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PARCEL 43, EAST FRASER LANDS
DESIGN RATIONALE
May 6TH 2015, Revised July 24TH 2015

PARK PRECINCT

The Park Precinct encompasses the triangle site on the north side of Marine Way, the first phase of the Avalon park corridor on the south side of Marine Way and two further residential parcels to the west of Avalon park.

The Park Precinct plays two important roles in the development.

Firstly, as the gateway to Vancouver, it provides the first view of East Fraserlands on Westbound Marine Way. The proposed mid-rise buildings will form an important landmark at the corner of Marine Drive and Boundary and announce the entry to EFL and the city.

Secondly, the precinct provides the first phase of construction for the Avalon park corridor that in time will extend from the wooded slopes north of the site down to the riverfront. On the north side of Marine Drive the proposed promontory park is elevated above the street and provides generous distant views south along the park corridor to the river. The park accommodates an important pedestrian linkage to adjoining neighbourhoods to the north and provides an attractive and gentle route through the park down to Marine Drive. Promontory park has the potential to include a linear rainwater element.

URBAN DESIGN ROLE

Gateway to Vancouver; the proposed perimeter buildings on the site will create a strong edge at the SE corner with its projecting roof feature following the sweeping curve of the property.

CHARACTERISTICS

- Located on the western end of the parcel 43, Promontory Park creates a visual extension of the Avalon Park corridor and enables a strong pedestrian connection between the existing upland areas and EFL; Promontory Park provides a view to the river and will be terraced to enable a variety of activities including urban agriculture opportunities.
- A strong pedestrian link to the existing communities north of the site is created by way of a path on the western edge of Avalon Park, a fully signalized intersection at Marine Way and a further path through and along the edge of Promontory Park.
- On the southern edge of Parcel 43 a denser row of trees and landscaping provide a green edge that enhances the living environment of this residential parcel.



- Centering the composition of the parcel's buildings and the landscape is a well-define, coherent open space buffered from Marine Way; the open space provides a quieter green outlook for the units around it; free of underground structure, it can accommodate trees of a generous scale.
- Two four-storey buildings at the north edge of the property provide a reasonable transition to the existing three and four storey homes on the ridge above them; north frontage of these also puts eyes on the 6m right-of-way connecting to Boundary Road.
- Access to the Parcel extends from the intersection of Marine Way and Sawmill Crescent, allowing easy pedestrian and vehicular crossing to and from the Town Square precinct.

PRINCIPLES FOR ARCHITECTURAL DESIGN LOW AND MID RISE BUILDINGS

1. Articulation to mitigate scale and enrich the streetscape recesses and projections in building frontages creating a more comfortable scale and a more interesting streetscape.
2. Transparent stair cases to encourage residents to walk up instead of using the elevator and for visual interest and a sense of security.
3. Passages to break down building mass and provide a more diverse pedestrian experience.
4. Ground-oriented units to provide a richer, more diverse character that lends vibrancy to the public realm
5. Articulation of building frontages to mitigate scale and provide visual interest, deep overhangs and sloped planes are appropriate to an understated modernist expression.
6. Roof shapes to give distinct character to individual buildings and enrich the overall expression
7. Transparent lobbies on Sawmill Crescent for interest, comfort and security.
8. To provide a diverse range of private outdoor space

RESIDENTIAL FRONTAGES

1. Residential frontages express the character of buildings along the street.
2. Residential frontages reinforce the expression of individual homes.
3. Encourages a sense of identity and community.



4. Provide a balance of privacy and overlook at the street edge.
5. Elevate residential units above the street to provide overlook and privacy.
6. Encourage opportunities for outdoor activity and social interaction.
7. Utilize a layering of walls, fences and planting to provide richness and define public from private.
8. Small trees can help to separate units and provide a foil against windows.
9. Soften fences, screens and walls with climbing and trailing plants.

DEVELOPMENT PROGRAM

The proposed development will include two six storey buildings that will have 269 rental units:

2	studio & junior one bedrm	(474 -582 SF)
106	one bedroom units	(575 - 719 SF)
10	one bedroom plus den units	(606 - 654 SF)
136	two bedroom units	(797 - 1,031 SF)
15	three bedroom units	(1,066 – 1,103 SF)

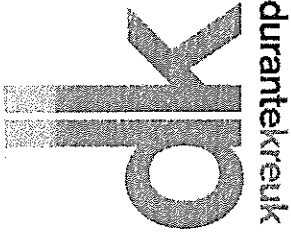
269 units

All parking will be provided in two levels of underground parking.

A 5,860 SF amenity facility will be featured as a separate, shared pavilion structure fronting Marine Way.

THE SITE CONTEXT

The proposed residential buildings will be set up above Marine Drive by approximately 6 meters due to the established grade requirements of the site. This provides the opportunity of producing a significant sloped green landscaped street edge to both Marine Way and Boundary Road, with the buildings being placed behind this buffer.



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landscape design rationale

RIVER DISTRICT PARCEL 43
DATE: 28 JULY 2014

Project No:
14052 / 1.0

Located in the Park Precinct, Parcel 43 sits comfortably on top of a heavily planted slope, which in time will ground the project. Planted with a variety of coniferous and deciduous trees and reinforced by the placement of large boulder retaining walls and seeded with wildflower seed mixes the slope will have a natural feel, which will evolve as the trees mature. The forested slopes will reinforce the green gateway to Vancouver. Gravel lined swales will collect water at the toe of the slope, directing water to an infiltration pond at the corner of Marine and Boundary.

A gateway signage feature will be located the Southeast corner of the site. Public Art could possibly located here to reinforce the gateway.

On the upper terrace the ground floor residences all have outdoor patio spaces. Where possible these patios are connected to pathway systems. Kids play, Urban Agriculture and common outdoor amenity are located on a south facing terrace adjacent the indoor amenity. Mid bank, associated with the second level of amenity is an additional patio space, which can be used for outdoor exercise as it is linked with the indoor amenity gym.

The traffic island at the main entry will be planted in a natural character using a variety of native trees, shrubs, ground covers and using boulders and nurse logs to create interest.

Planting will respond to the design guidelines. Mostly native trees and native wildflower grass mixture will be used on the outward facing slopes. In response to sustainability and water management criteria planting around the development will include native and adaptive species. Edible plants will be incorporated where adequate sunlight is available.