

5650 VICTORIA DRIVE

BHANDAL HOMES LTD.



SITE STATISTICS

Property address: 5650 Victoria Drive Legal description: Lot 46 & 47, Block 16, DL 394, Plan 2501

Current use: (C2): Commercial Retail

Surroundings: North of the captioned property within the same block and adjacent block to North: (C-2) w/ mostly mercantile and some professional services along Victoria

South of the captioned property w/ the same block: Mercantile & Professional Services

Adjacent block to South: (C-2) : Mercantile and Professional services along Victoria

East of the captioned property: Single family residential (RS-1) West of the captioned property: Mercantile, Multifamily Residential (CD-1)

Physical characteristics

FSR proposed: 3.65

Floor area proposed Commercial: 2,860 s.f.

Residential: 27,361 s.f.

Total: 30,221 s.f.

Height proposed 62 ft.

Number of storey proposed: 6

Parking required: 21 Parking provided: 22

Loading required: 1 Loading provided: 1

Program and function

Ground floor proposed use: CRU

Floors 2, 3, 4, 5, & 6 : 28 residential rental units

Existing zoning is C2.

Proposed zoning is CD based on C2 with an increase in height and FSR

DESIGN RATIONALE

The proposed building will be designed to observe the overall guidelines of the VFK Vision, and will be accomplished via the following key design components:

Building Siting

The building will utilize most of the available land on the property, save for a 600mm setback at the front and the rear, maintaining the existing pedestrian thoroughfare and a pedestrian friendly space along the street. While it is recognized that incremental setbacks at upper stories of the building as it rises higher can reduce the massing of the building generally perceived from the street level, the proposed building which faces a vibrant and active commercial node of Victoria Drive and 41st Avenue makes no pretense about its 6 storey stature in the sea of mostly 2 to 4 storey buildings. As such, the front face of the proposed building rises straight up to the 5th floor.

This bulk of the building, however, receives a vertical articulation from 2 columns of enclosed balconies that sit about 2 feet proud to the building face. A set back at the 6th floor penthouse level provides a relief to the overall height of the front and rear faces of the building.

Material Selection

A material palate will be used that will provide a contemporary yet warm appearance, while maintaining the balance between the vernacular character and the recent developments in the surrounding neighborhoods:

- Architectural concrete will be used at street level to provide the appearance of durability to the commercial shops on the ground floor;
- The brick will be applied in stack bond pattern to the front and rear faces of the main mass of the building (floor 2,3,4 and 5) that houses residential units, identifying that part of the building as being separate from the commercial portion, and thus breaking up the massing.
- This brick application, however, will avoid the appearance of a thin surface veneer by also covering a generous portion of the expansive side walls at the front and rear edge of the massing as well as the whole width of the side wall for the lower half of the 6th floor.
- While the middle portions of these side elevations utilize less costly CMU walls, a monotonous large surface of grey CMU surface is avoided by employing masonry units of contrasting textures. In the middle field of smooth face CMU, lines of split face CMUs are employed in a linear graphic fashion that telegraphs some of the structural elements at the building interior such as the location of the centre corridor and the lines of the floor at each level. This provides relief to the otherwise monotonous large grey field of concrete block wall.
- Trims around the enclosed balconies will be a warm coloured fibre-cement panel to create visual contrast from the dominating brick cladding. In the same context, another bright coloured fibre-cement panel will be applied between windows in the central bay of brick wall on the front elevation. This infill panel will provide the balance between the various sized brick bays while accentuating the front building face with a playful element.
- The set-back top floor of residential units will be clad in a light coloured fibre-cement panel with reveal lines, complementary to the colour of the brick, which will reduce the mass of the building at the top;
- Continuous overhead weather protection will be provided along the street-front of the building in the form of structural canopies. The canopy will be designed as an architectural feature that will highlight the commercial and residential entrances to the building. The residential canopy will be further emphasized by bright coloured post and beam with glazing hanging from the frames.

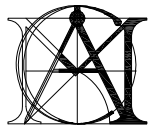
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Consultants

Project Title
5650 VICTORIA DR.
VANCOUVER, B.C.

Sheet Title
SITE PLAN
CONTEXT MAP
PROJECT DATA

Drawn:
CH

Checked:
MC

Scale:
1/8" = 1'-0"

Project Number:

Revision Date:

Print Date:
NOV 10, 2012

Dwg. No.

D00