# SITE CONTEXT

The subject site is a consolidation of two single-family lots, located at the intersection of SW Marine Drive and Manitoba Street, surrounded by a range of residential buildings from single-family houses, townhouses and 6-storey apartment buildings within the adjacent blocks.

The site is located in Tier 3 zone of the TOA policy, and is well served by rapid transit network, bus stops, a major arterial road, and bike routes.

# PROJECT DESCRIPTION

The proposed 6-storey apartment is a secured rental building, with 20% below market rate, rezoning to CD-1 at FSR 3.05.

- Total 56 units with a mix of studio, 1 Bed, and 2 Bed units, of which 35% of the unit counts are 2 Bed units. See Project Data for details.
- Ample area of common amenity is provided to the residents: a multi-purpose amenity room at grade, a large rooftop amenity containing outdoor BBQ and children's play area, and a gym located at P1.
- Large patios / balconies are provided to each unit.
- 1 Level of below-grade parkade containing required parking and loading, and bike storage.

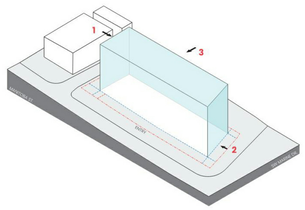
# DESIGN RATIONALE

## MASSING STRATEGY

**1. Rear Yard Setback: 16'-6"**
The building is setback at 16'-6" to ensure 20'-0" (6m) clearance from the hydro pole. The rear setback complies with the Marpole Community Plan rear yard setback (16'-0" required).

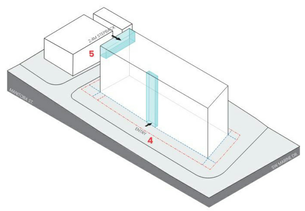
**2. Front Yard (SW Marine Drive) Setback: 12'-0"**
Referencing RR-2C as guideline to determine the appropriate setbacks for the scale of the building, measured from ROW.

**3. Interior Side Yard Setback: 8'-0"**
Referencing RR-2C as guideline.




**4. Building Entrance Location**
Setback at the entrance to break up the massing into two blocks.

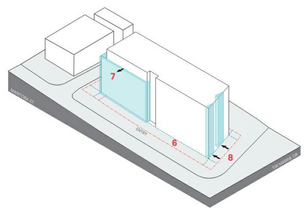
**5. Rear Stepback at Level 6: 2.4m (7'10 1/4")**
Referencing RR-2C as guideline to determine the appropriate setbacks for the scale of the building.



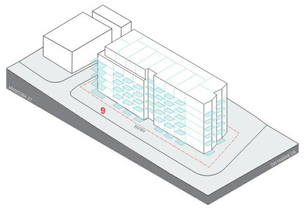

**6. Exterior Side Yard (South Portion): 12'-0"**
Exterior side yard (Manitoba Street) is treated as front yard.

**7. Exterior Side Yard (North Portion): 10'-0"**
Facade plane pulled out to create depth to the Manitoba frontage.

**8. South Facade Cutback**
To create depth to the SW Marine frontage.




**9. Balcony Strategy**
Balconies are provided to all units, designed to serve as privacy screening and sun shading.
A combination of perforated metal panels and expanded metal screens will be used for the balcony guards and horizontal / vertical screens. While providing a coherent aesthetic to the overall building, the pattern details and various levels of transparency give the facades playful rhythms and depths, which also add another dimension of visual interests varied by different weather conditions and season.
This functional component becomes the main design feature of the building.




# DESIGN RATIONALE

## FACADE MATERIAL PALETTE

The material palette is composed of variations of metal in 2-tone colours, to provide coherence throughout all elevations. Having a clean and simple overall aesthetics enables the characteristics of the material itself speak out its playfulness when taken a various form from solid to perforation to expanded mesh under the effects of light and shadow.

The approach to this material palette is rooted in the principle that the overall concept to be clean and simple, as the uniqueness is achieved by the building details developed in dialogue with the site's context. The simple material palette unleashes the potential of what a single material can do, first functionally, and consequentially achieving purposeful visual effects.

## LANDSCAPE STRATEGY

- Entrance + Multi-Purpose Amenity Room (MPR): The main lobby entrance positioned centrally on the Manitoba Street elevation is paired with the MPR and its front "garden" where residents and visitors can gather and rest.
- Rooftop Amenity: Provides a covered BBQ area, seating furniture, planters, and children's play structure on artificial turf. Children's play area is located next to the BBQ and seating area for maximum supervision and safety.
- Public Plaza: At the prominent street intersection corner, a plaza is proposed with a benched rest area and a pedestrian path diagonally connecting the sidewalks. Pedestrians are invited into this landscaped realm under the existing tree canopy, away from the high traffic providing a safe and pleasant foot path for the neighbourhood residents.
- Dog Run: Interior Side Yard is used as dog run to utilize the yard space, offering a family and pet friendly environment for the residents.
- Private Patios: Ground units have their own private patios with a front gate and unit door accessed from the streets, activating the frontage.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Clear sightlines with limited hiding spots are implemented in the design. Adequate non-glare lighting will be provided at the pedestrian level to enhance security.

# SUSTAINABILITY STRATEGY

## GREEN BUILDINGS POLICY FOR REZONING REQUIREMENTS

The project will be designed to meet the requirements of a whole-building life-cycle assessment (LCA), resilient buildings planning and enhanced commissioning as outlined in the Green Buildings Policy.

## BUILT-IN DESIGN FEATURES

The type of construction and the architectural features are intended to provide durability, longevity, and passive solar design to aid the mechanical system for the life time of the building.

- **Durable Cladding Material:** Metal is selected over other alternative "cost-effective" cladding options for durability and longevity, requiring minimal maintenance or replacement for the building's life time.
- **Light Colour Palette:** Light colour scheme to reduce heat absorption.
- **Shaded Windows:** Sunshading in the form of balconies or canopies to provide passive cooling.
- **Mechanical System**: Will be designed to have energy efficiency.

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REGISTERED ARCHITECT
DAVID LONG
BRITISH COLUMBIA
02 September 20

| # | SUBMISSION / REVISION | DATE |
|---|---|---|
| 4 | DP SUBMISSION | AUG 31, 2026 |

NOT FOR CONSTRUCTION

## NOTES

1. Renderings are for general visualization purposes only, and do not reflect the finished product.
2. Landscape elements are shown conceptually. Refer to Landscape Plans for details.

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DRAWING SET
**DEVELOPMENT PERMIT**

CURRENT ISSUE
**DP SUBMISSION**

SHEET NAME
**DESIGN RATIONALE**

| | |
|---|---|
| PROJECT | 2501 |
| SCALE | 12" = 1'-0" |
| DRAWN | NL |
| CHECKED | DL |

**DE 0.03**