

Design Rationale

February 13 2012

Property Address

6110-6170 Oak Street + 975 W.46th Avenue, Vancouver BC

Rezoning Strategy

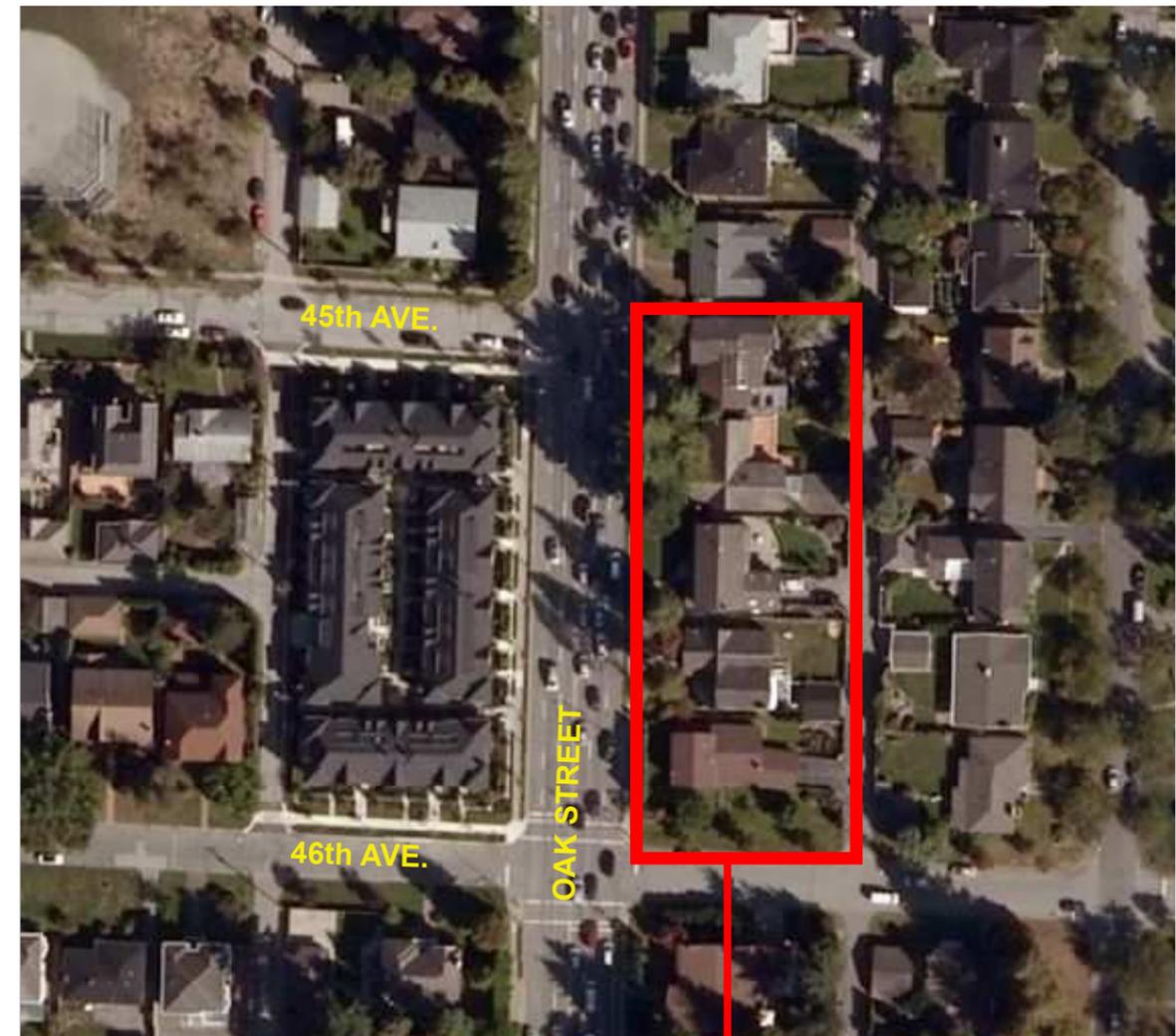
The purpose of this application is to rezone the properties at 6110-6170 Oak Street and 975 W.46th Avenue from Single Family (RS-1) Zoning to Comprehensive Development (CD-1), in accordance with Council approved policies and plans. This proposal is further intended to initiate a Development Permit process. Within the Oakridge Langara Policy Statement this site is in a sub-area designated as a high priority for rezoning for multiple family development at 1 FSR and within a height of 10.7m (35.0'). The proposed use and form of development comply fully with the parameters of the policy statement. Further, the proposal is consistent with several other rezonings approved in the vicinity, including Listraor Development's own projects at the corner of 45th and Oak and 43rd and Oak.

Project Description

The present development on the site is single family houses. This proposal is to develop the property with six buildings arranged around a central courtyard with thirty three rowhouses over one level of underground parking. All houses will be ground-oriented and accessed directly from Oak Street, 46th Avenue or the courtyard. The buildings are two and one half stories with the upper level stepped back to form a usable sun deck. The buildings contain five to six houses each and are stepped consistent with the landform. The dominant exterior materials are brick and shiplap cedar siding. Interest is added with articulated details and canopies. Where some previous rowhouse projects along Oak Street have referenced Tudor revival architecture, 46+Oak builds on the many modern architectural precedents in the neighbourhood. Flat

roofs and wood detailing reference the character of the Unitarian Church and the King David School. Also, the expression of the architecture 'tells the story' of what is inside, be it through the chimneys, the large projecting bay windows of the second bedroom, the slot windows above the dressing room, or the solar shading on the south facade. At the same time, the brick palette ties the project back to the immediately neighbouring rowhouses.

Landscape pavilions also animate the entrance and axial points in the plan, providing welcome and direction from the street through the courtyards. Landscape elements consist of planted areas, street trees and entrance pavilions and furniture. Development statistics are shown on the design drawings. The statistics are consistent with other developments approved in the area.



SUBJECT SITE



Parking and bicycle storage is located in the underground parking structure. Two parking spaces per dwelling are provided consistent with the vehicle ownership patterns of the anticipated residents, although it is expected vehicle use may be reduced by proximity to multiple bus routes and the Canada Line.

Response to Existing and Future Built Form Patterns

Included with the design submission is an overview of the existing context and an outline of the potential future development next door, based upon ownership patterns and potential site consolidations. Based upon these analyses, the proposed building pattern is consistent with the anticipated buildout of the neighbourhood. Further, the proposed form of development reflects and builds on the pattern across Oak Street from this site, and down Oak Street at 43rd Avenue. These two projects were developed by the same proponent. The brick palette is also compatible with some of the houses in the area, as well as the other rowhouses in the vicinity. The relationship to the blank side wall of the neighbouring house (and potential future redevelopment site) is softened with planting and by orienting the master bedrooms south towards the courtyard, thus diminishing overlook potential to the garden of future development.

Sustainable Design

Consistent with the City of Vancouver's Sustainable Design Policy, the project will be constructed to meet the B. C. Built Green Gold standard. The project represents relatively dense, compact, energy efficient, ground oriented housing on multiple transit routes close to jobs, schools, parks and shops. It represents a significant step forward in energy efficiency and carbon footprint reduction compared to the existing single family homes on the property. We attach the design analysis consistent with the Built Green BC assessment sheet.

Conclusion

In conclusion, this development proposal is fully consistent with City policies and, specifically, meets the objectives of the Oakridge-Langara Policy Statement. The form of development respects the existing neighbours and supports and reinforces the emerging pattern for future development along Oak Street.

