

PARKWAY | VICTORIA

PARKWAY | STUDIES IN RESPONSE TO COV FEEDBACK

JULY 10, 2020



No.	Location	Item	Background	COV Comments	MGA Response	Sketch attached
1	New Building	Facade Finish	A stucco facade has been proposed in lieu of the UHPC facade panels, to make the project financially viable.	Concerns about durability and cleaning of the light-coloured stucco at grade level. COV suggests exploring a different material and/or extending the white brick along the podium of the new building to accentuate the ground floor and provide more durable, easier to clean finish. COV recommended a different colour for the 4 storey volume to show contrast between the two volumes COV suggests for MGA to do a closer study of the ground floor facade material	Study completed. The preferred design direction is to provide a darker stucco texture to the 4-storey volume, applied over a solid impact-resistant substrate. This durable substrate will be an upgrade beyond standard/conventional substrates providing enhanced durability An alternate option was studied, providing a darker material for the lower level. This resulted in a non-cohesive and more distracting overall design. With the proposed design option, the new-built still works has a background role for the heritage building, consistent with the original Heritage and DP intent.	Yes
2	6-Storey Volume	Window transoms	A transom has been added to make the project financially and technically feasible. Windows maintain the same dimensions as the DP submission. % of Glazing remains unchanged and consistent with rezoning daylight studies.	Window transoms look busy on 6-storey volume – vertical lines read too strong MGA to explore options: lighter colour or thinner mullions.	Study completed. Vertical mullions are removed from the 3-panel window module. Due to manufacturing constraints, we have been unable to remove these from the 4-panel window units. Further removal of the mullions will have a significant cost impact, since a frame upgrade would be required due to water penetration resistance requirements. The final design solution resulted in a more quiet design without reducing the amount of glazing -and hence daylight penetration- in the units.	Yes
3	6-Storey Volume	North Facade	Level 6 parti revised. Sawtooth layout replaced with solid condition consistent with South facade overall design. An additional unit is gained	No issues. MGA to confirm FSR	FSR below maximum allowed, as reflected on CALUC submission. Calcs will be included in Rezoning Re-submission package	N/A
4	Level 0	Garbage Room	Garbage Room is relocated to level 0.	COV concerns about garbage loading area overlapping with the fire exit and pedestrian passage COV suggest for MGA to show garbage staging area at grade.	A dedicated garbage pickup stall has been provided at basement level. A leveled Garbage Staging area has been added to level 1, adjacent to the loading bay. Exiting stairs relocated to avoid overlap between garbage staging and fire-exiting requirements.	Yes
5	Level 0	Parking Count	Relocation of a transformer room to Pandora Ave required for proximity to BC Hydro HV lines. 1 additional private car stall is gained.	COV suggests for MGA to revise additional car stall to be a visitor stall instead of a private residential stall, to avoid a set back in the permitting process.	Private stall switched to visitor stall within the gated parking compound. The ownership will incorporate access to this visitor stall into the access control plan, for residential visitors.	Yes
6	Level 1	Exiting	2 fire exits from the mews are required per code. Removal of gate to Franklin Green Park will result in redesign along the West Property Line and elimination of the private patios of the townhouses, loss of landscape coverage on site and loss of the 'eyes on the park'	COV to follow up with Dept. of Parks.	Awaiting response	Yes
7	Level 1	Additional unit	Relocation of garbage room to the basement level allowed for an additional unit on level 1. Additional short term bicycle stalls are added to meet bike requirements. Long term bicycle stalls remain unchanged as they are already in excess of the COV requirement	No issues. MGA to confirm FSR	FSR below maximum allowed, as per CALUC submission. Calcs will be included in Rezoning Re-submission package	N/A
8	Level 5 Roof	Sedum Roof	Design approach is maintained, except gravel roof is proposed in lieu of sedum roof, to minimize cost and maintenance.	No further questions from the City	N/A Landscape plan will be updated for Rezoning re-submission	N/A



OPTION 1 | CURRENT

PROS

SINGLE COLOUR PALETTE ON THE NEW BUILT OFFERS A BACKGROUND TO EMPHASIZE HERITAGE BUILDING

CONS

DURABILITY AND CLEANING OF LIGHT COLOURED STUCCO AT GRADE

OPTION 2 | DARKER LEVEL 1

PROS

DURABILITY AND MAINTENANCE AT GRADE

CONS

PROVIDING A DARKER MATERIAL SOLELY AT GRADE LEVEL RESULTS IN A NON-COHESIVE AND MORE DISTRACTING OVERALL DESIGN.

OPTION 3 | DARKER L1 + SLAB BANDING

PROS

DURABILITY AND MAINTENANCE AT GRADE

CONS

PROVIDING A DARKER MATERIAL SOLELY AT GRADE LEVEL RESULTS IN A NON-COHESIVE AND MORE DISTRACTING OVERALL DESIGN.

OPTION 4 | DARKER 4-STOREY VOLUME

PROS

SINGLE COLOUR PALETTES ON EACH OF THE NEW VOLUMES STILL OFFERS A BACKGROUND TO EMPHASIZE HERITAGE BUILDING

DARKER EXTERIOR FINISH ON 4-STOREY VOLUME

MINIMIZES MAINTENANCE ISSUES

STUCCO AT LOWER LEVEL WILL BE APPLIED OVER A SOLID IMPACT RESISTANT SUBSTRATE WHICH WILL BE AN UPGRADE OVER CONVENTIONAL SUBSTRATES AND PROVIDE ENHANCED DURABILITY

CONS

N/A

PREFERRED OPTION

ITEM #1 - FACADE FINISH - SUMMARY

PROPOSED COLOUR PALETTE

6-STOREY VOLUME
ORIGINAL LIGHT GREY

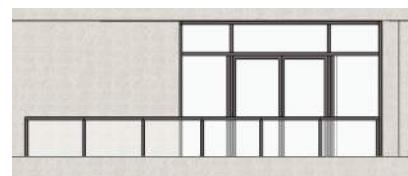
4-STOREY VOLUME
PROPOSED DARKER TONE



EXTERIOR FINISH
DARKER STUCCO TEXTURE APPLIED TO 4-STO-
REY VOLUME.
STUCCO AT LOWER LEVEL WILL BE APPLIED
OVER A SOLID IMPACT RESISTANT SUBSTRATE
WHICH WILL BE AN UPGRADE OVER CON-
VENTIONAL SUBSTRATES AND PROVIDE EN-
HANCED DURABILITY

ITEM #1 - FACADE FINISH - PROPOSED OPTION

4-MODULE WINDOW UNIT



3-MODULE WINDOW UNIT



STOREFRONT + PUNCHED WINDOW



OPTION 1 | CURRENT

VERTICAL MULLION IN TRANSOM



LEVEL 3-6



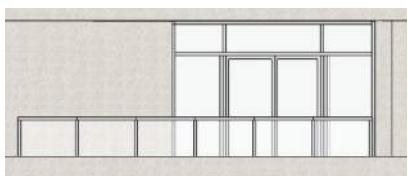
LEVEL 2



LEVEL 1



OPTION 2 | W/O VERTICAL MULLIONS



OPTION 3 | LIGHT FRAMES L2-6



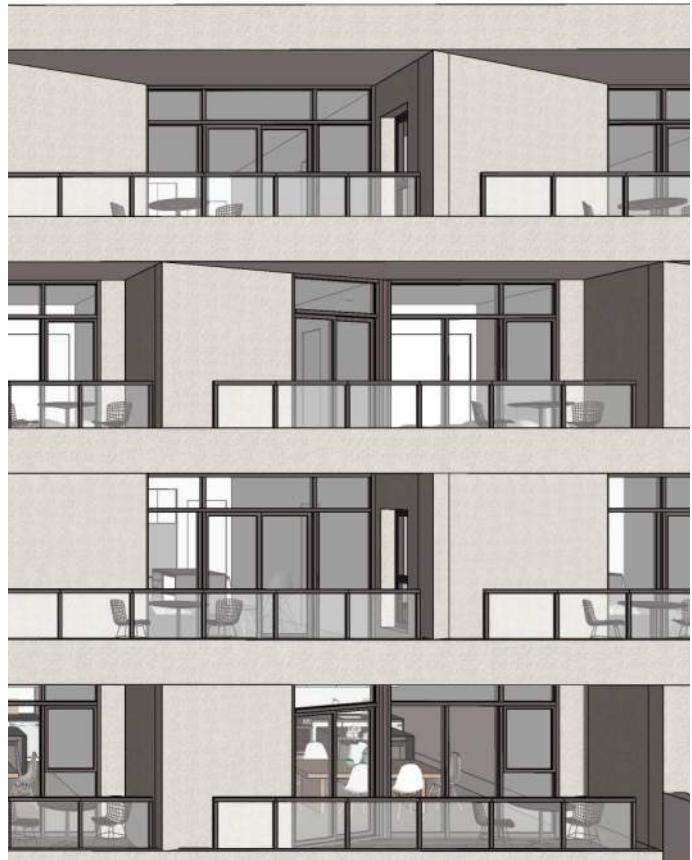
OPTION 4 | DARK FRAMES L1-6



NOTE:
MANUFACTURER LIMITATIONS APPLY.
- 12'-0" SINGLE GLAZING EXCEEDS MAX. DIM.
- 9'-0" SINGLE GLAZING ACHIEVABLE
* Further removal of the mullions will have a significant cost impact, since a frame upgrade would be required due to water penetration resistance requirements.

PREFERRED OPTION

ITEM #2 - WINDOW MULLIONS - SUMMARY



OPTION 1 | CURRENT

PROS

UNIFIED MULLION COLOR AND TYPE
SMALL SINGLE GLAZING TRANSOM PANEL

CONS

VERTICAL MULLIONS MAKE THE FAÇADE LOOK
BUSY

PROS

UNIFIED MULLION COLOR AND TYPE
HORIZONTALITY OF THE FAÇADE

CONS

LARGE SINGLE GLAZING TRANSOM PANEL (\$\$\$)
LIMITATIONS FOR MAX. SINGLE GLAZING PANEL
PER MANUFACTURER

NOTE:

MANUFACTURER LIMITATIONS APPLY.
- 12'-0" SINGLE GLAZING EXCEEDS MAX. DIM.
- 9'-0" SINGLE GLAZING ACHIEVABLE
* Further removal of the mullions will have a significant cost
impact, since a frame upgrade would be required due to water
penetration resistance requirements.



OPTION 2 | W/O VERTICAL MULLIONS

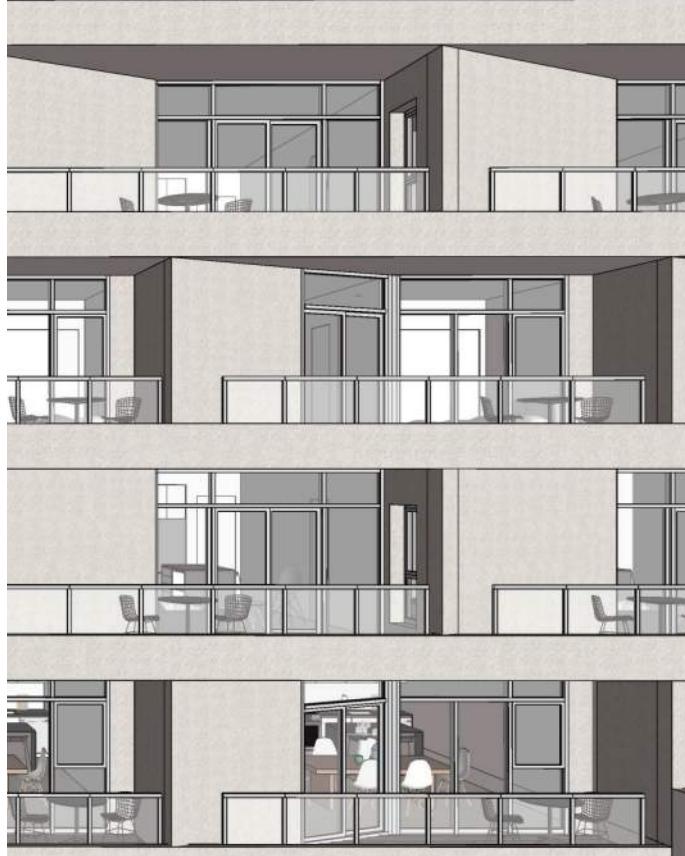
PROS

UNIFIED TYPE / COLOR OF RESIDENTIAL WIN-
DOWS ON UPPER LEVELS

HERITAGE BUILDING MORE VISIBLE?

CONS

UPPER FLOORS' FENESTRATION COLOR DIFFER
FROM L1 STOREFRONT



OPTION 3 | LIGHT FRAMES L2-6

PROS

UNIFIED MULLION COLOR AND TYPE
REDUCED NUMBER OF VERTICAL MULLIONS
BALANCE BETWEEN DESIGN INTENT AND BUD-
GET CONSTRAINTS

CONS

VERTICAL MULLIONS REMAIN ON 4-MODULE WIN-
DOW UNITS

NOTE:

* Further removal of the mullions will have a significant cost
impact, since a frame upgrade would be required due to water
penetration resistance requirements.



OPTION 4 | DARK FRAMES L1-6

ITEM #2 - WINDOW MULLIONS - SUMMARY



WINDOW MULLIONS
VERTICAL MULLIONS REMOVED FROM THE
3-PANEL WINDOW MODULE

ITEM #2 - WINDOW MULLIONS - PROPOSED OPTION

DP PARKING STATS

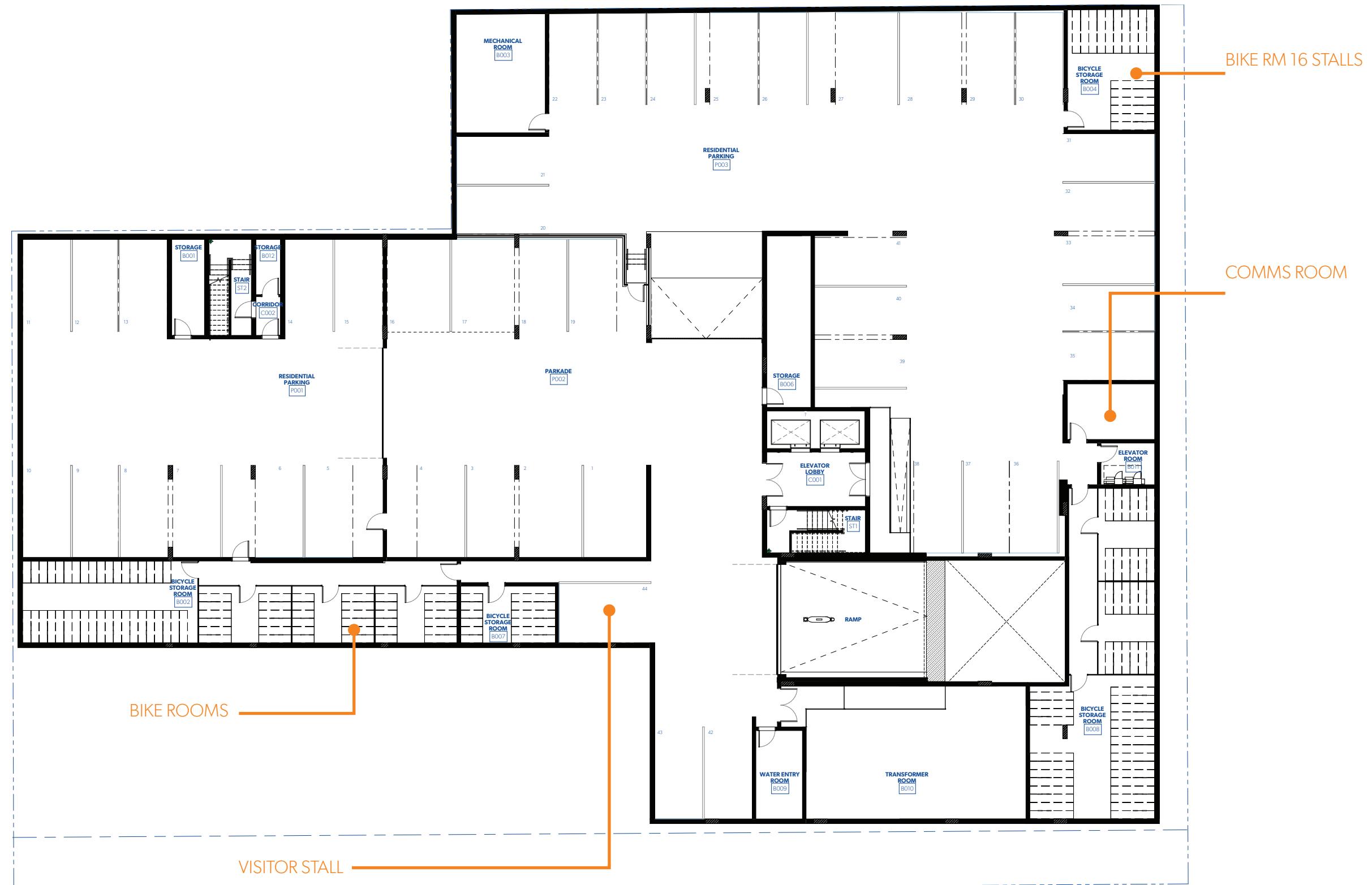
TOTAL PARKING STALLS 44/93

RESIDENTIAL	33
VISITOR	4
COMMERCIAL	5
MODO CAR SHARE	2

LONG TERM BIKE STALLS 154/133

FLOOR-MOUNTED	78
CARGO	40
WALL-MOUNTED	36

SHORT TERM BIKE STALLS 18/18



PROPOSED PARKING STATS

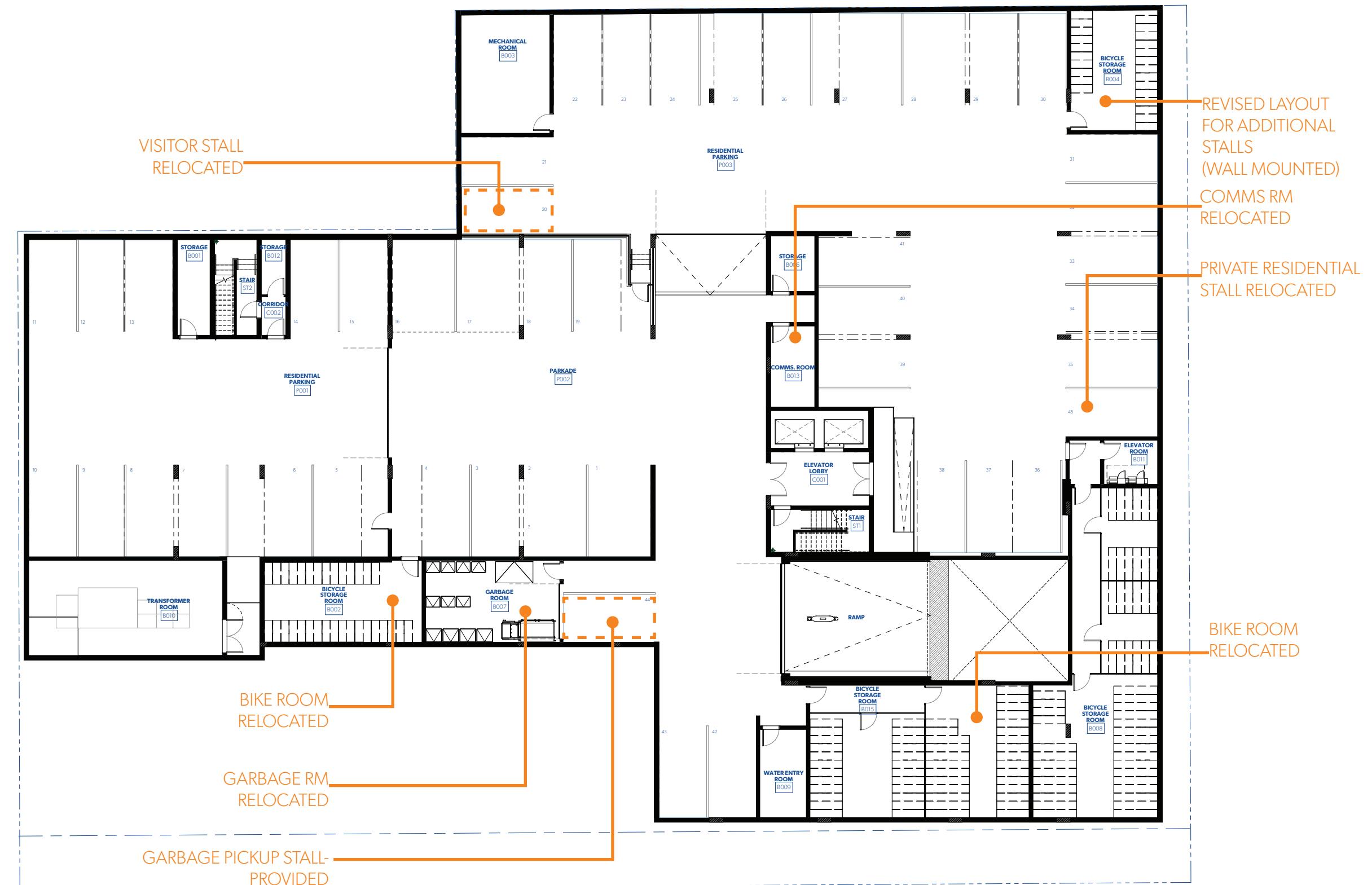
TOTAL PARKING STALLS **44/94**

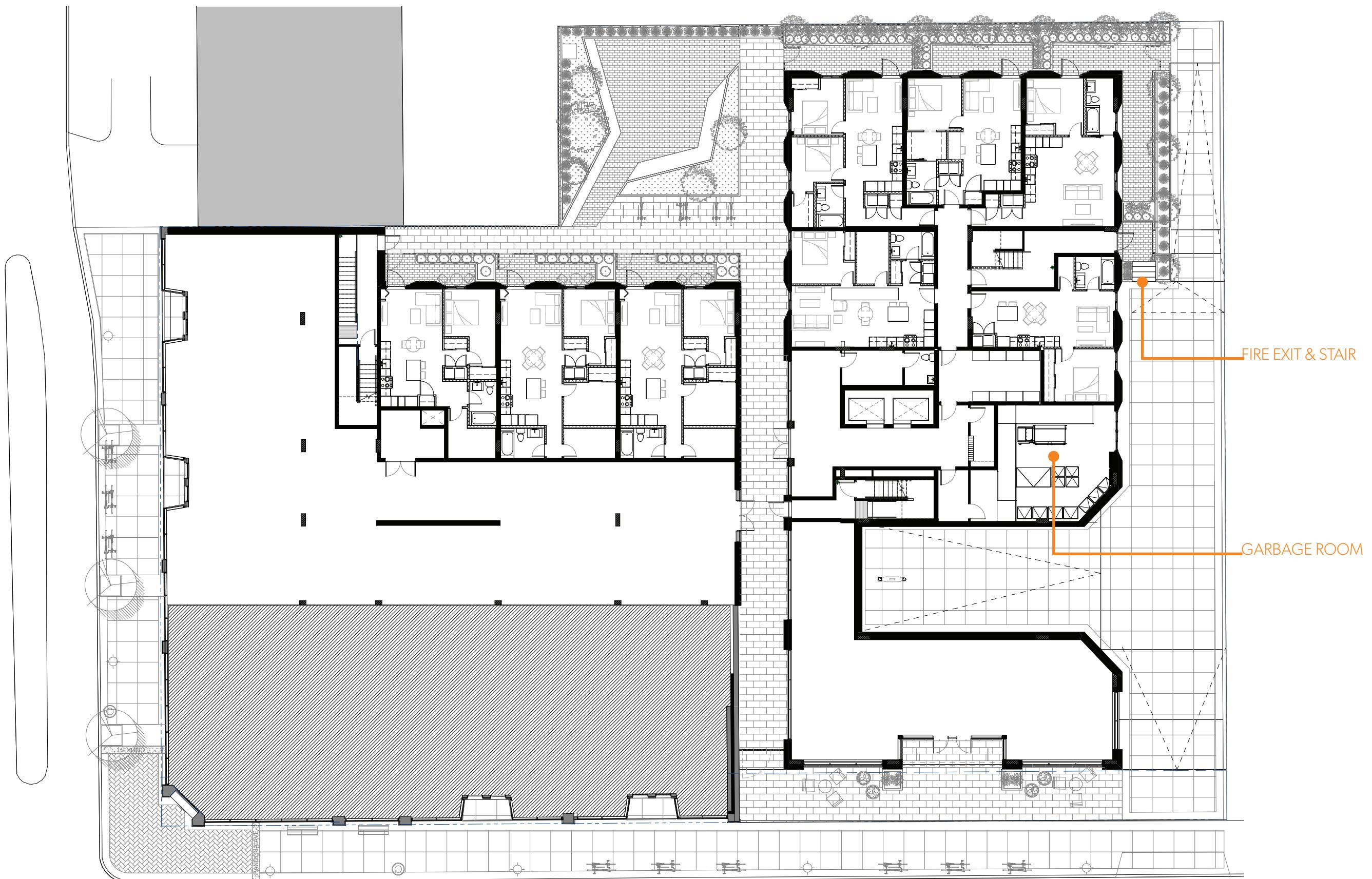
RESIDENTIAL	33
VISITOR	4
COMMERCIAL	5
MODO CAR SHARE	2

LONG TERM BIKE STALLS **158/135**

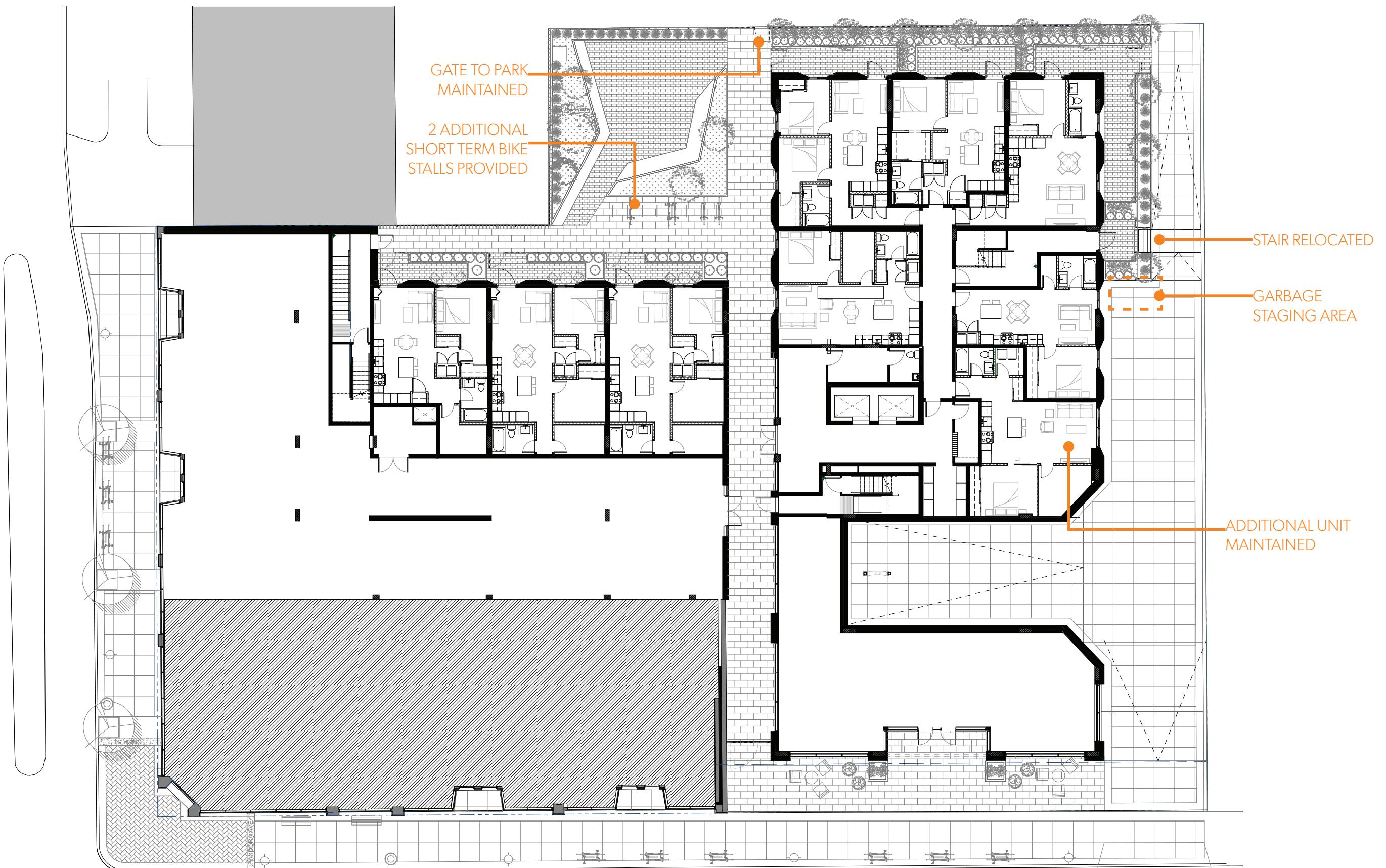
FLOOR-MOUNTED	64
CARGO	40
WALL-MOUNTED	54

SHORT TERM BIKE STALLS **20/19**





ITEMS #6 & #7 - LEVEL 1 - DP LAYOUT



ITEMS #6 & #7 - LEVEL 1 - PROPOSED REVISION