2

1111 E 7th Avenue, V. Block 95, D.L. 264A, Plan 185 a Con 1/141) Con 1/141			
	S	1111 E 7th	Avenue, Vancouver, BC
	escription:	Block 95, D.L. 264A	, Plan 185 and 1771 PID: 015-675-157
		Current	Proposed
		CD-1 (141)	CD-1 (141)

East 6th Avenue
(Great Northern Way) 13.12
Glen Drive
(Min. Setback)
East 7th Avenue
(Conditinal on Ground Level only)
Keith Drive

3.2.2.13. - 2 Hr. Fire separation
Class A, B, or C roof covering classification
Combustible cladding permitted if exterior w
CAN/ULC-S134 with Article 3.1.5.1.

6. Other combustible components are permitte

3.2.2.15. - 2 Hr. Fire separation
2 Hr. Fire separation
1 Hr. Fire separation
Rating equal to that of supported assembly
Special protection requirements of Articles 3.2.8.3. to 3.2.8.9.
3.2.2.13. - 2 Hr. Fire separation
Class A, B, or C roof covering classification
Combustible cladding permitted if exterior wall meets
CAN/ULC-S134 with Article 3.1.5.1.

			N 70
	Sq. Ft.	104,291.69	K1 187 51
ite Area & FAR		roposed Site Area (Sub-Area B)	11 osed Sito Aros (Sub-Aros B Dhaso 1)

	Sq. Ft.		Sq. M.	Z.
Proposed Site Area (Sub-Area B)	104,291.69	69	9,68	9,689.02
Proposed Site Area (Sub-Area B, Phase 1)	61,187.51	51	5,684.51	4.51
Level 1 Perimeter Floor Area	35,413.32	32	3,290.01	0.01
	Current Allowable	wable	Proposed	osed
FSR:	2.82		4	4.0
Max. all phase FSR Area (Sq. M.):	88, 815	2	22,54	22,540.15
Site Coverage (Sub-Area B):	2			è
Building & Structures on Ground Level	No Limit	2	34.	34.0%
Site Coverage (Sub-Area B, Phase 1):	1		1	è
Building & Structures on Ground Level	NO LIMIT	=	./c	07.3%
Height:	£.	ž	£	ž
1				

11 88 88 88 88 17 17 17 17 17 17 17 17 17 17 17 17 17		Inclusions Comparison Compar	는 a 전 0	Exclusions Total Mechanical 0.00 0.00 315.55 28.10 30.61 30.61 34.47 34.52 34.52 34.52 34.52 26.65		Exclusion Voids Void Total Void Roof 1000 0.00 0.00 0.00 0.00 66.62 0.00 0.00 0.00 0.00 0.00 0.00	Gross Floor Area 5,620.49 5,630.11 336.84 2,973.27 1,939.70 3,088.50 2,705.85 2,407.79 2,400.37 2,400.37 2,400.37
36,371.74 22,521.21	1.21	18.94	9,100.06	600.07	2,342.16	66.62	32,221.34
	8	200	7000	700	701	%0	

in Energy and Automotive Innovation (CCEAI) will act as a catalyst that transformology-based, and academic programs such as Automotive Innovation, Clean Learning Centre, Indigenous Gathering Space, and Administration. The CCEAI iterprofessional collaboration with experts and learners from a range of industries solutions that embody innovation and respond to a changing city.

epresents an opportunity to celebrate the rich historical and in and these lands to the Musqueam Indian Band, the Squar VCC Indigenous Advisors Cory Douglas and Ginger te MST culture in project. Indigenous design constant Brian tions of the MST, VCC, and CoV.

guided by the foll

storey 24, 759 sq m, LEED Gold, Step Code 2,

south side of GNW between Glen Dr. and Keith Dr. The proposed pmx70.5m.To the West is China Creek Park that space including baseball diamonds, a soccer field, and a children's r of the existing at grade parking lot to the east of the proposed build

ningful and collaborative indigenous engagement was fundamental to the design process. ners that were fundamental to the outcome of the overall design. As a gateway to the emer-colonized site, and the specific cultural importance of this location. In its design, the buildikshops; important elements of traditional Coast Salish design; and, mindful of the recomm Peoples.

ite was forested and at the confluence of the historic False Creek shoreline and the outflow of China Creek. Since w he new CCEAI building form. The architecture is rooted in the pre-colonial identity of the site bringing in a historical al identity in a meaningful way. The resulting building form explores of the relationship between the land (Western Fi ARTICULATION /

ssing was developed to limit the is occuping the upper levels.

nd to the

M9 81:04:5023 3:40:16 PM

1111 E 7th Avenue (COMPLETE APPLICATION) DP-2023-00130 – CD-1(141)

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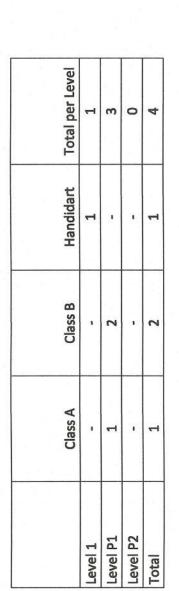
	Required	Proposed
oading		
Class B (1/2,800 Sq. M.)	5q. M.) 9	2
	Class A 1	1
andidart (For Sub-Area B)	0	1
otal Loading Spaces	0	4
lote: relaxation for loading spaces requested, refer to TDM report.		

Total per Level	0	24	124	148
Carshare		1		0
EV Compact		1	2	n
EV Regular		1	3	4
Compact		10	20	30
Regular	•	10	87	97
Accessible	•	2	12	14
) T	el P1	el P2	_

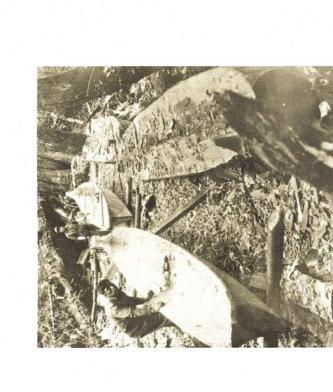
3.2.7.4., 3.2.7.8. and 3.2.7.9. - 2 Hr. d At least one street 3.4.6.18. - Required and will be provi

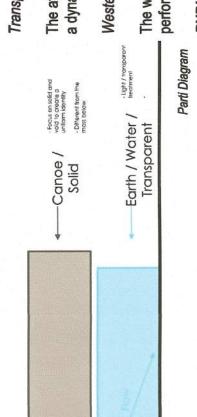
3.2.7.4., 3.2.7.8. and 3.2.7.9. - 2 Hr. duration At least one street 3.4.6.18. - Required and will be provided

	Class A Bike Lockers	Class A Bike Lockers	Class A Horizontal Bike Class A Vertical Stalls Bike Stalls	Class A Vertical Bike Stalls	Total per Level	Class B Bike Stalls
evel 1				-	0	48
evel P1		•	102	26	128	•
evel P2		1		1	0	1
otal	0	0	102	26	128	48











1 P P	400
l otal Long Term Bike Spaces	727
Bike spaces break down	Allowable
Horizontal	31
Vertical (Max. 30%)	40
Stacked (Max. 30%)	40
Oversized (Min. 5%)	7
	14
Total	132
	Required
Class B: Short Term Students (0.6 spaces per 10 students with 3287 residents)	198
Total Short Term Bike Spaces	198
Note: Required Bicycle Spaces based on CoV Parking Bylaw Section 6 Off-street Bicycle Space Regulations	5 2 1
End of Trip Amenities: (Based on 132 Class A Long Term Bike Spaces)	
Per Gender required as per UBC Campus Plan Design Guideline	
Clothing Lockers (1.4 times min. required Class A spaces)	185
Water Closets	10
Wash Basins	9
Showers	10
Grooming Station	10

	Class B B Stalls	48		•	48
	Total per Level	0	128	0	128
s Stats	Class A Vertical Bike Stalls		26	1	26
Bicycle Stats	Class A Horizontal Bike Class A Vertical Stalls Bike Stalls		102	1	102
	Class A Bike Lockers	•		1	0
	Class A Bike Lockers	•		•	0
		Level 1	Level P1	Level P2	Total

1 1 1 1 280 111 110 6 110 8

		9				
	48					
		1				
	00					
)	12					
	26					
	2					
	10					
•	0					
	Vär-Länk					
	0					
_		-				
V						

VANCOUVER COMMUNITY COLLEGE

The water provided life to indigenou sustenance, community connection, through communication and craft. TI CCEAI, the VCC's new GNWcampu Canoes throughout the west coas genocide on Indigenous Nations.

sabilities' is an important part of the design process for all fac rements go beyond minimum building code and/or existing re of all facilities by people with disabilities. VCC has made a fi

Title
DESIGN RATIONALE, PROJECT
INFORMATION & PROJECT STATISTICS
Project No. Scale
144321150 1:1
Revision Drawing No.

Centre for Clean Energy and Automotive Innovation (CCEAI) 1111 E 7th Ave Vancouver BC

Client/Project
Vancouver Community College

Appendix C. Applicant's Design Rationale

DP002