



**ANDREW CHEUNG  
ARCHITECTS INC.**

## DESIGN RATIONALE

April 09, 2018

**3591 West 19<sup>th</sup> Avenue, Vancouver, B.C.**

## INTRODUCTION

This project is located at the corner of Dunbar Street and 19<sup>th</sup> Avenue. Current zoning is C2.

The site measures 132.01 ft. wide on Dunbar by 100.8 ft. deep on 19<sup>th</sup> Avenue. The general land form slopes steeply towards the lane with a 7-8.5 ft. difference in elevation. Cross slope from S.W. corner to N.E. corner is 12.9 ft. Across Dunbar Street are mixed use commercial/residential development. Across 19<sup>th</sup> Avenue and the rear lane are single family homes. To the north of the site are 1 to 2 storey commercial building with ground floor retail spaces.

The proposed development consists of ground floor retail space along Dunbar Street. This space will be subdivided into smaller retail shops. Above the retail space are 3 floors of residential condominium units. There are 3 2-storey townhouse units with private garden patio space facing the lane. Residential lobby is off 19<sup>th</sup> Avenue with an amenity room at the entrance lobby. The building will be concrete construction. A rooftop common amenity garden is proposed.

## DESIGN RESPONSE

The following response is based on the City of Vancouver C-2 guidelines adopted on December 2, 2003.

### 1. Neighbourhood Character

The proposed design acknowledge its single family character across the rear lane with a 12 feet setback and landscaping treatment. Ground level townhouse units with private garden patio space further complementing residential character at the rear.

Loading and vehicular access is located at the northern end of the lane facing the lane intersection and the single family home's garage.

On Dunbar Street, retail continuity is maintained. Continuous weather protection is provided by glass canopies. Building facade has been design ed to allow maximum fenestration for the dwelling units. The design is a play of linear banding that rises up to form a 2 story expression addressing the street corner.

The top fourth floor is setback from the y<sup>d</sup> floor as per requirements outlined in the C2 guideline.

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## 2. Street Character

The proposed design utilizes cantilevered horizontal banding element to form a 3 storey street facade massing expression. Fourth floor is setback and becomes less visible. The banding is articulated to express horizontality while breaking it at various locations to introduce a sense of movement. Particular emphasis is at the street corner where it becomes a double volume expression addressing the street corner.

High quality materials are used throughout the exterior of the building. The bands are cladded with limestone. Floor to ceiling window walls are used. Cedar siding is used at various locations to break the linearity and adding more "warmth" to the design. Soffits are also cladded in cedar siding.

## 3. Setback

All setbacks are per C2 bylaw requirements. 2 ft. from the front and side street. 12 ft. at the rear. The architectural banding is cantilevered above the ground floor projecting 2 ft. beyond the building face. Relaxation for this architectural elements is requested.

## 4. Height

Due to the steep slope of the site, relaxation is requested for the front (up to 2 ft) and the rear (10 ft. at the worse case).

The building roof will be an open roof garden common amenity space accessed by elevator and stair. We are seeking for height relaxation under the green roof discretionary height increase bylaw as we are proposing intensive green roof for our project.

## 5. Residential liveability

### *al* Daylight and Views

All units have their primary living areas facing outward towards the street or the lane. Balconies, decks or patios are provided for each unit.

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*bl* Noise

An acoustic report is provided. Residential units will be constructed to meet report recommendation.

*cl* Circulation

All units are accessible from the main entry lobby off 19<sup>th</sup> Avenue. An elevator connects all floors from the underground parking to the rooftop amenity space. At the townhouse level, the elevator will have dual door openings negotiating between the difference in levels between the lobby and the townhouse corridor.

*di* Parking / Garbage

Parking is provided in a 2 levels secured underground parkade. The residential parking is separated from the commercial parking by another gate.

Person parked at the commercial space can access the street retail units by a stair which leads to the front of the building.

Garbage holding area is located at level P 1 next to the loading space. Garbage bins will be trolleyed to the loading area on pick-up days.

A scissor lift is provided at the loading area connecting to the retail back of house service corridor.

*el* Amenity

Two indoor amenity areas are provided on the ground floor. One next to the lobby as a party room and another at the end of the hallway as an exercise room. Rooftop garden is provided as outdoor amenity space.

*fl* Storage

In-suite storages are provided for every unit.

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*g/* Landscaping

Refer to landscape rationale or landscaping drawing.

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