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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 Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES:

7280 Fraser St
95 Unit Residential + Commercial Passive House Development
PROJECT OVERVIEW
Issued for Rezoning Submission December 2019
Rev A – Revised for Rezoning Jan 31, 2020

Rezoning intent:
The purpose of this rezoning is to provide a 6 storey 95 unit residential rental and 4 unit commercial development on an existing C-1 site. The aim is to provide affordable 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 the West end block of an existing C1 zoned site between 56th and 57th Avenue on Fraser St. The site is currently occupied by a single storey commercial retail building with an open air parking area to the North side, and the building backing onto the city lane to the East.

There is an additional lot adjacent at 724 East 56th Avenue that is proposed to be co-developed by the owner as part of this development and rezoned from RS-1 to provide a 3 storey 12 unit townhouse development. This existing lot is occupied by an open air parking lot with two storey residential single family units adjacent to the South and East.

The two lots are separated by a city lane. It is proposed that 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, accessed from across the city lane.

Context Detail:
The site has a significant slope from 56th to 57th Avenue along Fraser St. of approximately 10ft.

The area is contextualized by a mixture of 2, 3 and 4 storey residential and commercial mixed-use developments immediately opposite on Fraser St. A large 4 / 5 storey residential Passive House development is under construction immediately to the South, while 2 storey single family residences surround the development to the East of the rear lane and further away to the North, South and West.

- Development Proposal:**
The development proposal features are:
- A six storey development for market rental housing, under the Affordable Housing Choices Interim Rezoning policy
 - A stepped building separated North to South by a fire wall and a recessed massing frontage in the middle
 - The North half provides a high single level of commercial with 2 storeys of residential above fronting onto Fraser, with a further 2 residential storeys setback forming a penthouse level.
 - The South half steps down the hill and provides one level of commercial, 3 fronting storeys of residential, a setback 5th storey and a partial, further set back 6th storey providing a common room and roof garden.
 - The top two storeys of the building are stepped back at the perimeter to reduce massing and overshadowing
 - Commercial space at grade facing Fraser St. with loading and garbage access from the rear lane
 - 95x Residential units proposed under the Affordable Housing Choices Interim Rezoning policy
 - Mix of unit type sizes providing studio, one two and three bedrooms (including minimum 35% family 2/3 bed units)
 - 2x levels of underground parking with commercial, visitor and residential car parking stalls and bike parking
 - Statistics: Site Area: 25,398 SF
FSR: **3.17**
FSR AREA: **80,628 SF**
Approximate Gross Area (including FSR Exclusions): **84,661 SF**

Parking and a double loading bay are accessed off the lane to the East. The 2 level underground parkade provides for commercial and visitors at P1 with residential parking for this building and the adjacent co-development Townhouse project at P1 and at P2. Bike storage is provided at P1 and at L1 by the south entrance.

Garbage storage is located at L1 adjacent to the loading bay and accessed through it from the rear lane.

The commercial units floor to floor height varies due to the 10ft slope of the site, ranging from 19ft 10in to 14ft 4in.

We have located a common room at level 6. It enjoys access to a common roof top garden and play area. This roof top area will benefit from South sun and, due to its set back from the street, will be sheltered from road noise from Fraser St.

This accessible roof area will be dependent upon the city relaxing its accessible roof policy to require 25% of the used area on the roof as green rather than 25% of the entire roof, due to cost and long term warranty and maintenance on a wood frame building.

Public Benefits:
This proposal represents revitalization of currently underutilized land, occupied by an aging energy inefficient commercial building and parking lot in poor condition. The development will increase the supply of housing, specifically market rental housing. The development will be complementary to the four storey building recently completed by the same developer, one block to the South. We are targeting Passive House construction for the project, which supports the City’s greenest City objectives.

Urban Design:
The images attached show the existing building context.

Our proposal is setback from the building line on Fraser St. To compensate this setback, and to balance the FSR, we have provided a 4ft side yard setback at 56th and a 7ft side yard setback (with dedication) to 57th Ave. to levels 1 through 4. The penthouse levels of 5 and 6 are significantly setback to aid with the building massing, particularly to the rear lane.

Our preliminary expression for the building includes a strong retail base with four levels of residential frontage to Fraser St transitioning to a setback fifth floor, with a sixth floor set back in a manner similar to the project under construction to the south.

The setback at the lane for the Level 1 residential is approximately 20ft, with a small portion for the loading bay and parkade entry at approximately 14ft 9in. The residential portion from level 1 up to level 4 is a more typical 20ft. The rear setback for the stepped penthouse level 5/6 is approximately 26ft 7in.

The conceptual building design intends to provide a simple building massing and volume, beneficial to an efficient Passive House envelope. To assist with the scale of the building, materiality changes occur often, visually grouping certain groups and stacks of suite types, to help the building read in separate smaller volumes and deconstruct its size.

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

Design Revisions from Neighborhood / Open House Feedback:

- 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 would further exacerbate this problem. As part of further design revisions since the public open house, the underground parking 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 724 East 56th avenue 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 as much private open as possible, when considering the effect balconies have on thermal bridges and energy loss. In addition the proposed common roof deck has been redesigned and enlarged to provide a more useable open space with south sun exposure and easy access from the common amenity room.

- Building height was noted as a concern by some, however support was also given to the resultant increase in affordable rental housing that this density provides to the neighbourhood.

**ISSUED FOR
REZONING:
December 2019**
11x17"
BOOKLET
(@~50%)

ISSUE / REVISION DATE:		
<input type="checkbox"/>	Issued For: Rezoning Enquiry	January 31, 2019
<input checked="" type="checkbox"/>	Issued For: Rezoning	December, 2019
<input type="checkbox"/>	Issued For: Rezoning Revisions	January 31, 2019

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

LEGAL:
LOT A PLAN 10247 AND LOT B PLAN 1810 BOTH OF
BLOCK 2 DISTRICT LOT 658 GROUP 1 NWD
SEAL (IF REQ'D):

PROJECT: 7280 Fraser St Fraser St Mixed-Use Development	
BUILDING CODE: VBBL 2014	ZONING: Rezoning from C-1
DRAWING TITLE:	

REZONING RATIONALE		
PLOT/ISSUE DATE: Jan 31, 2020	REVIEWED: SK	DRAWN: GS
PROJECT NO.: 1822	SCALE (U.N.O.): APPROX. 1/2 STATED SCALE @11x17" 3/32" & 1/16" = 1'-0" @ 24x36" UNO	
REVISION: B	DRAWING NO.: A0.4	