DENNISON GATE

OVERVIEW





BRAMOR DEVELOPMENTS

BÜRO47 architecture

pmg LANDSCAPE ARCHITECTS

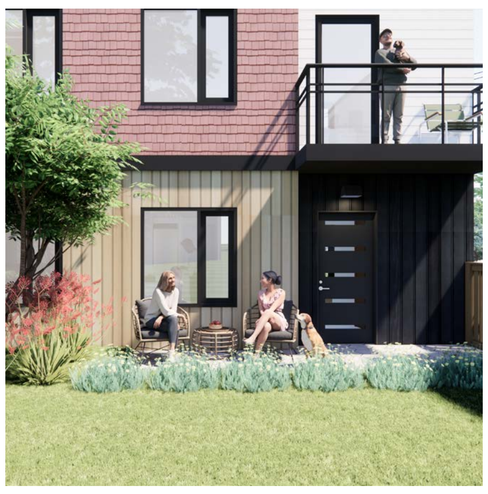
TAP

DENNISON GATE

SITE PLAN

KEY STATISTICS

- 81,238.5 sq.ft Lot Area
- 0.62 Floor Space Ratio (FSR)
- 8 Buildings
- 100% ground-oriented dwellings
- 50 new homes
  - 25 x 2 storey homes
  - 25 x 1 storey, homes
- Bylaw-compliant parking for all residents and visitors
- Well over 6,000 sq.ft of common outdoor amenities
- On-site pedestrian and multi-use pathways to interconnect site internally and with surroundings



1 intimate yards



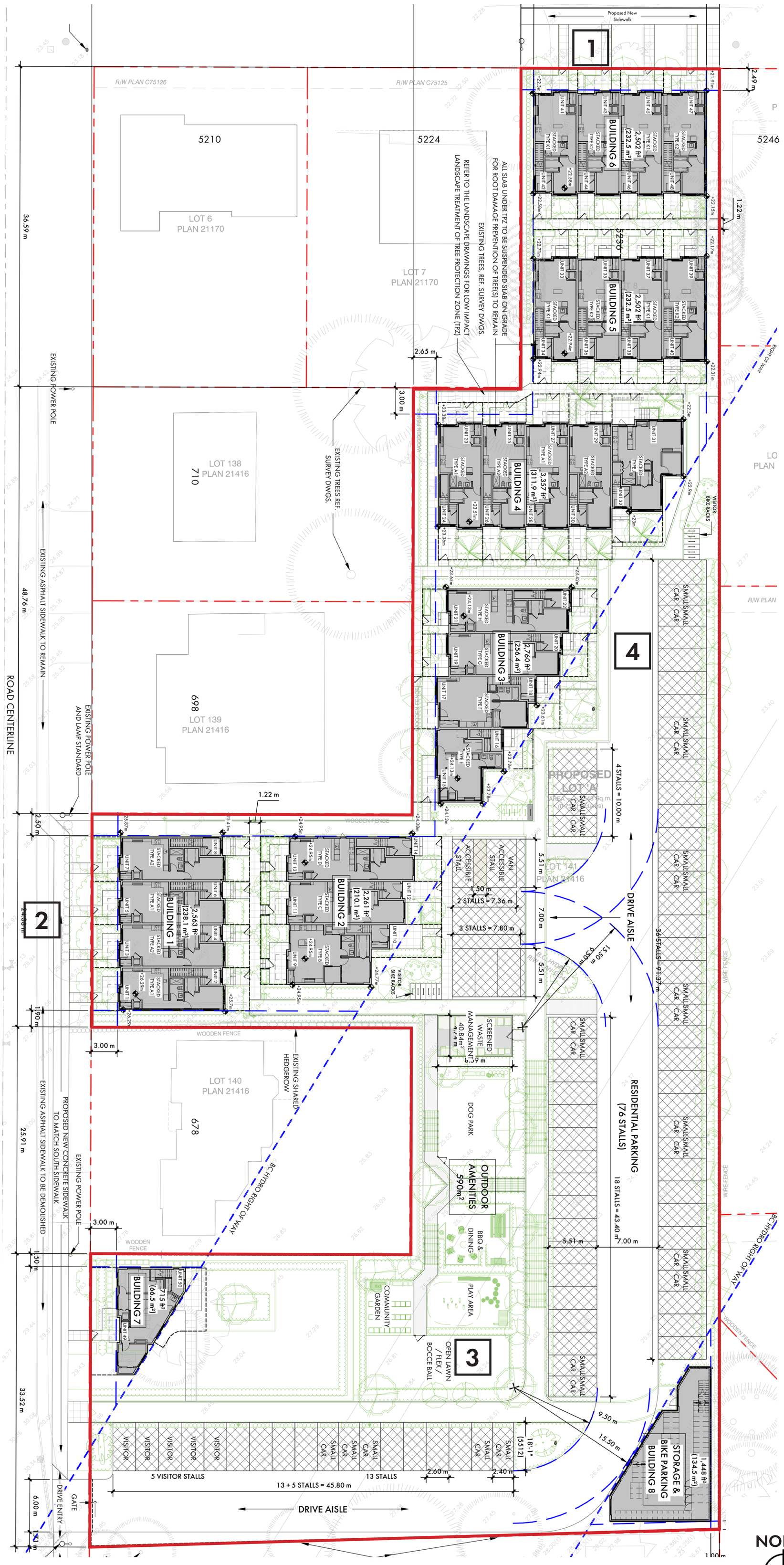
2 well scaled streetscapes



3 playful outdoor spaces



4 a friendly community



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LANDSCAPE



SOUTH LANDSCAPE PLAN



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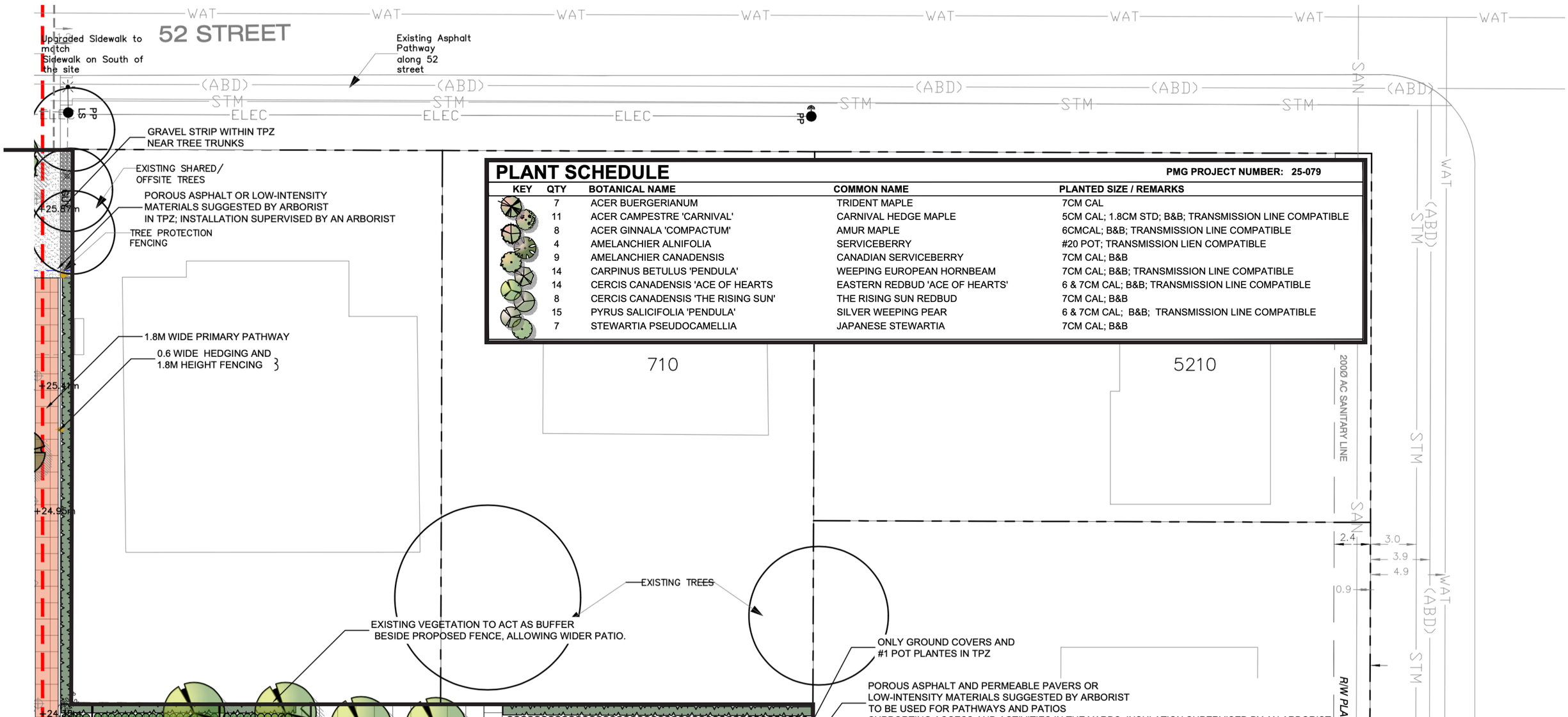
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LANDSCAPE



PLANT SCHEDULE

PMG PROJECT NUMBER: 25-079

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	ACER BUERGERIANUM	TRIDENT MAPLE	7CM CAL
	11	ACER CAMPESTRE 'CARNIVAL'	CARNIVAL HEDGE MAPLE	5CM CAL; 1.8CM STD; B&B; TRANSMISSION LINE COMPATIBLE
	8	ACER GINNALA 'COMPACTUM'	AMUR MAPLE	6CMCAL; B&B; TRANSMISSION LINE COMPATIBLE
	4	AMELANCHIER ALNIFOLIA	SERVICEBERRY	#20 POT; TRANSMISSION LIEN COMPATIBLE
	9	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	7CM CAL; B&B
	14	CARPINUS BETULUS 'PENDULA'	WEEPING EUROPEAN HORNBEAM	7CM CAL; B&B; TRANSMISSION LINE COMPATIBLE
	14	CERCIS CANADENSIS 'ACE OF HEARTS	EASTERN REDBUD 'ACE OF HEARTS'	6 & 7CM CAL; B&B; TRANSMISSION LINE COMPATIBLE
	8	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	7CM CAL; B&B
	15	PYRUS SALICIFOLIA 'PENDULA'	SILVER WEEPING PEAR	6 & 7CM CAL; B&B; TRANSMISSION LINE COMPATIBLE
	7	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7CM CAL; B&B

NORTH LANDSCAPE PLAN


WAYFINDING BUILDING SIGNAGE DISTINCT COLOR FOR EACH BUILDING


DISTINCT TREE ROWS FOR EACH BUILDING - IDENTITY, WAYFINDING


STORMWATER MANAGEMENT CONCEPTS: BIOSWALES AT SURFACE PARKING EDGES AND RAIN GARDEN ISLANDS


CONCRETE BENCHES

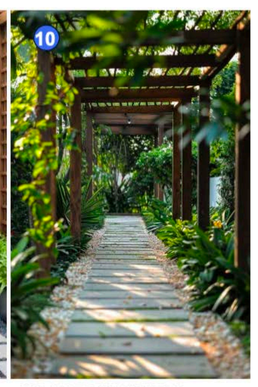

WOODEN LIFESPACE PLANTERS

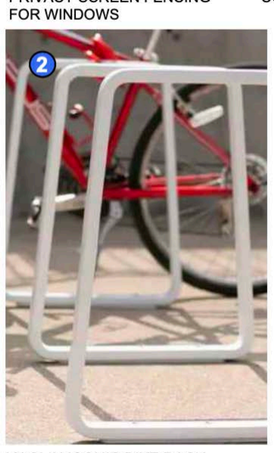

PUBLIC GATHERING SPACE + BBQ AREA


SOD LAWN / FLEX


PLAYAREA


PRIVACY SCREEN FENCING FOR WINDOWS


COVERED WALKWAYS


MAGLIN ICONIC BIKE RACK

FURNITURE

SYMBOL	DESCRIPTION
	DARK SKY APPROVED SOLAR LIGHTING BOLLARD
	GABION WAYFINDING ELEMENT
	LIFE SPACE 2X2' WOODEN PLANTERS
	CONCRETE BENCHES
	TOOLSHED
	MAGLIN ICONIC BIKE RACK BLACK STANDARD POWDERCOAT
	RATANA COFFEE TABLE
	WOODEN ADIRONDACK CHAIR
	SITTING LOG
	KOMPAN PLAY HUT
	KOMPAN STILTS
	STEPPING LOGS
	LIFE SPACE HARVEST TABLE
	NEWAGE GRILL
	MAGLIN 600 RECYCLE RECEPTACLES
	DOG LITTLER RECEPTACLES

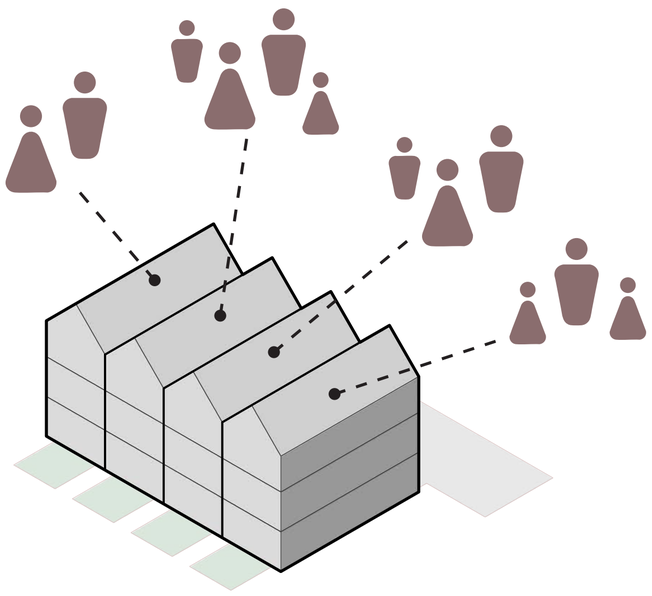
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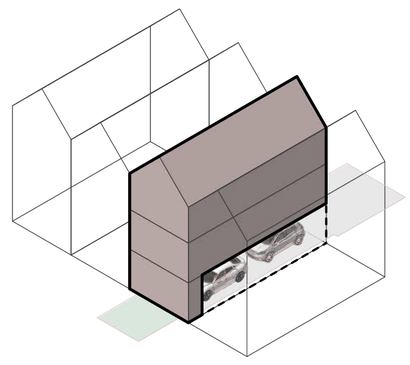
TAP

MEETING A NEED



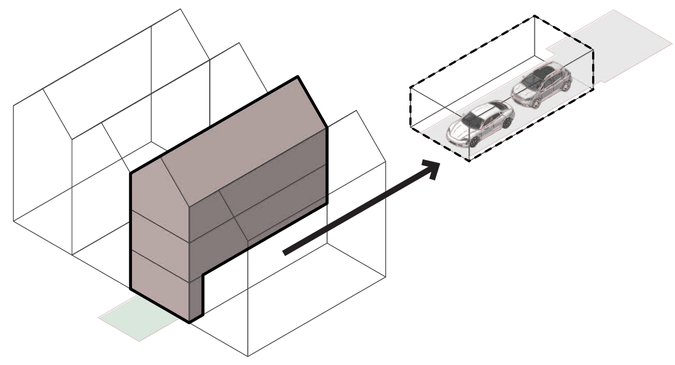
1. STATUS QUO

The typical 3-storey townhouse typology is suited to growing families. It balances the need for interior space with the cost savings of communal living. The site immediately surrounding each townhouse building is shared between paved areas for vehicles and landscaping for private enjoyment.



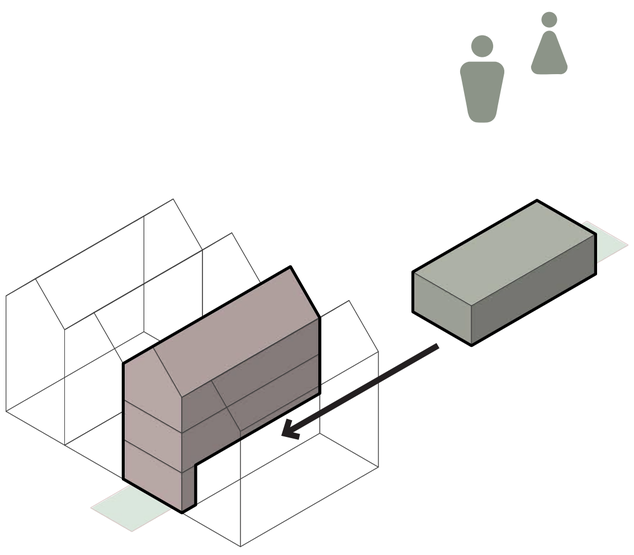
2. DISCONNECTED

Even though individual townhouses are typically thought of as “ground-oriented”, the reality is that the majority of their usable interior space on the ground level is given over to vehicle storage, forcing residents to navigate stairs to the living levels. This is not well suited to families with aging or disabled members.



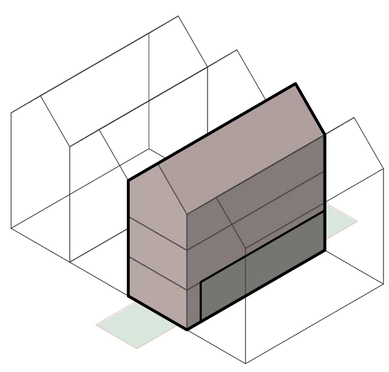
3. EXTRACT CARS

This project presents the unique opportunity to extract vehicle storage from within the individual homes, relocating those parking spaces to the large open area at the site’s centre. Pulling out the cars leaves a ground-floor vacancy that can then be the jumping off point to re-imagine what a townhouse can be, and who it can serve.



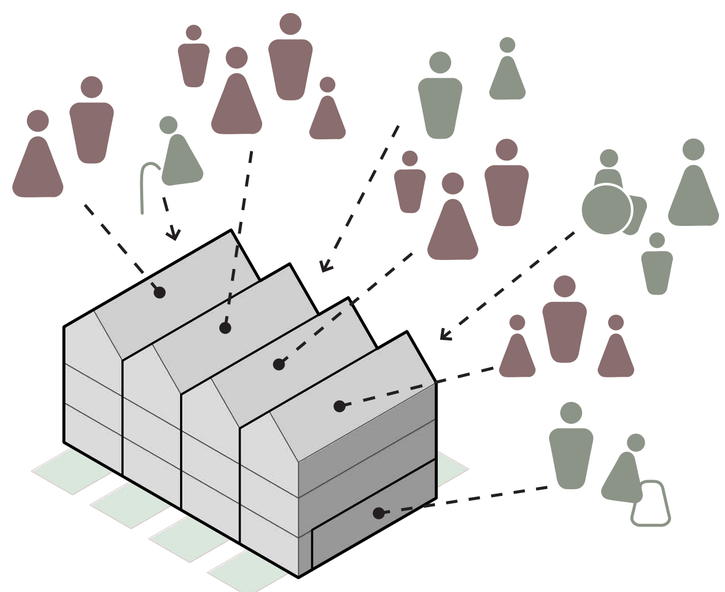
4. RECLAIM LIVING

The ground floor offers the most prime floor space. This can finally be recovered for living, rather than being relegated to parking or storage uses. The area that is freed up can comfortably accommodate 1 or more bedrooms in a ground floor suite. This new dwelling unit is truly ground oriented.



5. MERGED SPACES

Bringing these two housing unit types together, we can now see the vision of creating a townhouse that makes living space its priority. While these homes are interlocked with each other, each can be provided with a high degree of privacy, separated yards, individual front doors at ground level, and soundproofed floors and walls for acoustic comfort.



6. WELCOME HOME

The resultant, updated townhouse typology addresses a wider range of resident needs than a traditional townhouse; needs rooted in differing levels of mobility, incomes, or family make-ups. The site immediately surrounding each townhouse building is also now pleasantly landscaped at all sides, rather than requiring pavement for cars.



BRAMOR DEVELOPMENTS

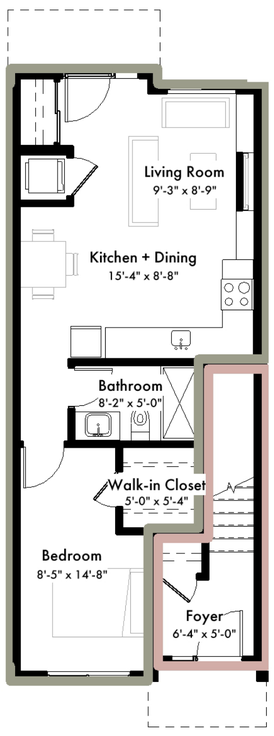
BÜRO47 architecture

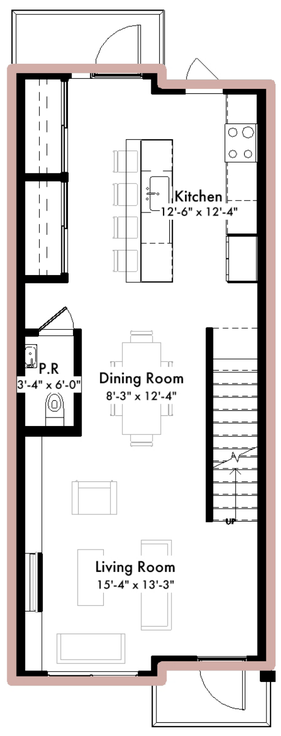
pmg LANDSCAPE ARCHITECTS

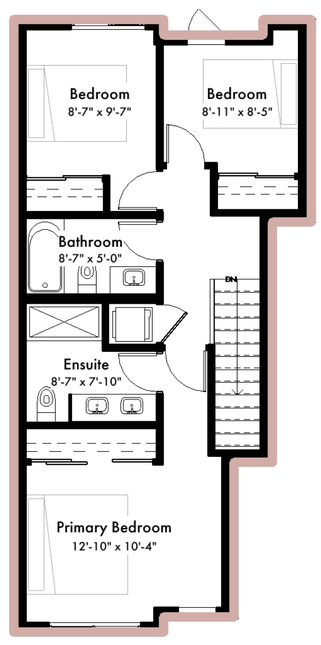
TAP

DENNISON GATE

A HOME FOR EVERYONE





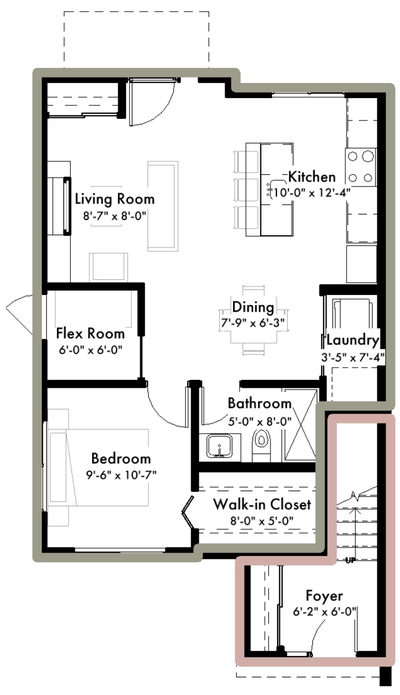


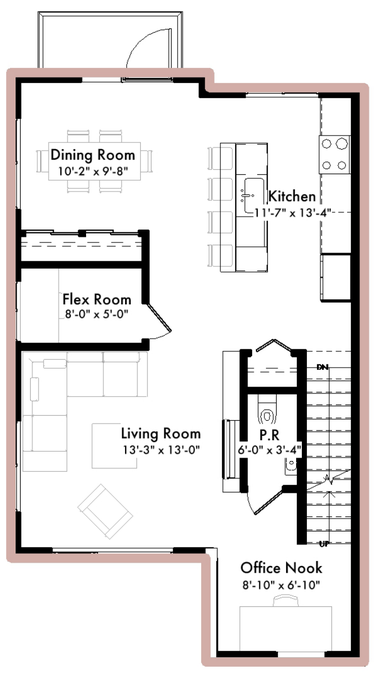
UNIT TYPE | A1

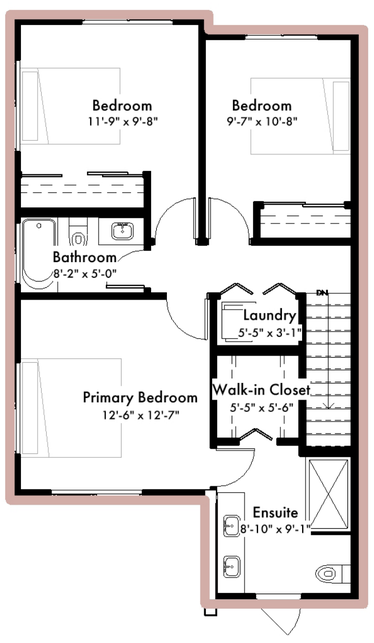
Ground Floor: 1 Bedroom/1 Bathroom
542 sqft / 50.4 sqm

UNIT TYPE | A2

Ground Floor: Entry
103 sqft / 9.5 sqm
Level 2: Main Living
645 sqft / 59.9 sqm
Level 3: 3 Bedroom / 2 Bathroom
617 sqft / 57.4 sqm
Total: 1, 365 sqft / 126.8 sqm





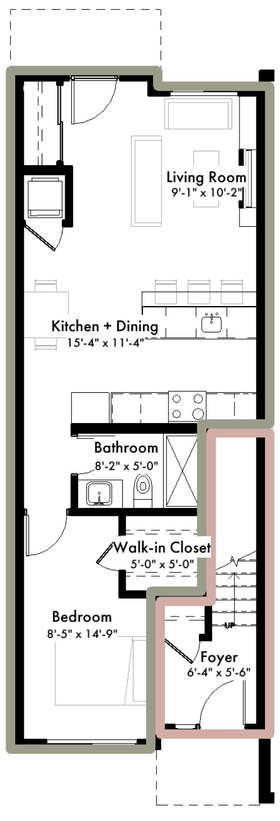


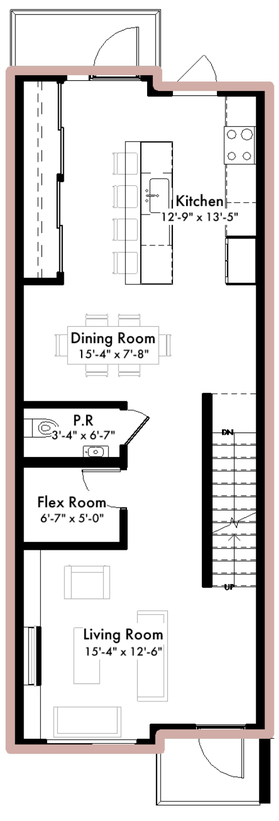
UNIT TYPE | B1

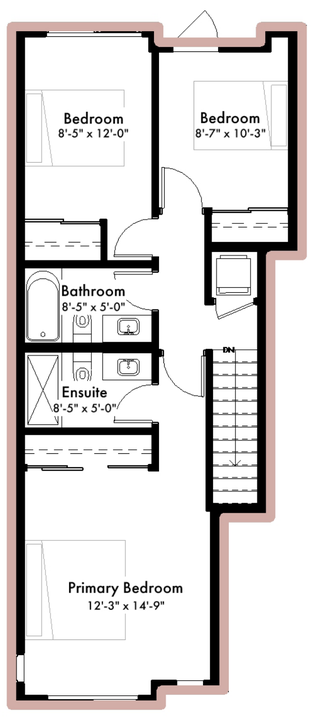
Ground Floor: 1 Bedroom/1 Bathroom
677 sqft / 62.9 sqm

UNIT TYPE | B2

Ground Floor: Entry
103 sqft / 9.5 sqm
Level 2: Main Living
783 sqft / 72.8 sqm
Level 3: 3 Bedroom / 2 Bathroom
753 sqft / 69.9 sqm
Total: 1, 639 sqft / 152.2 sqm





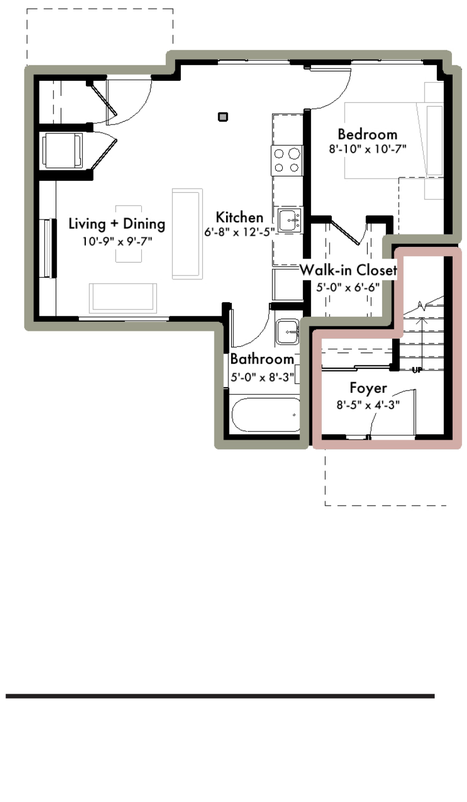


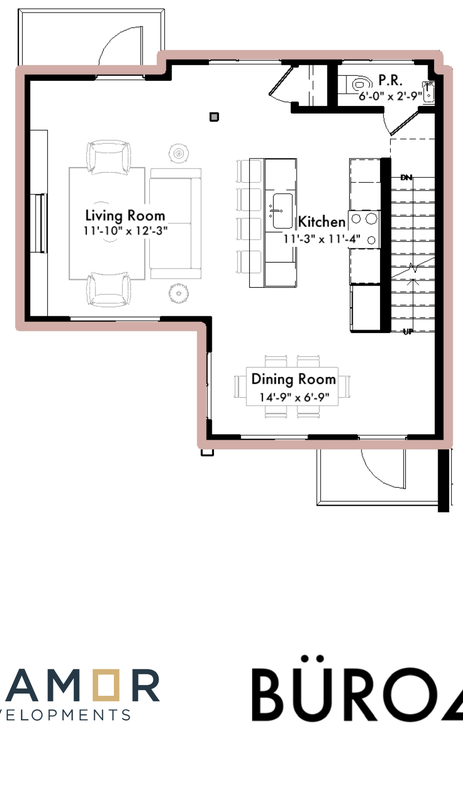
UNIT TYPE | C1

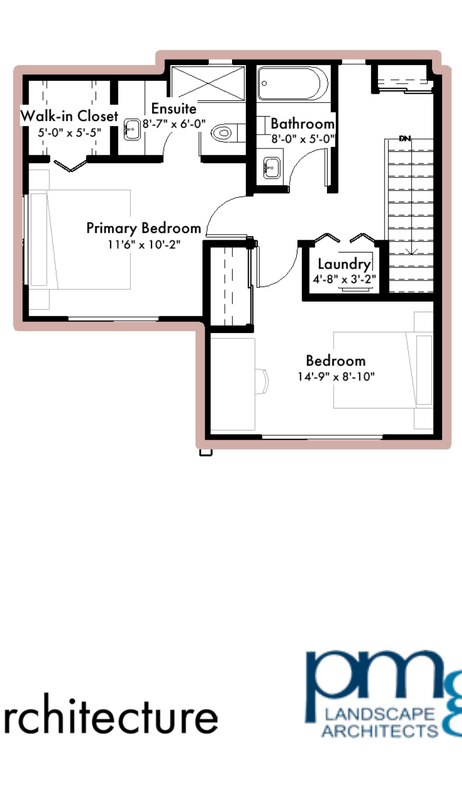
Ground Floor: 1 Bedroom/1 Bathroom
601 sqft / 55.8 sqm

UNIT TYPE | C2

Ground Floor: Entry
106 sqft / 9.9 sqm
Level 2: Main Living
707 sqft / 65.7 sqm
Level 3: 3 Bedroom / 2 Bathroom
671 sqft / 62.3 sqm
Total: 1, 484 sqft / 137.9 sqm







UNIT TYPE | E1

Ground Floor: 1 Bedroom/1 Bathroom
505 sqft / 46.9 sqm

UNIT TYPE | E2

Ground Floor: Entry
97 sqft / 9.0 sqm
Level 2: Main Living
606 sqft / 56.3 sqm
Level 3: 3 Bedroom / 2 Bathroom
575 sqft / 53.4 sqm
Total: 1, 278 sqft / 118.7 sqm

BRAMOR DEVELOPMENTS

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TAP

DENNISON GATE

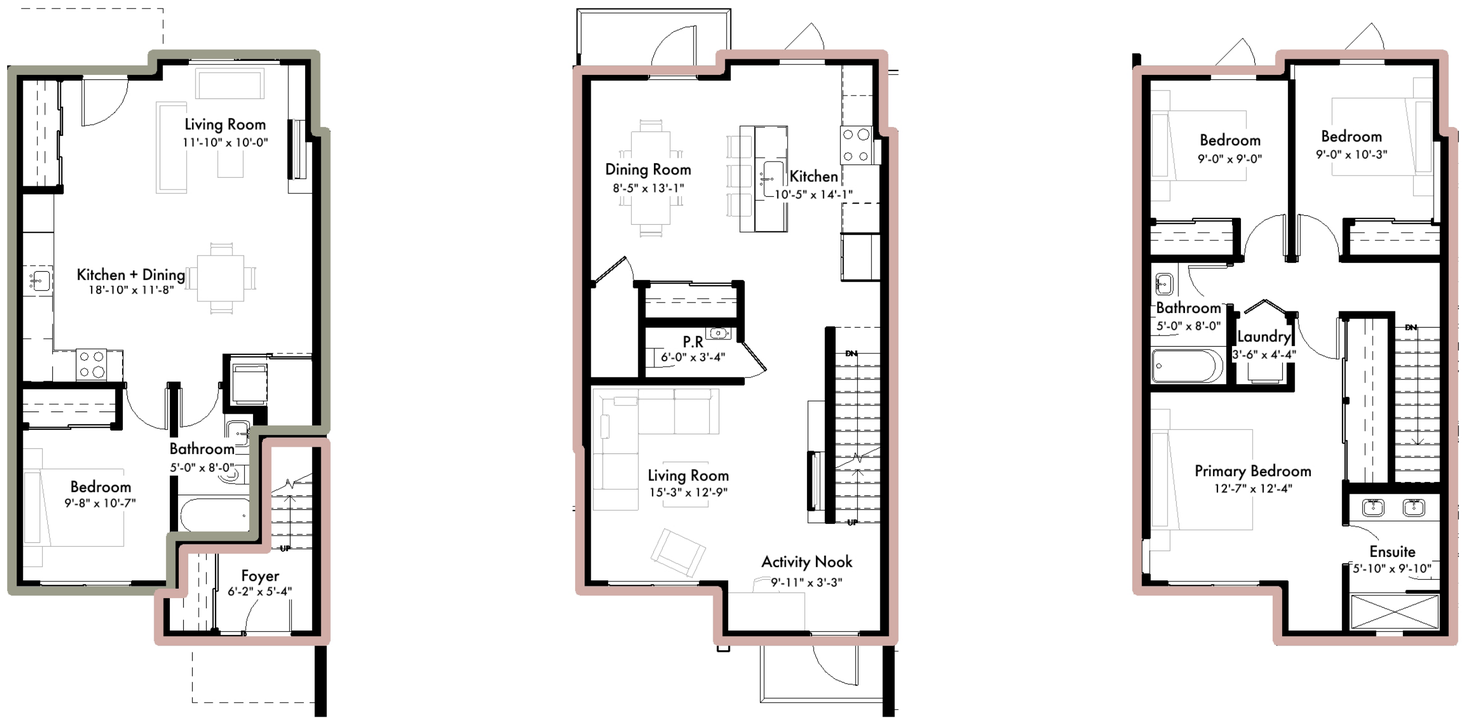
A HOME FOR EVERYONE

UNIT TYPE | F1

Ground Floor: 1 Bedroom/1 Bathroom
615 sqft / 57.1 sqm

UNIT TYPE | F2

Ground Floor: Entry
95 sqft / 8.8 sqm
Level 2: Main Living
711 sqft / 66.1 sqm
Level 3: 3 Bedroom / 2 Bathroom
681 sqft / 63.3 sqm
Total: 1, 487 sqft / 138.1 sqm



UNIT TYPE | H1

Ground Floor: 1 Bedroom/1 Bathroom
634 sqft / 58.9 sqm

UNIT TYPE | H2

Ground Floor: Entry
121 sqft / 11.2 sqm
Level 2: Main Living
756 sqft / 72.8 sqm
Level 3: 3 Bedroom / 2 Bathroom
753 sqft / 69.9 sqm
Total: 1, 639 sqft / 152.2 sqm



UNIT TYPE | J1

Ground Floor: 1 Bedroom/1 Bathroom
721 sqft / 67.0 sqm

UNIT TYPE | J2

Ground Floor: Entry
77 sqft / 7.1 sqm
Level 2: Main Living
802 sqft / 74.5 sqm
Level 3: 3 Bedroom / 2 Bathroom
802 sqft / 74.5 sqm
Total: 1, 680 sqft / 156.1 sqm



UNIT TYPE | K1

Ground Floor: 1 Bedroom/1 Bathroom
530 sqft / 49.2 sqm

UNIT TYPE | K2

Ground Floor: Entry
100 sqft / 9.3 sqm
Level 2: Main Living
630 sqft / 58.5 sqm
Level 3: 3 Bedroom / 2 Bathroom
622 sqft / 57.8 sqm
Total: 1, 352 sqft / 125.7 sqm

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TAP

NATURAL MATERIALITY



familiar gabled forms paired with a range of neutrals and rich earth tones to create a traditional yet distinct impression in the heart of Tsawwassen



red clay earth





cork wood

SAGE BRUSH SHAKER STYLE CLADDING

WHITE HORIZONTAL LAPPED SIDING

CLAY EARTH SHAKER STYLE CLADDING

CHARCOAL VERTICAL BOARD & BATTEN

CORKWOOD METAL VERTICAL SIDING



sage brush



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KEEPING AN EYE ON TRAFFIC

MINIMAL TRIP GENERATION

Peak traffic conditions for the project are expected to be generated on weekdays, during the morning and afternoon rushes.
During the peak hour of morning traffic, the site is modeled to see only 4 trips in and 14 trips out.
During the peak hour of afternoon traffic, the site is modeled to see only 15 trips in and 8 trips out. The afternoon peak hour is likely to generate more traffic than the morning peak hour as it sees an overlap of parents returning from work, families heading out to dinner, children being brought to and from after school activities, and guests dropping by.

***1 car per 4.3 min. leaves**, on average, during peak weekday-morning traffic and **1 car per 4 min. returns**, on average, during peak weekday-afternoon traffic, with the most impacted intersection seeing a **5.4 sec. delay** post development.*

PARKING, TAKEN SERIOUSLY

Delta's current townhouse parking requirement is 1.5 spaces per dwelling for residents, plus 0.1 spaces per dwelling for visitors.
Although 25 of the 50 proposed dwellings on this site are essentially apartments which Delta requires only 1.0 spaces per dwelling for, we are currently providing 1.5 spaces for all dwelling unit types.
Further, given that all parking is provided in a common parking area, there will be great flexibility possible to ensure that all purchaser's parking needs are met on site without spill-over impacts on the surrounding neighbourhood.

***100% of required parking is provided** for visitors and residents, as convenient, secured parking on site, within the extents of the large BC Hydro easement.*

EFFECTIVE PUBLIC TRANSIT

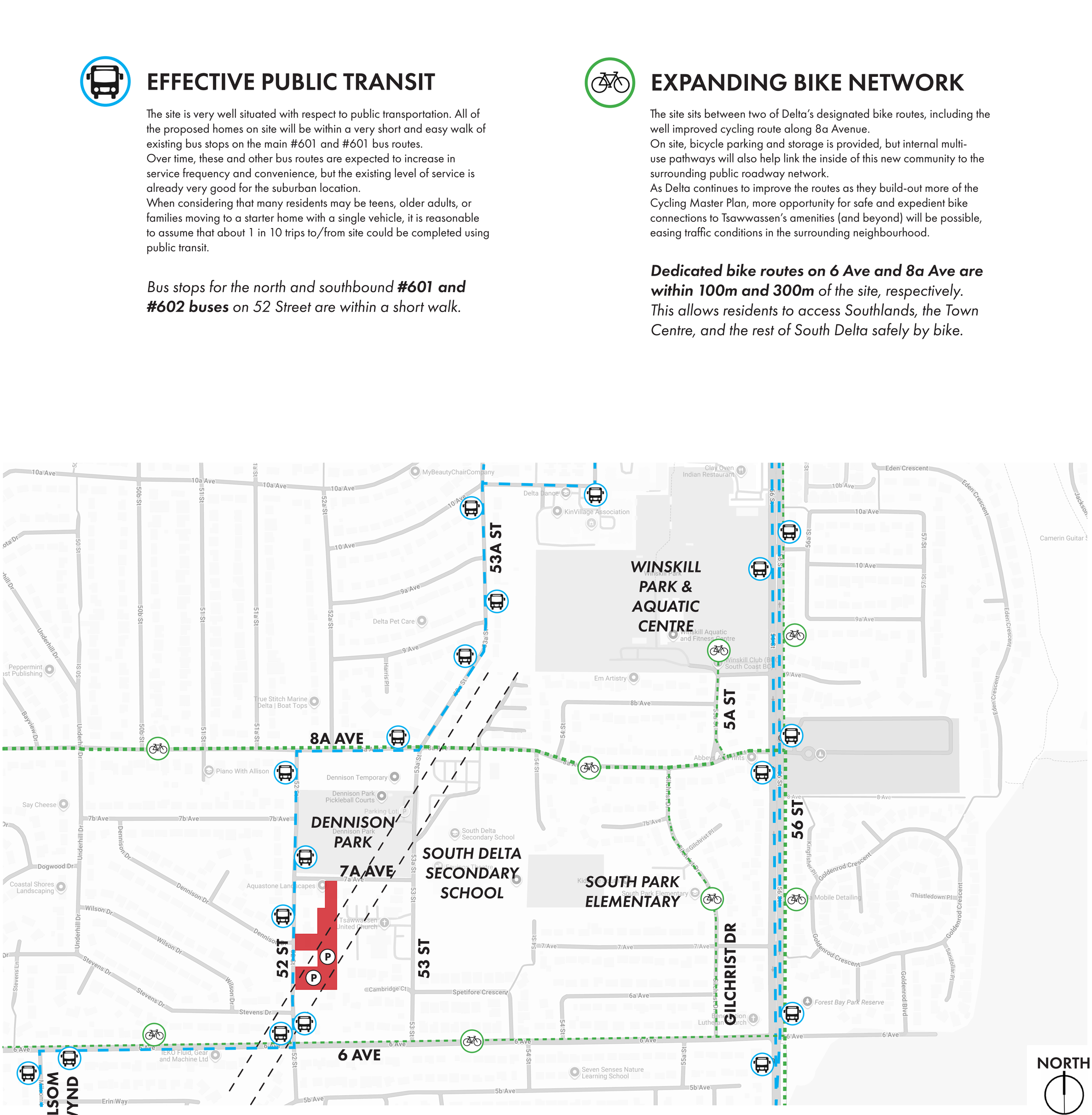
The site is very well situated with respect to public transportation. All of the proposed homes on site will be within a very short and easy walk of existing bus stops on the main #601 and #601 bus routes.
Over time, these and other bus routes are expected to increase in service frequency and convenience, but the existing level of service is already very good for the suburban location.
When considering that many residents may be teens, older adults, or families moving to a starter home with a single vehicle, it is reasonable to assume that about 1 in 10 trips to/from site could be completed using public transit.

*Bus stops for the north and southbound **#601 and #602 buses** on 52 Street are within a short walk.*

EXPANDING BIKE NETWORK

The site sits between two of Delta's designated bike routes, including the well improved cycling route along 8a Avenue.
On site, bicycle parking and storage is provided, but internal multi-use pathways will also help link the inside of this new community to the surrounding public roadway network.
As Delta continues to improve the routes as they build-out more of the Cycling Master Plan, more opportunity for safe and expedient bike connections to Tsawwassen's amenities (and beyond) will be possible, easing traffic conditions in the surrounding neighbourhood.

***Dedicated bike routes on 6 Ave and 8a Ave are within 100m and 300m** of the site, respectively. This allows residents to access Southlands, the Town Centre, and the rest of South Delta safely by bike.*



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