DESIGN RATIONALE

Intent
Our proposed development will have a total of 51 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.

Although the mill was dismantled in 2004, leaving few vestiges of its existence, there are still various opportunities within the EFL development to recall and celebrate the industrial legacy and historic memory of the site.

Site Context
This 29,500 sq. ft. site is located in 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 (WFL), 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 5A is located in the Northwest Precinct, characterized by its sloping topography. It has dual access from Marine Drive and the new Pierview Crescent connected to East Kent Avenue North. The site slopes significantly to the north-east, a drop of approximately 28 feet across 91 feet of property depth. It 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 topography and provides a broad range of river view opportunities from both living units and open space.

The Neigbourhood Park North is one of the results. Capitalizing on the slope in front of Parcel 3 and 5A, it's the precinct's primary open space and provides three dramatic terraces 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 the Area 2 & Kerr Street Properties 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. The plan also calls for mitigating the overview and scale impact on the townhouse neigbourhood to the south.

Overview
Our proposed development will have a total of 51 affordable housing units.
The total proposed area is 48,383 sq.ft, achieving an F.S.R. of 1.59. The project includes 34 parking spaces in one partially underground level. 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 and on the south-east boundary.

Form of Development
The challenging site conditions led to a proposal comprising a two storey concrete podium which accommodates 7 townhouses, the amenity space and the parking with access on Pierview Crescent and wood framed residential units above, with their main entrance on Marine Drive. In response to the significant grade drop across the site from the north-west corner to the south-east corner, the parkade entry comes straight in at grade from Pierview Crescent with a ramp that goes up reaching the townhouse's second level. Another level of bicycle parking at grade yields a total of 65 parking stalls, 46 bicycle stalls and 19 storage lockers.

The townhouse form, with its own unique module, slots into the two south facing levels. They back against the underground parking with a well identified entrance on Pierview Crescent. The two storey townhouse form projects beyond the upper storeys of mid-rise residential complementing the frontage and mitigating overview, shadowing and scale impact on the townhouse neighborhood to the south.
The Townhouses sit 2 to 5.5 feet above grade to ensure a landscape buffer and an appropriate level of privacy on ground floor.
The Amenity Space is placed on the south-west corner, in front of the Neigbourhood Park North to activate the walkway with the adjacent roof top providing space for a children's play area.

This entire townhouse/amenity/parking assembly is concrete construction and acts as a podium for the wood framed midrise structure above. The mid-rise wood framed structure rises to a 4 storey height, stepping down to 3 storeys on the east flank of the building, following the sloping site and relating to the Parcel 5B building height.

The two distinct building components are bound together by a framing band that wraps down the building from the roof to the townhouses' east side, forming a strong visual connection.
The south-west and north-east facade are composed of punched windows and recessed balconies clad with cementitious panels. The south-east and north-west facade are composed of smaller punched windows, 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-WEST/NORTH-EAST
The South and North façades are predominantly characterized by the metal framing band thewraps around the whole building. This one is clad with a charcoal metal panel with a natural wood metal panel soffit and return. The sections of the façade contained within the framing band are clad in white cementitious panels. The 3 storey block is divided from the 4 storeys block by the frame and by a column of punched balconies. The section under the frame is recessed and clad in grey cementitious panels.
Stripes of anodized aluminum corrugated panel are strategically used to recall the industrial legacy and historic memory of the site.

SOUTH-EAST/NORTH-WEST
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.

SOUTH-WEST PODIUM
The townhouse podium mimics the same palette. The left side of each townhouse and the amenity block are framed by a charcoal painted concrete frame that provides identity to each unit. Inside the frame the facade is clad with a linear anodized aluminum corrugatec panel and grey cementitious panels. The right side of each townhouse is alternatively, clad with white cementitious panels.

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NOTES

REVISIONS

No.	Date	Description
-	-	-

RIVER DISTRICT
PARCEL 5a

DEVELOPMENT PERMIT SUBMISSION

DESIGN RATIONALE

DATE	6/30/2016 1:44:41 PM
DRAWN BY	JS
CHECKED BY	Checker
SCALE	
JOB NUMBER	1549

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