

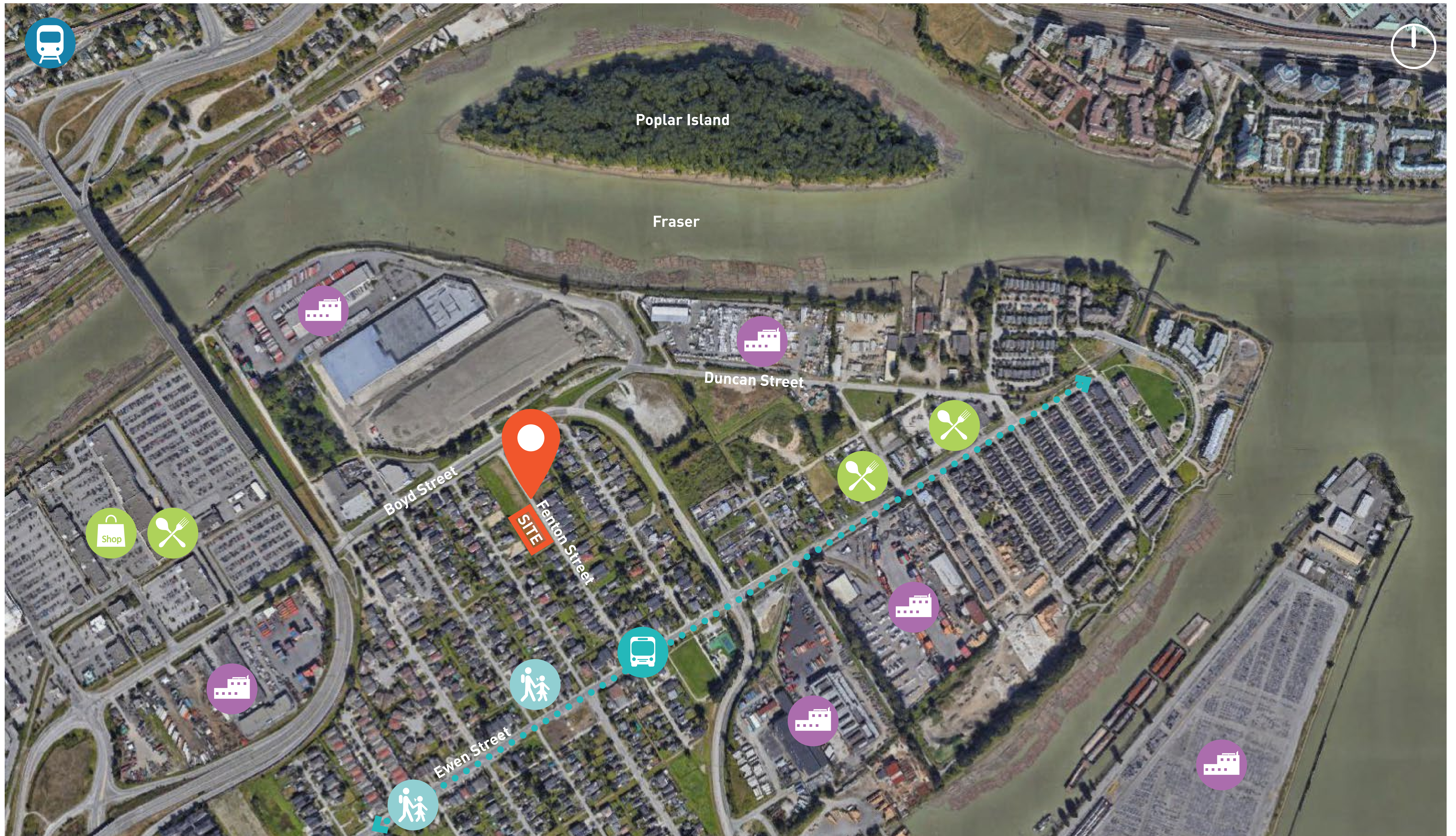


MAKOLA
DEVELOPMENT
SERVICES



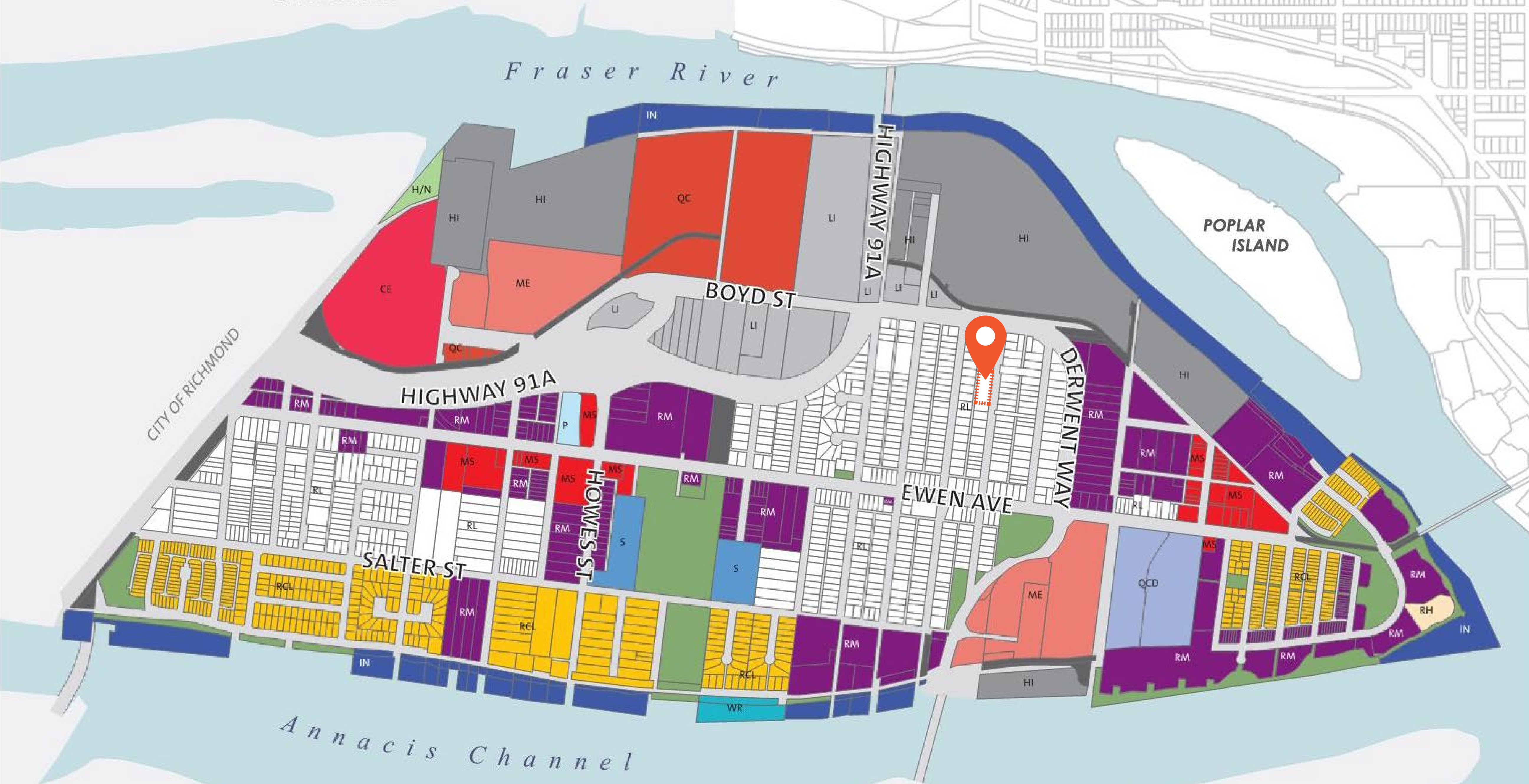
350-362 Fenton Street
DESIGN PANEL - SEPTEMBER 22, 2020

01 Context



-  SkyTrain Station
-  Bus Stops
-  School/Childcare
-  Shopping
-  Restaurant
-  Industrial

02 Policies



- KEY:**
- (RL) Residential - Low Density
 - (RCL) Residential - Compact Lot
 - (RM) Residential - Medium Density
 - (RH) Residential - High Density
 - (MS) Queensborough Main Street
 - (QC) Queensborough Commercial
 - (CE) Commercial Entertainment
 - (ME) Mixed Employment
 - (LI) Light Industrial
 - (HI) Heavy Industrial
 - (IN) Intertidal
 - (WR) Waterfront Residential
 - (P) Major Institutional
 - (S) School
 - Parks/Community Facilities
 - (H/N) Habitat/Natural
 - Utilities
 - (QCD) Queensborough Comprehensive Development

Land Use Designation Map

03 Site Context



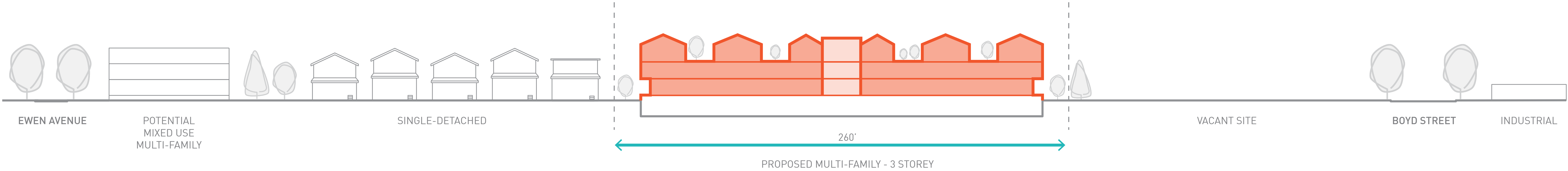
FENTON STREET - STREETScape



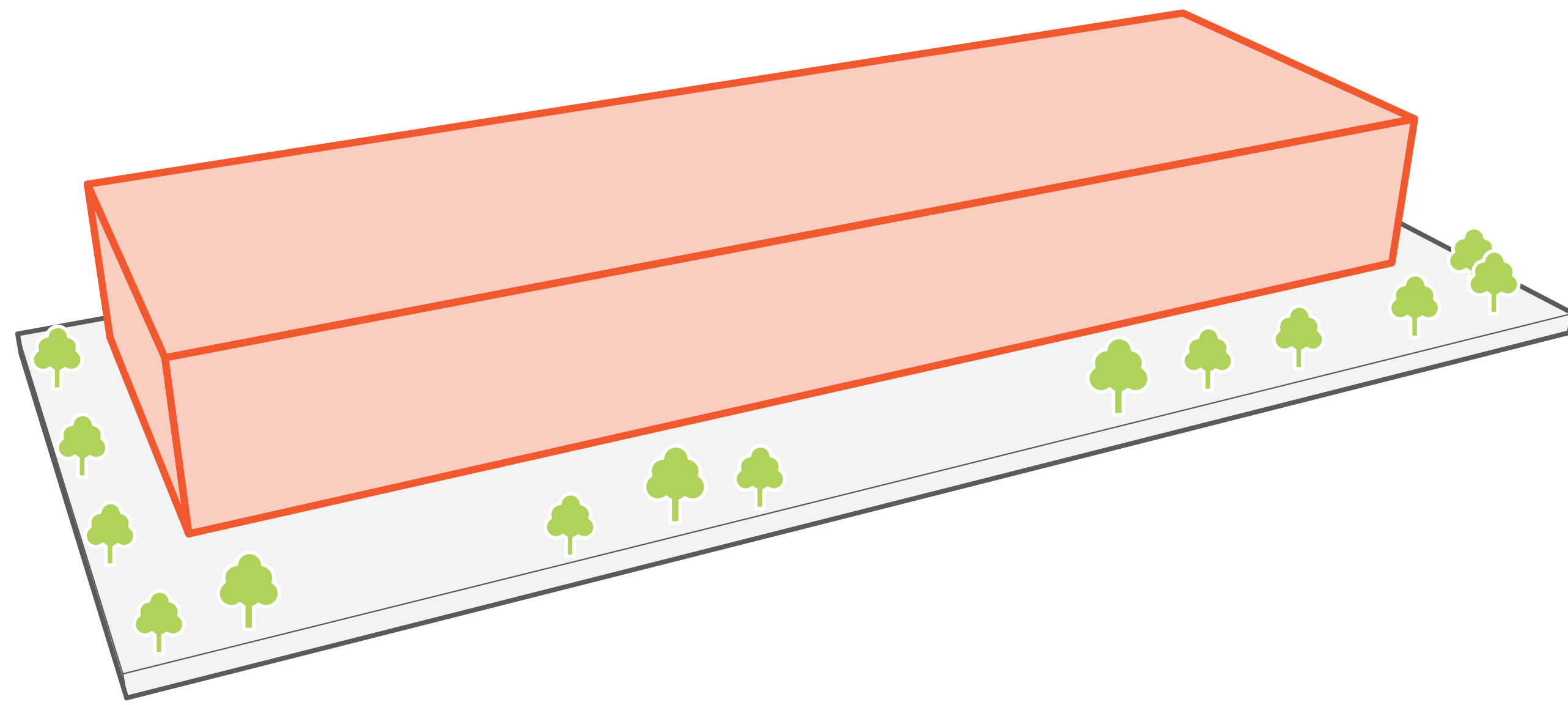
←..... EWEN AVENUE

←..... FENTON STREET.....→

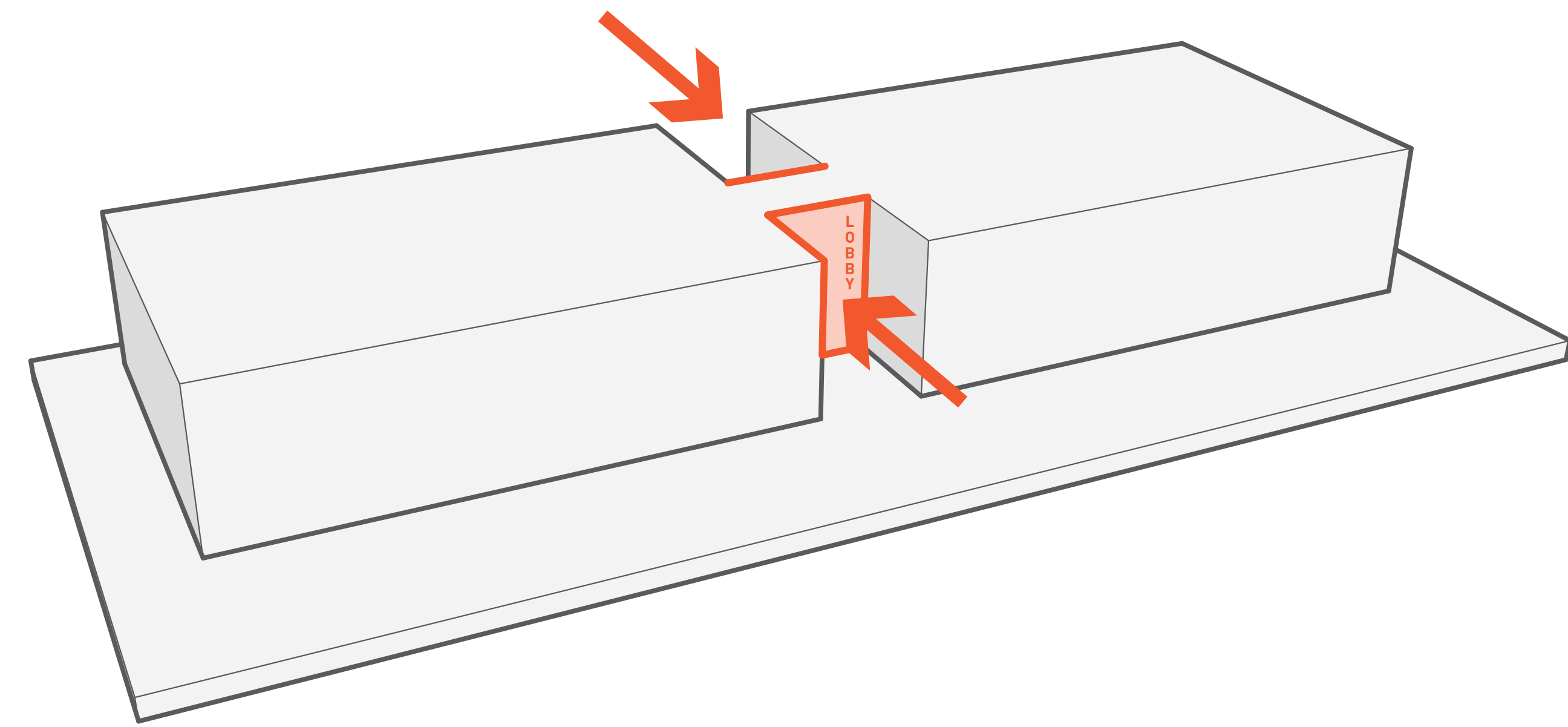
BOYD STREET.....→



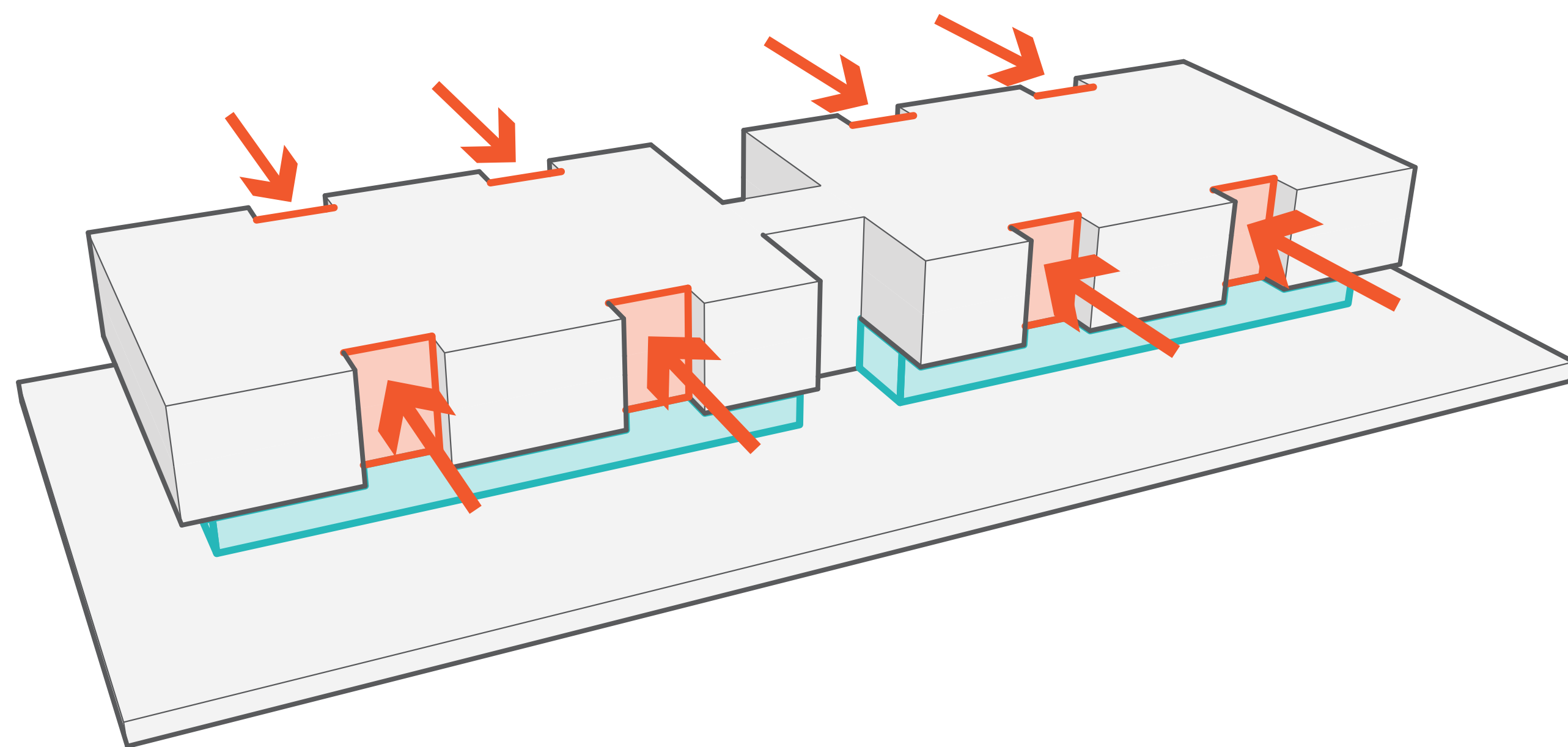
04 Design Rationale



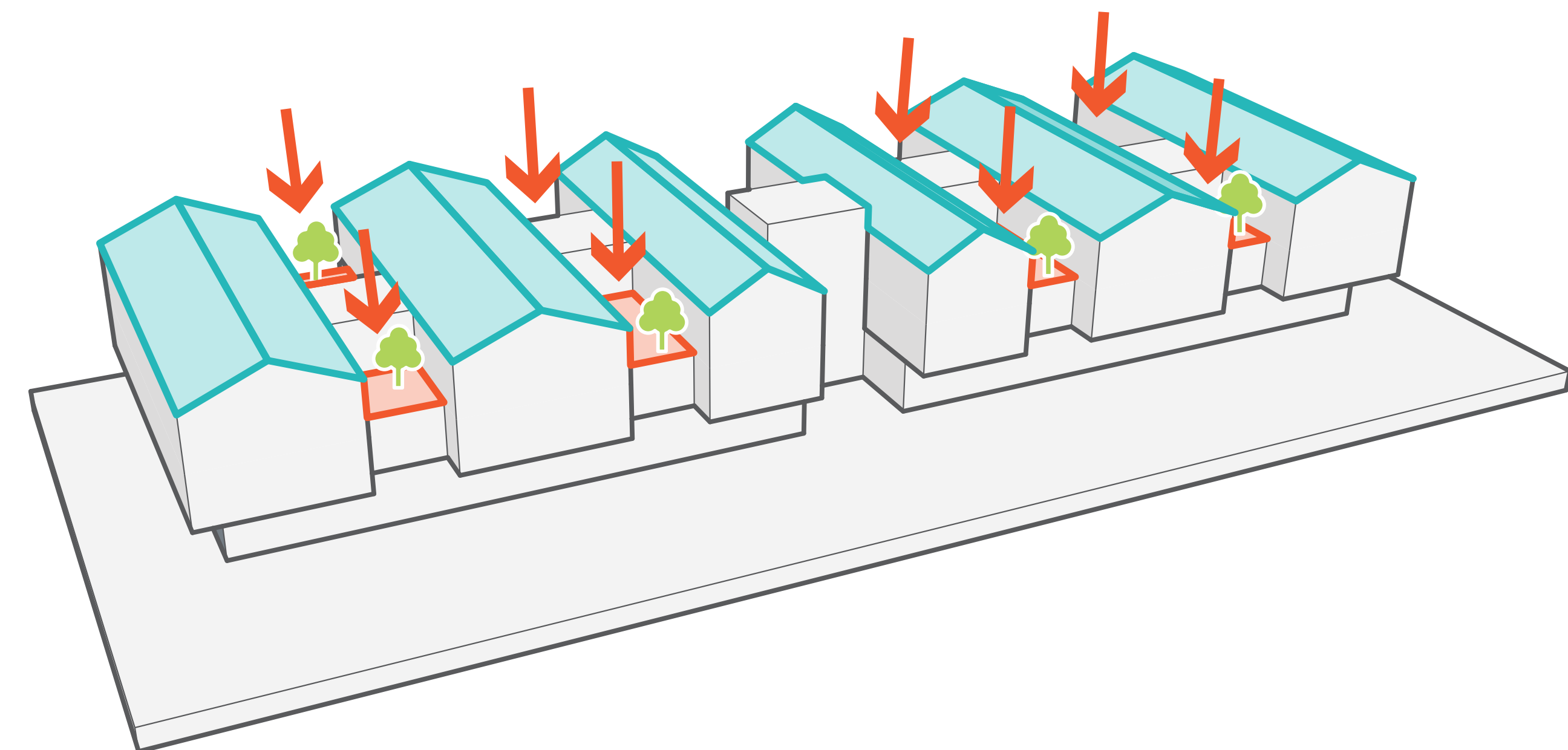
01 Generous setbacks provide landscaped areas, both public and private along the streetfront and yards



02 Mass articulated to identify building entrance and reduce building scale



03 Mass broken up into smaller modules, expression of individual units



04 Varied streetscape relates to existing neighbourhood and creates opportunities for common and private patios on the top level

05 Precedents



06 Project Statistics

SITE DATA

SITE AREA: 30,052 sf (2,792 m²)

SITE DIMENSIONS: 264' x 113'-10"

EXISTING ZONING: RQ-1 (Single Detached)

OCP DESIGNATION: RL (Residential - Low Density)

PROPOSED USES: RM (Residential - Multiple Unit Dwellings)

BUILDING HEIGHT: 14m (46') approx
(Elevator overrun, mechanical equipment, and screening excluded from height)

SETBACKS:
Front yard 38' from Fenton Street.
Back yard is 16'-10".
Sideyards are 15'.
Architectural roof overhangs, and balconies encroach into setbacks as shown in plan.

FLOOR AREA

GROSS FLOOR AREA	
TYPE	AREA
ENC. BALCONY	1,971.1 SF
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL CIRCULATION	4,980.7 SF
RESIDENTIAL UNIT	30,125.9 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
TOTAL	38,164.8 SF

FSR			
TYPE	COUNT	AREA	FSR
ENC. BALCONY	16	1,971.1 SF	0.1
RESIDENTIAL CIRCULATION	9	4,980.7 SF	0.2
RESIDENTIAL UNIT	51	30,125.9 SF	1.0
TOTAL	76	37,077.7 SF	1.2

FSR EXCLUSIONS

AREA EXCLUSIONS	
TYPE	AREA
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
TOTAL	1,087.1 SF

UNIT MIX

UNIT MIX		
TYPE	AREA	COUNT
1BR	547.1 SF ... 630.6 SF	17 = 33%
2BR	766.4 SF ... 847.0 SF	12 = 24%
3BR	996.0 SF	4 = 8%
BACHELOR	378.0 SF ... 379.3 SF	18 = 35%
TOTAL		51

A MINIMUM OF 40% OF UNITS TO BE ADAPTABLE DWELLING UNITS (190.21.1) = 20 ADAPTABLE UNITS

PARKING & LOADING

PARKING REQ'D - BACHELOR = 1.0	
UNIT COUNT	TOTAL REQ'D
18	18
PARKING REQ'D - 1BR = 1.2	
UNIT COUNT	TOTAL REQ'D
17	20.4
PARKING REQ'D - 2BR = 1.4	
UNIT COUNT	TOTAL REQ'D
12	16.8
PARKING REQ'D - 3BR = 1.5	
UNIT COUNT	TOTAL REQ'D
4	6
TOTAL REQUIRED:	61

PARKING VISITOR REQ'D = 0.1	
UNIT COUNT	TOTAL REQ'D
51	5.1

PARKING COUNT PROVIDED	
TYPE	COUNT
P1	
H/C STALL	2
H/C STALL - VAN ACCESIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8
TOTAL	66

BIKES

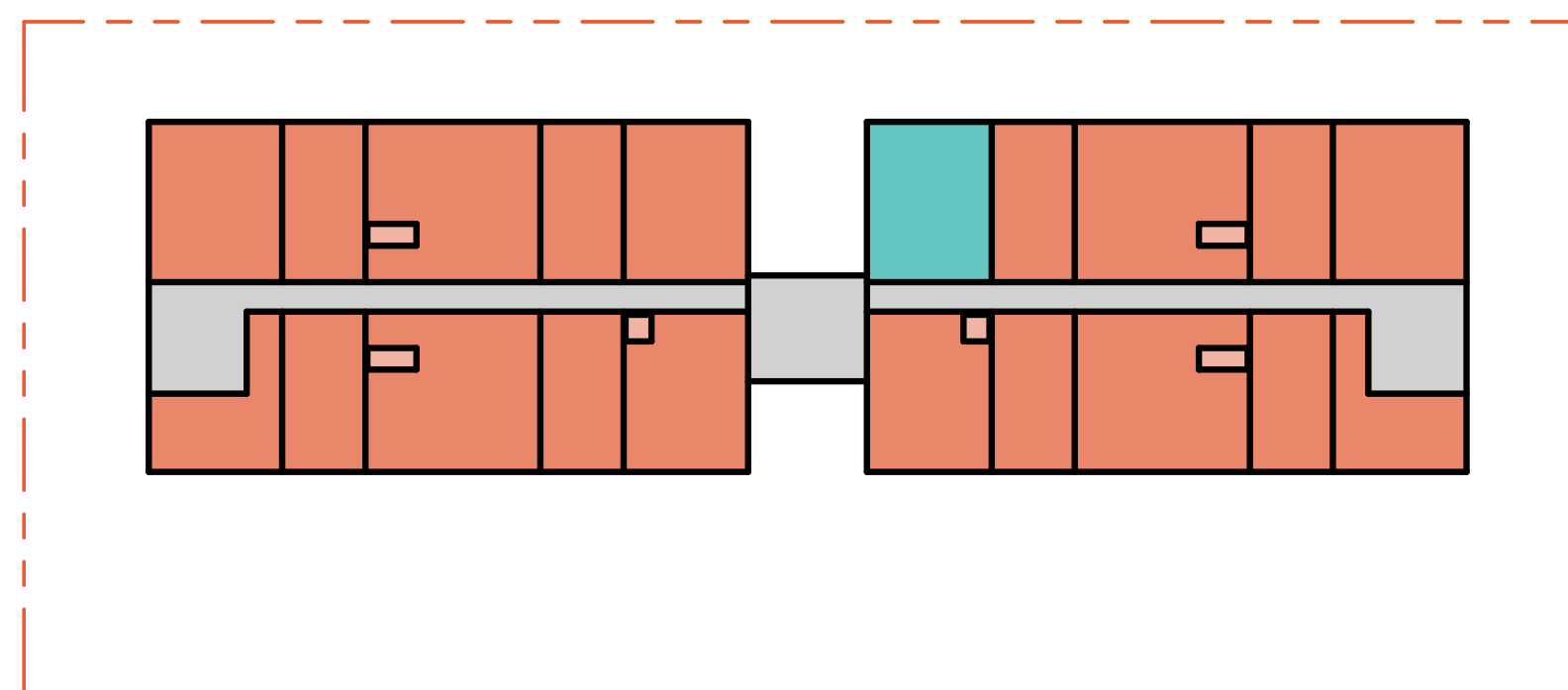
BIKES REQ'D = 1.25 PER UNIT	
UNIT COUNT	TOTAL REQ'D
51	63.75

RESIDENTIAL BIKES - PROVIDED		
TYPE	BIKE COUNT	%
Horizontal	21	32%
Locker	25	38%
Vertical	19	29%
TOTAL	65	100%

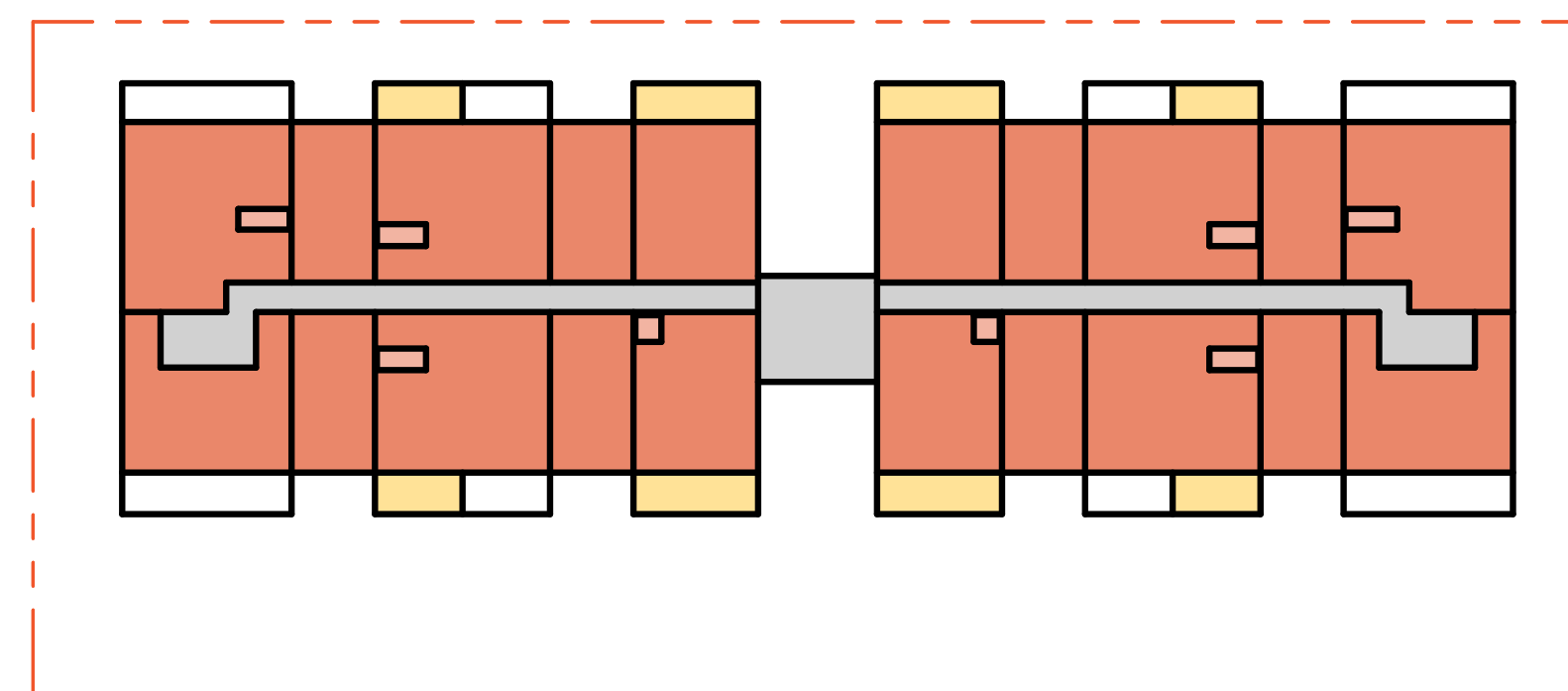
FSR DIAGRAMS

FSR AREA PLAN

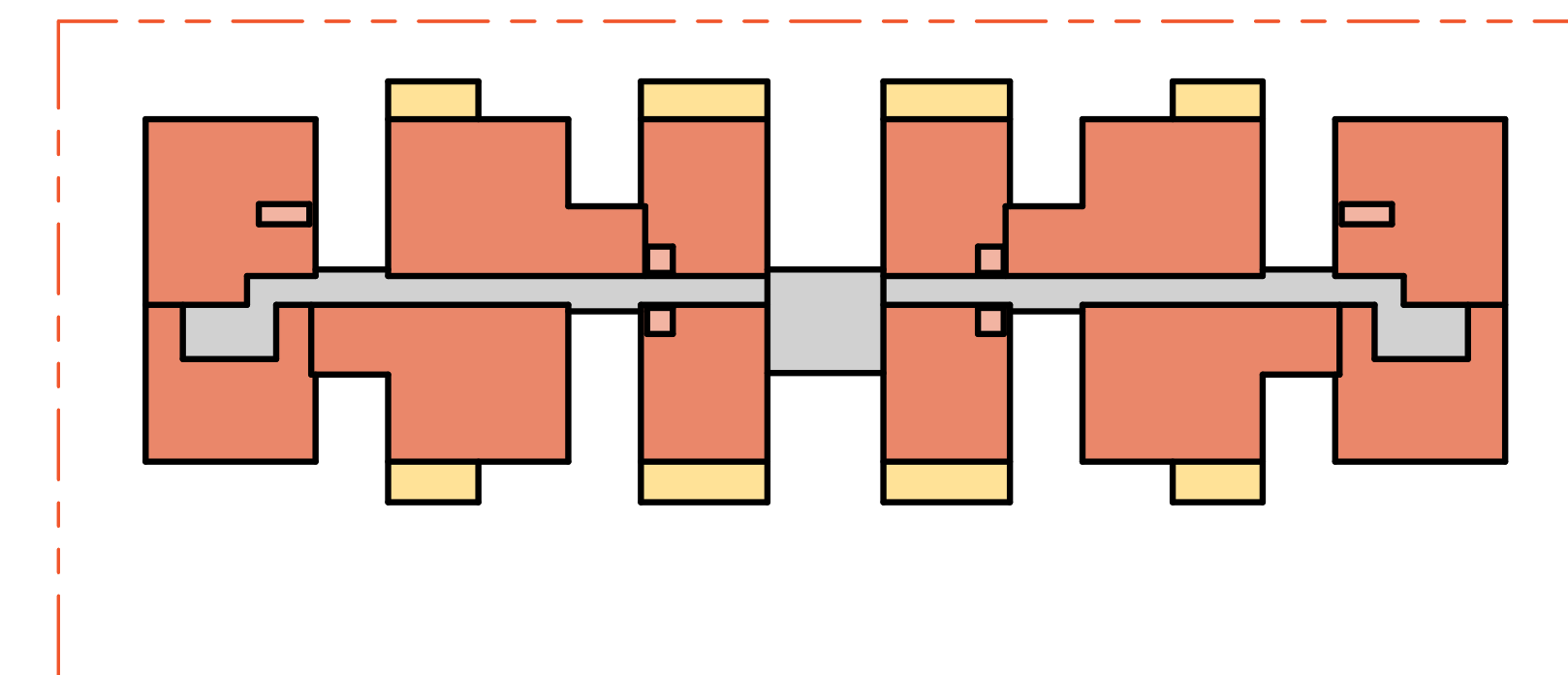
- ENC. BALCONY
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT - AD EXCLUSION



1 | STATS - L1
ref: A-2.01

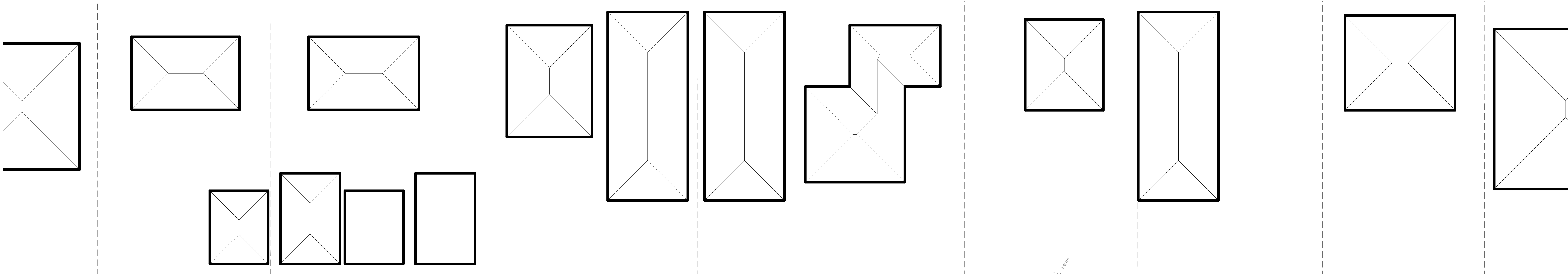


2 | STATS - L2
ref: A-2.01



3 | STATS - L3
ref: A-2.01

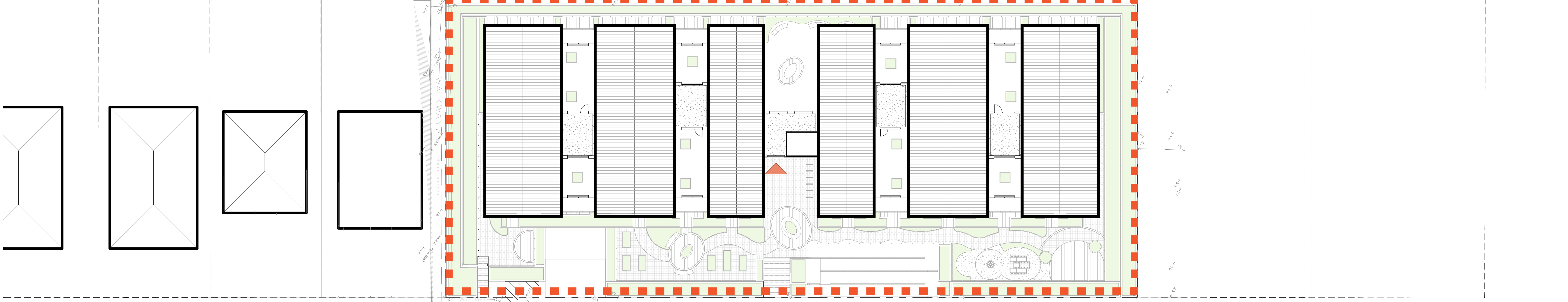
07 Site Plan



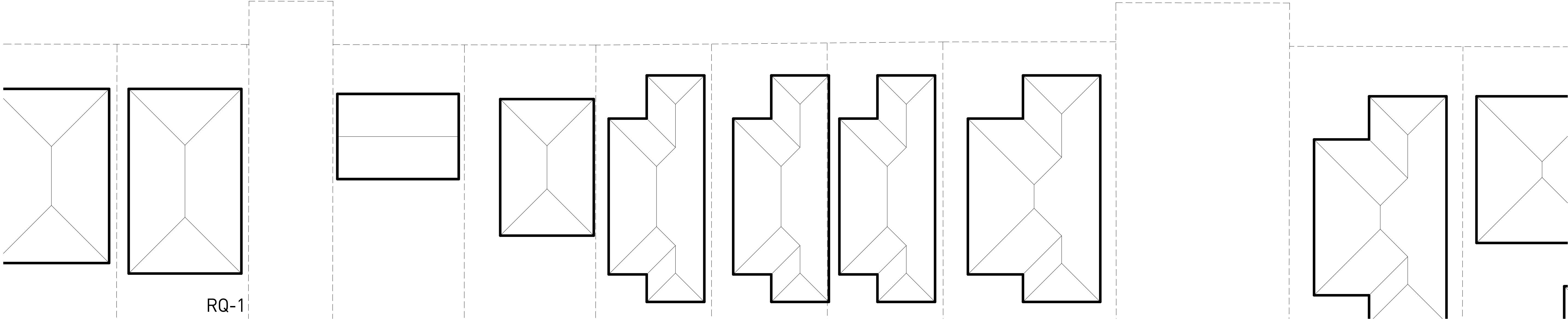
RQ-1
SINGLE DETACHED

LANE (UNCONSTRUCTED)

RQ-1
SINGLE DETACHED

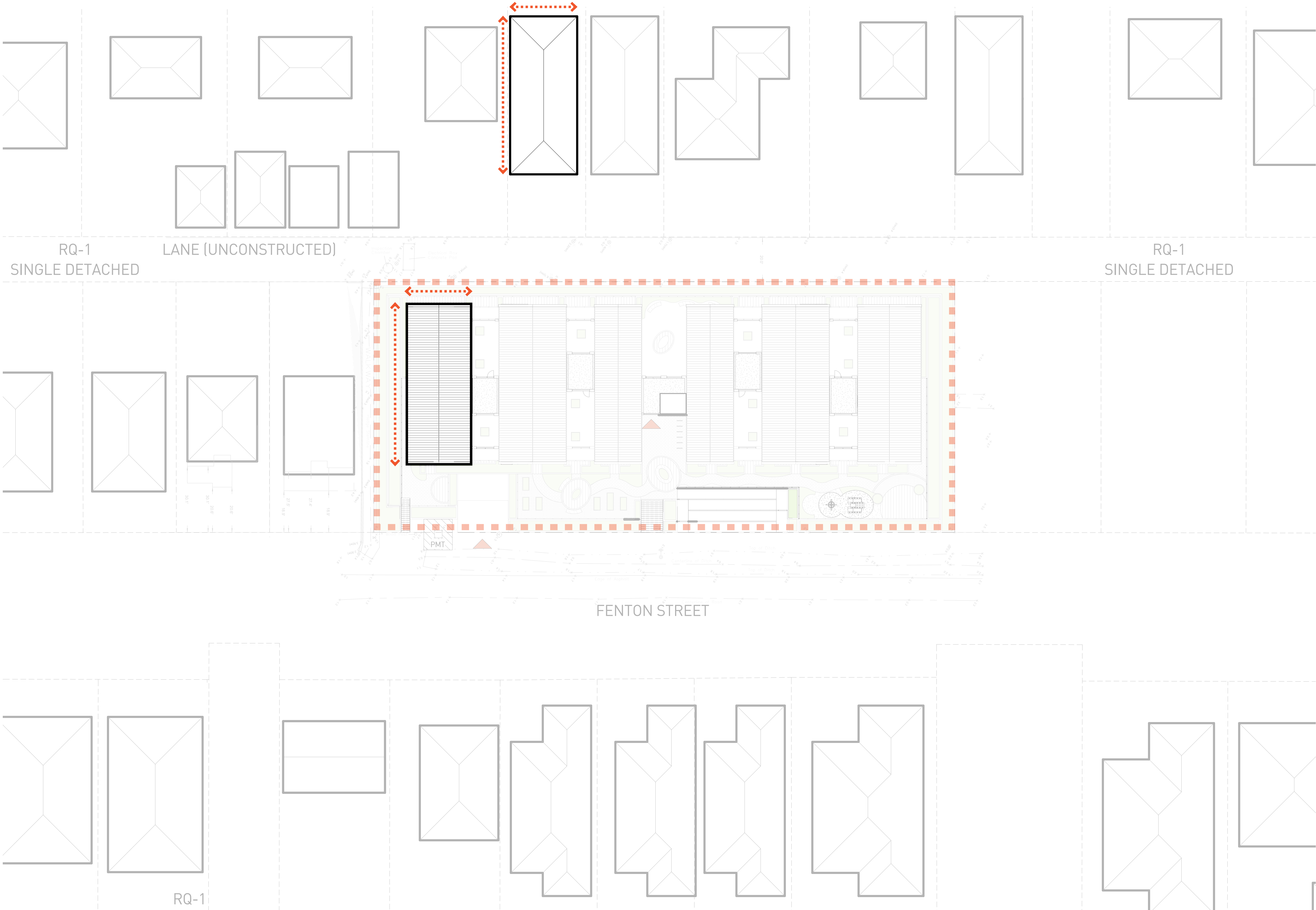


FENTON STREET

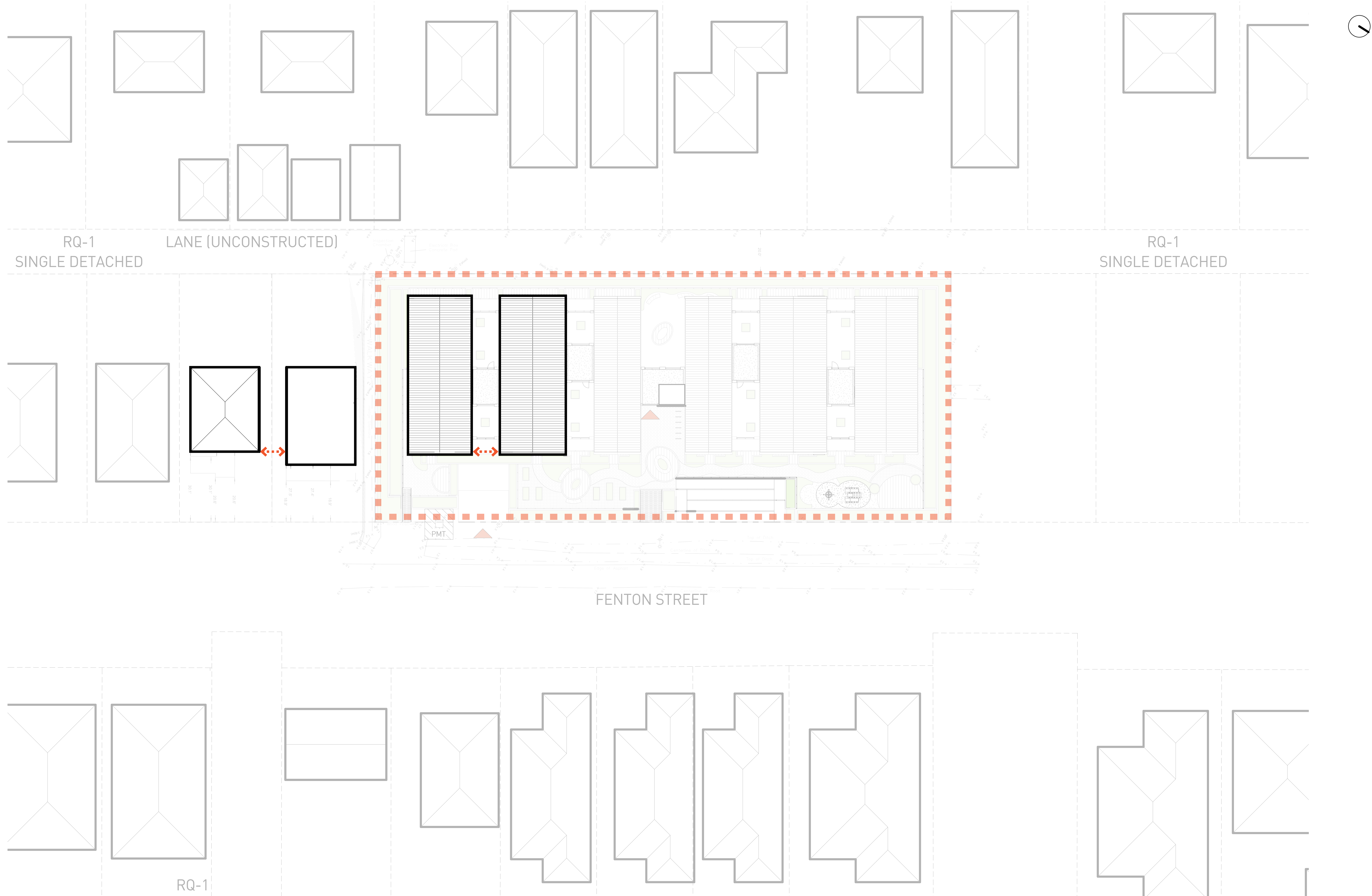


RQ-1

07 Site Plan

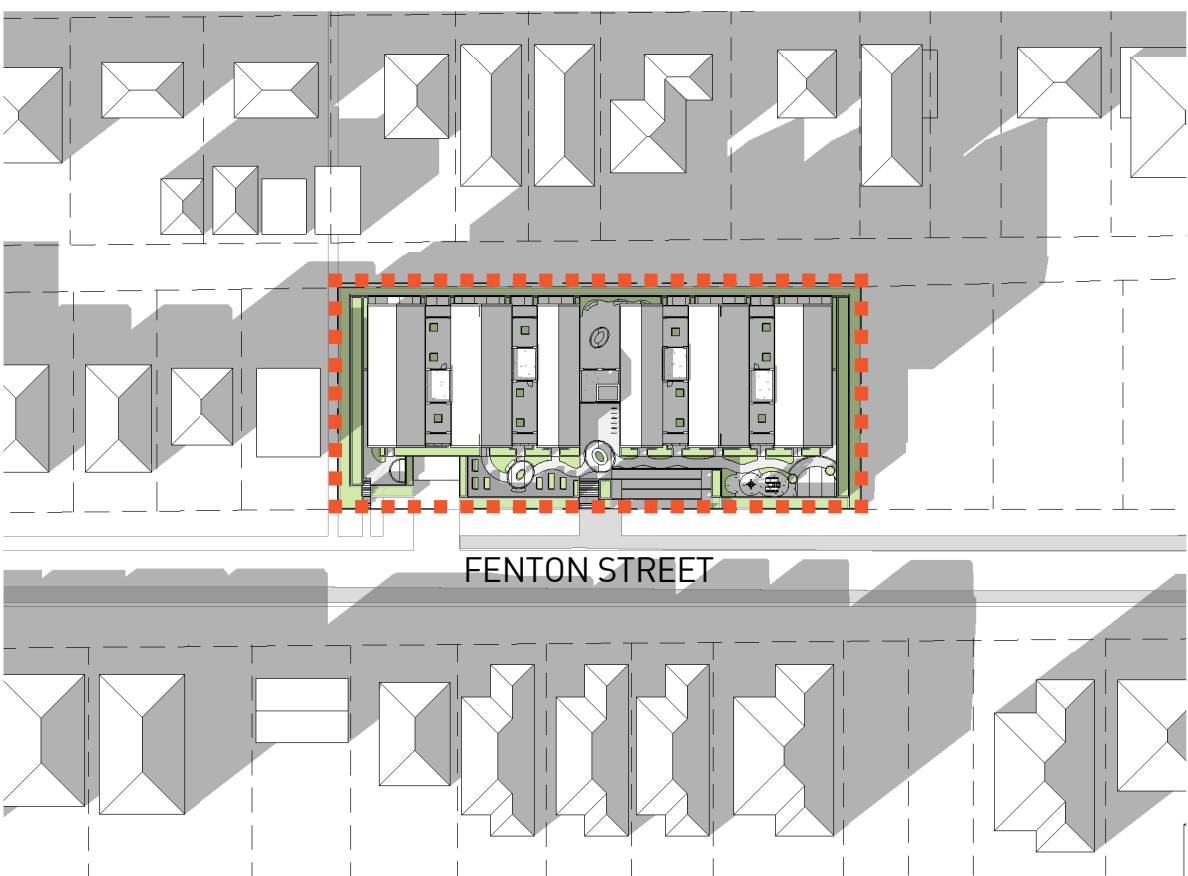
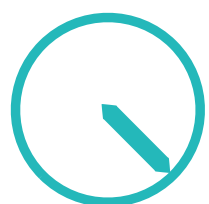


07 Site Plan

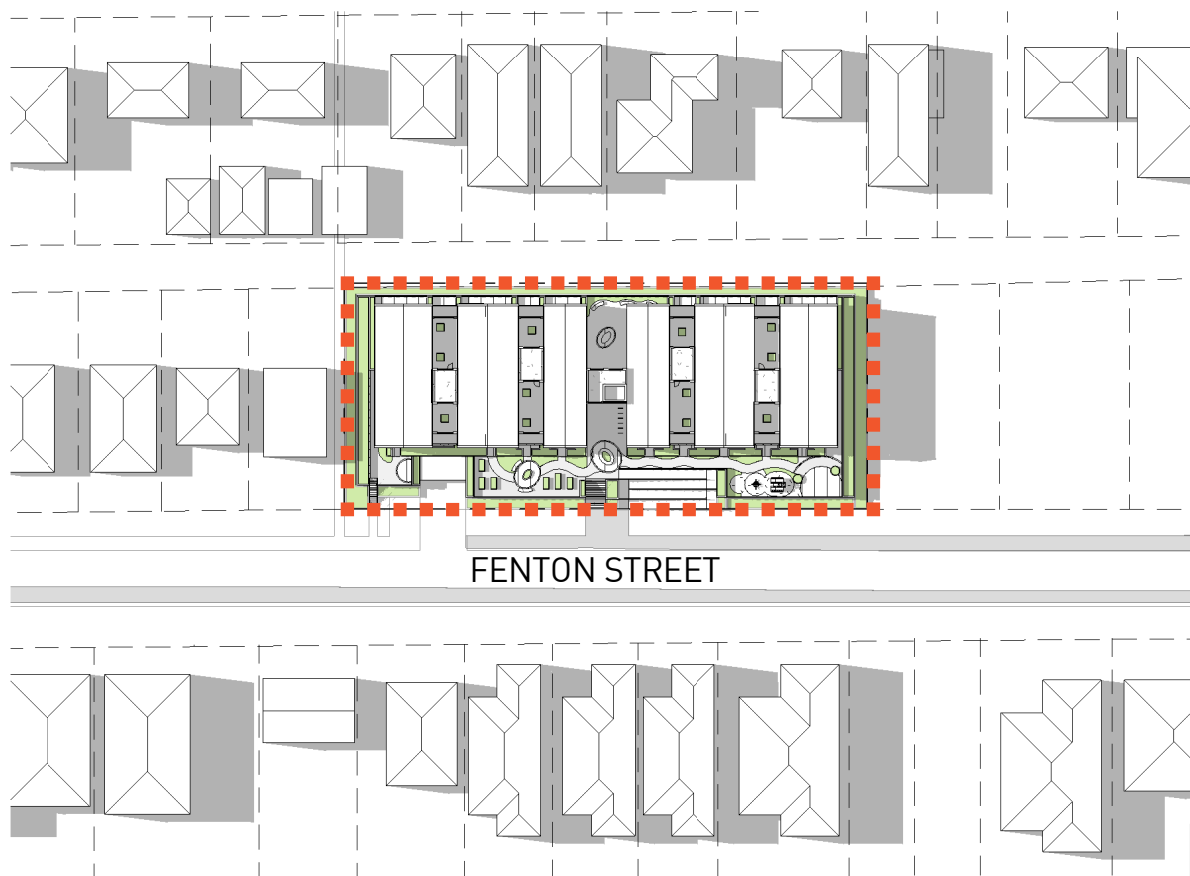


08 Shadow Study

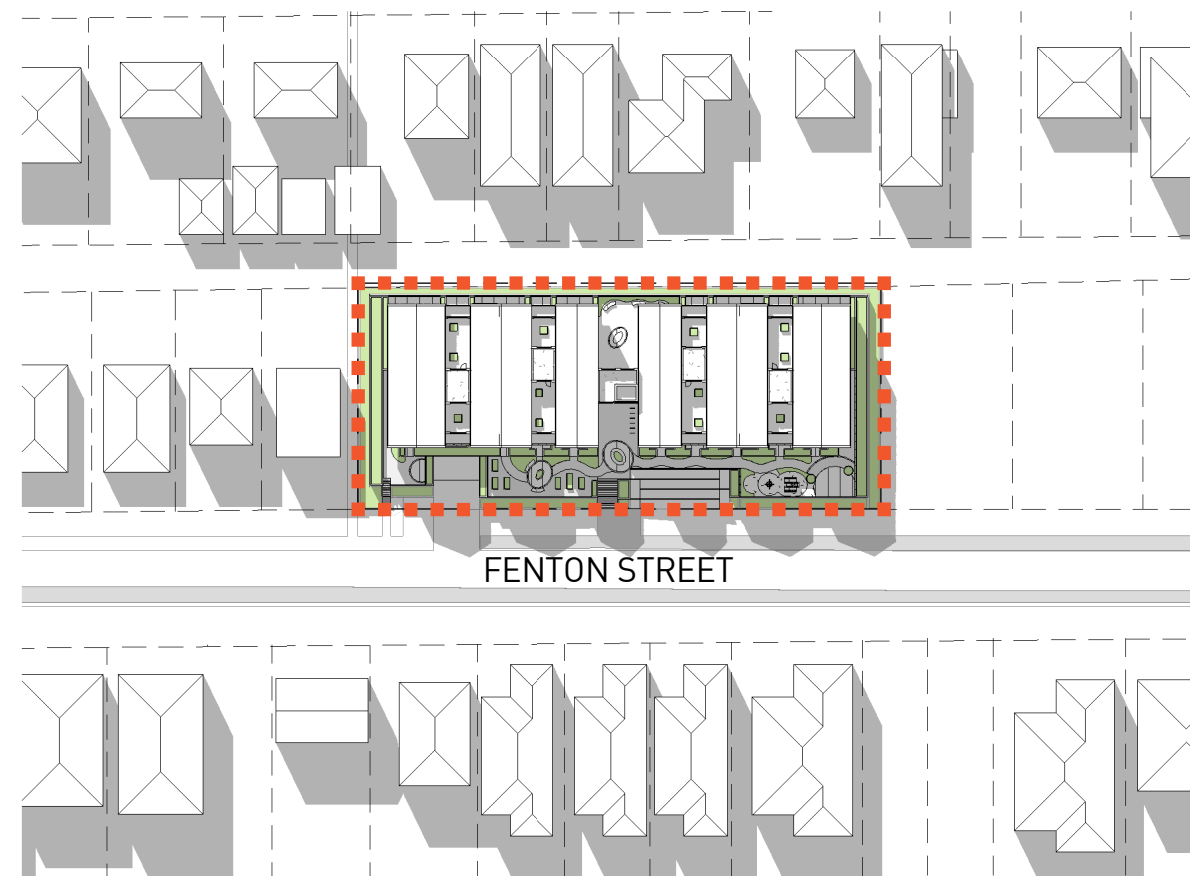
VERNAL EQUINOX - March 20, 2020



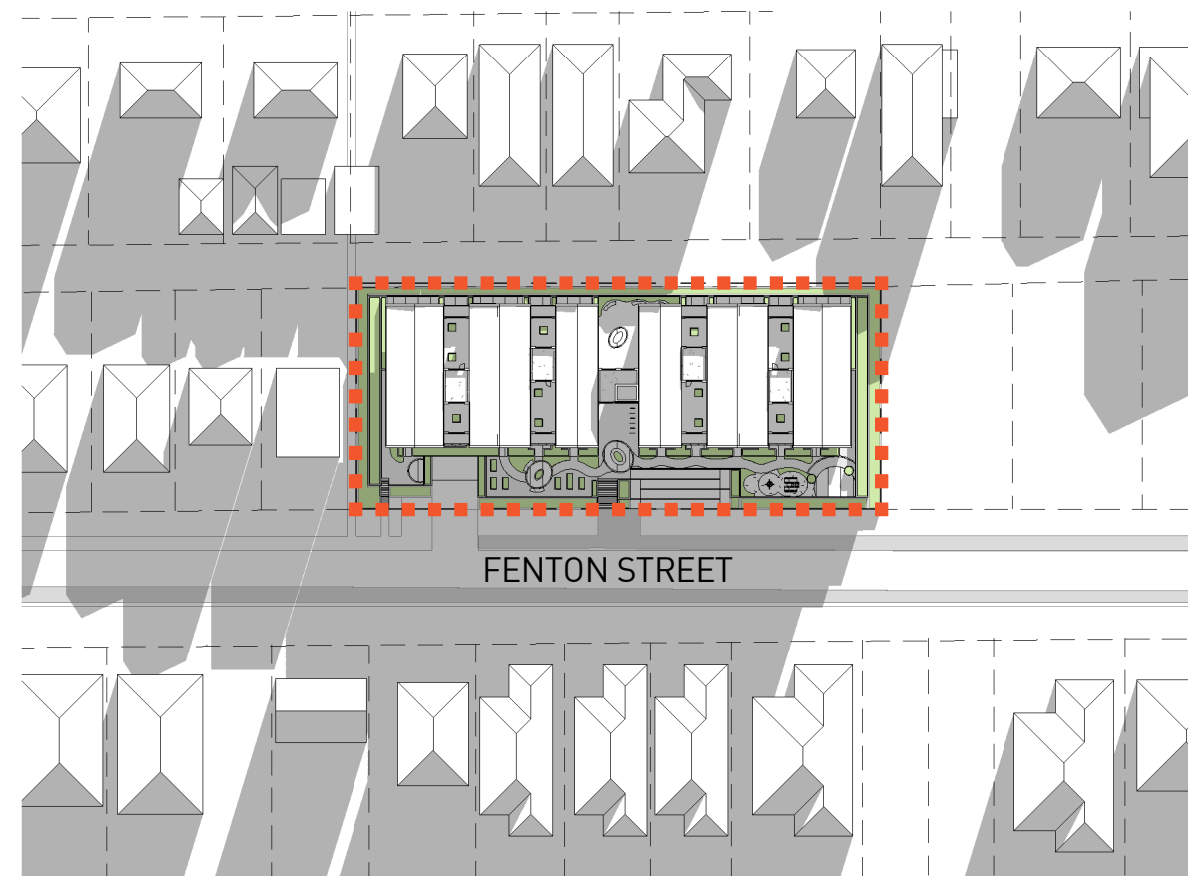
9am



12pm

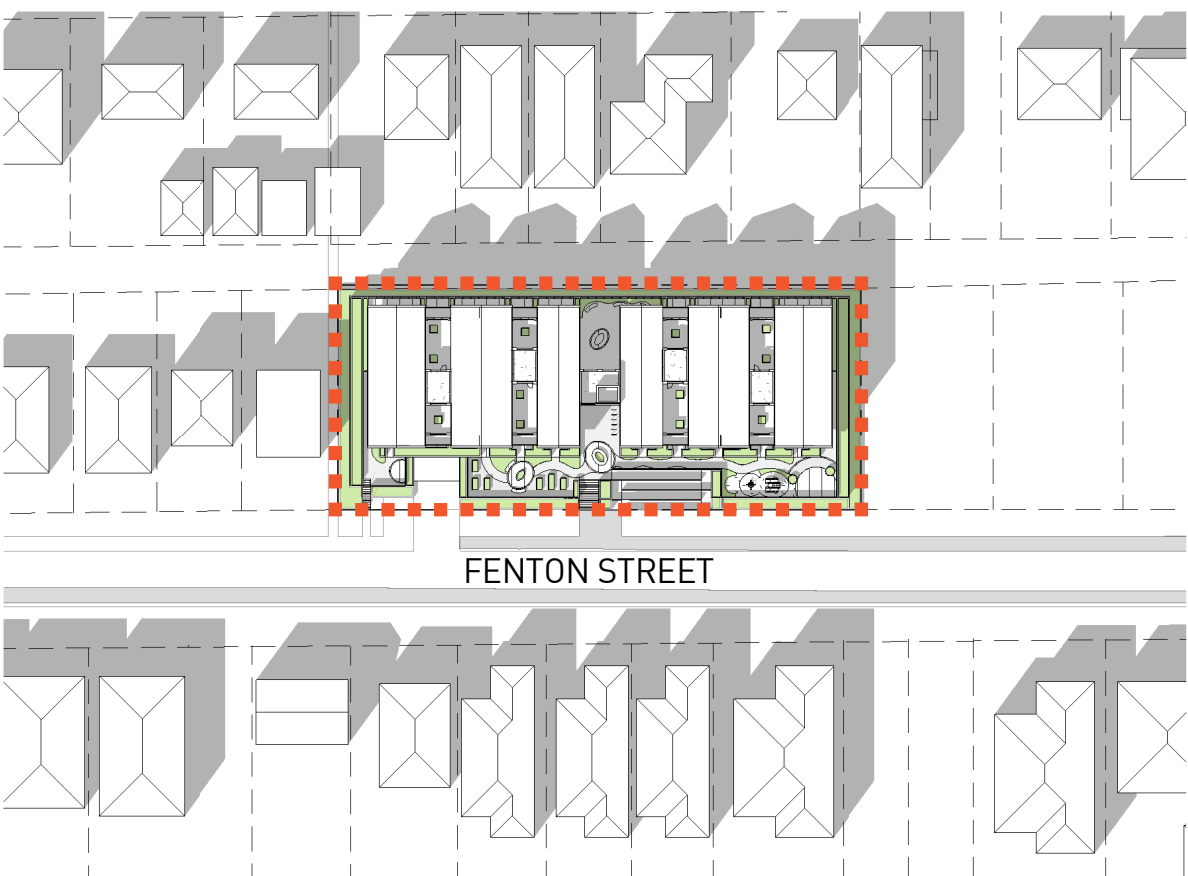


3pm

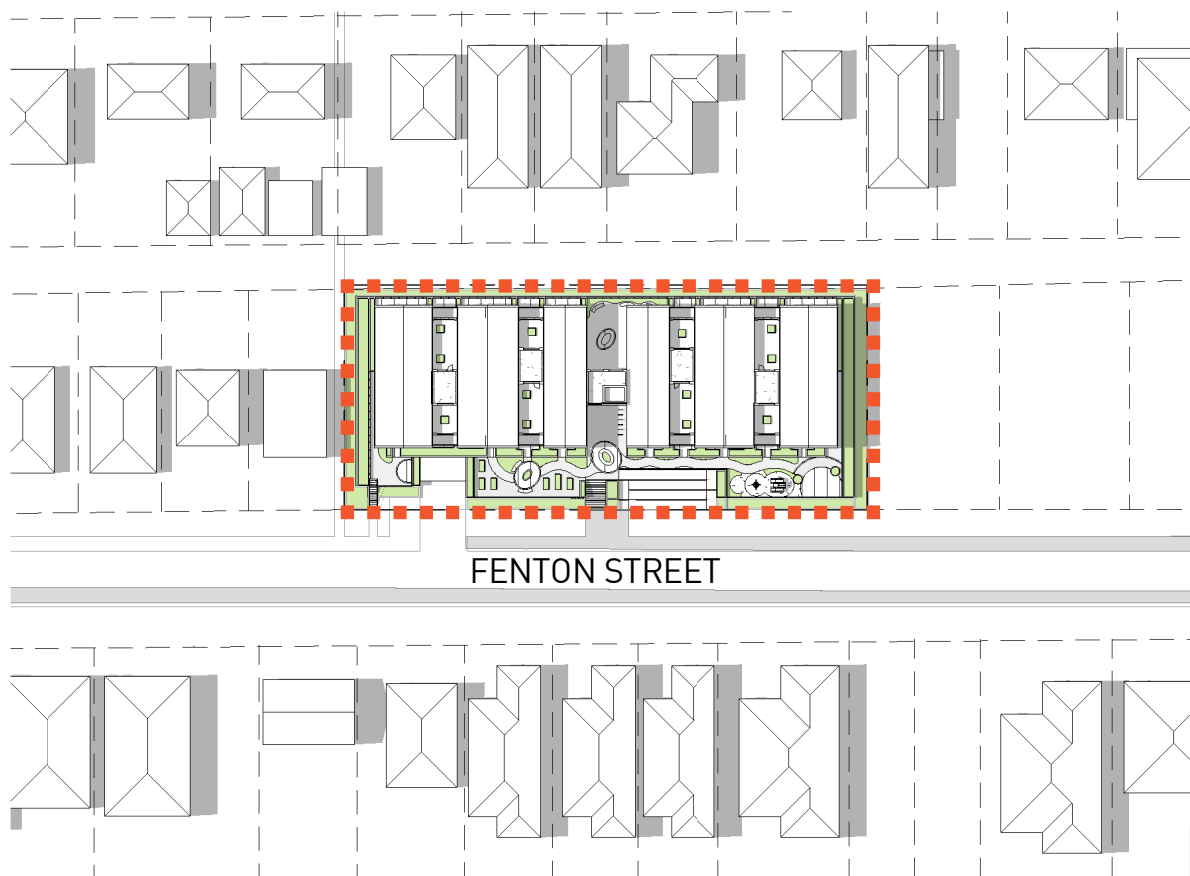


6pm

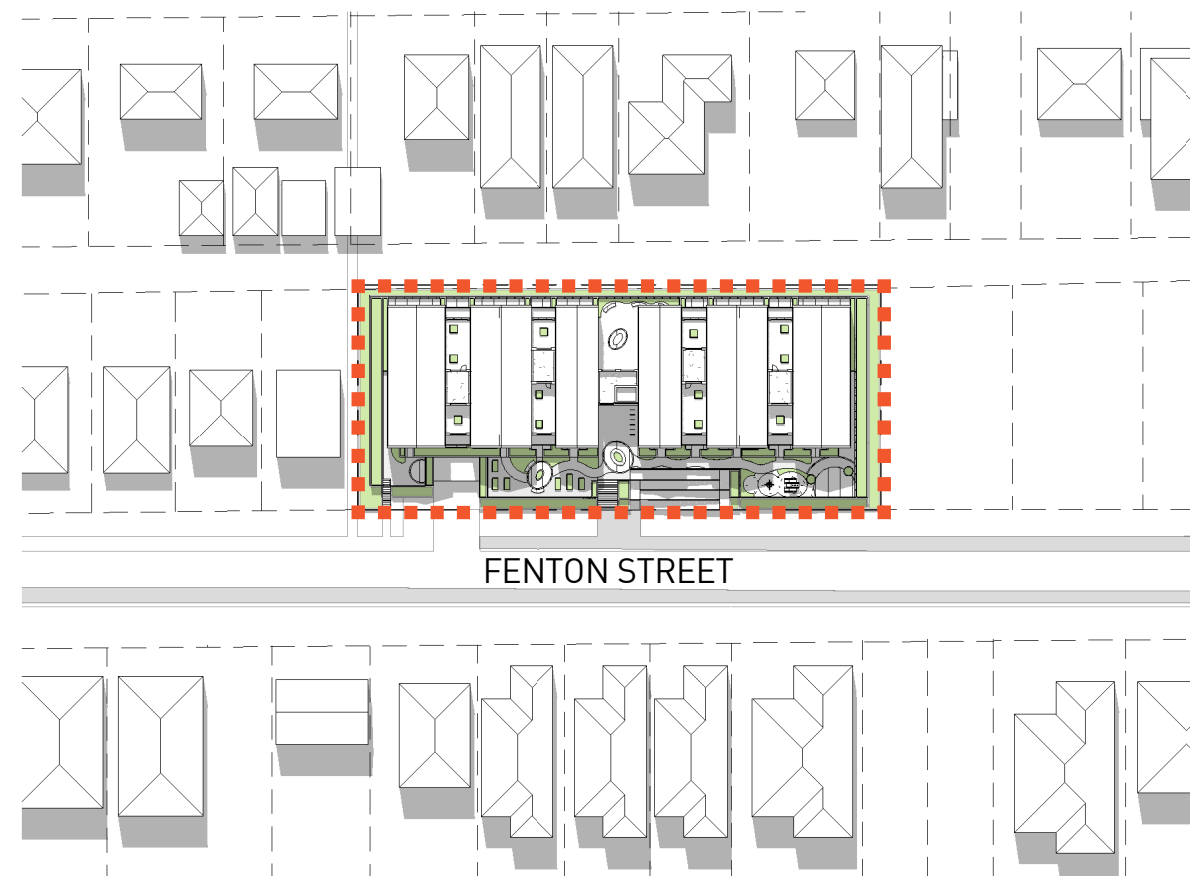
SUMMER SOLSTICE - June 21, 2020



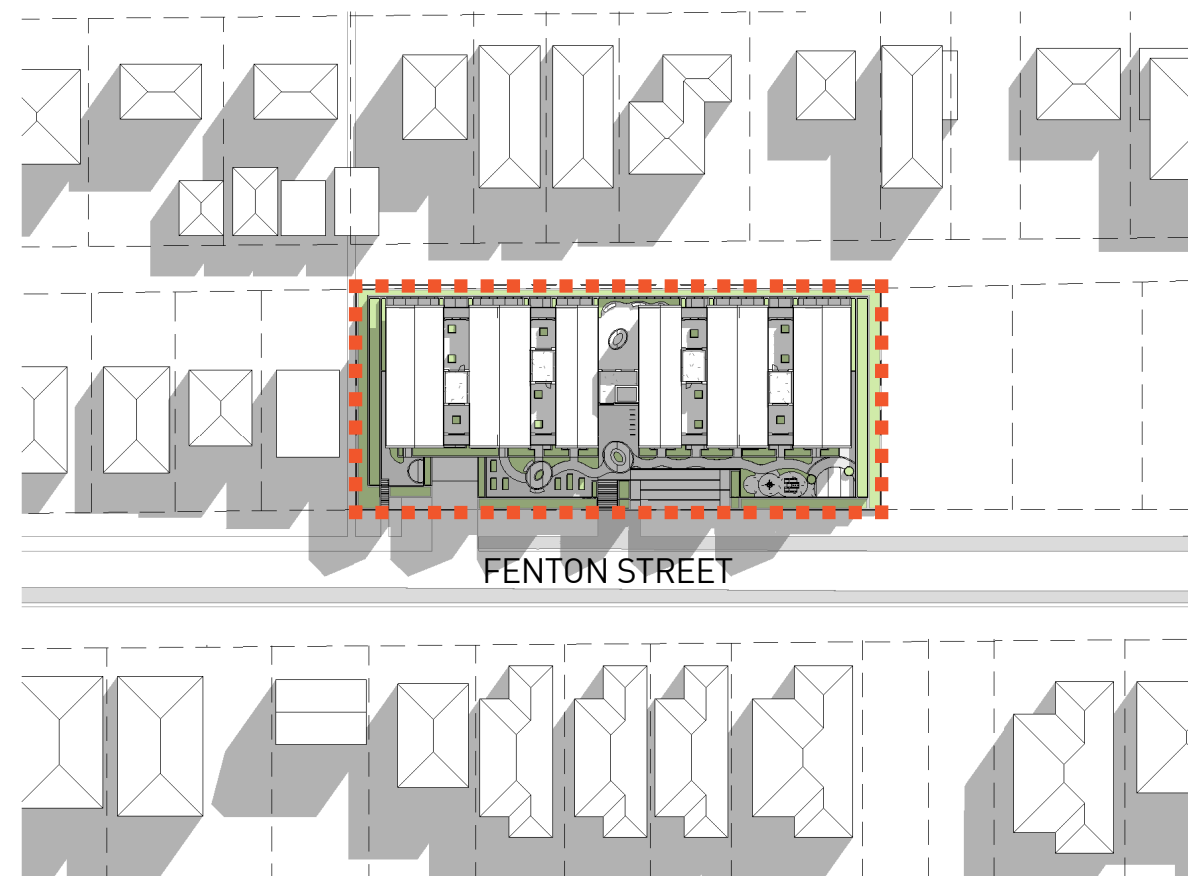
9am



12pm

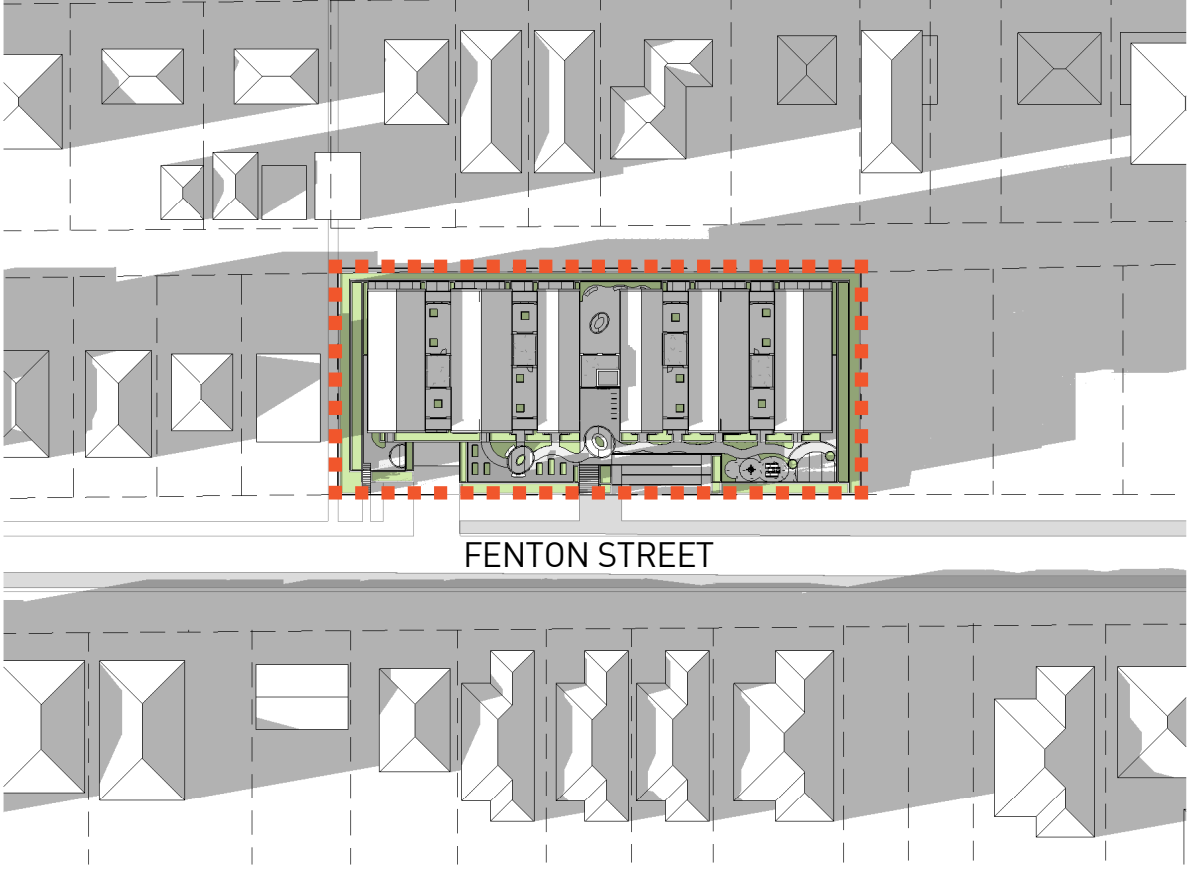


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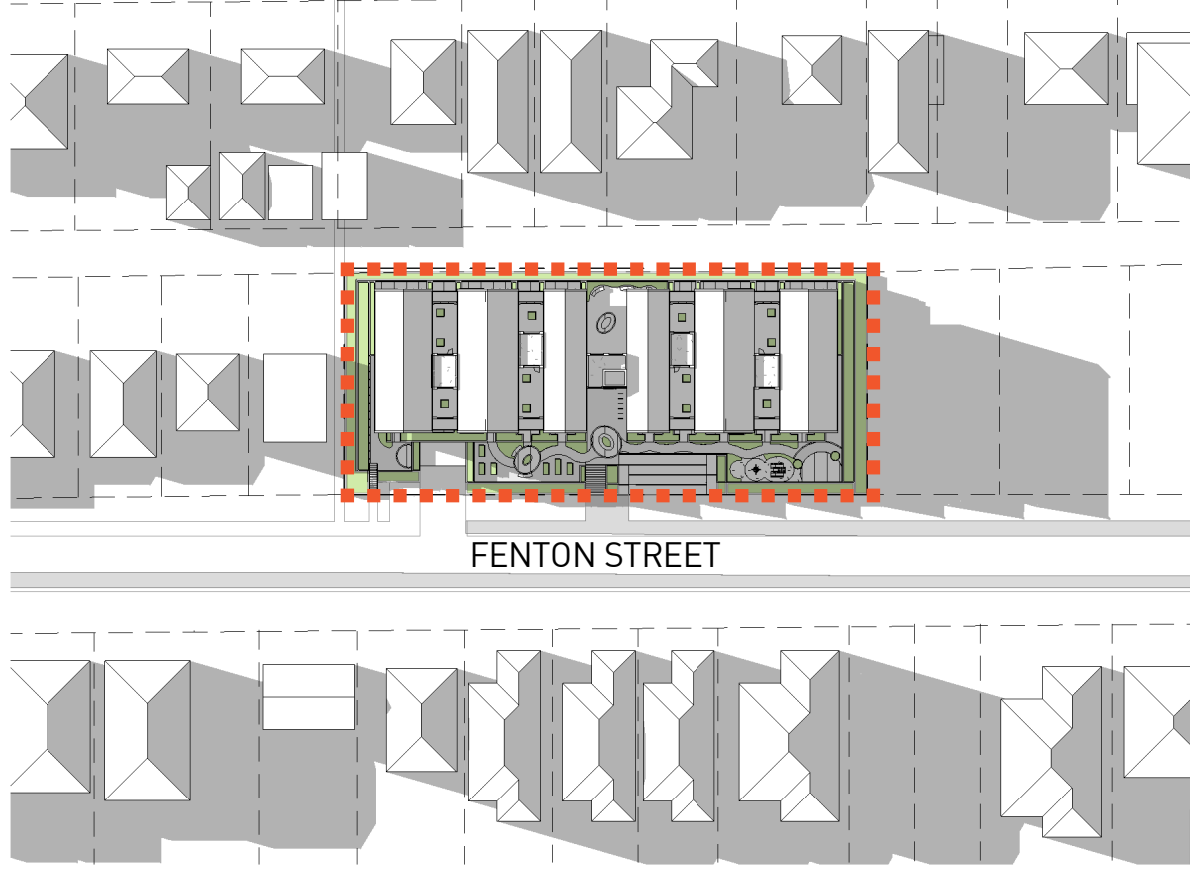


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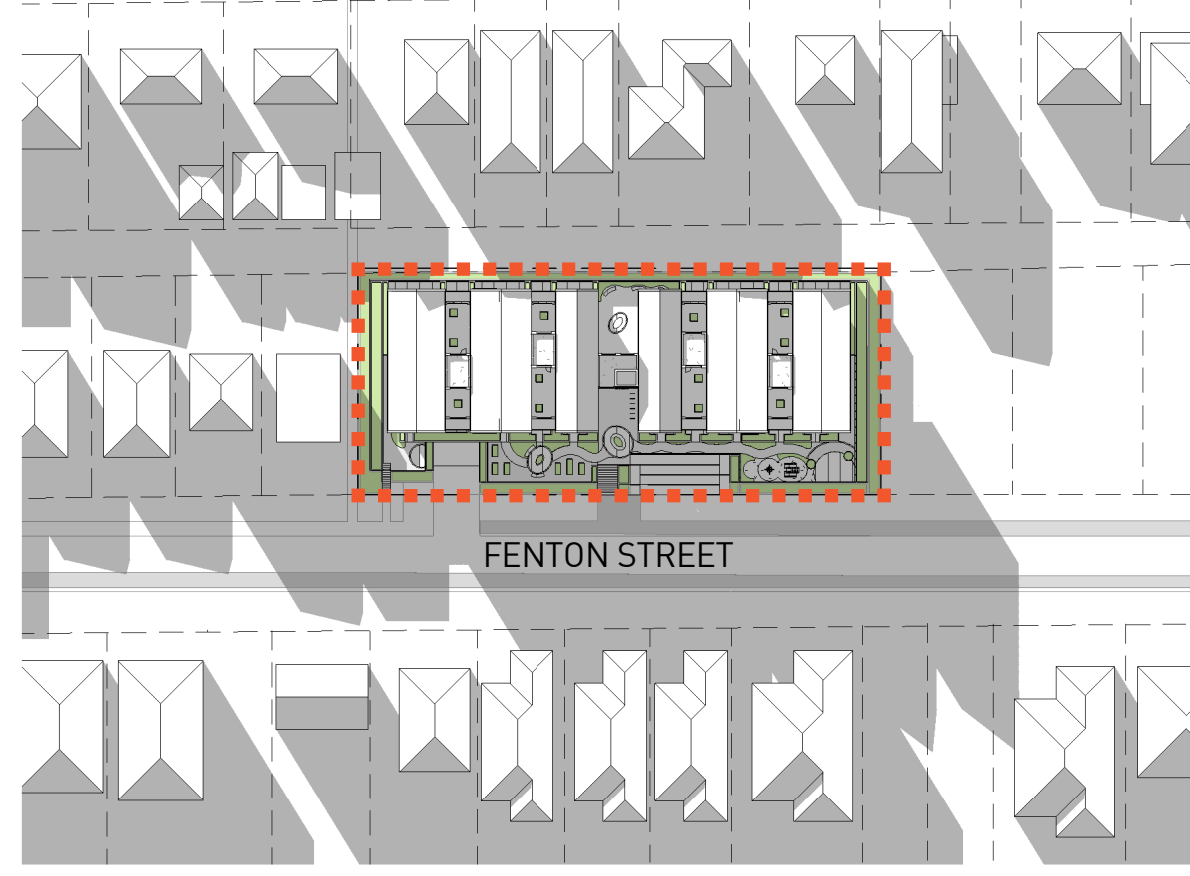
WINTER SOLSTICE - December 21, 2020



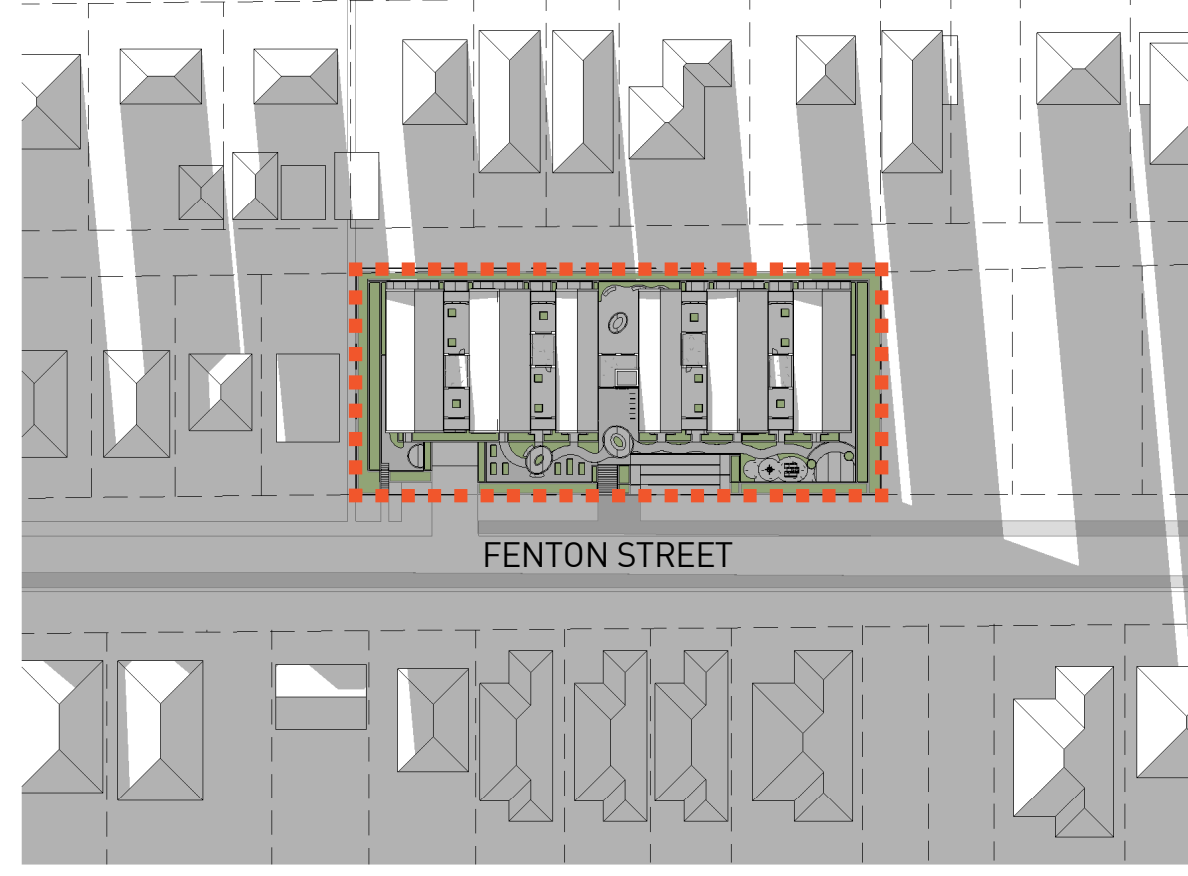
10am



12pm



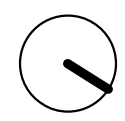
3pm



6pm

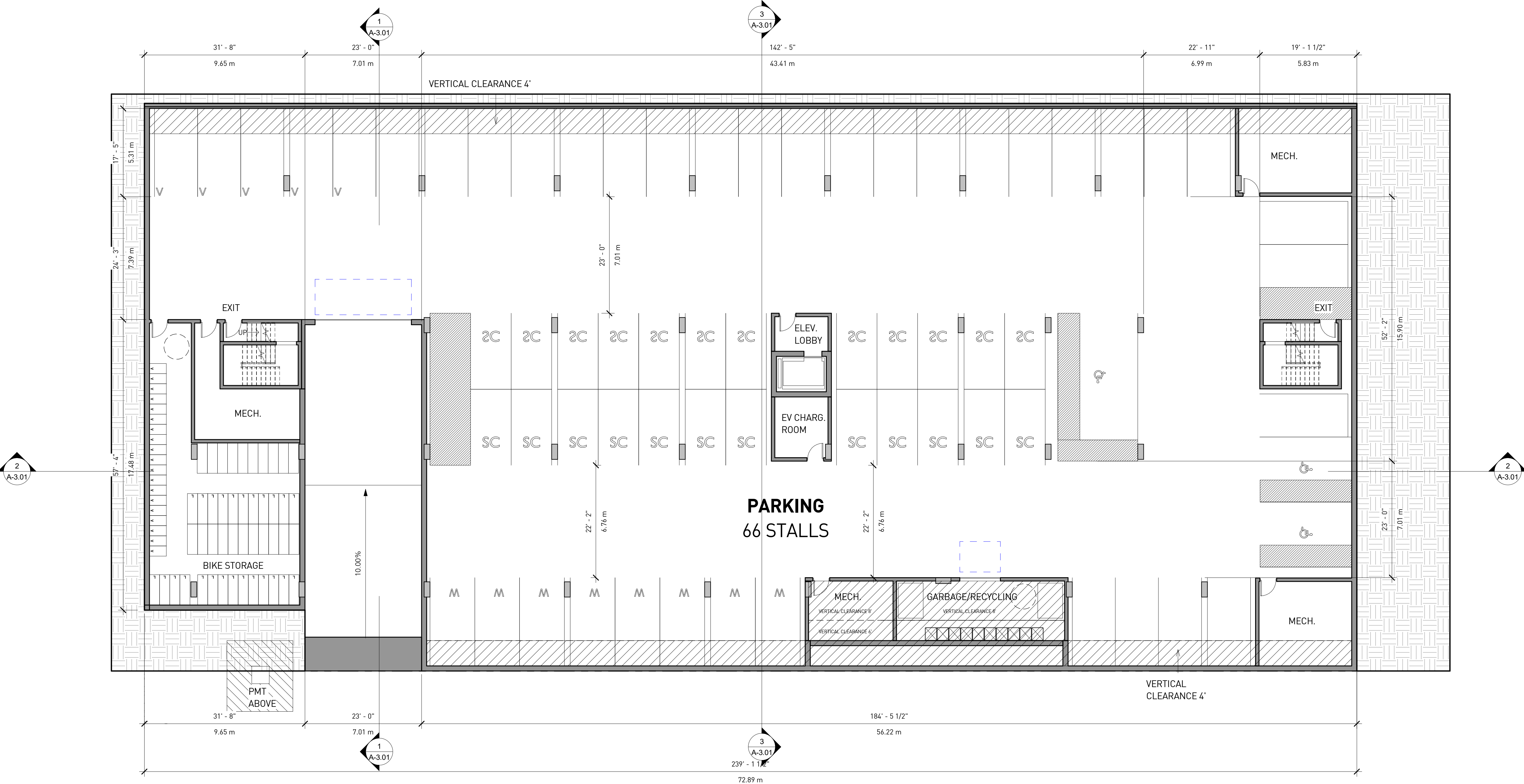
09 Architectural Drawings

Parking



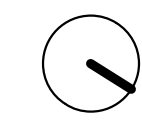
PARKING SCHEDULE	
TYPE	COUNT
H/C STALL	2
H/C STALL - VAN ACCESIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8

66

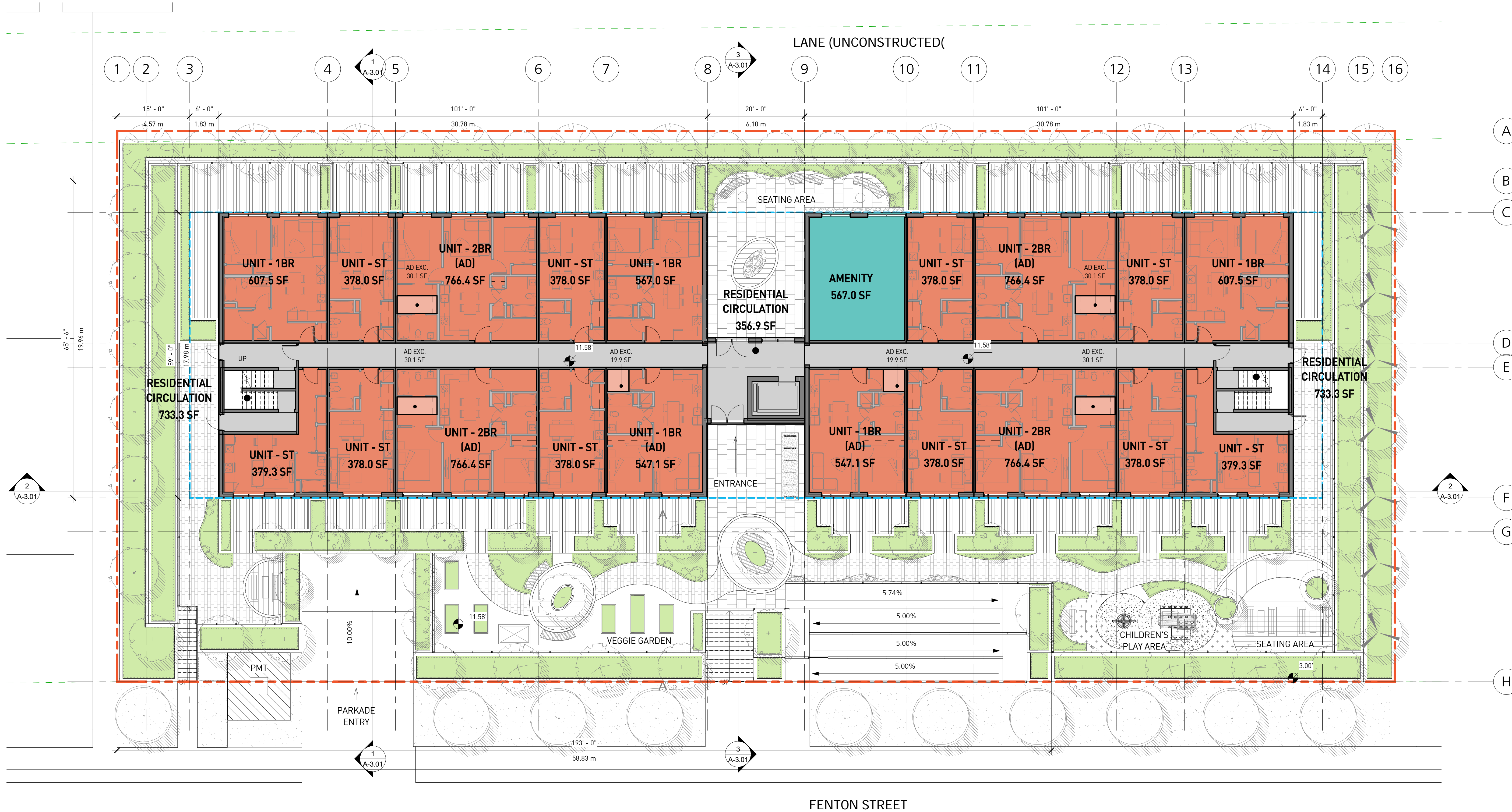


09 Architectural Drawings

Level 1



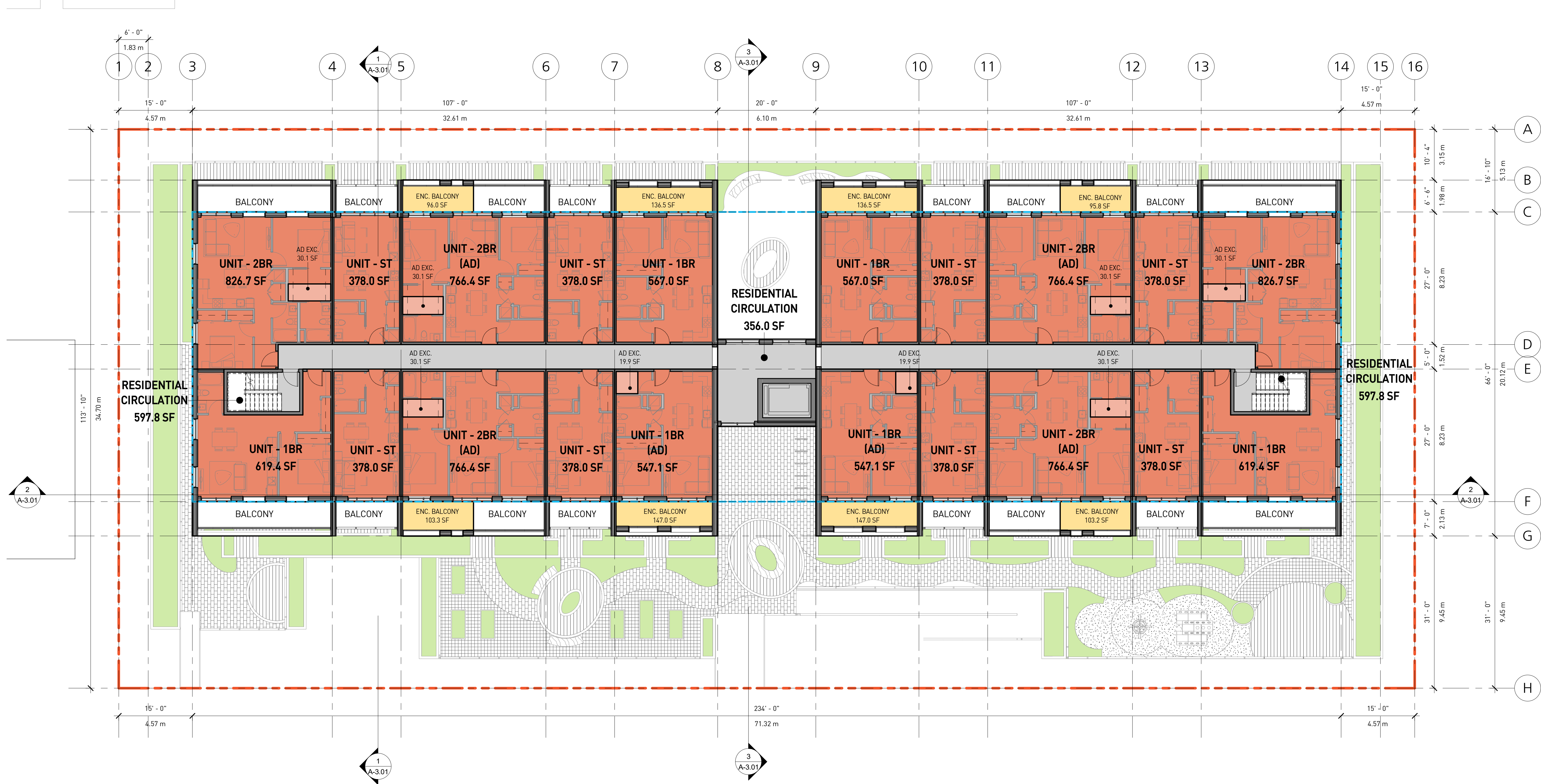
FSR - L1			
TYPE	COUNT	AREA	FAR
RESIDENTIAL AMENITY	1	567.0 SF	0.0
RESIDENTIAL CIRCULATION	3	1,823.4 SF	0.1
RESIDENTIAL UNIT	19	9,724.4 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	160.1 SF	0.0
TOTAL	29	12,274.9 SF	0.4



09 Architectural Drawings

Level 2

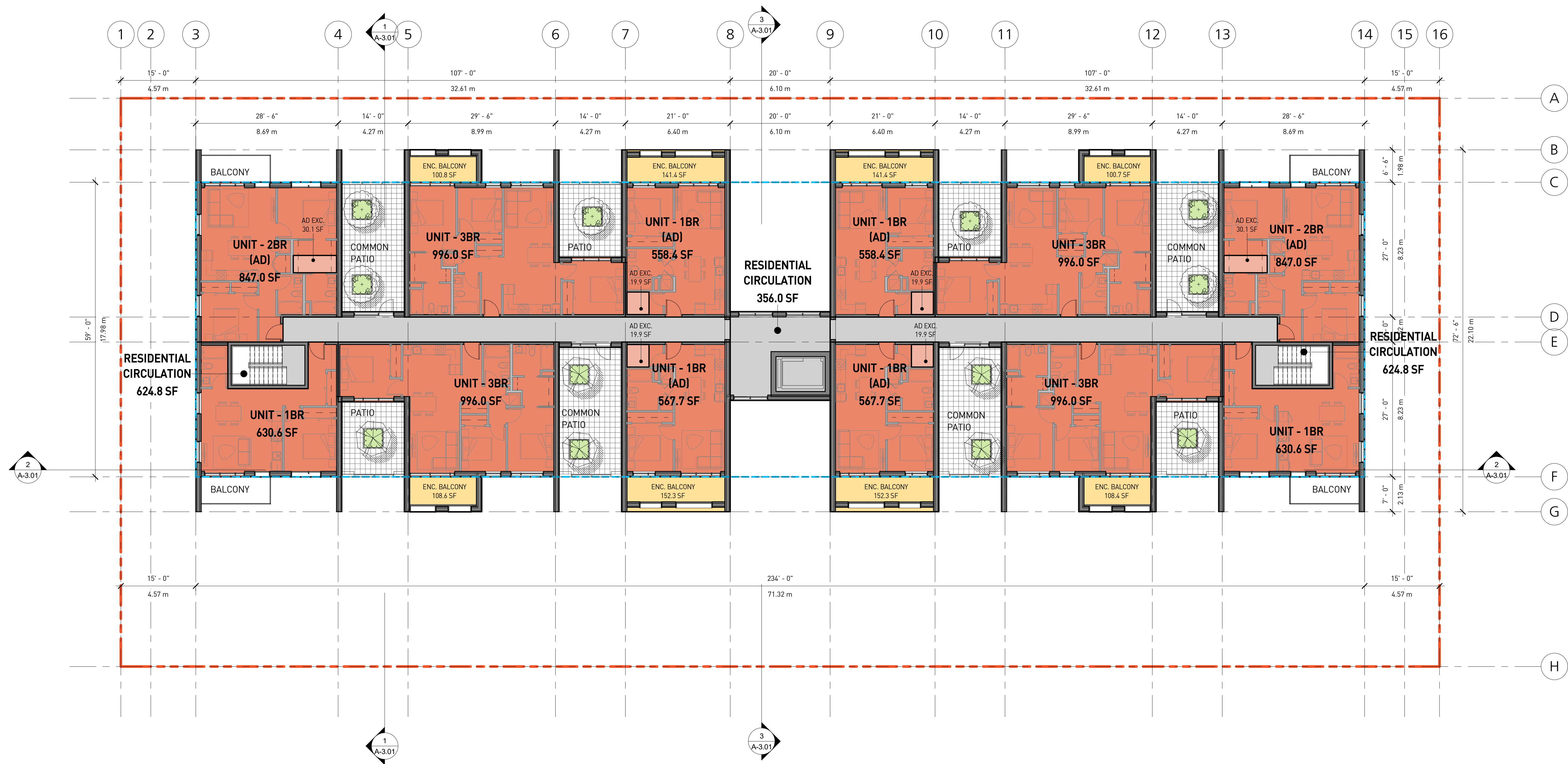
FSR - L2			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	965.3 SF	0.0
RESIDENTIAL CIRCULATION	3	1,551.6 SF	0.1
RESIDENTIAL UNIT	20	11,210.2 SF	0.4
RESIDENTIAL UNIT - AD EXCLUSION	8	220.3 SF	0.0
TOTAL	39	13,947.3 SF	0.5



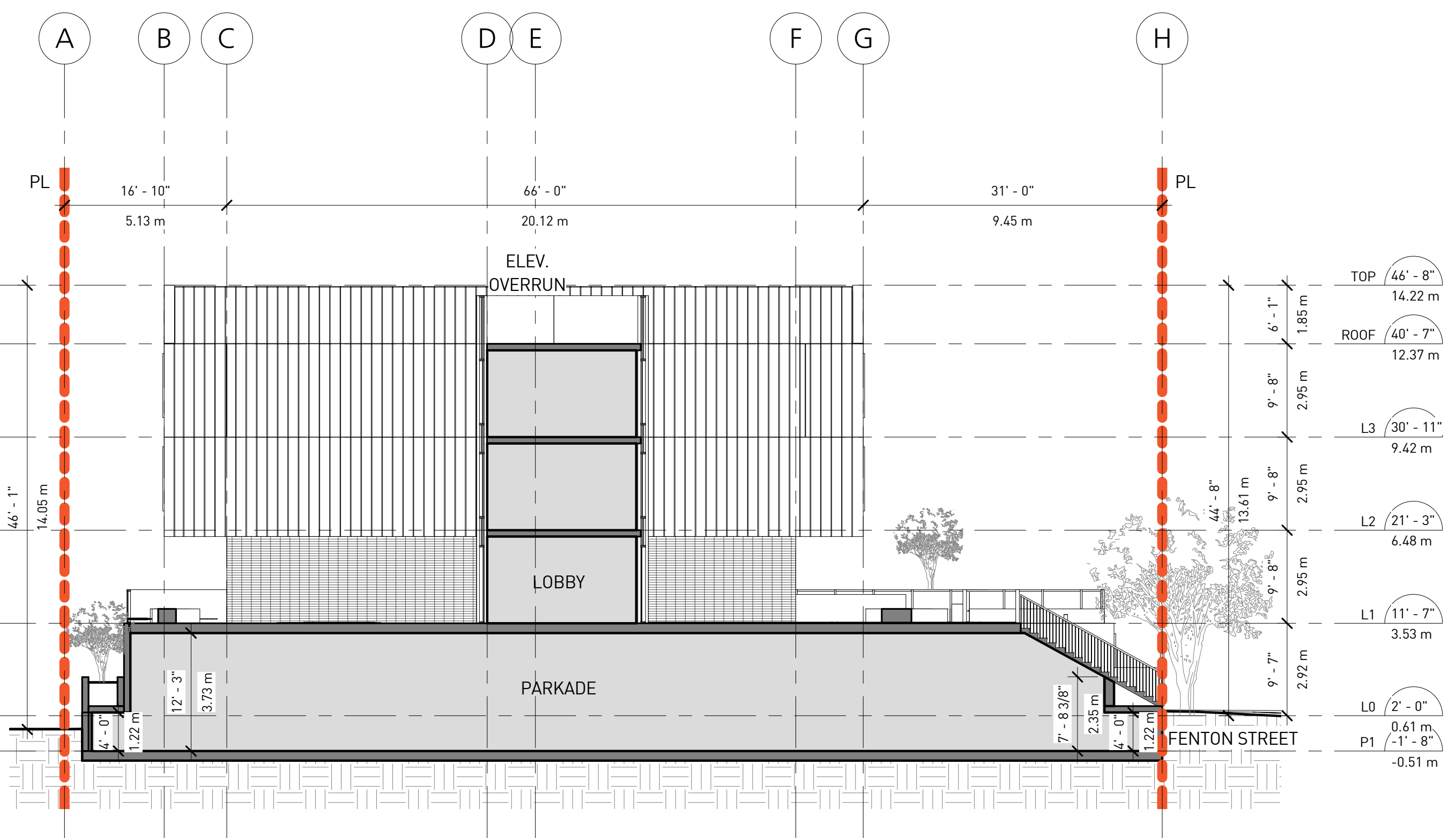
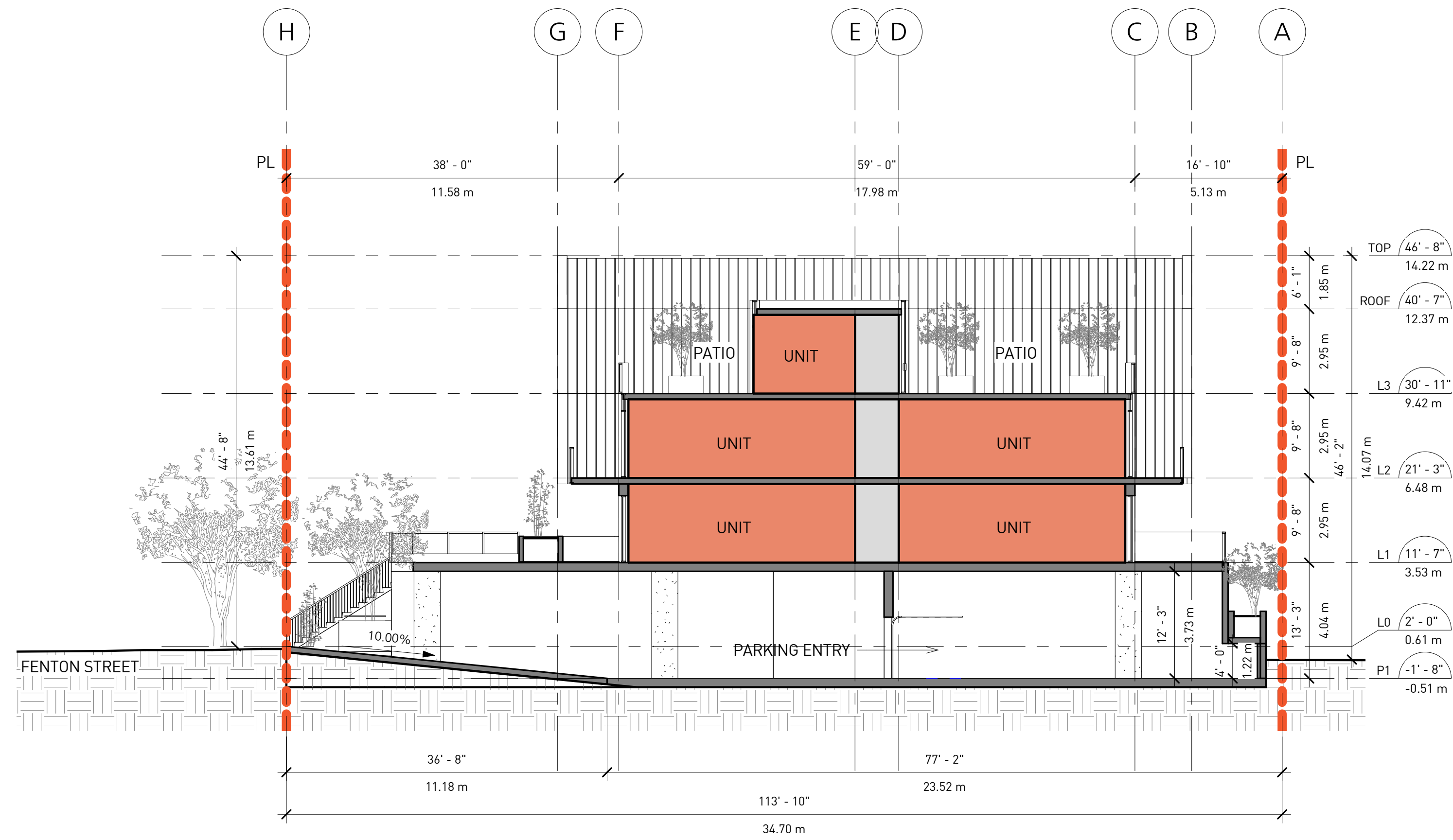
09 Architectural Drawings

Level 3

FSR - L3			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	1,005.9 SF	0.0
RESIDENTIAL CIRCULATION	3	1,605.7 SF	0.1
RESIDENTIAL UNIT	12	9,191.3 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	139.7 SF	0.0
TOTAL	29	11,942.6 SF	0.4

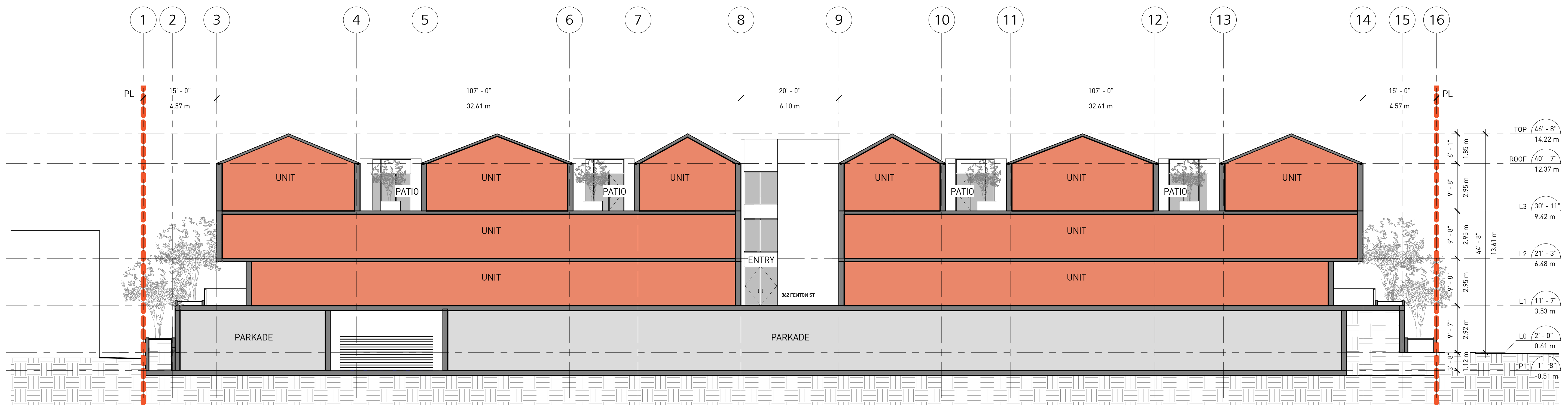


10 Sections



SECTION 1 - Through Parking Entry

SECTION 2 - Through Entry Lobby



SECTION 3 - Longitudinal Section

11 Elevations

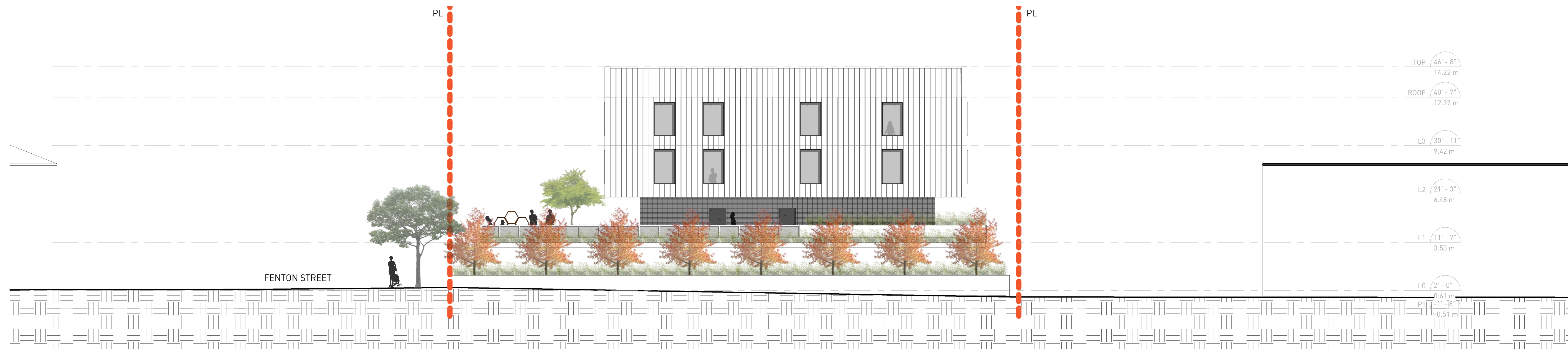


NORTH EAST ELEVATION - Fenton Street



SOUTH WEST ELEVATION - Lane

11 Elevations



SOUTH WEST ELEVATION - Side Yard



SOUTH EAST ELEVATION - Side Yard

12 Materials



View from Fenton Street



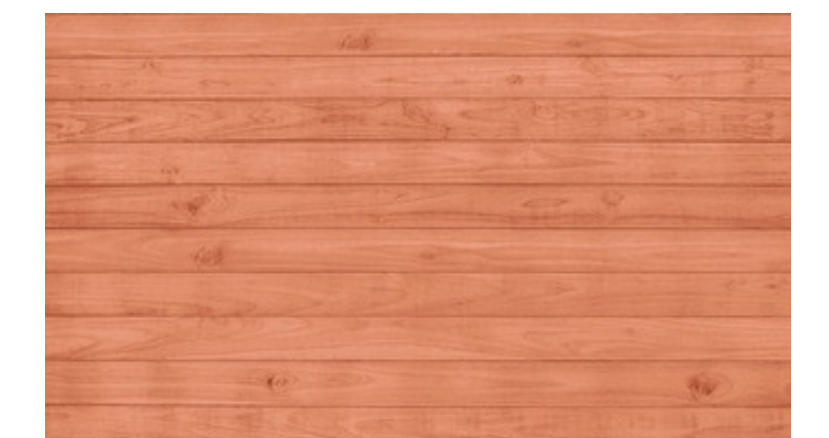
Stacked Brick
Grey



Zinc Panels
White



Metal Panel
White



Metal Panel
Wood Grain Finish



Native art
Abstract Native Art Mural



Window Mullions & Guard Rail
Charcoal



Window Mullions & Guard Rail
Aluminum

13 Conceptual Renderings

Varieted streetscape through repeated pitched roof expression

Punched window expression improves energy performance while relating to surrounding context

Smaller windows on sideyards to reduce overlook

Landscape mitigates the parking projection



13 Conceptual Renderings

Sides projections
increase privacy between
balconies and units

Building entrance

Variation on vertical expression increases the identity
of individual units and creates opportunities for opened
and enclosed balconies, for a variety of users



Accessible Route

Generous outdoor amenity
spaces, visually connected
to public realm

13 Conceptual Renderings



Parking Access

Main building access

14 Landscape Plan



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