

PROJECT TEAM OVERVIEW



DEVELOPER: **PENNYFARTHING HOMES**

100 - 1450 Creekside Drive Vancouver, BC V6J 5B3

Since its formation in 1980, Pennyfarthing Homes has been transforming the landscape of the Lower Mainland, California, & Washington State with its ever-growing legacy of over 3,500 homes. Locally based and family owned, Pennyfarthing focuses on developing design-driven communities that complement the neighbourhoods in which they sit.



ARCHITECTURE: **BHA ARCHITECTURE INC.**

Suite 205 - 1628 West 1st Avenue Vancouver, BC V6J 1G1

BHA Architecture has a track record of delivering high-quality and functional architecture. Since the firm's inception in 1990, BHA has successfully completed thousands of residential units, several large-scale resorts, and a wide variety of commercial and institutional projects. The firm takes pride in developing projects that incorporate strong design solutions with thorough technical resolution. Extensive experience throughout Western Canada provides BHA with expertise in a variety of construction forms, methodologies, and municipal processes. BHA is committed to excellence in design and an integrated team approach, and has a track record of producing imaginative and functional design solutions.



LANDSCAPE: **DURANTE KREUK LTD.**

102 - 1637 West 5th Avenue Vancouver, BC V6J 1N5

Durante Kreuk is an award winning landscape architectural firm with over thirty years experience in the private and public realm design and development. Our broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places. We multiply our thinking through a style of collaboration that nurtures the freedom to explore, push boundaries and ourselves. Over the years our firm has developed a keen sense of clarity and practicality, which helps us reliably deliver the most challenging and unique solutions.

Project Overview & Design Rationale

Rezoning Intent & Rationale

This rezoning application is for the development of a four-storey strata building with a partial rooftop amenity level on the west side of Ash Street north of West 37th Avenue. The proposal seeks to add 39 new residential units to Vancouver’s housing supply, and will offer a variety of unit types including studios, one-bedroom, two-bedroom and three-bedroom apartments. 18 units, or 46%, will be family-oriented two or three bedroom units. The residential lobby entrance fronts onto Ash Street, and vehicle and bicycle parking is accommodated in an underground structure with ramp access from the lane.

This proposal seeks to vary from the existing RS-1 zoning with additional height and density in line with the Cambie Corridor Plan and the Built Form Guidelines set out by the City of Vancouver. Given the site location, a mid-rise strata building up to four storeys, with a partial storey above for amenity spaces, can be considered. The building form proposed will provide high quality living spaces and its location on Ash Street near transit, green spaces, commercial districts and the Heather Lands, is well suited to handle the additional density.

Summary Statistics

<u>Site Area:</u>	16,375sf (1,521.29sm)
<u>Proposed FSR:</u>	2.00 (32,750sf)
<u>Unit Count:</u>	39 (21 one-bedroom units, 14 two-bedroom units, 4 three-bedroom units)
<u>Vehicular Parking:</u>	60 Stalls (58 required by bylaw); 3 visitor stalls + 57 residential stalls
<u>Bicycle Parking:</u>	77 Class A bikes (located at P1 Level) and 4 Class B bikes (located at residential lobby entrance)

Site Context and Surrounding Neighbourhood

5229-5249 Ash Street is currently zoned RS-1 and is a mid-block site on the west side of Ash Street that begins three lots north of West 37th Avenue. Currently there are two single-family homes that occupy the site. Directly to the north on the same side of the street, a string of future and approved CD-1 rezonings are in the works ranging from five to six storeys. Also along this block to the north, 5161 Ash (referred to as 'Lot D' in the Cambie Corridor Plan 4.2.7), will become a dedication for the "35th Avenue connection" which will link Queen Elizabeth Park to the Heather Lands which is directly across the lane from the site to the west.

Across the street to the east are more single-family homes which will likely be redeveloped into 4-6 storey buildings as the Cambie Corridor Plan continues to mature. An approved rezoning for three buildings ranging from 5 to 6 storeys is already located across the street and to the north at 4992-5138 Ash Street. Directly to the south are two single-family RS-1 homes, and then across West 37th Avenue to the south the single-family neighbourhoods continue. Given the dense cluster of CD-1 rezonings in the works that are typically in the 5-6 storey range, the proposed building will fit the context of the neighbourhood and stand up to the surrounding height and density that both exists and lies ahead.

The central location of the site bodes well for access to public transit. Two blocks east are northbound and southbound bus routes along Cambie Street, and a few blocks south are eastbound and westbound bus routes along 41st Avenue together with the Oakridge-41st Avenue skytrain station. The site is also surrounded by bicycle friendly roads; 37th Avenue as well as Heather Street to the west are Local Street Bikeways, and Cambie Street has designated painted bike lanes. In addition to nearby public transit, the site is also in close proximity to various parks, schools and commercial areas. Queen Elizabeth Park and Van Dusen Gardens are within close walking distance, BC Women's Hospital and the BC Children's Hospital are a few blocks to the northwest, and Oakridge shopping centre is just a few blocks south. Refer to the map on A0.04 for various amenities within 15 minutes, or 1.25km, walking distance.

Sustainable Design & Response to City of Vancouver's Green Buildings Policy for Rezonings:

Under the City of Vancouver's Green Buildings Policy for Rezonings, this project will follow pathway B - “Low Emissions Green Buildings”. For this pathway, the project will be modelled in accordance with the CoV Energy Modeling Guidelines to conform with the Performance Limits and requirements set out for Residential Low-Rise (< 7 storeys) buildings.

- Preliminary strategies to meet the Low Emissions Green Buildings pathway include:
- High performance envelope design that minimizes thermal bridging and maximizes energy efficiency.
 - Continuous exterior insulation.
 - A window-to-wall area of less than 40%.
 - Use of low-e double-glazed window systems.
 - Masonry, composite metal, window-wall and cementitious panel rainscreen cladding systems.
 - Residential units will be equipped with Heat Recovery Ventilators (HRVs).
 - Landscaped rooftop terrace and amenity room.

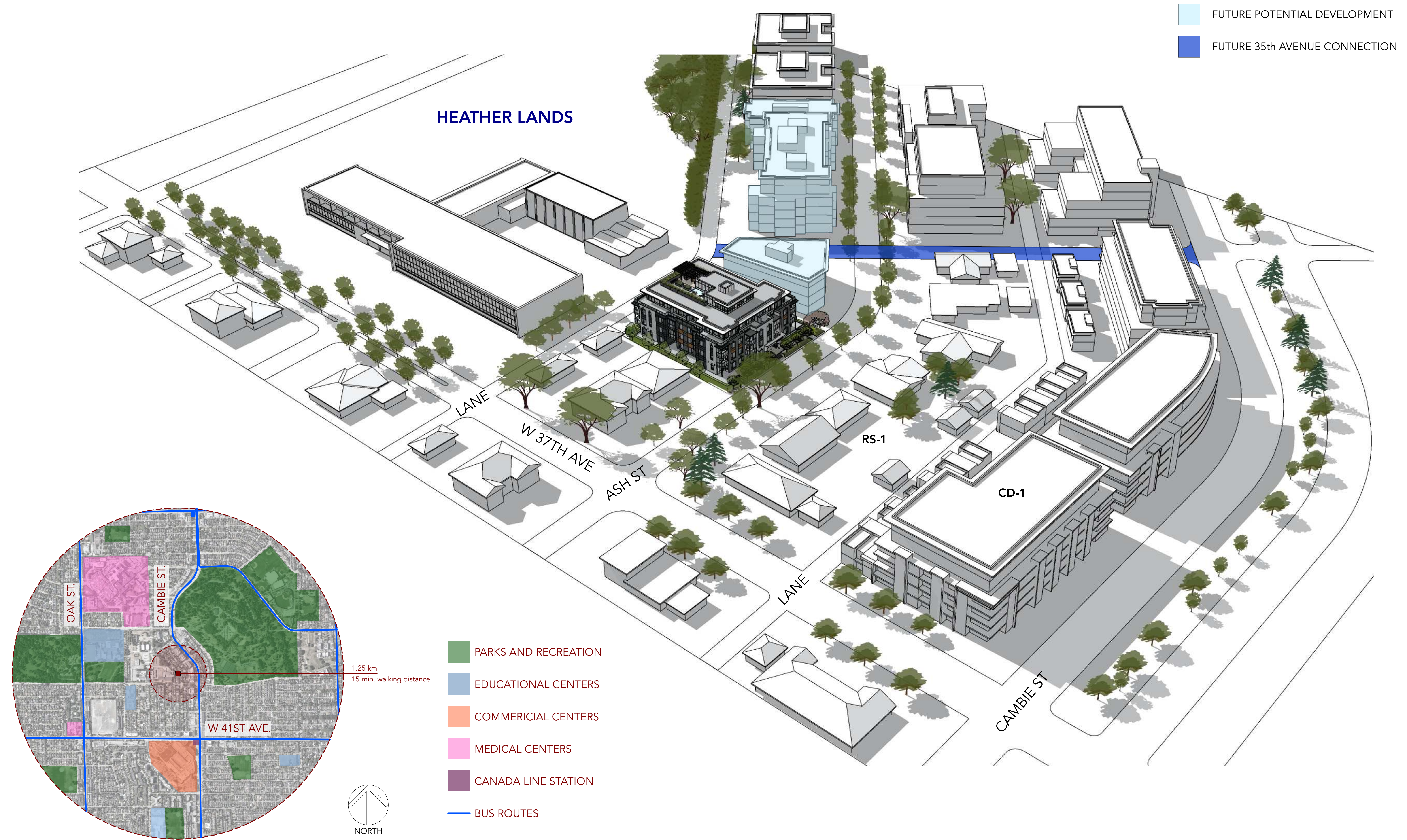
Massing & Form of Development

The proposed building has four storeys of residential with a partial fifth storey above for a rooftop amenity room with contiguous outdoor terrace space. The fourth level recesses at all sides, giving the upper units generous outdoor terrace space as well as providing a three-storey streetwall massing. This helps transition the building to the surrounding single-family neighbourhoods while minimizing shadow impacts. At the level 5 roof, the amenity room and terrace is held back from the edges as well to ensure privacy and to again minimize the perceived massing. The building massing is also softened by relieved, or 'bite-out' corners which provide open balconies with access to lots of light.

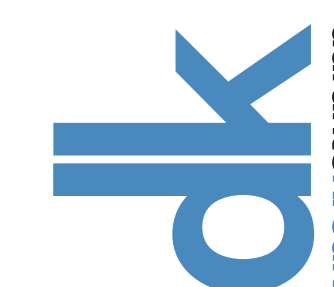
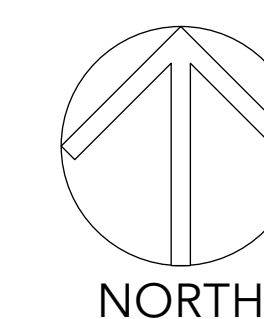
The principal residential entry is central to the building and faces onto Ash Street. The residential lobby is recessed within a portal frame to give it a distinct presence and to provide a covered space for Class B bicycle parking. The parkade entrance ramp is off of the lane, and is shrouded in a concrete structure which supports the northwest corner of the building which cantilevers over the ramp. There are two levels of underground parking, with all Class A bicycle storage on level P1.

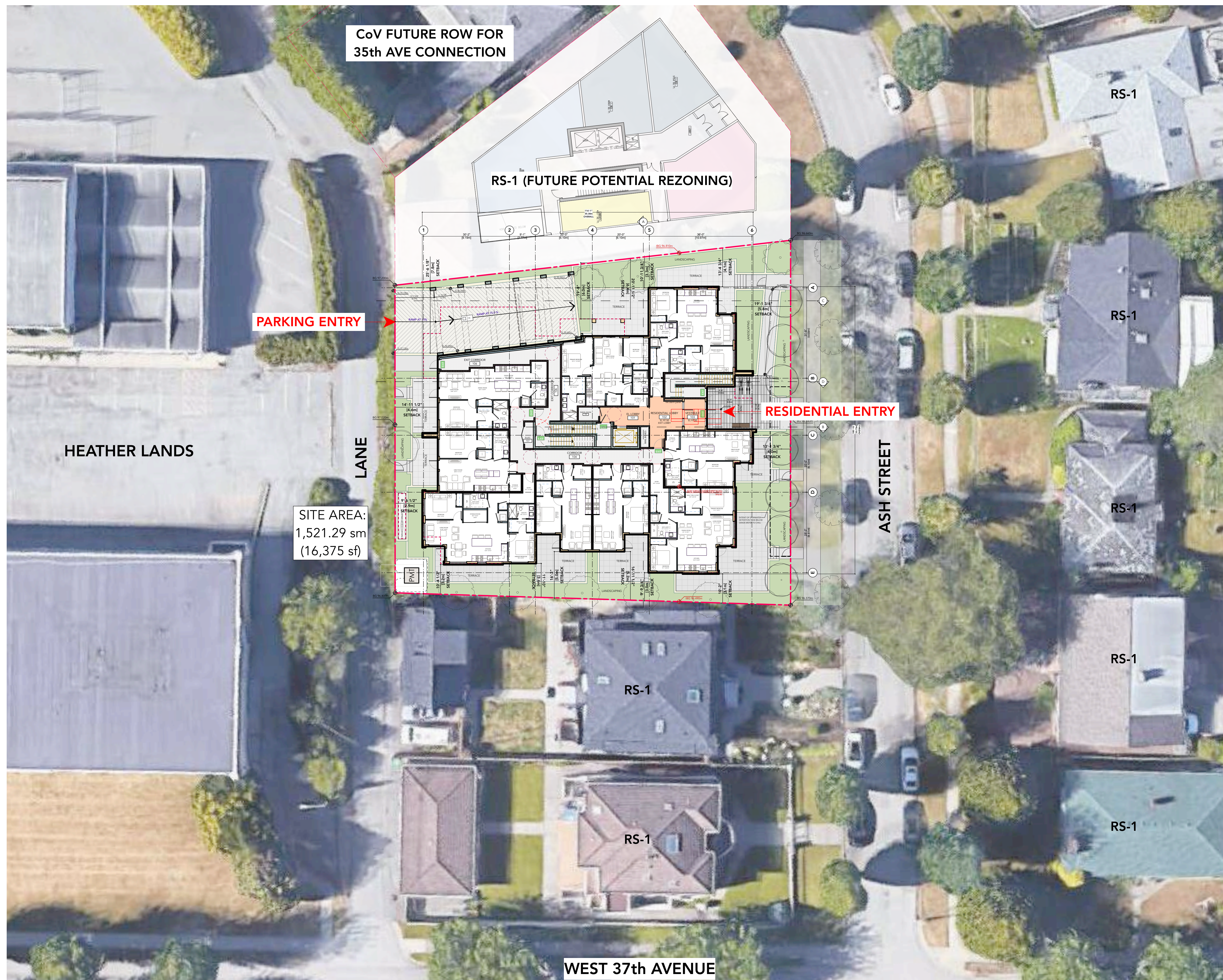
The project proposes high quality materials on all sides. The three-storey streetwall massing is reinforced with two tones of brick veneer, with cementitious panels at the recessed elements. Level four is clad with window-wall for a lighter, lantern-like penthouse. To inject warmth, wood-toned accents line roof and balcony soffits, as well as define the entry lobby. Wood-toned spandrels are also used to connect glazing within brick elements.



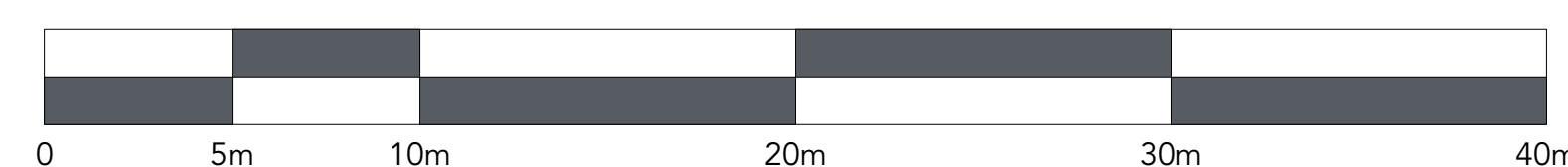


5229 - 5249 ASH STREET: Site Analysis



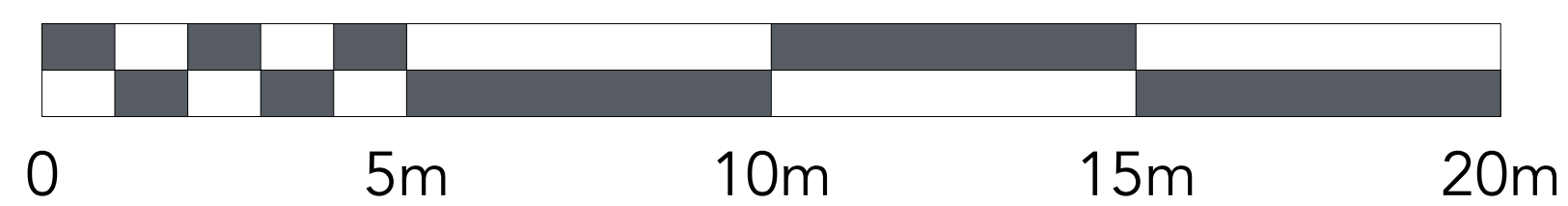


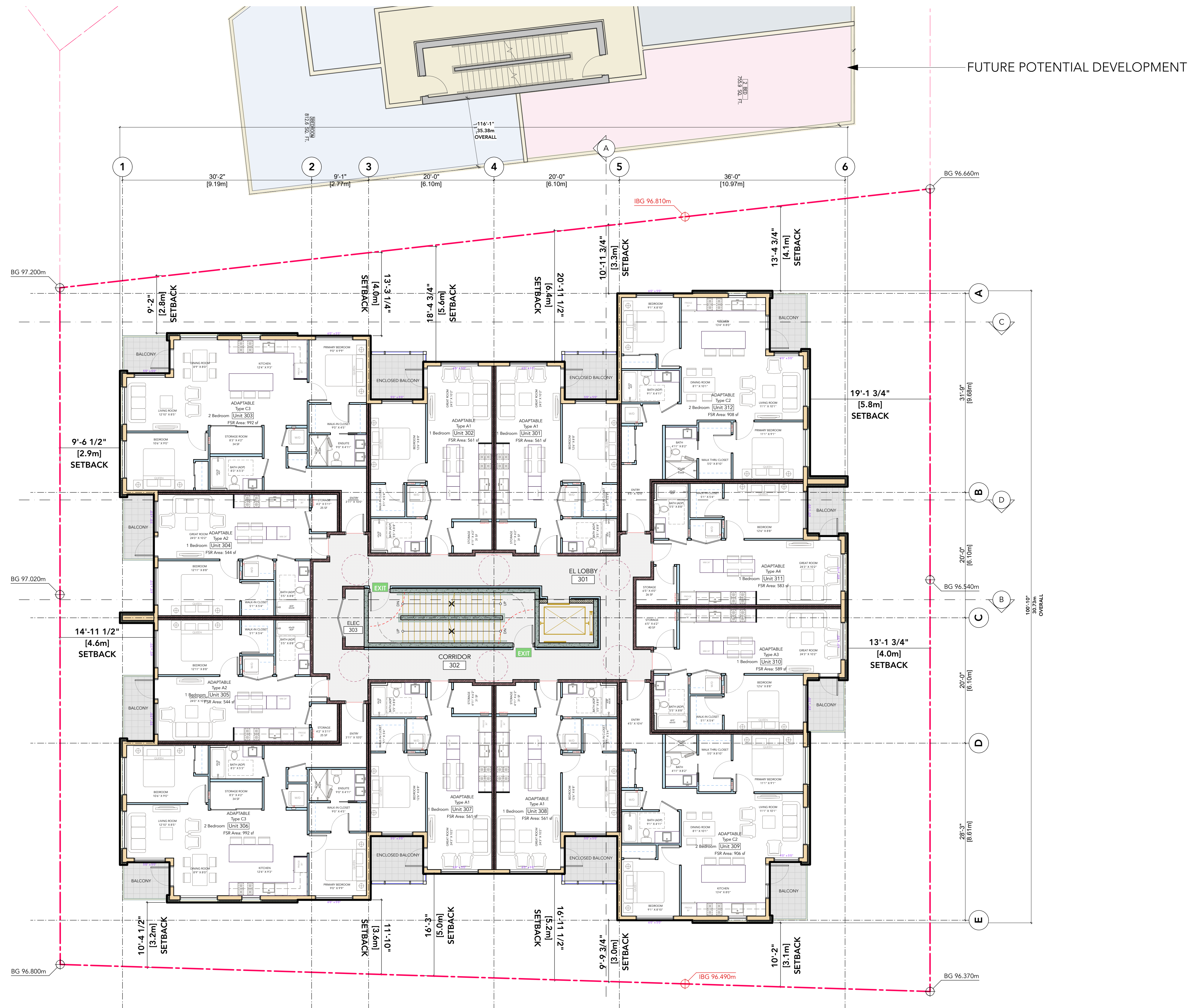
5229 - 5249 ASH STREET: Site Plan



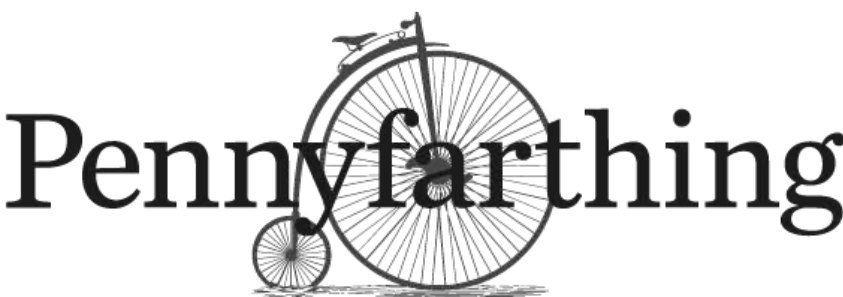
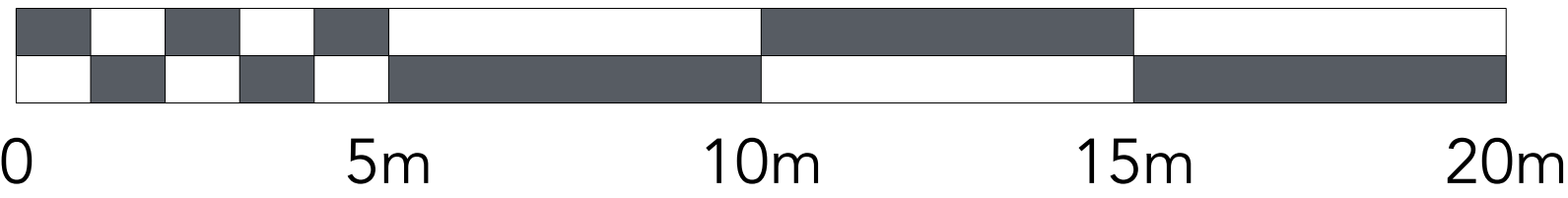


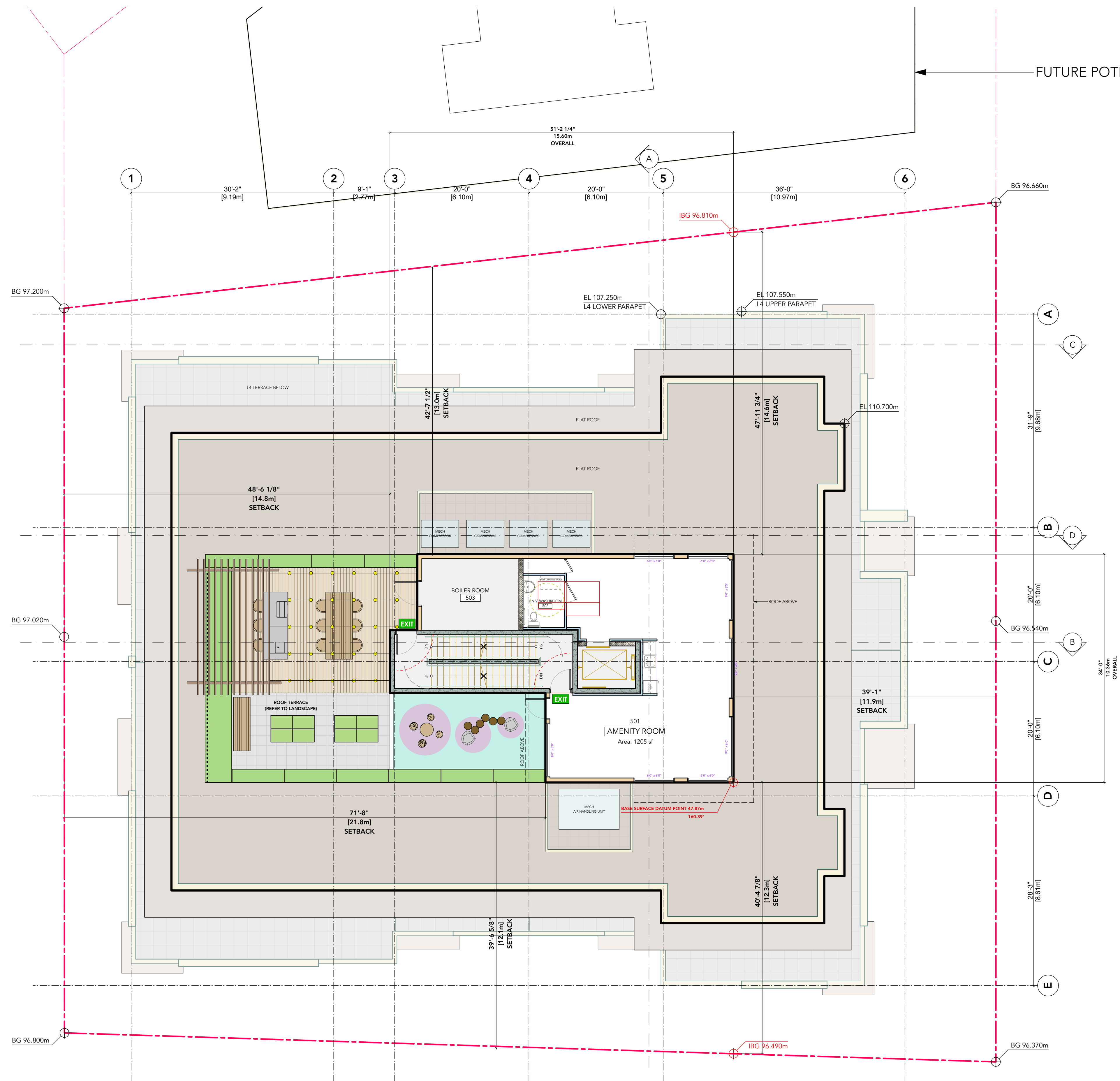
5229 - 5249 ASH STREET: Level 01 Floor Plan



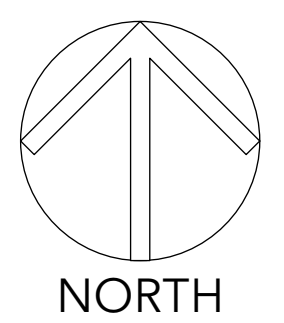


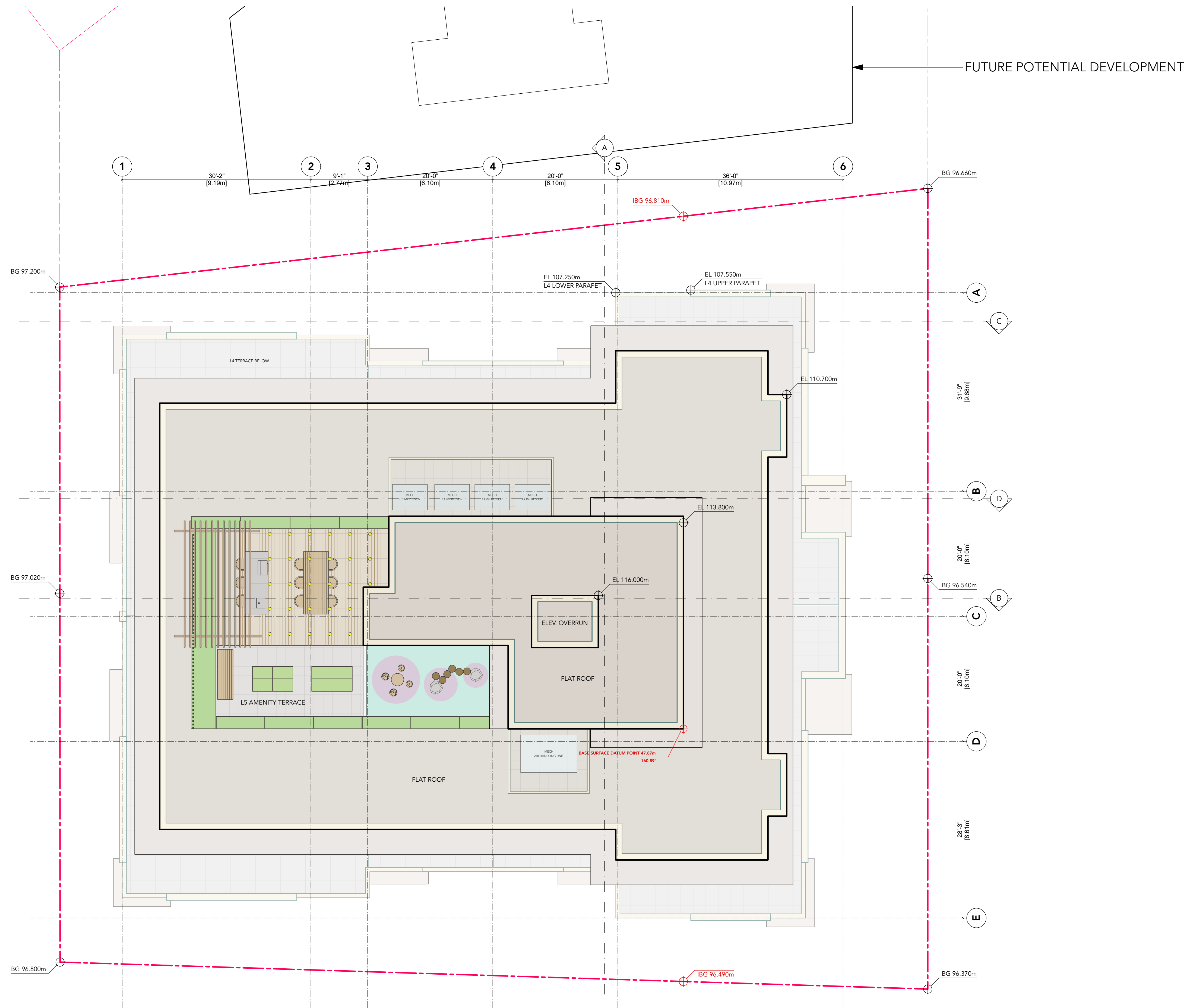
5229 - 5249 ASH STREET: Level 03 Floor Plan



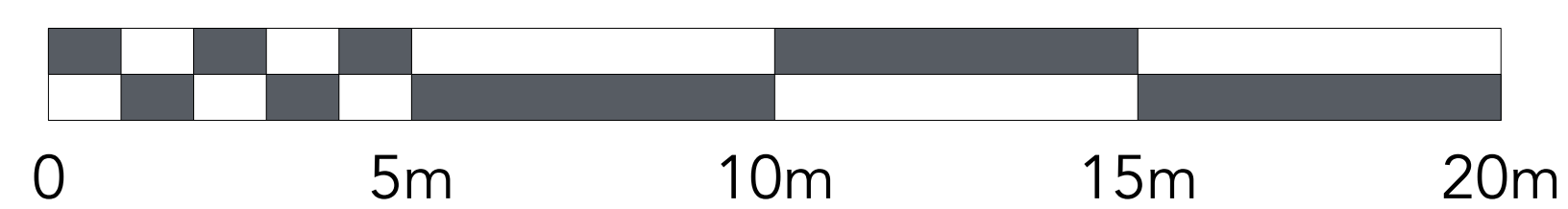


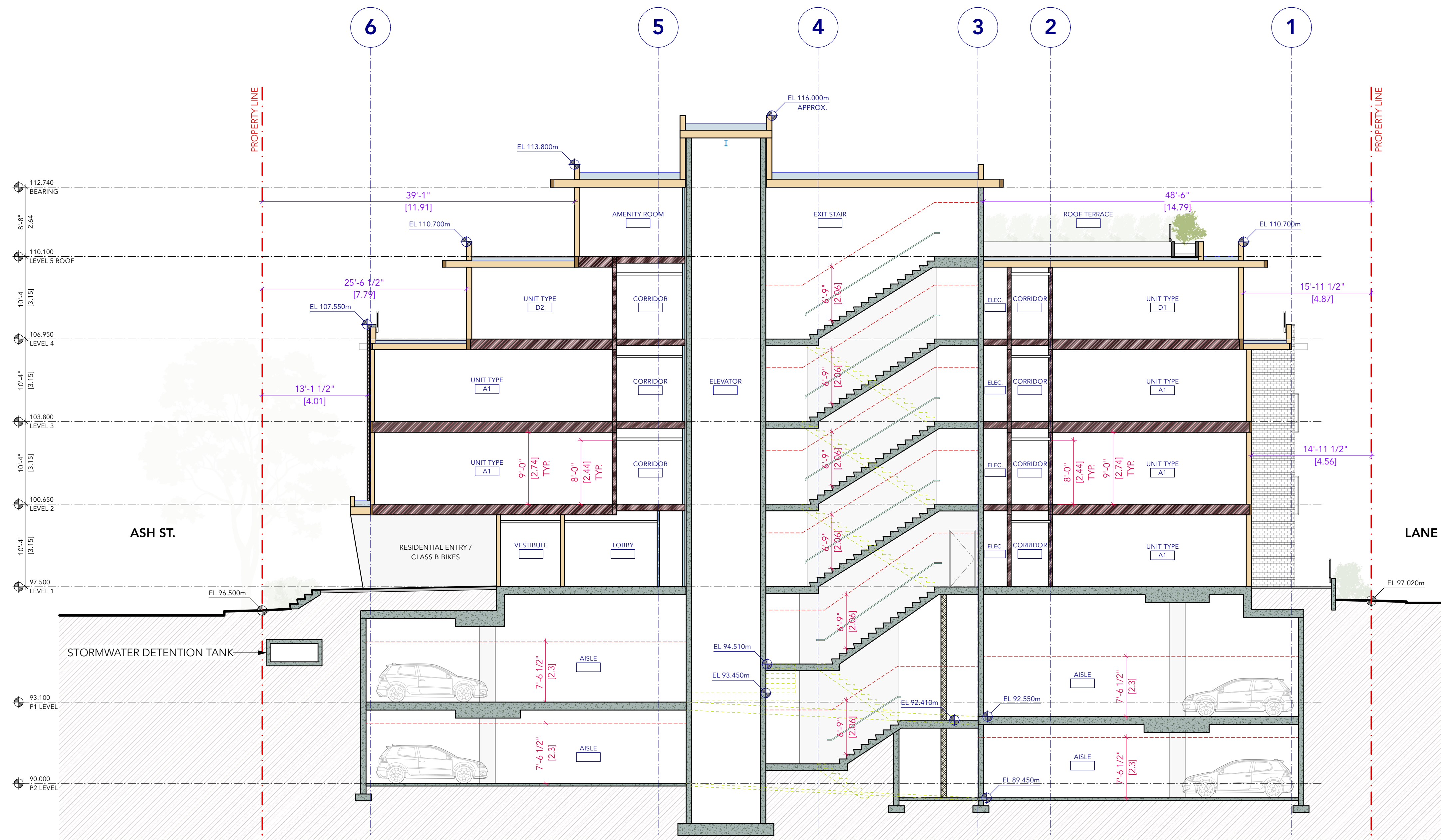
NOTE: MAXIMUM OCCUPANT LOAD FOR AMENITY ROOM AND ROOF TERRACE - 60 PEOPLE.





5229 - 5249 ASH STREET: Roof Plan





BUILDING SECTION LOOKING SOUTH



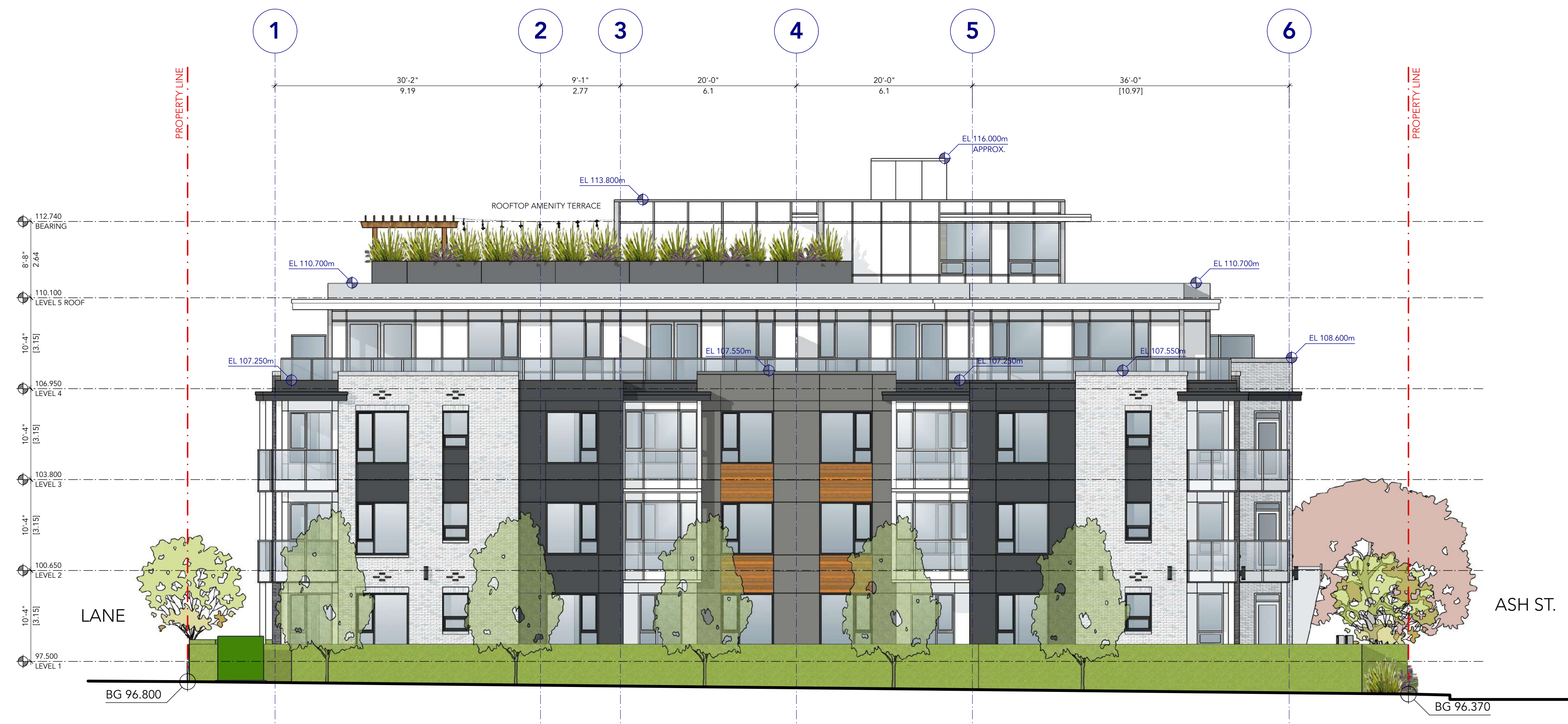
EAST ELEVATION (ASH STREET)



NORTH ELEVATION



WEST ELEVATION (LANE)



SOUTH ELEVATION



FRONT VIEW FROM ASH STREET



VIEW FROM SOUTHEAST CORNER ALONG ASH STREET



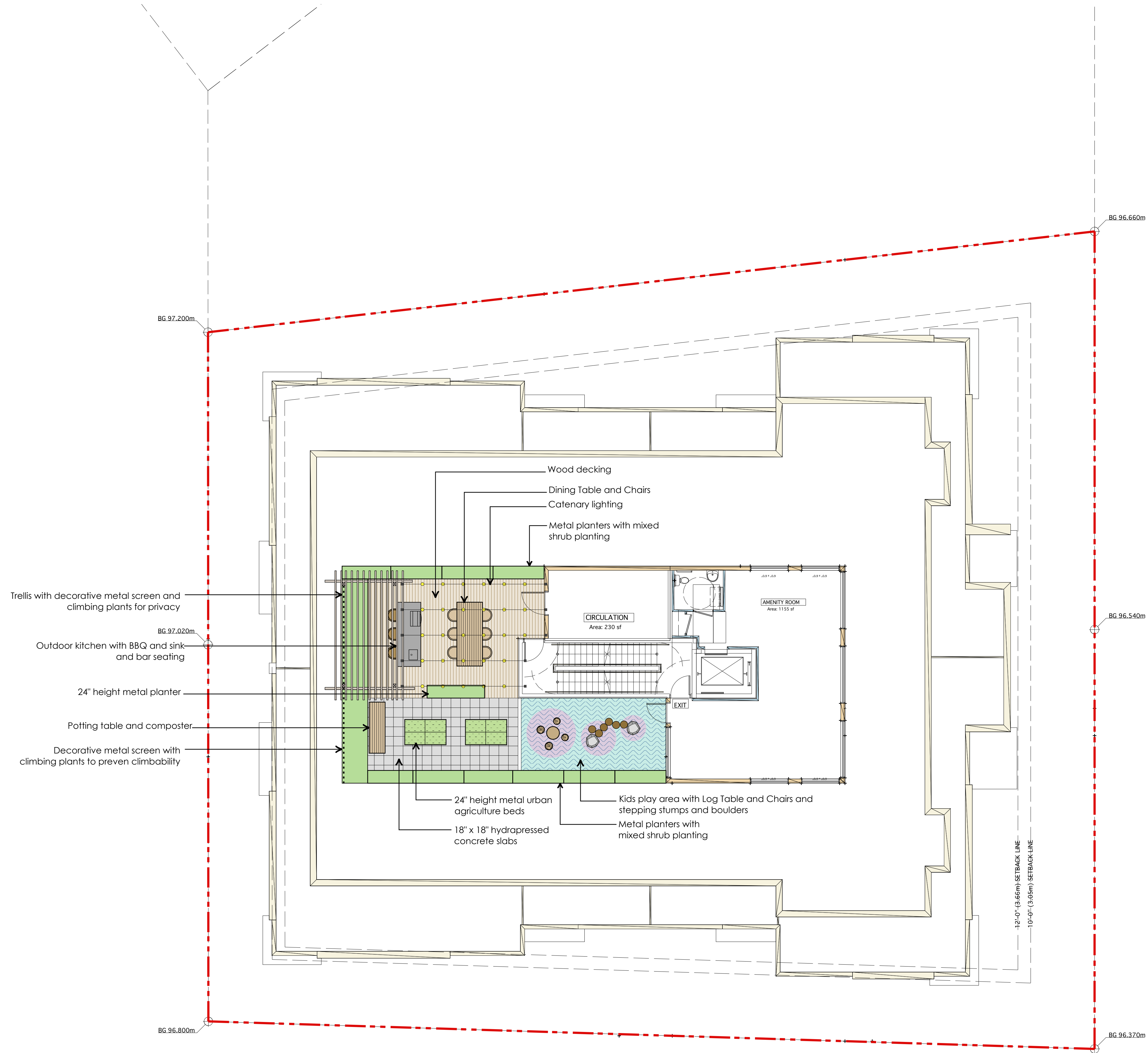
WEST ELEVATION FROM THE LANE



VIEW FROM SOUTHWEST CORNER AT THE LANE



AERIAL VIEW LOOKING NORTHEAST



5229 - 5249 ASH STREET: Landscape - Roof Plan

