

724 East 56th Ave
12 Unit Residential Townhouse Passive House Development

PROJECT OVERVIEW

Rezoning Submission December 2019

Rezoning intent:

The purpose of this rezoning is to provide a 3 storey residential rental townhouse development on an existing RS-1 site. The aim is to provide affordable family size housing through the 'Affordable Housing Choices Interim Rezoning Policy' and deliver a very high performance, low energy building, built to the Passive House Standard.

Context Overview:

The site of this proposed development occupies a consolidated double lot East of Fraser Street on East 56th Avenue. The existing site is zoned RS-1. The site is currently occupied by an open car park that serves the adjacent former food store site at 7280 Fraser St. Another open car park is present on this adjacent site to the West, separated from this site by a city lane on the West. To the south the site backs onto another city lane. Two storey residential single family units occupy the other adjacent lots to the East and South.

This adjacent lot at 7280 Fraser St. is proposed to be co-developed by this developer as part of this project and rezoned from C-1 to provide a 6 storey 95 unit mixed-use residential and commercial development.

As part of this co-development, the main building at 7280 Fraser St. will accommodate the parking for the 724 East 56th Avenue Townhouses within its underground parkade.

Context Detail:

The site features a slope of approximately 3'-6" from 56th Avenue at the front down to the lane to the South (rear). A cross slope also exists from the West lane to the East PL of approximately 2ft across the rear lane and 1ft across 56th Avenue.

2 storey single family residences surround the development across 56th Avenue to the North, directly adjacent to the East and further away to the South beyond the rear lane. As mentioned above, the existing single storey commercial unit and car park across the lane to the West is proposed to be replaced with a 6 storey residential and commercial mixed-use development with a single level of commercial to the ground floor. Loading and parkade access will be from the Southern portion of the West lane.

Development Proposal:

The development proposal features are:

- A 3 storey townhouse development with 12 units for market rental housing, under the 'Affordable Housing Choices Interim Rezoning Policy'
- The North units fronting 56th Avenue consist of 2 and 3 bed, 2 level townhouse units, stacked over single level 1 bed apartments. The South units facing the courtyard and lane are a more conventional 3 storey townhouse model. This provides 8 residential townhomes facing 56th Avenue with a courtyard for access from the lane in the middle of the site and a row of 4 residential townhomes facing South
- The stacked layout enables all units to have North and South light access, with the end units benefiting from side windows to the East and West also
- The lower North units feature garden patios facing 56th Avenue. The upper North units feature North facing patios at level 2. The South units feature patios to the south off the rear lane and roof top patios facing south at level 3
- The scheme provides 33% one bedrooms, 17% 2 bedrooms and and 50% three bedroom units

- **Statistics:** Site Area: 8,217 SF
 FSR: 1.4
 FSR AREA: 11,506 SF
 Approximate Gross Area including Exclusions: 12,062 SF
 Residential Total Net Suite Area: 67,051 SF

Parking is accessed off the lane to the West on the adjacent development site at 7280 Fraser St. This 2 level underground parkade provides residential parking for this building at level P1. Bike storage is also provided at P1.

Garbage storage in this adjacent development is located at E1 adjacent to the loading bay and accessed through it from the rear lane.

Public Benefits:

This proposal represents revitalization of currently underutilized land as a car park. The development will increase the supply of housing, specifically market rental family orientated housing.

Sustainability Measures / Green Buildings Policy:

We are targeting Passive House construction for the project, which supports the City's greenest City objectives.

The Passive House design approach will deliver the following performance criteria:

- Heating Demand - 15 kWh/(m2.a)
- Heating Load - 10 W/m2
- Primary Energy - 60 kWh/(m2.a)
- Air Tightness - 0.6ach
- Thermal Bridge free design
- Up to 90% reduction in heating energy compared to a base level code building

The Passive House design strategy:

- High insulation levels for walls, roofs and slabs
- Triple glazed thermally broken doors and windows
- Heat Recovery Ventilation with minimum 83% efficiency
- Hot Water production with CO2 heat pumps with C.O.P. of 1:5
- Electric baseboard heating or hydronic heating from CO2 heat pumps
- Possible active cooling delivered in ventilation air stream
- No gas appliances

Urban Design:

The images attached show the existing building context.

Our proposal is setback from the property line on 56th Avenue b y 12ft and a rear yard setback from the lane of 10ft. A side yard setback of 6'-6" is proposed to the West for fire access, and a 3'-8" side yard proposed to the East. A relaxation of 4" is requested for the increased thickness of the Passive House wall and high R-Value and also due to using a brick finish. The overall building height varies from front to rear from approximately 30'-6" to 33'-6". This height is within the relaxable remit of the by-law.

Our preliminary expression for the building includes a strong tectonic base of brick to the side end walls providing an aesthetically pleasing 'book end' effect to visually separate from the adjacent proposed park and other development. White cementitious panel siding to the upper levels mixed with bays of vertical metal siding for patterning is featured to the upper levels.

Design Revisions from Neighborhood / Open House Feedback:

- Some concern was raised regarding the density of the proposed development with concerns that the building type and form did not fit with the local context of single family homes. The size and massing of this development has been designed in accordance with the RS-1 guidelines and upon advice from the City of Vancouver.

- The general consensus from the public Open House Parking was deemed to be a concern about parking. It was voiced that street parking is a real problem and that this increased number of residential units (when combined with the co-development at 7280 Fraser St) would further exacerbate this problem. As part of further design revisions since the public open house, the underground parking (located at 7280 Fraser St) layout has been revised. This has provided additional stalls and the layout has also been designed to enable further stalls to be integrated into the design if deemed necessary by the outcome of the rezoning and / or development permit process. It is noted that when considering the 20% TDM parking reduction applied for, this project meets the parking requirements outlined by the by-law. (It is also noted that a number of the local residents currently park illegally on the existing food store car park at 724 East 56th Avenue, which may bias their opinion on this).

- Green space was another concern raised, with comments noting that some existing green space at the North side of the site is used as a play area for a number of local children. To acknowledge the importance of outdoor space this scheme has attempted to provide patios, balconies and roof decks where possible and also to provide a well landscaped interior courtyard with extensive planting and seating.



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Prior to commencement of the Work, the Contactor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and; 2) the remaining Contract Documents. The Contactor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

ISSUED FOR REZONING

11x17" BOOKLET (@~50%)

ISSUE / REVISION DATE:	January 31, 2019
[] Issued For: Rezoning Enquiry	
[A] Issued For: Rezoning	December, 2019

PERMIT NUMBERS:	DP
Development Permit:	PZ
Rezoning Application:	BP
Building Permit:	

LEGAL:
 LOT B PLAN 1810 OF BLOCK 2 DISTRICT LOT 658
 GROUP 1 NWD
 SEAL (IF REQ'D):

PROJECT:
724 E56th Townhouses

724 East 56th Avenue	ZONING:
BUILDING CODE:	VBBL 2014
Rezoning Application:	Rezoning from RS-1
DRAWING TITLE:	

REZONING RATIONALE

PROJECT NO.:	SCALE (U.N.O.):	DRAWN:
1821	APPROX. 1/2 STATED SCALE @11x17" 3/32" & 1/16" = 1'-0" @ 24x36" UNO	GS
REVISION:	DRAWING NO.:	
A	A0.4	