

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

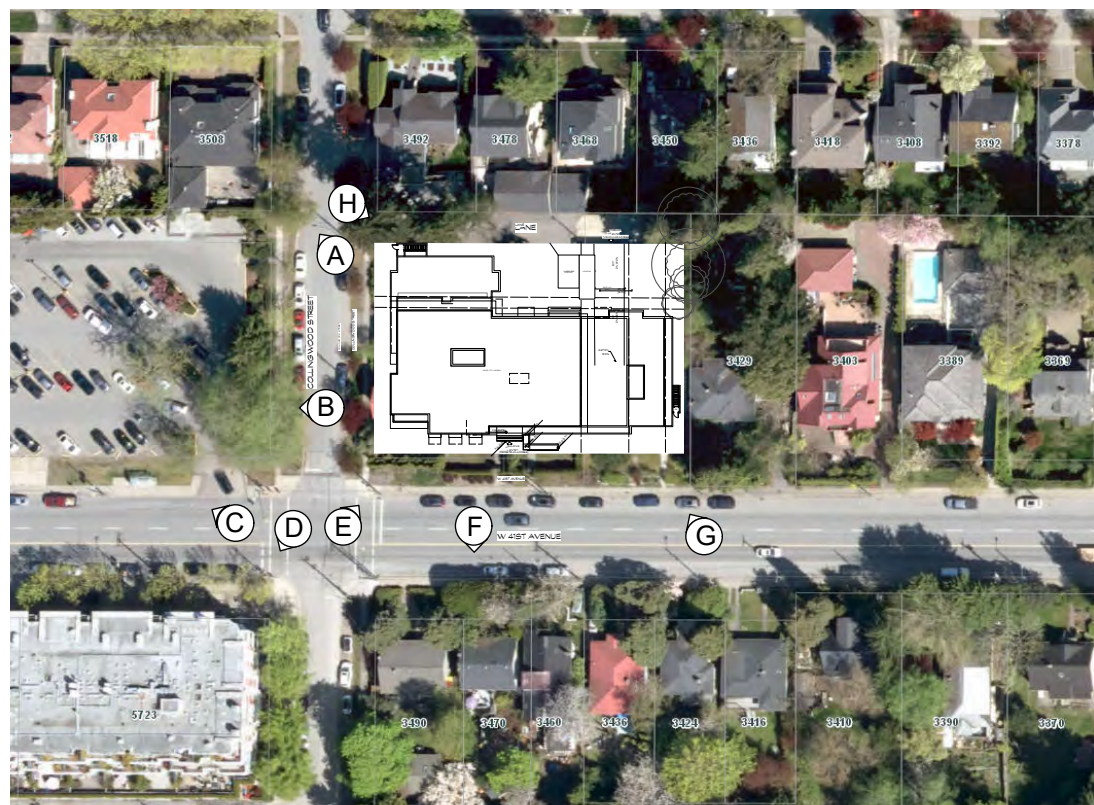
3449-3479 41ST AVENUE & 5664 COLLINGWOOD STREET - VANCOUVER - BC



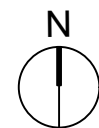
SITE CONTEXT



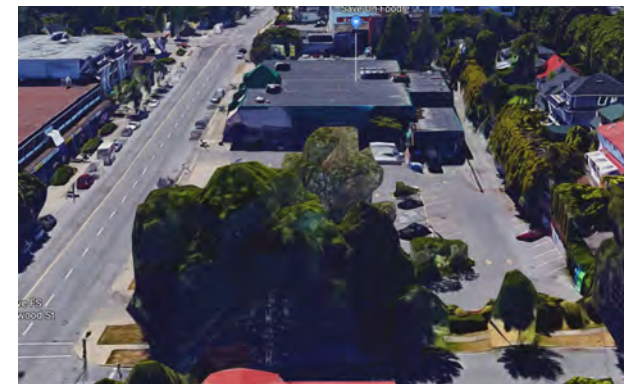
AERIAL VIEW OF PROPOSED BUILDING



SITE CONTEXT



A - VIEW NORTH ALONG COLLINGWOOD ST.



B - VIEW WEST TOWARD SAVE ON FOODS



C - VIEW NORTH TOWARD SAVE ON FOODS



D - CORNER OF COLLINGWOOD ST & 41ST AVE



E - VIEW NORTH EAST FROM JUNCTION



F - VIEW SOUTH ALONG 41ST AVENUE



G - VIEW NORTH WEST ALONG 41ST AVENUE



H - VIEW EAST ALONG LANEWAY

PROJECT STATISTICS

ZONING INFORMATION SUMMARY

Property Address:	3449-3479 41ST AVENUE & 5664 COLLINGWOOD STREET VANCOUVER - BC	
Gross Site Area:	2635.0 m ²	(28363.0 sq.ft.)
Dedication:	226.7 m ²	(2440.0 sq.ft.)
Net Site Area:	2408.3 m ²	(25923.0 sq.ft.)
Current Zoning:	RS-5	
Proposed Zoning:	BASED ON CD-1	
Density (Allowed):	N/A	
Density (Proposed):	2.71 FSR	
Height:	6-Storey - 72'2" (22.0 m)	
Setbacks		
South (41st Ave.):	3.65m / 4.88m	
West (Collingwood St.):	3.05m	
Rear Yard (Lane):	6.1m / 2.44m	
Side Yard (Interior Lot):	2.13m - 19.81m	
Net Floor Area:	7153.9 m²	(77004.8 sq.ft.)

UNIT MIX

3-Bedroom:	11	10%
2-Bedroom:	28	25%
1-Bedroom:	17	15%
Studio:	58	51%
Total:	114 Units	

VEHICLE PARKING

	REQUIRED	PROPOSED
Resident Parking:	81.2	81
Visitor Parking:	9	9
Total Parking:	90	90
Of Which		
Disabled Parking:	4	4
Small Car Stalls:	27	27

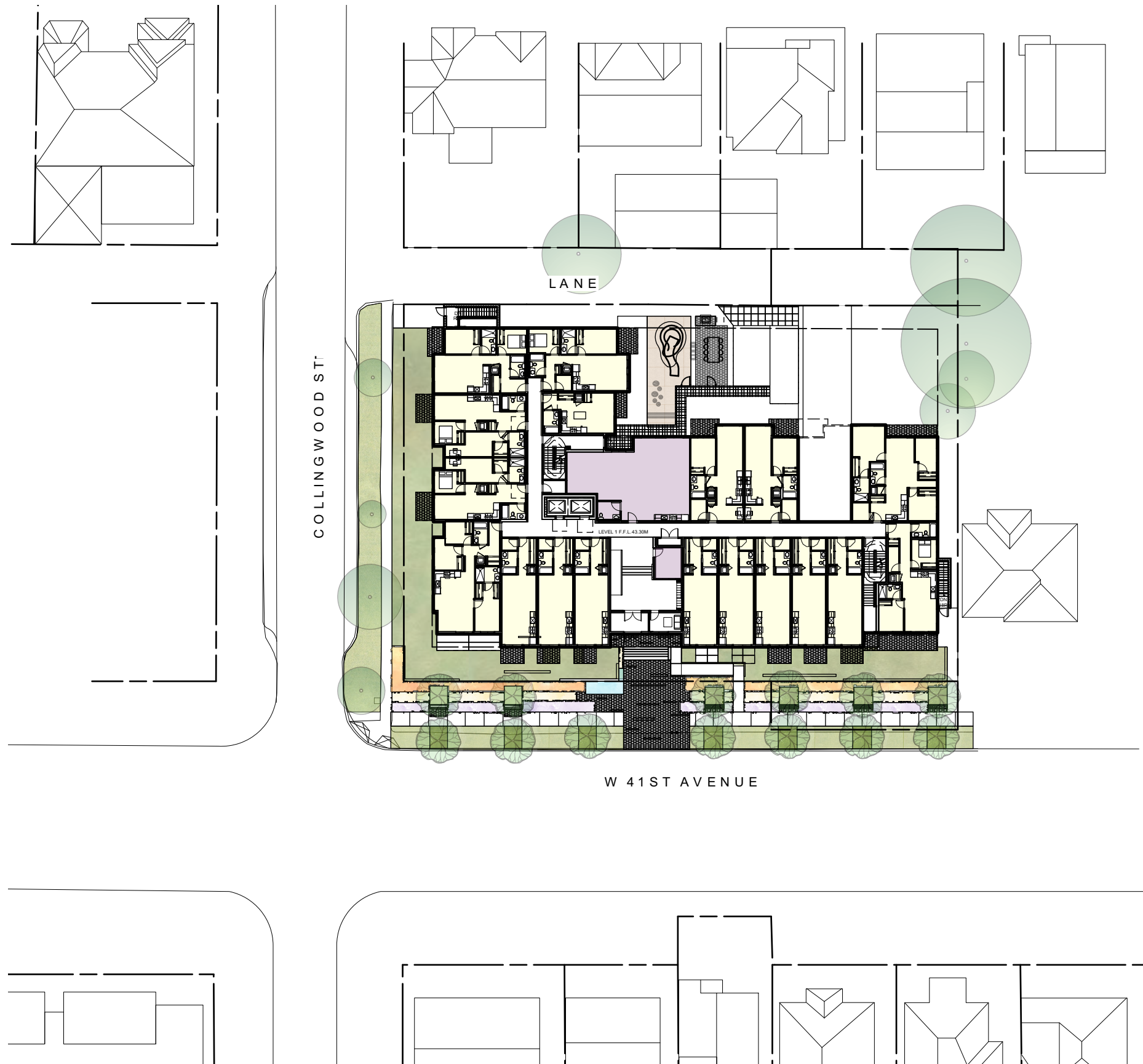
LOADING

	REQUIRED	PROPOSED
Residential Loading	1	1
Res. Passenger Loading	1 Class A	1 Class A

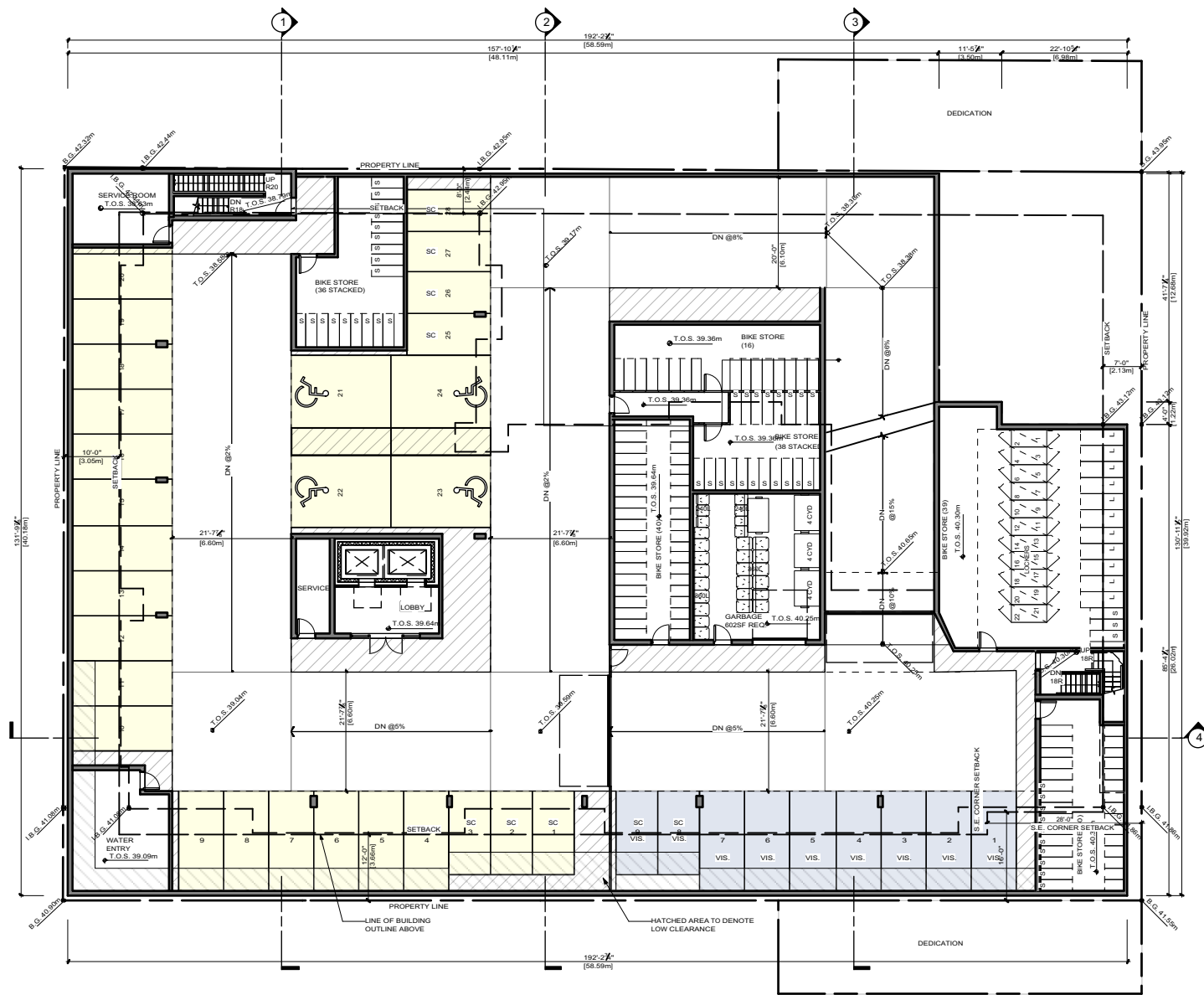
BIKE STORAGE

	REQUIRED	PROPOSED
Residential Class A	209	209
Residential Class B	6.7	7

SITE PLAN

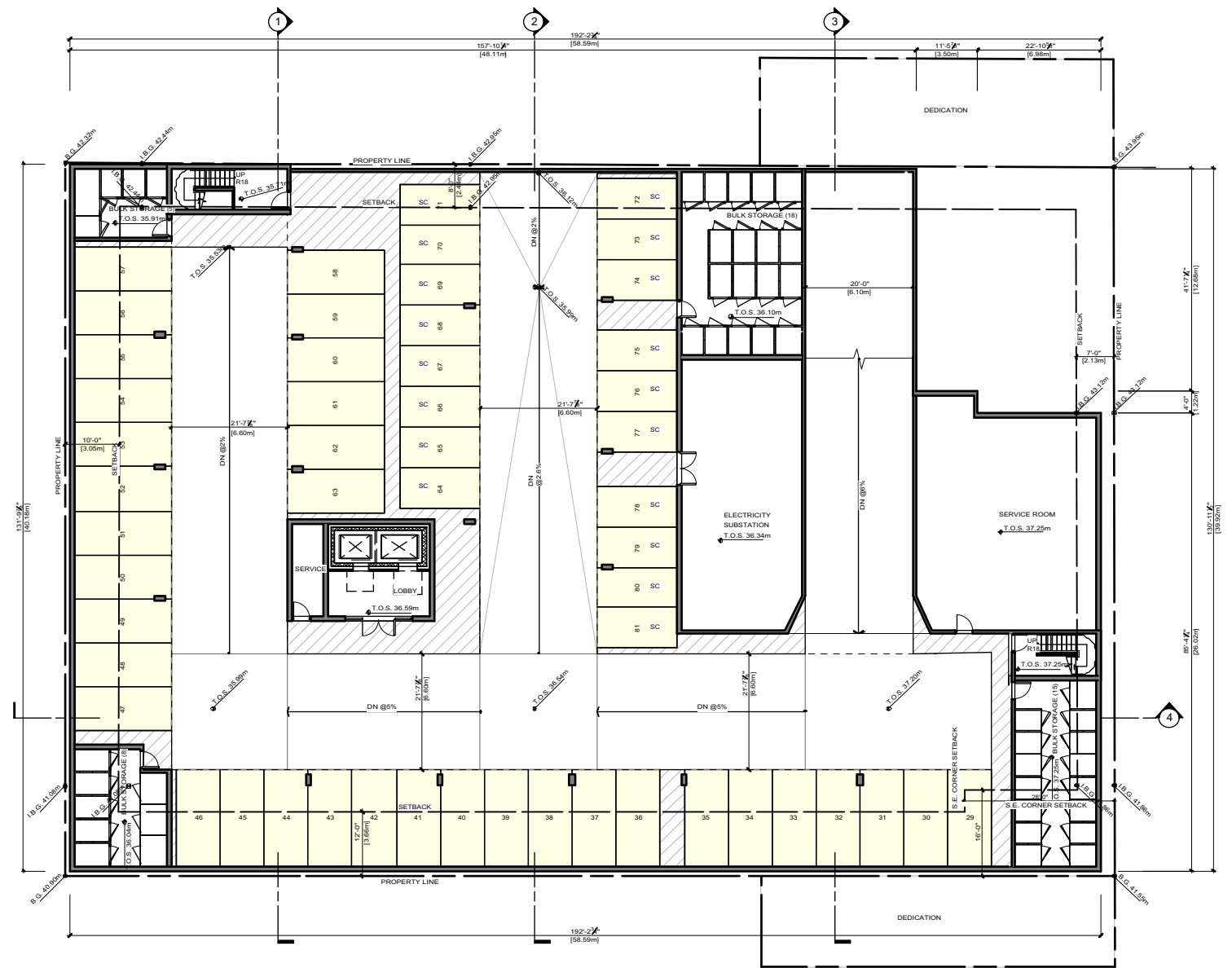


PARKING PLANS



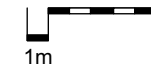
PARKING LEVEL P1

1:350



PARKING LEVEL P2

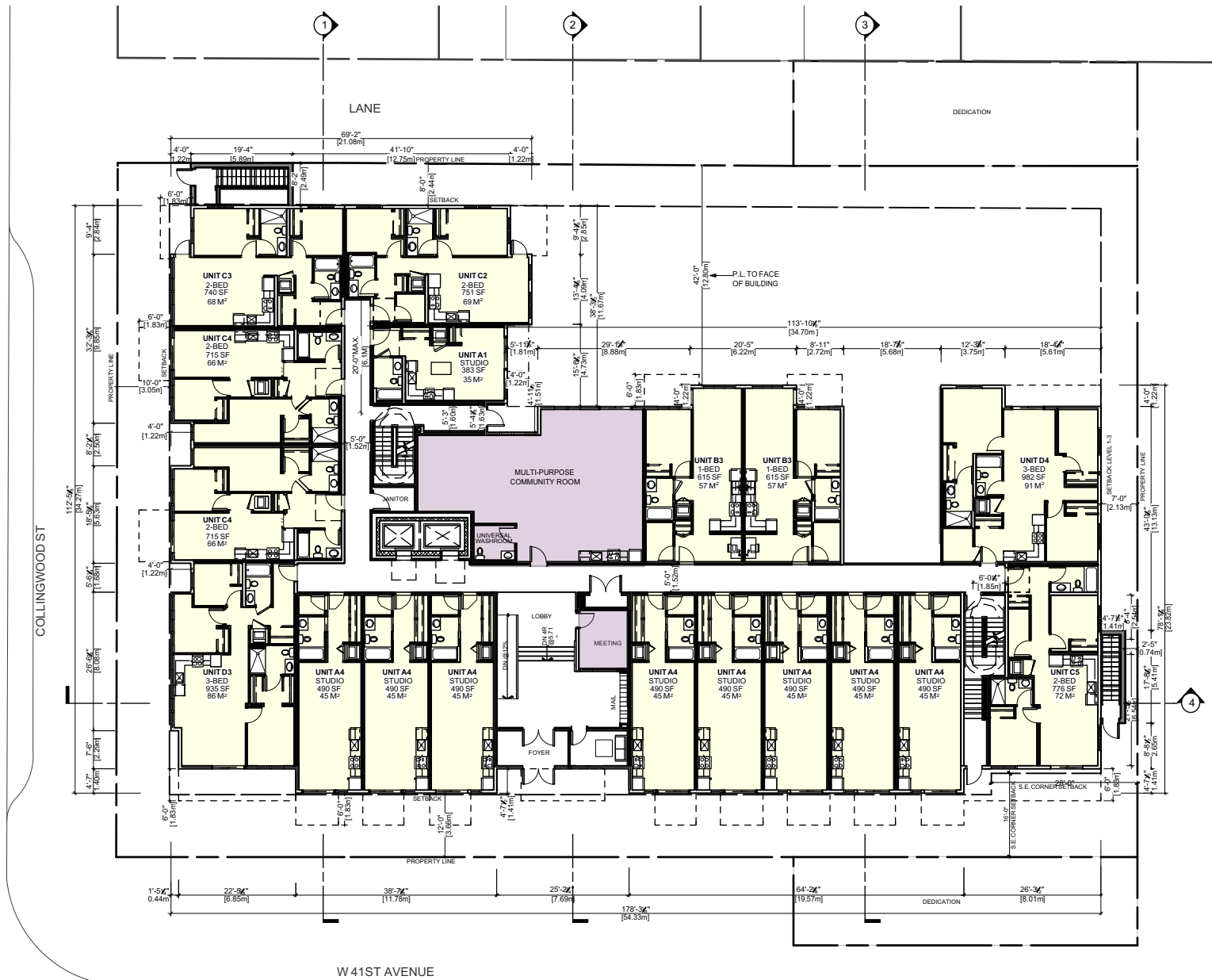
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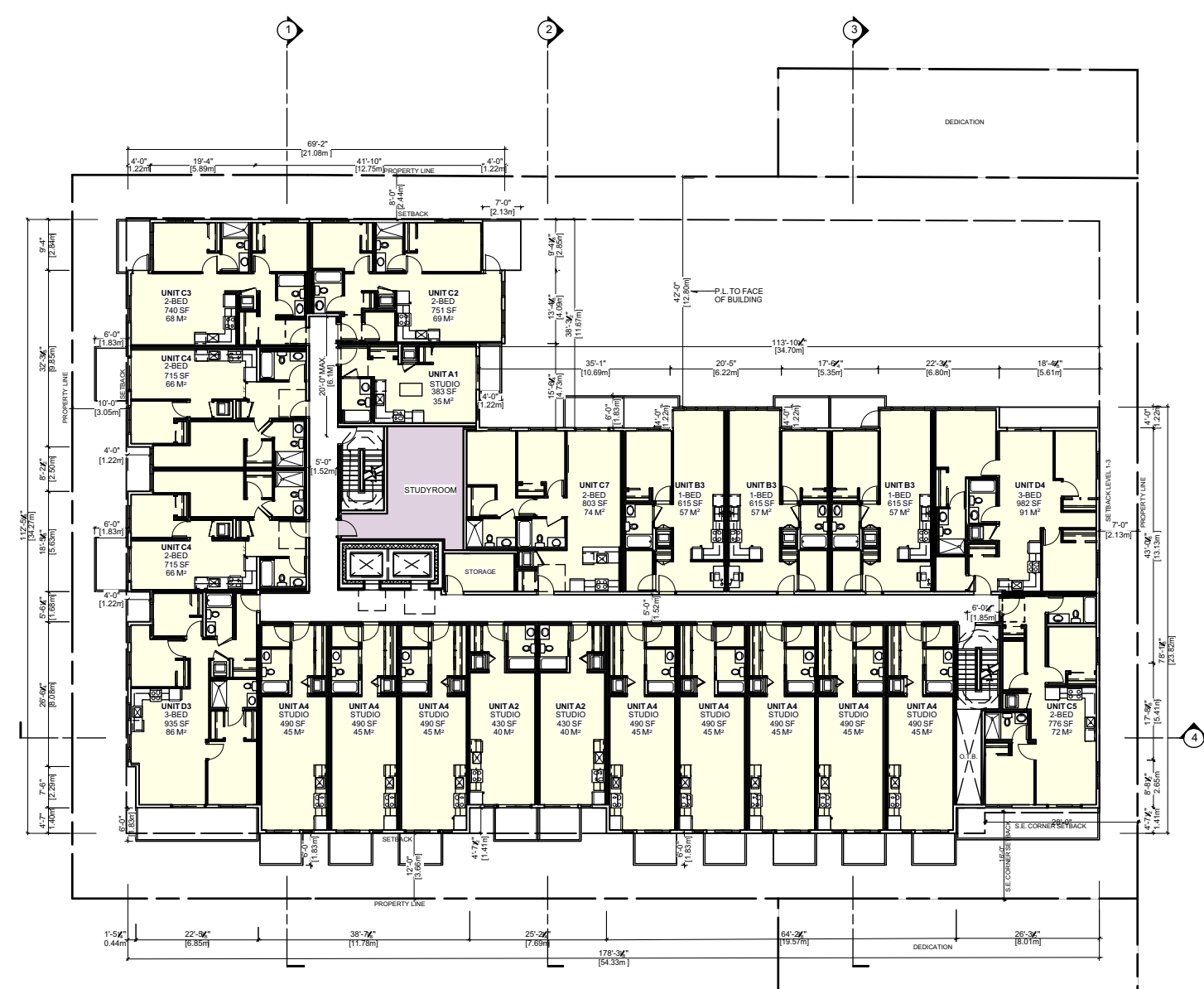
VISITOR PARKING
RESIDENT PARKING



FLOOR PLANS

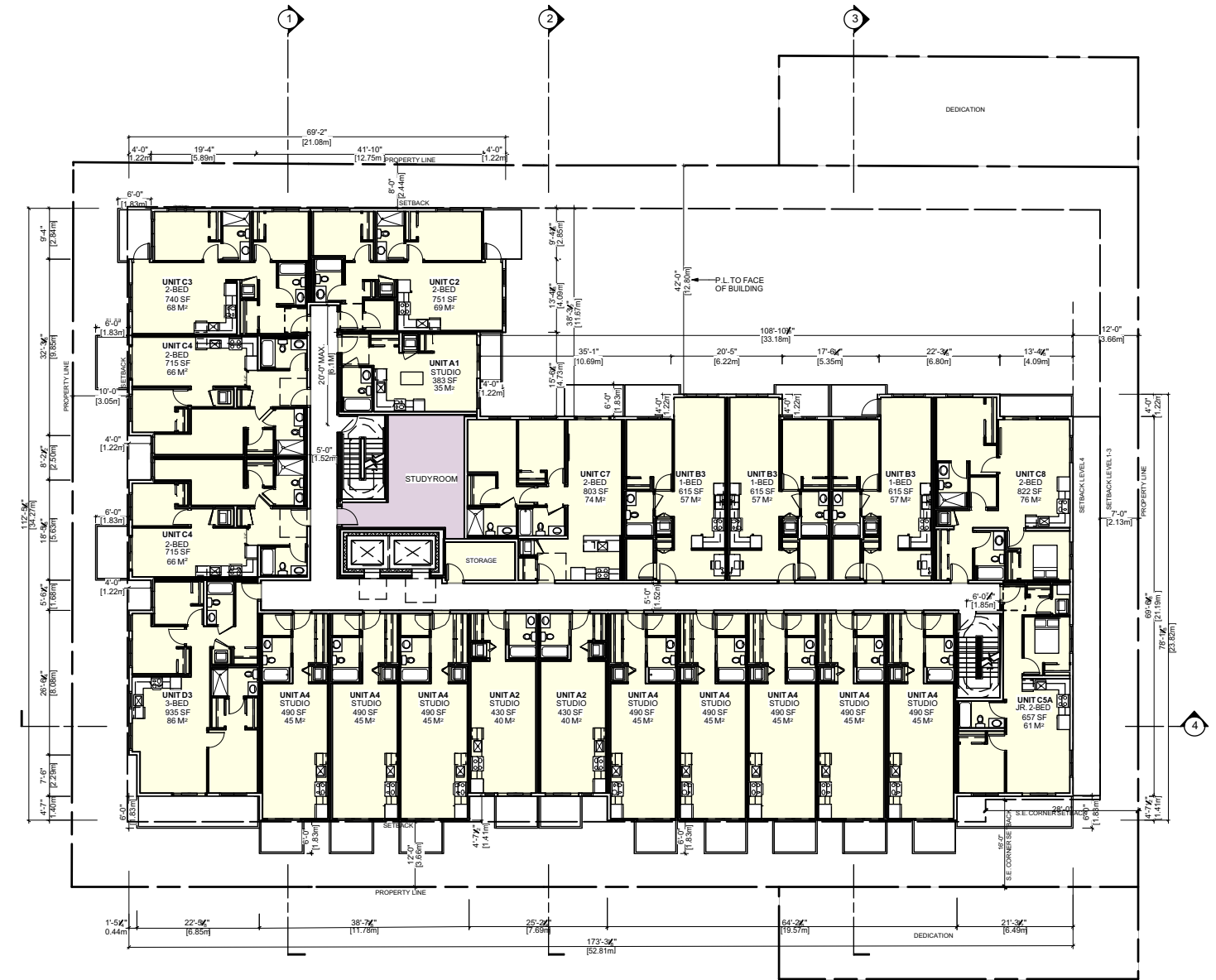
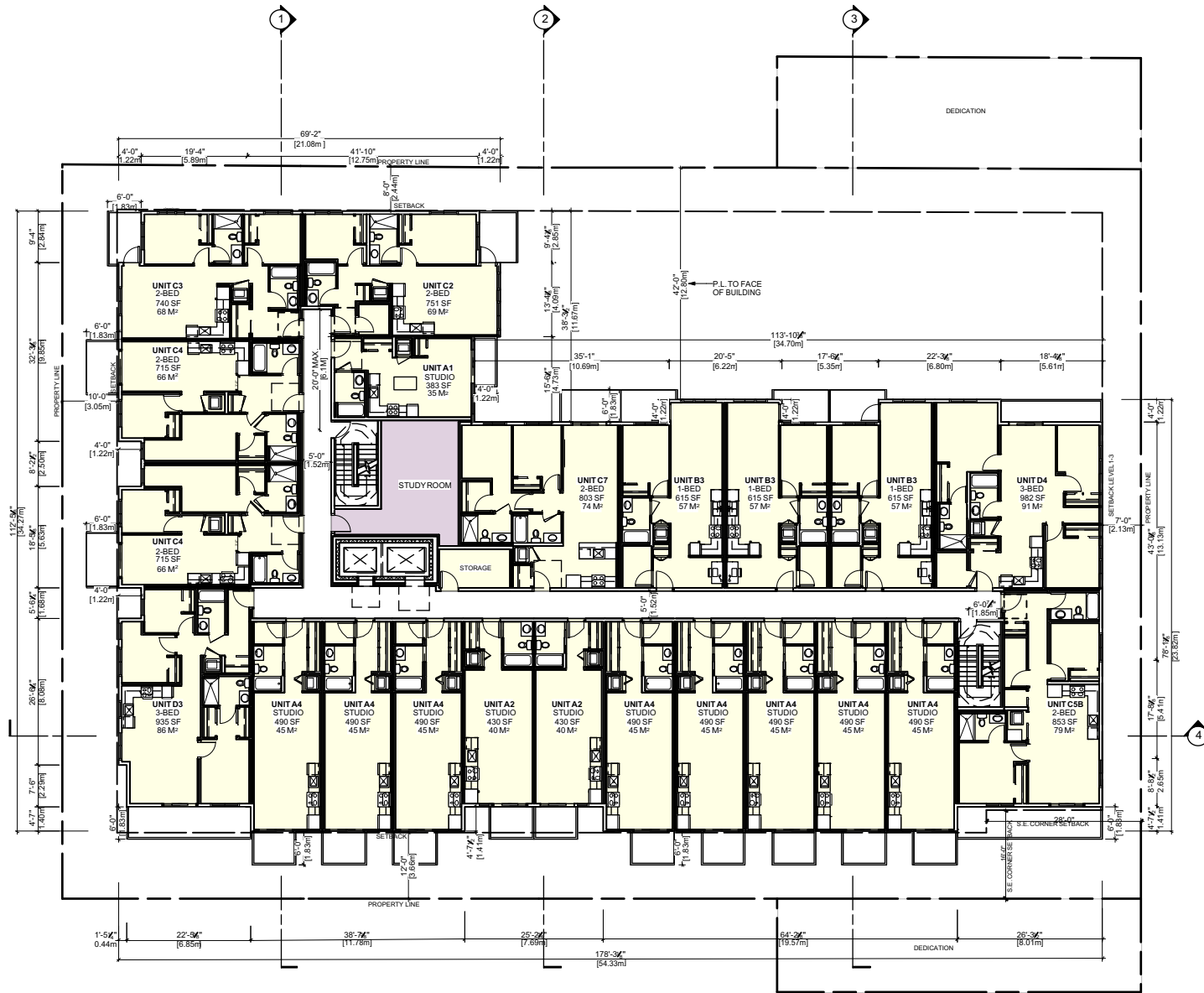


LEVEL 1
1:350

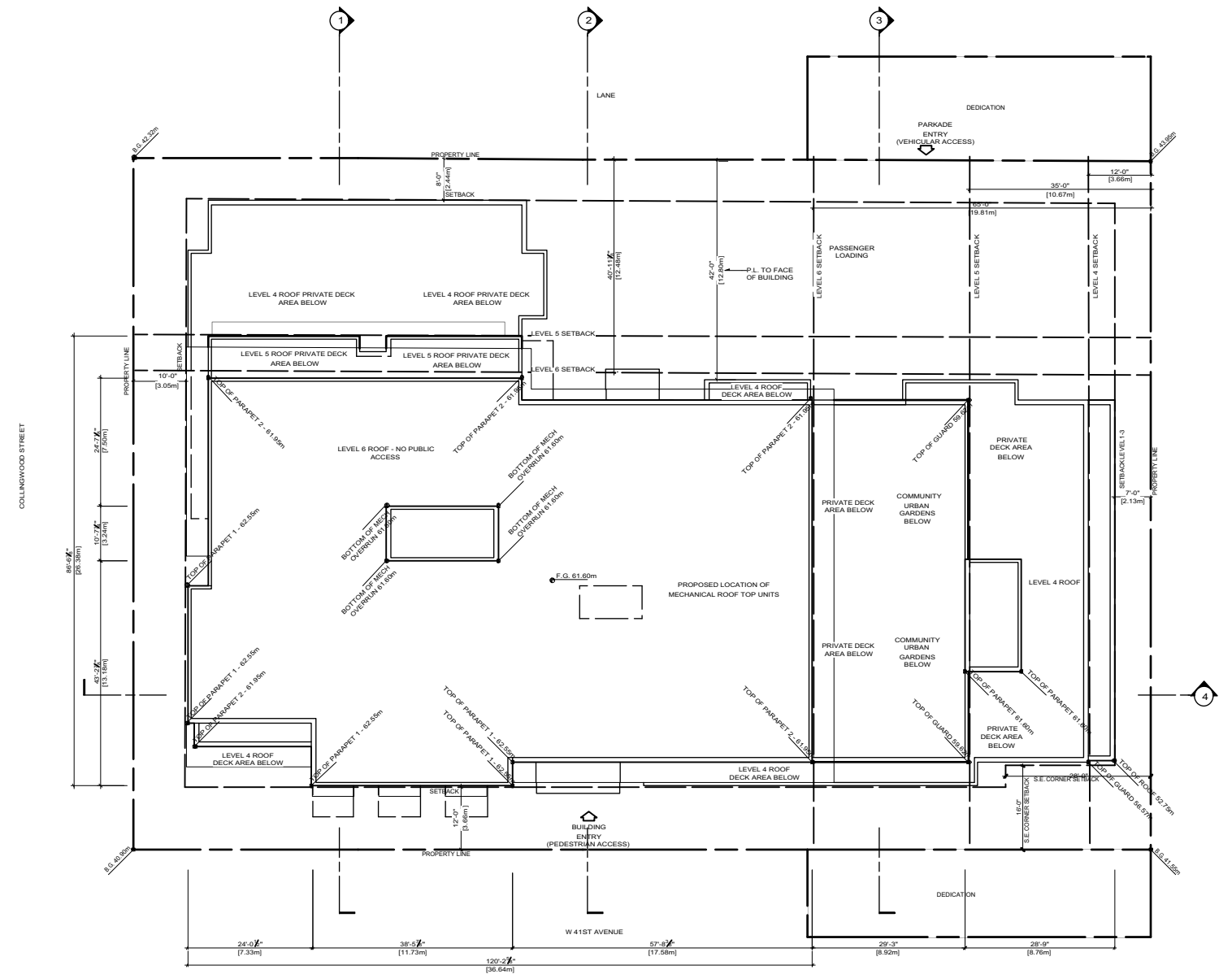


LEVEL 2
1:350

FLOOR PLANS



ROOF PLAN



ROOF PLAN
1:350

ELEVATIONS



SOUTH ELEVATION (WEST 41ST AVE.)
1:250

ELEVATIONS



WEST ELEVATION (COLLINGWOOD STREET)
1:250

ELEVATIONS



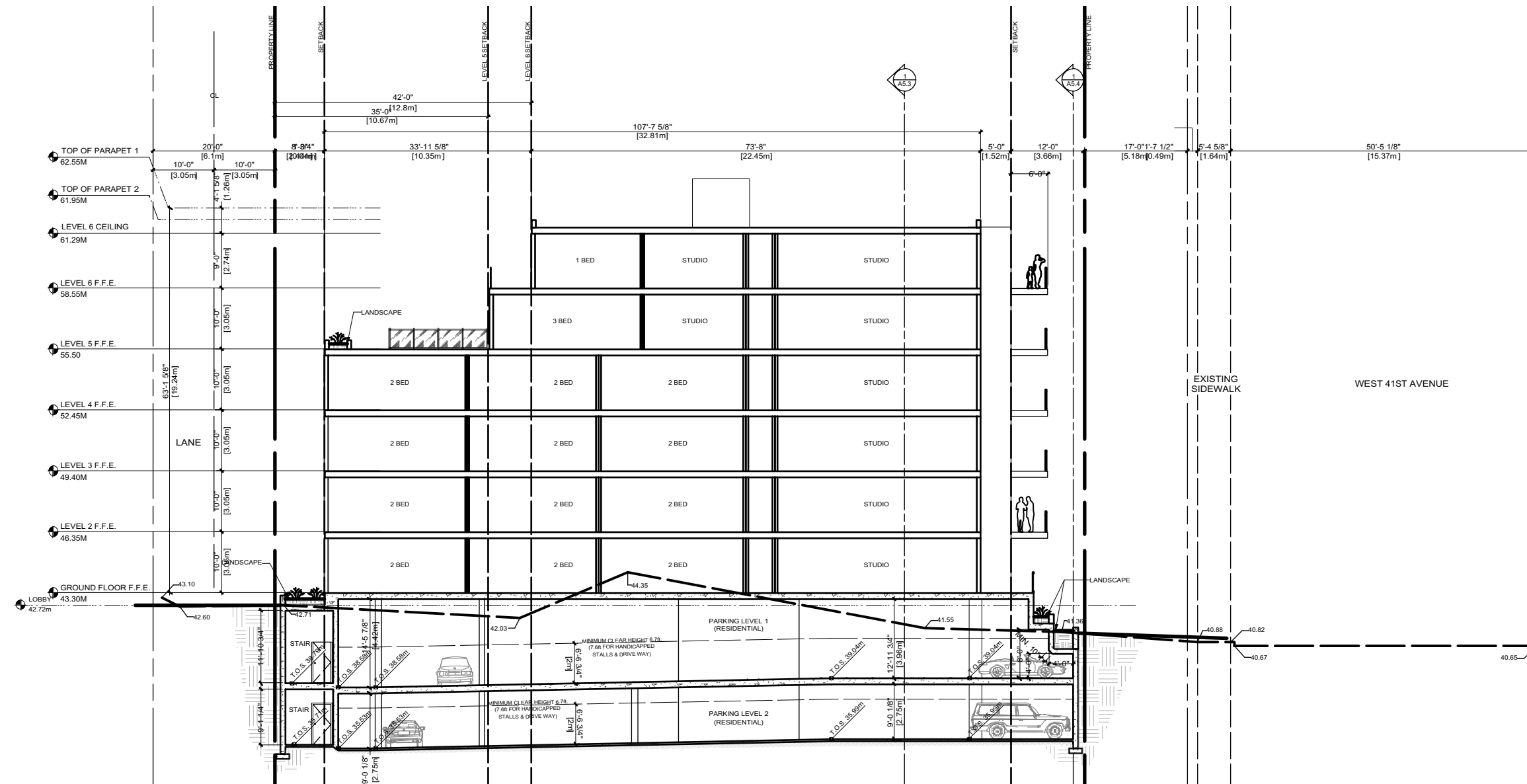
NORTH ELEVATION (COURTYARD)
1:250

ELEVATIONS



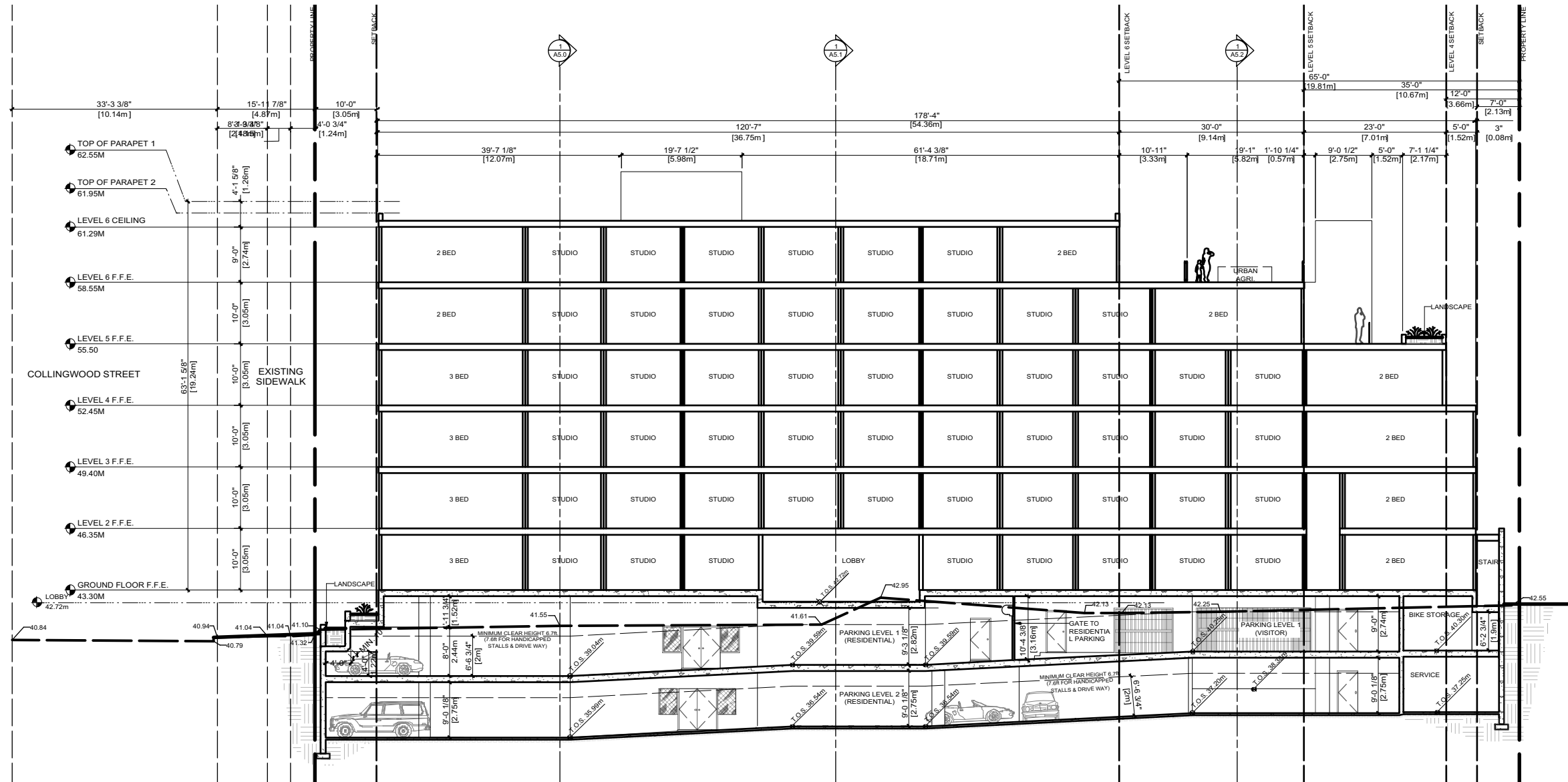
EAST ELEVATION
1:250

SECTIONS



NORTH - SOUTH SECTION
1:250

SECTIONS



EAST - WEST SECTION
1:250

3D VISUALS

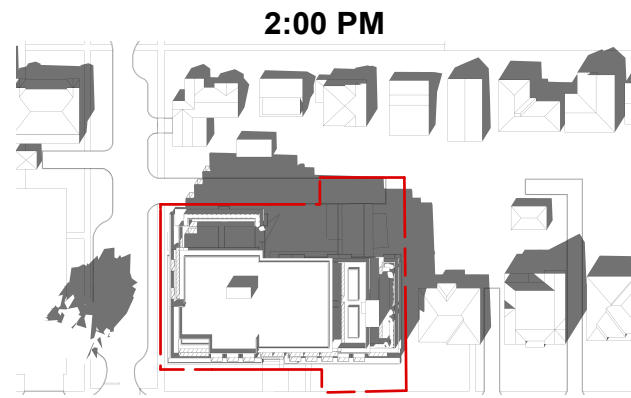
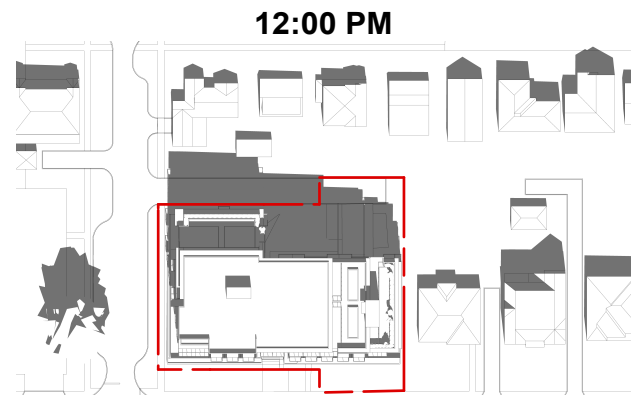


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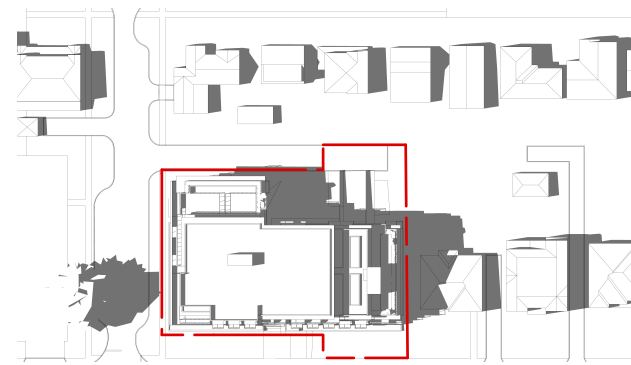
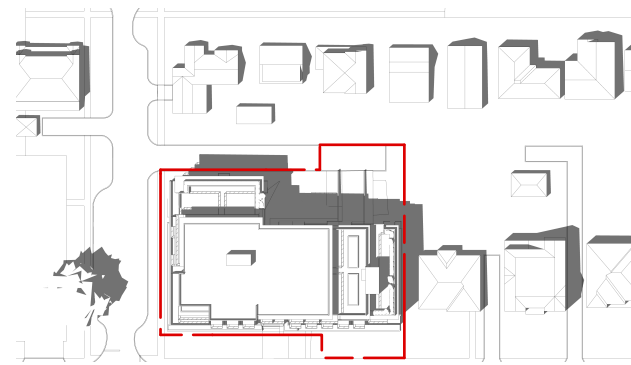
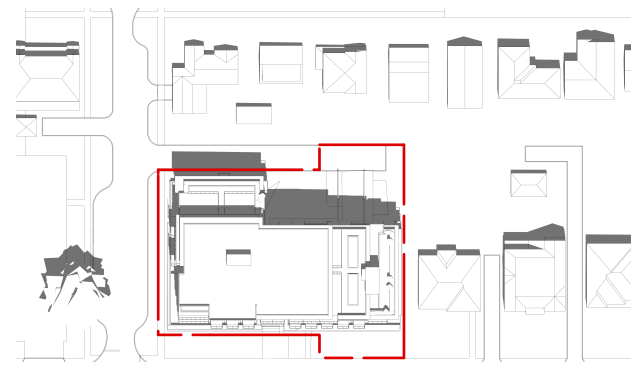
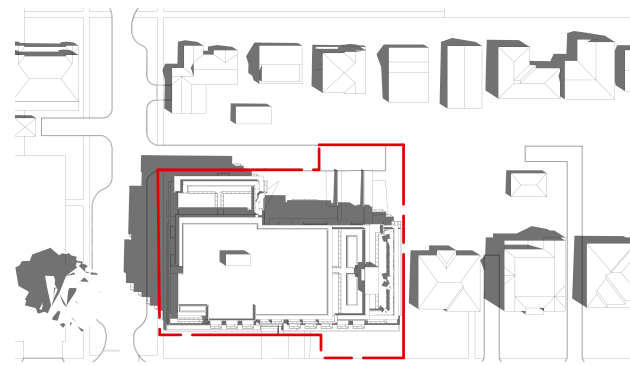


SHADOW STUDY

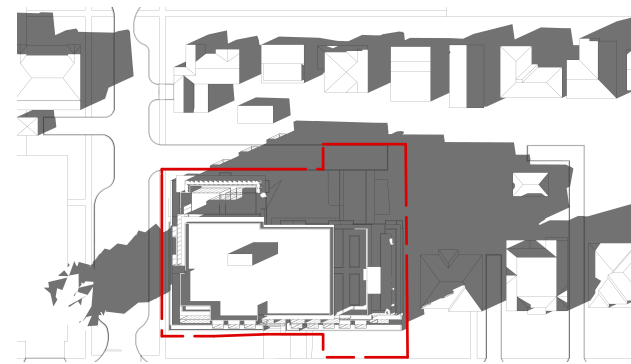
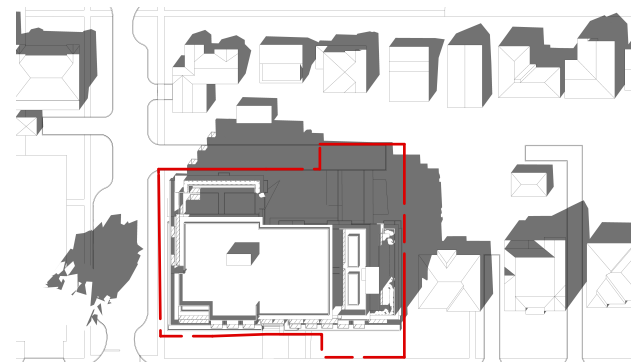
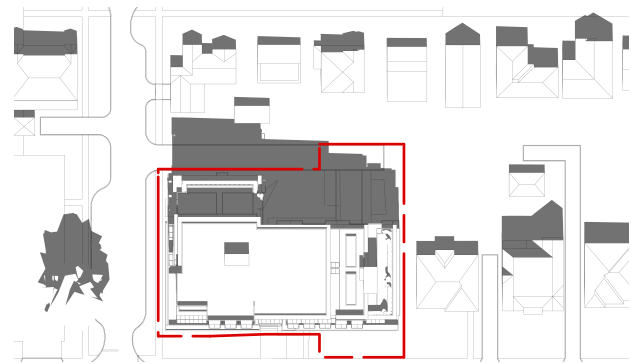
SPRING EQUINOX
(20th MARCH)



SUMMER SOLSTICE
(21st JUNE)



FALL EQUINOX
(23rd SEPTEMBER)



WINTER SOLSTICE
(21st DECEMBER)



LANDSCAPE



DESIGN RATIONALE: GROUND LEVEL

THE OVERALL LANDSCAPE DESIGN INTENT FOR THE GROUND LEVEL IS TO CREATE A PEDESTRIAN-FRIENDLY AND INVITING EXPERIENCE, BOTH ON AND OFF-SITE, THAT TIES INTO THE NEIGHBOURHOOD CHARACTER AS WELL AS THE PROPOSED BUILDING FORMS AND MATERIALITY FOR THE PROJECT. A DOUBLE ROW OF TREE-LINED STREET FRONTAGE ALONG WEST 41ST AVENUE IS PLANTED WITH PERENNIAL/GRASS/SHRUB PLANTING IN VARIOUS HEIGHTS TO ENHANCE THE ECOLOGICAL VALUE OF THE SITE. THE BACKGROUND HEDGE PLANTING AND FOUNDATION PLANTING PROVIDE PRIVACY BUFFERS FOR THE PRIVATE UNIT PATIOS. THE PROPOSED BENCHES LOCATED ON THE STREETScape PROVIDE SITTING OPPORTUNITIES FOR RESIDENTS AND PASSERBYS. THE MAIN ENTRY IS CHARACTERIZED BY A FEATURED SIGNAGE WALL, LOW PLANTING, BENCH AND BIKE RACKS. THE AMENITY SPACE FEATURES A KIDS PLAY AREA, A LOUNGE AREA, BBQ AND DINING TABLE, SITTING OPPORTUNITY AND BUFFER PLANTING TO PROMOTE THE SOCIAL GATHERING AND INDIVIDUAL PLAY FOR ALL AGES.

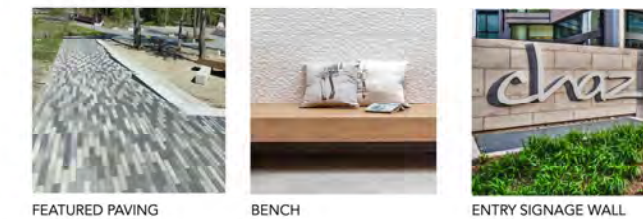
LEGEND

- | | |
|---|---|
| ① SOD BOULEVARD WITH TREE PLANTING & SHRUB BEDS | ⑨ ENTRY WATER FEATURE, FLUSH WITH PAVING |
| ② PROPOSED FEATURE ENTRY PAVER WITH STONE BANDING. MATERIAL TBD. | ⑩ BBQ + CANOPY |
| ③ DECORATIVE LOW PERENNIALS & GRASS PLANTING | ⑪ LOUNGE AREA WITH BANQUET TABLE |
| ④ BIKE RACKS, TBD. | ⑫ KIDS PLAYGROUND |
| ⑤ FEATURE SIGN WALL 4' HIGH, ILLUMINATED | ⑬ CIP CONCRETE PLANTERS, ARCH. FINISH |
| ⑥ HEDGE FOUNDATION PLANTING WITH NATIVE SHRUBS & EVERGREEN SHRUBS | ⑭ WOOD PORCELAIN TILE |
| ⑦ FEATURED LOW LANDSCAPE WALL FOR PRIVACY, 3' HIGH | ⑮ BASALT SLABS IN GRAVEL |
| ⑧ CONCRETE PAVING WITH SAW CUT AS PER CoV STANDARDS | ⑯ PRIVATE PATIOS WITH PRIVACY SCREENS, REFER TO ARCHITECTURAL |
| ----- BUILDING OVERHANG, REFER TO ARCHITECTURAL | ⑰ RAISED METAL PLANTERS |
| ----- SETBACK, REFER TO ARCHITECTURAL | ⑱ FENCE |

STREETScape FRONTAGE



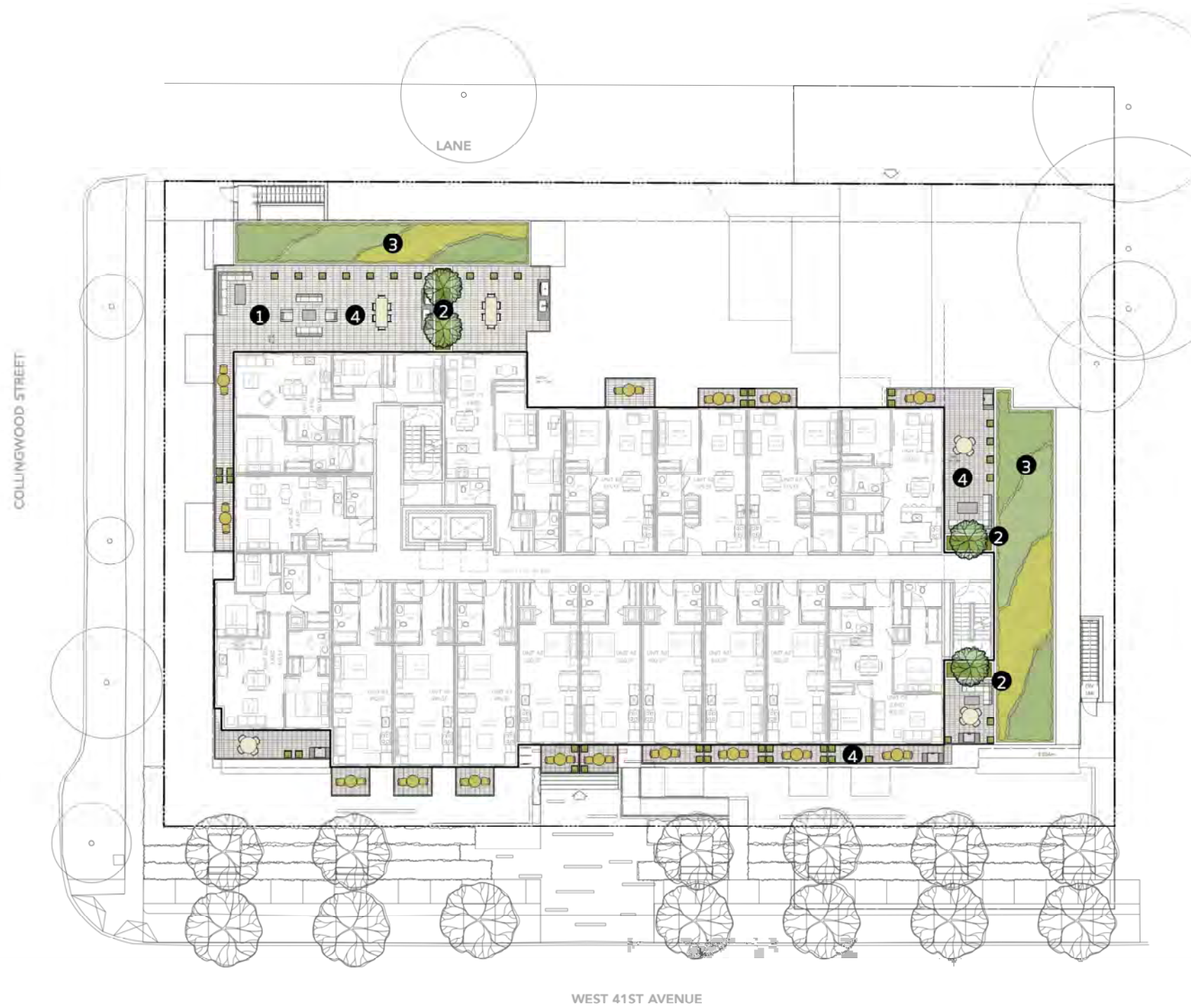
LOBBY ENTRY



AMENITY SPACE



LANDSCAPE



DESIGN RATIONALE: LEVEL 5 PRIVATE SPACE

THE LEVEL 5 PRIVATE SPACE IS PROGRAMMED FOR PRIVATE RELAXATION, CHARACTERIZED BY PRIVACY PLANTING, RAISED PLANTERS, OUTDOOR FURNISHING AND PORCELAIN PRE-CAST PAVERS.

LEGEND

- 1 PORCELAIN PAVING ON PEDESTALS
- 2 CIP CONCRETE PLANTERS WITH PERENNIALS + GRASSES
- 3 GREEN ROOF PLANTING
- 4 OUTDOOR FURNISHINGS: COUCHES, TABLES, CHAIRS AND BBQ

PRIVATE SPACE



GREEN ROOF PLANTING



RAISED METAL PLANTER



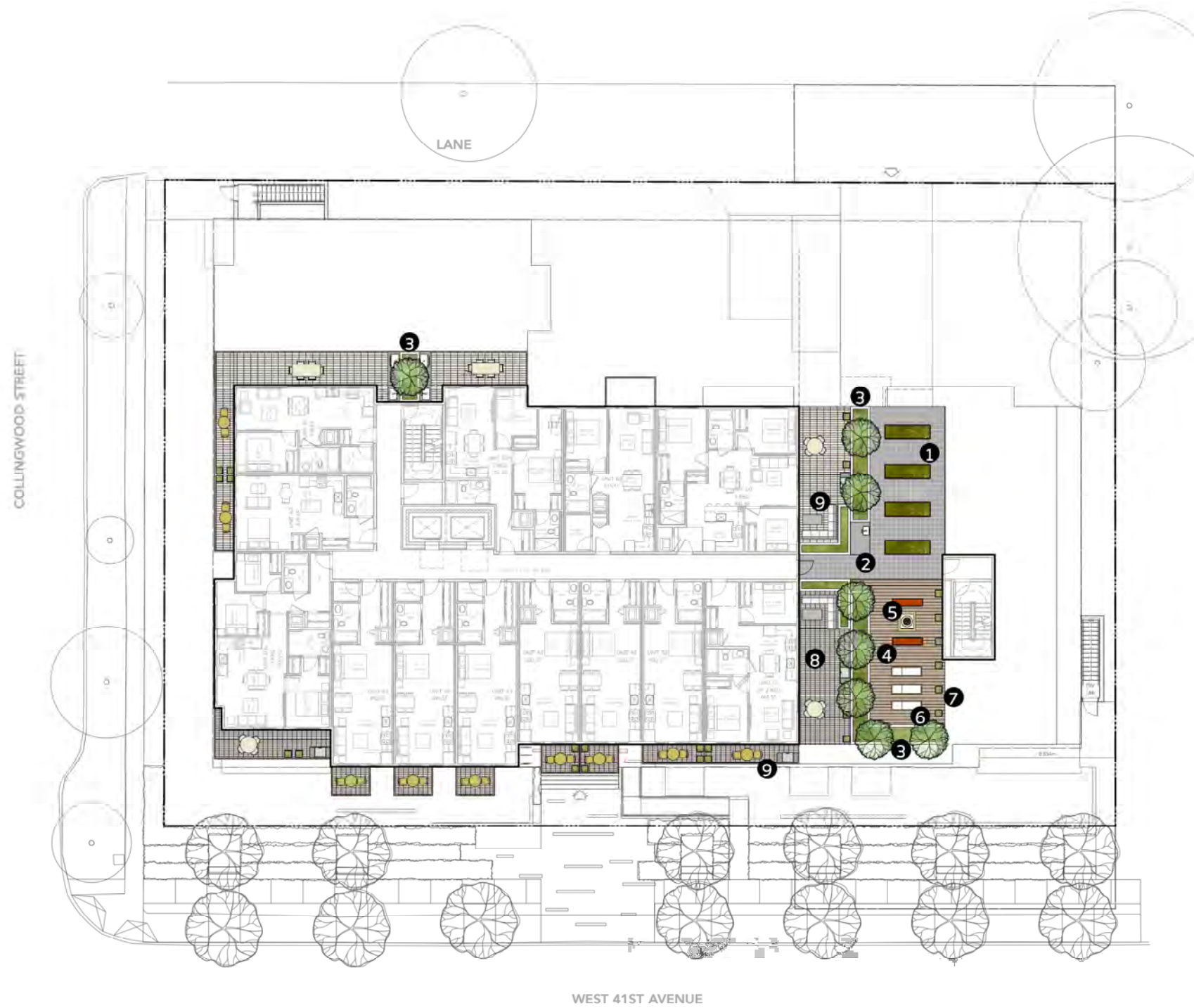
PRIVATE PATIOS



PRIVATE PATIOS



LANDSCAPE



DESIGN RATIONALE: ROOFTOP AMENITY SPACE

THE ROOFTOP AMENITY SPACE IS PROGRAMMED FOR COMMUNAL SOCIAL GATHERINGS, CHARACTERIZED BY A FIRE PIT AREA, SCREENING PLANTERS, URBAN AGRICULTURE PLANTERS, A KITCHEN AND LOUNGE CHAIRS WITH HIGH LEVEL DETAILING AND DURABLE MATERIALS THROUGHOUT.

LEGEND

- 1 URBAN AGRICULTURE - RAISED PLANTER
- 2 KITCHEN WITH STORAGE FOR URBAN AGRICULTURE EQUIPMENT
- 3 RAISED CIP CONCRETE PLANTERS WITH NATIVE HEDGE PLANTING
- 4 WOOD DECK
- 5 FIRE PIT WITH BENCH SEATING
- 6 URBAN LOUNGE CHAIRS
- 7 MOVABLE METAL PLANTERS
- 8 PORCELAIN PAVING ON PEDESTALS
- 9 OUTDOOR FURNISHINGS: COUCHES, TABLES, CHAIRS AND BBQ

AMENITY SPACE



OUTDOOR COUCHES WITH FIREPIT



URBAN LOUNGE CHAIR



URBAN AGRICULTURE + STEEL PLANTERS



THANK YOU!

