

The site on Dunbar Street, between West 28<sup>th</sup> and 29<sup>th</sup> Avenues, slopes greatly — almost 15' from the lowest point of the site at grade to the highest point. The proposed building's massing carefully addresses the site's terrain while recognizing the height limitations.

We have designed a significant setback at the corner of Dunbar and West 29<sup>th</sup> to serve as a public plaza. We imagine one retail unit facing the plaza to be a coffee shop or similar, to take advantage of the landscaped outdoor space of the plaza. We have also dedicated a part of the plaza to a public art piece, voluntarily commissioned by the owners.

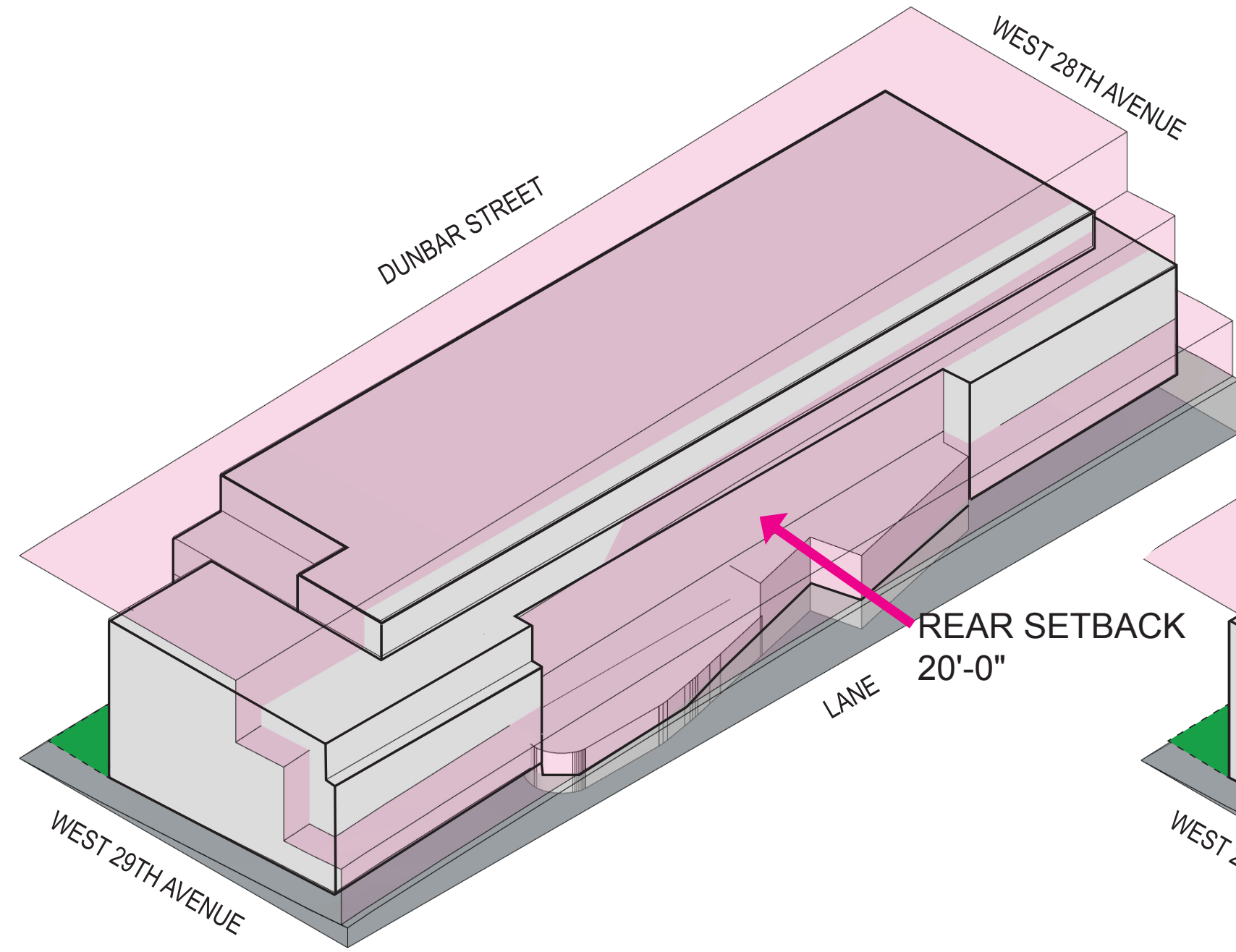
At the rear, the centre of the building steps back 20', surrounded by the "wings" that wrap around the corners of the building from Dunbar to the lane. This form will provide privacy to both the residents of the building and the houses across the lane.

At Dunbar Street, we are proposing a zig-zag façade that will create a wider, varied sidewalk. Dunbar Street, from West 28<sup>th</sup> to West 29<sup>th</sup>, slopes down significantly so that it is possible to have a partial floor area for a small part of the building without affecting the building's overall height. Also, at Level 4, the building steps back away from West 29<sup>th</sup> to minimize the height of the building above the public plaza.

The residential portion of the building will be emphasized with stone cladding above the distinct serrated glass façade of the retail areas at Dunbar Street. Our intent is to use high-quality, timeless materials that will complement the clean, modern expression of the building. We believe we have further improved upon the previous design by emphasizing the vertical expression of the enclosed balconies on Dunbar Street. They reduce the horizontal scale of the building to relate to the pedestrian scale along Dunbar.

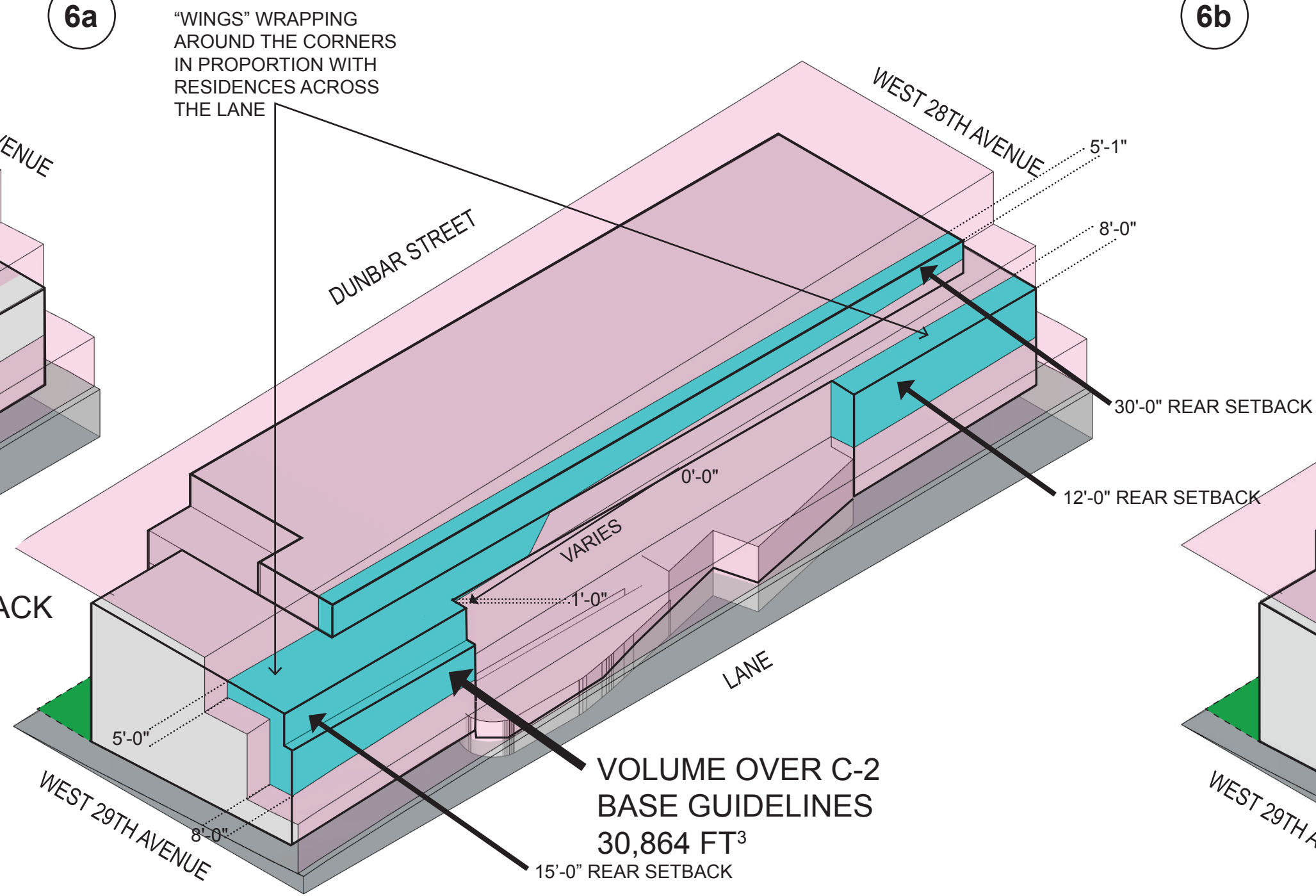
**LANE**

6



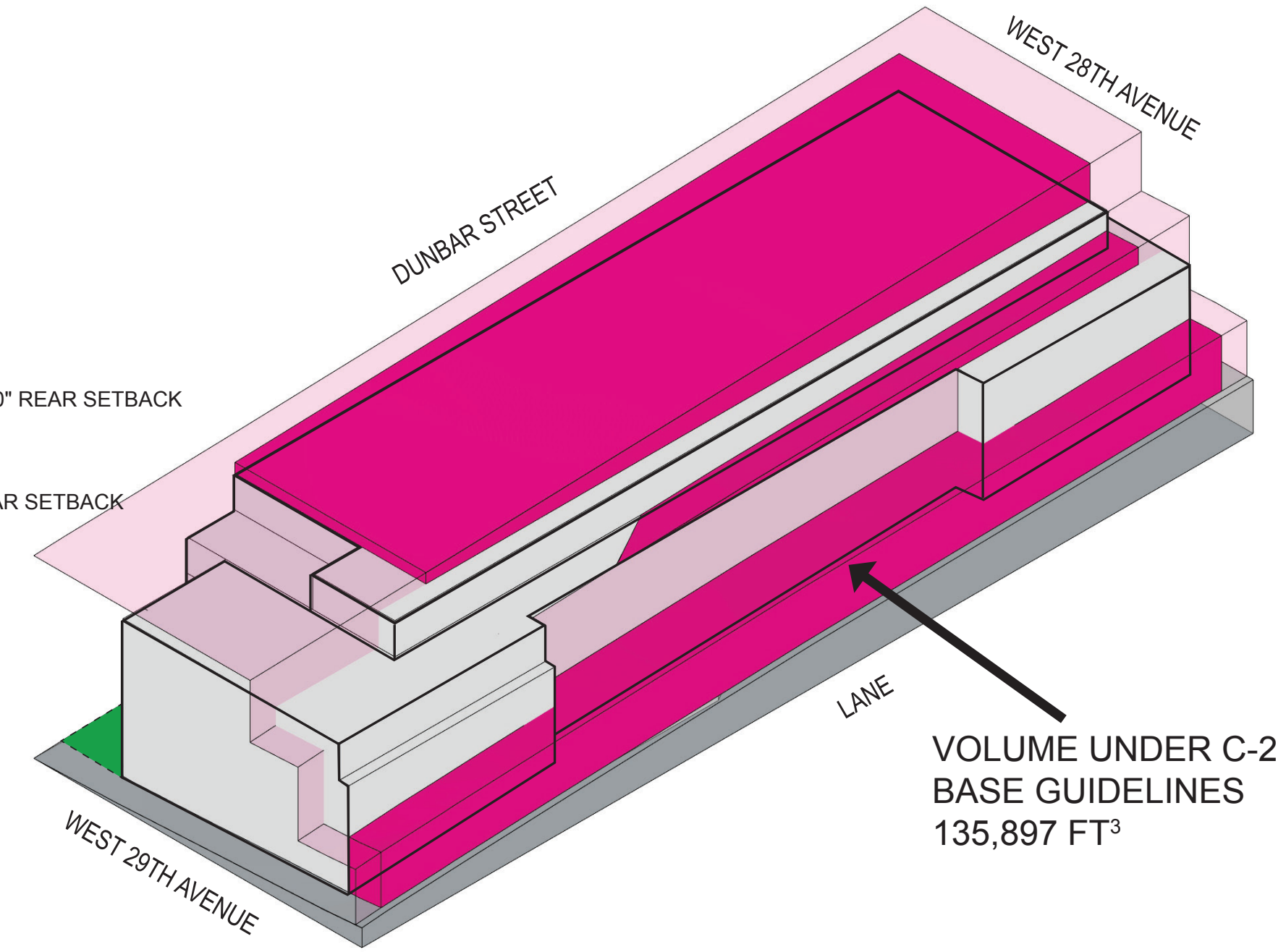
**LANE**

6a



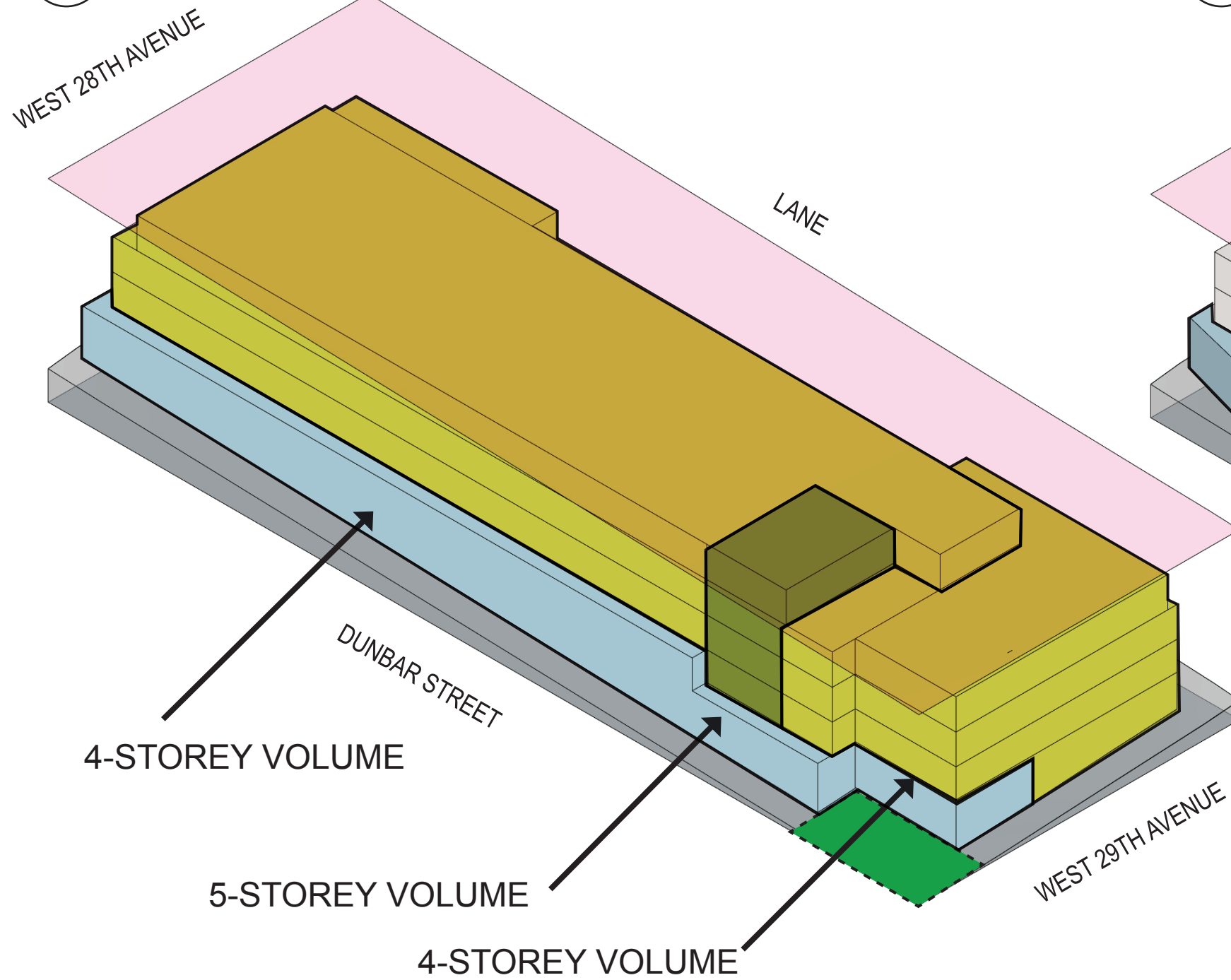
**LANE**

6b



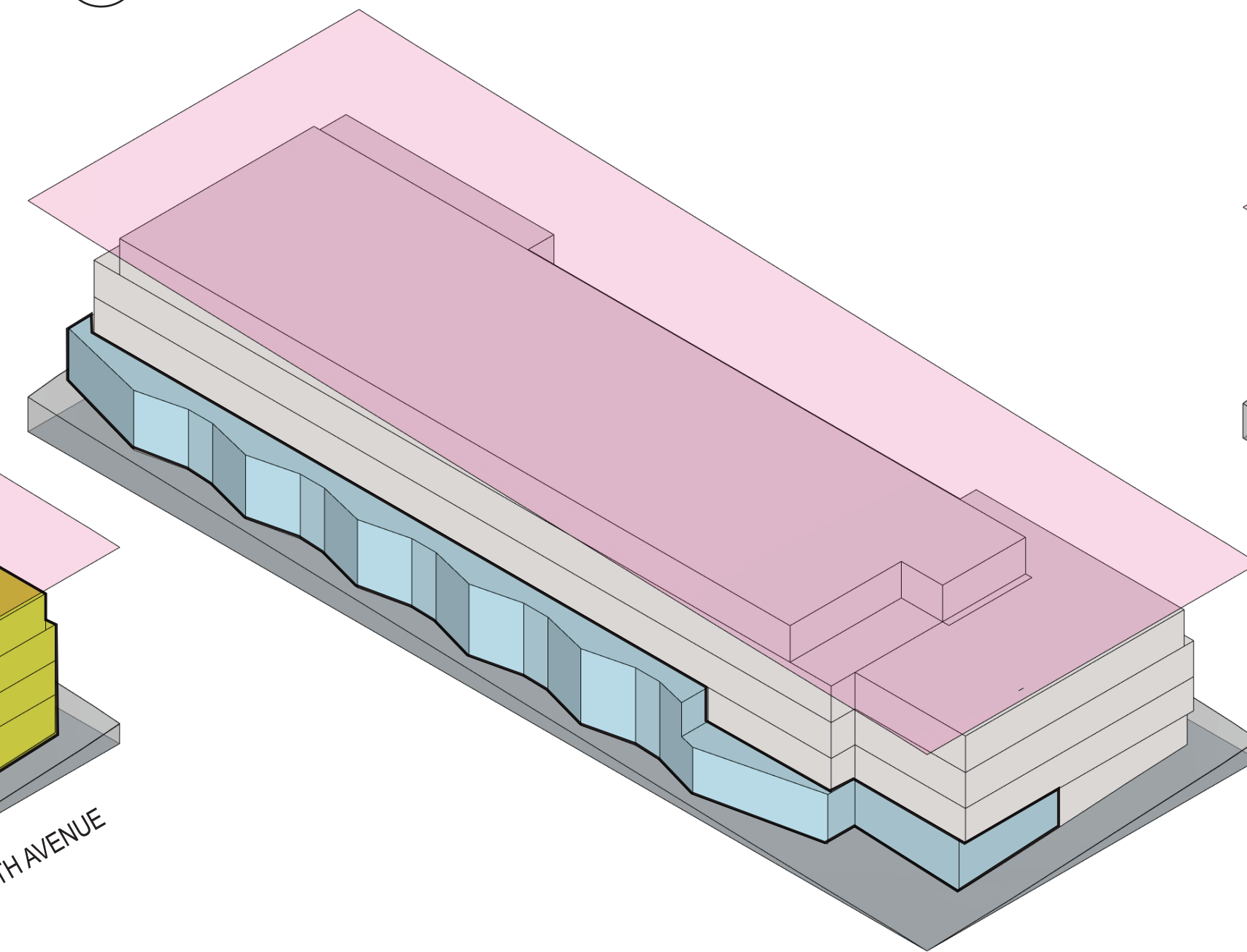
**VERTICAL DIVISIONS**

7



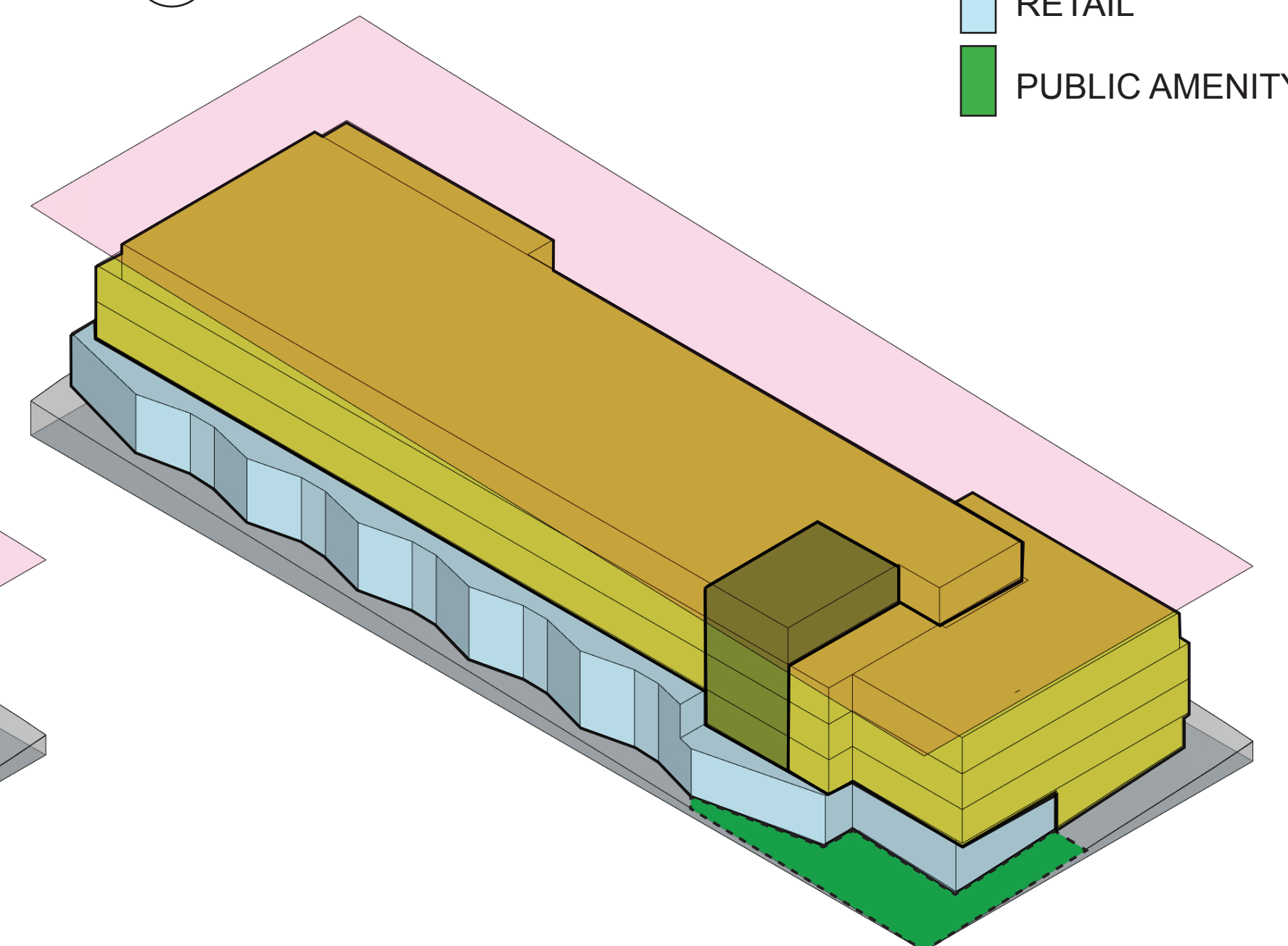
**RETAIL FACADE**

8



**USES**

9



- RESIDENTIAL
- RETAIL
- PUBLIC AMENITY

CLIENT  
**Qualex**  
 1910-400 Burrard Street, Vancouver  
 BC V6C 3A6

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NO.	DATE	DESCRIPTION
04	2018-12-06	REISSUED FOR DP
03	2018-08-09	REISSUED FOR DP
02	2018-04-17	ISSUED FOR DP
01	2018-04-04	ISSUED FOR DP REVIEW

ISSUES

NO.	DATE	APPR	DESCRIPTION

REVISIONS

SEAL

SUB-CONSULTANT

PRIME CONSULTANT  
**IBI GROUP ARCHITECTS (CANADA) INC.**  
 700 - 1285 West Pender Street  
 Vancouver BC V6E 4B1 Canada  
 tel 604 683 8797 fax 604 683 0492  
 ibigroup.com

PROJECT TITLE  
**Dunbar & 28th**  
 4464 Dunbar Street

PROJECT NO: 101812  
 DRAWN BY: User  
 CHK'D BY: User  
 SCALE: 3/32" = 1'-0"  
 DATE: YY/MM/DD

SHEET TITLE  
**DESIGN RATIONALE**

SHEET NUMBER  
**A0.08**  
 1 OF 1

REV: .----