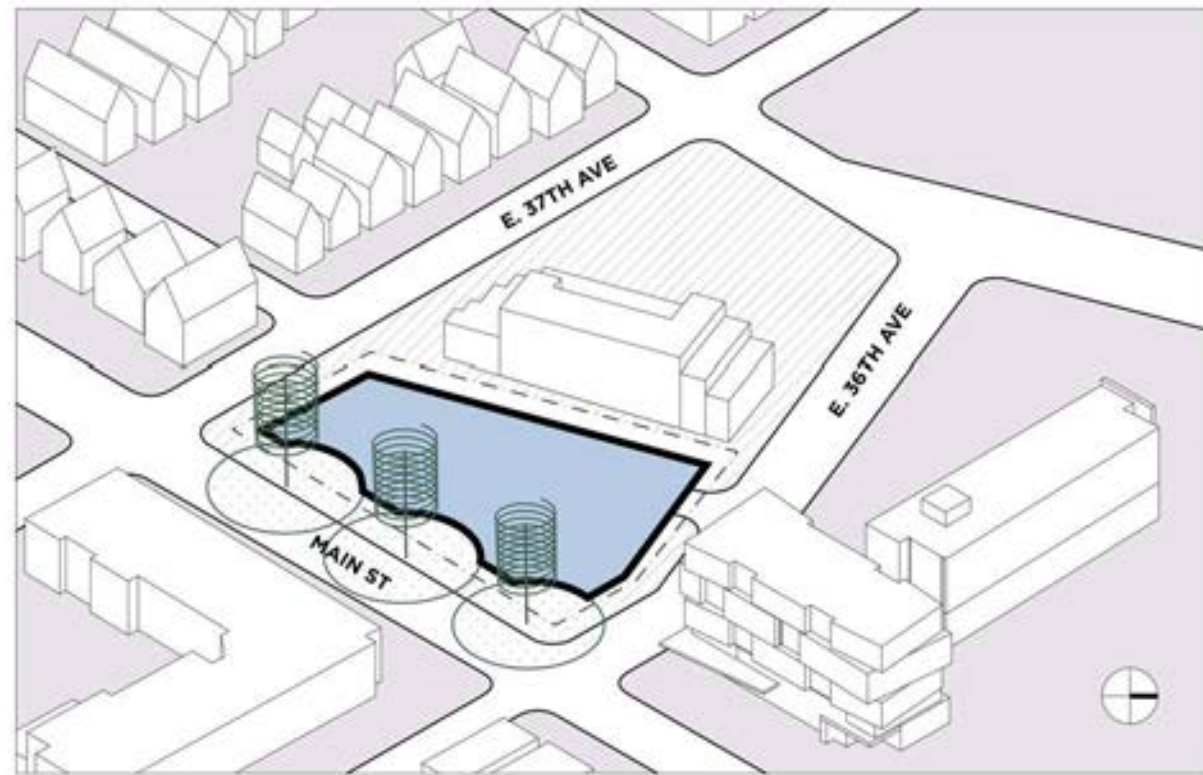
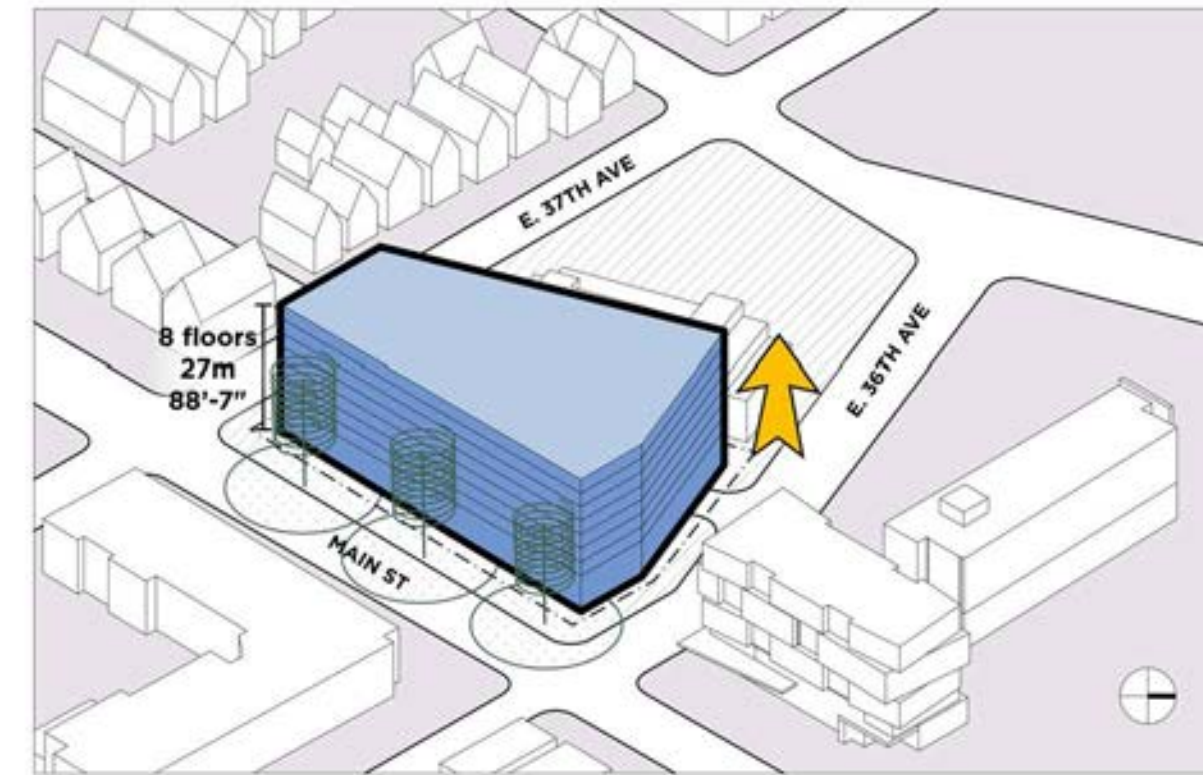


REVISION		
NO.	DATE	DESCRIPTION
1	2018/11/08	ISSUED FOR DP



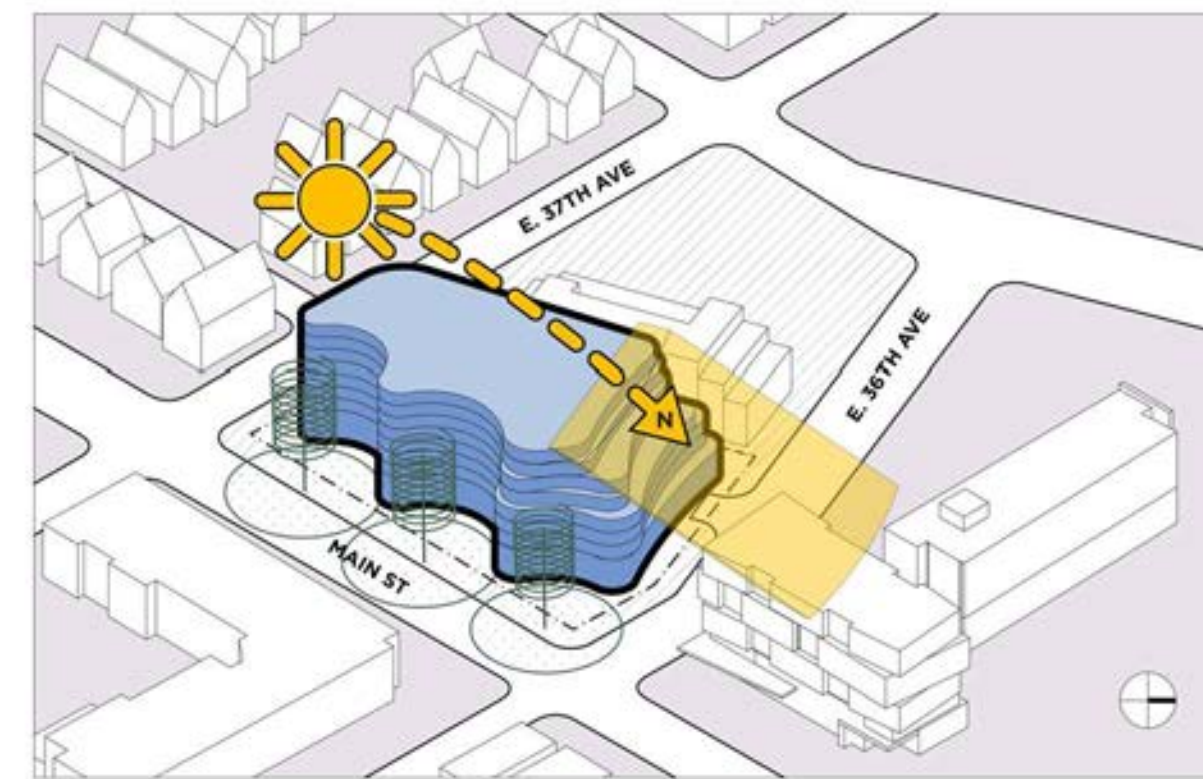
SETBACKS



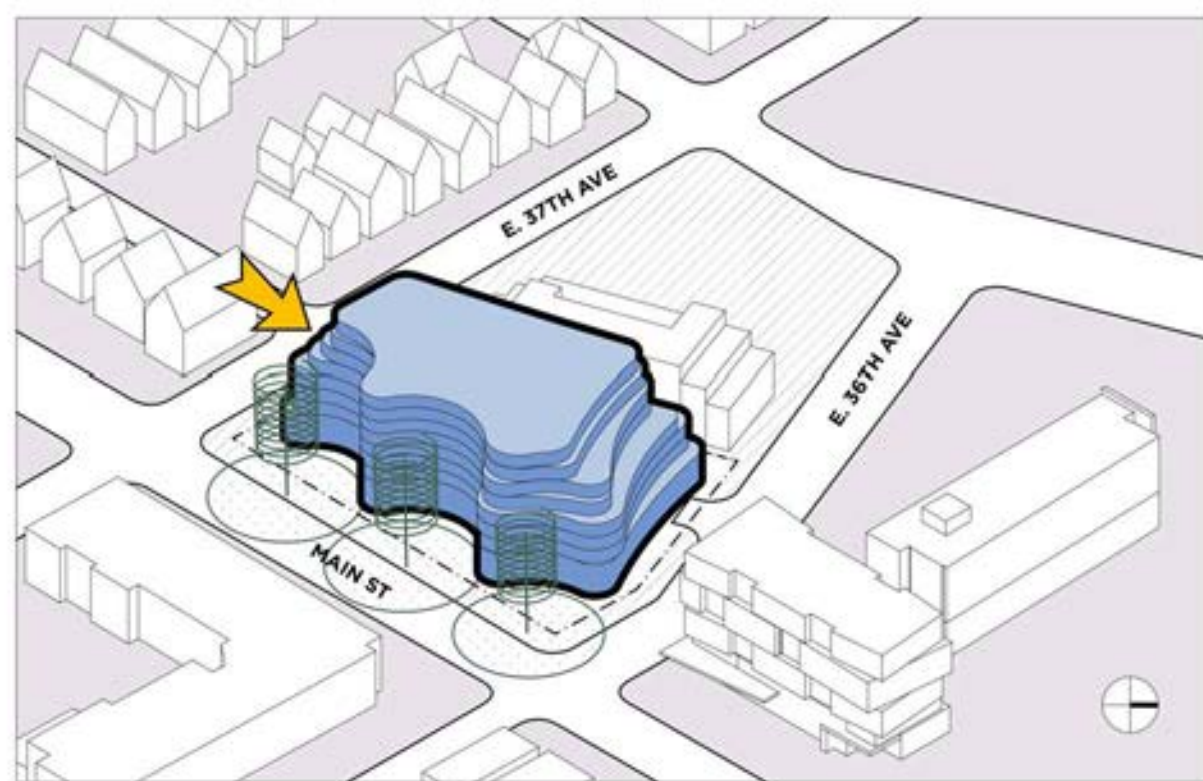
BUILDING HEIGHT



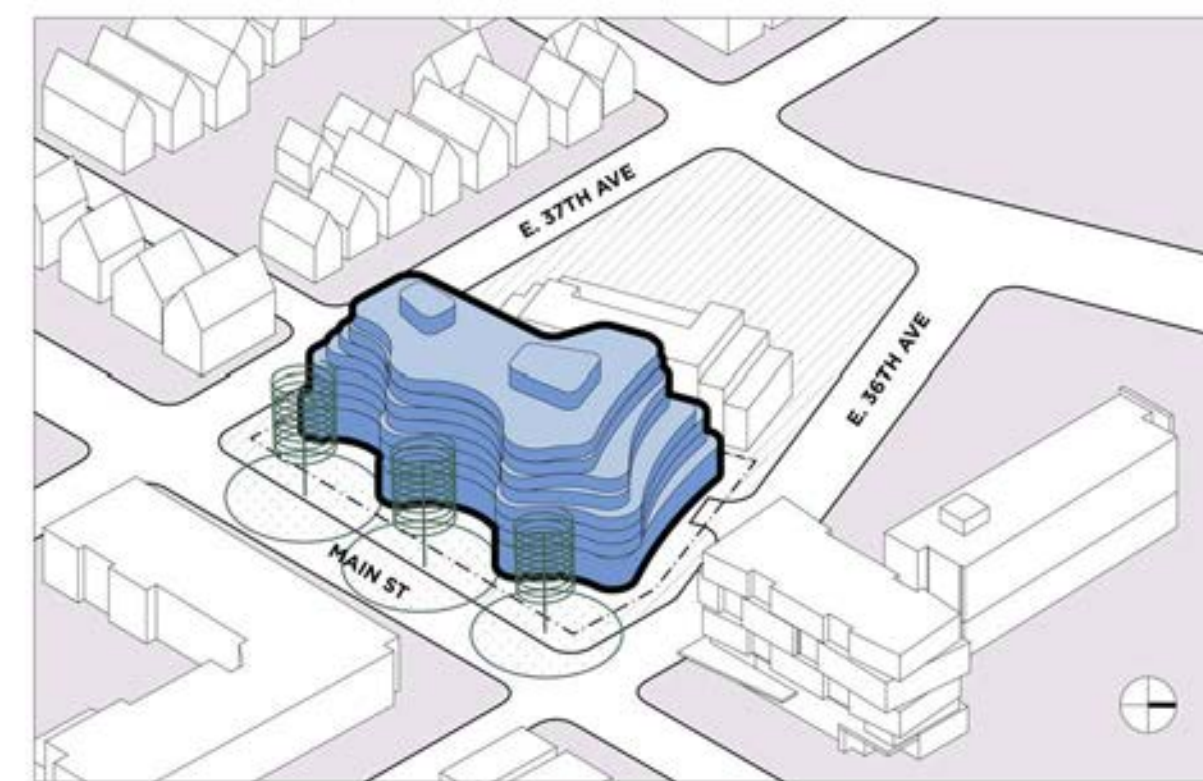
EXISTING TREE RETENTION



SOLAR ACCESS TO PLAZA



EAST 37TH AVE NEIGHBOUR STEP BACK AT LEVEL 4



MAIN ST STEP BACK AT LEVEL 7

PROJECT DESIGN RATIONALE STATEMENT

DESIGN RATIONALE

Little Mountain Building BC at 5299 Main Street, Vancouver BC proposes to construct an eight storey (27m) mixed use building consisting of 126 market residential units, with 1,414m² of commercial retail grocery and fitness studios at ground level. Sited at the southeast corner of the Little Mountain project site, Building BC is the first market residential project in Phase 1 of the redevelopment.

Response to Site & Zoning

Building BC's primary elevation is on Main Street and runs between E 36th Avenue to E 37th Avenue, with access to retail and a grocery store on this elevation. Three prominent heritage trees to be retained inform the curved plan of the project and create three distinct public forecourts surrounding each tree. Seating and landscaping allow for a parklike environment along the Main Street frontage.

The planform and mass of the building are designed to dynamically respond to the site conditions. The plan responds to required setbacks, building fire separations and tree protection zones.

The design concept is a response to the three mature Norway Maples lining Main Street: the facade curves around the trees. The curvature expressed in the rest of the building originates from that part.

The vertical section steps to reduce the perceived mass at grade and provide solar access to the Public Plaza. The section first steps at Level 2 on the West to provide required fire separations. The section steps again at Level 5 at the South and North elevations as per the rezoning documents to reduce the perceived building bulk. The final required stepping occurs at Levels 7 and 8 at the North elevation to improve solar access to the Public Plaza. Though not required, the design team also subtly stepped the balconies at levels 7 and 8 along the East elevation on Main Street to additionally improve the massing and scale.

The combination of required setbacks and stepping has created the opportunity for additional balcony and sundeck areas which enliven all elevations with the interest of residential activity and a dynamic facade.

Pedestrian Entries

Primary access to the residential entry, loading, public and private parking and bike facilities are located on the North elevation fronting the E 36th Avenue extension. The residential pedestrian entry is made prominent through an architectural feature wall with address signage, architectural screening and sculptural feature column with integrated planting and tree which frame the glazed entryway. Direct sightlines to the interior residential lobby space allow for ease of wayfinding and provide a sense of security. The mass of the parking and loading entry is reduced by incorporating an architectural screen which allows sight lines past the vehicle ramps through to a public SRW and landscaped green way to the immediate west.

Vehicles & Bicycles

All parking, loading and bike storage facilities are located below grade. A tunnel connects the P2 Level of Building BC from the existing social housing and seniors housing project, Building BB. This tunnel provides access to visitor parking, car share and disability parking for Building BB which will be located at the P2 Level and is part of the rezoning requirements for the project. In addition to the below grade Class A bike storage facilities, 6 Class B Bike racks are located at each of the three pedestrian entries.

Cyclists are given their rightful place in the design of this building in the form of a "bike mezzanine." The double height parking level accommodates a bike storage and maintenance area is adjacent the residential core, and which is accessed by a gentle ramp next to the pedestrian entry.

The entire length of the South elevation is fronted by a public Bike Share which services the E 37th Avenue Bike Path. A public SRW and greenway front the entire length of the West elevation from E 36th Avenue to E 37th Avenue. The greenway is landscaped with low lying drought resistant and native plantings to improve sightlines and security. The path is made visible and integrated into the site design with sightlines from the interior fitness centre and shared patio space.

Entry to the bike storage facilities is direct from East 36th Avenue along a gentle sloped grade separated from the vehicle ramps by an architecturally designed guard rail used throughout the project. The East 36th Avenue elevation also features a patio seating area used by the grocery retailer accessed through an operable wall system which opens the lower elevation to East 36th Ave directly opposite the Public Plaza.

The curvilinear segments of picketed guardrails delineate the form, and these pickets are accentuated at certain moments - vertically at the bulges, and horizontally at the stepped levels - in the form of a gradient of shifting colour, a feature that enlivens the building from the street

Bird-Friendly Design

The design of the building is bird-friendly in several significant ways. First, the preservation of three mature trees maintains habitat. Second, the extensive guards on all levels of the building are in opaque pickets, rather than glazed. Third, the curtainwall on the retail level has short segments between panels, resulting in a high proportion of frame versus transparency. Finally, the glazing on the residential levels is similarly high in framing, with large opaque portions of cladding between them. There are no areas on the building where extensive, un-framed glass at the corners would create the appearance of a fly-through gap.