

3237-3245 FRASER STREET - DESIGN RATIONALE

OVERVIEW

The project is located at the northwest corner of Fraser Street and East 17th Avenue and consists of a four-storey mixed use development with three floors of condominiums and a single level of commercial / retail space at grade. The parking is accommodated in a one storey underground structure with ramp access from the northwest corner of the site.

The grade of the site provides for a lane entrance approximately two metres lower than the street. A single loading bay is provided off the lane and is adjacent to the PMT electrical service. The residential entry is provided at approximately mid-block along East 17th Avenue which allows for a large shallow commercial frontage facing East 17th Avenue and to the west of the lobby.

ARCHITECTURAL MASSING

The residential building incorporates the units in an L-shaped massing which steps back on the west facade at Levels 3 and 4 affording generous landscaped roof terraces and some mitigation against overlook to the adjacent single family neighbourhoods to the west. Level 4 is also set back along the commercial streets as a penthouse level with articulated roof overhangs above extended balcony portals terminating at the fourth floor. The corner massing is reflective of the urban space where this street corner is not an intersection of an arterial, but rather a secondary corner space in the urban context. The building corner design is not a primary focal massing but rather a recessed massing or a relieved massing.

ARCHITECTURAL CHARACTER AND MATERIAL

The project design evokes a high quality contemporary 'freshness' to the context of the adjacent streetscape. Higher quality materials include masonry on the base and a cementitious panelized wall system with some 'longboard' wood-coloured spandrels. Soffits incorporate white metal 'longboard' siding. Colour has been integrated to embellish and animate a variety of building elements.

ZONING & RELAXATIONS

The site is zoned C-2 and the project is in general compliance with the intent of the zoning and guidelines. The proposed setbacks are indicated on the drawings and the overall height is measured from the street fronting grade.

Due to the small size and considerable sloping of the site, the project is seeking to exceed the height envelope imposed by the C-2 regulations. See East Elevation (1/A5.01) and Sections (A5.10 & A5.11) for the relationship between the building and the C-2 height allowances. The height of the building is largely under the 13.8m horizontal plane (measured from the building grades at the front property line) except for approximately 1'-0" of height at the southeast corner of the site due to the nature of the slope. Residential and commercial ceiling heights have been reduced where possible to keep the building largely within the prescribed height allowances.

PARKING

Refer to Parking / Loading / Bicycle Parking Bylaw Review Study by Bunt & Associates.

LANDSCAPE

Refer to Landscape drawings and notes.

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project:

CONDOMINIUM HOUSING
MIXED USE DEVELOPMENT
3237-3245 FRASER STREET
Vancouver BC.

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