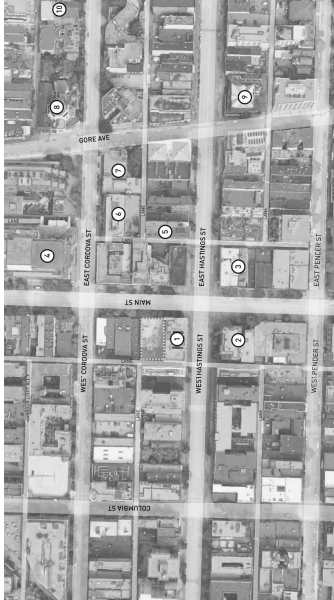


INTRODUCTION

Vancouver Native Housing Society (VNHS) is proposing a “Transformation Lodge” to help those transitioning from homelessness or those at risk of homelessness to find a culturally safe path to recovery and stability as they traverse along their healing journey.

This project will propose a total of 78 studio apartment units with 20 units (25%) being accessible. The building will have an FSR of 5.0, approximately 45,000 SF with a 102’-0” maximum building height.



SITE MAP

LOCATION

The building will be located at 327 Main Street in the Downtown Eastside Oppenheimer District - Sub Area 1. The site is located near the intersection of Main St and East Hastings St, flanked by the 8-storey heritage Ford Building and one storey vacant retail building. This particular area represents the heart of the entire Downtown Eastside (DTES) and remains the focal point for low-income urban dwellers to gather and meet.

This area houses a few important community gathering places including the Carnegie Community Center, which offers essential social amenities such as library, affordable cafeterias for low-income residents that are critical to the residents wellbeing according to the *Downtown Eastside Plan*.

PROGRAM

All units will serve populations who are vulnerable or otherwise would be in severe housing need or people experiencing or at imminent risk of homelessness. This project considers “affordability” to mean that households will pay less than 30% of gross income on housing costs or the shelter component of any provincial or territorial income assistance as an equivalent.

The project will be equipped with 24/7 staffing, including wrap-around support services, as well as cultural resources and programs, all targeted towards Indigenous people at risk of or currently experiencing homelessness with units specifically identified for women in need.

The ground level would consist a social enterprise alongside a residential lobby with reception and office space that connects the residential amenities including a kitchen, storage space, and garbage plus recycling facility. This ground level community serving retail space is also in support of the recent pilot *Downtown Eastside Special Enterprise Program* that aims to address the issues of

ongoing abandoned commercial spaces in the area that are now further exacerbated by the epidemic. A commercial loading stall and covered parking area will also be provided at the lane side.

The second level features a landscaped exterior courtyard flanked by exterior walkways that provide access to the residential studio units. The highest floor proposes a generous covered outdoor amenity area, multi purpose room, ceremonial space as well as a shared laundry room.



GROUND LEVEL VIEW

327 Main Street

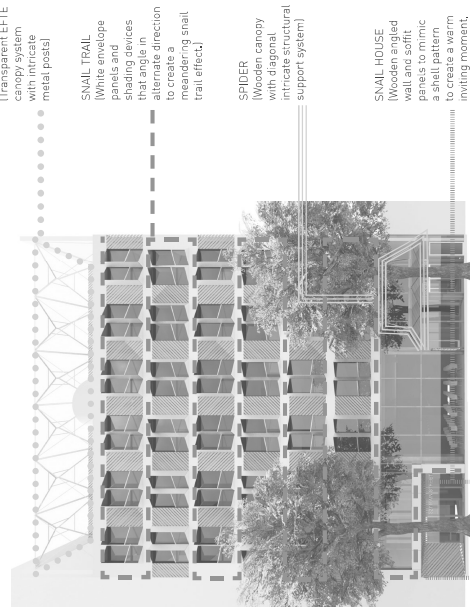
DESIGN RATIONALE
DEVELOPMENT PERMIT APPLICATION



BUILDING DESIGN

The proposed building will be a hybrid mass timber structure composed of Cross Laminated Timber (CLT) floors, steel columns, and a concrete core. The facade design draws concept from indigenous storytelling highlighting the legend of "The Spider and the Snail", which is prominent featured design motif in the Indigenous basket weaving traditions. The story describes that a snail was feeling dejected upon looking at an astonishing spiderweb structure, hence sludge away with a sense of defeat. As the morning sun hit and the snail turned around, only to realize its' slimy winding trail is equally tantalizing as the spider's creation. The journey of self-discovery of its inner strength and beauty is what this building aims to portray.

The concept envisions a building that would proudly showcase the meandering trail and shell pattern; a long and winding road but yet a brave and beautiful one as to draw comparison to the recovery process of the residents in this "Transformation Lodge".



MAIN ST ELEVATION

327 Main Street

COURTYARD/URBAN FOREST

The building courtyard proposes a large urban oasis as a safe haven for the residents. The generous volume creates an immense presence and thus a quick escape from the surrounding urban hectic environment. The courtyard design is perimeter by the building main circulation and therefore residents are always drawn into the central courtyard. The mural opportunity to promote indigenous art on a large prominent wall can further enhance the courtyard as the building focal point.

Overall, the courtyard aims to provide a sense of belonging, security as well as community pride as an essential space for their journey to recovery.



VIEW OF COURTYARD

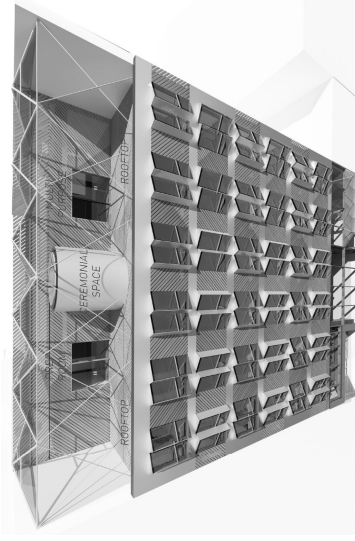
DESIGN RATIONALE DEVELOPMENT PERMIT APPLICATION

In the courtyard an 'Urban Forest' is proposed, with a cluster of Maple and Cedar trees along with some native and non-invasive plants to attract birds are proposed in the courtyard.

Vine plantings are also proposed on the building corners adjacent to the exterior circulation paths to promote vertical vegetation that can enhance bird species richness and diversity.

ROOFTOP AMENITY/CEREMONIAL SPACE

Apart from the large courtyard, the building offers a multi purpose room, shared laundry room, preparation room, ceremonial space as well as an outdoor gathering roof deck with harvest table and moveable planters. Edible plantings are also provided for recreational as well as ceremonial purposes.



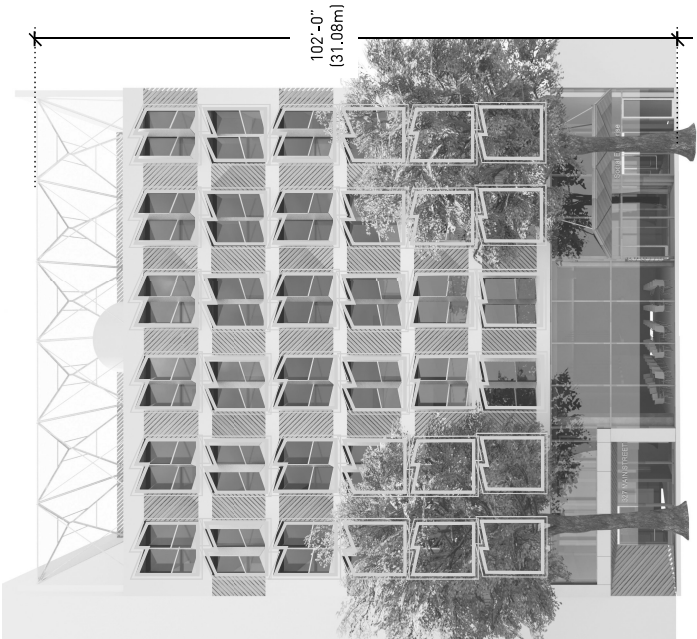
VIEW OF ROOFTOP AMENITY



RELAXATION

MASS TIMBER BUILDING HEIGHT

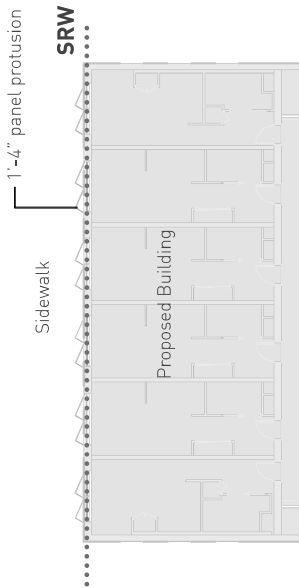
With the proposed mass timber slabs, this project is seeking a height relaxation of additional 18cm per floor as per Section 10.21A of the City of Vancouver Zoning and Development Bylaw. The permitted height would be 31.08m [102'-0"]. Remaining at eight storey tall, the newly permitted height would still stand below its neighbouring historical Ford Building.



BUILDING HEIGHT DIAGRAM
MEASURED FROM BASE SURFACE

PROTRUSION INTO STATUTORY RIGHT OF WAY

Approximately 1'-6" of architectural envelope panels are protruding into the public realm from Level 2 onwards providing texture, shading and privacy.



PARTIAL LEVEL 2 FLOOR PLAN

DESIGN RATIONALE DEVELOPMENT PERMIT APPLICATION

327 Main Street