
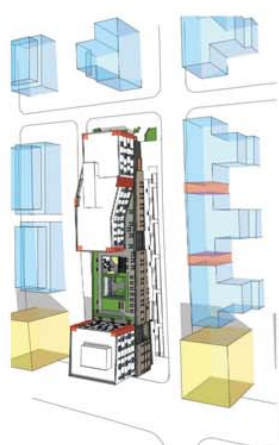
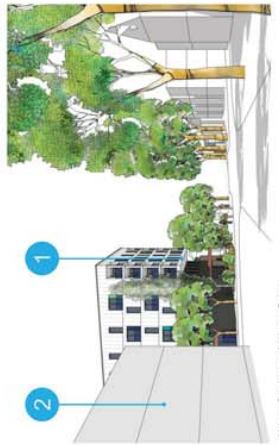
 <p>530-1000 Park Avenue Street Vancouver, BC V6C 3S8 TEL: 604-681-1888 www.h2rinc.com</p>	<p>SCALE:</p>	<p>CONSULTANTS:</p>	<p>1. THIS DOCUMENT IS AN APPROVED ORIGINAL SET OF PLANS. 2. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF H2R INC. AND CEI INC. 3. ANY CHANGES TO THIS DOCUMENT MUST BE APPROVED BY H2R INC. AND CEI INC. IN WRITING. 4. THIS DOCUMENT IS THE PROPERTY OF H2R INC. AND CEI INC. AND IS TO BE KEPT IN CONFIDENCE. 5. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT SUBJECT TO THE ACCESS TO INFORMATION ACT / LAI.</p> <p>METRIC</p>	<p>ISSUED FOR: 1. 201903.01 ISSUED FOR I.D.P. PERMIT 2. 201904.11 ISSUED FOR DEVELOPMENT PERMIT</p>	<p>PROJECT TITLE: HOUSING REDEVELOPMENT 1636 CLARK DRIVE</p> <p>CLIENT:  BC HOUSING 2500 Clark Drive, Suite 100, 1000 West Broadway, Vancouver, BC V6K 3K6</p>	<p>DRAWING TITLE: DESIGN RATIONALE</p> <p>CREATED BY: CONWAY DRAWN BY: ADRIAN SCALE: 1:1 DATE: April 11, 2019 PROJECT NO.: DRAWING NO.: 10093688 A-1138</p>
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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.



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.



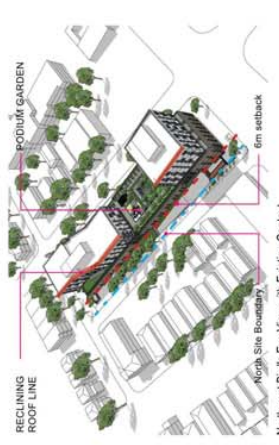
Bird's Eye View of Sunken Garden
 Sunken Garden to bring light into the podium. To screen the views, hedges are planted around the opening.





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.



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

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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.



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.



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:



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.



Materialization.



Due to climate consideration, we are proposing a panelled metal rain screen system on the building mass not accessible from the street level.



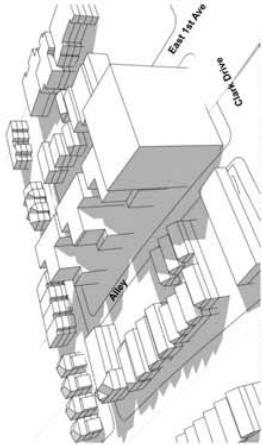
Form.

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.

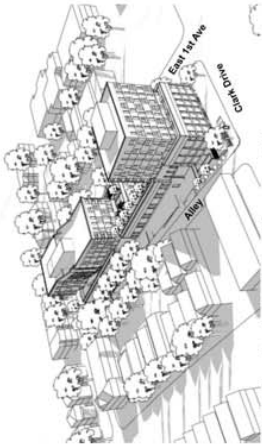
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SHADOW IMPACT



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)

