (measured from the back of the curb) and 12' of landscaping and patios, resulting in a 6m (19'-8") front yard setback. Along the eastern property line an active link is required. Therefore we maintain a 4.6m setback on the first two floors, which will be used for pedestrian passage and landscaping (for information on greenway design please see landscape section). . Facing the lane the building provides setbacks of 4.79m (15'-8") for a portion of the building and an increased setback of 8.9m (29'-3") for the corners to create a transition to the single family homes to the south. Along the western side yard the setback is 2.48m (8'-1").

#### Building Height

We propose a 4 storey building with a partial 5<sup>th</sup> floor which houses a common amenity area. Due to the limited space on grade, an amenity area will be created on the roof and will provide a high quality common area which is connected to a generous west facing outdoor area.

The maximum building height is 19.65m (64'-5") measured from the base surface to the top of the elevator shaft. Not counting this mechanical accessory structure, our building height is 18.39m (60'-4") measured to the top of the amenity roof.

## Building Form and Materials

The building form is expressed as a rectangular (wooden) box with additional (white) forms protruding from and intersecting with it. This intersection of two volumes is most pronounced on the east elevation, where the upper two floors project 3 foot over the ground floor. The form follows the setback requirements of the active link, which asks for an increase setback on the first two floors but allows an overhang above. This creates a very distinct form facing Cambie Street.

Apart from the protrusion on the east side, the 4th floor is set back 8' from the floor below to reduce the perceived massing.

A roughly 750 sf Amenity room is located centrally on the Roof Deck, dividing the roof into two areas with two smaller private decks and room for mechanical equipment on the east side and one large public outdoor area on the west. A landscaping buffer will be provided around the perimeter of the roof.

We use two main materials to emphasize the geometric forms of the building: Hardie Siding painted in wood optic for the main building form and light coloured EIFS for the forms that are breaking out of the wooden cube as well as the upper floors.

## Types of Homes

Our development proposes a mix of 31 Studios, One, Two, and Three Bedroom Units, with the smaller units generally oriented towards the street and the larger two and three bedroom units mostly oriented towards the south. The different unit types vary greatly in size (1 Bed range from 560sf to 730sf, 2 Bedroom units range from 860sf to 1,060sf and 3 Bedroom units range from 1,245sf to 1,625sf) to allow for a good social mix of residents. All units have private outdoor areas in form of patios, balconies and two of the large 4<sup>th</sup> floor homes have access to a roof patio.

## Landscape Design

Urban landscape design plays a vital role in this project by establishing a distinctive, safe, accessible and enjoyable place to live and visit. The City of Vancouver's Oakridge neighborhood plan seeks to:

- Establish well-connected neighborhoods with easy access for all ages and abilities with a strong emphasis on the local public transit.
- Create a thriving Community Heart.
- Connect Nature and People by protecting and enhancing natural habitat.
- Create beautiful and engaging streets and open spaces.
- Provide an inclusive community in which everyone thrives.
- Establish a Sustainable and Resilient community reflective of the neighbourhood character.

The landscape design of the proposed W49th residential development reflects the principles of the Neighborhood Plan by including:

- Street oriented residential units with direct access to the street.
- Enhanced landscape buffer to maintain private residential spaces
- A rooftop amenity space geared towards all ages and abilities
- A green corridor for transitional and passive space sheltered by large trees and expansive vegetation buffers

## **Concept**

The landscape form follows the linear design of the development. Clean lines with smooth concrete intermixed with black steel and cedar accents reflect the characteristic of the neighborhood. Each unit has a paver walk up with shade trees and feature trees to provide a sense of entry. The greenway corridor along the East property line is dotted with shade trees and benches allowing this space to be used both passively and transitionally. Extensive garden buffers are used to create privacy for the patios of each unit and to contrast the linear form system of the hardscape.

## **Amenity space**

This rooftop amenity space provides a passive hangout location with lounge chairs and fire pits as well as an active learning space for children and youth. The warped checkerboard is a modern twist on a classic game fostering imaginative play. The melting chalkboard flows from upstand boards to a floor in which people can write on. This design has a strong emphasis on free play and creativity. The roof top also incorporates planters and trees adding an element of shade.

## **Greenway**

Following the linear hardscape form system, a pathway zig-zags through planted areas with trees and soft vegetation. The design incorporates seat walls to create a passive environment as well. The design intent is to create a space that is unified on its own – but can be mimicked once neighboring development is underway.

## **CPTED**

Street facing units with private walk-up entrances promote ‘eyes on the street’ and improve surveillance around the perimeter of the site. Canopy trees are strategically placed in the street level planting to screen views to private balconies. Key amenity features such as the children’s play space and the social patio have open site lines to promote visibility and avoid blind spots.

## **Storm water management**

As part of the overall concept for this site, stormwater retention and treatment has been incorporated into the landscape design. The extent of the underground parkade prevents natural infiltration within the property. Raised planters filled with soil and plant material allow storm water to filter through vegetation, soak and be held within the soil. The soil volume encourages evaporation back into the atmosphere. Plant selection assists with the treatment of contaminants through microbial biodegradation.

The development proposes to utilize storm water cisterns to retain and store some of the excess rain water that is not absorbed by the soft landscape. This additional storm water collected will then be retained and utilized for irrigation purposes on site. Any remaining water will discharge to storm.