

Applicant Submission



206-4603 Kingsway, Burnaby, BC, Canada, V5H 4M4 T (604) 210-9698 www.jsarchitect.ca

Re: Mixed-use Development – 1110-1126 Gladstone Rd, NW

Design Rationale

The proposed development is located at the intersection of Gladstone Road and 10th Street NW. This unique triangle site forms a landmark location – the northern gateway to Kensington neighbourhood with great access to transit, Main Streets, SAIT, and downtown core.

The existing site is comprised of 3 single house lot and Hillhurst heritage Church building. The site benefits from great access to many services and amenities located in Kensington and surrounding area.

The existing zoning of this site is M-CG & C-COR1, proposed zoning is DC based on MU-1. The proposed project is a 6 story multi-family rental building with approximate 3.3 FSR and maintain the existing heritage building with necessary upgrade. The development will provide 151 residential rental units with 169 underground parking stall and 164 bike storages.

The vision for this site is a mid-rise development that seamlessly integrates with the surrounding context, reflects the significance of this landmark site, and makes the most meaningful contribution to the community of Hillhurst Sunnyside.

The building footprint follows the site geometry while creatively introduces two courtyards facing Gladstone Road. It allows more residential units for benefiting with natural ventilation and sun light, also provides new community gathering areas, breaks up building massing and creates a unique and attractive pedestrian friendly streetscape.

The residential main entrance is located at the middle of the building. Individual private entries provided for street-oriented unit along Gladstone Road and the northern lane. Parking entry is located at northwest corner off the Lane.

To support a mid-rise multi-family development, a woonerf design with 7.5m wide back lane has been designed to mitigate increased vehicle traffic and pedestrian safety concern.

The architectural expression is focused a wide variety of materiality, texture, and colors to create vibrant streetscape. This concept is consistent at all elevations, while with different emphasis. Transparent balconies break the building façade into smaller and lower segments. Frosted glass guardrail has been considered to mitigate privacy concern of overlooking into the house's backyard along northern lane.

A mural/silhouette of the existing church has been incorporated into the proposed east elevation as a tidy backdrop to honor the heritage building with subtle visual and emotional connection.

Stable, secure, durable, and high-quality materials are selected for the project, including woodgrain metal siding, brick veneer, cement panel, glass, and metal guardrail, etc. Public area pavers will be high quality, wear resistant in the long year-round term.

High quality landscape to be provided for this development. It enhances architectural spaces and provide vibrant environment to habitants. A wide range selection of plant species will allow for responding to seasonal change and provide vibrant microclimate green space for residents.

By providing multiple amenity facilities, including indoor and outdoor amenity area, playground and outdoor seating area, the design intent is to create kids and family friendly environment to support a wide variety of family types.

Should you have additional questions or comments, please feel free to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Shen', with a stylized flourish at the end.

Jeff Shen, Architect AIBC, AAA, OAA