

DESIGN RATIONALE

01 Existing Context Integration

The site has some significant slopes. There is a crossfall from a high point at the southwest corner at the lane and the west property line down to the northeast corner at St. Catherines and E 8th Avenue of 18'. The topography drops just a little over 11' along both the south and west property lines from the southwest corner highpoint.

Three key issues led to establishing the project's main floor level. Parking access could only originate from the lowest viable point near St. Catherines. To gain the maximum ramp length the parking access runs parallel to the lane and makes a 90 degree turn down the west property line at a 15% grade. The clearances at the base of the ramp set the "entry" floor at a point almost level with the sidewalk near the south end of the property on St. Catherines. This floor placement also means the units in the building's south west corner of the second level are placed above the lane.

The building's form follows the site setbacks and the 135 degree side yard setback angle on the project's west property line. A dark warm grey metal siding clads the projects lowest two levels with the four levels above featuring a silver flat panel metal grid. Wood grain coloured metal siding in a lighter tone infills the spandrels and vertical elements within the silver grid providing a contrasting warmer element. Balconies have been positioned on each corner to maximize views and sunlight for the corner units. The corner balconies also serve to break the scale of the building's box shape. A penthouse level is set back from the east facade by 13' to 14' and 10' to 15' on the north side. There is a continuous glass canopy on the penthouse's north and east sides providing weather protection and animation.

With the steep parking ramp, residents will have the option to access the bike parking through the project's elevators at the main entry. A wheel guide has also been designed into the parking egress stair in the project's northwest corner.

02 Use and Density

An interior amenity area of 1,956 s.f. and a 615 s.f. open space are situated in the project's south east corner. A portion of the outdoor area will be devoted to children's play. Mount Pleasant Elementary four blocks away which is just over 550 metres away. The open space around the school has an extensive playground area.

03 Form of Development and Public Realm

We have followed the recommendations outlined in the Rezoning Letter as noted:

- The top portion of the building should be more substantially set back from St. Catherines Street and 8th Avenue to mitigate the visual scale of the building as compared to its low-rise neighbours.
Proposal - top level is set back from the St. Catherine's Street property line 37'-0"
- The ground level should be further developed to improve the quality of residents' indoor space and amount of outdoor amenity spaces, and to ensure that a green planted interface is provided along the public sidewalks.
Proposal - the design approach is to maximize the liveability and usability of the exterior spaces, contribute in a positive way to the streetscape along St Catherines and 8th Ave, and to provide a low maintenance landscape that is easy to care for. (Refer to Landscape Rationale)

Materials

- Durable
- Ease of Maintenance
- High Energy Performance Windows and Envelope

04 Parking, Site Access and Loading

- For social housing of this type, staff recommend 0.5 spaces per unit for the family units and 0.17 per unit for singles units (1 space per 6 units).
Proposal - per COV Staff recommendations 19 spaces are required (27 spaces are provided - H/C accessible stall counted 2x)

- Explore the provision of a parkade ramp design that allows vehicles to enter/exit perpendicular to the lane. Alternatively, provide a slight jughandle at the top of the parkade ramp to enable vehicles to enter/exit at an angle, rather than parallel to the lane.
Proposal - Parking ramp entry/exit has been angled and a slight jughandle has been incorporated to ensure safe access and manoeuvrability.

- Calculate the amount of bicycle parking required and proposed.
Proposal - Residential 51 units x 1.25 = 63.75 required (64 bicycle parking spaces are proposed - 32 horizontal, 19 vertical and 13 lockers)

05 Proposed Rental Rates and Unit Mix

- Staff generally support the proposed rental rates and unit mix. Submissions should reflect Council's concerns for social housing to serve a range of household types (e.g. 50% of units as family housing).
Proposal - 51 units total are proposed (31 units are family housing which exceeds 50% requirement by 6 units)
- Staff anticipate continuing to work closely with the proponent team to ensure the proposed affordability level is upheld and that existing tenants are properly accommodated.
 - A Housing Agreement will be required to secure replacement rental housing units for those displaced by redevelopment.
 - A Tenant Relocation Plan will be required that provides for the housing needs of existing tenants.

Proposal - provided by Owner (Refer to attached)

06 Building Articulation and Architectural Expression

The building follows the traditional notion of a base, middle and top with an emphasis of two storey increments to soften the scale of the building. The base features a dark fiber cement horizontal panel with a more refined profile creating a human scale and texture at the entry level.

The four storeys in the middle of the building feature two storey window groupings which are in-filled with a contrasting wood grained metal siding to lend warmth to the materials. These are framed by a larger panel silver fiber cement siding providing a contrast to the base below. Balconies are placed on the corners of the building to soften the building's edges, the southeast balcony nearest to the main entrance extends to form a canopy and returns to the ground framing the entrance area.

The penthouse level of the building recedes significantly on the east and north sides of the building to lessen the impact of the scale of the building on the street and ensure shadows are not increased by the presence of the top floor. A continuous glass canopy provides weather protection to the east and north doors of the units on the top floor.



Play Access to Secure Outdoors



Entrance Public Realm



Front Door Suite Entrance From Street



Communal Garden Plots



DESIGN RATIONALE continued

01 Perspectives



View 1 From corner of E 8th Ave. and St. Catherines St looking Southwest



View 2 From lane looking Northeast



View3 From St. Catherines St. at the Lane looking Northwest



View 4 From St. Catherines St. looking Northwest



View 5 Corner of East 8th Ave. and St. Catherines St. looking Southwest



View 6 From East 8th Ave. looking Southeast