

4-UNIT TOWNHOUSES

7300 ST. ALBANS RD.

Owner	1124053 BC Ltd. (Pavendeep Kooner)
Architect	Matthew Cheng Architect Inc
Landscape Architect	Homing Landscape Architecture



4 Unit Townhouse Development
7300 St. Albans Rd.

Context

- On St Albans Rd. between Granville Ave. & General Currie Rd
- To north St. Albans Anglican Church
- To south A 7-unit townhouse complex
- To east A 36-unit townhouse complex
- To west A four storey building
(3 storey apartment + 1 level parking structure)



CONTEXT PLAN 

Context East side of St. Albans



Church - flat roof



Church



Townhouses



Townhouses

Context West side of St. Albans



4 story apartment - flat roof



Duplex



3 story townhouses - flat roof



3 story townhouses - flat roof

Streetscape



Front row along St Albans Road

- 1 duplex of 3 story (11.75m)
- A church to north (13.48m / 21.06m cross)
- An existing townhouse to south (10.93m)

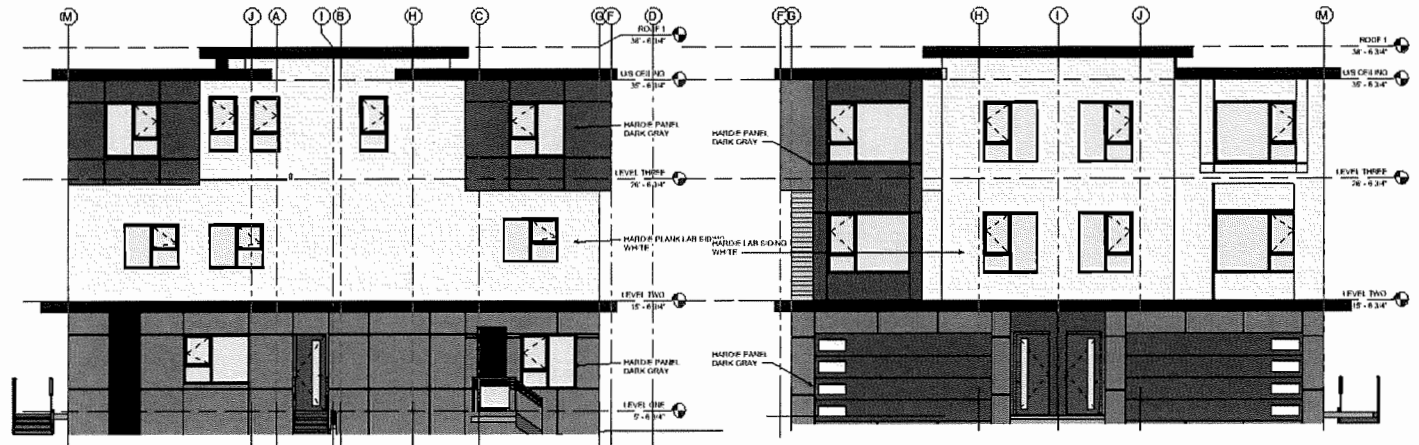
Elevations



West / Front building

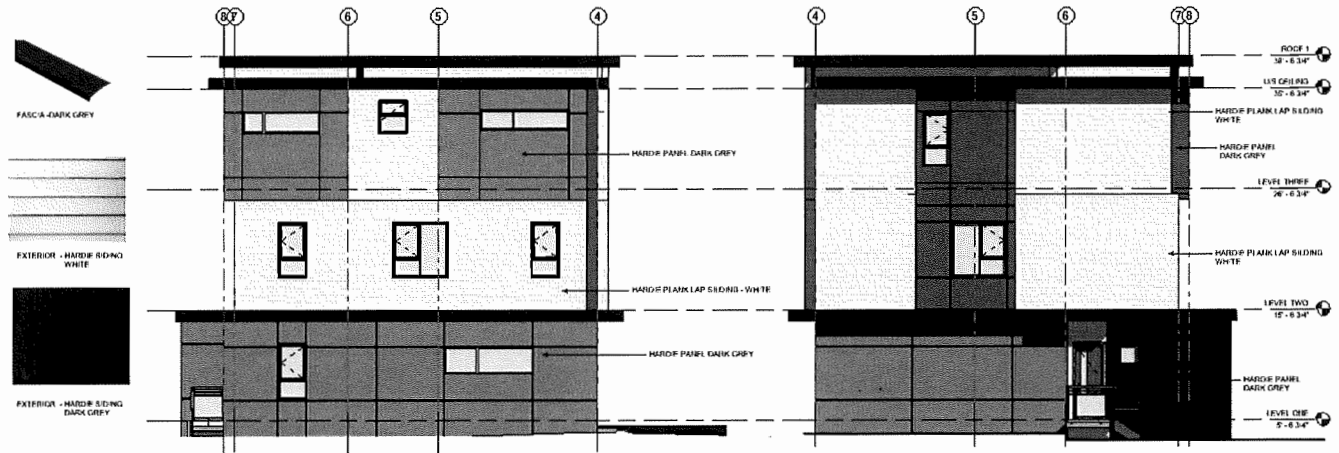
- 1 building
- Duplexes
- 3 story height

Elevations



East Building - East Elevation Detail
14'-12"

East Building - West Elevation Detail
14'-12"



East / Rear building
1 building
Duplexes
3 story height

Convertible Units

- **Vertical lift to all levels**
- **4m (13'-2") wide accessible parking space provided**
- Entry door (2'-10" clear) (Rough in for future door opener) (No Step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-0")

WC

- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever - style plumbing fixtures
- Cabinets easily removed
- Bath and shower controls accessible

Kitchen

- Plumbing and gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

Windows

- Opened with 1 hand (Min. 1)

Outlets and switches

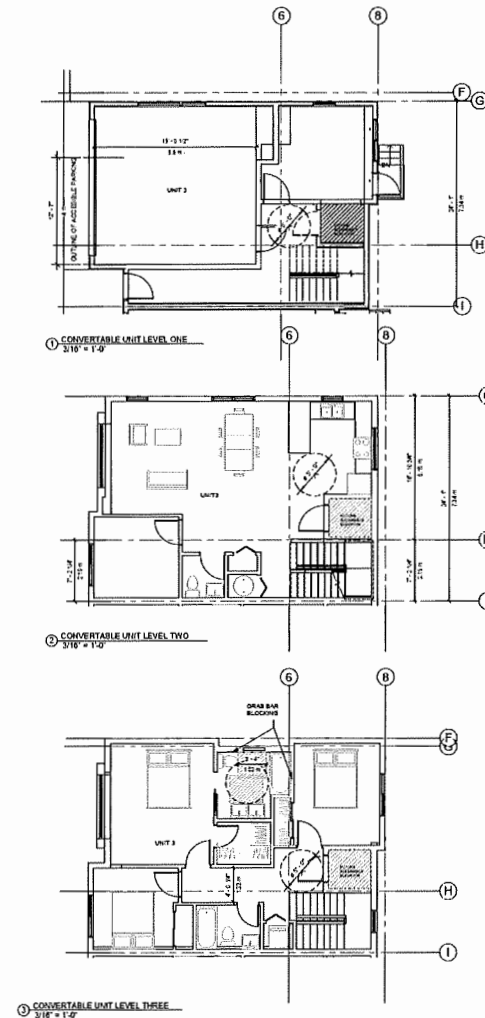
- Outlets beside window, bottom of stair, beside toilet, above exterior door, on front of kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm

Aging in place in all units

Stairwell handrails

Lever-style plumbing faucets & door handles

Blocking in washroom walls for grab bars



Sustainability

- **Energy Step Code 3 + Zero Carbon EL-4 Level**

- **Certified Energy Advisor**
Energise Solutions Inc.

- **Heating & Cooling**
Air source heat pump

- **Domestic Hot water**
Electric storage tank

- **HRV**

- **Insulation**

Walls (2X8 @ 24")	R-28
Roof	R-50
Floor over unheated space	R-28

- **Windows**

U value	1.20 or lower
SHGC (solar heat gain coefficient)	0.36 or higher

- **Airtightness**

ACH @50 Pa (Air exchange per hour)	2.5 or less
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Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm & master ensuite
- Low E glass windows

Building materials

- Renewable materials – wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character



- Modern architectural design with simple colour scheme of white and grey
- Building mass reduced by projections, different material textures, contrasting colours and windows

Form & Character

- Individuality of units by
 - Private landscape yard
 - Roof overhang
 - Change of material
 - Change of colour



Form & Character



- CPTED
 - 6 ft wood fence at side & rear PL.
 - 4 ft. wood fence at front PL.
 - Clear sightlines from units to sidewalk
 - Separate public and private realm
 - Lighting around site in landscape plan – visitor parking, mailbox, outdoor amenity
 - Mailbox Kiosk in landscape plan – Next to drive aisle

Form & Character

- Outdoor amenity space
 - 29 sm.
 - To facilitate tree preservation
 - A buffer between drive aisle



Landscape Plan





THANK YOU