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Design Rationale & Request for Relaxations
2542, 2560, 2570 Garden Drive and 2309, 2329, 2349, 2369 E 10th Ave Vancouver, BC

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Design Rationale & Request for Relaxations

Design Rationale

The site is currently zoned RS-1 which includes single family and laneway housing as outright approval uses. The GW plan allows for up to 6 storey multi-residential as a use that requires a re-zoning. We are proposing a development which is 6 storeys (approx. 62.5 ft) high with an FSR of 2.65. This project supports the city's objective to provide additional housing options and affordable housing stock. The concept strives to follow the setback regulations of the CD zone with the exception that the building balconies will project into the required setback at the front and exterior side yards. These minor projections provide for family sized balconies and strengthen the presence of the building.

The building is an H-shape format which provides large, open courtyard spaces on each side. The shape allows for more corner suites and cross ventilation.

Windows are grouped to establish a formal rhythm in the façade. The housing types also serve to help delineate architecture of the building by providing a unique massing opportunity that is sensitive to the neighbourhood.

The oversized two and three units that provide a unique opportunity for families with children. It also responds to the residential character of the single-family houses on the opposite side of Garden Drive and 10th Avenue. It also emphasizes a pedestrian friendly experience at the street edge.

The site plan strives to enhance both the street and lane, as well as the inclusion of public realm features such as street trees and other landscaping. The project is of a density that takes into account the urban performance of the building. Careful consideration was given to the GW plan, the City of Vancouver's comments, and the two public engagement sessions to ensure the design substantially conforms to feedback provided and all relevant provisions. 46% of the units are family sized with 2 bedrooms and 3 bedrooms. The increased depth of the site offers greater opportunities to provide outdoor communal space than might not otherwise be achieved on a typical urban site. This allows for the inclusion of several greenspace amenities at the perimeter of the site.

The architectural style is warmly modern west-coast and consists of an extensive use of brick, fiber-cement panel, wood accents, and glazing. These materials will provide a rich urban experience while respecting the residential character of the evolving context of Grandview-Woodland. The brick podium will reflect the massing and character of the surrounding single family homes while providing a strong durable base for the upper massing of the proposed building. The strength of the massing and design ensures contextual sensitivity to the surrounding built forms and will maintain a timeless aesthetic for years to come. The landscape treatments at grade will reinforce the residential street experience by promoting a front yard look.

Rooftop Rationale

Rooftop patios are a valuable space in any development. Bucci and RHA hope to provide certain homeowners with rooftop access to private patios. These homeowners will be able to access their patios through a hatch in their home. To address privacy concerns, there will be no indication that there is anything on the rooftop when looking at the roof from the street. These private patios will also be setback from the building's edge and surrounded with landscaping to ensure privacy for the neighbouring homes.

Request for Relaxations:

This project complies with the zoning bylaws for heights, use and density. It meets and exceeds requirements for front, side and rear yard setback on the lower levels. The only relaxation requested is:

- *A relaxation on the horizontal angle of daylight in Unit 1F facing the adjacent property at Level 2 to 4 (total of 3 units)*

Respectfully submitted,



Bryce Rositch, Architect AIBC

ROSITCH HEMPHILL ARCHITECTS

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