

September 16, 2020

Re: 350-362 Fenton Street
Attn: Lynn Roxburgh
Senior Policy Planner
Development Services, Planning Division

DESIGN RATIONALE

Site Context

M'akola Development Services (MDS), on behalf of Vancouver Native Housing Society (VNHS), intends to develop the municipally owned sites located on 350-362 Fenton Street, in Queensborough, City of New Westminster.

The site area amounts to 30,052 Sq.Ft and lies within the floodplain of the Fraser River.

The existing neighbourhood is typified by single and two-family residential buildings. Further to the South is Ewen Avenue, Queensborough community's spine where several services and commercial activities are located. To the North, across Boyd Street, are the protected industrial lands. Along the Fraser River and Queensborough Landing more stores are located, oriented onto shopping streets.

The site is currently zoned RQ-1 (Single Detached) and is designated as RL (Residential Low Density) by the Queensborough Community Plan.

Through rezoning, this proposal will require an amendment to the Queensborough Official Community Plan (OCP), to change the land use designation from (RL) Residential – Low Density to (RM) Residential – Multiple Unit Dwellings. However, the proposal aligns with the OCP guidelines and vision.

Proposal

The proposal consists of a 3 storey building that maximizes vital rental space for the urban Indigenous population and is designed to respond sensitively to the surrounding single-family context.

The proposed development will have a total of 51 rental units. The total proposed area is 37,077 sq.ft., achieving an F.S.R. of 1.2.

Generous outdoor amenity spaces are provided on both sides of the building. The indoor amenity room (567 sq.ft.), located on ground floor, connects to the outdoor amenity terrace, expanding the overall feel and opportunities for programming.

The project includes 66 parking spaces in one underground level. The parkade is located a half level below the sidewalk and is concealed by perimeter landscaping, providing a gentle transition to grade.

Careful consideration has been given to the floodplain of the Fraser River with ground floor level sitting above the Flood Construction Level (FCL) set by Queensborough's OCP.

Massing is organized in two volumes, connected by the entry lobby, thus reducing building scale. The mass is further broken down into smaller modules creating a varied streetscape and opportunities for common and private patios on the top level.

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The resulting building form relates to the character of the surrounding context by drawing clues from the neighbouring architectural language, through the use of punched windows and repeated pitched roof expression.



Exterior Expression

The material palette for the building harmonizes industrial zinc cladding with a softer residential treatment to create an overall aesthetic that will set an appropriate precedent for the Queensborough area. The base presents a stacked brick cladding, creating a heavier base that reinforces the pedestrian scale massing.

The individual units are clearly distinguished through voids and a contrasting application of an accent wood grain cladding, and dark and light metal panels, while remaining subtly unified through shared stepping heights and language.

A subtle variety is introduced in the smaller modules to increase the individual expression of the units, like single family houses do.

The variety is obtained by incorporating different treatments of the balconies and of the accent wood metal panel.

Landscape

The landscape design emphasis is on creating a naturalistic environment offering harmony between the built and open spaces by providing a variety of outdoor amenity spaces including semi-private spaces for gathering and fostering a sense a community for the residents. The meandering central path creates a seamless flow and connects the open spaces sequentially. Active spaces include community garden and children's play area along with passive seating areas for relaxing and unwinding.

There is an interplay of different hardscape materials like timber, concrete unit pavers, special paving and natural boulders which provides a unique and intimate character and enhances the design. Planting includes trees and a wide variety of seasonal and interesting shrubs, ground cover, and perennials, which support small wildlife, birds, and pollinators.

The trees not only create a beautiful landscape environment, but also provide shade, help in screening, and soften the surrounding to promoting a sense of balance.



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1 LAYOUT PLAN
 SCALE: 3/32" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	AUG.25.20	REVISE PRELIMINARY DESIGN	GB
1	AUG.12.20	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:
 350-362 FENTON ST

DRAWING TITLE:
**LEVEL 1
 LANDSCAPE PLAN**

DATE: 19.AUG.2020	DRAWING NUMBER:
SCALE: AS SHOWN	L1
DRAWN: GB	
DESIGN: GB	
CHK'D:	
M2LA PROJECT NUMBER:	OF 2 20 037