



CHANGES TO THE FORM, MASSING AND CHARACTER



BUILDING SEPARATION

The building has been separated into 2 distinct buildings to break up the mass and create an interior courtyard for residents. Additional sculpting of the mass at the "throat" of the courtyard allows for greater amounts of sunlight to reach the courtyard. The outdoor amenity is now located in the courtyard, with access at grade, in a central location accessible to all residents.



SOLAR + PRIVACY SCREENS

In response to community feedback, movable perforated metal screens have been proposed to alleviate privacy and overlook issues raised by neighbours adjacent to the project. On the southwest facade, the movable screens also serve to provide a substantial solar protection and prevent overheating.



BUILDING HEIGHT

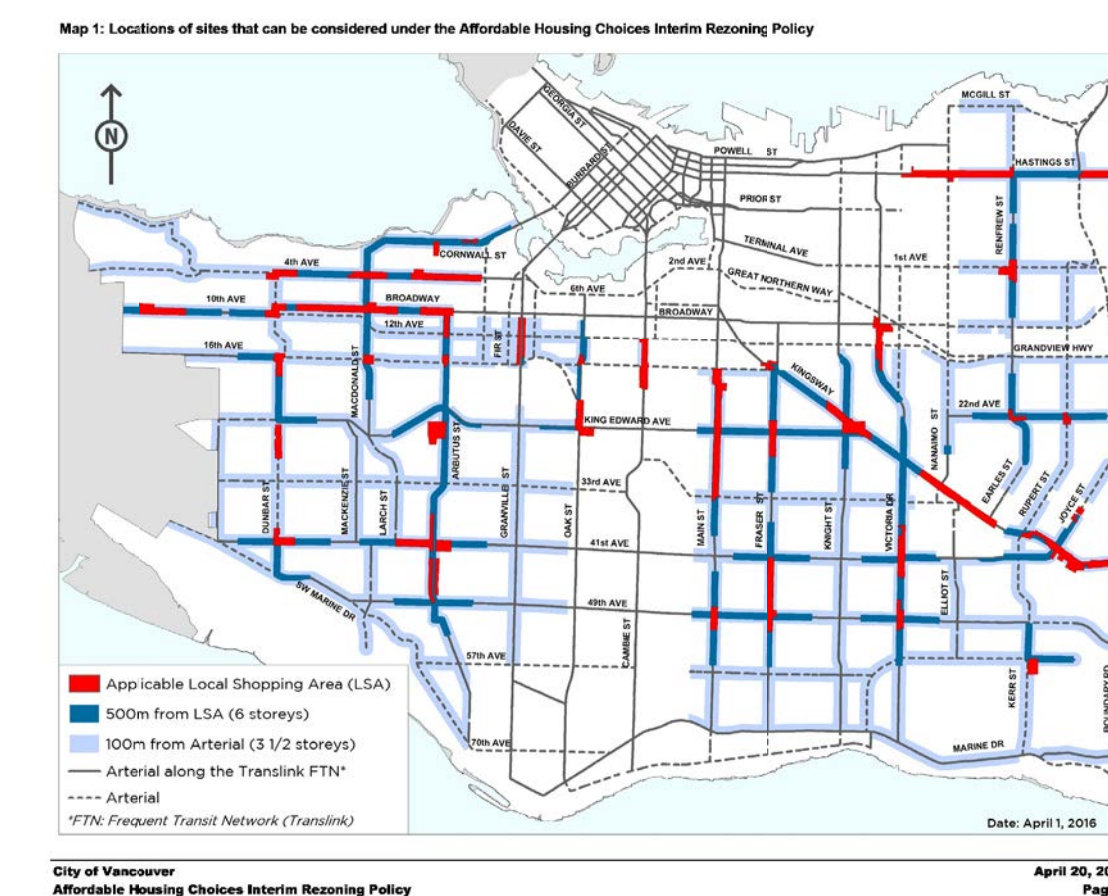
The building has been reduced by 2 storeys to ensure the massing is compatible with the surrounding neighbourhood context. Instead of 6 storeys at Renfrew Street and 7 at the lane, the building now presents 4 storeys on Renfrew Street and 5 storeys at the lane. Residential units have replaced previously proposed commercial units, allowing the overall building height to be dropped further.

APPLICATION CONTEXT

This 25,816 sq. ft. land assembly presents 231 ft of frontage along Renfrew Street and 111 ft along each side yard. The lots are currently zoned RS-1, and host seven (7) single-family dwellings fronting Renfrew Street. The site is situated within walking distance to Notre Dame Secondary School, Dr. AR Lord Elementary School, Hastings Community Park, and the Pacific National Exhibition, and is bounded by single family residential dwellings with commercial uses adjacent on Adanac Street. The site also falls within the 500m radius from a Local Shopping Area, as depicted by Map 1 included in the Affordable Housing Choices Interim Rezoning Policy.

POLICY CONTEXT - AFFORDABLE HOUSING CHOICES INTERIM REZONING POLICY

The attached development concept has been designed to the general guidelines and design principles outlined within the City of Vancouver's Affordable Housing Choices Interim Rezoning Policy and Secured Market Rental Housing policy. This proposal is largely congruent with the Hastings-Sunrise Community Vision, which advocates for new housing types adjacent to commercial areas and along arterials, specifically, along Renfrew Street. At this location, the Affordable Housing Choices Interim Rezoning Policy allows for a future rezoning potential of up to 6 storeys of residential along Renfrew Street, with townhouses located at the adjacent lane.



DEVELOPMENT CONTEXT

This revised proposal comprises 73 market rental residential units over a total of 5 storeys, with townhouses at the lane. The project currently requires a total of 40 parking stalls over one level of underground parking, with the parking and loading access being located at the lane. Care has been taken throughout the design process to retain the existing magnolia trees at the corner of Adanac and Renfrew Streets, and to minimize the potential shadowing effects of the building mass on adjacent residences.

The project area is currently 53,436 sf, resulting in an FSR of 2.07. Currently, the unit mix of this proposal is comprised of 41% studios, 21% 1 bedroom, 26% 2 bedroom, and 12.3% 3 bedroom (and townhouse) units, resulting in a total of 38% family units overall. The form of development we are proposing are two stepped buildings, which recognize the critical opportunities and challenges afforded by the steep grade at Adanac and Georgia, and which is sensitive to adjacent development while maximizing the opportunities of this unique spatial condition.

FORM, MASSING, AND CHARACTER

PROPOSAL HISTORY

This project was presented to the community at a Public Open House on April 5th, 2018, and was very well attended by community members. The comments received at this event were mixed, with several recurring comments precipitating from the body of the community feedback. As a result, the City of Vancouver asked the proponent to address the comments and concerns of the community before presenting the project to the Urban Design Panel.

REVISED PROPOSAL

Following the Open House, the City provided the following recommendations, based upon feedback from the community:

1. Provide two buildings with a separation of minimum 12'-0".
2. Remove commercial uses and provide ground-related units at grade on Renfrew Street frontage.
3. Continue to retain Magnolia trees.
4. Reduce height to maximum 4 storeys on Renfrew Street frontage. Height, as seen from the lane, may be 5 to 6 storeys.
5. Retain setbacks at rear as proposed. Provide substantial upperstorey setbacks at East Georgia and Adanac.
6. Retain common amenity room and outdoor space.

In response to these comments, we split the building mass into two distinct buildings which are both 4 storeys along Renfrew Street and 5 storeys at the lane. We have removed the commercial units at grade, and replaced them with residential units with public facing patios and private planters. This has resulted in an overall reduction of building height by approximately 2 storeys.

The balconies have been enclosed with movable metal panels to address solar gain and privacy issues to address one of the more pronounced community concerns which emerged from the Open House. The upper-storey setbacks at E. Georgia Street and Adanac Street have been increased to reduce the imposition of Level 4 on the street. Lastly, both buildings have been designed with a gently sloped pitched roof which is reminiscent and contextually relevant to the design language of homes in the neighbourhood.

SUSTAINABILITY RATIONALE

In keeping with the latest Green Buildings Policy for Rezoning, amended by the City of Vancouver in 2017, this building will be designed to Passive House standards. This includes a host of design considerations including, but not limited to, high efficiency insulation, solar shading, heat recovery, and a high level of consideration for airtightness and thermal bridging. Below are a short list of some of the design considerations which will inform our rezoning proposal.

PASSIVE HOUSE DESIGN CRITERIA

1. Specific annual heat demand (SHD) less than 15 kWh / m² / year, or peak specific heating load less than 10 W / m².
 2. Specific annual cool demand (SCD) less than 15 kWh / m² / year, or excess temperature frequency (ETF) less than 10%.
- ETF = Time at which room temperature is greater than 25°C.
3. Specific annual primary energy demand (SPD) less than 120 kWh / m², or specific annual primary energy renewable less than 60 kWh / m² / year.
 4. Building air tightness less than 0.6 air changes per hour (ACH).

PERFORATED METAL EXTERIOR SHADES

Movable exterior shades made of perforated metal panel clad the exterior of the balconies to prevent excessive solar heat gain on the South West face of the building.

HEAT PUMP + HEAT RECOVERY VENTILATOR

High efficiency (greater than 85%) heat recovery ventilators installed in each unit. Building to be designed to Passive House or proven equivalent standard.

AIR TIGHTNESS + THERMAL BRIDGING

Airtight + minimized thermal bridge envelope, with high performance wall insulation.



INSULATED PARKADE ROOF

Increased thermal performance above typical construction methods.

RECIRCULATION OF AIR

Recirculating stove hood and condensing clothes dryers.

gbl

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NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	DEC 21, 2016	REZONING ENGINEERING
3	DEC 03, 2017	REZONING APPLICATION
4	OCT 03, 2018	REZONING RESUBMISSION

708-796 RENFREW STREET
REZONING APPLICATION
RESUBMISSION

DESIGN RATIONALE + POLICY CONTEXT

DATE 10/2/2018 4:01:02 PM
DRAWN BY Author
CHECKED BY Checker
SCALE

JOB NUMBER 16021

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