DESIGN RATIONALE

Intent

The proposed development will have a total of 89 affordable housing units.

Historical Context
The East Fraserlands site is embedded in layers rich in history and meaning.
The entire site, of which Area 2 is a part, is a 53-hectare former sawmill site on Vancouver's Fraser River flats in the southeast corner of Vancouver. It is bounded by the North Arm of the Fraser River, Boundary Road, S.E. Marine Drive, and Kerr Street. The large site is bisected by the CPR railway line and by E. Kent Street North and South, which run along either side of the tracks.

The historic place is located within the traditional territory of the Musqueam First Nation. An archaeological assessment has been completed and no archaeological sites have been recorded. Nevertheless, The White Pines Mill that occupied the East Fraserlands site for much of the last century represents an important stage in the history of British Columbia and the Fraser River.

Site Context
This 43,883 sq. ft. site is located in The River District, a new master planned community in South East Vancouver. Area 2 forms the west neighbourhood of the East Fraserlands Development. Complementing the adjacent West Fraserlands, the west neighbourhood is comprised mostly of low to mid-rise residential buildings that express a relaxed, urban scale appropriate to families and quiet riverfront living.
The West Neighbourhood is comprised of three character Precincts, the Northwest, the Southwest and the Southeast. Each is intended to have its own distinct identity.

Parcel 3 is located in the Northwest Precinct, characterized by its sloping topography. It is accessed by car from Pierview Crescent connected to East Kent Avenue North. The site slopes significantly to the North, a drop of approximately 22 feet across 330 feet of property depth. I also slopes to the east, approximately 10 feet on Pierview Crescent and 15 feet on Marine Drive. Flanking the site along Pierview Crescent is a central townhouse neighborhood consisting of mid-rise forms along its east, west and north perimeters.

The result is a hillside community distinguished by terracing both in building forms and in the landscape. This approach emphasizes the sloping nature of the area which provides a range of river view opportunities from living units and amenity spaces.

Capitalizing on the slope in front of 5A, the precinct's primary open park space which provides three dramatic terraced from which to enjoy the view to the south.

Current zoning designation is CD-1. Area 2 & Kerr Street Properties Design Guidelines are used in conjunction with the associated CD-1 By-Laws.

Area 2 & Kerr Street Properties Design Guidelines

Careful consideration has been given to Area 2 and Kerr Street Design Guidelines, complying with all height, setback, frontage requirements and material suggestions as prescribed in the guidelines and in the CD-1 Bylaws. The proposal is consistent with the plan's intention of emphasizing the sloping topography through stepping and terracing, both in the building and in the landscape.

Overview
Our proposed development will have a total of 89 affordable housing units. The total proposed area is 82,372 sq.ft, achieving an F.S.R. of 1.88. The project includes 61 parking spaces in one partially underground level.

The proposed building form is consistent with the CD-1 Bylaws and guidelines. We have proposed a 5m setback along Marine Drive and the south-west boundary, allowing the Statutory Right of Way, dedication and a 2m setback on Pierview Crescent.

Form of Development
The challenging site conditions led to a proposal comprising of a two storey concrete base protruding out of the natural sloping site which accommodates 13 townhouses and the parking garage towards the north of the sloping site. Vehicular access to the building will be located on Pierview Crescent with a ramp up to P1 - 61 parking stalls and 113 bicycle stalls. The protruding concrete base levels the sloping site and sets up the wood frame residential units above, with a pedestrian entrance on Marine Drive.

The two storey townhouse form follows beyond the upper storeys of the podium complementing the frontage and mitigating overview, shadows and scale - all design factors that impacts the townhouse neighborhood to the south. The Townhouses sits 2 to 5.5 feet above grade to ensure a landscape buffer with an appropriate level of privacy on ground floor.

The integrated framing bands growing out of the site frames each section of the building with the amenity space placed in the centre of the building to become the primary circulation space.

The entire townhouse and parking assembly is concrete construction and acts as a base for the wood framed midrise structure above.
The building rises 5 storeys, stepping down to 4 storeys on the east flank of the building, following the sloping site and relating to Parcel 5a stepping geometry.

Both building components are integrated by framing bands that wraps the building and open ups the middle to allow pockets of greenery and amenity space to become a vibrant centre and visual connection towards the east fraser river.

The south and north facade are composed of punched windows and recessed balconies clad with cementitious and metal panels. The east and west facade are composed of smaller punched windows that are strategically staggered to minimize overlook and visually 'bookend' the building, clad with the same aluminum panel material used on the framing band.

In response to the unique geometric characteristics of the building form, we are proposing a minimal material palette to maintain a level of visual clarity and order to the overall composition:

SOUTH/NORTH
The South and North façades are predominantly characterized by the metal framing bands that wraps the building. Cladded with a charcoal metal panel with wood metal pane soffits. The sections of the façade contained within the framing band are clad in white cementitious panels.

Sections of anodized aluminum corrugated panels and glulam posts are strategically used throughout the building, reminiscence of the industrial legacy and historic memory of the site.

EAST/WEST
The east and west facade are composed of smaller punched windows that are strategically staggered to minimize overlook and visually 'bookend' the building. The bands are cladded in aluminum metal panel to create a contrasting play between the two predominantly cementitious panels used throughout the building.

SOUTH FACING PODIUM
The townhouse podium picks a mixture of charcoal coloured painted concrete sections and with red brick and off white infills to create a contrasting warm palette. The sides of each townhouse are framed by a charcoal painted concrete band that creates a contrasting separation between townhomes and units above.

gbl

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NOTES

REVISIONS

No.	Date	Description
01	JULY 5, 2016	DP APPLICATION

EAST FRASER LANDS - PARCEL 3

DP APPLICATION

DESIGN RATIONALE

DATE	7/4/2016 6:01:20 PM
DRAWN BY	JS
CHECKED BY	Checker
SCALE	
JOB NUMBER	1549

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