







### PROJECT STATISTICS



Among Vancouver real estate developers, one company consistently stands out for its forward-looking creative vision and sheer expertise. This is the Bogner Group, a boutique-sized developer widely respected for its extensive breadth of experience, meticulous attention to detail, and a design process that considers every aspect of any given community. Bogner Group has a clear preference for focusing its attention on a very few carefully chosen developments at any given time, closely monitoring each stage of the design and construction process.

Bogner has a well-established reputation, and has been building better quality homes throughout the Lower Mainland since the 1970s. From single-family homes, to multi-family condos and thoughtfully-planned social housing developments, Bogner is known for their progressive communities, and their genuine commitment to the people who will live in them



With over 20 years of experience and a growing staff Integra fosters a collaborative approach to design, sharing our experiences to bring new ideas to each project. We believe that client-centered architecture, teamwork and long-term working relationships allow for our strong project outcomes and continuing client relationships. Our capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing. We also specialize in residential buildings and combine west-coast contemporary aesthetics with sustainable principles to create homes that are modern, welcoming, and energy efficient.



Based in Vancouver, British Columbia, P+A is a versatile landscape architecture and site-planning firm offering a wide variety of design services. Collaboration is at the core of our practice. The range of our experience gained over 35 years of consulting includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities. P+A has received many awards from associations such as the Canadian Society of Landscape Architects, the Canadian Home Builders Association, and the internationally recognized Waterfront Centre, based in Washington, DC.

We have chosen to remain a medium-sized firm with an established network of colleagues with whom we collaborate on a regular basis. Over the years we have been able to maintain a talented and dedicated team of professionals who are continually challenged to create successful spaces. It is our objective to efficiently and skillfully complete each assignment and ensure that our clients are receiving the best possible service.

Our team makes every effort to understand the nuances of each project in order to provide thoughtful and innovative designs. We take pride in the quality of our work and care that the end result is the best possible solution. Our technical work is often augmented with hand-drawn graphics enhancing our multifaceted approach to design.

#### SITE

GROSS SITE AREA
NET SITE AREA

FSR (FLOOR SPACE RATIO)
TOTAL FLOOR SPACE
ZONING
BUILDING HEIGHT
FAMILY UNITS

OUTDOOR AMENITY
INDOOR AMENITY
TOTAL AMENITY

**PROPOSED** 

10,866 sq.ft.

10,866 sq.ft.

3,604 sq.ft.

PERMITTED / REQUIRED

10,866 sq.ft.

#### **UNIT MIX SUMMARY**

STUDIO		
1 BED		
2 BED		
3 BED		
TOTAL		

NUMBER	AVERAGE UNIT SIZE	TOTAL AREA
4	415 sq.ft.	1,777 sq.ft.
16	501 sq.ft.	8,305 sq.ft.
13	681 sq.ft.	9,237 sq.ft.
4	841 sq.ft.	3,314 sq.ft.
37		22,633 sq.ft.

#### **PARKING**

RESIDENTS - MARKET HOUSING VISITORS
TOTAL

BYCICLE SPACES - CLASS A
BYCICLE SPACES - CLASS B
TOTAL

REQUIRED	PROVIDED
30 spaces	30 spaces
2 spaces	2 spaces
32 spaces	32 spaces
69 spaces	72 spaces
3 spaces	6 spaces
72 spaces	78 spaces







# SITE CONTEXT PHOTOS





SUBJECT SITE - CORNER OF MAIN ST AND E35TH AVENUE









EXISTING DEVELOPMENTS - VIEW EAST ALONG E35TH AVENUE



VIEW NORTH ALONG EXISTING LANE





EXISTING SITE - VIEW NORTH EAST ALONG THE LANE





Site Planning

## SITE CONTEXT

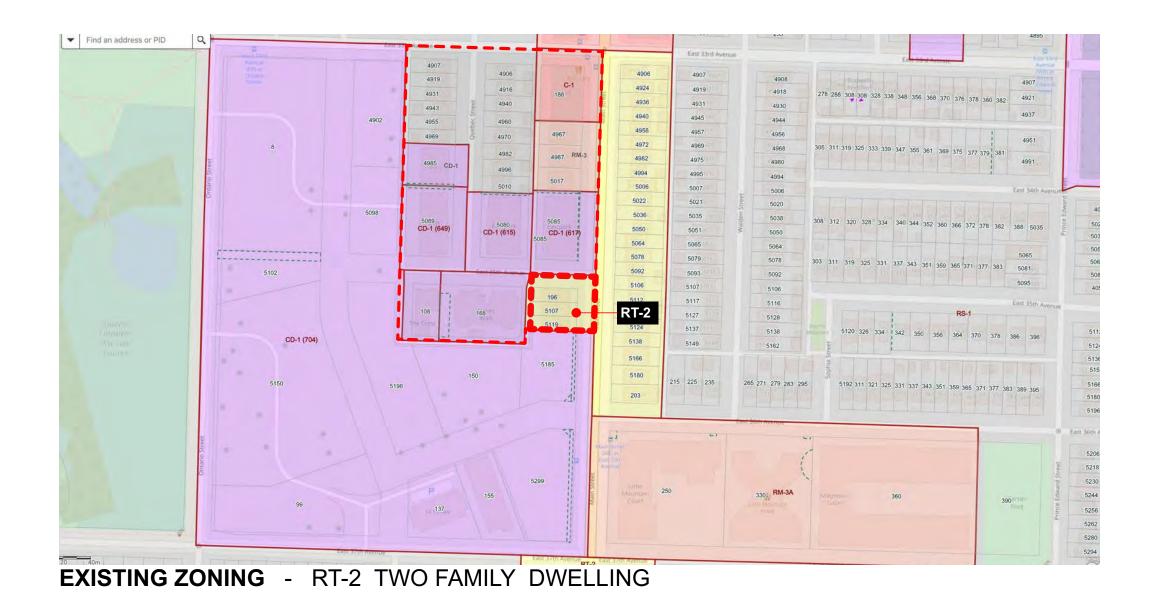


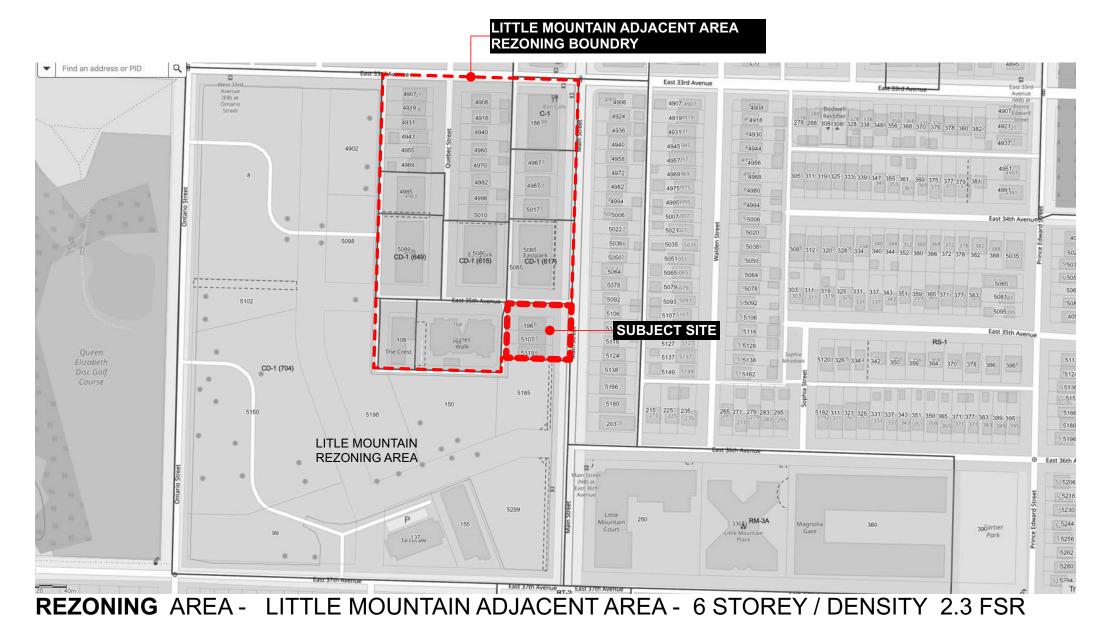






### POLICY CONTEXT & RESPONSE TO LMAARP PRINCIPLES





#### 1 - LARGE ROOF DECKS FOR OUTDOOR LIVING

Step back at 5th floor creates large usable decks with planters for 3 & 2 bedroom units. All units have balconies/ or patios.

#### 2 - GROUND ORIENTED UNITS

All 1st level units have direct street access to patios.

#### 3 - MINIMIZE COMMON CIRCULATION AREAS

Proposed scissor exit stair system reduces the circulation areas: Per VBBL 3.4.1.2. contiguous exit stairs are not permitted in 5 or 6 storey wood frame building and an alternative solution is proposed by the code consultant to allow this type of exit stair.

### 4 - PASSIVE DESIGN ELEMENTS AS ARCHITECTURAL EXPRESSION

Deeper balconies on the west elevation, overhangs and approximately 34% window-to-wall ratio are part of the passive design elements.

#### 5 - RANGE OF UNIT SIZES

The development has been designed to accommodate demand for a variety of unit types and provides a spectrum of homes ranging from studio units to three-bedroom units of several typologies, compactly designed to accommodate storages and provide balconies, roof decks and patios with private entries.

### 6 - UNITS WITH MORE THAN ONE EXPOSURE TO USE CROSS VENTILATION

51% of units (19) are corner units with more than one exposure.

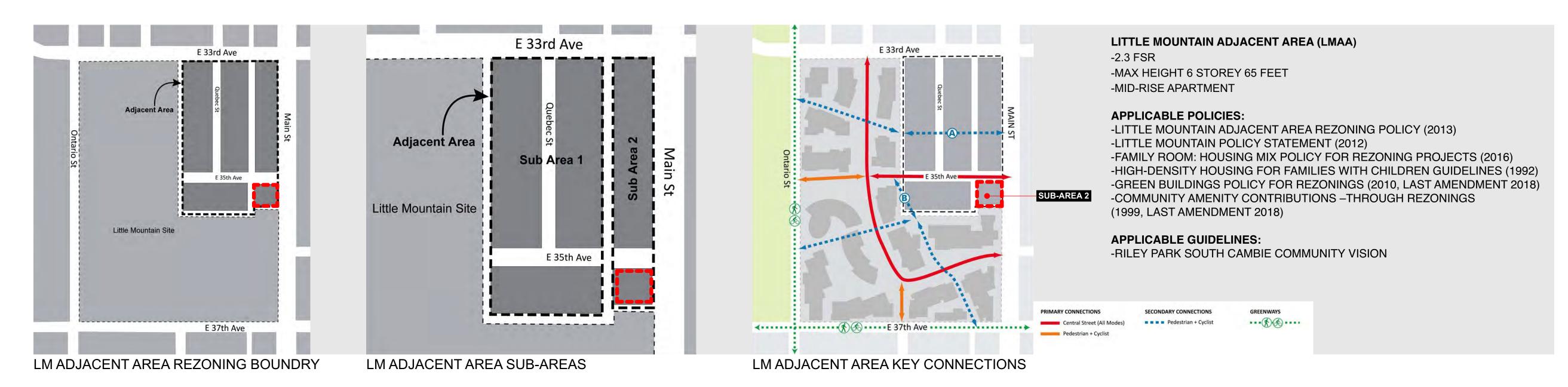
### 7 - EXPRESSION AT UPPER LEVELS SHOULD VARY This six-storey building steps back at the fourth level.

# 8 - BUILDING DEPTHS LIMITED TO ENHANCE LIVABILITY The proposed building has a square floor plate with 30 ft max depth of units.

### 9 - EXPRESS VARIATION IN DESIGN AND SCALE TO CREATE VISUAL INTEREST

Located on a corner, the proposed building creates a strong street presence along both frontages. All residential units at grade have ground-oriented entrances to promote pedestrian activity, animate the pedestrian realm, and provide 'eyes on the street'.

# 10 - WOODFRAME CONSTRUCTION IS ENCOURAGED The proposed building is a hybrid structure; wood-frame construction with concrete central core.









### DESIGN RATIONALE

#### LOCATION

This proposal intends to consolidate and rezone three existing properties 196 East 35th Avenue and 5107-5119 Main Street from RT-2 to CD-1 to allow for a 6-storey residential development in accordance with Little Mountain Adjacent Area Rezoning Policy.

The site with 1,011 m2 (10,866 sf) area is located on the west side of Main Street at the corner of East 35th Avenue and is currently occupied by three 2-storey, single-family dwellings. The subject site is identified as a candidate for rezoning in Little Mountain Adjacent Area (LMAA) Rezoning Policy as Sub-Area 2 with the maximum of 6-storey in height (65 ft) and density 2.3 FSR. The neighbourhood is undergoing major revitalization with numerous residential projects recently completed or currently under construction.

#### FORM OF THE DEVELOPMENT

The proposal is a six-storey building, which steps back above the fourth level. Located on a corner, the proposed building creates a strong street presence along both frontages. The project provides a transition between future mixed-use development to the south and multi-family developments to the north and west. All residential units at grade have ground-oriented entrances to promote pedestrian activity, animate the pedestrian realm, and provide 'eyes on the street'. There are no ground level units facing the lane to minimize impact from cars and trucks that will use the lane to access future adjacent buildings to the south and existing buildings to the west.

#### **BUILDING CHARACTER**

The character of the development complements the contemporary style of the existing and emerging architecture along Main Street as well as proposed building forms within Little Mountain Area. The massing is articulated through the step back at the upper floors, strong frame elements, overhangs, balconies, and use of materials. The frame elements provide a layered effect that articulates the massing and responds to the scale of the adjacent developments. Uniform windows and balconies along Main Street create a strong rhythm and urban expression for the building. The step back at 5th floor breaks down the mass to create a 4-storey appearance from the street. Large cantilevered roof elements above the top level amenity area unify the 5th and 6 level massing into a single distinct form.

#### PUBLIC REALM IMPROVEMENTS

Two SRW dedications including design development of the south pathway, to create an interesting pedestrian experience with linear LED lighting, seating area, bike racks as functional art. Direct access for the residents to the pathway is provided via external corridor with a decorative security access gate.



Roof feature unifies the top 2 storeys and provides weather protection

Designated amenity level with indoor and outdoor spaces

Transition to existing residential buildings - the building steps back above the 4th storey

Defined rhythm on the facade along Main St

Vertical frames defining the 4-storey massing

#### SUSTAINABILITY

Glazing ratios and shading are integral to the architectural expression of the buildings, with particular focus on ensuring southern and western facades are not overheated. The south elevation is largely within the shadow of the proposed adjacent 8-storey building. The western elevation has smaller vertical frame elements and bedrooms are located beyond recessed balconies. There is approximately 34% window to wall ratio.

Materiality - fibre cement siding and panels with woodgrain textured siding

Inset balconies - creating privacy and acoustic barriers

Easily identifiable entry oriented to East 35th Ave

Patios with street entries

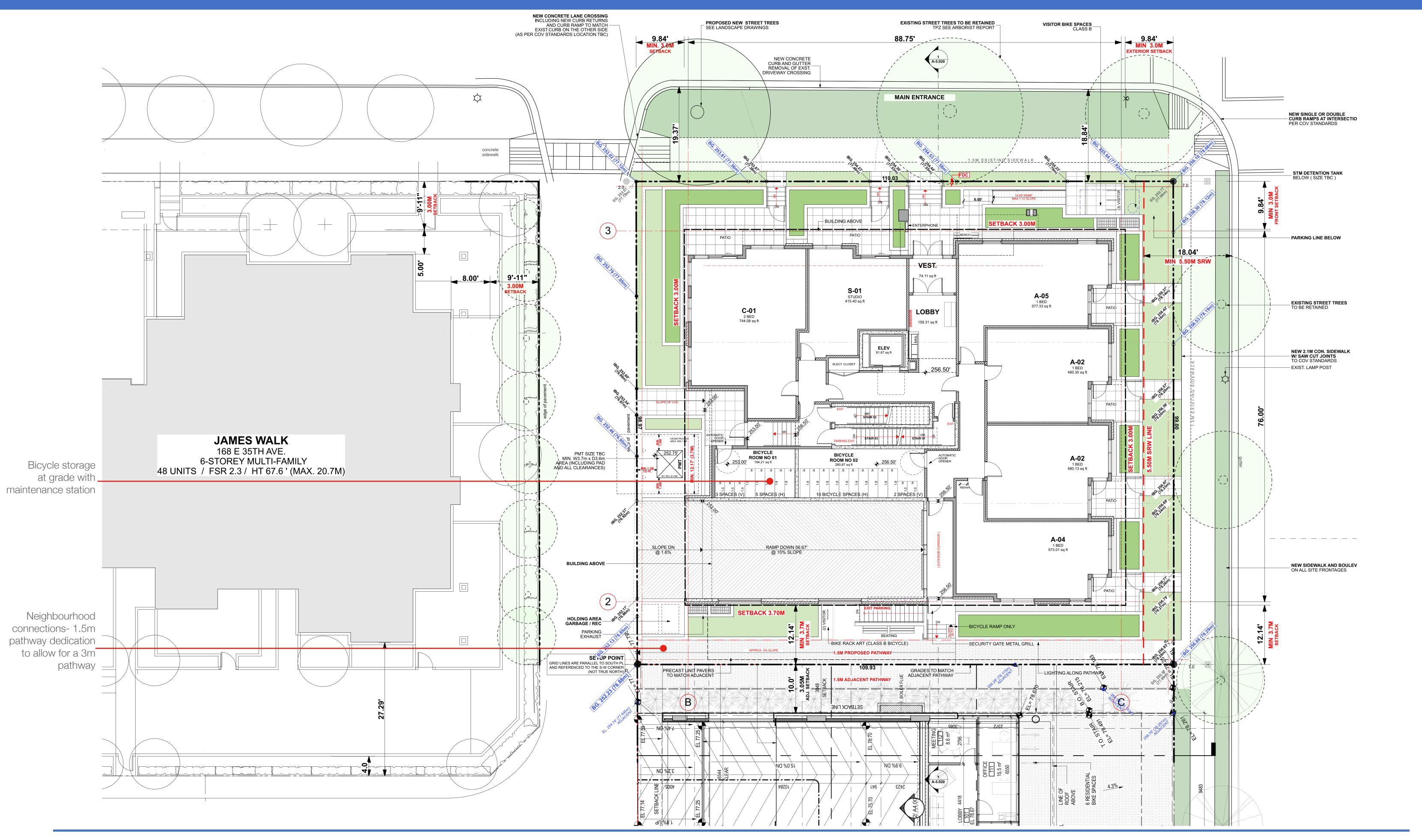








### SITE PLAN

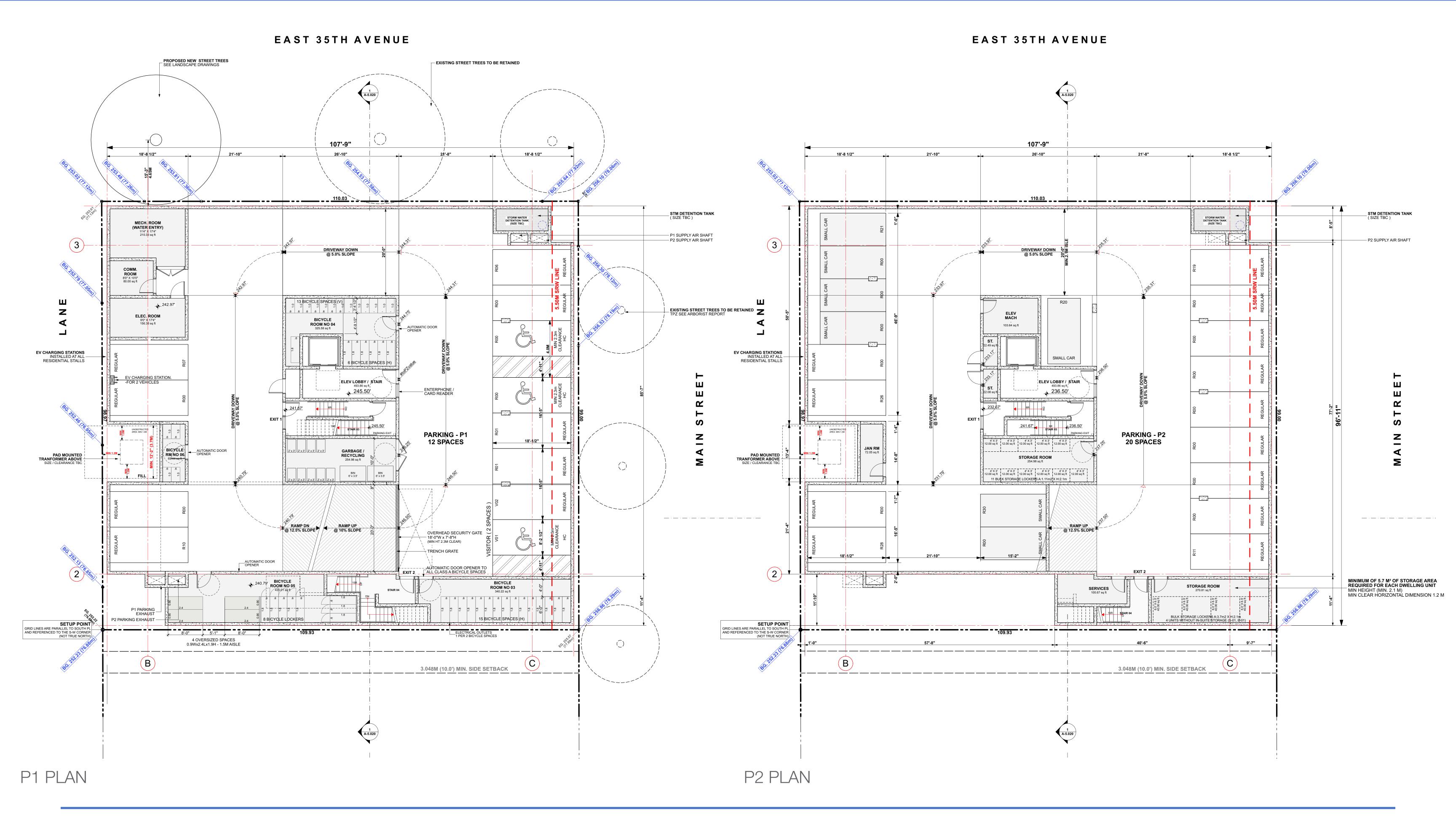








### PARKING PLANS

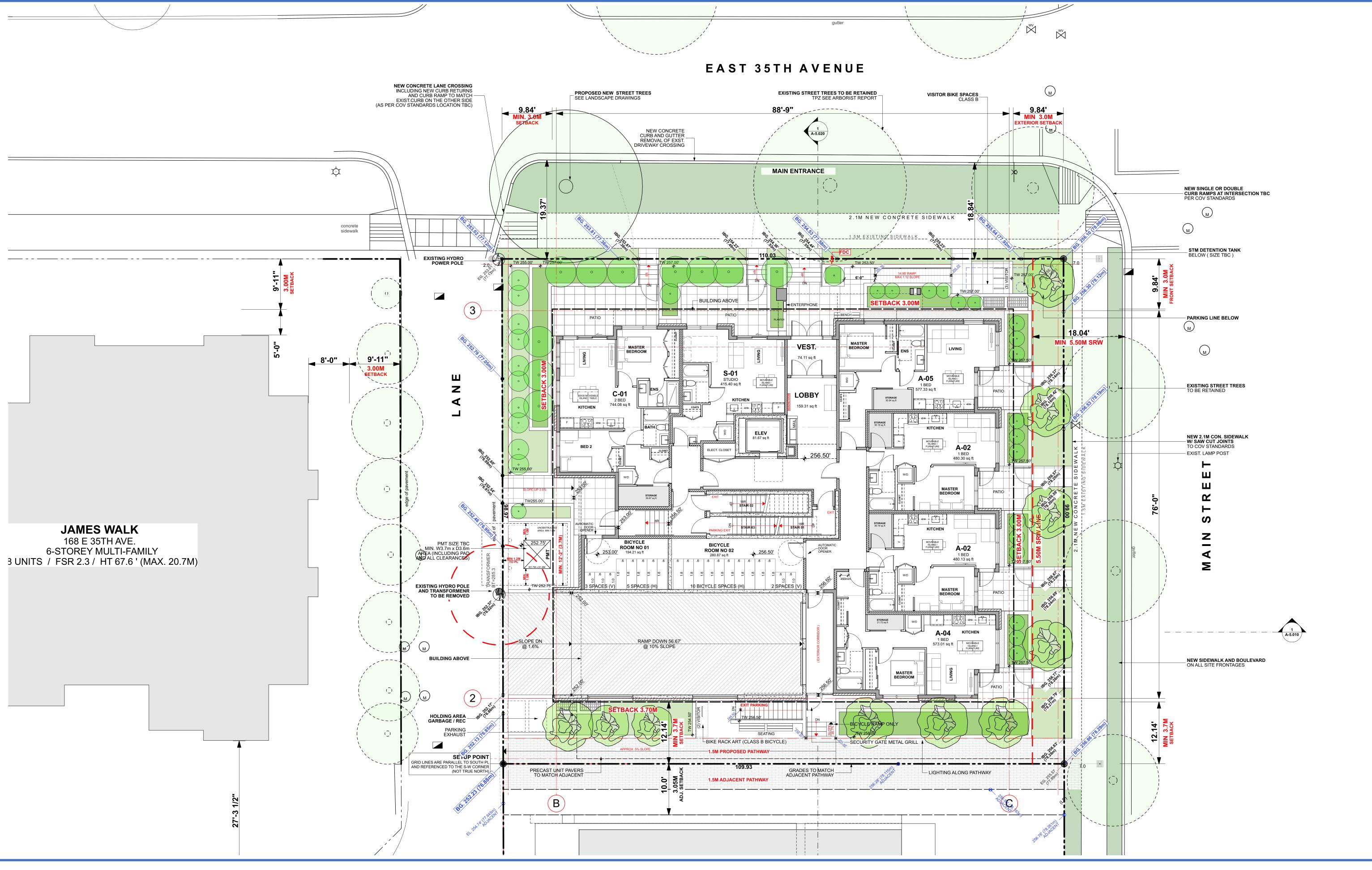








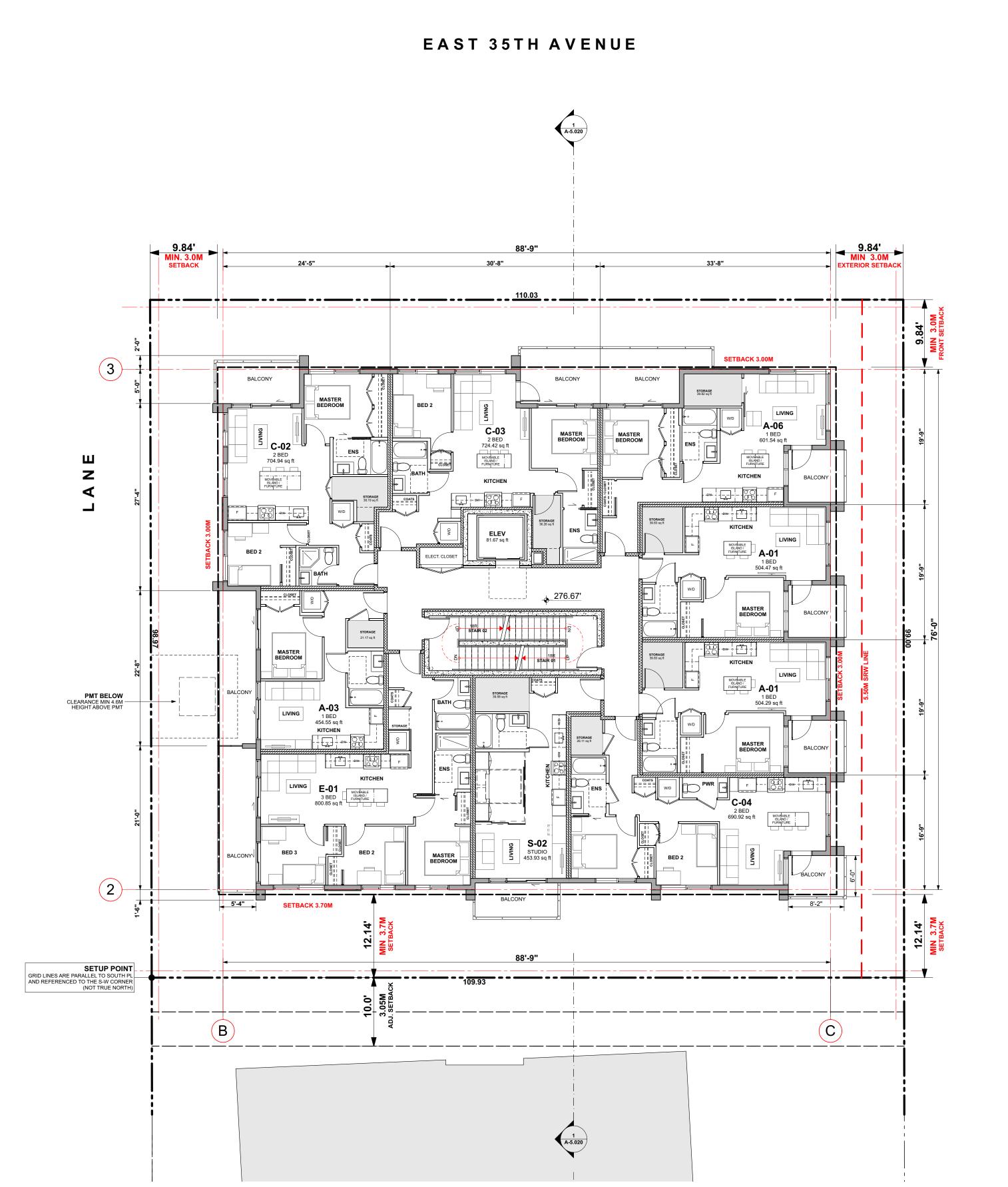
## 1ST FLOOR PLAN

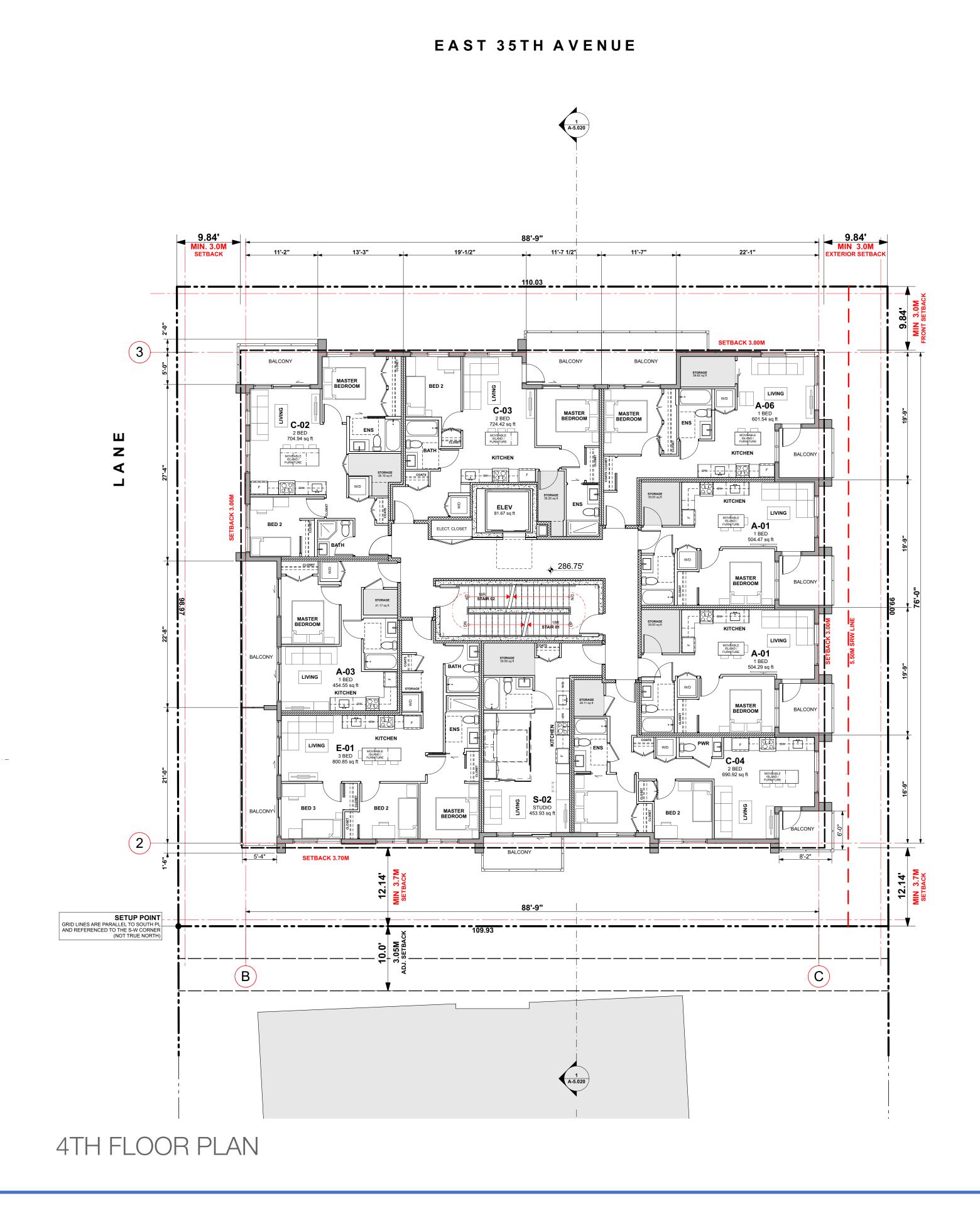












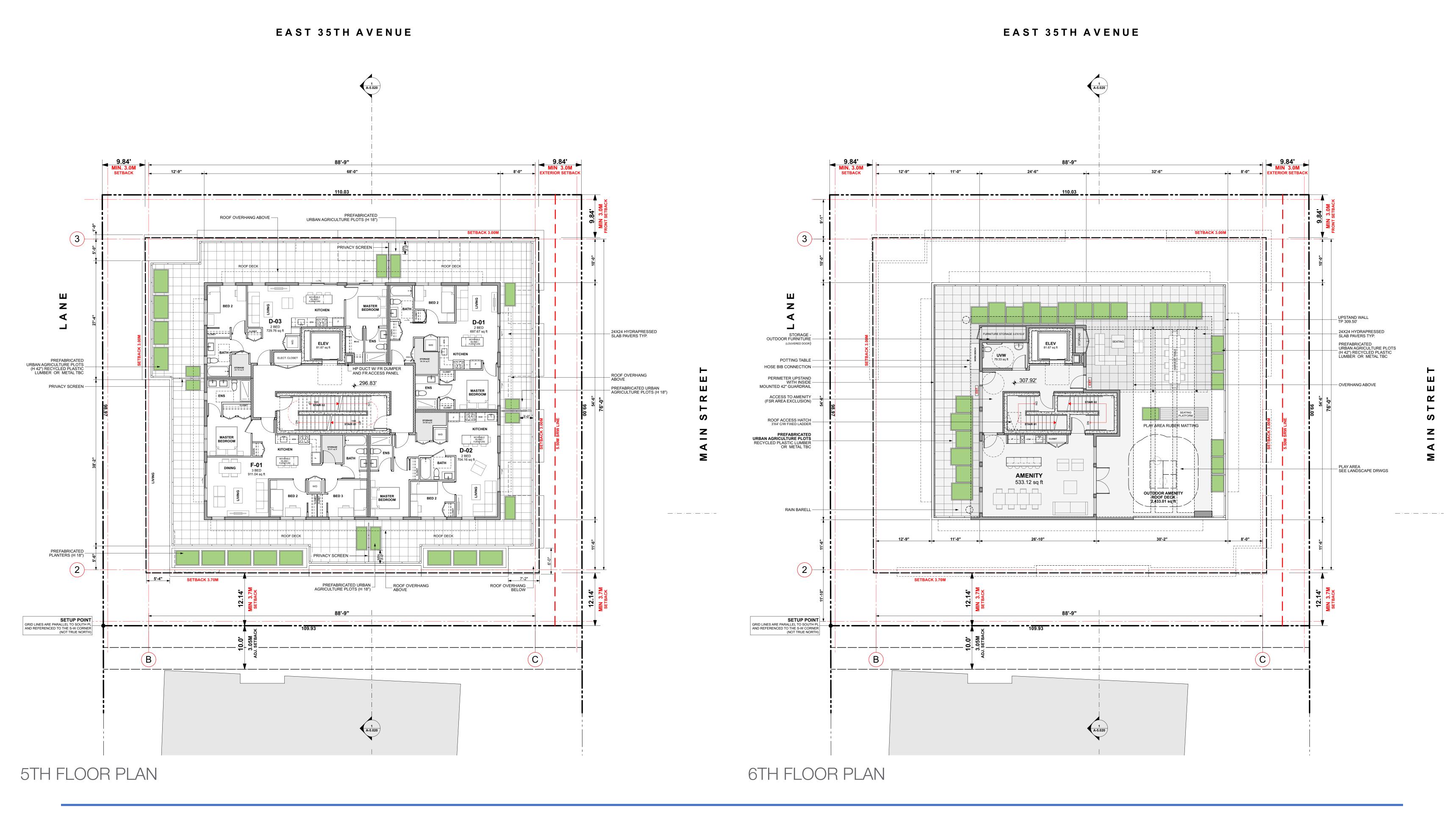




2ND/3RD FLOOR PLAN - TYPICAL FLOOR PLAN



# 5TH & 6TH FLOOR PLANS

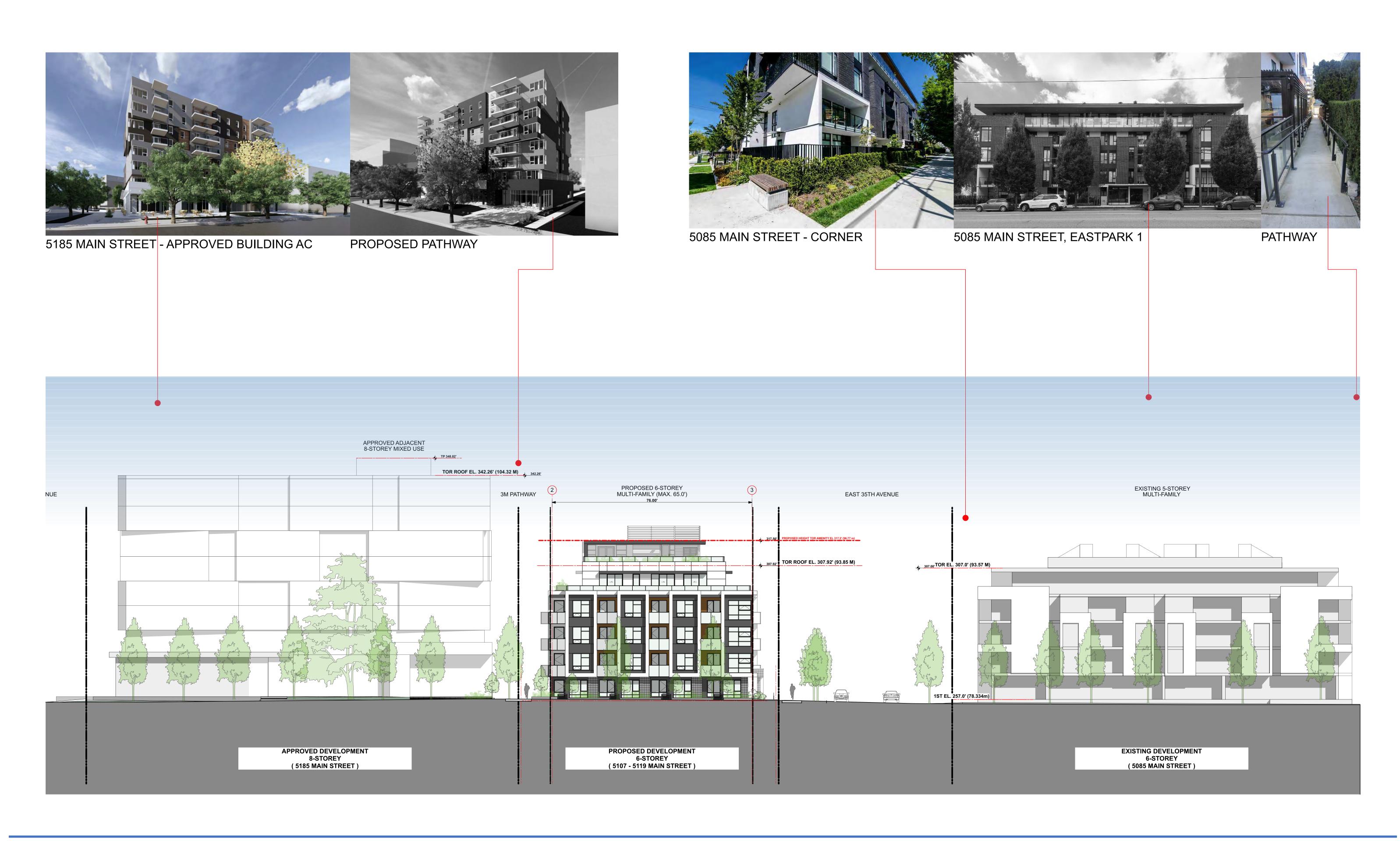








# MAIN STREET ELEVATION

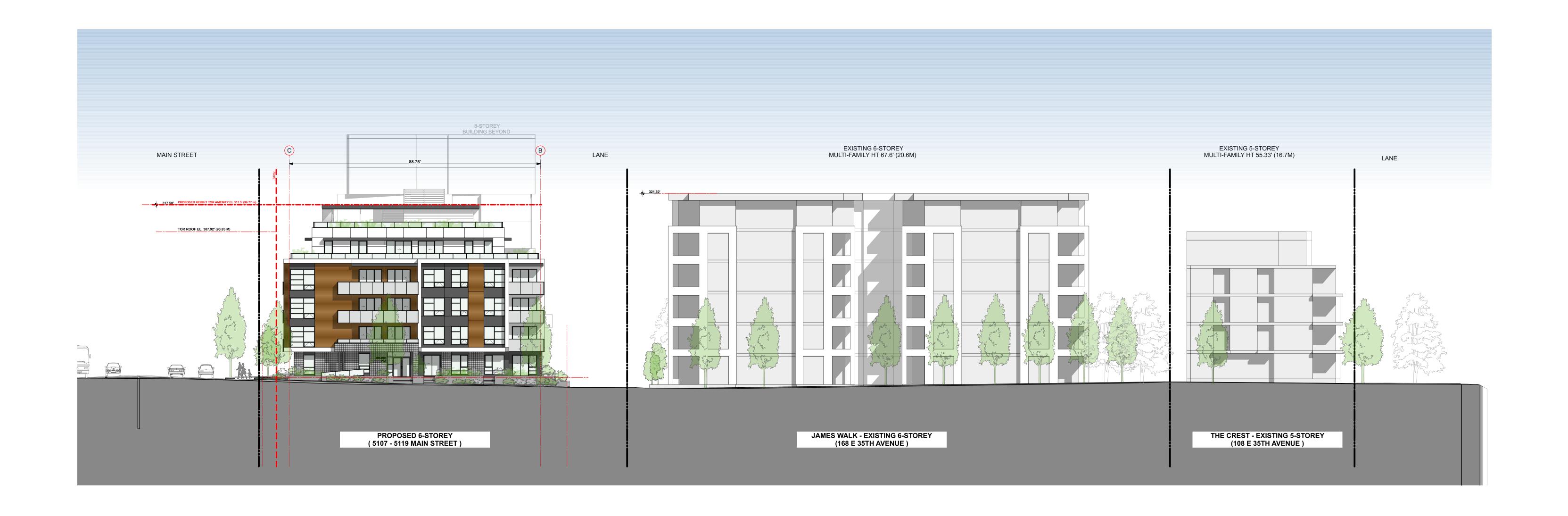








## EAST 35TH AVENUE ELEVATION

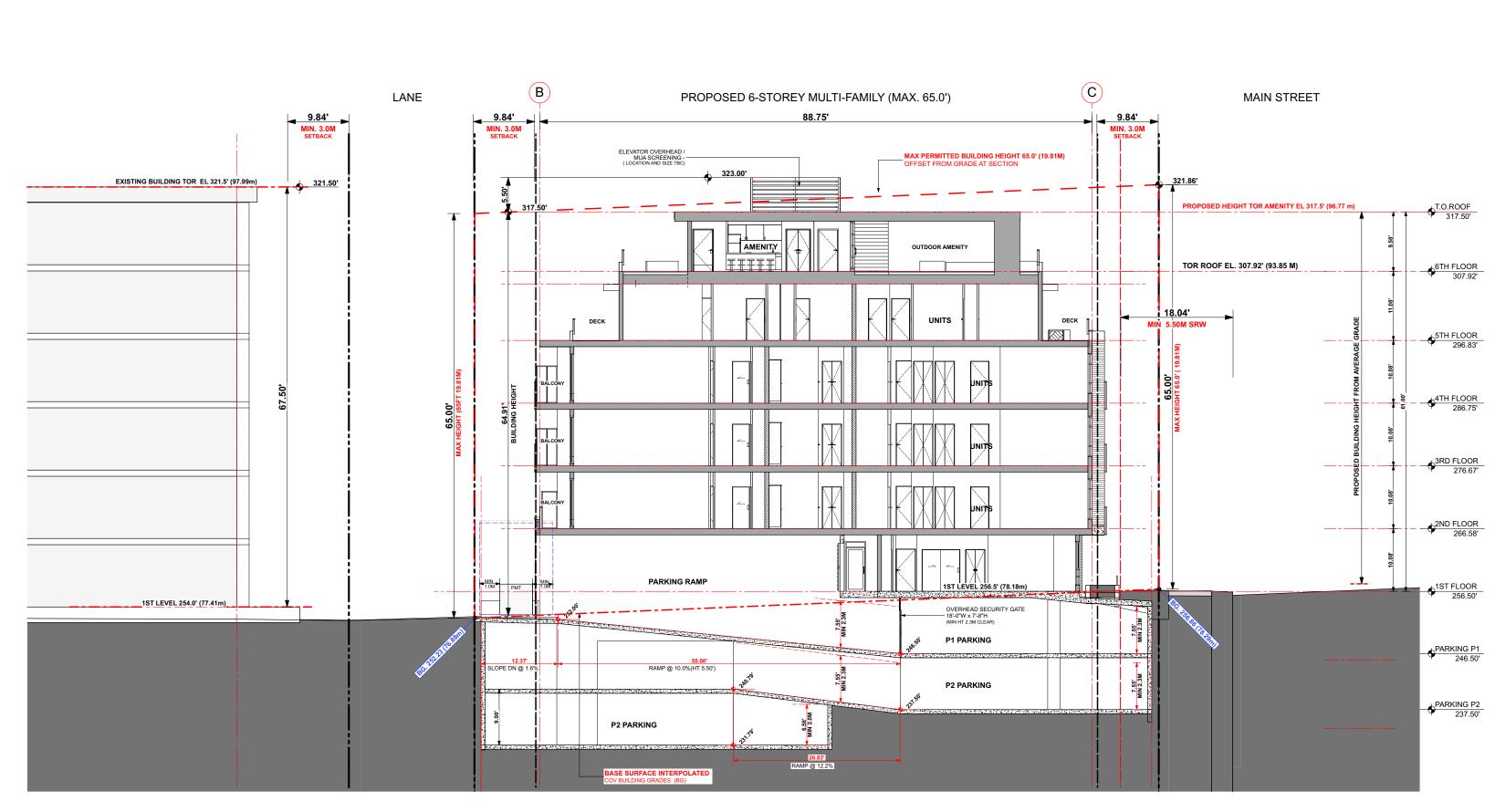




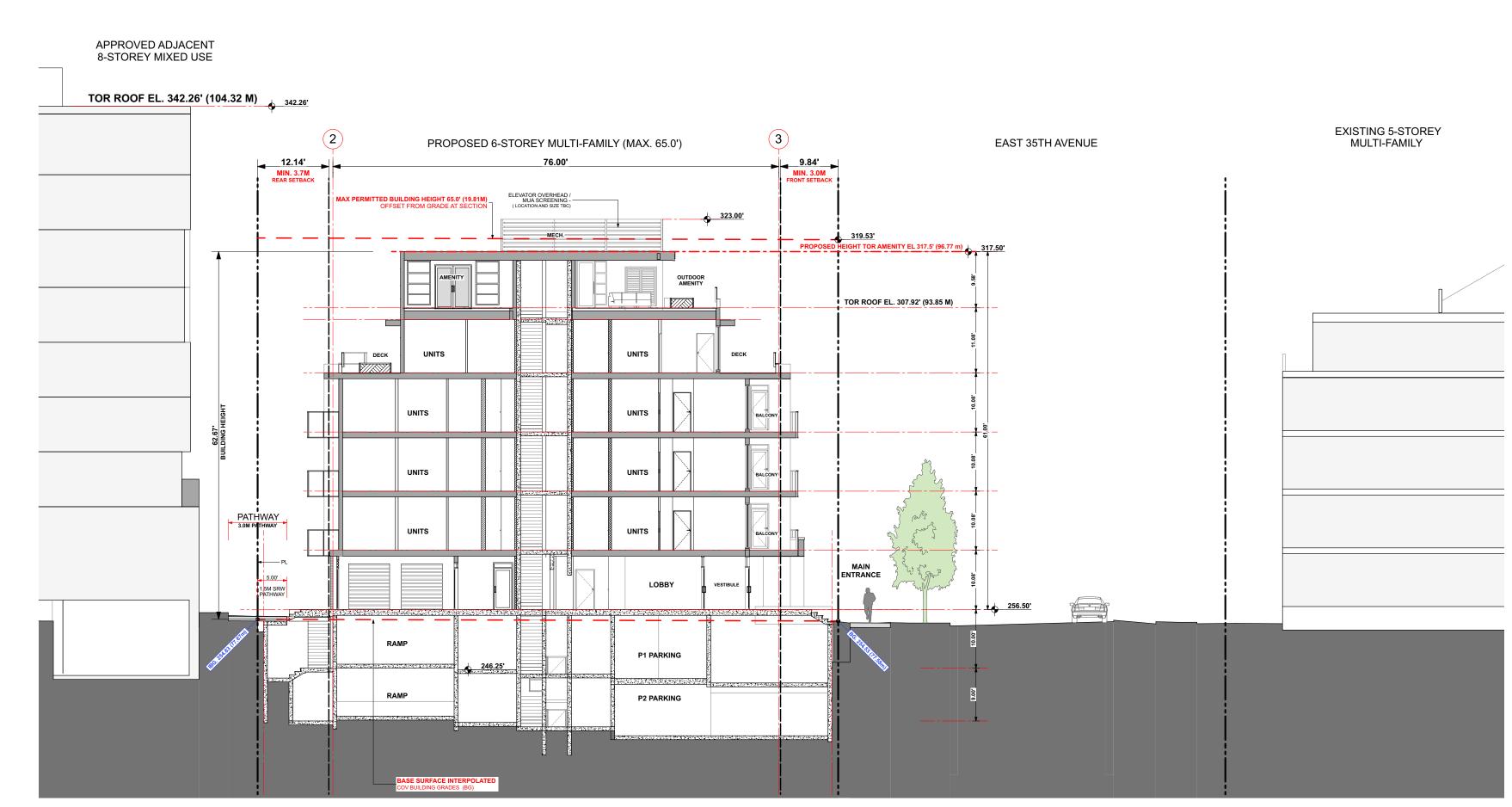




## SITE SECTIONS



EAST-WEST SITE SECTION



NORTH-SOUTH SITE SECTION







# PERSPECTIVE - EAST 35TH AVE



View of the Elevation along E 35th Ave







# PERSPECTIVES - AERIAL VIEWS



View of South-East Corner

View of the North-East Corner (Main St & E 35th Ave)





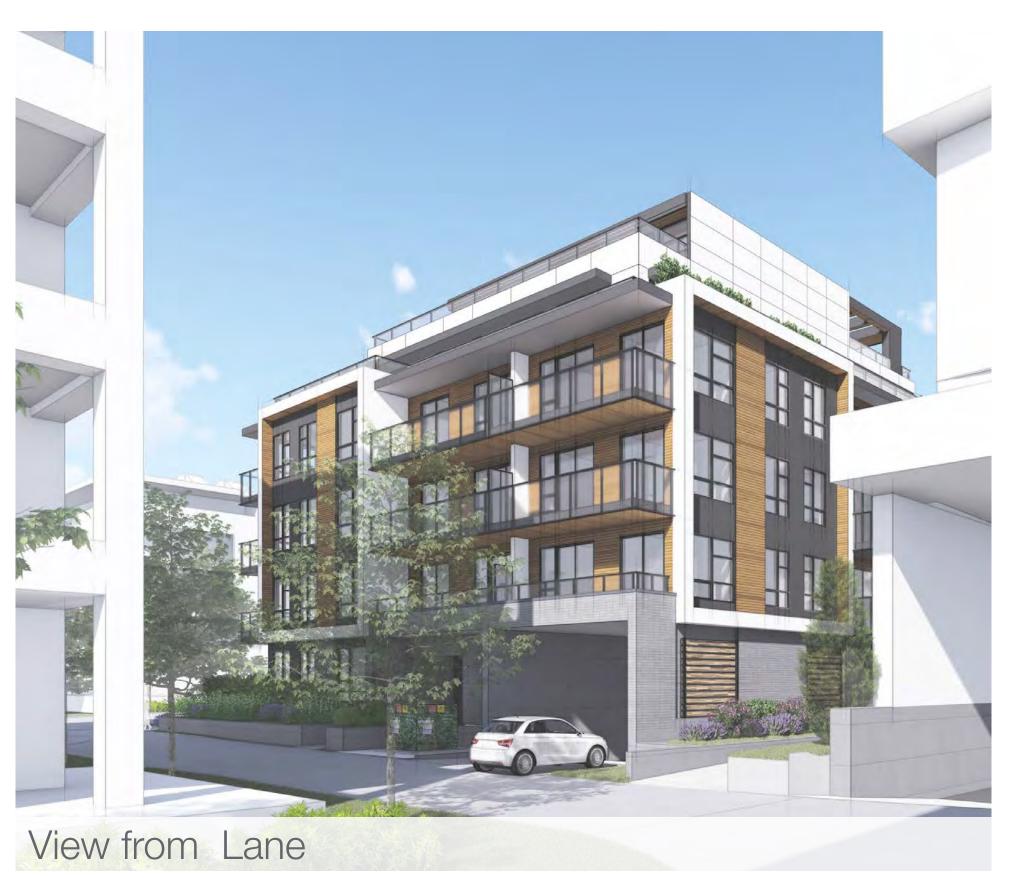




# PERSPECTIVES - VIGNETTES







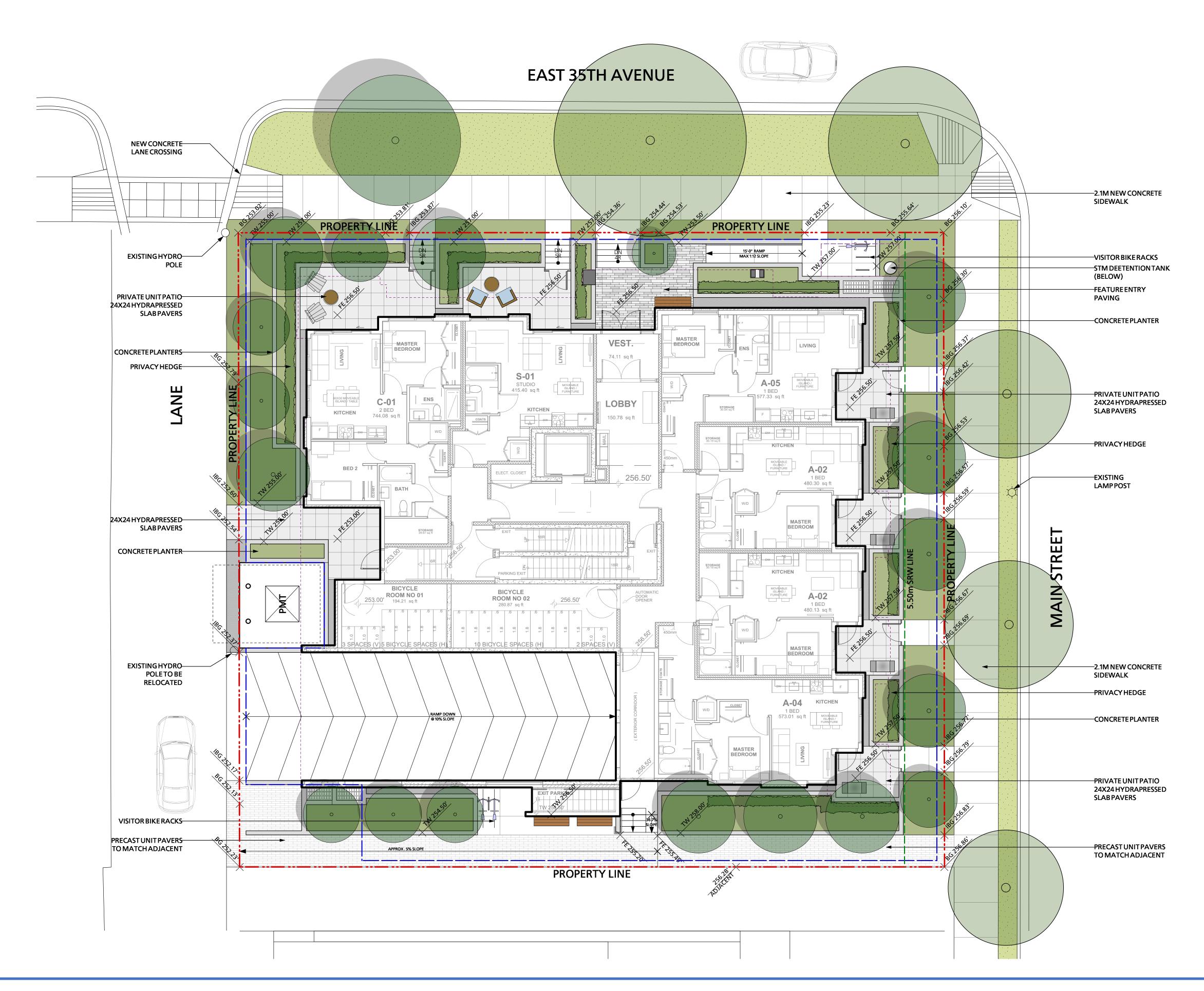








# 1ST FLOOR LANDSCAPE PLAN

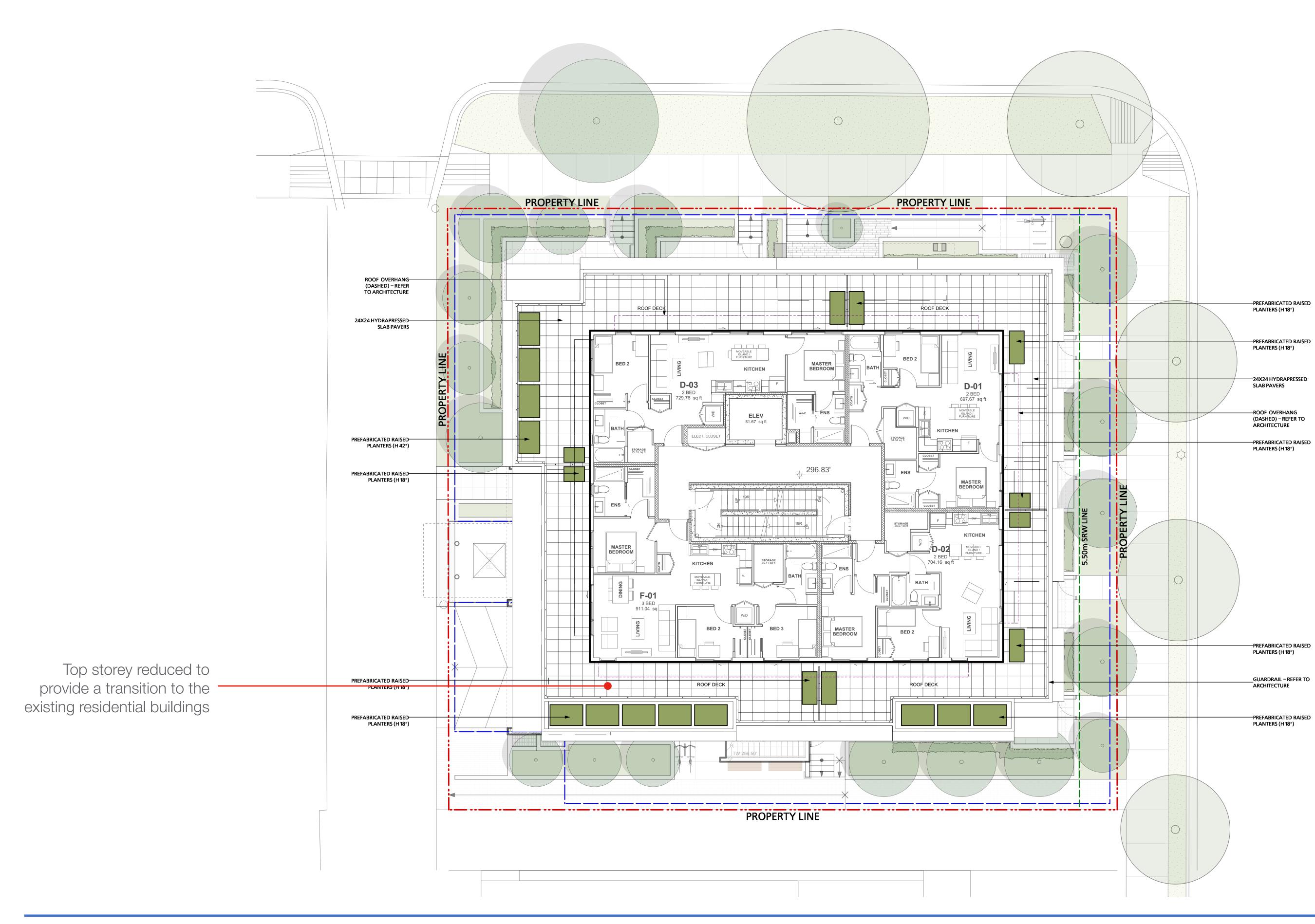








# 5TH FLOOR LANDSCAPE PLAN









# ROOFTOP LANDSCAPE PLAN

