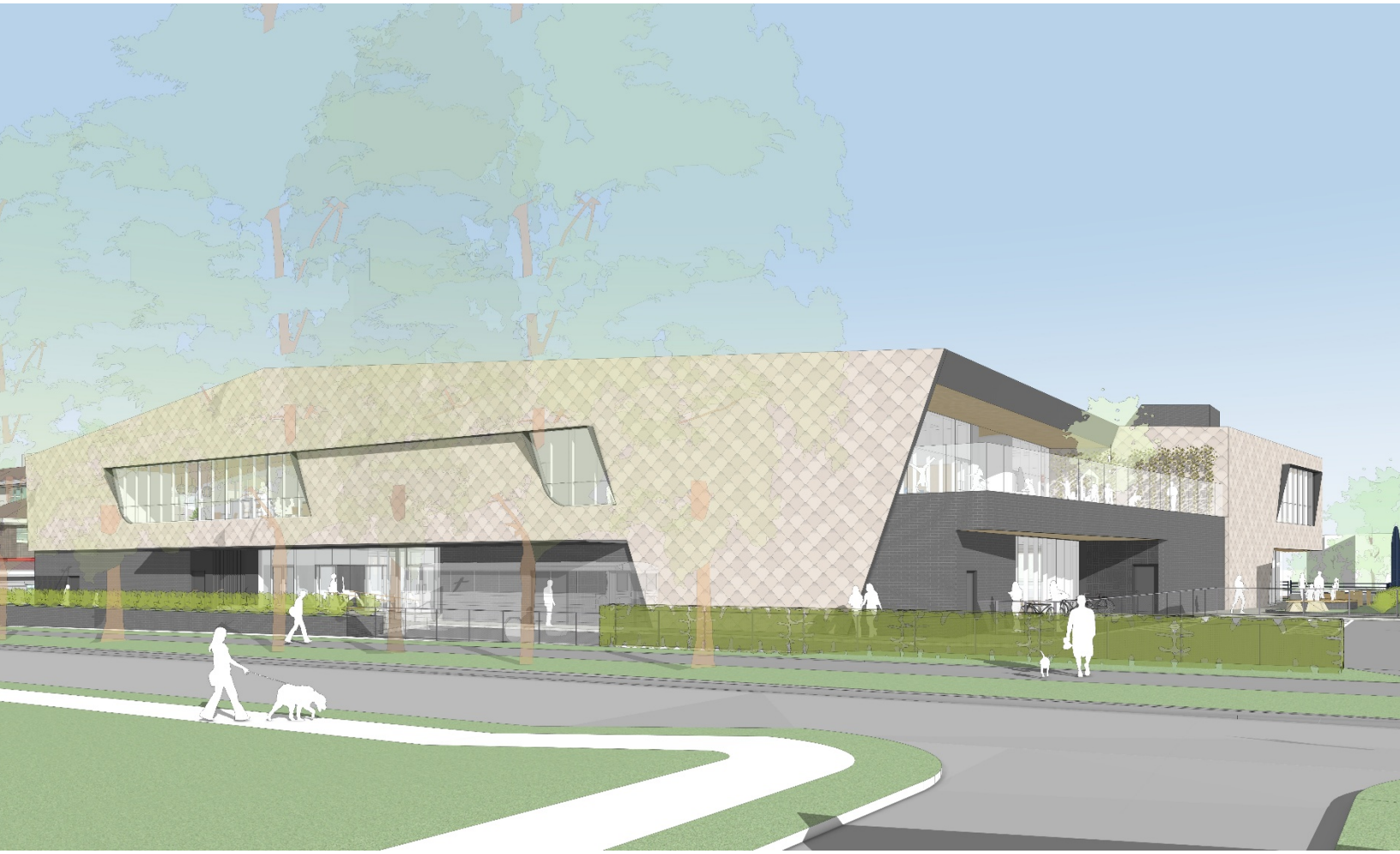
York House School Athletics Facility
Design Rationale

4176 Alexandra Street, Vancouver BC



REGISTERED ARCHITECT
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1 Overview

York House School is an independent school campus located at 4176 Alexandra Street in Vancouver. The school occupies the entire block bounded by West 26th Ave., West King Edward Ave., Granville Street and Alexandra Street. The school has been a part of the community at this location since 1938.

The campus is comprised of a Junior School to the East, a Gymnasium, and underground Auditorium complex beneath a playing field at the middle of the campus, and a Senior School complex to the west of the campus.

This Development Permit application includes a proposed new Athletics Facility that will replace the existing gymnasium building and provide a new, contemporary athletics and learning facility that strengthens the connections between the existing campus buildings. The new facility incorporates 21st-Century Learning principles, including a series of informal, active and collaborative learning spaces.

The proposed two-storey development will accommodate a fitness centre and movement studio at Level 1, a combination of Junior School facility, community commons space with a kitchen and servery and seminar rooms at Level 2, and two gymnasiums at Level B1, which is located below grade. The proposed facility will also provide new outdoor terraces and circulation spaces that promote connections between the new building and the surrounding campus.

The proposed Athletics Facility will support an increase in student enrollment from 600 to 690 students, in accordance with Section 2(a) of the CD-1 (288) By-law No. 7045 text amendments.

The design has been developed to integrate the new facility into the existing campus while establishing a distinct architectural identity appropriate to its athletic and educational functions.

The project development is in general compliance with the CD-1 Bylaw and Parking Bylaw. There are minor exceptions, for which relaxations are requested. A rationale is provided in Section 8 of this document for these items.

2 Site & Context

The York House site is a 13,445m2 property located at 4176 Alexandra Street in the second Shaughnessy neighbourhood. The site measures approximately 149.68m in the east-west direction and approximately 89.943m. The site is bordered by Alexandra Street to the West, West King Edward Avenue to the North, Granville Street to the East and W 26th Avenue to the South.

North of the site, across West King Edward Avenue, are six single-family residences. East of the site, across Granville Street, are four single-family residences. South of the site, across W 26th Avenue, are six single-family residences. West of the site, across Alexandra Street, is the Little Flower Academy School campus.

The site campus is characterized by a collection of buildings developed at different stages, each with a distinct architectural language. The Junior School is located to the east of the existing gymnasium, while the Senior School is located to the west. The existing gymnasium, athletic field and below-grade auditorium complex occupy the central portion of the campus.

The proposed Athletics Facility occupies the location of the existing gymnasium and is located between the existing Junior and Senior School buildings and will be interconnected to the school through the below grade concourse. The building is therefore conceived as a bridge between the existing buildings, establishing a physical and architectural connection between the two distinct portions of the campus.

The new building sits centrally within an established institutional campus and is surrounded by both diverse school buildings and residential neighbourhoods, and the development and design responds to both conditions.

3 Development, Density & Use

Density:

Redevelopment of the York House School site will be in multiple phases. This DP application is for the first phase of a long-term master plan (see the Rezoning Application) and will provide a new Athletics Facility for York House School, replacing the existing gymnasium and expanding the school's athletic, educational and community-oriented facilities. The new Athletics building will have a gross floor area of approximately 5,616.22sqm (FSR area of approximately 5,524.79sqm). The campus will have an updated gross floor area of approximately 15,825.28sqm (FSR area of approximately 15,741.99sqm).

The proposed development will result in an overall site density of approximately 1.17 FSR, compared with an existing density of approximately 0.85 FSR and a permitted density of approximately 1.71 FSR, as per CD-1 (288) zoning By-law No.7045. Refer to the project data sheet and FSR overlays for detailed FSR breakdowns and floor area exclusions.

Building Height:

The proposed development is two storeys in height with a storey located below grade. The building has a total height of approximately 12.02m, measured from base surface to top of main building parapet, not including mechanical equipment and appurtenances. The proposed building height is less than the maximum 16.2m permitted for sub-area #2, as per CD-1 (288) zoning By-law No.7045.

Use:

The proposed development is an expansion of the school campus and the principal program components include two gymnasium spaces at Level B1, a fitness centre and movement studio at Level 1, and Junior School classrooms, seminar rooms and Community Commons spaces at Level 2.

The proposed density and building form are primarily driven by the requirements of the school's athletic and educational program and the need to integrate the new facility within the existing campus, in alignment with CD-1 (288) zoning By-law No.7045. The existing school will remain in operation while the new building is under construction.

4 Massing & Materials

Massing:

The existing school occupies a site with four diverse urban conditions. The east-facing Primary Wing faces Granville St, a city-wide thoroughfare that the school generally tries to insulate itself from with a large cedar hedge. The north side of the campus faces King Edward St, a smaller but still significant thoroughfare which the school uses for pick-up/drop-off and bus access. There is no direct access from the north of the campus to King Edward. The main entrance to the school is located on Alexandra St, which has more formal, institutional expression as the main arrival point to the school and the existence of Little Flower Academy across the street.

The south side of the campus faces 26th Ave, the most residential of it's 4 frontages. From an urban design perspective, the form and massing of the new Athletics Facility have been designed to address this condition, using a shallow-pitched roofline to fit more seamlessly into the context.

The form and massing of the proposed Athletics Facility have been carefully considered to integrate the new building between the existing Junior and Senior School buildings while maintaining an appropriate scale within the campus.

From a campus perspective, the building is conceived as a bridge, visually and physically connecting the buildings to the east and west. The roof form slopes downward toward the east and west, providing a transition in scale toward the adjacent buildings and reinforcing the building's role as a connecting element within the campus.

The roof reaches its highest point over the Community Commons at Level 2, where the larger multipurpose space benefits from increased ceiling height. This approach allows the specialized requirements of the program to be accommodated within a compact and efficient building form while limiting the overall building height.

The mechanical equipment is located within a depressed portion of the central roof area, reducing its visual prominence and minimizing the impact of rooftop mechanical equipment when viewed from the surrounding campus.

At the north, the upper portion of the building projects over the upper plaza to provide a covered exterior circulation area between the existing Junior and Senior School buildings. This covered area reinforces the role of the new facility as an important campus connection while providing weather protection along a key circulation route.

Terraces are provided at Level 2 to the east and west, extending the Junior School and Community Commons spaces into the campus and providing additional opportunities for outdoor gathering and interaction.

Materiality:

The architectural expression of the Athletics Facility draws from both the existing campus and the surrounding residential context while establishing a contemporary identity for the new building.

A masonry-clad base anchors the building within the campus and provides a durable, grounded expression at the lower levels. Metal shingles wrap the upper levels of the building and extend downward toward grade, creating a lightweight veil-like envelope that visually unifies the building.

The shingle treatment provides a contemporary interpretation of the shingle roofs found throughout the surrounding residential neighbourhood while allowing the new facility to maintain a distinct architectural identity.

Window openings are articulated with an angular profile and incorporate a radiused edge condition. Metal window surrounds frame the openings and provide a consistent architectural detail across the elevations.

The combination of masonry, metal shingles and articulated window openings provides a material transition between the more grounded lower portion of the building and the lighter upper volume. The resulting expression seeks to balance the institutional character of the Athletics Facility with the more residential scale and materiality of the surrounding neighbourhood.

5 Landscape, Amenities & Public Realm

The landscape strategy is intended to complement the new Athletics Facility and reinforce the existing campus landscape character.

The reconfigured outdoor playground area to the southeast is defined by layered planted edges, providing a landscaped transition between the school campus and West 26th Avenue.

The Level 2 terraces provide additional outdoor spaces associated with the Junior School classroom spaces to the east and Community Commons to the west. These spaces extend the program beyond the building envelope and provide opportunities for outdoor gathering and interaction.

6 Transportation

Please refer to the supplemental document '*YHS8 4176 Alexandra St DP 1 08 Transportation Addendum'* for a detailed analysis of off-street parking, loading, bicycle parking and pick-up / drop-off. All transportation requirements were reviewed and coordinated with City of Vancouver Engineering through the enactment process.

Parking:

There are two existing parking areas on the York House School site. The first is accessed from Alexandra Street and includes both surface parking and an interior parkade. The second is accessed from West 26th Avenue and includes surface parking accessed via an existing curb cut.

The proposed development includes the reconfiguration of the existing surface parking area accessed from West 26th Avenue, as well as adjustments to the surface parking area accessed from Alexandra Street. Vehicle parking is proposed as follows:

West 26th Avenue Parking: 5-space surface parking area

Alexandra Street Parking: 48-space parking, 46 underground and 2 surface spaces.

In addition, two school bus parking spaces have been provided at the West 26th Avenue surface Car Park.

Loading:

Service vehicle loading is accommodated through two Class B loading spaces within the West 26th Avenue surface parking area, supplemented by one existing Class A loading space at the Alexandra Street surface parking area.

The proposed loading arrangement and requested relaxation are further described in Section 8.3 of the Transportation Addendum by Bunt & Associates.

Waste and Recycling:

An existing screened waste enclosure is located at the northwest portion of the site and is accessed from Alexandra Street. A new exterior screened waste enclosure is proposed within the surface parking area accessed from West 26th Avenue.

The waste storage strategy, including anticipated waste quantities and collection requirements, has been coordinated with the owner's waste collection provider.

Bicycle Parking:

Existing bicycle parking is provided within the below-grade parking area accessed from Alexandra Street and includes sixteen Class A bicycle spaces. An additional bicycle parking area is proposed within the new development, providing fourteen Class A spaces.

A total of thirty-eight Class B bicycle stalls has been provided at grade adjacent to the proposed Athletics Facility.

7 Sustainability

The Rezoning Policy for Sustainable Large Developments is not applicable for this development phase, based on confirmation from the City of Vancouver Director of Planning. Refer to email correspondence included in supplemental document '*YHS8 4176 Alexandra St DP 3 04 CoV correspondence'* included as part of the Development Permit application.

The Redevelopment will meet the Green Buildings Policy for Rezoning 2021 and Vancouver Building By-Law 2025. To support the conditions, the project team is developing preliminary energy models to address the performance of the project relative to the applicable Vancouver Building By-law requirements. An in-depth Resilient Buildings Planning session was held to establish the level of resilience planning undertaken by the project and to identify proposed resilience strategies.

A letter of commitment has been provided by the Owner as part of the Development Permit application outlining the deliverables that will be provided at the Building Permit stage. Refer to supplemental document '*YHS8 4176 Alexandra St DP 3 02 Letter of commitment*' for further information.

8 Bylaw relaxations required

Setbacks:

Section 6.1 of the CD-1 (288) By-Law no 7045, states the following:

> '*The minimum setback of any building from the Alexandra Street and West 26th Avenue property boundaries shall be 6.3 m, except that the Director of Planning may relax the minimum setback from the West 26th Avenue property boundary above the first storey to a minimum of 4.8 m*'

The proposed building is generally setback a minimum of 6.3 m from the Alexandra Street and West 26th Avenue property boundaries in accordance with Section 6.1.

Minor architectural projections, including the canopy and localized window reveals, extend into the required 6.3 m setback. These elements are limited in extent, do not introduce additional enclosed floor area, and are intended to provide architectural articulation and contribute to the overall expression of the building.

The proposed projections are minor in relation to the overall building mass and do not compromise the intent of the required setback. Acceptance of these localized architectural projections within the 6.3 m setback is therefore requested.

Loading:

A service vehicle loading relaxation is required. Refer to Section 8.3 within the supplemental document '*YHS8 4176 Alexandra St DP 1 08 Transportation Addendum'* for a detailed rationale.

Energized outlets within existing parkade:

A relaxation is required for energized outlets for vehicle parking within the existing below grade parking area. Refer to Section 8.3 within the supplemental document '*YHS8 4176 Alexandra St DP 1 08 Transportation Addendum'* for a detailed rationale.