



HOUSING REDEVELOPMENT 1636 CLARK DRIVE

1636 Clark Drive and 1321-1395 East 1st Avenue, Vancouver B.C.

2019.04.11 - ISSUED FOR DEVELOPMENT PERMIT

PROJECT TEAM

CLIENT

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Vancouver, B.C. V6C 2M4
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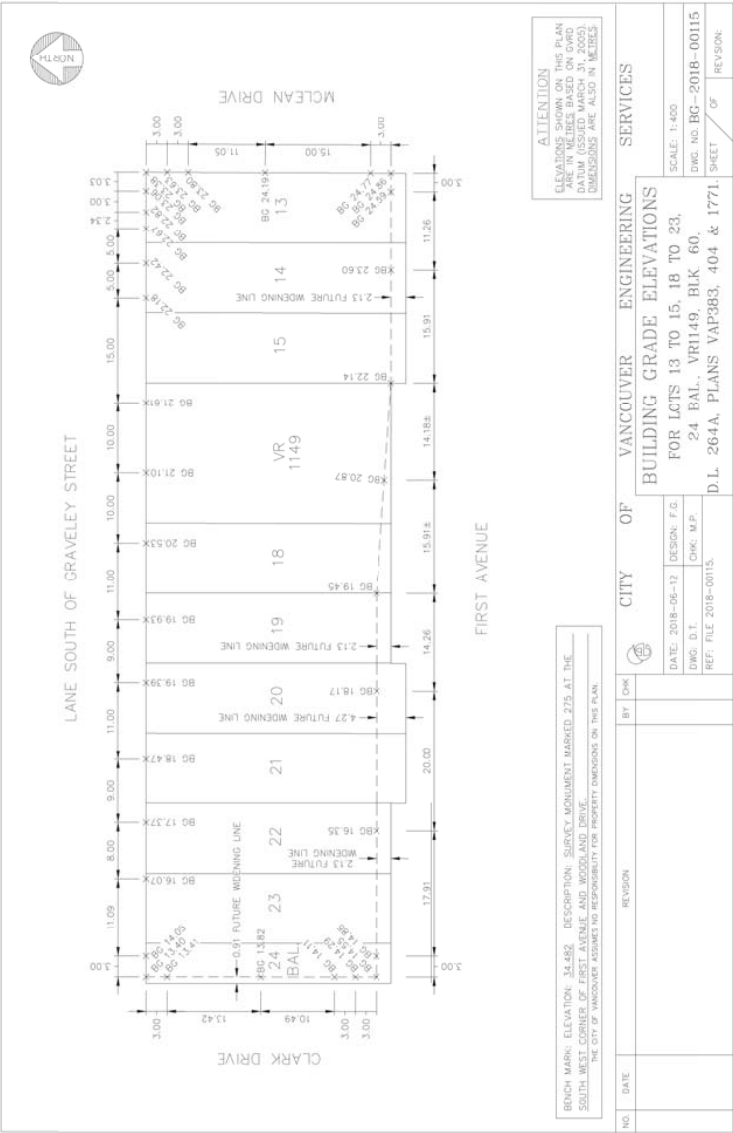
ENERGY

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Focal Engineering
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www.focalltd.com

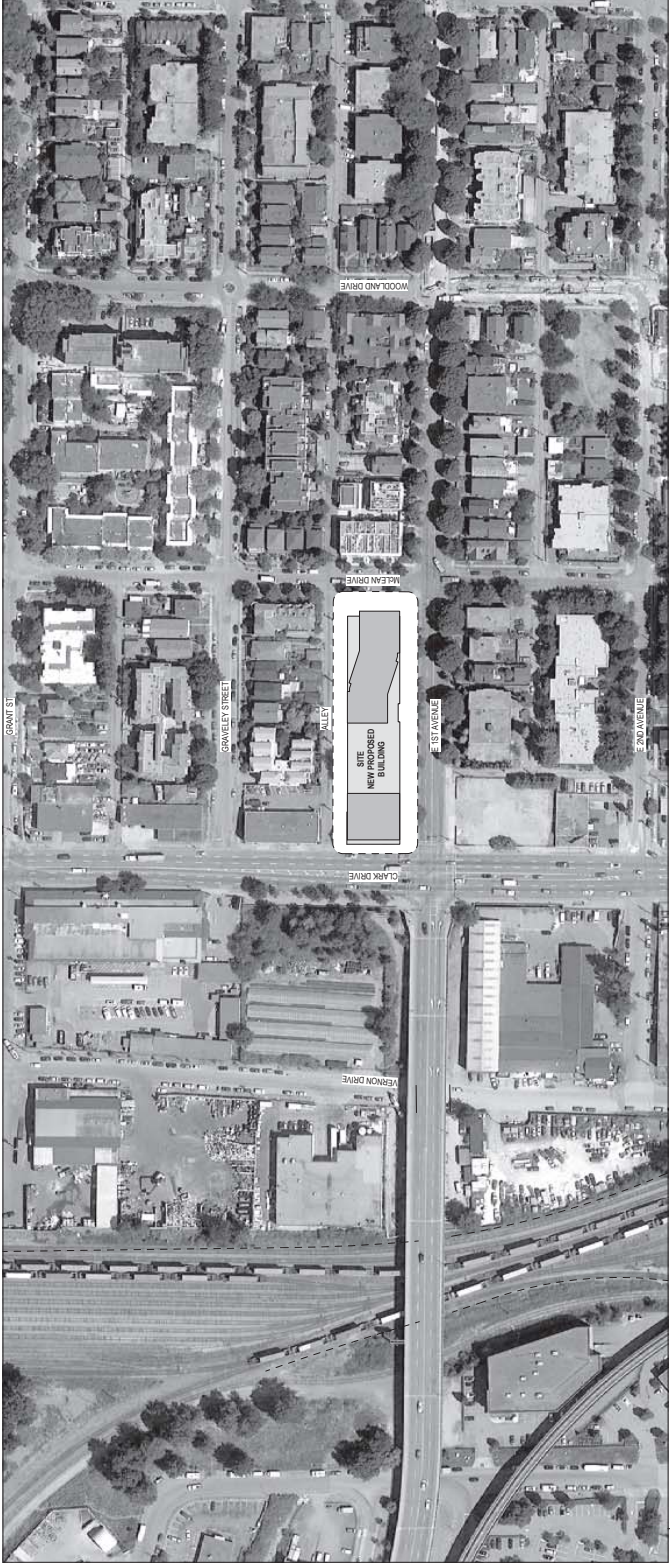
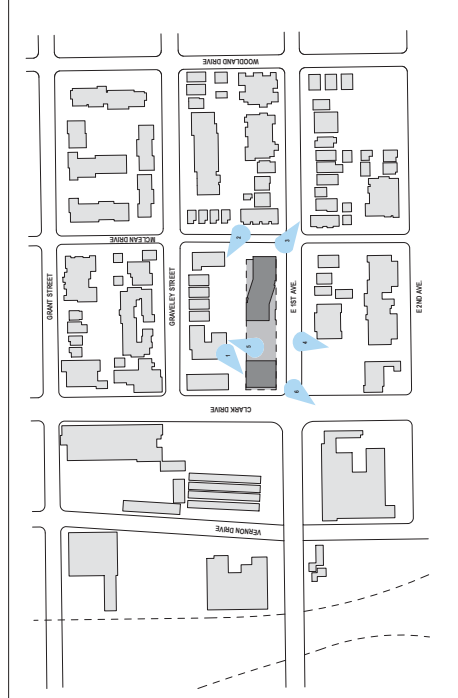
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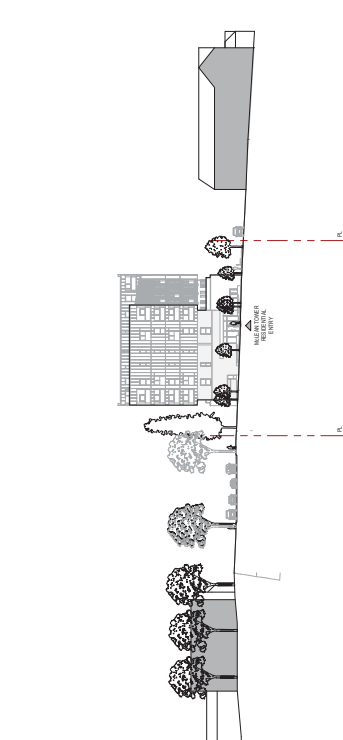
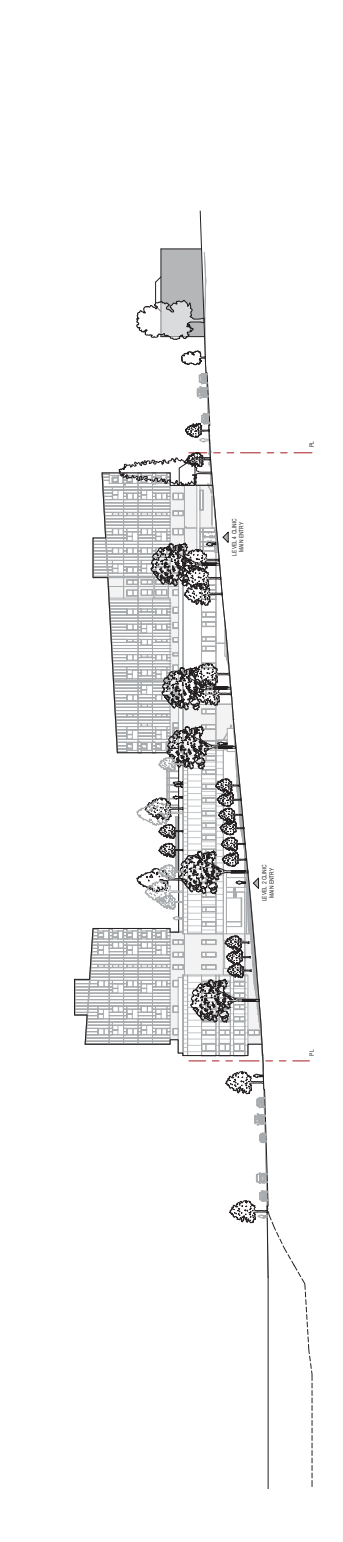
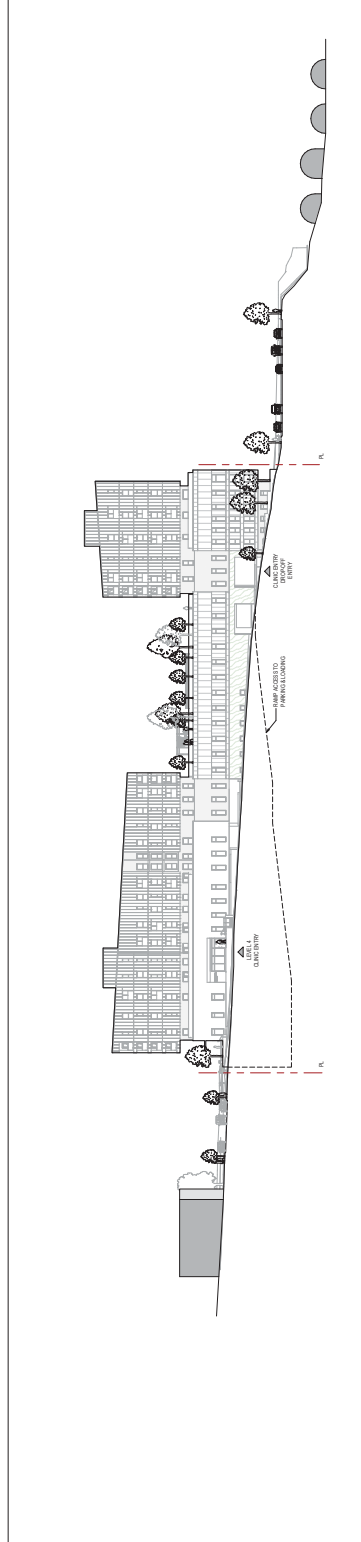
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				1 CONTEXT PLAN A-111 SCALE: 1:5000 2 CONTEXT PHOTOS A-111 SCALE: N.T.S.			

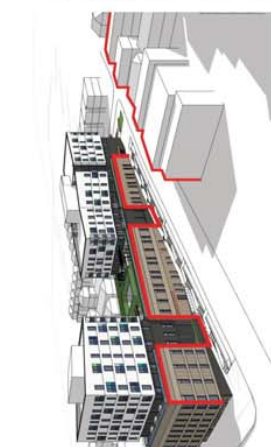
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	1 STREETSCAPE ELEV - CLARK DR. LOOKING EAST A-112 SCALE: 1:400		2 STREETSCAPE ELEVATION - MCLEAN DR. LOOKING WEST A-112 SCALE: 1:400		3 STREETSCAPE ELEVATION - EAST 1ST AVENUE LOOKING NORTH A-112 SCALE: 1:400		4 STREETSCAPE ELEVATION - ALLEY LOOKING SOUTH A-112 SCALE: 1:400

PUBLIC REALM



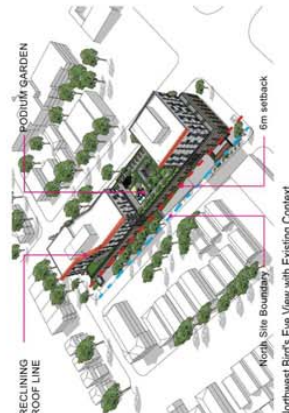
Front perspective on Clark Drive and East 1st Avenue.

Highly visible front at Clark Drive and East 1st Avenue about 120 feet tall tower overlooking the Flats.



Bird's Eye View with Existing Context

Recesses and material variations on the Podium are similar in scale with the current context. The height of the podium roof line relates directly to the height of the existing neighboring buildings.



Northwest Bird's Eye View with Existing Context.

Podium Garden approximately 110 feet wide, additional 6m setback at the lane and a reclining roof line minimize shading onto the neighboring buildings.



North Elevation at the alley.

Alignment of vehicular entry with the yard of neighboring building to mitigate traffic noise to neighbors higher up the lane. The clinic drop-off and pick-up area is located under the building.



Podium Articulation at 1st Avenue East

Walls accessible from street level are finished with vandalism resistant materials such as tiles, concrete and brick.



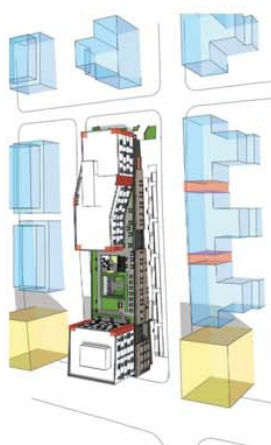
Bird's Eye View of Sunken Garden

Sunken Garden to bring light into the podium. To screen the views, hedges are planted around the opening.



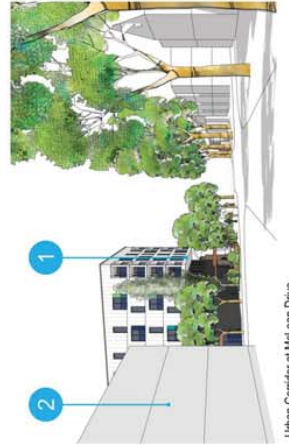
Residential entrance and community oriented meeting room at McLean Drive.

Canopies and setbacks relate the building to human scale and help with way finding.



Breaking up of the Massing.

The zigzag shape, balconies and recesses help break up the massing of the building



Urban Corridor at McLean Drive.

The building is aligning with the neighboring buildings at McLean drive forming the urban corridor.
The podium is recessed to provide open public space and widen the view onto East 1st Avenue increasing road safety.

- (1) The podium aligns roughly with the height of the house to the north.
- (2) The face on the podium with the house across East 1st Avenue.



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SEALS

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METRIC

NO. DATE
1 2019.03.01
2 2019.04.11

ISSUED FOR
1. ISSUED FOR CIP - DRAFT
2. ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE
HOUSING
REDEVELOPMENT 1636
CLARK DRIVE



CLIENT
BC HOUSING
1636 Clark Drive and 1301-1305
East 1st Avenue, Vancouver B.C.

DRAWING TITLE

DESIGN RATIONALE

CHECKED BY: CHAIR

DRAWN BY: AUTHOR

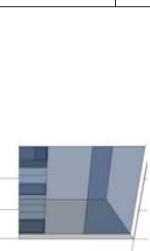
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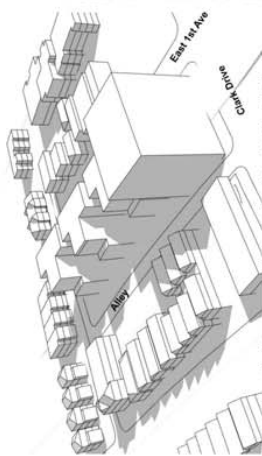
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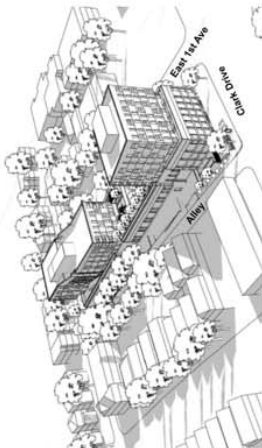
10093688 A-113a

PUBLIC REALM  Murals at Clark Drive. This is a complex project addressing the public realm, the neighbors' healthcare clients and the residents of the affordable housing. The nature of the program elements calls for a careful approach in separating the various pedestrian flows. In addition, the site is bridging between Industrial and Residential zoning. There are many opportunities to encourage a more active, animated street-level experience, including:	 Landscaped Path at East 1st Avenue. • Art installation in front of the Social Enterprise, highly visible from the approach from Terminal Avenue. • Landscaped path along the beautiful existing trees at East 1st Avenue with additional installations inspired by the teams discussion with aboriginal partners.	 Residential entrance and community oriented meeting room at McLean Drive. Some of the neighbors have expressed their regret that the current vacant lot along Clark Drive will be developed. We are proposing to move this open space along the quieter McLean Drive with a building setback to create a public plaza complete with greenery and outdoor seating. • Maximization of visibility and accessibility into residential lobbies. • Provision of public oriented meeting room on 3rd level at the intersection of East 1st Avenue and McLean Drive. • Detailed consideration of exterior soffits and ceilings of double height at entrance plaza.	ARCHITECTURAL CHARACTER  Form. The inclined roof line and building footprint are derived from the solar and shadow analysis. The reference above shows an affordable housing project in Switzerland, which has massing similarities with our project. The irregularity of the window placement does not compete with the strong urban form. The windows include French balconies.	 Materialization. Due to climate consideration, we are proposing a panelled metal rain screen system on the building mass not accessible from the street level.	 Detail. To add some play of light and color accentuation we are providing balconies and Juliette balconies, inclusive of subtle color accentuation and geometric articulation in the facade.	CEI 500-1500 West Georgia Street Vancouver BC V6G 2Z9 Tel: 604-465-1118 www.ceiinc.com SCALE: 1:1 DATE: JAN 11, 2019 DRAWING NO. 10093688 A-1136	BC HOUSING 1636 Clark Drive and 1321-1395 East 1st Avenue, Vancouver B.C.	DESIGN RATIONALE	CHECKED BY: CHANAR DRAWN BY: ARIAN PROJECT NO.: DATE: JAN 11, 2019 DRAWING NO.: 10093688 A-1136	HOUSING REDEVELOPMENT 1636 CLARK DRIVE CLIENT: BC HOUSING	METRIC NO. DATE DESCRIPTION 1 2018.04.11 ISSUED FOR PERMIT 2 2019.04.11 ISSUED FOR DEVELOPMENT PERMIT	CONCEPT TAVES	RECEIVED: 2019.04.11
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SHADOW IMPACT



Bird's Eye View with shadow impacts following the Grandview Woodlands Masterplan.
The Grandview Woodlands Masterplan allows maximum of six stories, a 65 foot residential building and a 100 foot industrial building. This could impact the neighbors with much shadow.



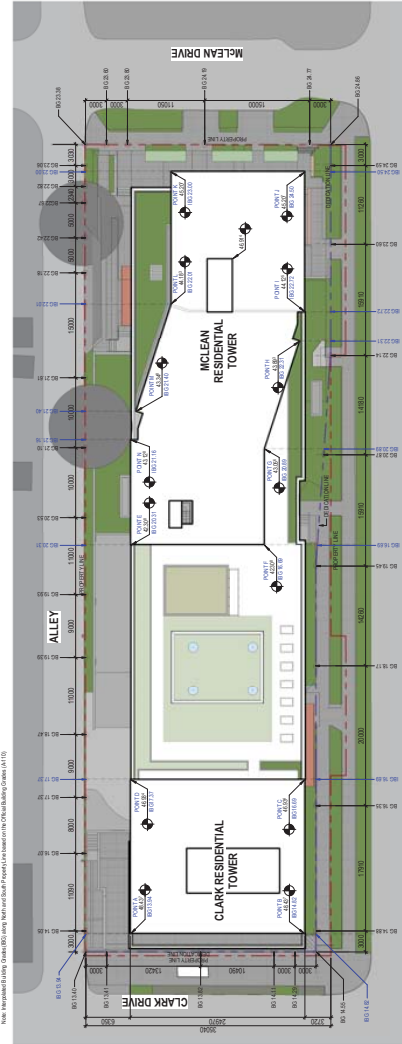
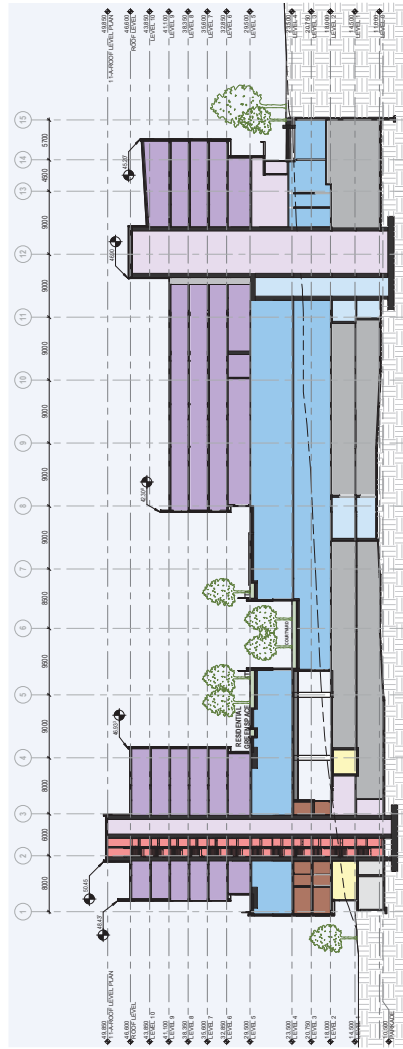
Bird's Eye View with reduced shadow impact from proposed design
The project proposal opens up with a 110 ft wide podium roof garden, and zigzags back for increased building separation where neighbors are closest. For more detail, refer to Appendix: Shadow Impact assessment)

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DRAWING TITLE DESIGN RATIONALE		CHECKED BY: CHAIR DRAWN BY: AUTHOR SCALE: 1:1 DATE: APR 11, 2019 PROJECT NO. 10093688 DRAWING NO. A-113c	



BUILDING HEIGHT

The building height, measured from base surface to the top of roof parapet, must not exceed 36.6 m (CD-1 Bylaw).



Note: The proposed building height is based on the 100% building height.

Station Point	Building Elevation (Top of Parapet)	Integrations Building Grade (MSL)	Building Height
A	46.53	14.82	31.71
B	46.53	14.82	31.71
C	46.53	14.82	31.71
D	46.53	14.82	31.71
E	46.53	14.82	31.71
F	46.53	14.82	31.71
G	46.53	14.82	31.71
H	46.53	14.82	31.71
I	46.53	14.82	31.71
J	46.53	14.82	31.71
K	46.53	14.82	31.71
L	46.53	14.82	31.71
M	46.53	14.82	31.71
N	46.53	14.82	31.71

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ISSUED FOR C.P. DRAFT

NO. 2
DATE: 2019.04.11
ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE:

HOUSING REDEVELOPMENT 1636 CLARK DRIVE

CLIENT:

BC HOUSING

BC HOUSING
1636 Clark Drive and 1501-1505
Suite 100, Vancouver, BC V6C 2C6

DRAWING TITLE:

BUILDING HEIGHT

CHECKED BY: CHAIR

DRAWN BY: AUTHOR

SCALE: 1:300

DATE: April 11, 2019

PROJECT NO.

DRAWING NO.

10093688 A-114



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PROJECT TITLE
**HOUSING
REDEVELOPMENT 1636
CLARK DRIVE**

CLIENT
**BC HOUSING**

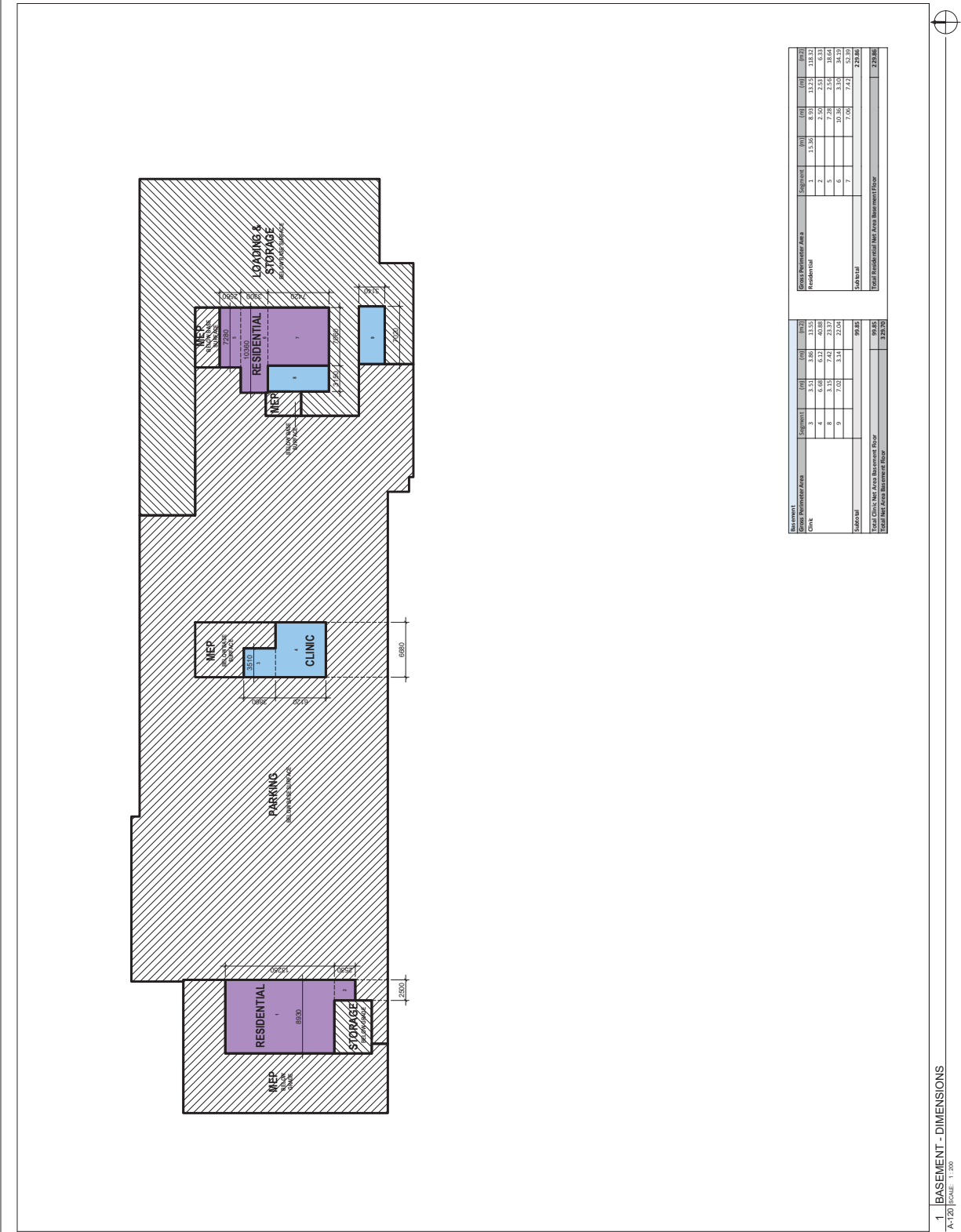
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East 1st Avenue, Vancouver B.C.

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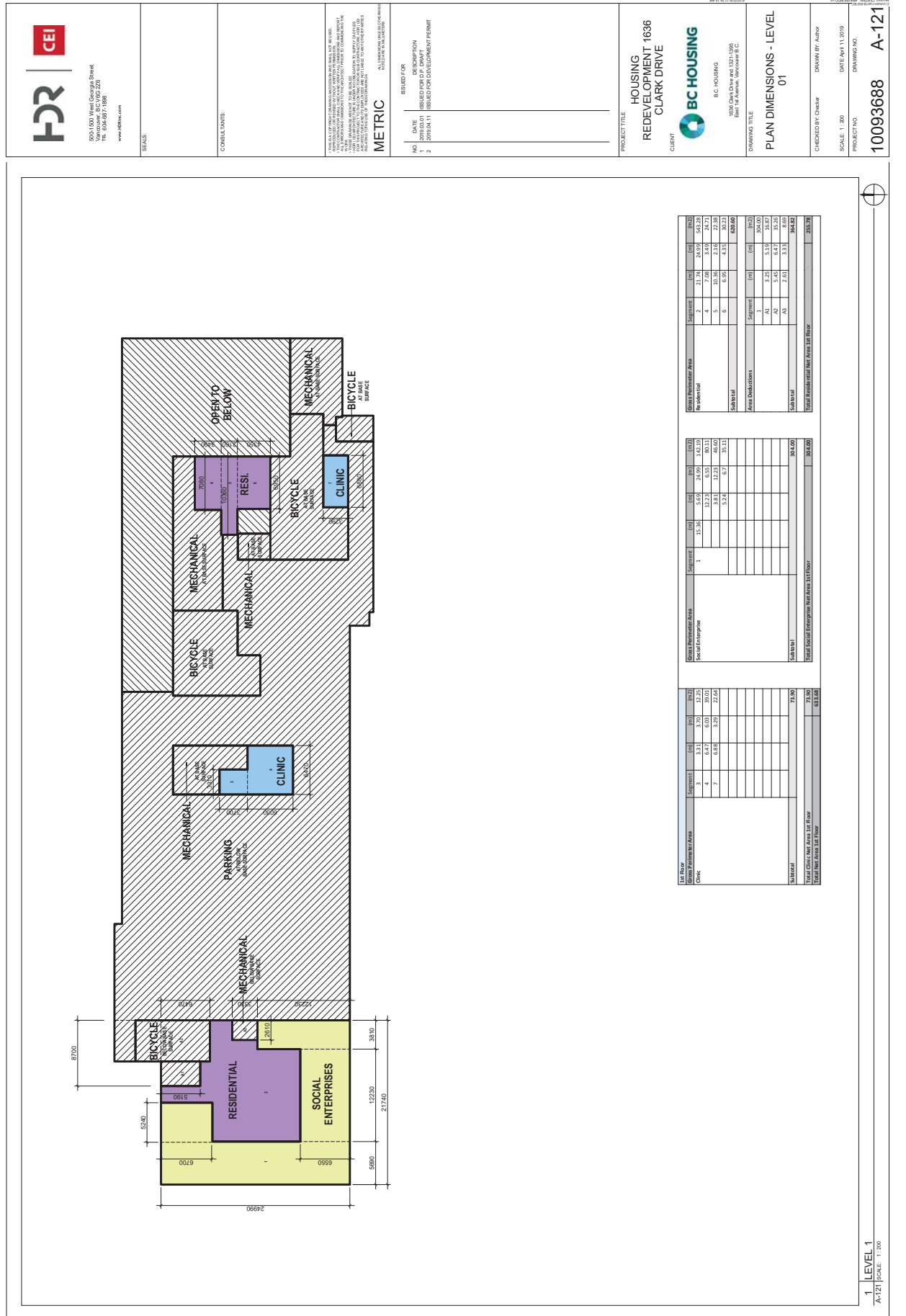
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DATE: April 11, 2019
PROJECT NO.
DRAWING NO.

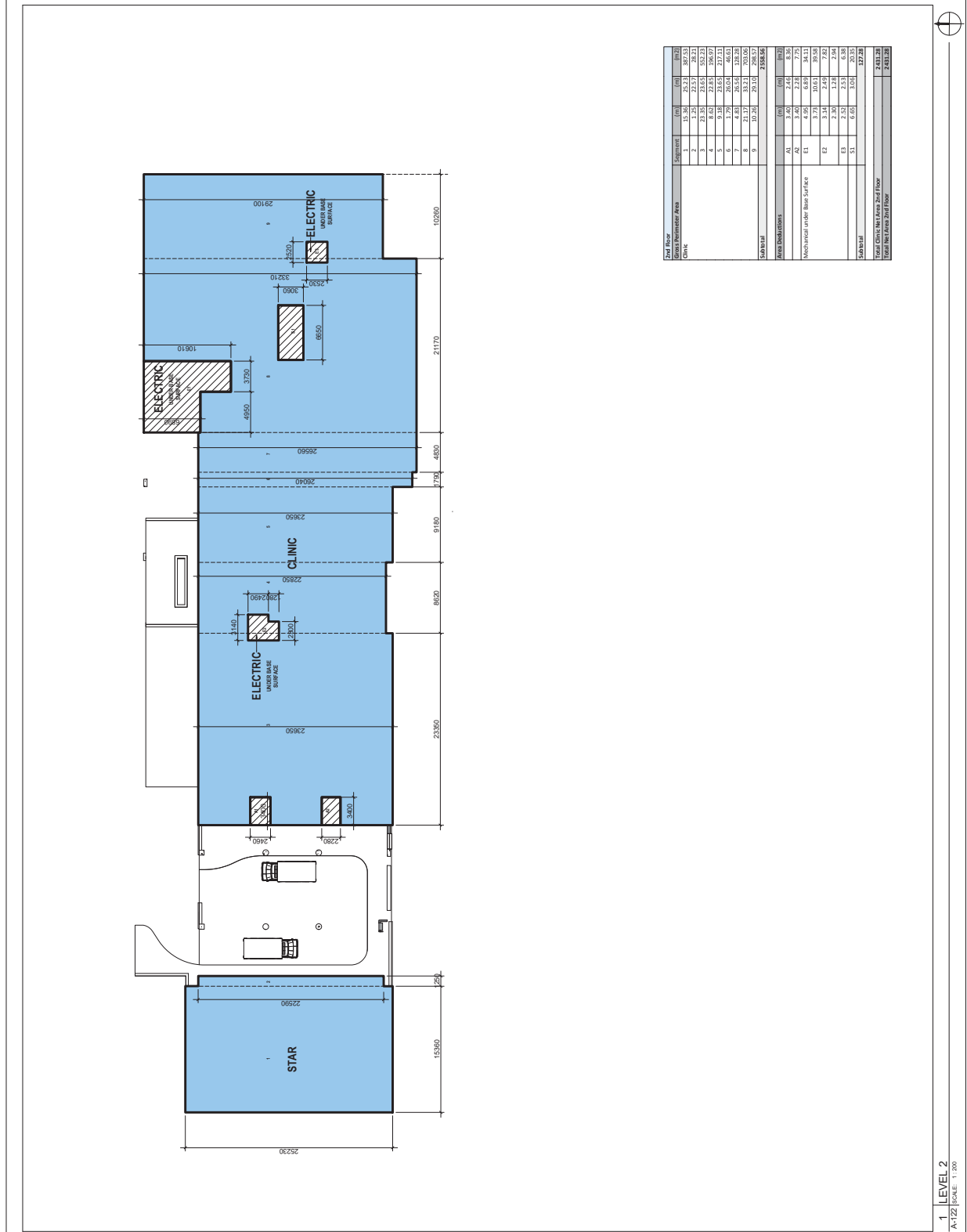
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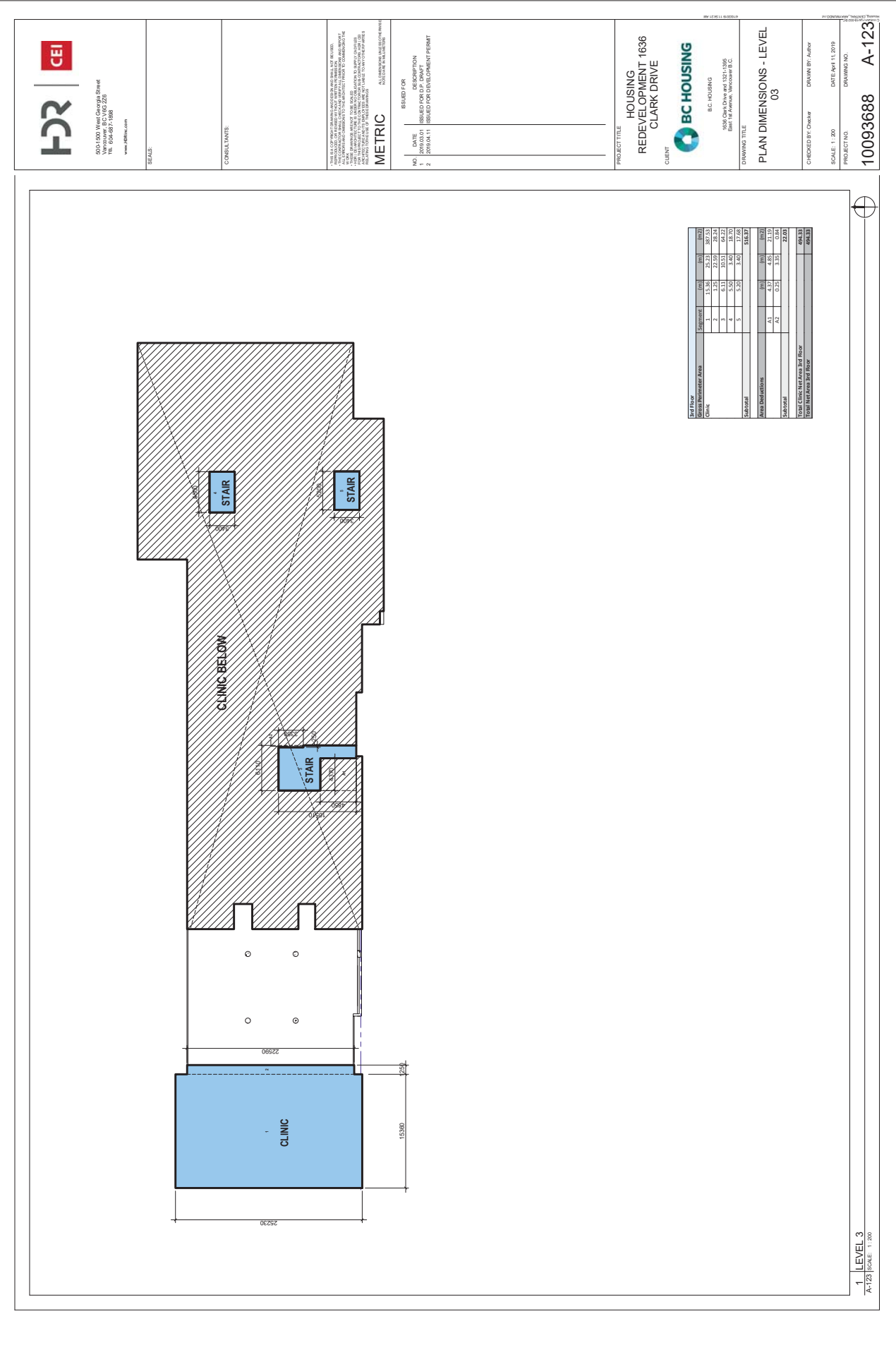
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A-120 SCALE: 1:200

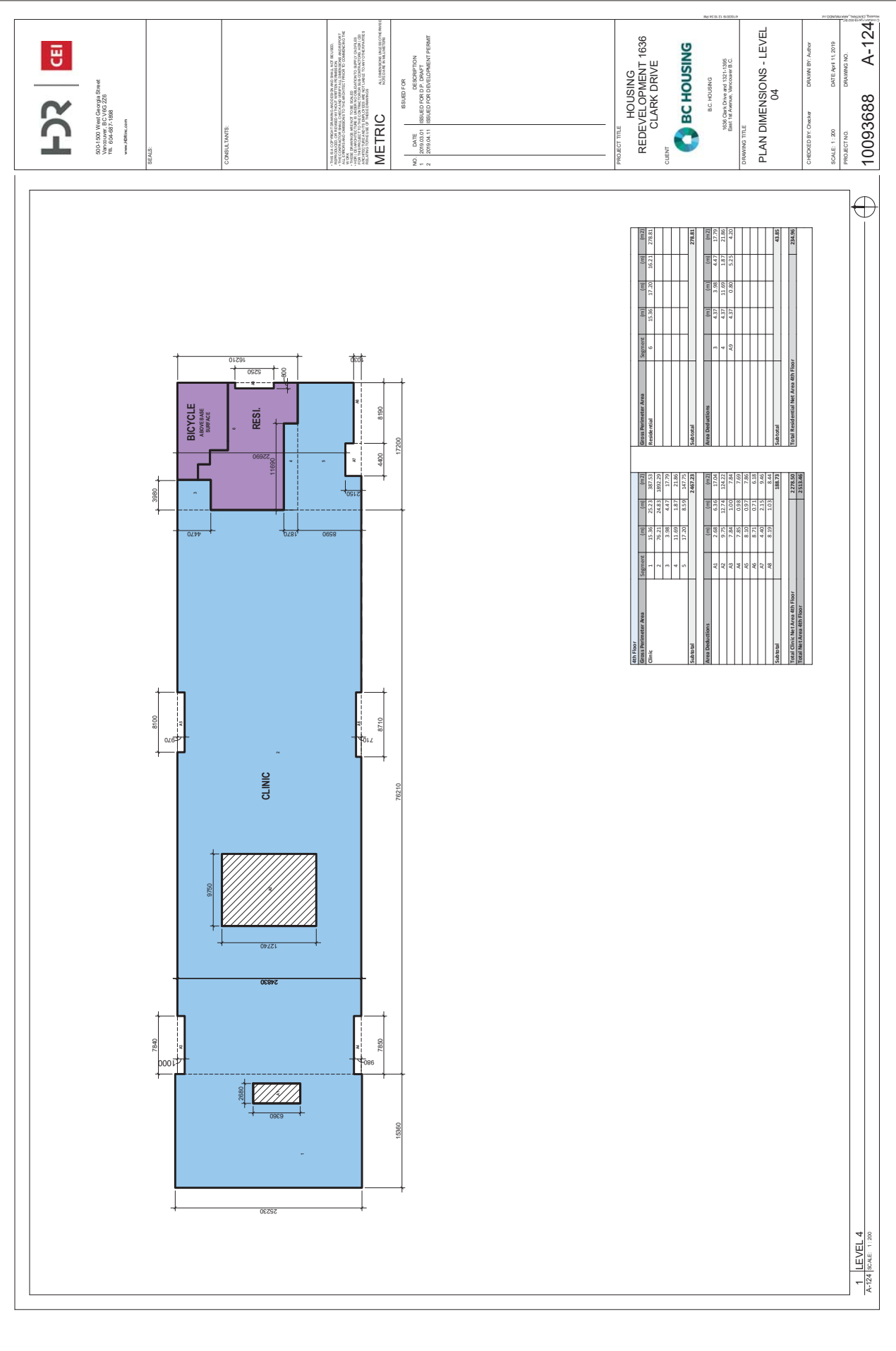


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1 LEVEL 2
A-122 SCALE: 1:200





CLARK TOWER

15th Floor

Area Schedule

Segment	Area (m²)	Perimeter (m)	Volume (m³)
1	25.53	22.84	408.80
Sub-total	25.53	22.84	408.80

McLEAN TOWER

15th Floor

Area Schedule

Segment	Area (m²)	Perimeter (m)	Volume (m³)
1	25.53	22.84	408.80
2	1.41	1.81	2.55
3	0.75	0.75	1.22
4	1.30	1.77	2.60
5	0.38	0.75	1.22
6	1.40	2.79	3.51
7	1.15	1.40	1.61
8	1.27	1.12	2.20
9	0.96	0.25	0.24
Sub-total	46.86	66.86	66.86

15th Floor

Area Schedule

Segment	Area (m²)	Perimeter (m)	Volume (m³)
1	25.53	22.84	408.80
2	1.41	1.81	2.55
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15th Floor

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15th Floor

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15th Floor

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2	1.41	1.81	2.55
3	0.75	0.75	1.22
4	1.30	1.77	2.60
5	0.38	0.75	1.22
6	1.40	2.79	3.51
7	1.15	1.40	1.61
8	1.27	1.12	2.20
9	0.96	0.	

The figure consists of two site plans and a detailed area calculation table. The top site plan is for the Clark Tower Residential project, showing a rectangular plot with dimensions 249.20' by 220.70'. The bottom site plan is for the McLean Tower Residential project, showing a more complex, irregular plot with various dimensions. The table below provides a breakdown of areas for both projects, categorized by segment and sub-total.

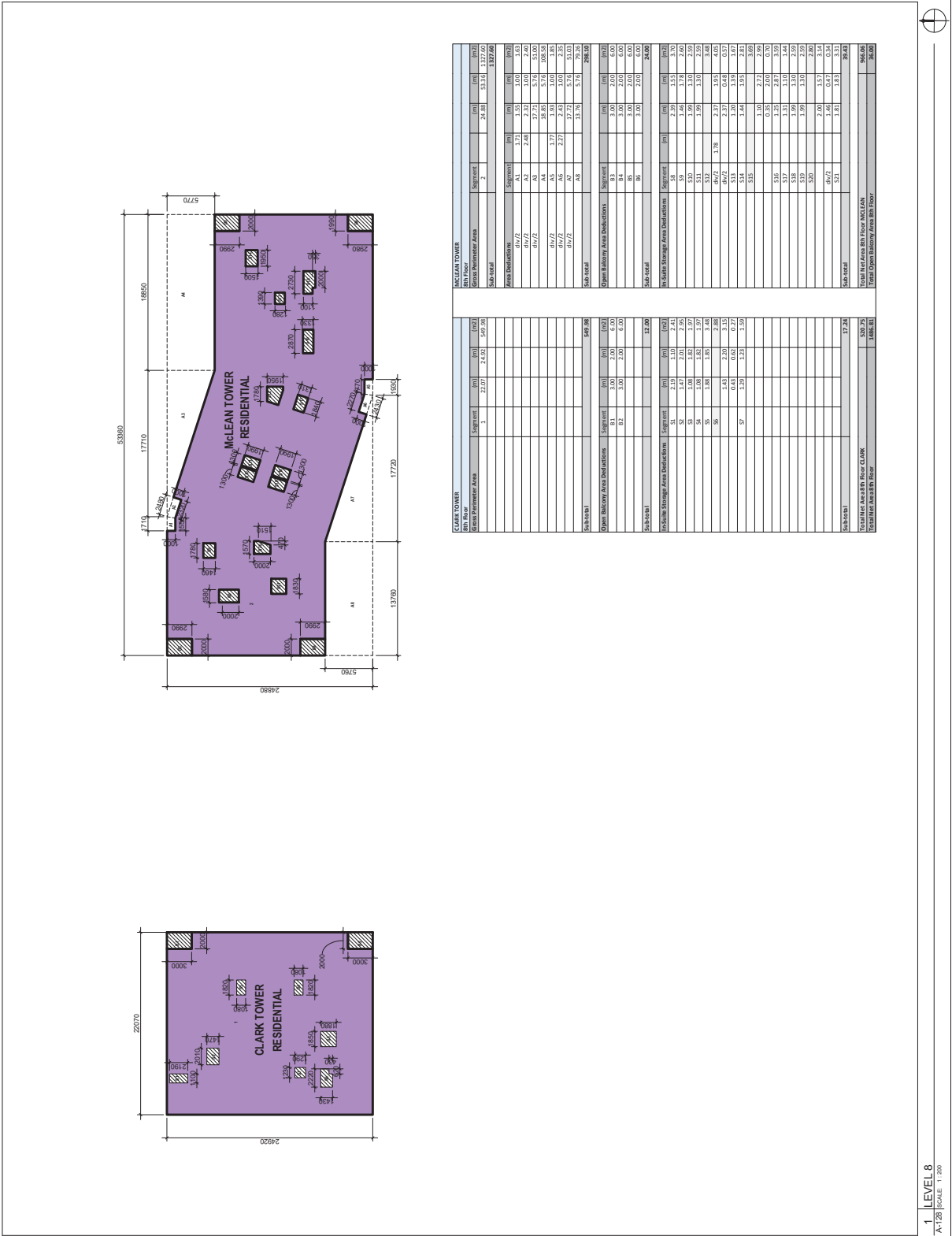
CLARK TOWER				McLEAN TOWER			
Segment	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Segment	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)
1	22,077	2,452	649.95	2	24.86	53.14	1,127.60
Sub-total			649.95	Sub-total			1,127.60
Open Military Area Deductions				Open Military Area Deductions			
B1	3.00	2.00	6.00	B3	3.00	2.00	6.00
B2	3.00	2.00	6.00	B4	3.00	2.00	6.00
Sub-total			12.00	Sub-total			24.86
Drainage Storage Area Deductions				Drainage Storage Area Deductions			
S1	2.10	1.10	2.41	S8	2.90	1.55	3.70
S2	1.10	0.50	1.10	S9	1.10	0.50	1.10
S3	1.08	0.50	1.07	S10	1.99	1.10	2.59
S4	1.08	0.50	1.07	S11	1.99	1.10	2.59
S5	1.08	0.50	1.07	S12	1.99	1.10	2.59
S6	1.08	0.50	1.07	S13	1.99	1.10	2.59
S7	1.08	0.50	1.07	S14	1.99	1.10	2.59
S8	1.08	0.50	1.07	S15	1.99	1.10	2.59
S9	1.08	0.50	1.07	S16	1.99	1.10	2.59
S10	1.08	0.50	1.07	S17	1.99	1.10	2.59
S11	1.08	0.50	1.07	S18	1.99	1.10	2.59
S12	1.08	0.50	1.07	S19	1.99	1.10	2.59
S13	1.08	0.50	1.07	S20	1.99	1.10	2.59
S14	1.08	0.50	1.07	S21	1.99	1.10	2.59
S15	1.08	0.50	1.07	S22	1.99	1.10	2.59
S16	1.08	0.50	1.07	S23	1.99	1.10	2.59
S17	1.08	0.50	1.07	S24	1.99	1.10	2.59
S18	1.08	0.50	1.07	S25	1.99	1.10	2.59
S19	1.08	0.50	1.07	S26	1.99	1.10	2.59
S20	1.08	0.50	1.07	S27	1.99	1.10	2.59
S21	1.08	0.50	1.07	S28	1.99	1.10	2.59
S22	1.08	0.50	1.07	S29	1.99	1.10	2.59
S23	1.08	0.50	1.07	S30	1.99	1.10	2.59
S24	1.08	0.50	1.07	S31	1.99	1.10	2.59
S25	1.08	0.50	1.07	S32	1.99	1.10	2.59
S26	1.08	0.50	1.07	S33	1.99	1.10	2.59
S27	1.08	0.50	1.07	S34	1.99	1.10	2.59
S28	1.08	0.50	1.07	S35	1.99	1.10	2.59
S29	1.08	0.50	1.07	S36	1.99	1.10	2.59
S30	1.08	0.50	1.07	S37	1.99	1.10	2.59
S31	1.08	0.50	1.07	S38	1.99	1.10	2.59
S32	1.08	0.50	1.07	S39	1.99	1.10	2.59
S33	1.08	0.50	1.07	S40	1.99	1.10	2.59
S34	1.08	0.50	1.07	S41	1.99	1.10	2.59
S35	1.08	0.50	1.07	S42	1.99	1.10	2.59
S36	1.08	0.50	1.07	S43	1.99	1.10	2.59
S37	1.08	0.50	1.07	S44	1.99	1.10	2.59
S38	1.08	0.50	1.07	S45	1.99	1.10	2.59
S39	1.08	0.50	1.07	S46	1.99	1.10	2.59
S40	1.08	0.50	1.07	S47	1.99	1.10	2.5

CLARK TOWER RESIDENTIAL

McLEAN TOWER RESIDENTIAL

CLARK TOWER				McLEAN TOWER			
7th Floor		7th Floor		7th Floor		7th Floor	
Segment	Area (sqm)	Area (sqm)	Area (sqm)	Segment	Area (sqm)	Area (sqm)	Area (sqm)
1	22.07	24.52	549.88	2	24.88	53.34	1327.60
Sub-total				Sub-total			
549.88				1327.60			
Open Balcony Area Deductions				Open Balcony Area Deductions			
B1	3.00	2.00	6.00	B1	3.00	2.00	6.00
B2	3.00	2.00	6.00	B2	3.00	2.00	6.00
Sub-total				Sub-total			
12.00				24.00			
Net-Sale Storage Area Deductions				Net-Sale Storage Area Deductions			
S1	2.19	1.05	2.41	S1	2.99	1.55	3.70
S2	1.47	2.01	2.95	S2	1.66	1.78	2.60
S3	1.18	1.18	1.18	S3	1.18	1.18	1.18
S4	1.08	1.82	1.97	S4	1.99	1.99	1.99
S5	1.88	1.85	3.48	S5	3.37	3.52	3.48
S6	1.43	2.20	3.15	S6	2.37	0.48	0.57
S7	0.43	0.62	0.77	S7	1.20	1.39	1.67
S8	1.29	1.23	1.59	S8	1.44	1.58	1.69
S9	1.10	2.72	2.99	S9	1.10	2.72	2.99
S10	1.25	2.87	3.05	S10	1.25	2.87	3.05
S11	1.32	1.10	1.44	S11	1.32	1.10	1.44
S12	1.99	1.99	2.99	S12	1.99	1.99	2.99
S13	2.00	0.57	0.71	S13	2.00	0.57	0.71
S14	2.00	0.57	0.71	S14	2.00	0.57	0.71
S15	1.81	1.81	1.81	S15	1.81	1.81	1.81
Sub-total				Sub-total			
17.26				39.43			
Total Area 7th Floor CLARK				Total Area 7th Floor McLEAN			
539.75				1366.93			
Total Open Balcony Area 7th Floor				Total Open Balcony Area 7th Floor			
12.00				24.00			

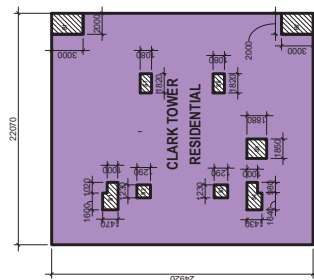
 8001 1500 West Georgia Street Vancouver, BC V6G 2Z6 TEL: 604-681-1590 www.hdrinc.com	SEAL:	CONSULTANT:	THIS IS A CD (Complete Development) Application and shall not be used for any other purpose. It is the responsibility of the applicant to ensure that the information provided is accurate and complete. The City of Vancouver reserves the right to require additional information or to refuse to issue a CD. The CD is issued for the purpose of development and is not a guarantee of any kind. The CD is issued for the purpose of development and is not a guarantee of any kind. The CD is issued for the purpose of development and is not a guarantee of any kind. METRIC	ISSUED FOR: NO. DATE 1 2019.03.01 2 2019.04.11 ISSUED FOR C.D.P. DRAFT ISSUED FOR DEVELOPMENT PERMIT	PROJECT TITLE HOUSING REDEVELOPMENT 1636 CLARK DRIVE CLIENT  BC HOUSING 1636 Clark Drive and 1501-1505 East 1st Avenue, Vancouver B.C.	DRAWING TITLE PLAN DIMENSIONS - LEVEL 08	CHECKED BY: CHANAR DRAWN BY: JAVIER SCALE: 1:200 DATE: April 11, 2019 PROJECT NO.: 10093688 DRAWING NO.: A-128
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The figure displays two architectural floor plans for Level 9. The left plan is for the Clark Tower Residential area, showing a rectangular layout with dimensions 24920 (width) and 22070 (depth). It includes a central 'MECHANICAL' room and various smaller rooms with dimensions. The right plan is for the McLean Tower Residential area, showing a rectangular layout with dimensions 19950 (width) and 19130 (depth). It also includes a central 'MECHANICAL' room and various smaller rooms with dimensions. Below each plan is a table detailing the area calculations for each segment and the total area.

CLARK TOWER

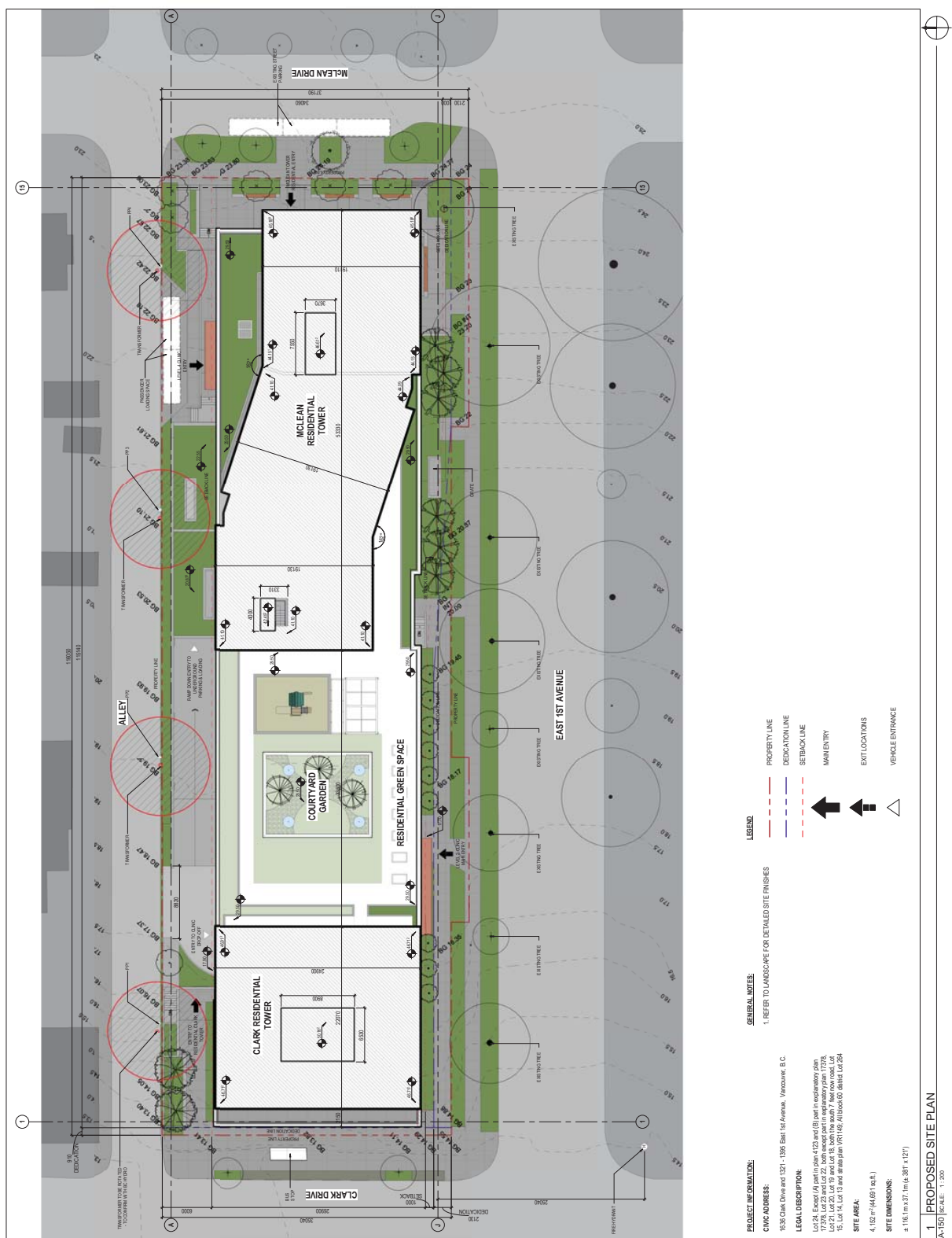
9th Floor	Segment	(m)	(m)	(m ²)
Gross Perimeter Area	1	22,070	24,920	550,220
Area Deductions				
Subtotal				549,980
Battery Area Deductions				
Subtotal				12,400
In-Suite Storage Area Deductions				
Subtotal				3,247
Open Battery Area Deductions				
Subtotal				1,020
Area Deductions				
Subtotal				1,020
Open Battery Area Deductions				
Subtotal				1,020
Area Deductions				
Subtotal				1,020
Open Battery Area Deductions				
Subtotal				1,020
Area Deductions				
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Area Deductions				
Subtotal				1,020
Open Battery Area Deductions				
Subtotal				1,020
Area				



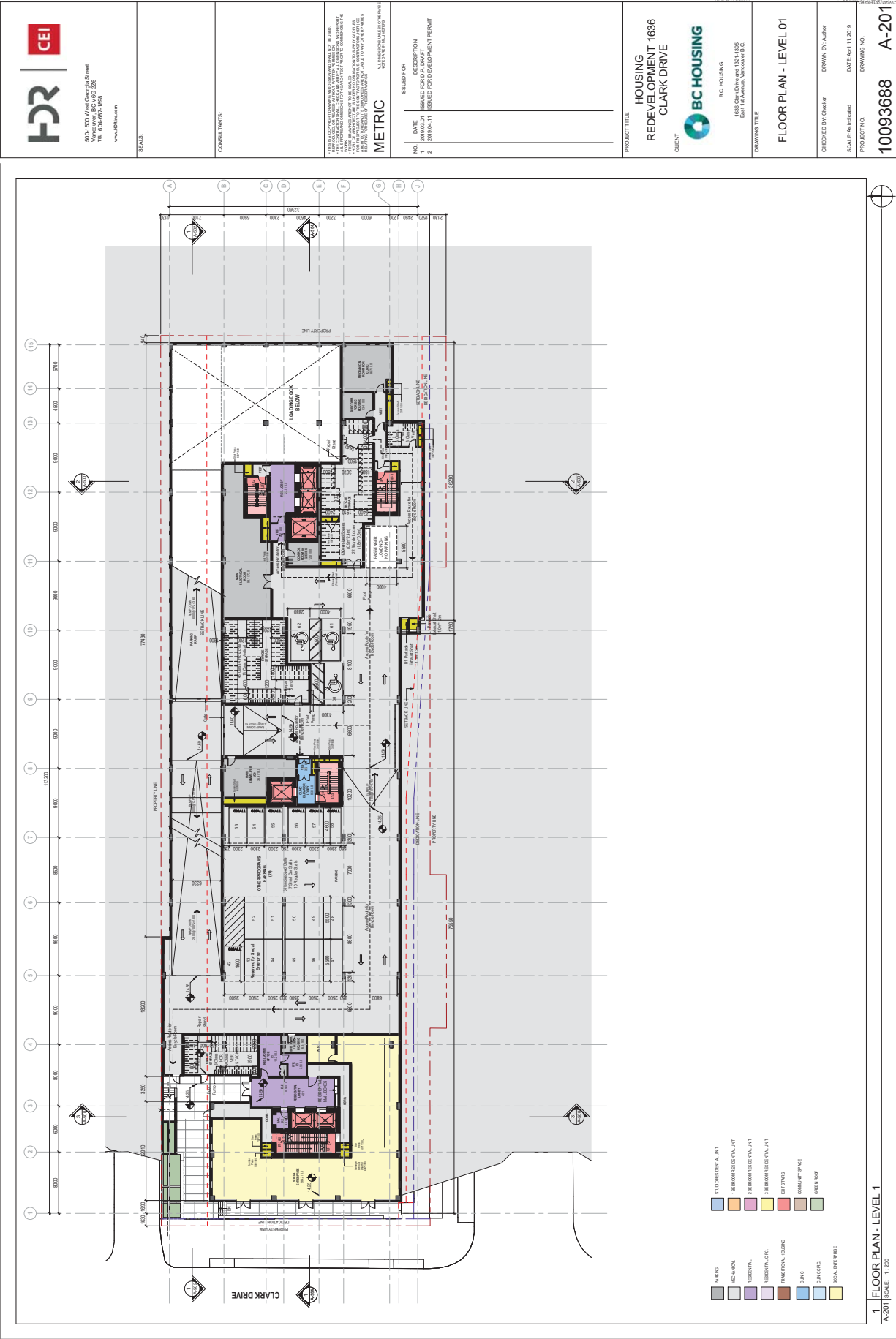
CLARK TOWER					
Gross Expenditure Area		Segment	[m]	[m]	[m2]
		1	27.07	24.52	546.08
Sub total					\$486.08
Railway Area Deductions		Segment	[m]		
81	3.00	6.00			
82	3.00	6.00			
Sub total				12.00	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	
In Use Storage Area Deductions		Segment	[m]		
31	1.60	3.17	2.35		
32	1.00	1.00	1.02		
33	2.25	2.25	2.25		
34	1.25	1.25	1.50		
Sub total				7.14	

[illegible]

 	5015-100 West Georgia Street Vancouver, B.C. V6B 2Z6 Tel. 604-681-1188 www.h2rinc.com		100936368 A-150	
	100936368 A-150		100936368 A-150	
SEAL:		PROJECT TITLE HOUSING REDEVELOPMENT 1636 CLARK DRIVE		PROJECT NO. 100936368
CONSULTANTS:		CLIENT BC HOUSING		DRAWING NO. A-150
CHECKED BY: Cheuk		B.C. HOUSING 1636 Clark Drive and 1521-1505 East 1st Avenue, Vancouver B.C.		DATE: Jan 11, 2019
SCALE: as indicated		DRAWING TITLE SITE PLAN		DRAWN BY: Auditor
PROJECT NO.		PROJECT NO.		PROJECT NO.



[illegible]



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Vancouver, BC V6G 2Z6
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PROJECT TITLE

HOUSING
REDEVELOPMENT 1636
CLARK DRIVE

CLIENT

BC HOUSING
1636 Clark Drive and 1321-1365
East 1st Avenue, Vancouver B.C.

NO. 1
DATE 2019.04.11
ISSUED FOR PERMIT

NO. 2
DATE 2019.04.11
ISSUED FOR DISSEMINATION PERMIT

FLOOR PLAN - LEVEL 02

CHECKED BY: CHAMBER
DRAWN BY: AUBURN
SCALE: 1:200
DATE: MAY 11, 2019
PROJECT NO. 10093688
DRAWING NO. A-202

SEAL:

CONSULTANT:

FLOOR PLAN - LEVEL 02

PROJECT TITLE

HOUSING
REDEVELOPMENT 1636
CLARK DRIVE

CLIENT

BC HOUSING
1636 Clark Drive and 1321-1365
East 1st Avenue, Vancouver B.C.

NO. 1
DATE 2019.04.11
ISSUED FOR PERMIT

NO. 2
DATE 2019.04.11
ISSUED FOR DISSEMINATION PERMIT

FLOOR PLAN - LEVEL 02

CHECKED BY: CHAMBER
DRAWN BY: AUBURN
SCALE: 1:200
DATE: MAY 11, 2019
PROJECT NO. 10093688
DRAWING NO. A-202

SEAL:

CONSULTANT:

FLOOR PLAN - LEVEL 02

PROJECT TITLE

HOUSING
REDEVELOPMENT 1636
CLARK DRIVE

CLIENT

BC HOUSING
1636 Clark Drive and 1321-1365
East 1st Avenue, Vancouver B.C.

NO. 1
DATE 2019.04.11
ISSUED FOR PERMIT

NO. 2
DATE 2019.04.11
ISSUED FOR DISSEMINATION PERMIT

FLOOR PLAN - LEVEL 02

CHECKED BY: CHAMBER
DRAWN BY: AUBURN
SCALE: 1:200
DATE: MAY 11, 2019
PROJECT NO. 10093688
DRAWING NO. A-202

SEAL:

CONSULTANT:

FLOOR PLAN - LEVEL 02

PROJECT TITLE

HOUSING
REDEVELOPMENT 1636
CLARK DRIVE

CLIENT

BC HOUSING
1636 Clark Drive and 1321-1365
East 1st Avenue, Vancouver B.C.

NO. 1
DATE 2019.04.11
ISSUED FOR PERMIT

NO. 2
DATE 2019.04.11
ISSUED FOR DISSEMINATION PERMIT

FLOOR PLAN - LEVEL 02

CHECKED BY: CHAMBER
DRAWN BY: AUBURN
SCALE: 1:200
DATE: MAY 11, 2019
PROJECT NO. 10093688
DRAWING NO. A-202

SEAL:

CONSULTANT:

FLOOR PLAN - LEVEL 02

PROJECT TITLE

HOUSING
REDEVELOPMENT 1636
CLARK DRIVE

CLIENT

BC HOUSING
1636 Clark Drive and 1321-1365
East 1st Avenue, Vancouver B.C.

NO. 1
DATE 2019.04.11
ISSUED FOR PERMIT

NO. 2
DATE 2019.04.11
ISSUED FOR DISSEMINATION PERMIT

FLOOR PLAN - LEVEL 02

CHECKED BY: CHAMBER
DRAWN BY: AUBURN
SCALE: 1:200
DATE: MAY 11, 2019
PROJECT NO. 10093688
DRAWING NO. A-202

SEAL:

CONSULTANT:

FLOOR PLAN - LEVEL 02

PROJECT TITLE

HOUSING
REDEVELOPMENT 1636
CLARK DRIVE

CLIENT

BC HOUSING
1636 Clark Drive and 1321-1365
East 1st Avenue, Vancouver B.C.

NO. 1
DATE 2019.04.11
ISSUED FOR PERMIT

NO. 2
DATE 2019.04.11
ISSUED FOR DISSEMINATION PERMIT

FLOOR PLAN - LEVEL 02

CHECKED BY: CHAMBER
DRAWN BY: AUBURN
SCALE: 1:200
DATE: MAY 11, 2019
PROJECT NO. 10093688
DRAWING NO. A-202

SEAL:

CONSULTANT:

FLOOR PLAN - LEVEL 02

PROJECT TITLE

HOUSING
REDEVELOPMENT 1636
CLARK DRIVE

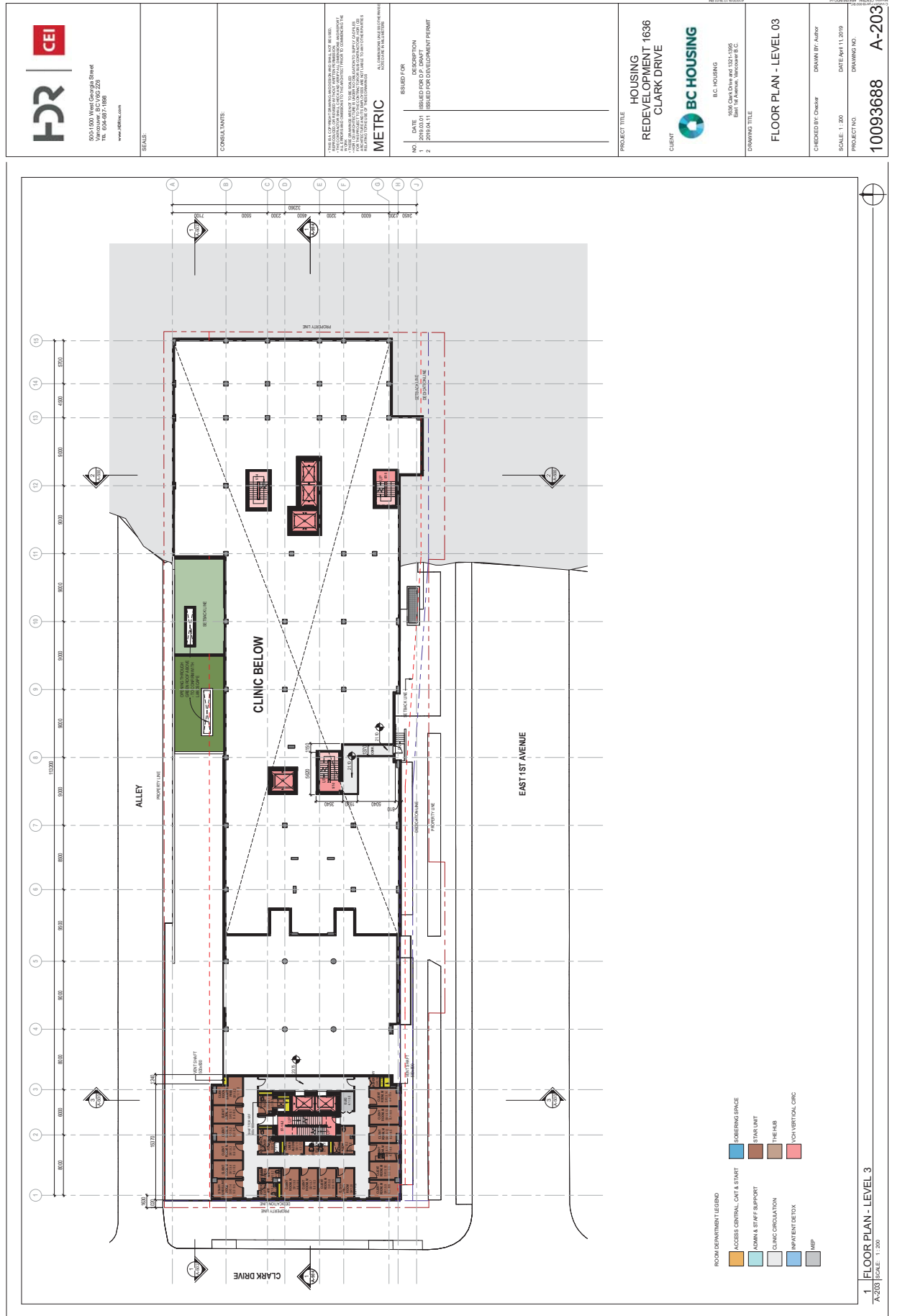
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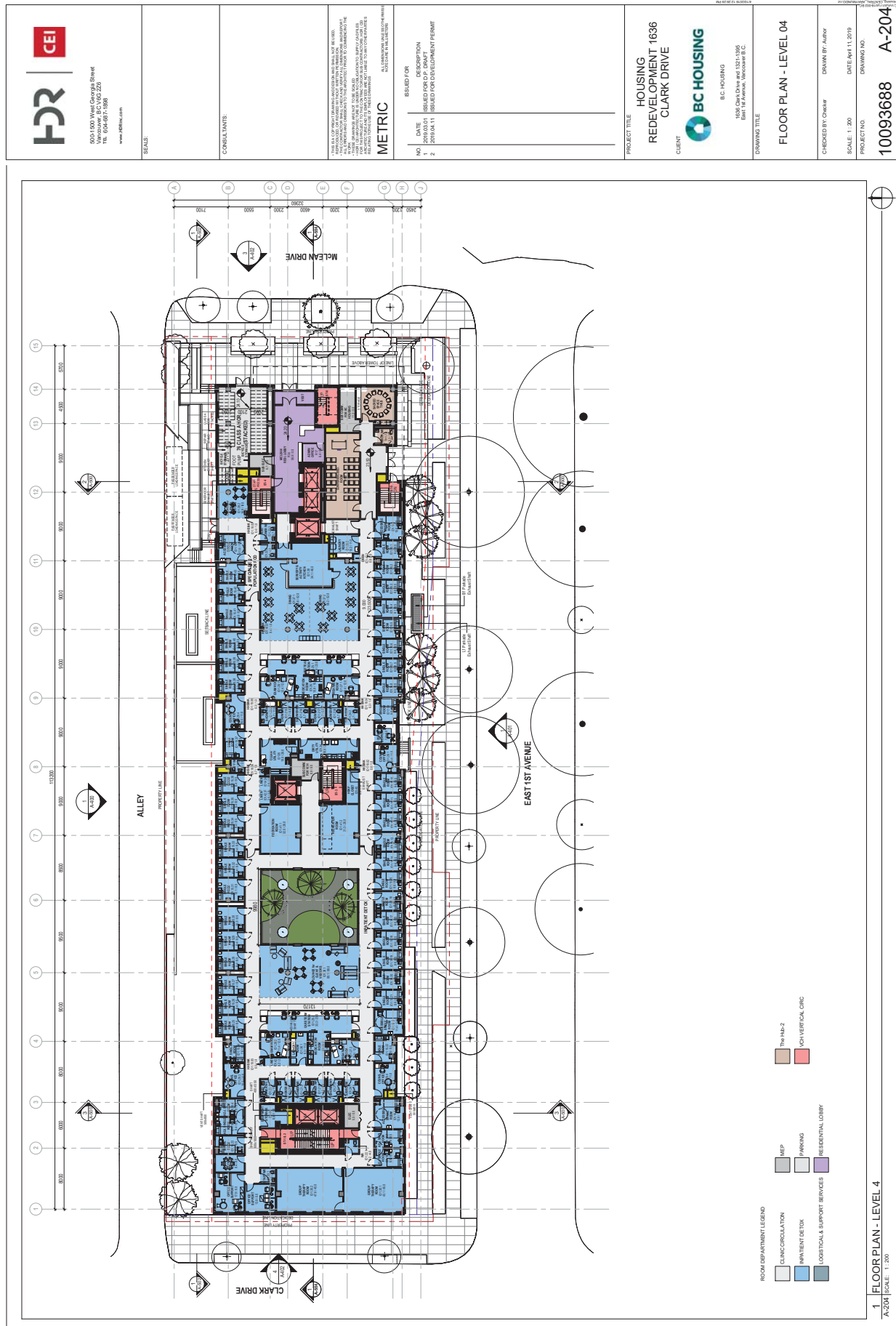
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1636 Clark Drive and 1321-1365
East 1st Avenue, Vancouver B.C.

NO. 1
DATE 2019.04.11
ISSUED FOR PERMIT

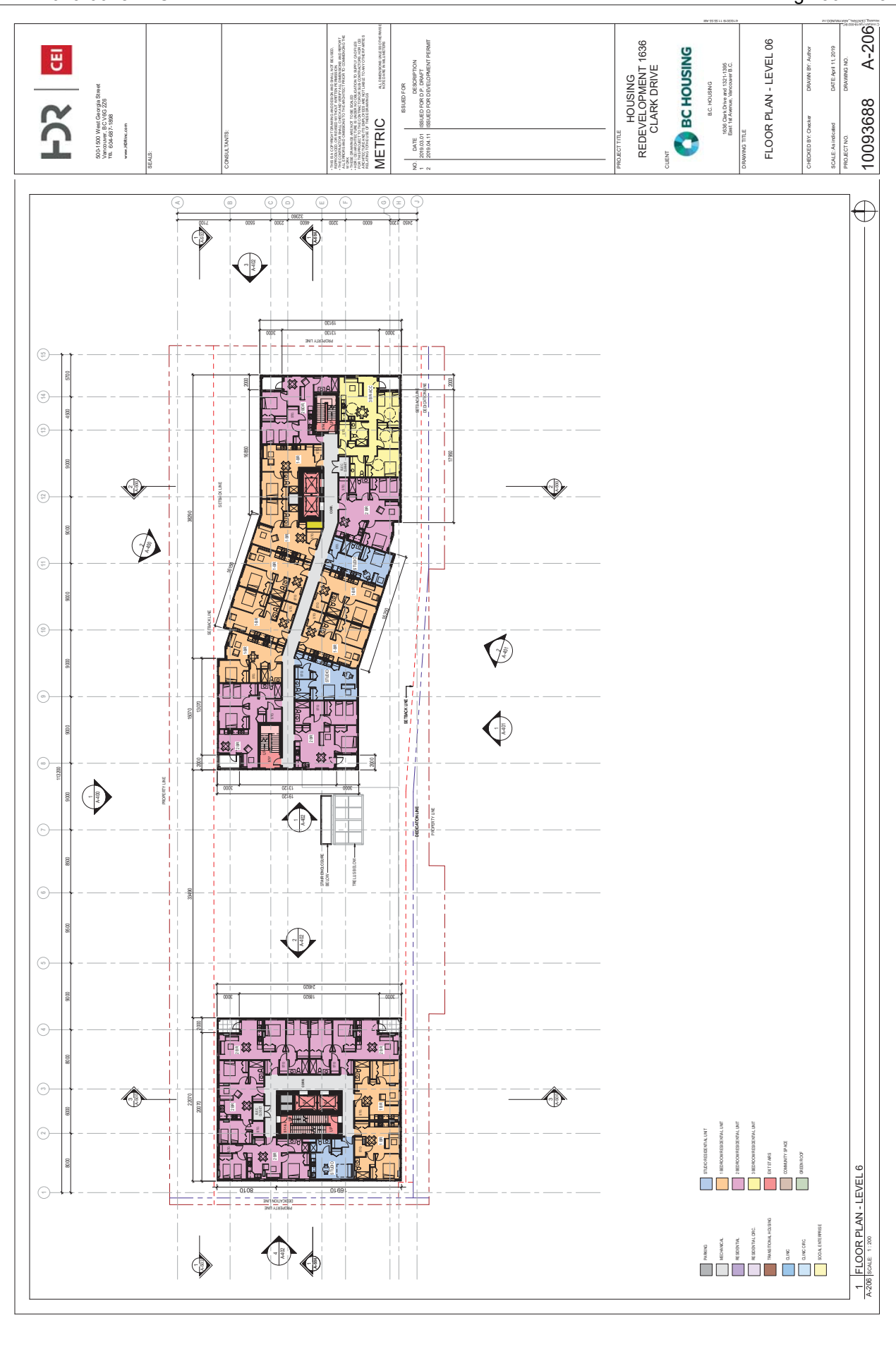
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DATE 2019.04.11
ISSUED FOR DISSEMINATION PERMIT

FLOOR PLAN - LEVEL 02





[illegible]



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SEAL:

COUNCIL LATEL

METRIC

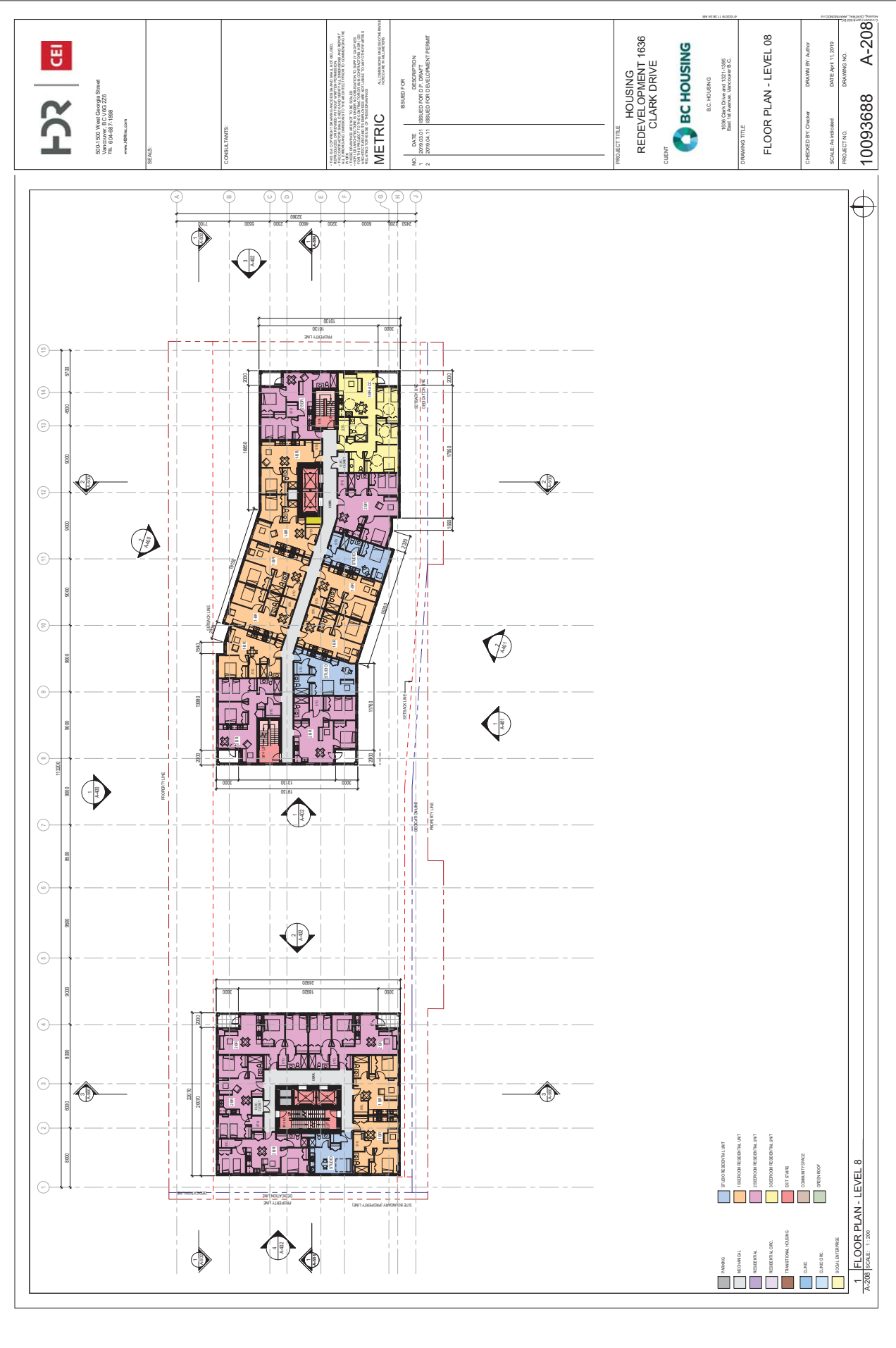
ISSUED FOR:
NO. DATE DESCRIPTION
1 ISSUED FOR PERMIT
2 2019.04.11 ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE
HOUSING REDEVELOPMENT 1636 CLARK DRIVE

CLIENT
BC HOUSING
BC HOUSING
1636 Clark Drive and 1321-1395
East 16 Avenue, Vancouver B.C.

DRAWING TITLE
FLOOR PLAN - LEVEL 07

CHECKED BY: Designer DRAWN BY: Author
SCALE: As indicated DATE: April 11, 2019 PROJECT NO. 10093688 DRAWING NO. A-207



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SEAL:

COUNCIL LATEL

METRIC

ISSUED FOR:
DATE: 2019.04.11
DESCRIPTION: REDEVELOPMENT 1636 CLARK DRIVE
ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE
HOUSING REDEVELOPMENT 1636 CLARK DRIVE

CLIENT
BC HOUSING
BC HOUSING
1636 Clark Drive and 1321-13965 East 16 Avenue, Vancouver B.C.

DRAWING TITLE
FLOOR PLAN - LEVEL 09

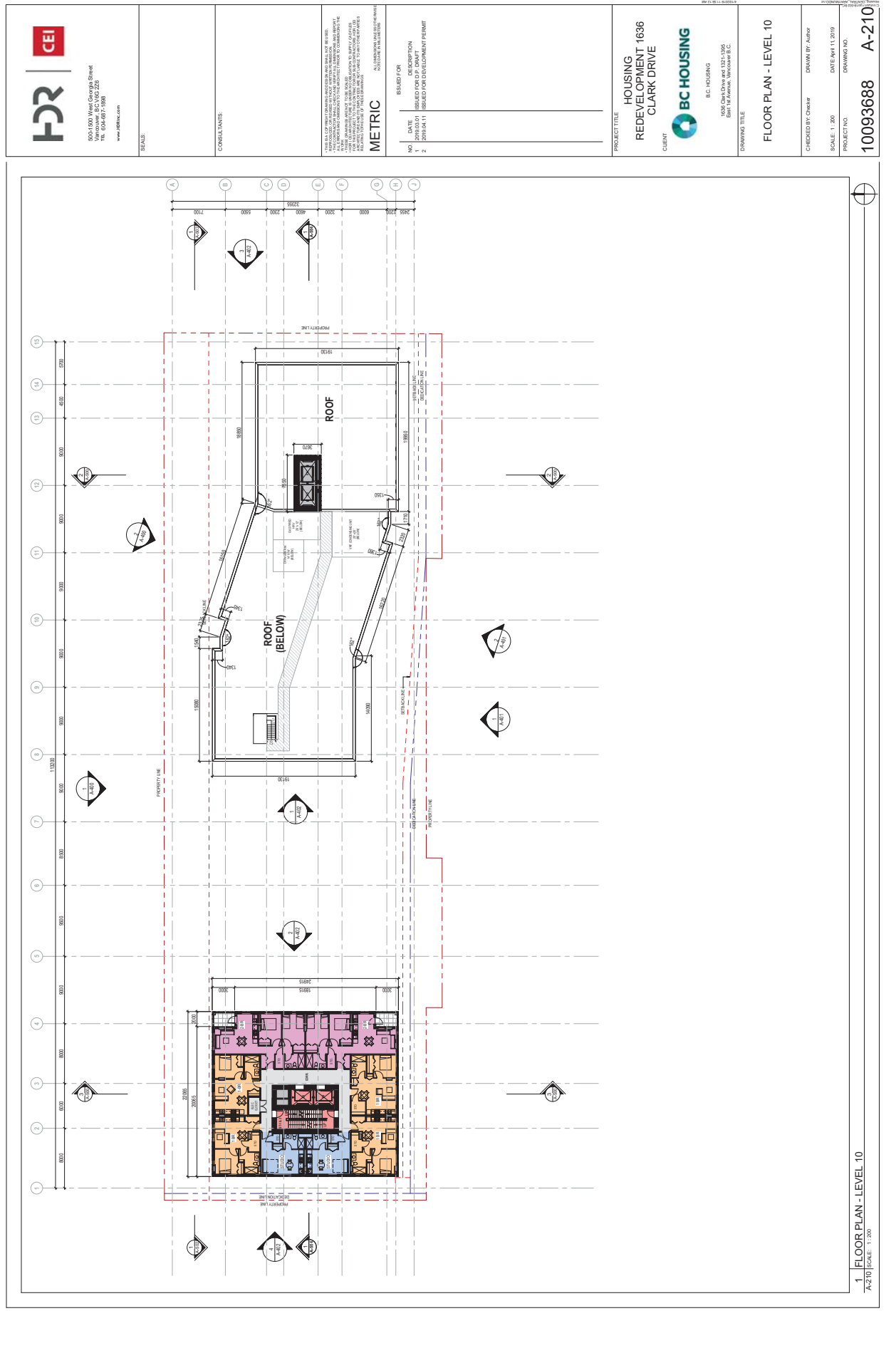
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DRAWN BY: Author

SCALE: As indicated
DATE: April 11, 2019

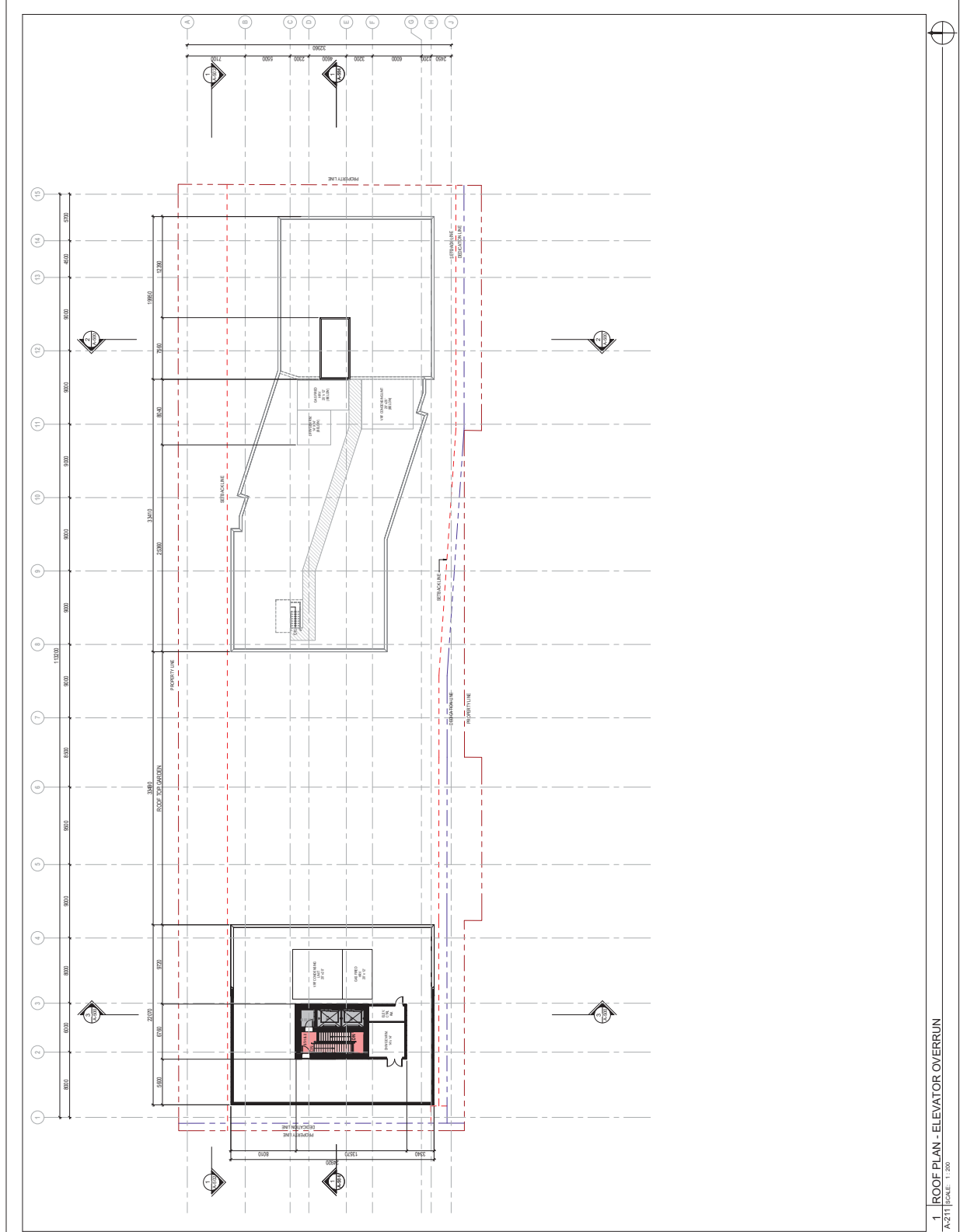
PROJECT NO.
10093688

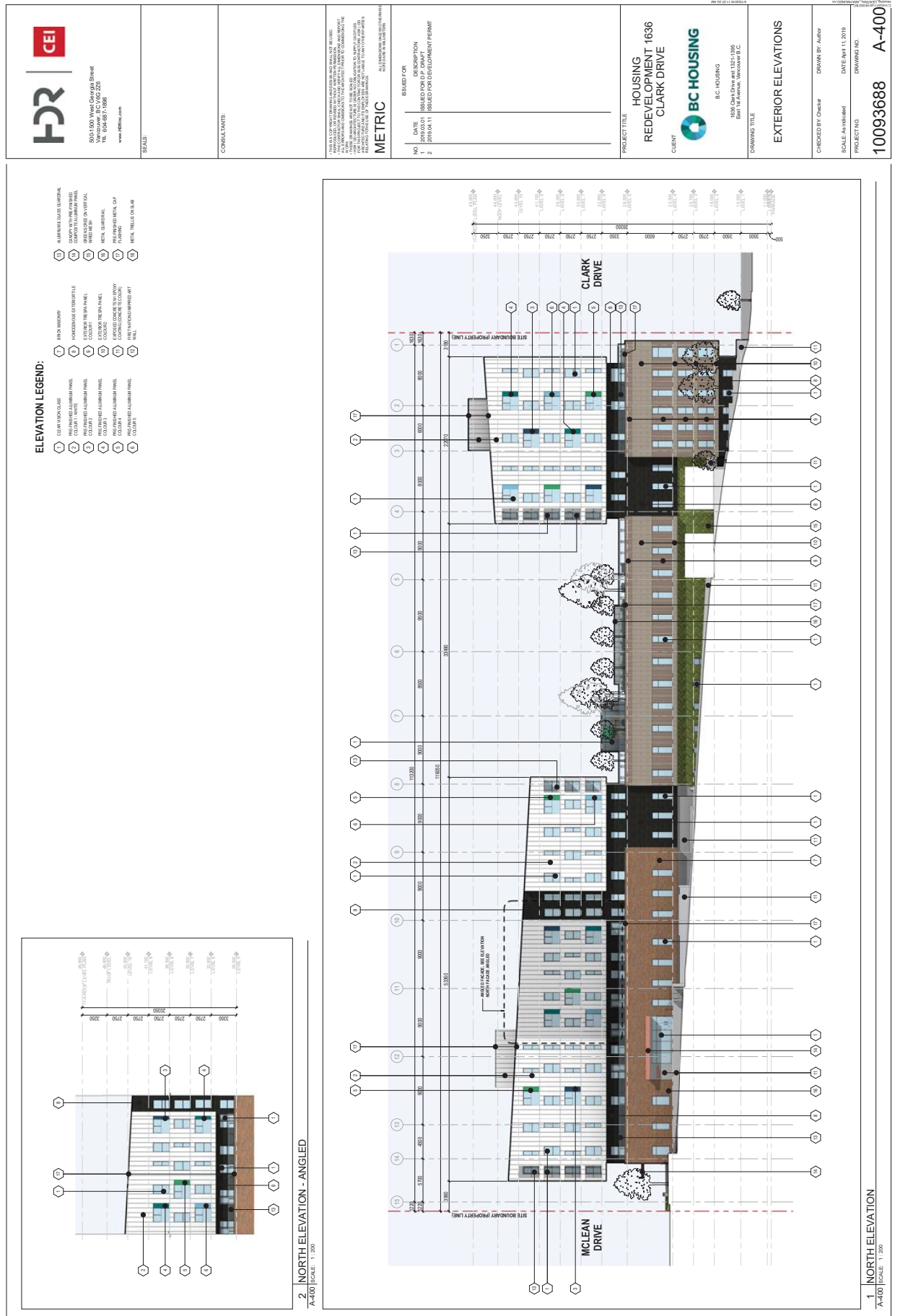
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A-209

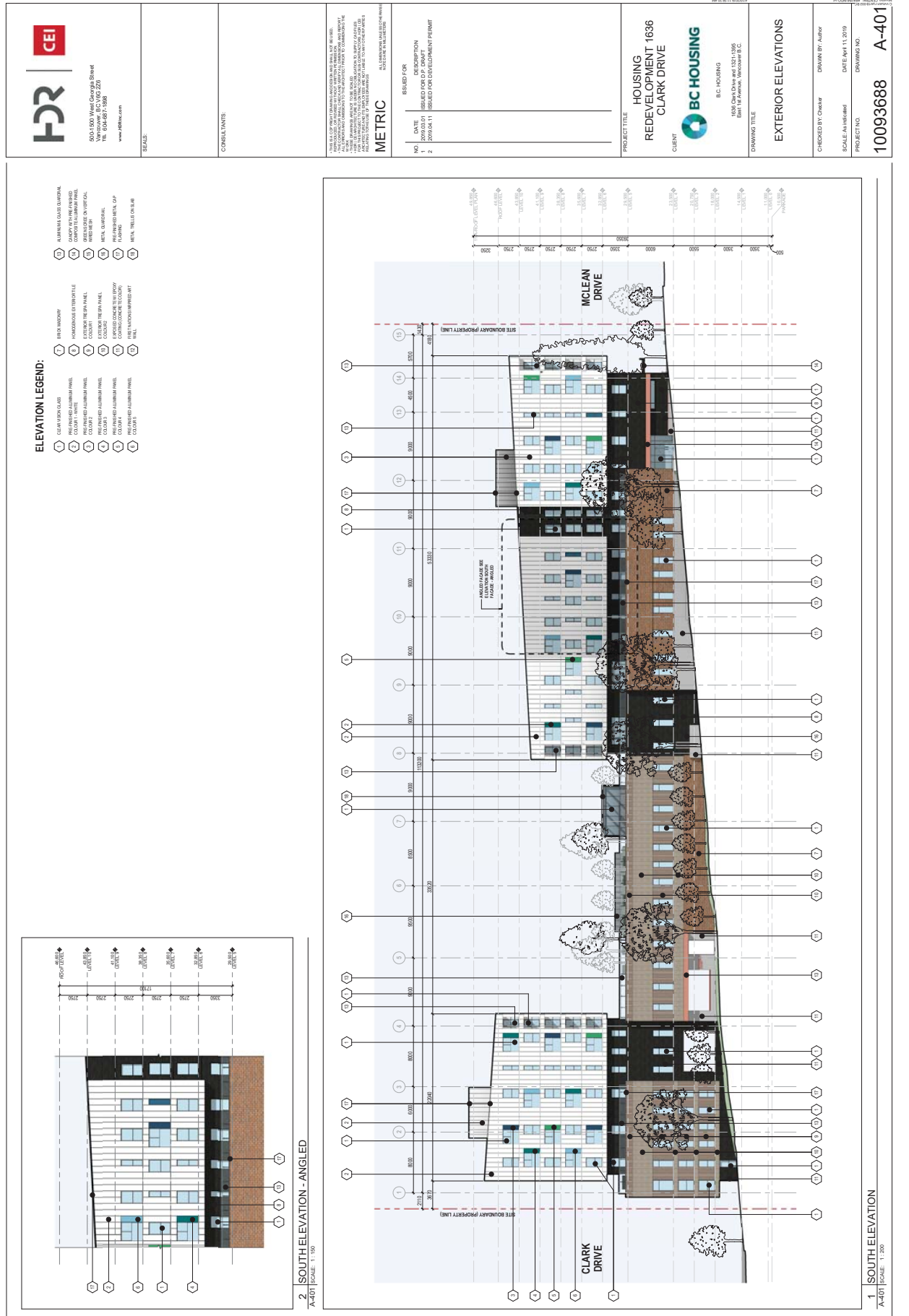
1 FLOOR PLAN - LEVEL 9
A-209 [SCALE: 1 : 200]



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METRIC

NO. 1
DATE: 2019.03.01
ISSUED FOR: CIP - GRANT
2. 2019.04.11
ISSUED FOR: DEVELOPMENT PERMIT

PROJECT TITLE
HOUSING
REDEVELOPMENT 1636
CLARK DRIVE



BC HOUSING
1636 Clark Drive and 1501-1505
East 1st Avenue, Vancouver, B.C.

DRAWING TITLE

EXTERIOR ELEVATIONS

CHECKED BY: CHAIR

DRAWN BY: AUTHOR

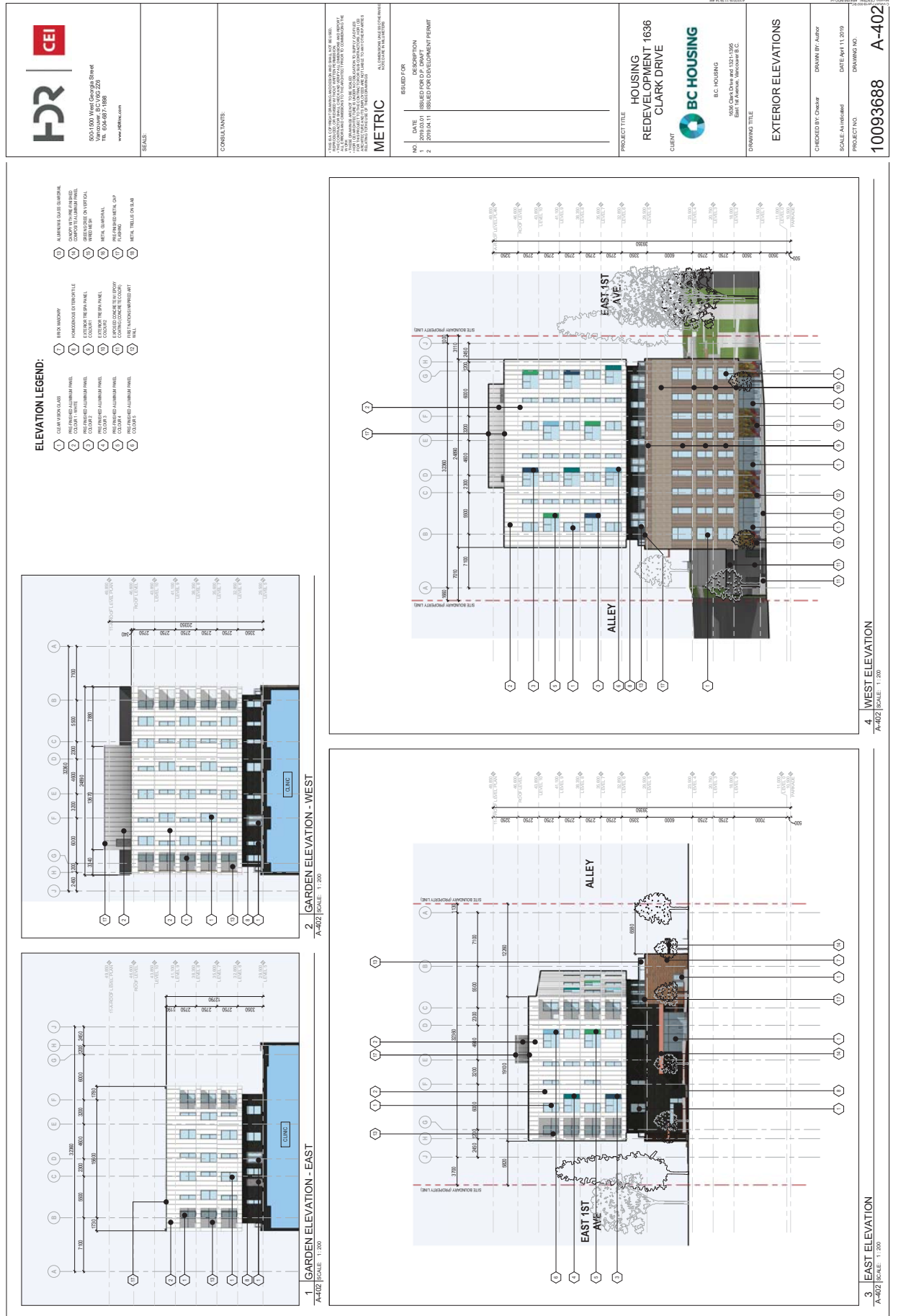
SCALE: AS SHOWN

DATE: MAY 11, 2019

PROJECT NO.

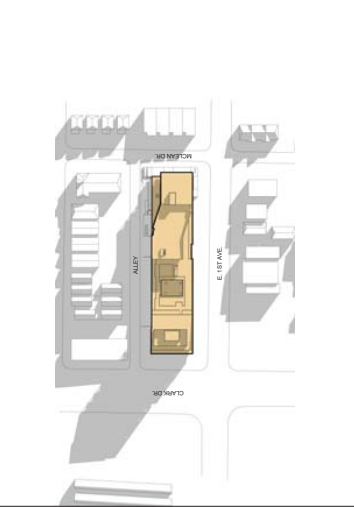
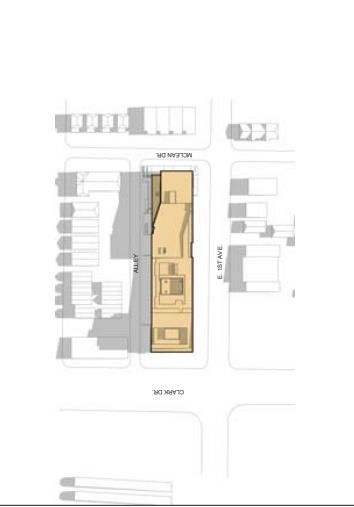
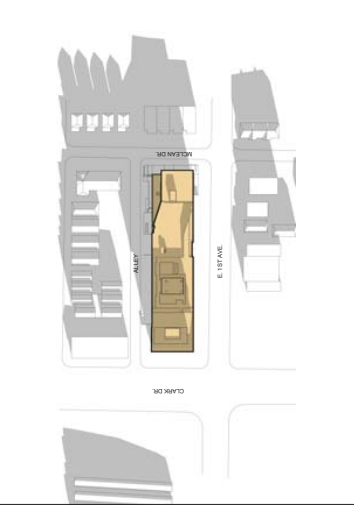
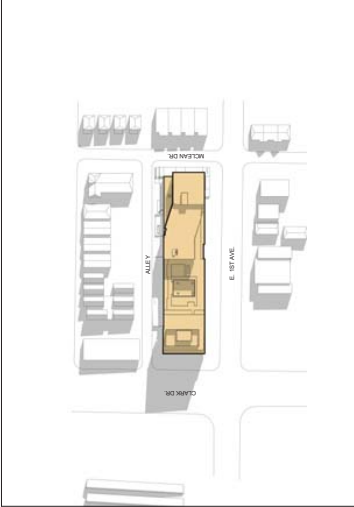
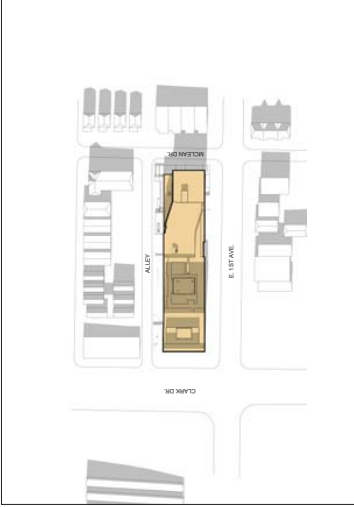
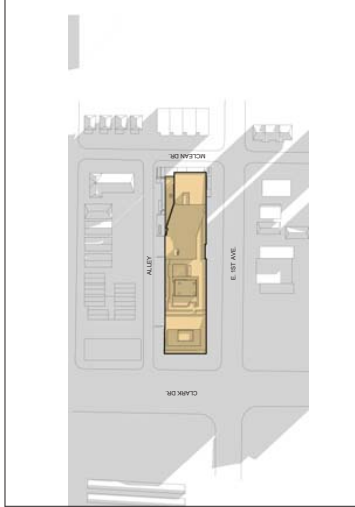
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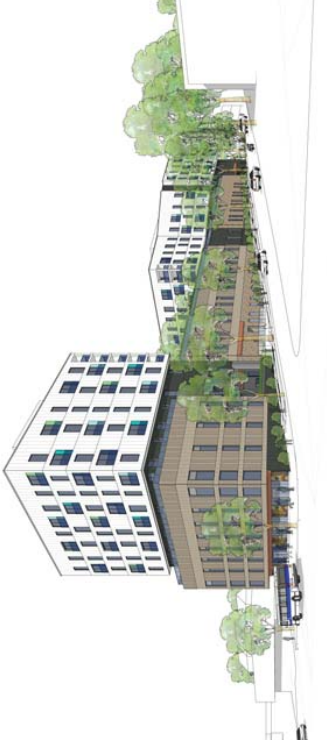
A-401



[illegible]

[illegible]

 8001 1500 West Georgia Street Vancouver, BC V6G 2Z6 TEL: 604-681-1590 www.hdrinc.com	SEALS	CONSULTANTS	METRIC THIS ALL-OF-1636 CLARK DRIVE DEVELOPMENT WAS DESIGNED BY HDR INC. FOR THE CLIENT, BC HOUSING. THE DEVELOPMENT WAS DESIGNED TO PROVIDE AFFORDABLE HOUSING AND TO BE A MODEL FOR THE CITY OF VANCOUVER. THE DEVELOPMENT WAS DESIGNED TO BE A MODEL FOR THE CITY OF VANCOUVER. THE DEVELOPMENT WAS DESIGNED TO BE A MODEL FOR THE CITY OF VANCOUVER.	ISSUED FOR NO. DATE 1 2019.03.01 ISSUED FOR C.P. PERMIT 2 2019.04.11 ISSUED FOR DEVELOPMENT PERMIT	PROJECT TITLE HOUSING REDEVELOPMENT 1636 CLARK DRIVE CLIENT BC HOUSING 1636 Clark Drive and 1301-1305 Clark St. Vancouver, BC V6G 2Z6	DRAWING TITLE SHADOW ANALYSIS	CHECKED BY: CHAIR SCALE: N.T.S. DATE: APR 11, 2019 PROJECT NO. DRAWING NO.	
10093688 A-1000								
	1 SHADOW ANALYSIS - EQUINOX 9AM A-1000 SCALE: N.T.S.							
	2 SHADOW ANALYSIS - EQUINOX 12PM A-1000 SCALE: N.T.S.							
	3 SHADOW ANALYSIS - EQUINOX 5PM A-1000 SCALE: N.T.S.							
	4 SHADOW ANALYSIS - SUMMER 9AM A-1000 SCALE: N.T.S.							
	5 SHADOW ANALYSIS - SUMMER 12PM A-1000 SCALE: N.T.S.							
	6 SHADOW ANALYSIS - SUMMER 5PM A-1000 SCALE: N.T.S.							
	7 SHADOW ANALYSIS - WINTER 9AM A-1000 SCALE: N.T.S.							
	8 SHADOW ANALYSIS - WINTER 12PM A-1000 SCALE: N.T.S.							

 800-1-800-West-Chester Street Vancouver, BC V6G 2Z6 TEL: 604-681-1588 www.hdrinc.com	SEALS	CONSULTANTS	METRIC THIS IS A COPY OF THE METRIC REPORT FOR THE PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF HDR INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HDR INC. ALL RIGHTS RESERVED. ALL RIGHTS RESERVED.	NO. DATE ISSUED FOR ISSUED FOR DEVELOPMENT PERMIT 1 2019.03.01 2 2019.04.11	PROJECT TITLE HOUSING REDEVELOPMENT 1636 CLARK DRIVE CLIENT BC HOUSING BC HOUSING 1636 Clark Drive and 1231-1235 East 1st Avenue, Vancouver V6C 2C2	DRAWING TITLE PERSPECTIVE VIEWS	CHECKED BY CHAIR DRAWN BY AUTHOR SCALE DATE APR 11, 2019 PROJECT NO. DRAWING NO. 10093688 A-1001
 AERIAL VIEW TO DOWNTOWN VANCOUVER	 STREET VIEW FROM CLARK DRIVE	 VIEW FROM THE RESIDENTIAL GARDEN	CLINICAL LOUNGE AND VIEW TO COURTYARD				
 STREET VIEW FROM MCLEAN DRIVE	 CLINICAL DROP-OFF AREA						