



Ashton - Lистраor
5466 Oak Street, Vancouver



Oak - Lистраor
6100 Oak Street, Vancouver



The Grace - Locarno
2468 Balaclava Street, Vancouver

MEET THE DEVELOPERS

LISTRAOR

Based in Vancouver, Lистраor specializes in the construction of boutique wood frame townhomes and apartment buildings. Named after a 350-year-old ancestral farm in Ireland, Lистраor Development Corporation was founded by Craig Rowland in 1994. Lистраor has been building multi-family residential projects in Metro Vancouver for over 20 years. As a family business, Lистраor understands the value of community. Our passion is developing thoughtfully designed homes in communities throughout Metro Vancouver's established neighbourhoods.



Locarno is a family-owned 4th generation landlord and real estate developer based in Vancouver with roots dating back to the 1920s. Today, Locarno specializes in the acquisition, development, and operation of commercial and mixed-use buildings in established and growing neighbourhoods.

We hold properties for the long-term and we pride ourselves on producing high-quality projects that will maintain their appeal for generations.



PROJECT STATISTICS

Addresses	5235, 5243, 5257 & 5275 Kersland Drive			
Legal Description	Lot 24 to 27, Block 840, DL 526, Plan 8324			
Zoning	RS1	CD1		
Site Area (sf)	28,619			
	req/allwd	proposed	req/allwd	proposed
FSR	2.0	2.0		
FSR Area	57,238	57,238		
Excluded balcony area (12% allowed)	6,869	3,180		
Excluded bay window area (1% allowed)	572	324		
Site Coverage		55%		
Number of Units		63		
Percentage of family units (2 bedrooms or more)	35%	73%		
Number of family units	22.1	46		
Percentage of 3 Bedroom Units	10%	13%		
Number of 3 Bedroom Units	6.3	8		
Setbacks:				
All round alphabet buildings	12'	12'		
Space between buildings on site	24'	24'		
Building width	120'	96'		
Building height		50.7'		
Parking				
Total Cars		64.4	91	
HC spaces		2.9	3	
Small cars		23	-	
Visitors		4.7	5	
Passenger drop off		1.0	1	
Bike storage				
Total Residents Bikes		145.5	146	
Suites up to 700 sf			24	
Suites up to 1,130 sf			39	
Suites over 1,130 sf			24	
Bike lockers		14.6	15	
Oversize bikes		7.3	7	
Vertical bikes		43.7	42	
Stacked bikes + Vertical Bikes		87.3	86	
Visitor bike parking		4.2	4	

BUILT AREA SUMMARY

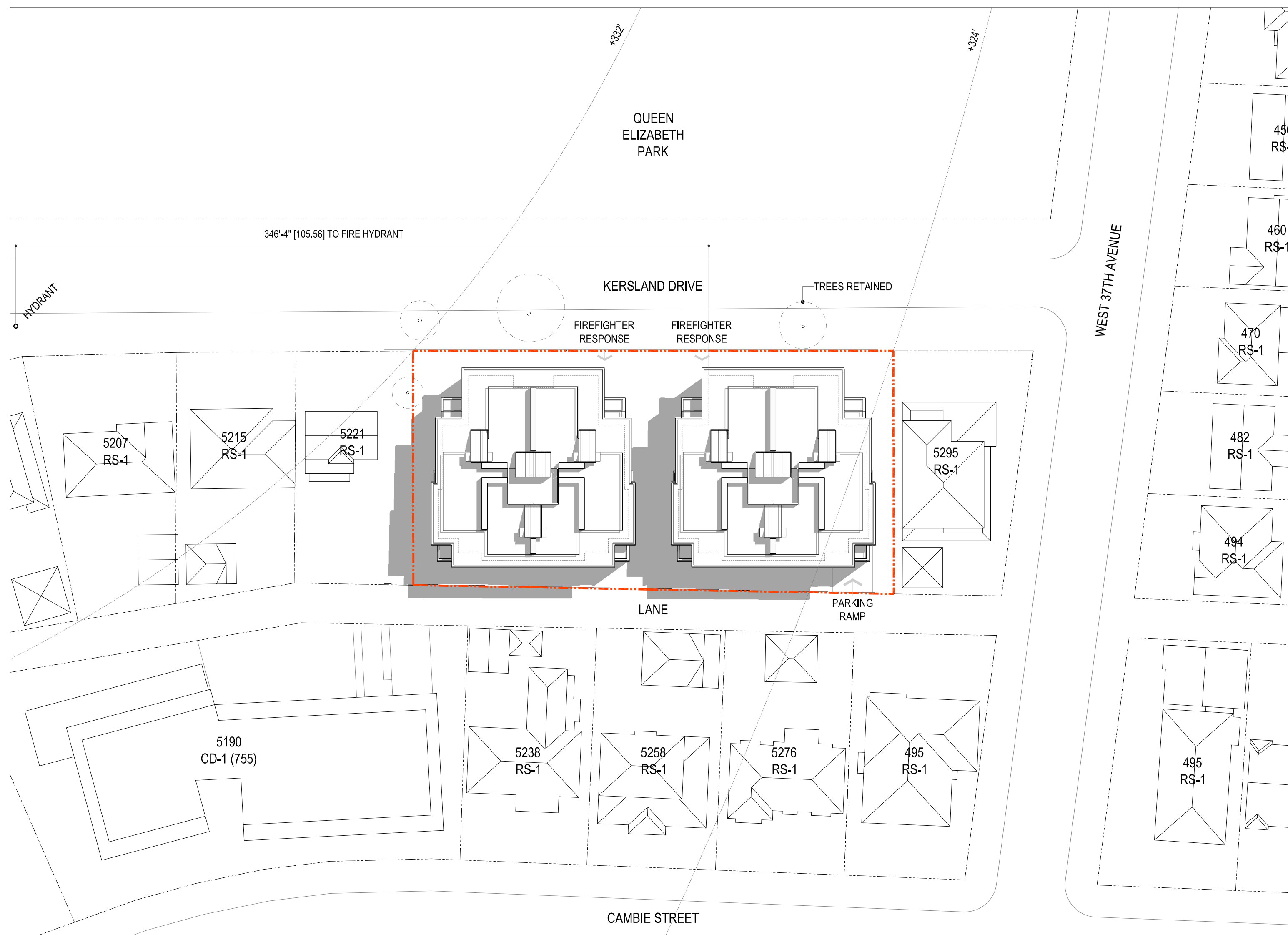
	Gross	Exclusions				FSR	Bay window	Balcony
		Storage	Amenity	Rainscreen	Insulation			
SOUTH BUILDING								
Roof	276			9	3	264		
L4	7,539	240		52	75	7,172		274
L3	7,824	360		109	78	7,277	81	658
L2	7,824	360		109	78	7,277	81	658
L1	7,365	280	463	93	74	6,455		
Total	30,828	1,240	463	372	308	28,445	162	1,590
NORTH BUILDING								
Roof	276			9	3	264		
L4	7,539	240		52	75	7,172		274
L3	7,824	360		109	78	7,277	81	658
L2	7,824	360		109	78	7,277	81	658
L1	7,770	320	463	105	78	6,804		
Total	31,233	1,280	463	384	312	28,794	162	1,590
TOTAL								
Roof	552			18	6	528		
L4	15,078	480		104	151	14,343		548
L3	15,648	720		218	156	14,554	162	1,316
L2	15,648	720		218	156	14,554	162	1,316
L1	15,135	600	926	198	151	13,260		
Total	62,061	2,520	926	756	621	57,238	324	3,180

SUITE MIX

	1B	2B	3B	Total
SOUTH BUILDING				
L4		2	4	6
L3	3	6		9
L2	3	6		9
L1	2	5		7
Total	8	19	4	31
NORTH BUILDING				
L4		2	4	6
L3	3	6		9
L2	3	6		9
L1	3	5		8
Total	9	19	4	32
TOTAL				
L4		4	8	12
L3	6	12		18
L2	6	12		18
L1	5	10		15
Total	17	38	8	63

DRAWING LIST

A001	Project Statistics / Drawing List
A002	Context Information
A003	Design Rationale
A101	Site Plan
A201	P2 Plan
A202	P1 Plan
A203	L1 Plan
A204	L2/L3 Plan
A205	L4 Plan
A206	Roof Deck Plan
A207	Roof Plan
A301	Elevations
A302	Elevations
A401	Sections
A501	3D Views
A601	Shadow Diagrams
A602	Remainder Study
FSR 203	L1 FSR Overlay
FSR 204	L2/L3 FSR Overlay
FSR 205	L4 FSR Overlay
FSR 206	Roof DeckFSR Overlay



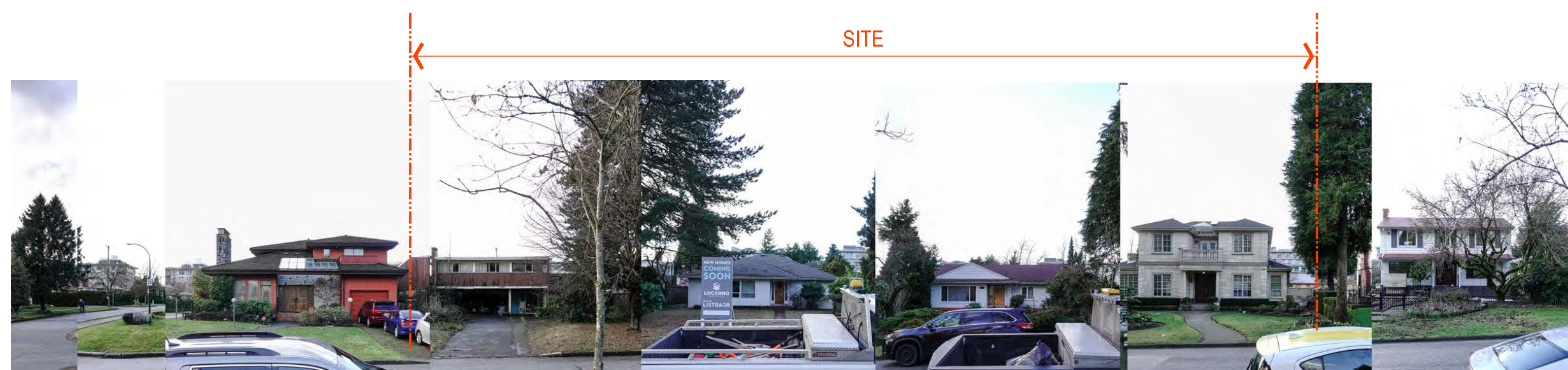
CONTEXT PLAN



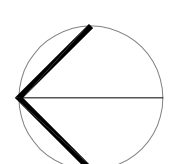
LOCATION PLAN



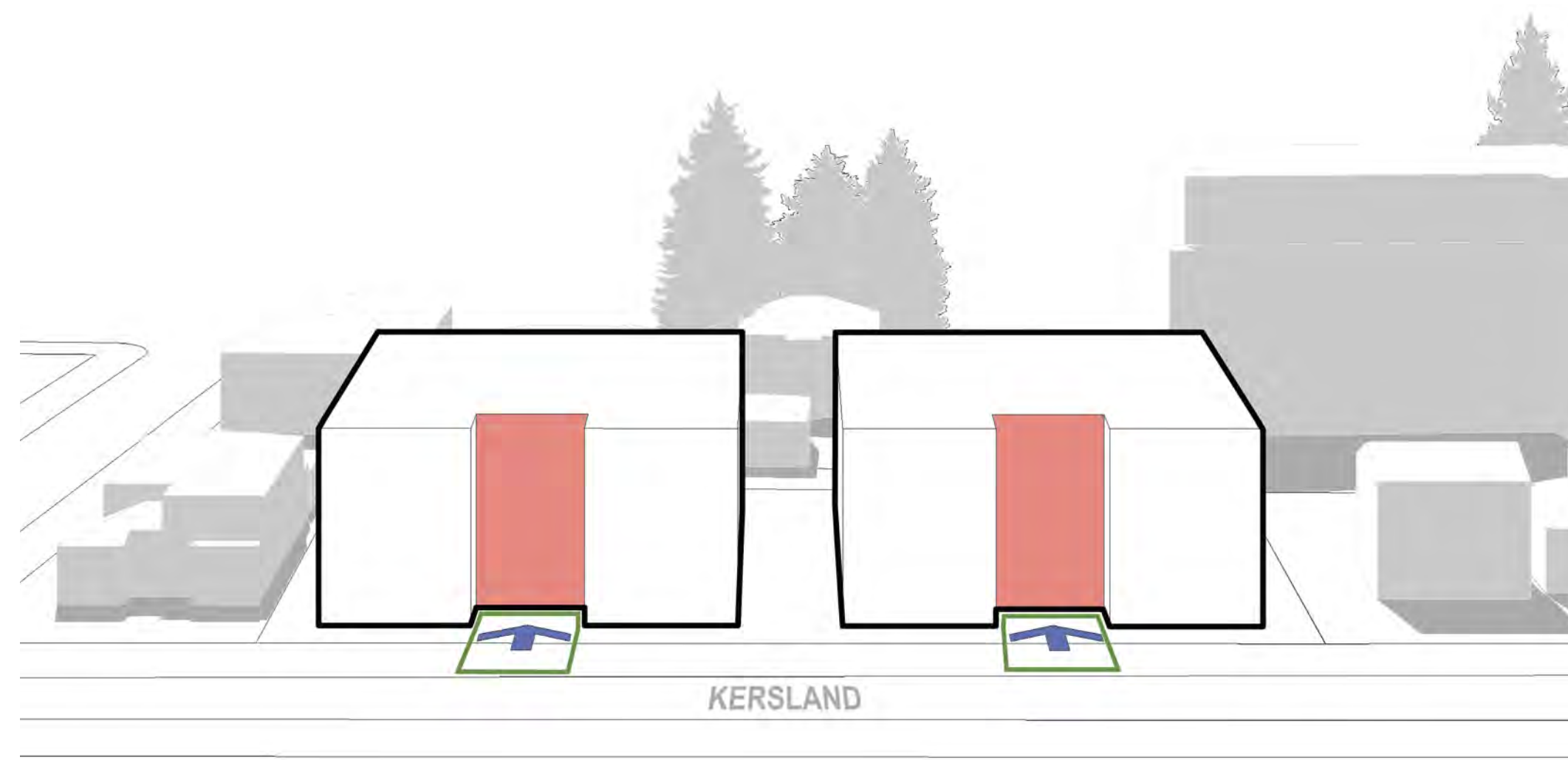
PAN EAST FROM CENTRE OF SITE



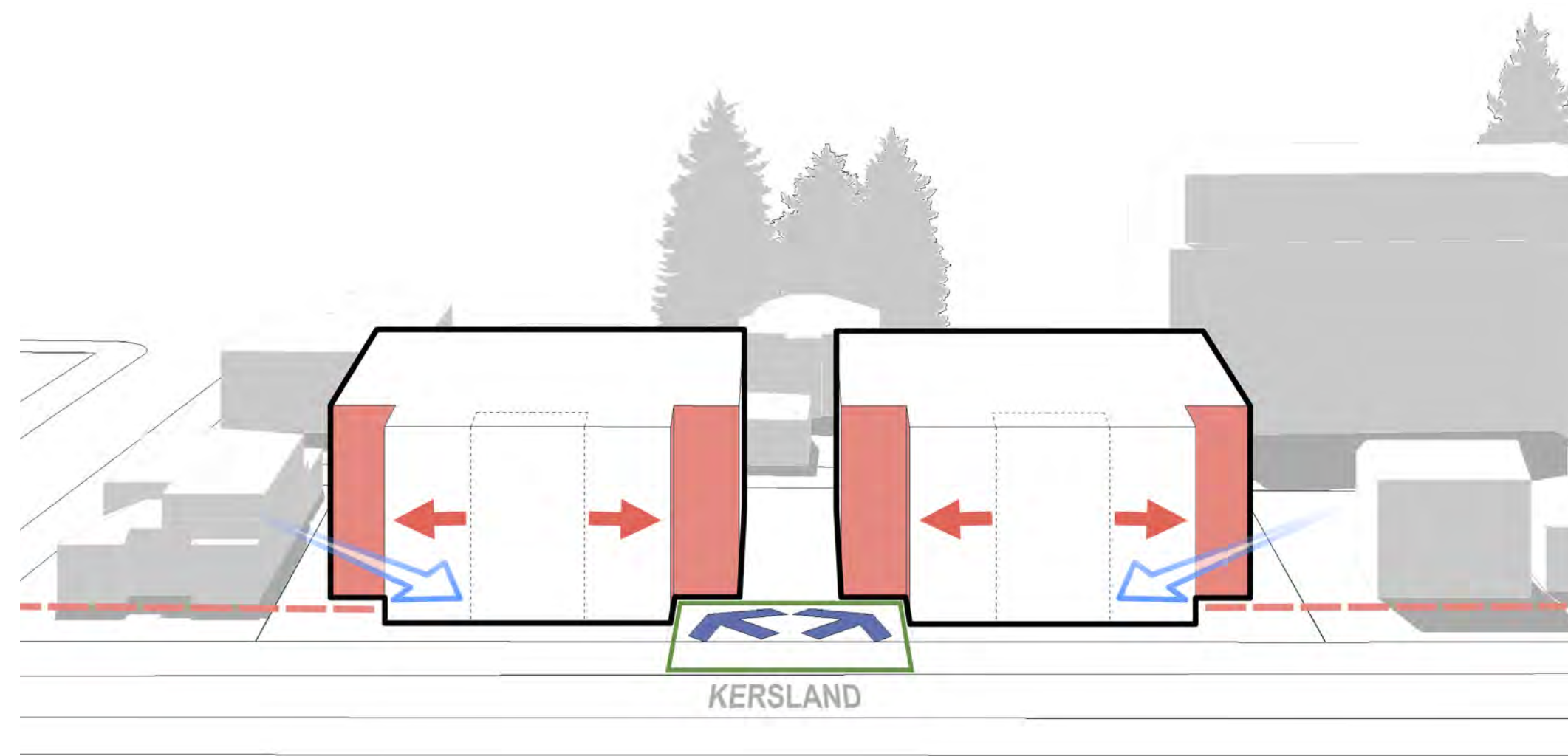
STREETSCAPE



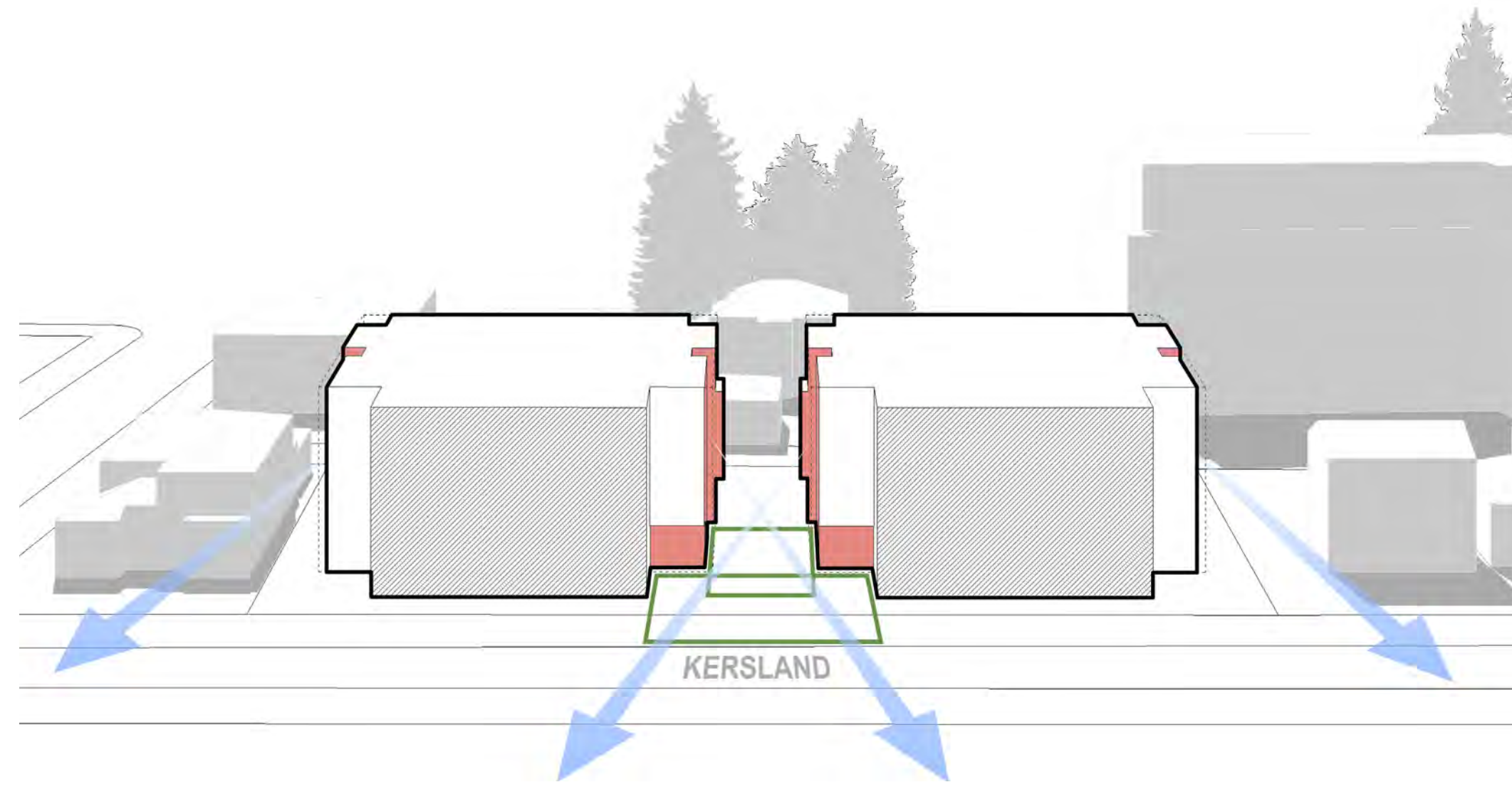
CONCEPT DIAGRAMS



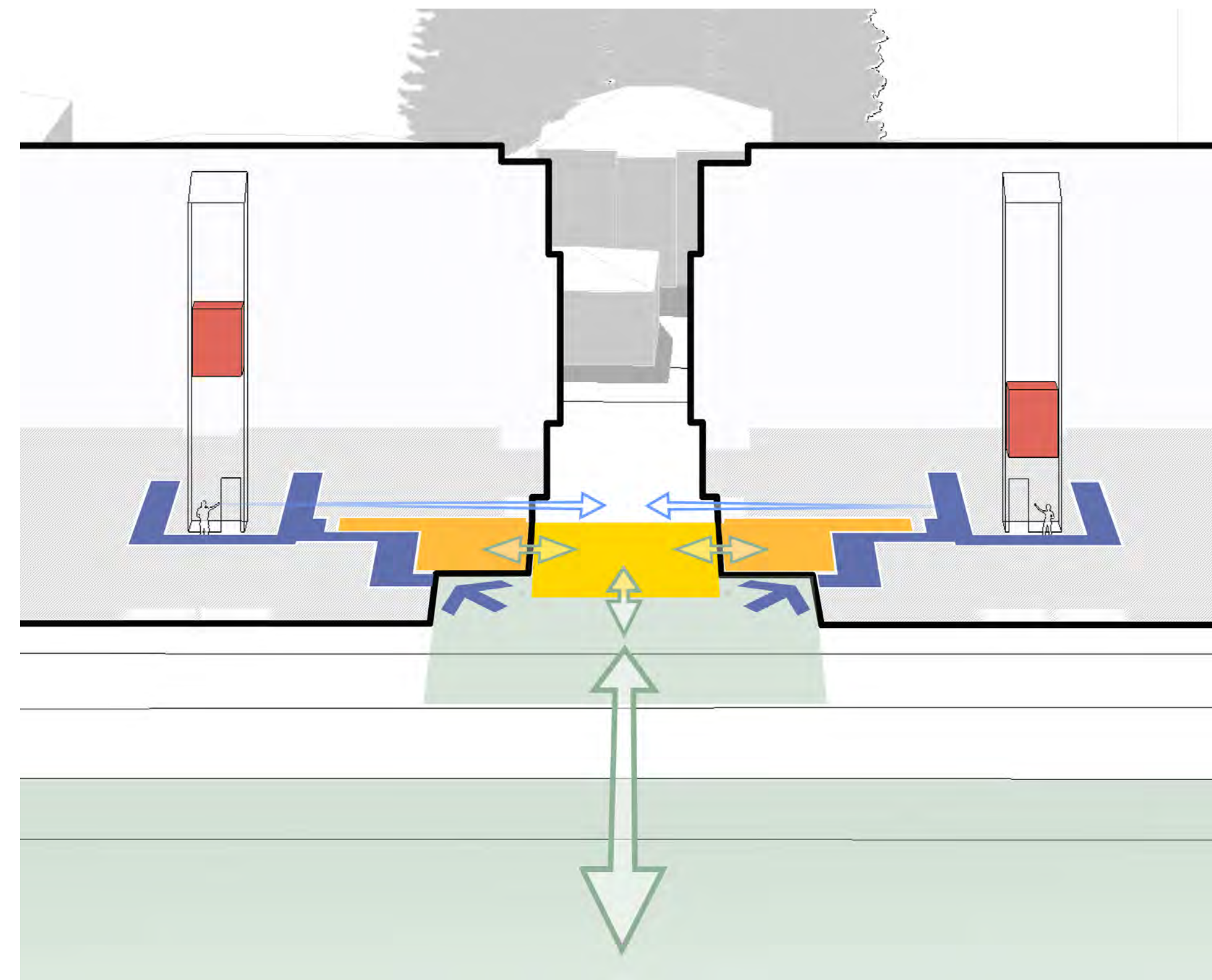
A For strata residential projects the CCP mandates 4-storey apartment buildings maximum 120 feet wide, with 12 feet setbacks all round and 24 feet between buildings. The Plan envisions "alphabet" buildings, recessing the centre of the street facade to create an entry court for each building



B Imagining the project as a single community, we propose instead to notch all four street corners creating a central, more generous entry court shared by both buildings as well as respecting the setbacks of the adjacent houses and preserving their view to the park



C Refining the sidewall profiles increases the width of communal space and provides better daylight angles and peekaboo park views to north and south facing suites in the project. The resulting street massing comprises two well separated pavilions of a scale appropriate to their park-fronting position



D Common spaces are linked, from the shared entry court to the multi-purpose outdoor amenity area, to the paired indoor amenity spaces. Internal circulation flanks these spaces. Glazed walls provide daylight and orientation to residents and visitors passing through the buildings

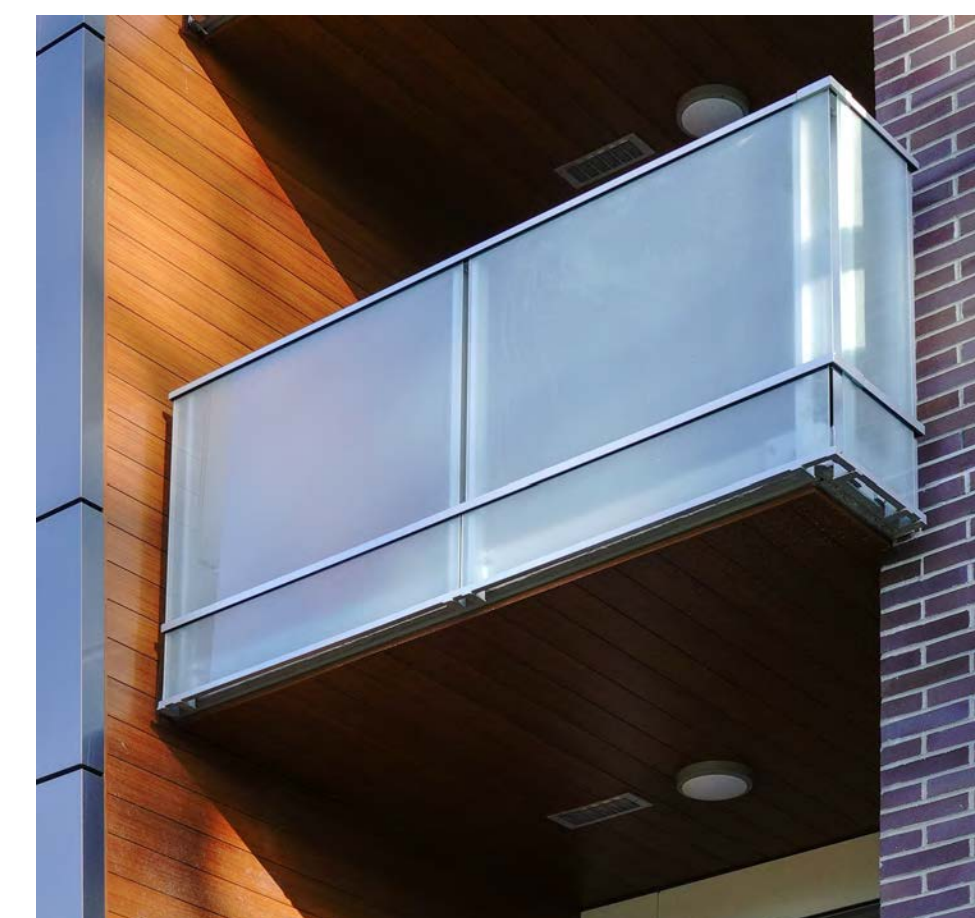
PRECEDENT IMAGES



Attic expression



Modern arbor



Glazed balcony guards



Streetscape

DESIGN RATIONALE

SITE AND CONTEXT

Currently occupied by four single-family houses, our mid-block site fronts on the south-west corner of Queen Elizabeth Park. Site grades rise to the north east. The lane and south property line are relatively level. The Kersland frontage slopes up 8½ feet towards Little Mountain.

All the lots around the site are occupied by single family houses, with most expected to be replaced by four to six storey residential development in the future.

PLANNING CONTEXT

The site is in an area designated for apartment use in the Queen Elizabeth sub-area of the Cambie Corridor Plan. Six storey buildings are allowed on Cambie and Kersland, with strata-apartment buildings on Kersland limited to four storeys.

Built form guidelines contemplate "alphabet" buildings on our site, shaped to provide "architectural variety" and "diversity of street frontages". Required setbacks, maximum building widths, and minimum space between buildings suggest a plan form comprising two squarish buildings on the site.

The City has approved other strata-apartment applications under Section 4.2.8 of the Plan, the most relevant being Autograph, 4989 Ash Street, which exhibits a similar scale and general massing to our proposal.

DESIGN RESPONSE

The scheme houses 63 apartments in a pair of four-storey, wood-framed buildings. A high percentage of family-friendly units is included at 73%. All suites offer usable private outdoor space: second and third floor balconies vary from 67 to 84 square feet, ground floor suites have generous patios, and top floor suites have large roof decks. Each building offers a ground level interior amenity space. The north building offers a lounge and meeting room while the south building offers a modern fitness facility for residents.

One and a half floors of underground parking are provided, set back from the property lines to facilitate mature perimeter planting. The parking slab outside the superstructure is lowered to allow planting flush to patio grade throughout the project.

The proposal builds on the fact that we have a pair of buildings to generate an integrated common space system and a streetscape massing with a scale and presence appropriate to its location across from Queen Elizabeth Park.

MASSING

Instead of the primary street façade articulation being the indent centred on each building suggested by the Guidelines, all four street corners are notched on our scheme, forming a pair of 'T' shaped buildings. The adjoining corner notches frame a 55 foot wide shared entry space. The outer notches on each building respond to the greater setbacks of the adjacent houses. The resultant streetscape reads as two 65 foot wide pavilions well separated from each other and from present or future neighbours.

The massing of the T-shaped buildings has been carefully refined. The east half of the side walls is pulled in two feet to widen the outdoor amenity space, vary side yards, and provide peekaboo park views for the north and south-facing 1 Bedroom units. Bay windows at second and third floor enhance these views without detracting from ground level visual permeability through the project.

Indented balconies are provided at the building corners and at the centre of each façade. Like the side units, the lane-facing 1 Bedroom units feature the distinctive bay-window figure.

The corners of the top floor are further cut away. Fitting for a wood framed building, an overhanging roof shelters the building's walls. Above, enticing sloped roof structures minimally enclose access stairs and elevator overrun.

COMMUNAL SPACE

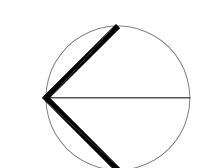
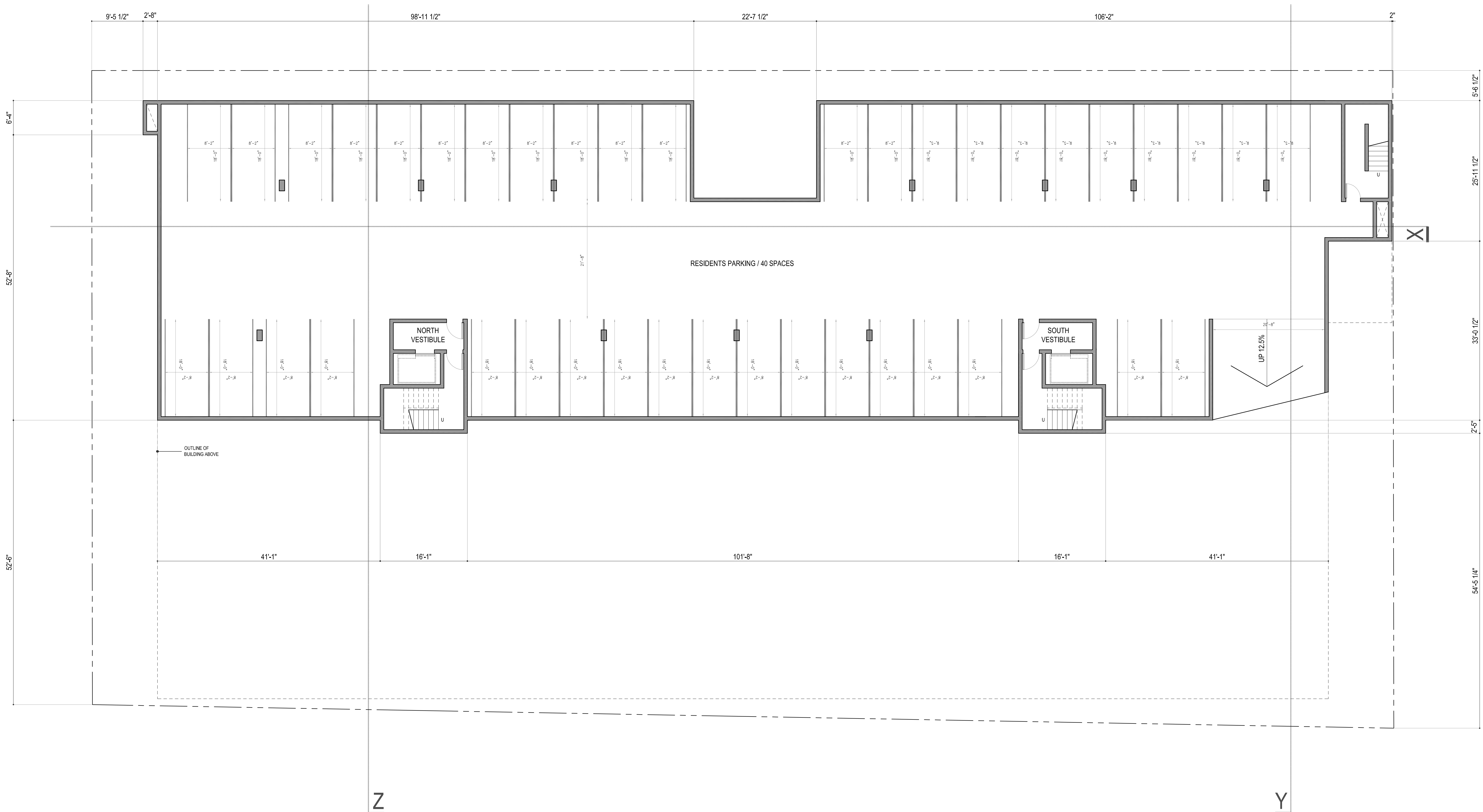
The development is designed to function as a single community, rather than two separate buildings focusing only on the street. A hierarchy of linked open space inhabits the conjunction of the buildings.

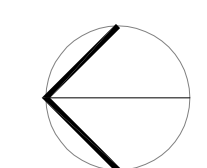
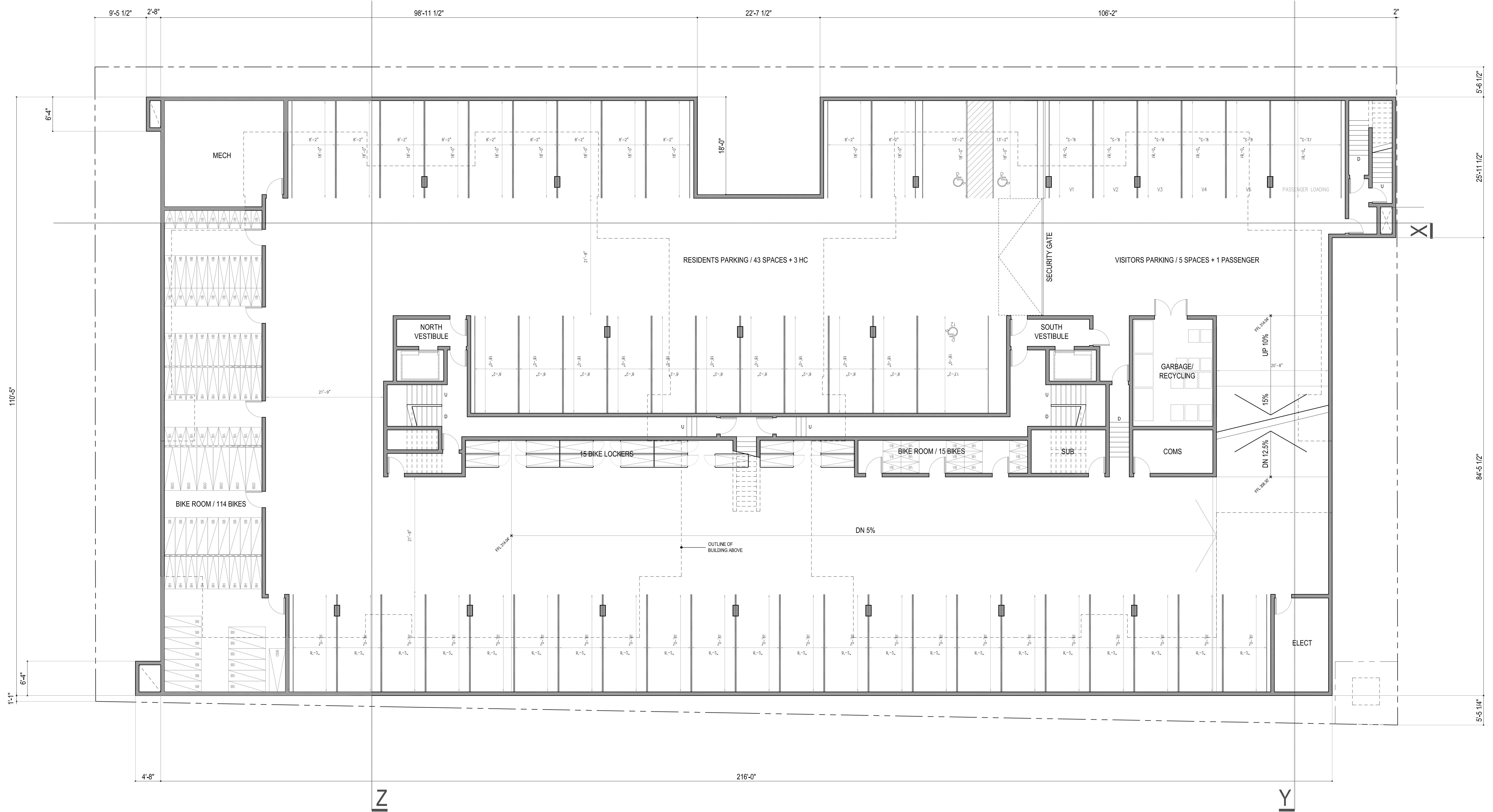
- A shared entry place (a more generous and Covid friendly version of the Guideline "entry court") connects the street to the front door of each building. Large enough to accommodate a sizeable tree, this space will be both verdant and useful, providing paved and lawn areas for socializing, with benches overlooking the park across the way.
- A grand arbor joins the buildings, forms a delightful entrance canopy to each, and naturally separates the public entry space from the residents' amenity area to its west.
- The outdoor amenity area will be a multi-functional space, facilitating toddler play and supportive of the adjacent indoor amenity spaces.
- The indoor amenity areas in each building will have a complementary program. Extensively glazed to both outdoors and the building lobbies, these spaces also deliver daylight, interest and orientation to residents and visitors circulating through the buildings.

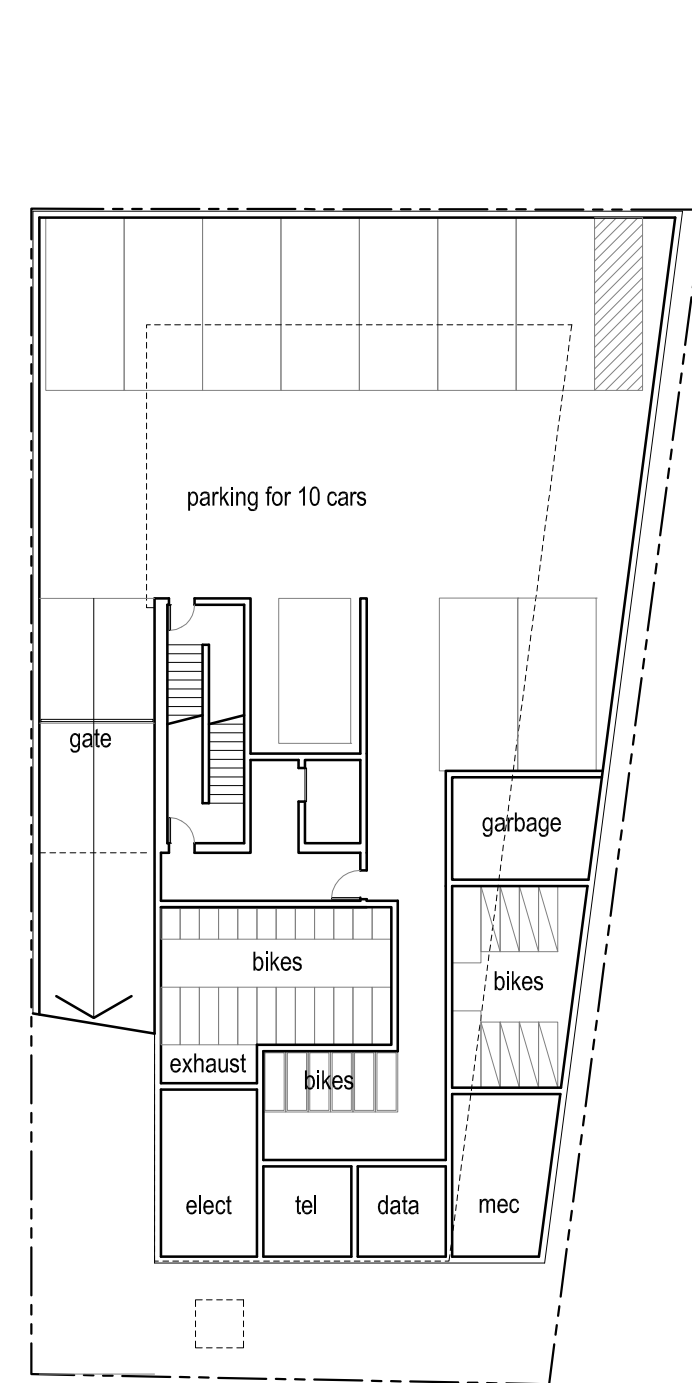
MATERIALS

The buildings are clad mostly in beige grey brick with secondary surfaces clad with painted panel or channel siding, coloured to blend with the charcoal window frames, guardrails and fences. The top floor is distinguished by a band of wood tone textured cladding, with the same cladding used on the bay window figures and roof-top structures.

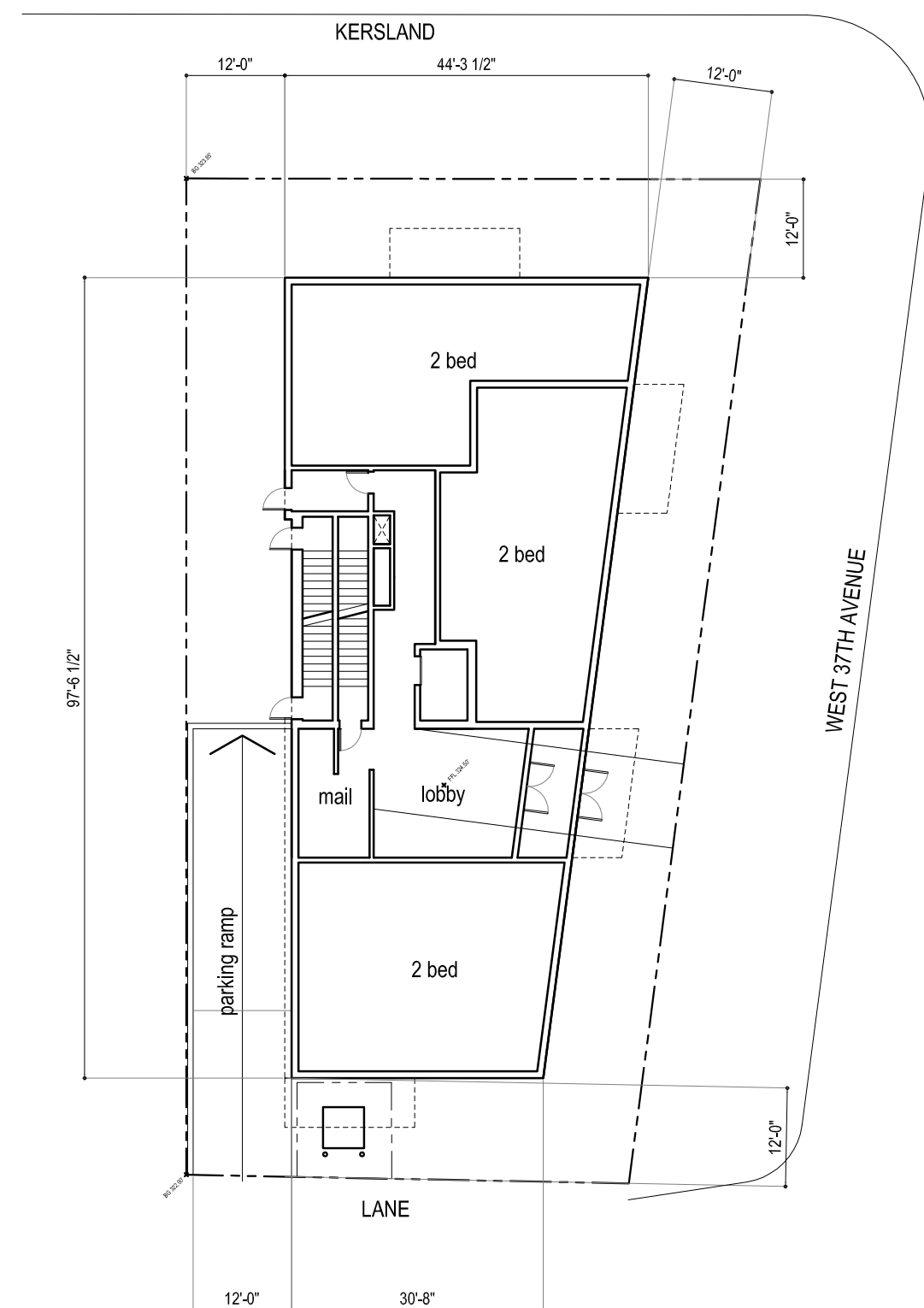
Balcony guards are glazed, covering balcony floor edges, with minimal framing and posts set inboard of the glass. Ground level guards will be picket fences. Suite entries are marked by metal gates with brick clad gate posts.



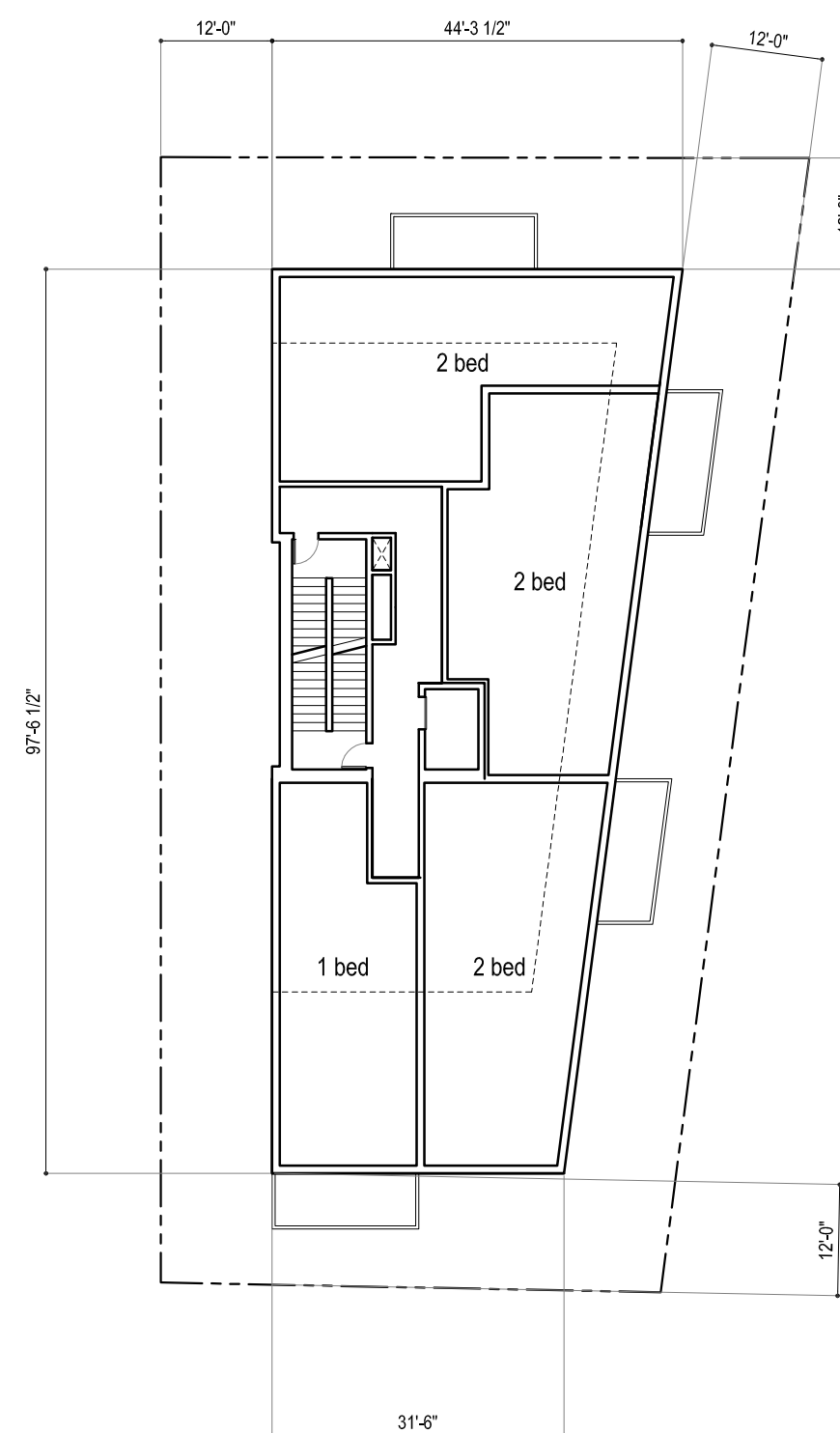




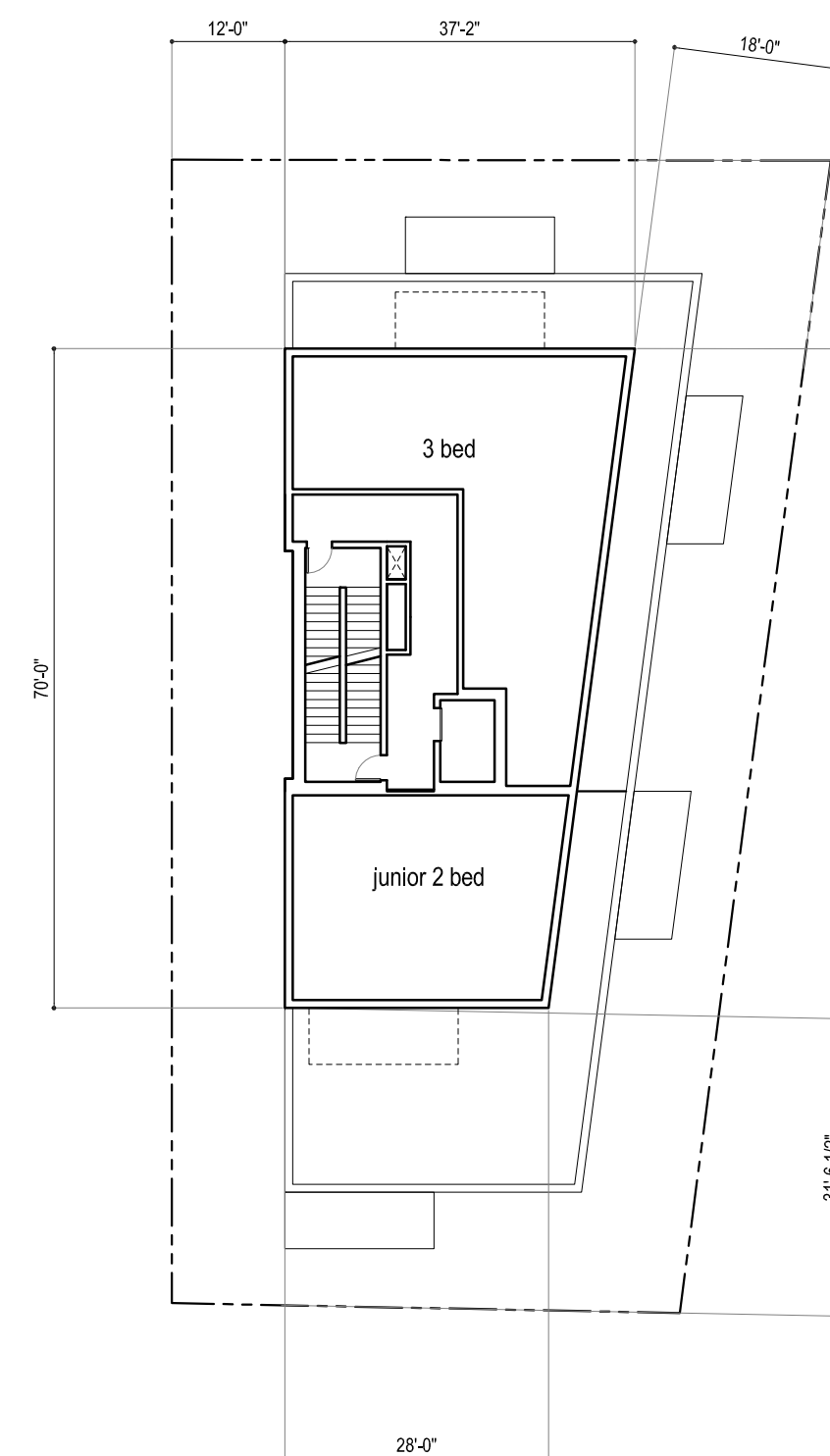
PARKING LEVEL



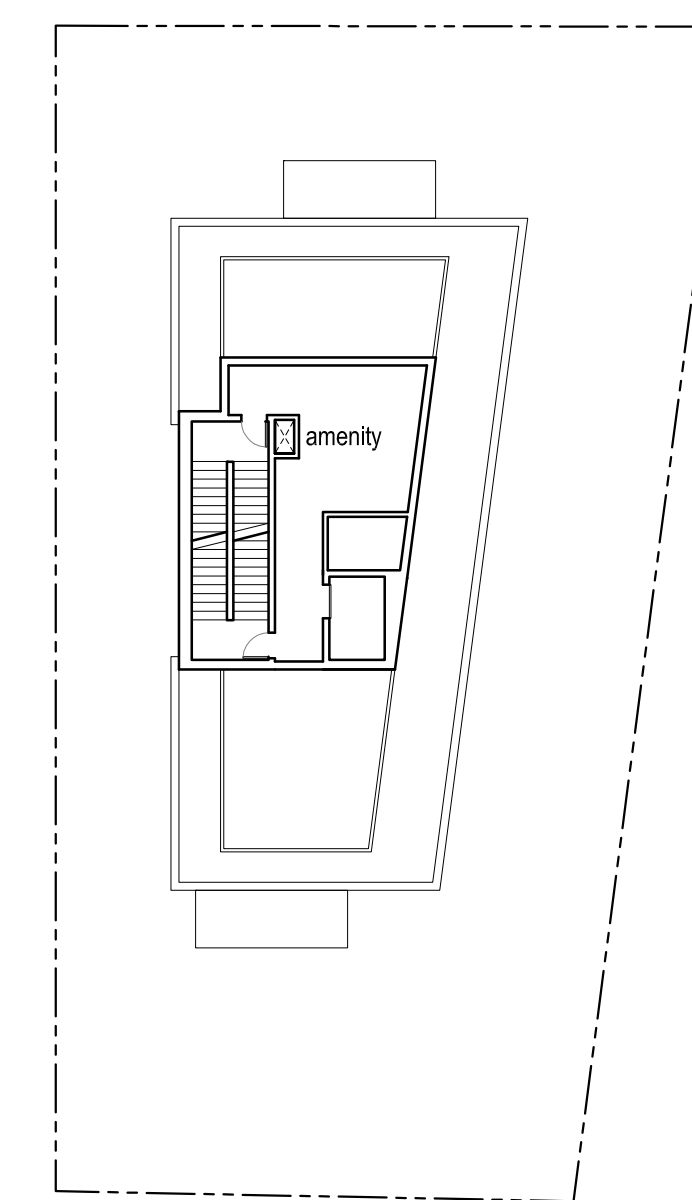
GROUND FLOOR



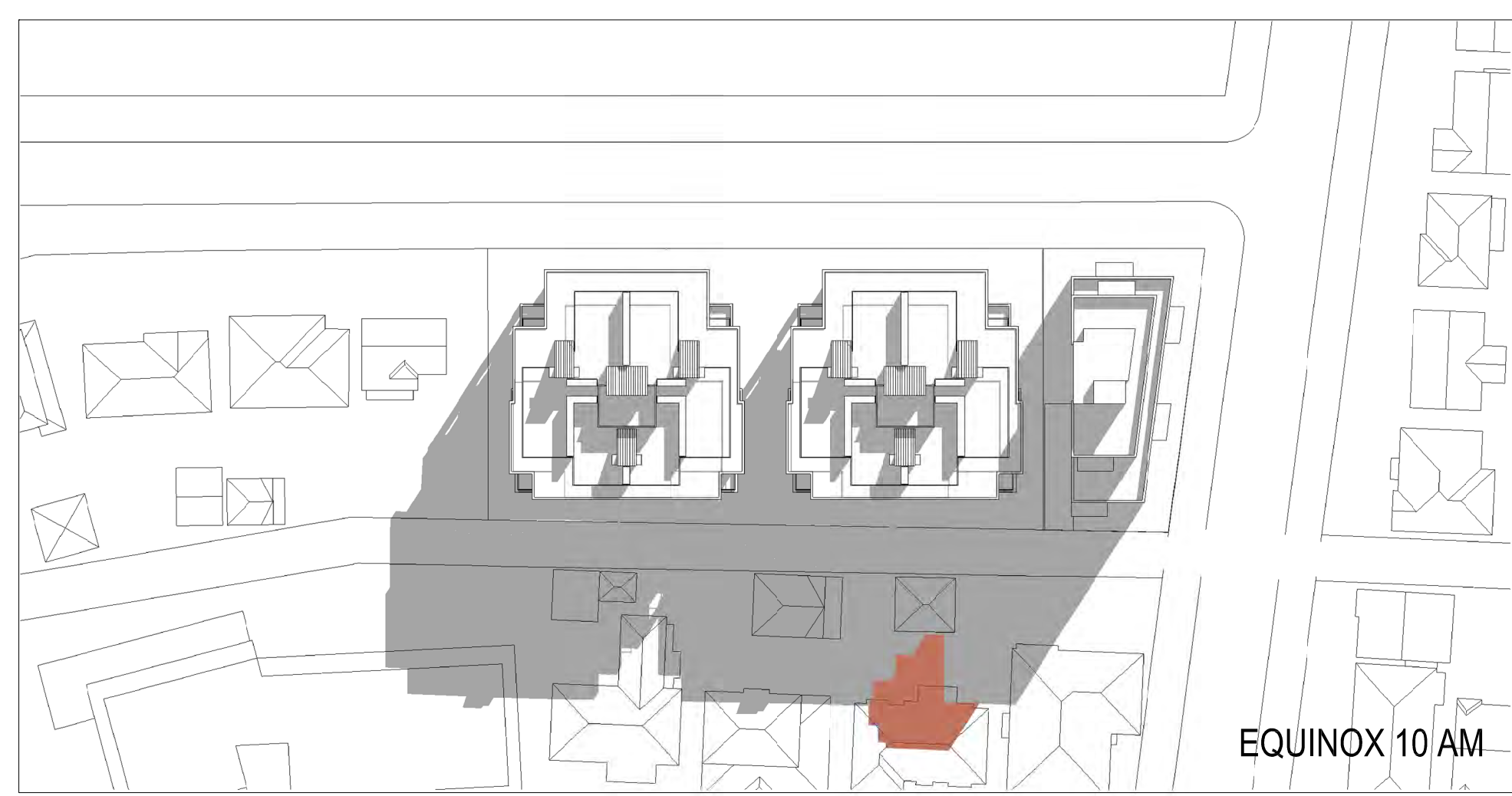
LEVEL 2 TO 4



LEVEL 5 AND 6



ROOFTOP AMENITY



EQUINOX 10 AM



EQUINOX 12 NOON



STATISTICS

Site Area (sf)		7,553	<i>estimated</i>
FSR	req/allwd	2.50	2.50
FSR Area		18,883	18,665
Storage			475
Amenity			770
Gross Area			19,910
Number of Units			19
Number of 3-Bedroom Units	10%	1.90	2
Number of 2 & 3-Bedroom Units	35%	6.65	14
Setbacks:			
Kersland			12 ft
37th Avenue			12 ft
Interior side yard			12 ft
Lane			12 ft
Parking			
Cars			
Secured Rental	1/125sm		14
Close to transit reduction (>100m to FTN stop)	20%		3
Total			11
HC spaces (Counts as 2 spaces)			1.41
Total (12 ft ramp allowed)			8.41
Small cars (max)		2.5	1
Visitors (Not required to be separated)		1.4	1
Residents bike storage			
Suites up to 700 sf	1.5		4.5
Suites up to 1,130 sf	2.5		36.3
Suites over 1,130 sf	3.0		3.0
Total			40.8
Bike lockers (min)	0.1		4
Oversize bikes (min)	0.05		2
Vertical bikes (max)	0.3		12
Stacked bikes (max)	0.3		12
Visitor bike parking			2
			2

REMAINDER STUDY

The City requested we study the development potential for 5295 Kersland, the single corner lot that would remain after approval of our project. They specifically asked we evaluate a 6-storey, 2.5 FSR secured rental building.

The proposed massing follows the built-form guidelines for mid-rise residential buildings off arterials (Cambie Corridor Plan 4.2.8 and 5.4); the approved massing for the 6 storey building at the south end of the Alabaster project at Ash and West 35th Avenue (a very similar condition to ours); and the consideration given for massing relaxations for single-lot buildings in previous rezoning approvals under the Cambie Corridor Plan.

From the Plan:

- For secured rental, 6 Storeys plus partial storey for rooftop amenity allowed
- 12' setbacks all round
- Step back 8' to 12' above fourth storey

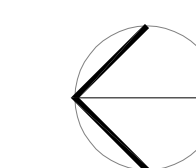
From Alabaster rezoning:

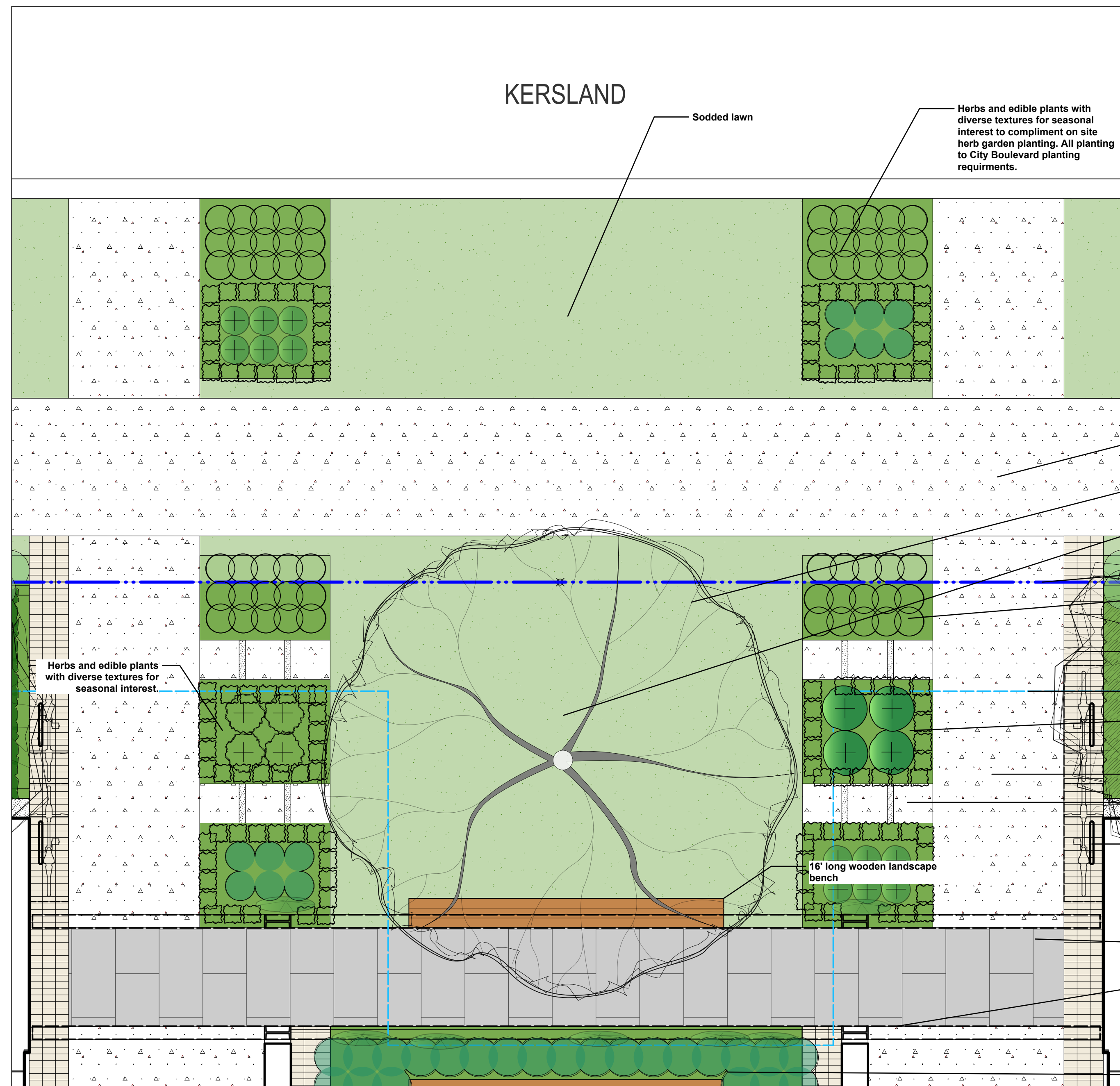
- Upper two storeys no more than 70 feet deep, stepped back from floors below on both street frontages

From single corner lot Cambie Corridor Plan rezoning approvals:

- Buildings with core set on interior lot line side need not step back above fourth storey on that side
- Less than 8' step back on side street approved

The study demonstrates that a 6 storey, close to 2.5 FSR stand-alone development is feasible on the site. Parking would be accessed by a 12' wide ramp located on the north property line. Resultant overshadowing is about the same as a four storey alphabet building on site, and would not negatively impact our project or any potential courtyard development across the lane.





- PIP concrete paving sidewalk per City of Vancouver's Standard
- Sodded lawn
- Feature tree at grade. Set in open lawn for picnics and socializing
- P.L.
- Herbs and edible plants with diverse textures for seasonal interest.
- 2' accent pavers, cream color brick bands to match building
- Parkade Slab below
- herb/seasonal planting. Opportunities for urban agriculture. Planters flush with sidewalks
- Saw cut, broom finished concrete entry
- Concrete stepping stones to create an open connection to lawn
- Class B bike racks
- 2'x4' dark grey slab pavers along Arbour axis
- Entry Arbor with vines. Metal trellis between columns provides a green backdrop to the entry and separation between the private amenity space and the public entry.
- Outdoor Amenity Area

Landscape Entry Node



Liriodendron tulipifera at front entry. Indigenous to Canada and marked as "very suitable" on "Urban Tree List for Metro Vancouver in a Changing Climate"



Wire mesh screen for climbers



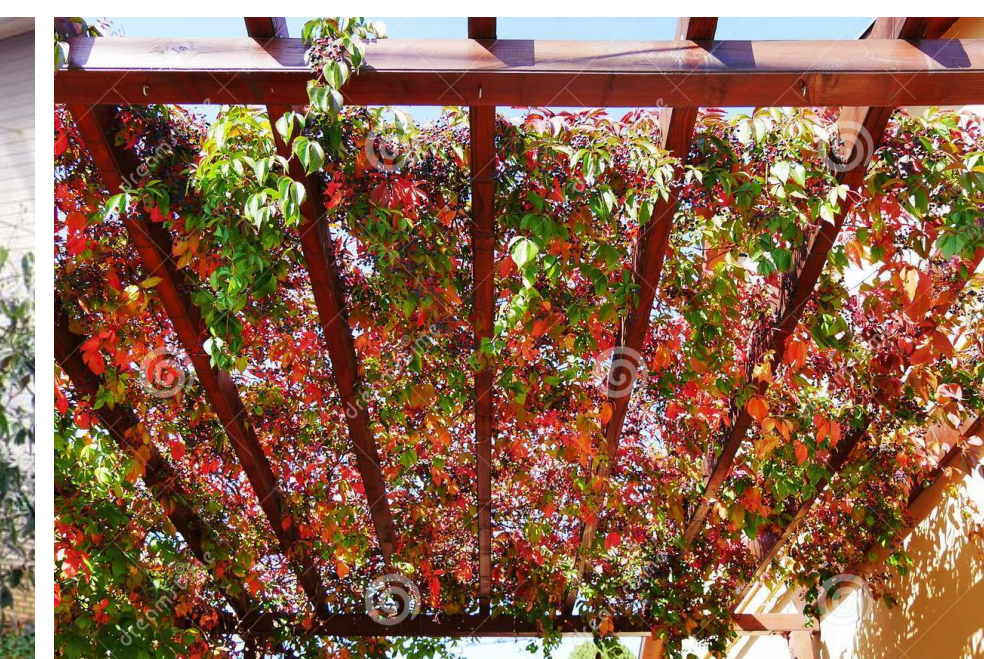
Wooden Bench in Central Lawn and Amenity Area



Bike racks

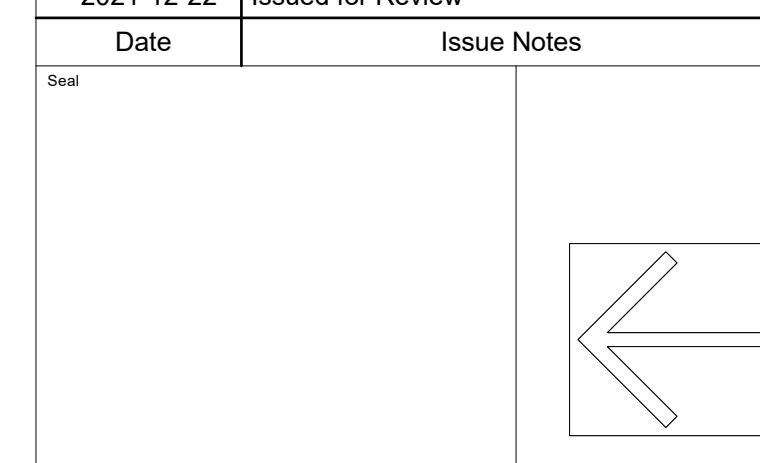


Clematis armandii w/ white flowers (evergreen)



Parthenocissus quinquefolia (deciduous climber)

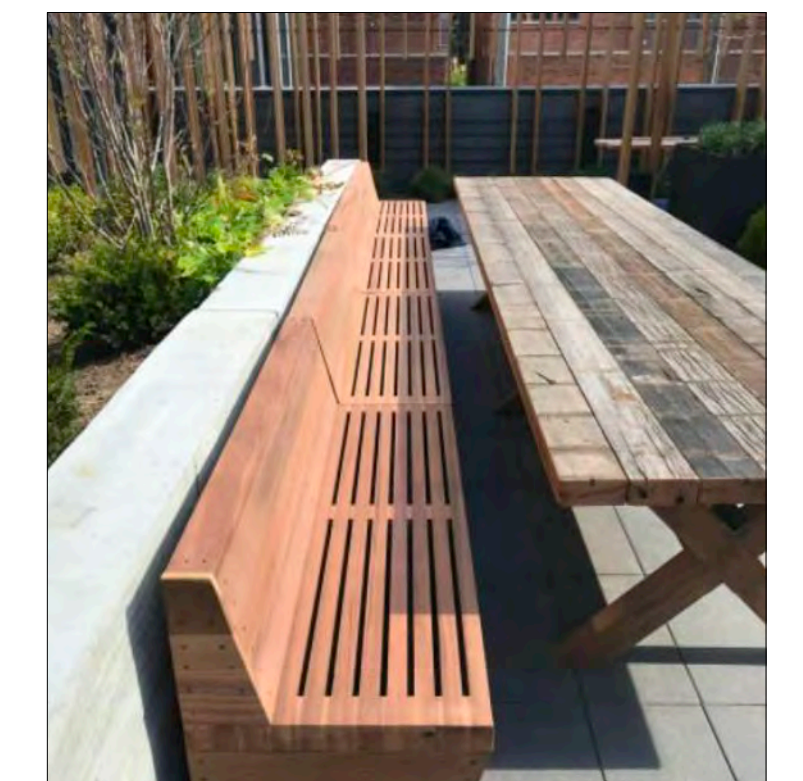
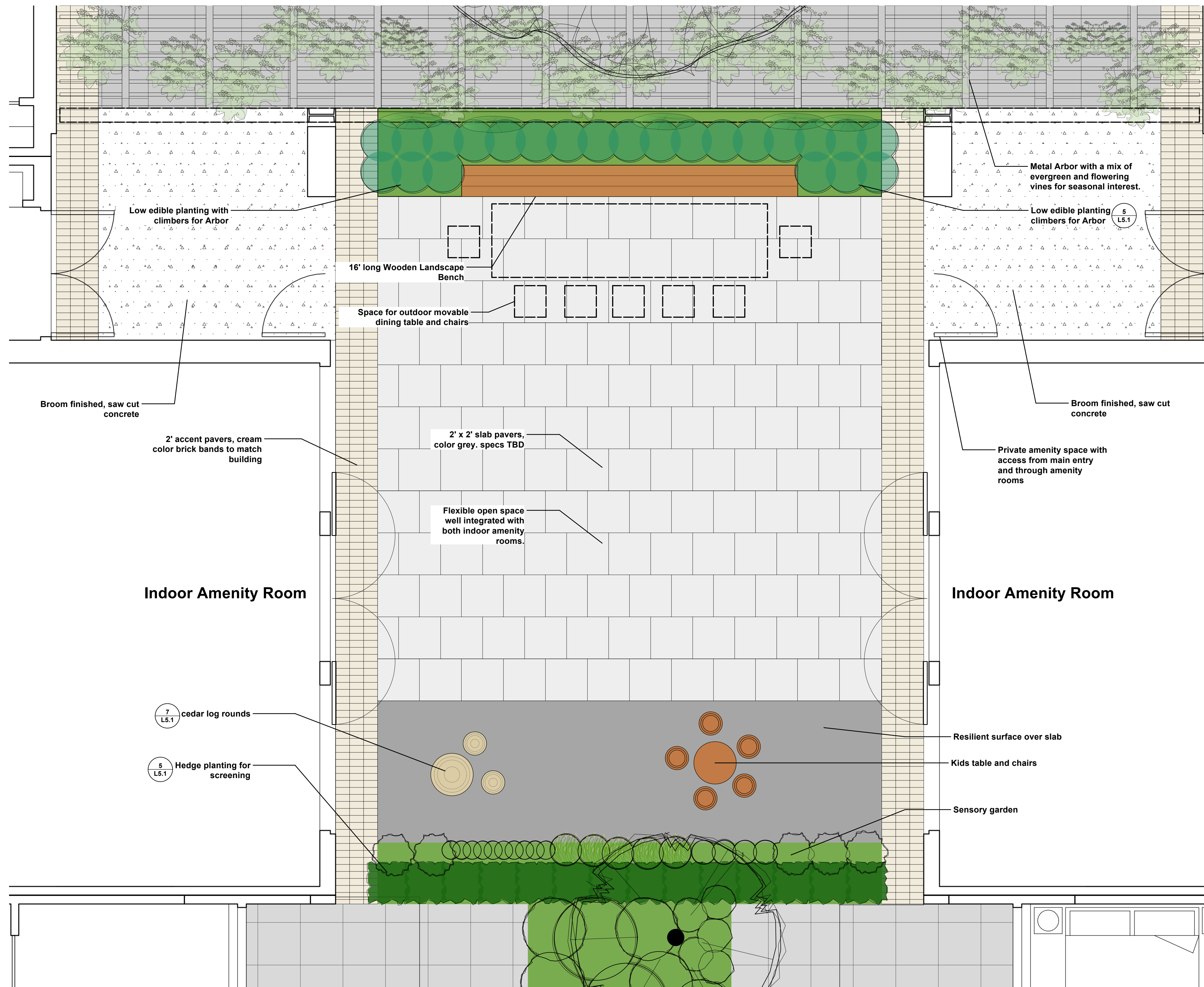
Date	Issue Notes
2022-02-03	Issued for Rezoning
2022-01-20	Issued for Client Review
2022-01-05	Issued for Review
2021-12-22	Issued for Review



Prospect & Refuge
 LANDSCAPE ARCHITECTS
 #102-1661 W 2nd Ave Vancouver, BC V6J 1H3
 604-669-1003 info@prospectrefuge.ca
 Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
5235 - 5257 Kersland
 5235 - 5257 Kersland Dr, Vancouver, BC

Sheet Title	
Landscape Entry Node	
Project No.	Scale
2021-52	1/4"=1'0"
Project Manager	Sheet No.
NR	L1.2
Reviewed By	
AS	



Bench in amenity laid out to allow transformation into a harvest table bench seat



Opportunities for social, active and sensory play



Example of resilient surface



Example of log rounds

Date	Issue Notes
2022-02-03	Issued for Rezoning
2022-01-20	Issued for Client Review
2022-01-05	Issued for Review
2021-12-22	Issued for Review

Date	Issue Notes

Prospect & Refuge

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Project Title and Address

5235 - 5257 Kersland
 5235 - 5257 Kersland Dr, Vancouver, BC

Sheet Title

Groundfloor amenity area

Project No.	Scale
2021-52	3/8"=1'0"
Project Manager	Sheet No.
NR	L1.3
Reviewed By	AS