

NO.	DATE	REMARKS
01	JUL 24TH 2019	ISSUED FOR DP



② CONTEXT PLAN
1" = 50'-0"



DRAWINGS LIST

- A100 PROJECT DATA
- A101 CONTEXT PHOTOS
- A102 CONTEXT BIRD VIEWS
- A103 DESIGN RATIONAL 1/2
- A104 DESIGN RATIONAL 2/2
- A105 CONTEXT
- A109 SURVEY PLAN
- A110 FIRE DEPARTMENT ACCESS ROUTE
- A200 SITE PLAN
- A201 BASEMENT, FIRST FLOOR PLAN
- A202 SECOND, THIRD FLOOR PLAN
- A203 4RD-5TH FLOOR PLAN
- A204 6TH-7TH FLOOR PLAN
- A205 ROOF PLAN
- A301 SOUTH/EAST ELEVATION
- A302 NORTH / WEST ELEVATION
- A401 SECTIONS
- A601 #1 STAIR DETAILS
- A602 #2 STAIR DETAILS
- A603 ELEVATORS
- A700 AREA PLANS
- A701 SPATIAL AREA CALCULATION
- A702 BC HYDRO CLEARANCES
- A903 SOLSTICE SHADOW STUDY
- A904 3D SECTION
- A905 3D VIEWS

PROJECT TEAM:

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Bryson Caze
Phone: (604) 987-9070 ext 316

PROJECT WORK

CONSTRUCT NEW MIXED USE BUILDING

CIVIC ADDRESS

436 EAST HASTINGS STREET, VANCOUVER, BC

LEGAL DESCRIPTION

LOT 8 BLOCK 70, DISTRICT LOT 196 NEW WESTMINSTER DISTRICT, PLAN 196

SITE AREA

3050 SF

ZONING INFO.

DEOD

HEIGHT

MAXIMUM ALLOWED: 30M
PROPOSED: 7 STORIES (76F - 23M)

SITE COVERAGE

ALLOWED 100%
PROPOSED 100%

YARDS

	ALLOWED	PROPOSED
FRONT	N/A	0' 6"
SIDE	N/A	0'
BACK	N/A	0'

FLOOR AREA RATIO

MAXIMUM ALLOWED: 5.0 (15250SF)
(INC SOCIAL AND MARKET RENTAL HOUSING)
PROPOSED: 5.0 (15149 SF)

FLOOR AREA

RESIDENTIAL:	
LEVEL 2	833 SF
LEVEL 3	1663 SF
LEVEL 4	1663 SF
LEVEL 5	1663 SF
LEVEL 6	1663 SF
LEVEL 7	1663 SF
TOTAL	9150 SF
COMMERCIAL:	1113 SF
CIRCULATION:	4886 SF
TOTAL FLOOR SPACE:	15149 SF
EXCLUSIONS:	
AMENITY	858 SF
BALCONY	928 SF
BULK STORAGE	521 SF
GARBAGE AREA	243 SF
TOTAL	2550 SF

UNIT TYPES

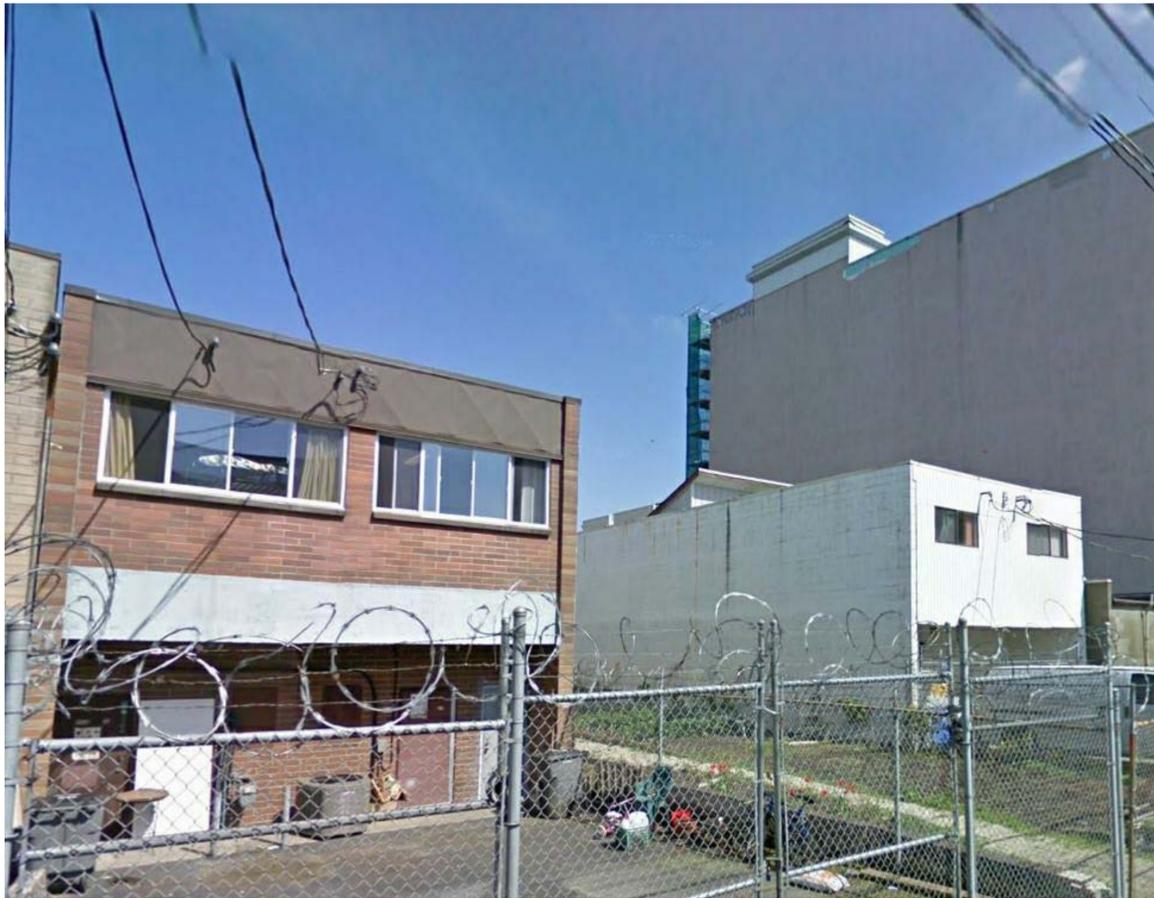
SOCIAL HOUSING UNITS:		REQUIRED	PROPOSED		
% OF UNITS		MIN. 60%	63.6%		
% OF GFA ABOVE 1.0		MIN. 40%	50.7% (6154SF / 12145SF)		
RENTAL			SOCIAL HOUSING		
601	437 SF	LEVEL 6	201	442 SF	LEVEL 2
602	442 SF	LEVEL 6	202	437 SF	LEVEL 2
603	442 SF	LEVEL 6	301	437 SF	LEVEL 3
604	437 SF	LEVEL 6	302	442 SF	LEVEL 3
701	437 SF	LEVEL 7	303	442 SF	LEVEL 3
702	442 SF	LEVEL 7	304	437 SF	LEVEL 3
703	442 SF	LEVEL 7	401	437 SF	LEVEL 4
704	437 SF	LEVEL 7	402	442 SF	LEVEL 4
8 UNITS	3517 SF		403	442 SF	LEVEL 4
			404	437 SF	LEVEL 4
			501	437 SF	LEVEL 5
			502	442 SF	LEVEL 5
			503	442 SF	LEVEL 5
			504	437 SF	LEVEL 5
			14 UNITS	6154 SF	

OFF STREET PARKING

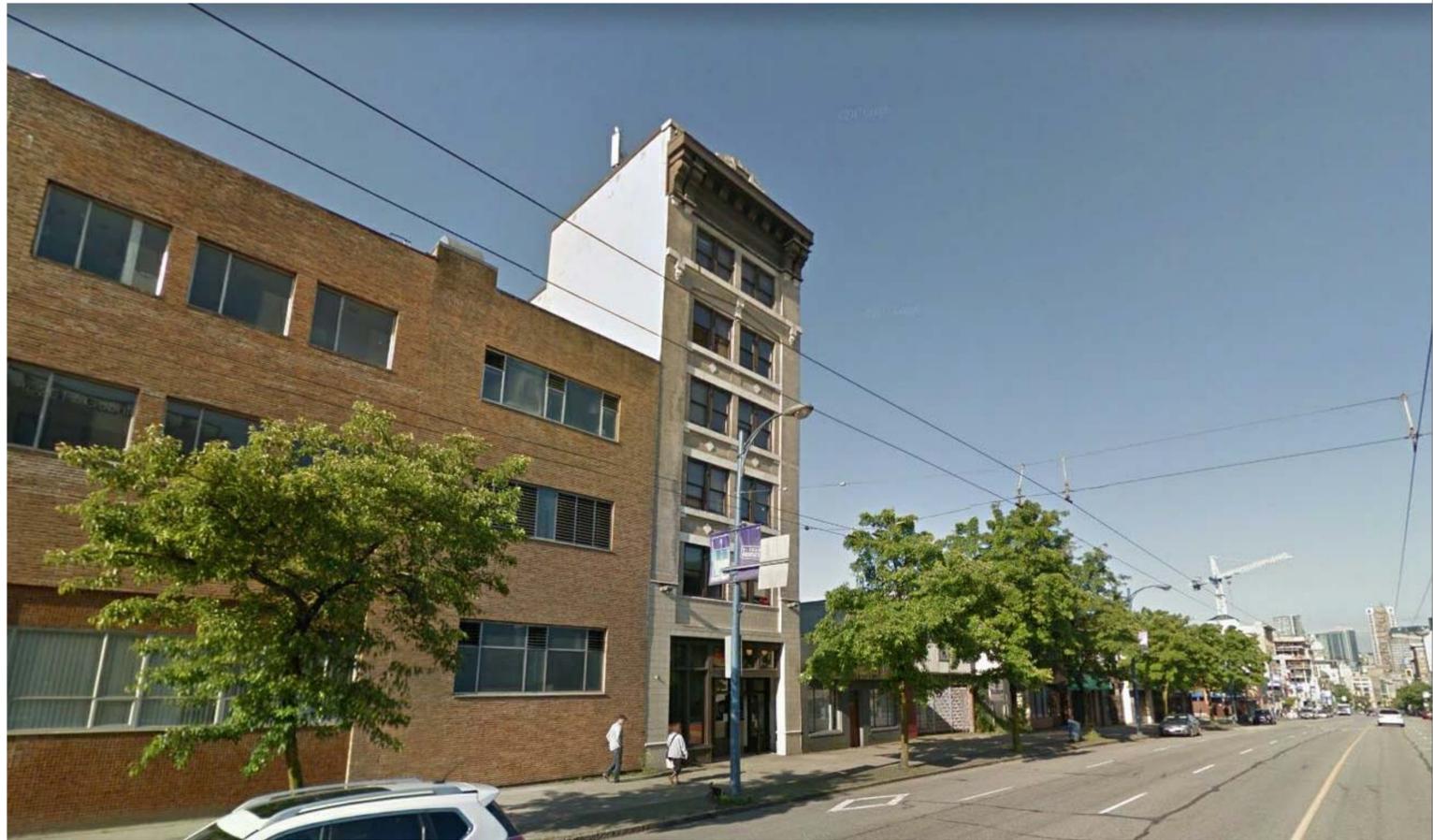
	REQUIRED	PROPOSED:
RETAIL:	0	0
RESIDENTIAL:		
- SOCIAL HOUSING	7 (14 X 0.5)	1 CAR SHARE
- RENTAL	3 (326SM/125SM)	
LOADING	1 CLASS A	1 CLASS A
BICYCLE:	34.4 (22 X 1.25) + 25%	39

STATEMENT OF BALCONIES

	ALLOWED	PROPOSED
	8% (14,036 SF x 0.08 = 1,122.88 SF)	6.6% (928 SF / 14,036 SF = 6.6 %)



SOUTH-WEST VIEW



NORTH-EAST VIEW

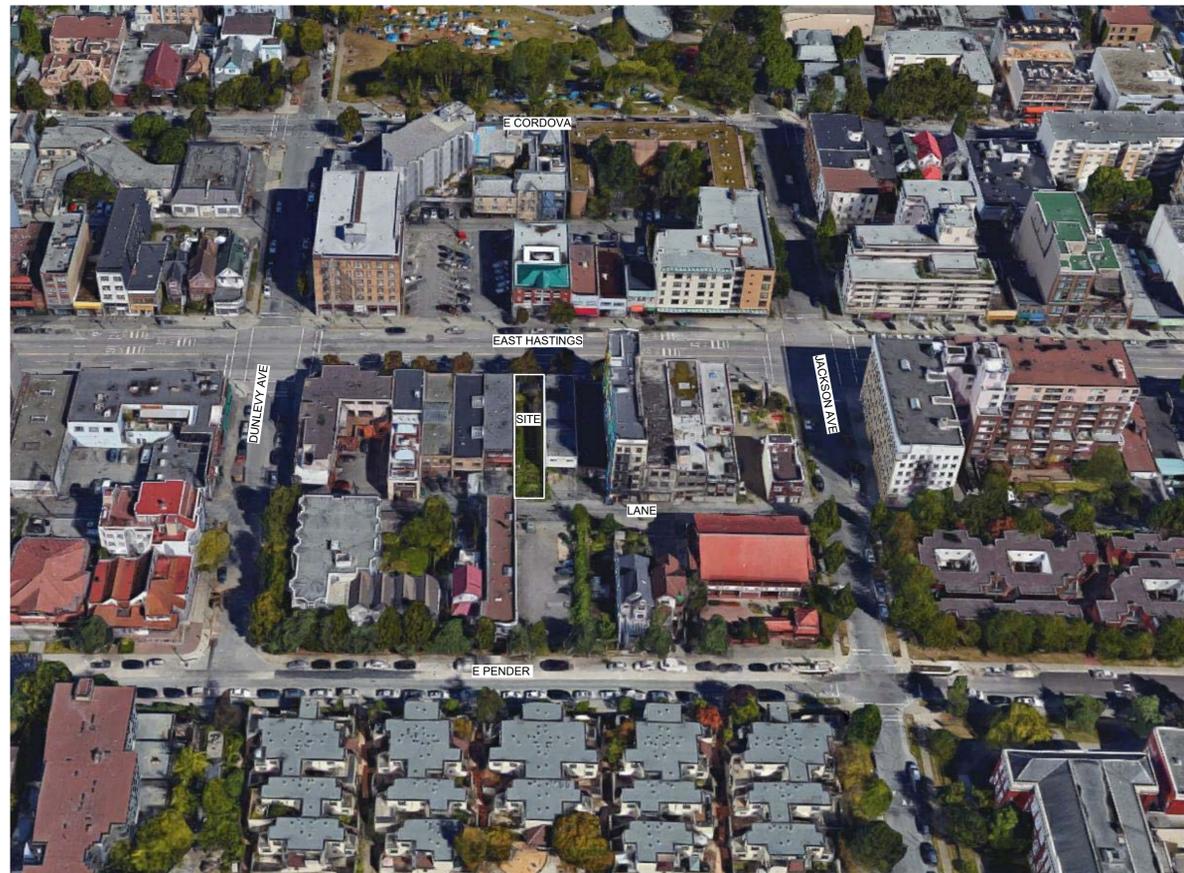


SOUTH-EAST VIEW

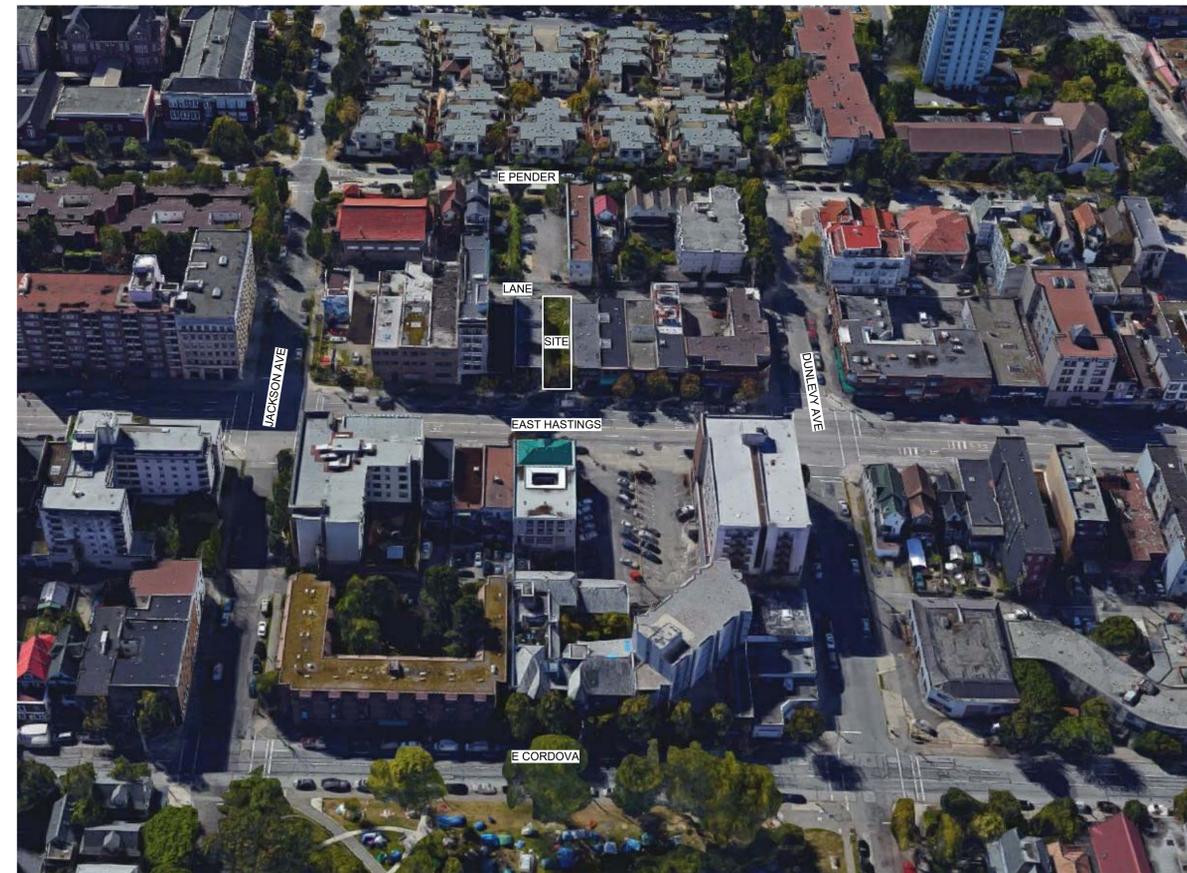


NORTH-WEST VIEW

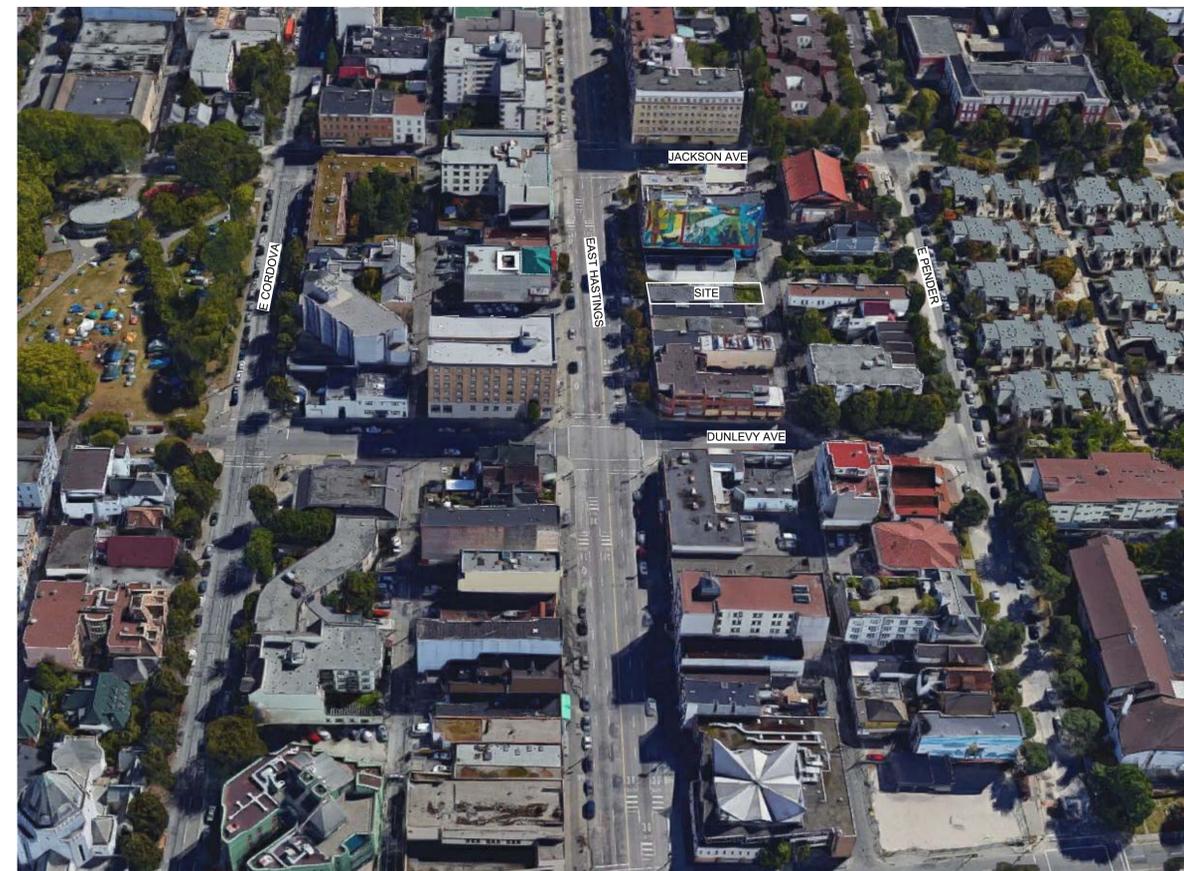
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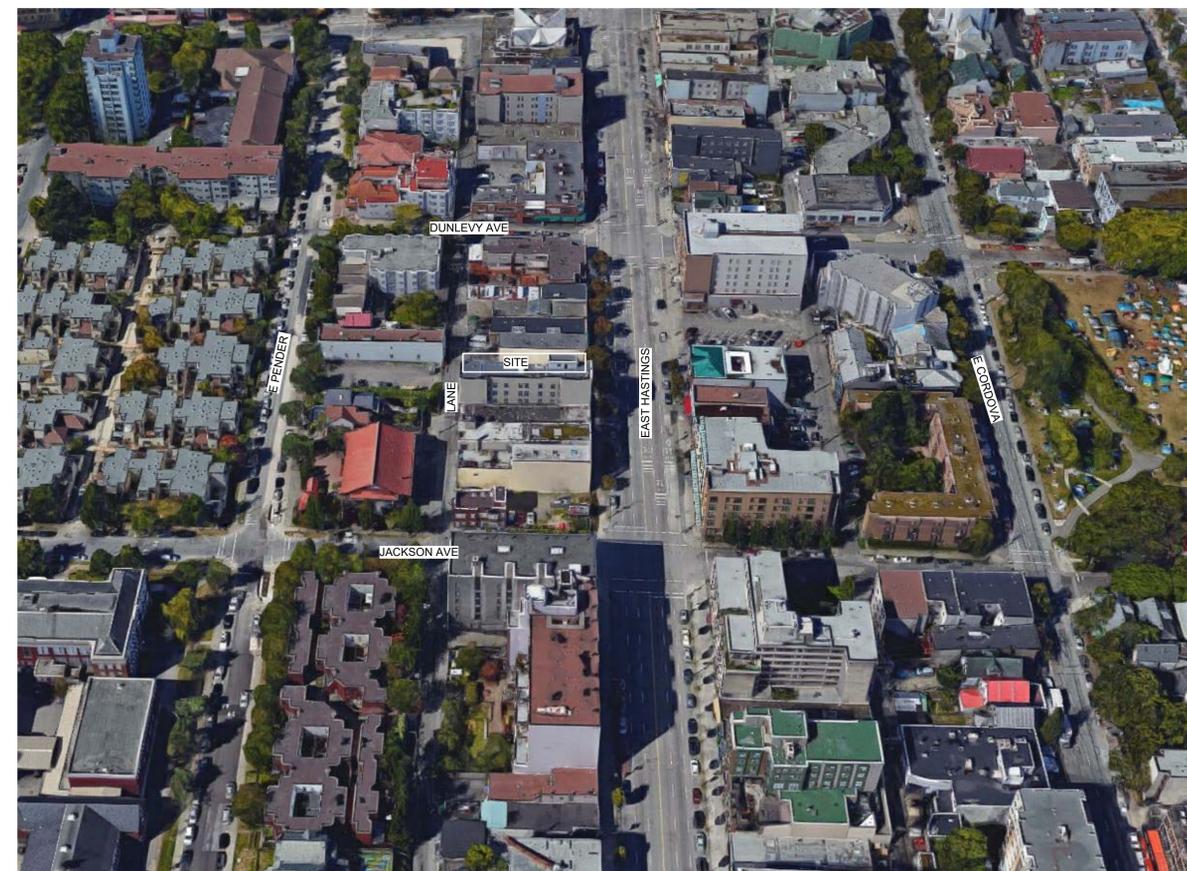
SOUTH BIRD VIEW



NORTH BIRD VIEW



WEST BIRD VIEW



EAST BIRD VIEW

PROJECT TITLE:

436 EAST HASTINGS

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KEY PLAN:

DRAWING TITLE:
CONTEXT BIRD VIEWS

PROJECT NO: W1520
SCALE:
DRAWN: HY
CHECKED: PM
DRAWING NO:



APPLICATION AND INTENT

THE PURPOSE OF THE APPLICATION IS TO BUILD A 7-STORY MIXED-USE BUILDING IN ACCORDANCE WITH THE DEOD ZONING. THE PROPOSED DEVELOPMENT CONTAINS 22 AFFORDABLE STUDIO UNITS, ONE BASEMENT LEVEL WITH STORAGE SPACES, AND A COMMERCIAL SPACE ON THE GROUND FLOOR. THE LOT IS CURRENTLY VACANT.

GENERAL DESIGN CONSIDERATIONS

THE PROPOSED BUILDING HAS BEEN DESIGNED IN COLLABORATION WITH THE PLANNING DEPARTMENT, AND THE DESIGN IS BASED ON THE IDEAS AND PRINCIPLES OF THE NEW DESIGN GUIDELINES FOR THE DEOD ZONING CURRENTLY UNDER DEVELOPMENT.

HASTINGS STREET CHARACTER

SAWTOOTH PROFILE

THE STREET IS CHARACTERIZED BY A VERY PROMINENT "SAWTOOTH" STREETScape PROFILE WITH VARIED ROOF LINES NEXT TO EACH OTHER. THE PROPOSED BUILDING IS WELL INTEGRATED AND WILL CONTRIBUTE TO THIS PATTERN. ADDITIONALLY, THE SMALL NEIGHBOURING BUILDINGS ARE NOT HERITAGE BUILDINGS AND WILL LIKELY BE REPLACED BY TALLER BUILDINGS IN THE FUTURE.

CONTINUOUS, TALL COMMERCIAL ALIGNED FRONTAGE

ALMOST ALL BUILDINGS HAVE A FLAT STREETFRONT WITHOUT FRONT SETBACK, ARE ALIGNED TO EACH OTHER AND BUILD A ROBUST STREETWALL. IN OUR PROPOSAL, THE LOWER FLOOR STOREFRONT OF THE BUILDING IS ALIGNED. THE UPPER RESIDENTIAL FLOORS HAVE BALCONIES TO INCREASE THE LIVABILITY, ALTHOUGH WE ARE PROPOSING ENCLOSED BALCONIES TO MAINTAIN THE CONTINUOUS STREETWALL EXPRESSION.

STRONG CORNICE EXPRESSION

CORNICES ARE PART OF MOST CHARACTER BUILDINGS IN THE AREA, ALTHOUGH SOME MORE RECENT TALLER BUILDINGS DO NOT HAVE THEM. WE ARE PROPOSING A MODERN DESIGN INTERPRETATION WITH A SIMPLIFIED CORNICE THAT STILL PROVIDES A NOTABLE SHADOW AND ADDS TO THE DEPTH TO THE FAÇADE. POSSIBLE LIGHTING FEATURES COULD ENHANCE THIS EXPRESSION IN A MORE MODERN WAY.

EXPOSED DEMISING WALLS AND VERTICAL EMPHASIS GIVEN THE NARROW FRONTAGE

MANY BUILDINGS FEATURE EXPOSED DEMISING WALLS AND MAKE A CLEAR STATEMENT TO WHERE ONE BUILDING STOPS AND THE NEXT ONE STARTS. THE FAÇADE DESIGN OF OUR PROPOSAL IS BASED ON A STRONG PATTERN DESIGN WITH EMPHASIS ON VERTICALITY. THE OUTER DEMISING WALLS ARE EXPRESSED UNINTERRUPTEDLY FROM THE TOP TO BOTTOM.

FRAMED AND PUNCHED OPENINGS

HERE THE BUILDING IS LOOKING FOR A MODERN INTERPRETATION. WE ARE PROPOSING TO BREAK OUT FROM THE OFTEN VERY RIGID GRID OF THE OLDER BUILDINGS. THE OPENINGS ARE PLACED MORE RANDOMLY BUT THERE IS SIGNIFICANT DEPTH VARIATION IN THE PLACEMENT OF THE GLASS TO ADD TO THE INCREASED SHADOW VARIATION. THE FAÇADE DESIGN ITSELF IS BASED ON A FRAMED PATTERN LOOK.

ORNAMENTATION

SOME BUILDINGS SHOW A NOTABLE AMOUNT OF ORNAMENTATION. WE ARE PROPOSING A MODERN OVERALL RANOMIZED PATTERN FOR VISUAL INTEREST.

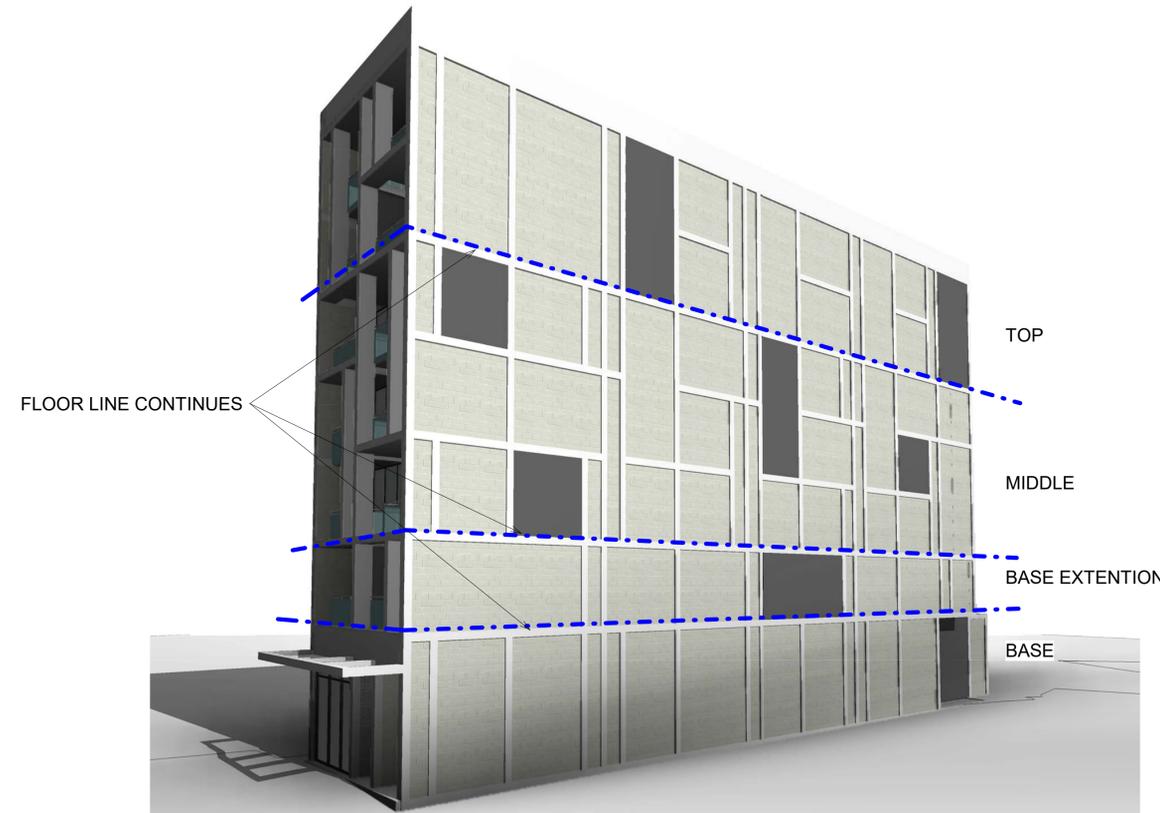
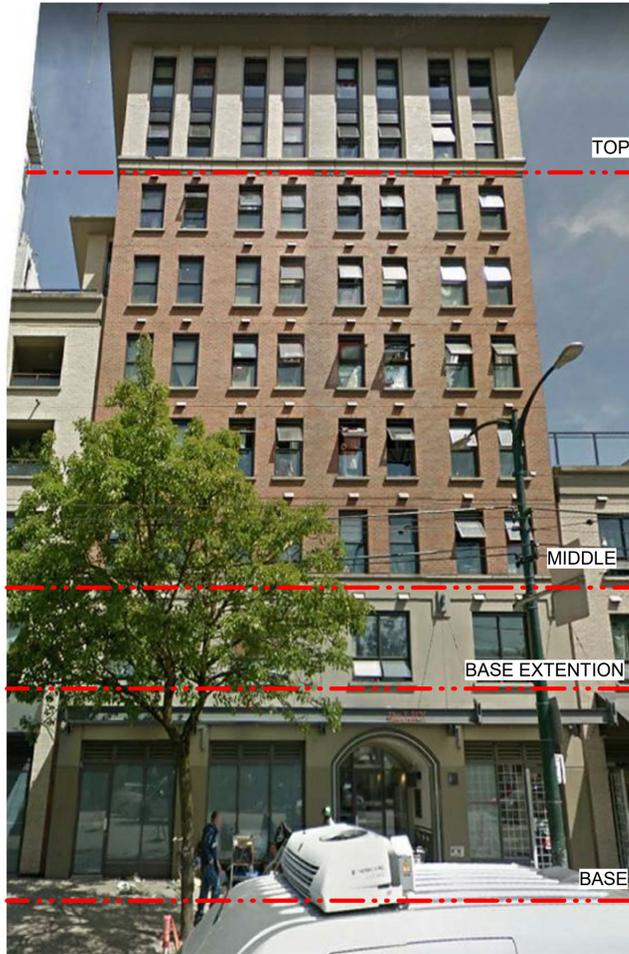
MATERIALITY

WE ARE PURPOSELY AVOIDING TRADITIONAL MATERIALS SINCE WE BELIEVE THAT IT WOULD WEAKEN THE OVERALL DESIGN EXPRESSION OF THIS BUILDING, AFFECTING THE SIMPLICITY OF PAINTED CONCRETE AND LARGE GLASS OPENINGS.

KEY PLAN:

DRAWING TITLE:
DESIGN RATIONAL 1/2

PROJECT NO: W1520
SCALE: P11
DRAWN: P11
CHECKED: WC
DRAWING NO:



HASTINGS STREET CHARACTER (CONTINUED)

FAÇADE STRUCTURE AND DIVISIONS

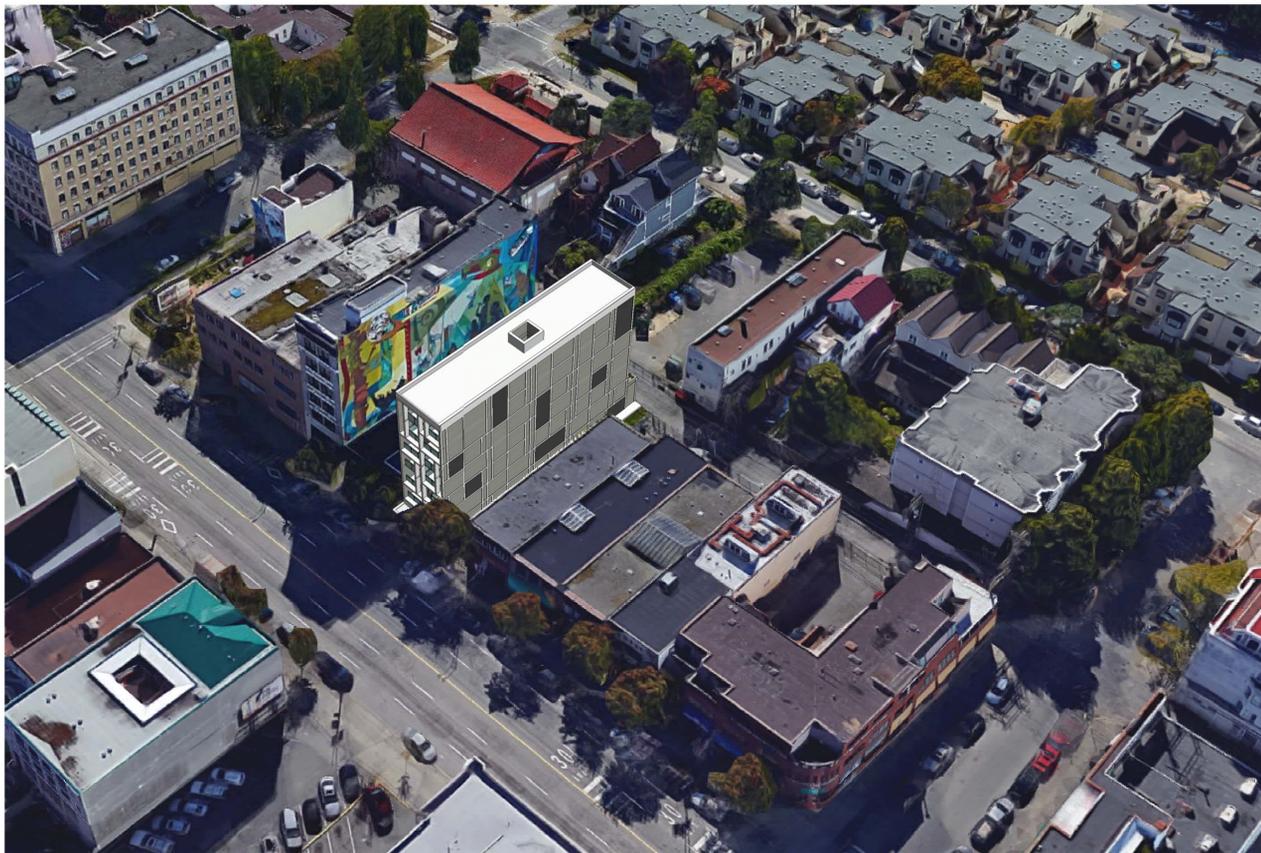
MANY CHARACTER BUILDINGS COULD BE SUBDIVIDED INTO 3 SECTIONS: THE BASE, MIDDLE AND TOP PORTIONS. THE BASE VARIES FROM 1 TO 2 STOREYS. THE MIDDLE AND TOP VARY DEPENDING ON THE BUILDING HEIGHT. ON LOWER BUILDINGS, THE TOP PORTION CAN SOMETIMES ONLY BE EXPRESSED BY THE ROBUST CORNICE, WHEREAS ON TALLER BUILDINGS IT CAN BE UP TO 2 STOREYS.

THE PROPOSED BUILDING DESIGN IS REACTING AND EXPRESSING THESE PARTS BY HAVING CONTINUOUS FLOOR LINES AS SEPARATORS. THE FLOOR LINES ARE BROKEN ON OTHER FLOORS. THIS PATTERN IS WRAPPED AROUND THE BUILDING SIDES TO ENHANCE THE EFFECT.

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EAST HASTINGS STREETScape VIEW

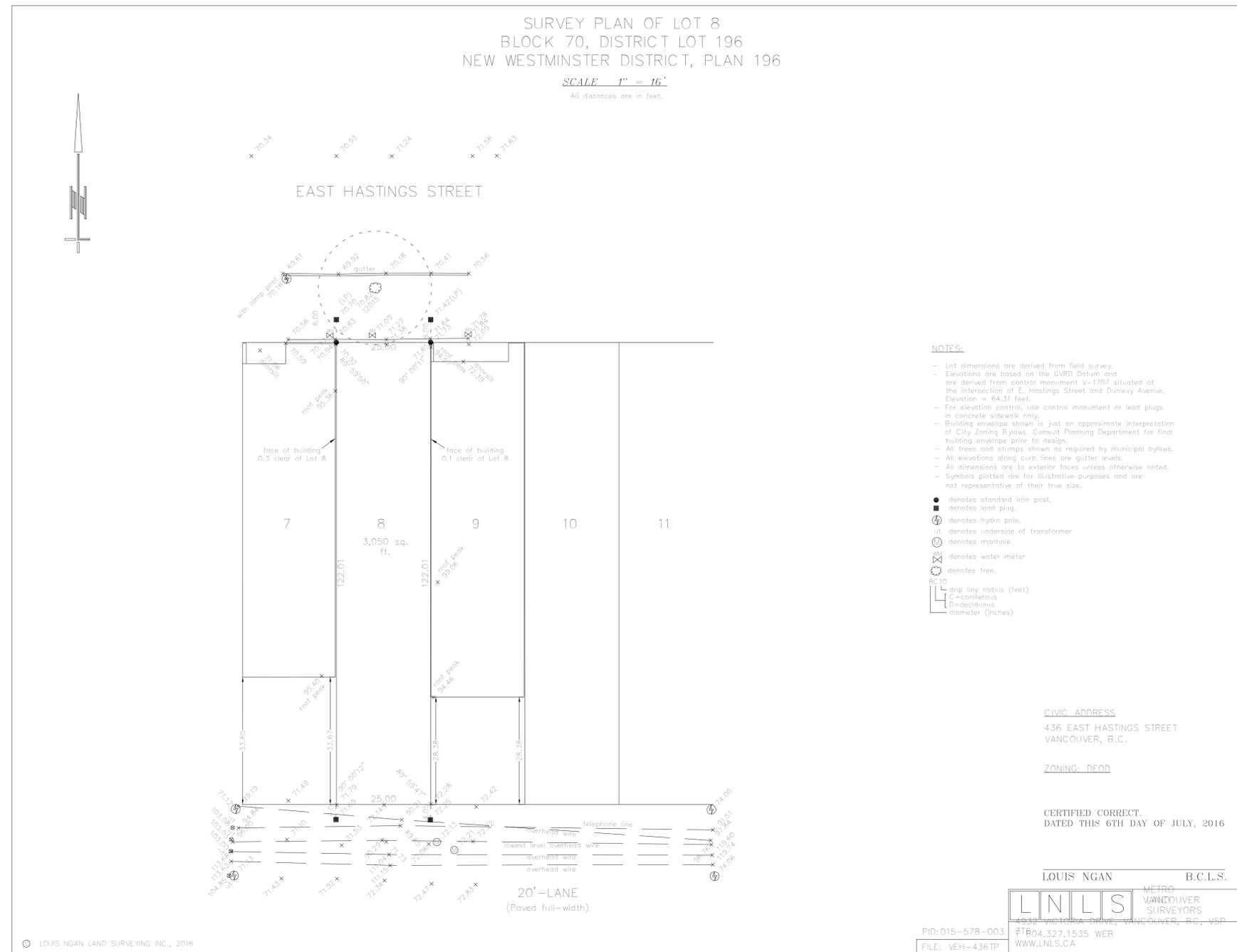


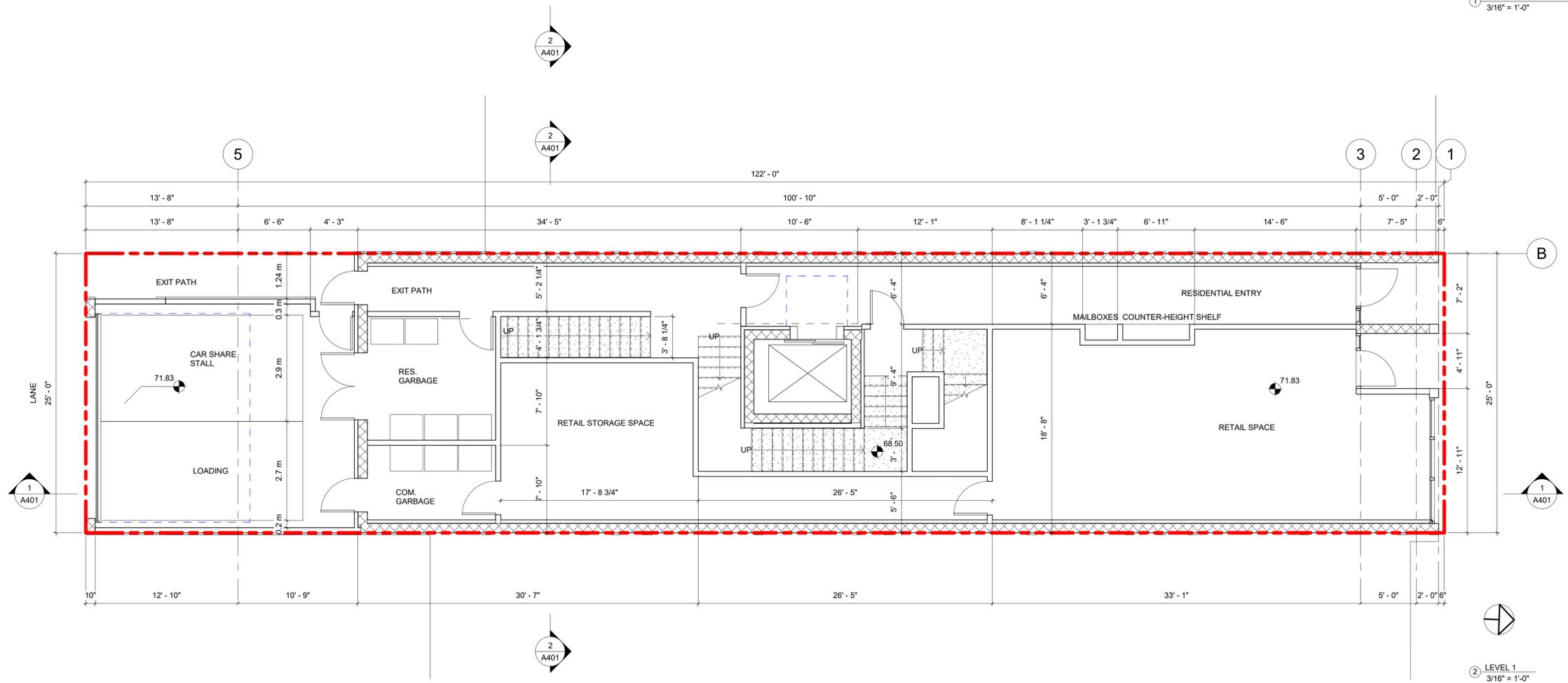
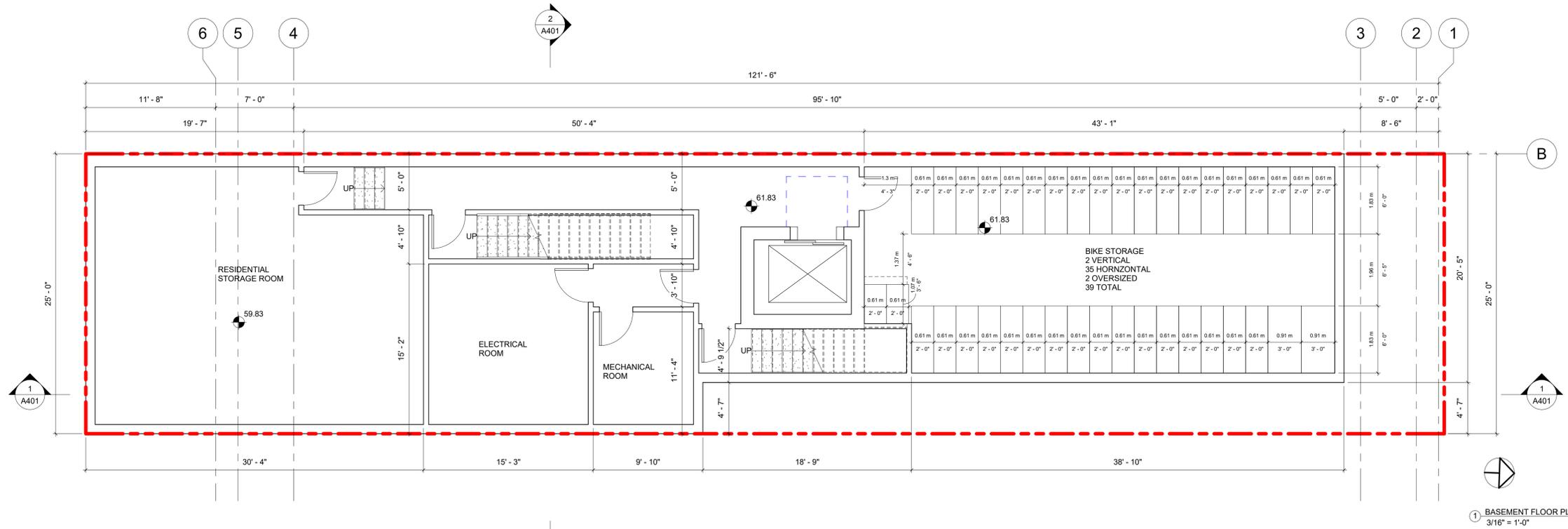
NORTH-WEST CONTEXT BIRD VIEW



NORTH-EAST CONTEXT BIRD VIEW

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CONSULTANT:

PROJECT TITLE:

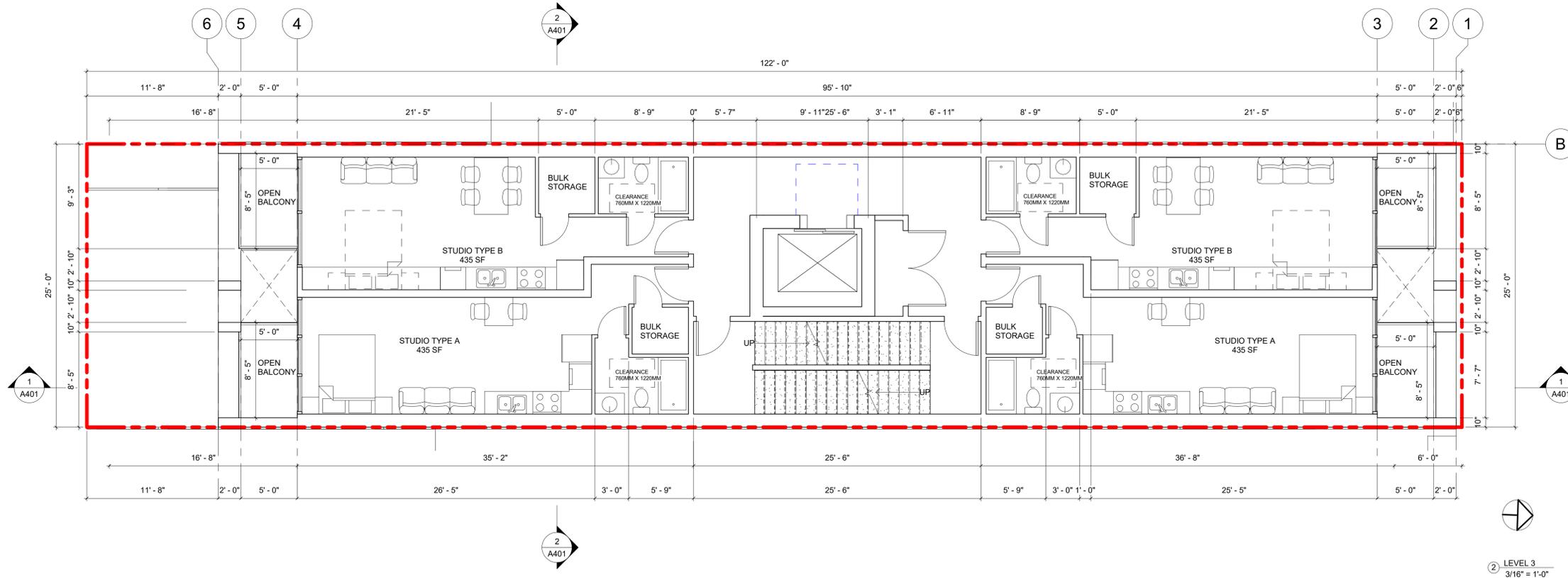
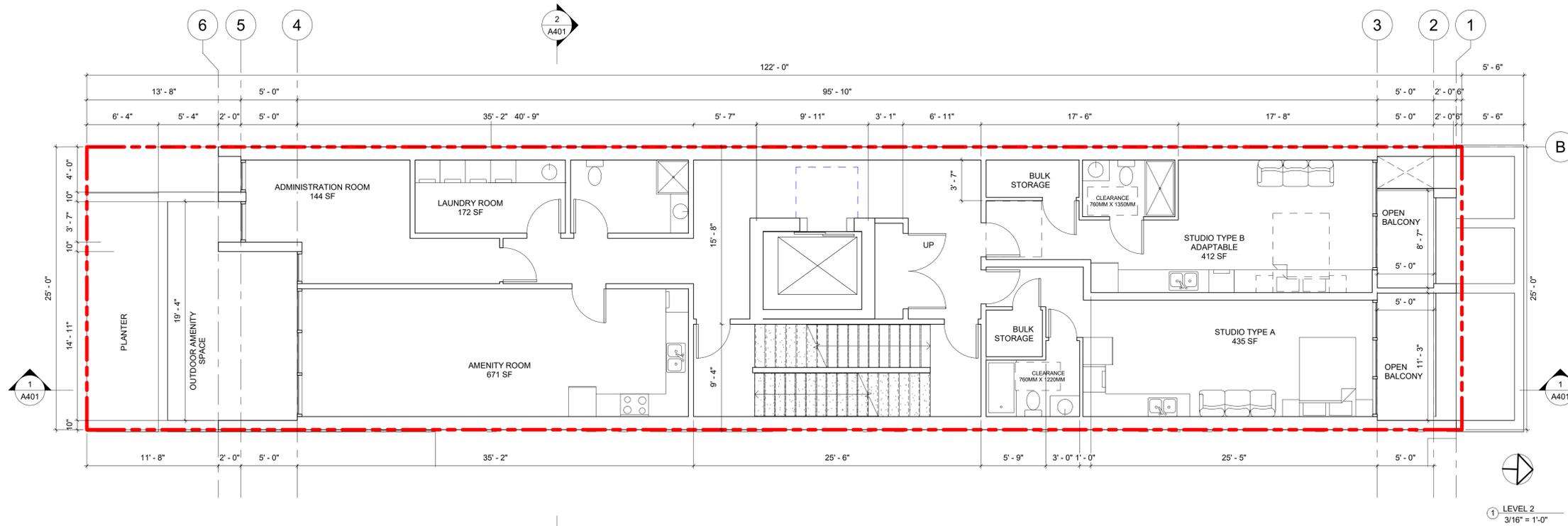
436 EAST HASTINGS

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KEY PLAN:

DRAWING TITLE:
SECOND, THIRD FLOOR PLAN

PROJECT NO: W1520
SCALE: 3/16" = 1'-0"
DRAWN: HY
CHECKED: PM
DRAWING NO:



PROJECT TITLE:

436 EAST HASTINGS

NO.	DATE	REMARKS
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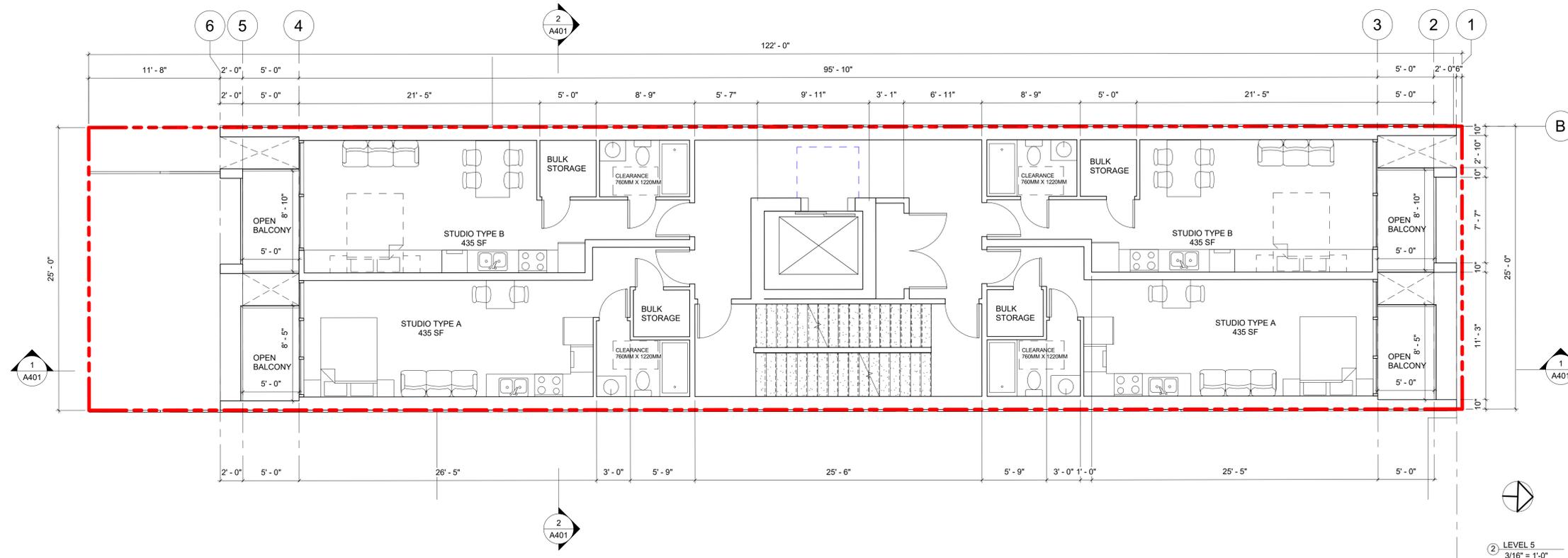
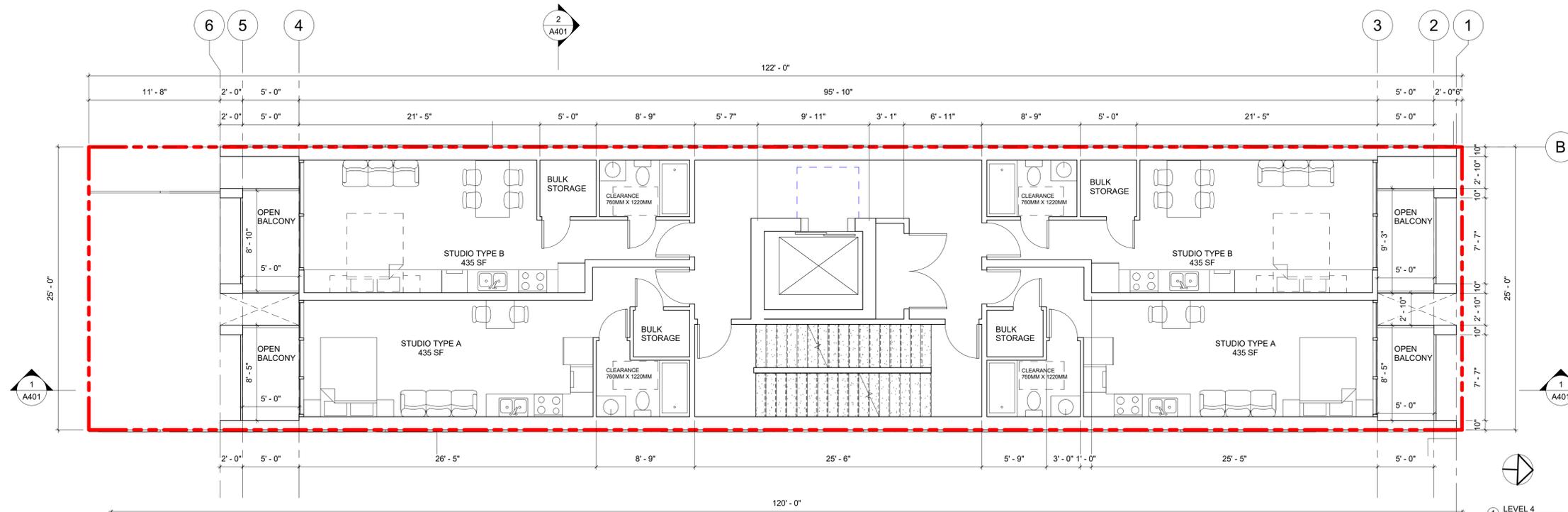
KEY PLAN:

DRAWING TITLE:

4RD-5TH FLOOR PLAN

PROJECT NO: W1520
SCALE: 3/16" = 1'-0"
DRAWN: HY
CHECKED: PM
DRAWING NO:

A203



PROJECT TITLE:

436 EAST HASTINGS

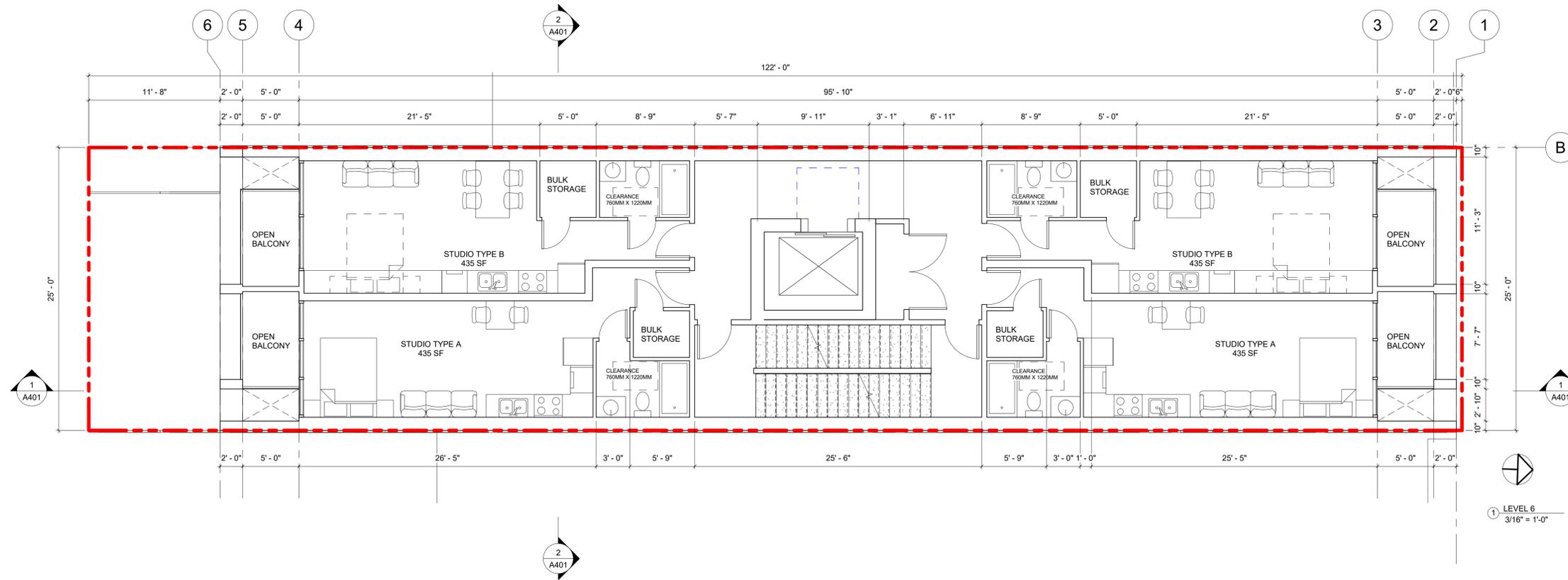
NO.	DATE	REMARKS
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KEY PLAN:

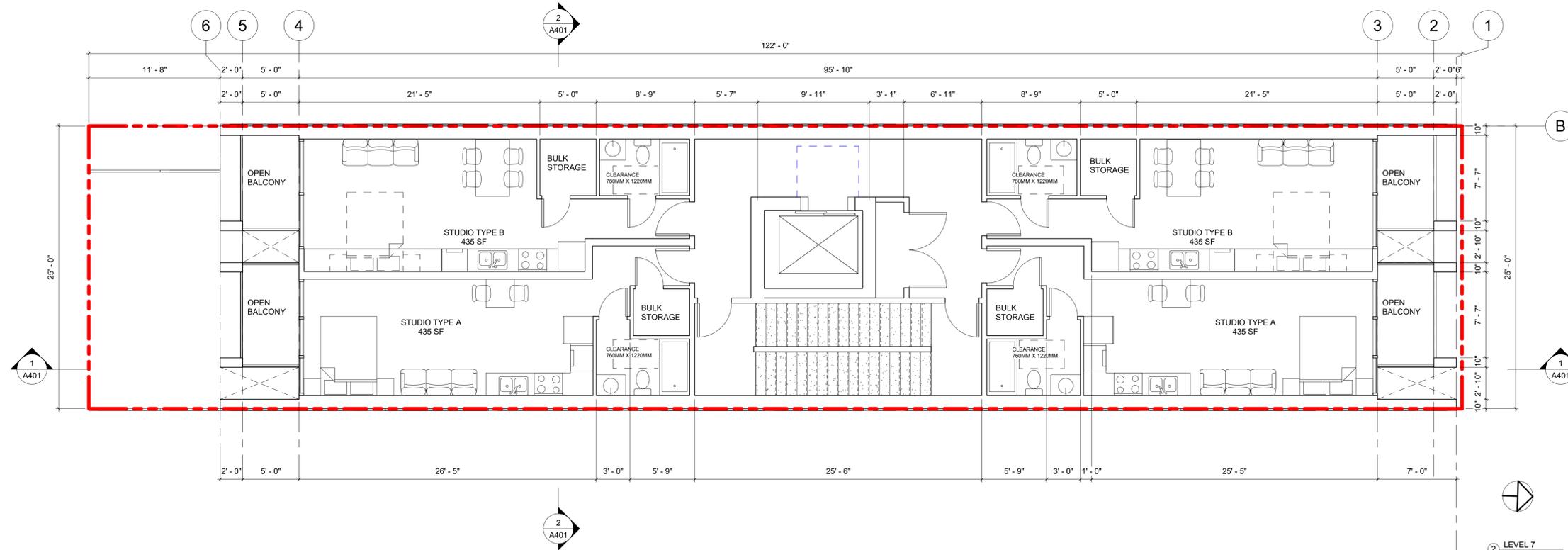
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6TH-7TH FLOOR PLAN

PROJECT NO: W1520
SCALE: 3/16" = 1'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO:

A204



1 LEVEL 6
3/16" = 1'-0"



2 LEVEL 7
3/16" = 1'-0"

PROJECT TITLE:

436 EAST HASTINGS

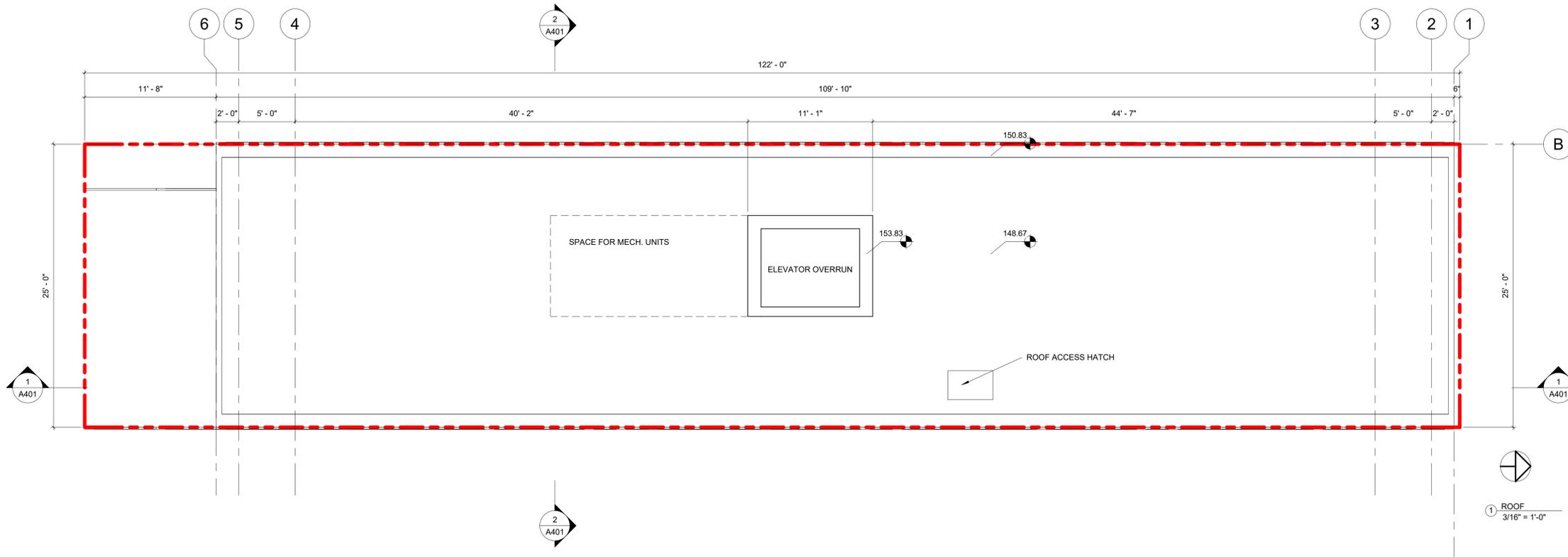
NO.	DATE	REMARKS
01	JUL 24TH 2019	ISSUED FOR DP

KEY PLAN:

DRAWING TITLE:
ROOF PLAN

PROJECT NO: W1520
SCALE: 3/16" = 1'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO:

A205



PROJECT TITLE:

436 EAST HASTINGS

NO.	DATE	REMARKS
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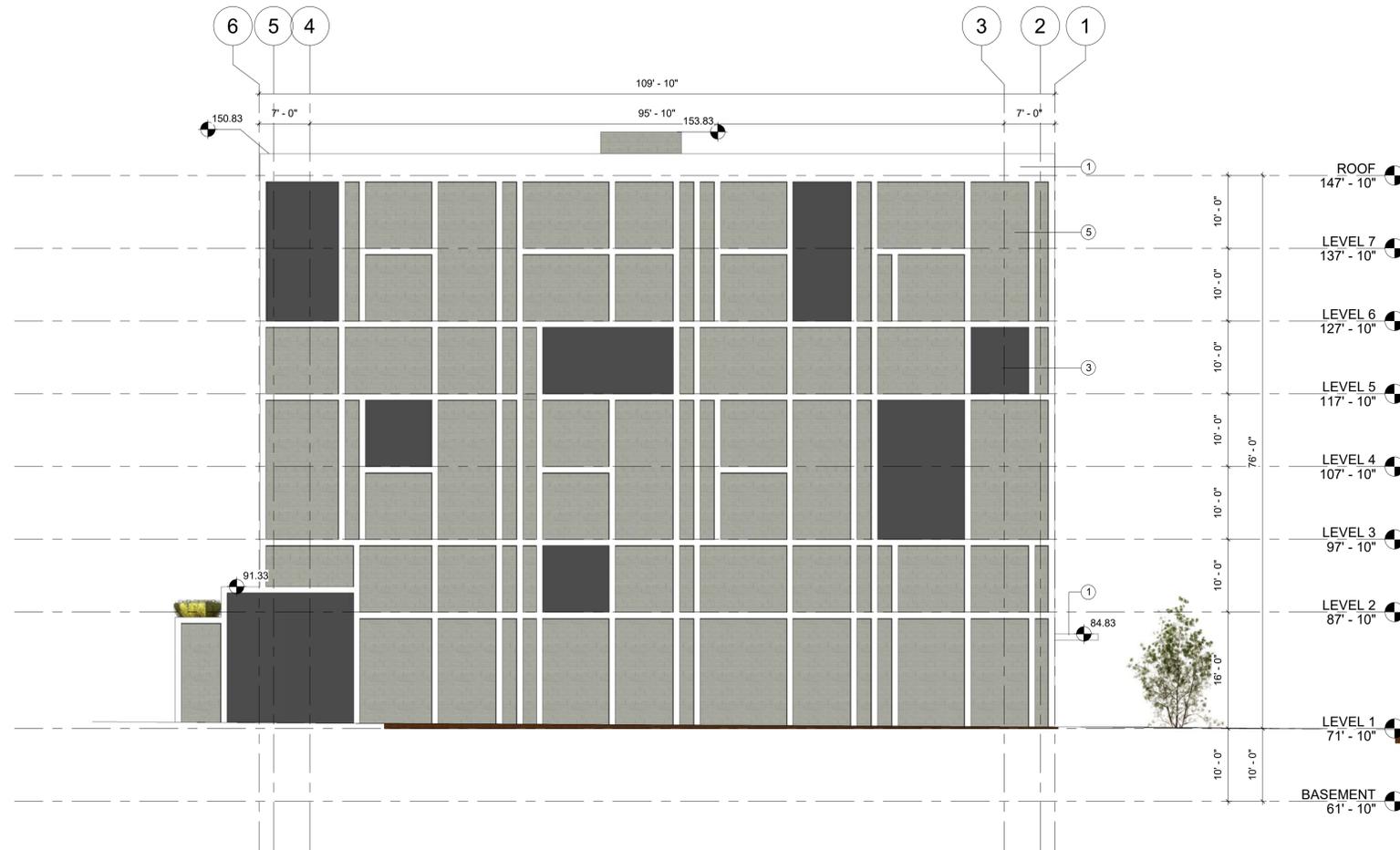
KEY PLAN:

DRAWING TITLE:

SOUTH/EAST ELEVATION

PROJECT NO: W1520
SCALE: As indicated
DRAWN: HY
CHECKED: PM
DRAWING NO:

A301



① EAST ELEVATION
3/32" = 1'-0"

- MATERIAL LEGEND**
1. PAINTED CONCRETE / WHITE
 2. STOREFRONT GLAZING
 3. PAINTED CONCRETE / GREY
 4. COLOURED GLASS RAILING
 5. CONCRETE BLOCKS WITH PAINTED PATTERN



② SOUTH ELEVATION
3/32" = 1'-0"

PROJECT TITLE:

436 EAST HASTINGS

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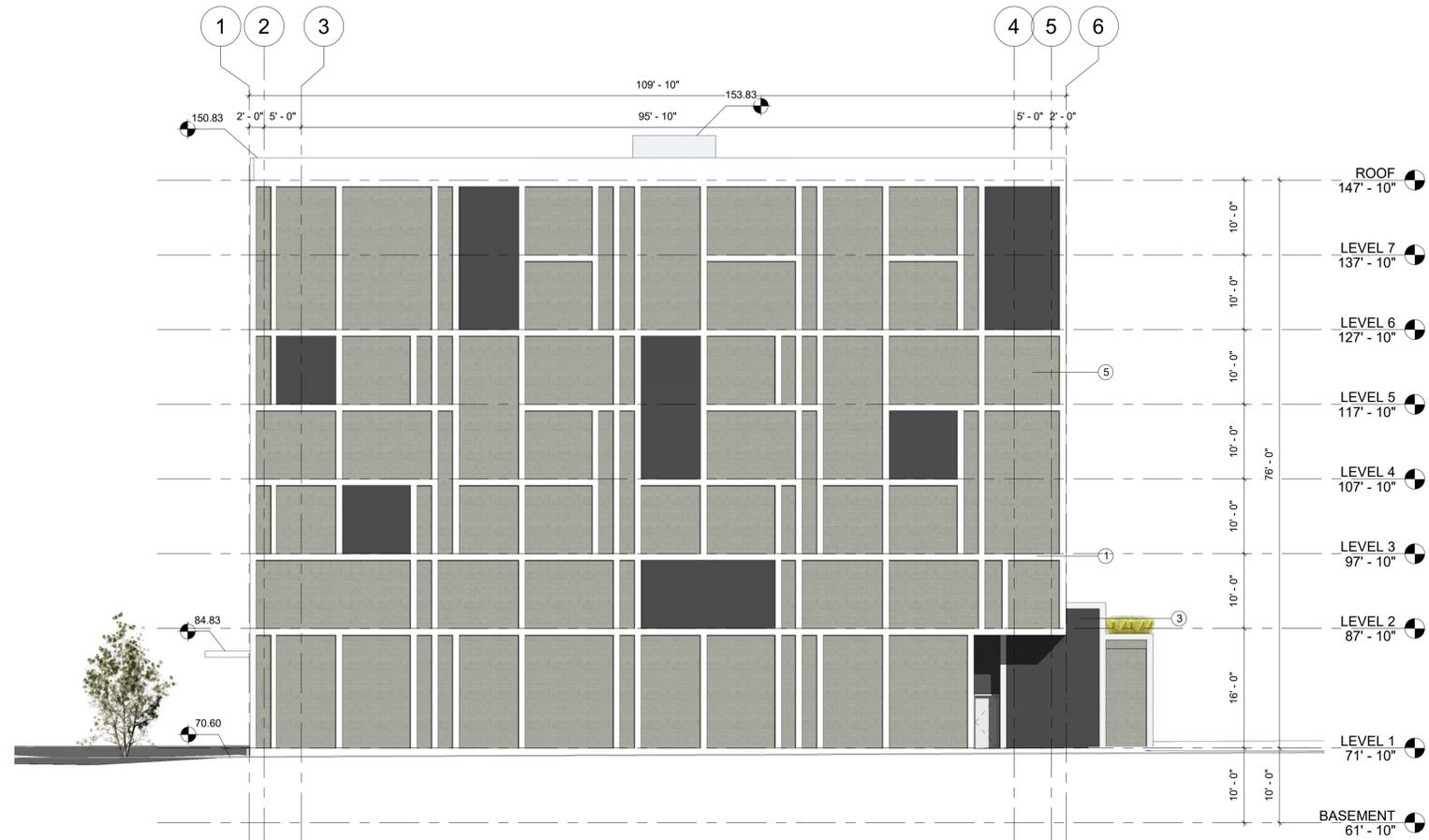
KEY PLAN:

DRAWING TITLE:

NORTH / WEST ELEVATION

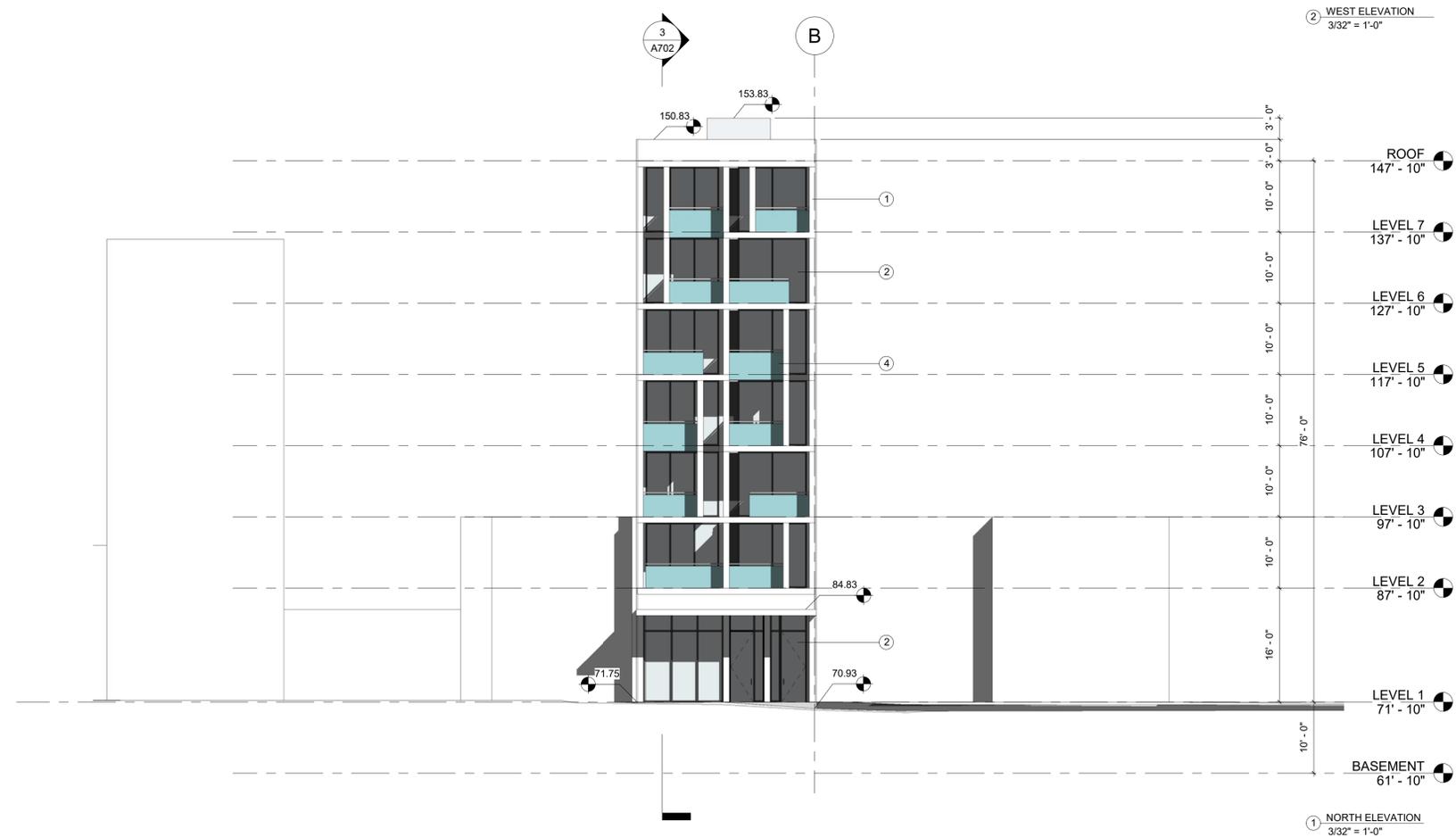
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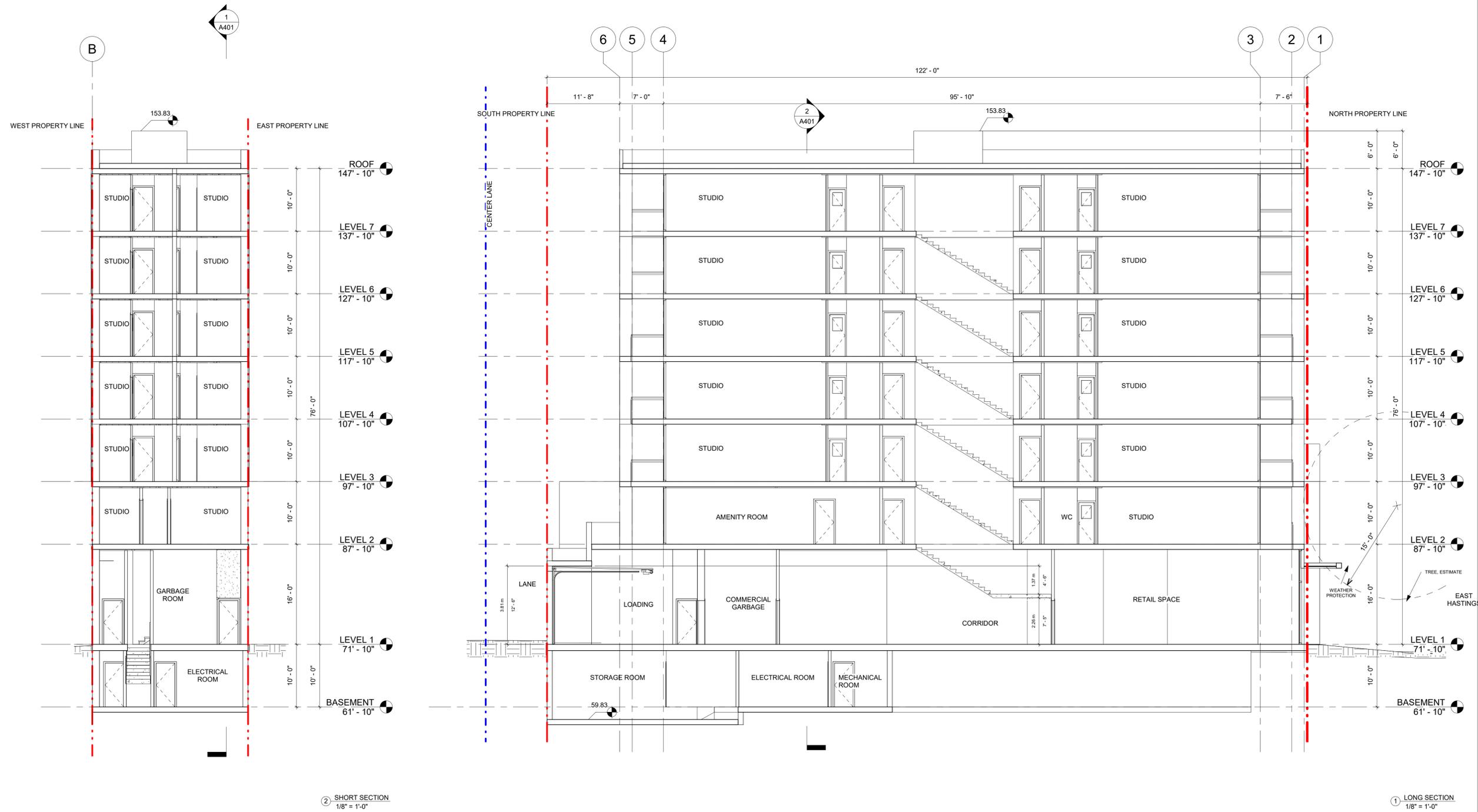
A302



MATERIAL LEGEND

1. PAINTED CONCRETE / WHITE
2. STOREFRONT GLAZING
3. PAINTED CONCRETE / GREY
4. COLOURED GLASS RAILING
5. CONCRETE BLOCKS WITH PAINTED PATTERN

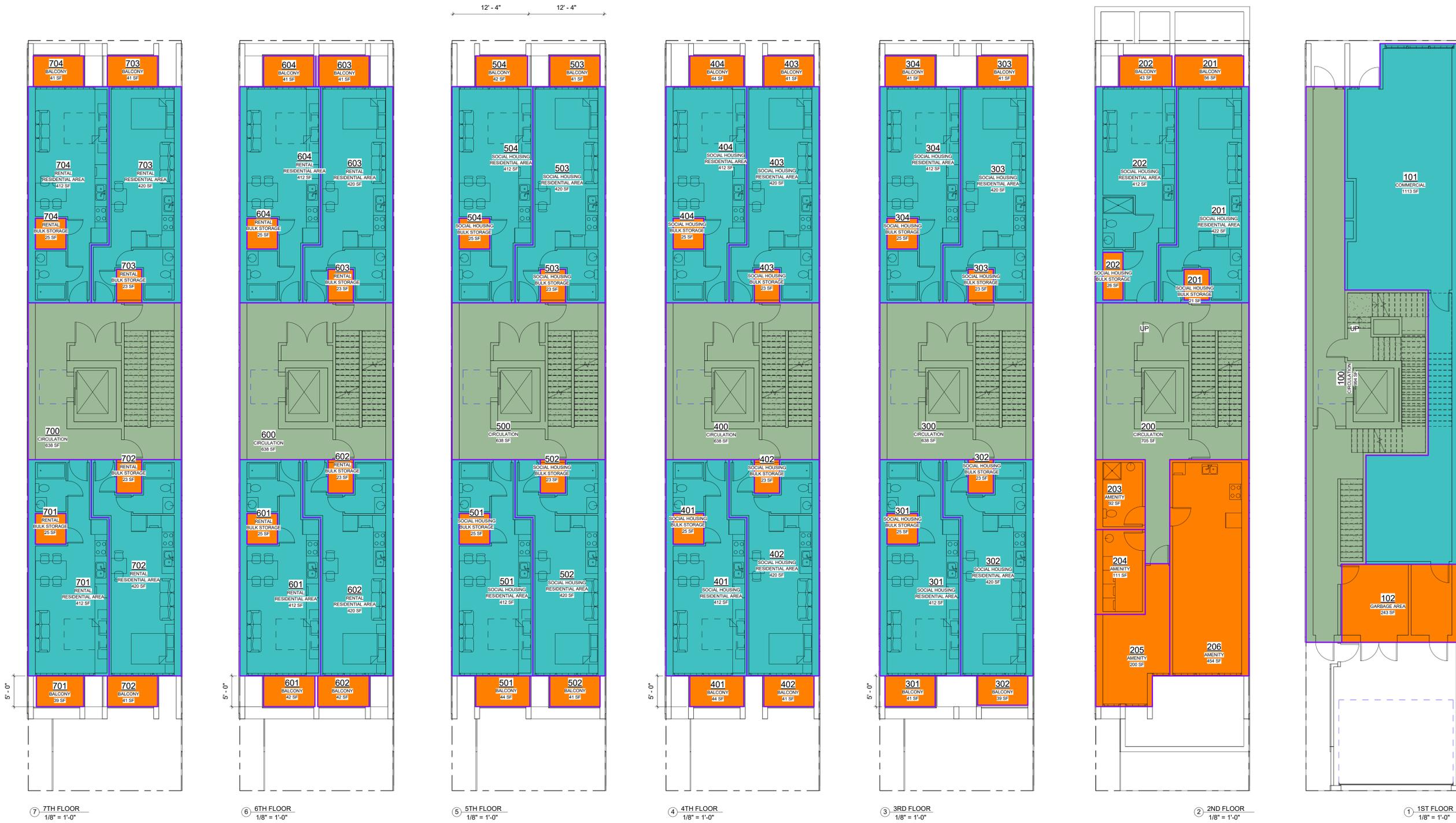




PROJECT TITLE:

436 EAST HASTINGS

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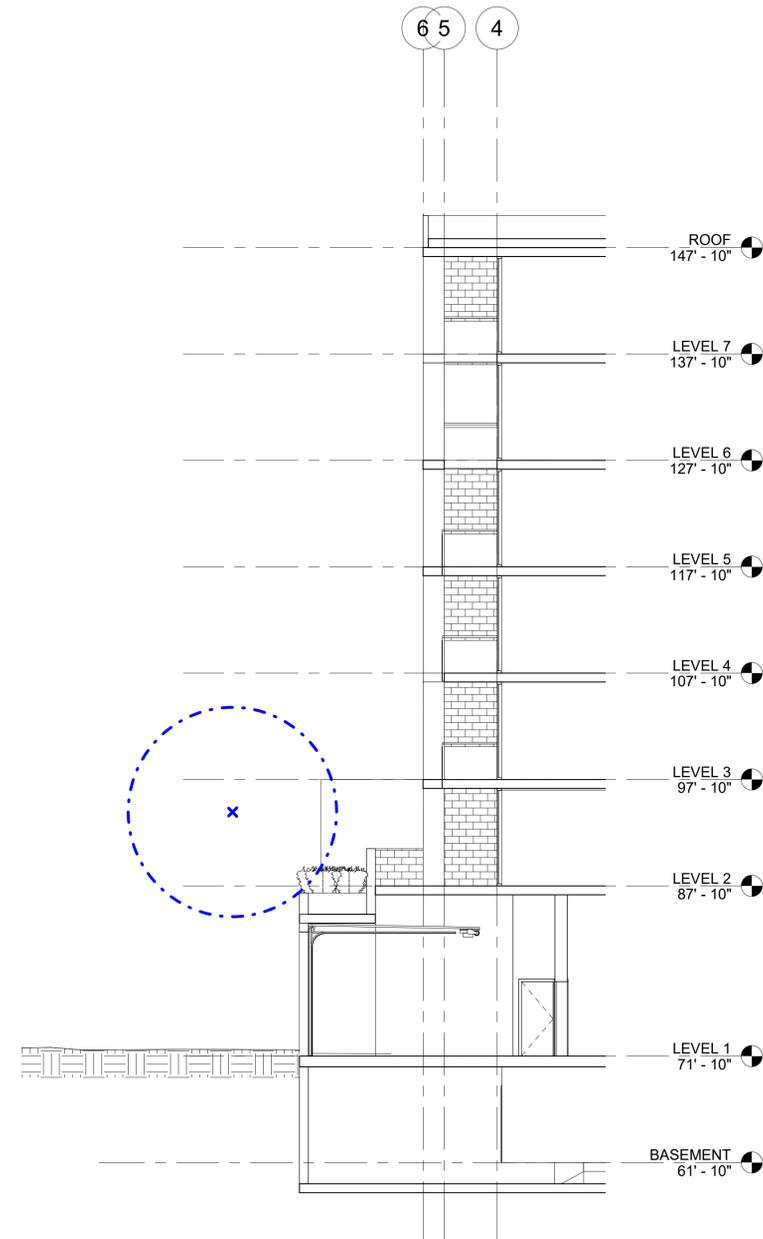
SOCIAL HOUSING UNITS:		REQUIRED	PROPOSED
% OF UNITS		MIN. 60%	63.6%
% OF GFA ABOVE 1.0		MIN. 40%	50.7% (6154SF / 12145SF)

RENTAL		SOCIAL HOUSING	
601	437 SF	201	442 SF
602	442 SF	202	437 SF
603	442 SF	301	437 SF
604	437 SF	302	442 SF
701	437 SF	303	442 SF
702	442 SF	304	437 SF
703	442 SF	401	437 SF
704	437 SF	402	442 SF
8 UNITS	3517 SF	403	442 SF
		404	437 SF
		501	437 SF
		502	442 SF
		503	442 SF
		504	437 SF
		14 UNITS	6154 SF

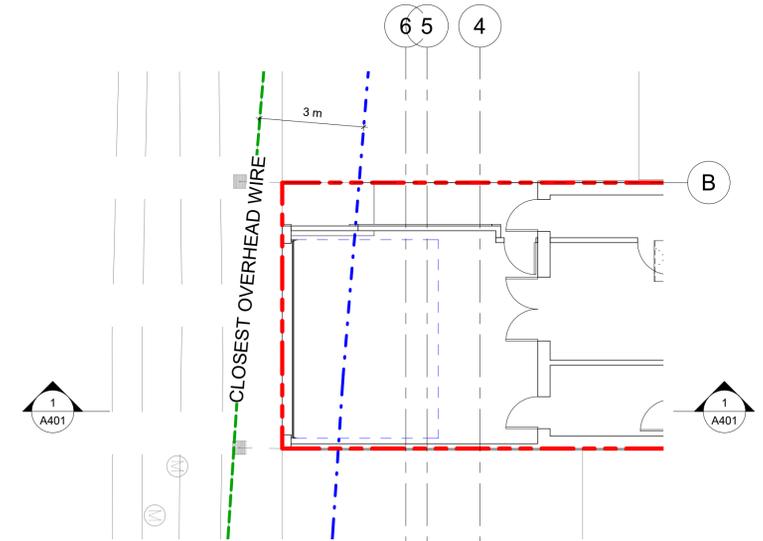
DRAWING TITLE:
AREA PLANS

PROJECT NO: W1520
SCALE: 1/8" = 1'-0"
DRAWN: HY
CHECKED: PM
DRAWING NO:

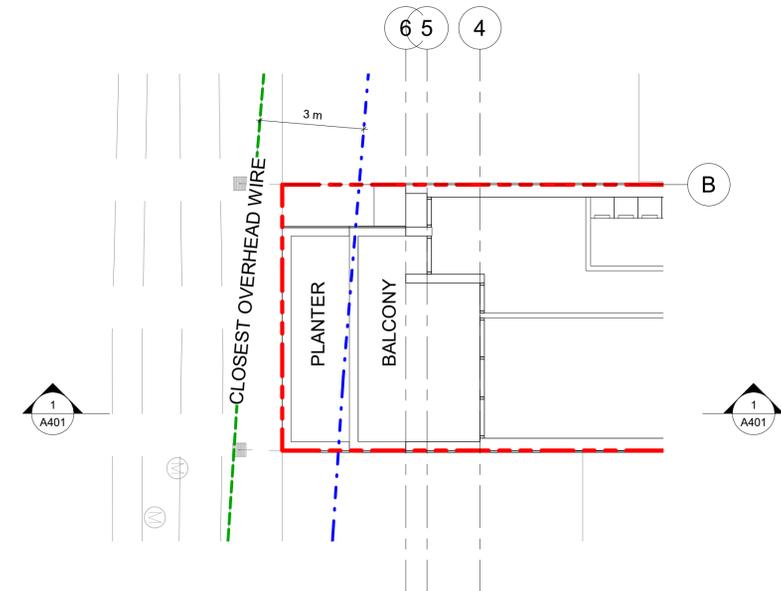
A700



③ BC HYDRO - SECTION
1/8" = 1'-0"



① HYDRO CLEARANCE - 1ST FLOOR
1/8" = 1'-0"



② HYDRO CLEARANCE - 2ND FLOOR
1/8" = 1'-0"

ALL CONSTRUCTION IS NONE COMBUSTIBLE

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1 SHADOW STUDY MARCH 10AM
1" = 80'-0"



4 SHADOW STUDY JUNE 10AM
1" = 80'-0"



7 SHADOW STUDY SEPTEMBER 10AM
1" = 80'-0"



10 SHADOW STUDY DECEMBER 10AM
1" = 80'-0"



2 SHADOW STUDY MARCH 12PM
1" = 80'-0"



5 SHADOW STUDY JUNE 12PM
1" = 80'-0"



8 SHADOW STUDY SEPTEMBER 12PM
1" = 80'-0"



11 SHADOW STUDY DECEMBER 12PM
1" = 80'-0"



3 SHADOW STUDY MARCH 2PM
1" = 80'-0"



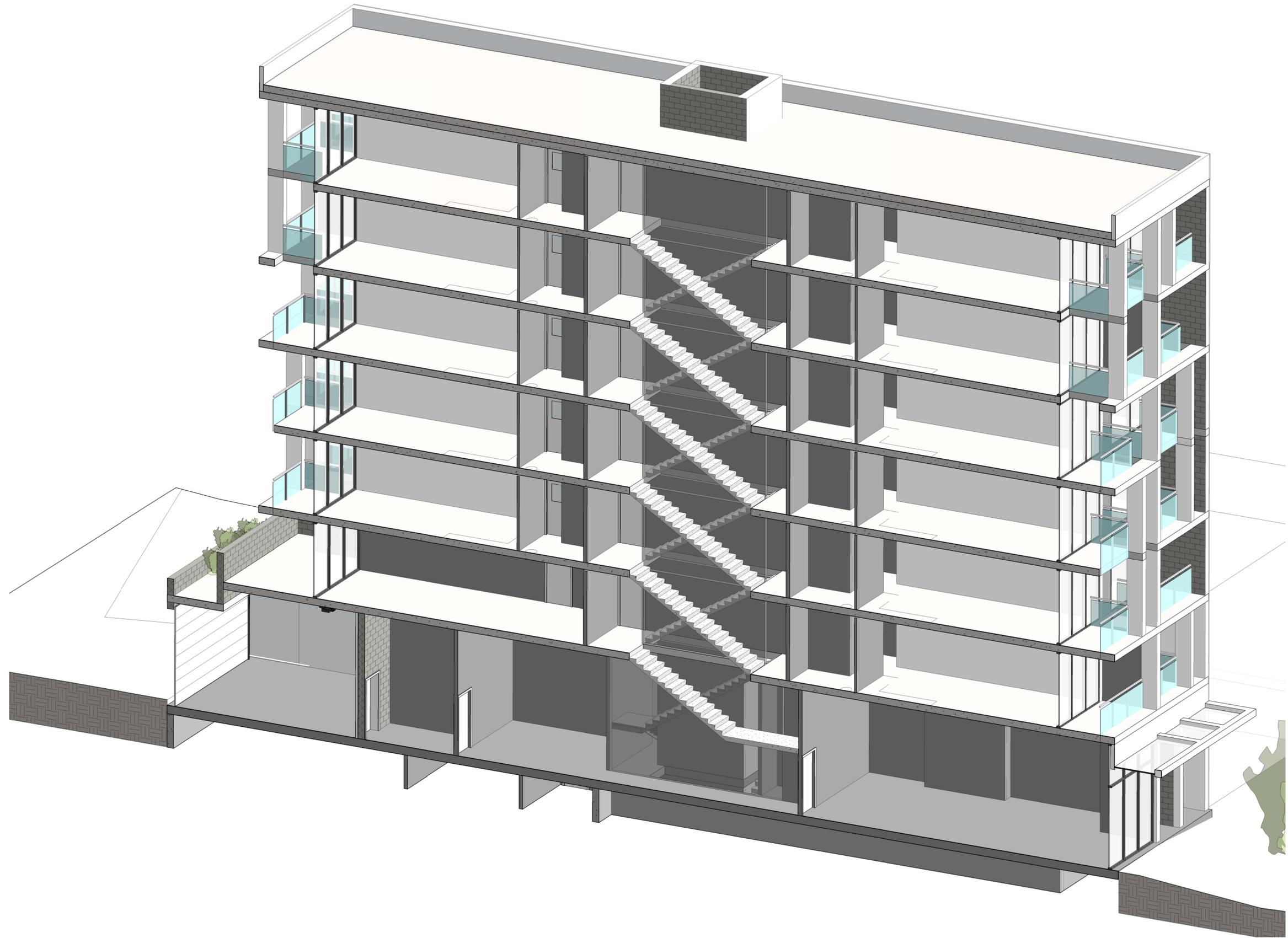
6 SHADOW STUDY JUNE 2PM
1" = 80'-0"



9 SHADOW STUDY SEPTEMBER 2PM
1" = 80'-0"



12 SHADOW STUDY DECEMBER 2PM
1" = 80'-0"



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② NORTH-EAST VIEW



① NORTH-WEST VIEW

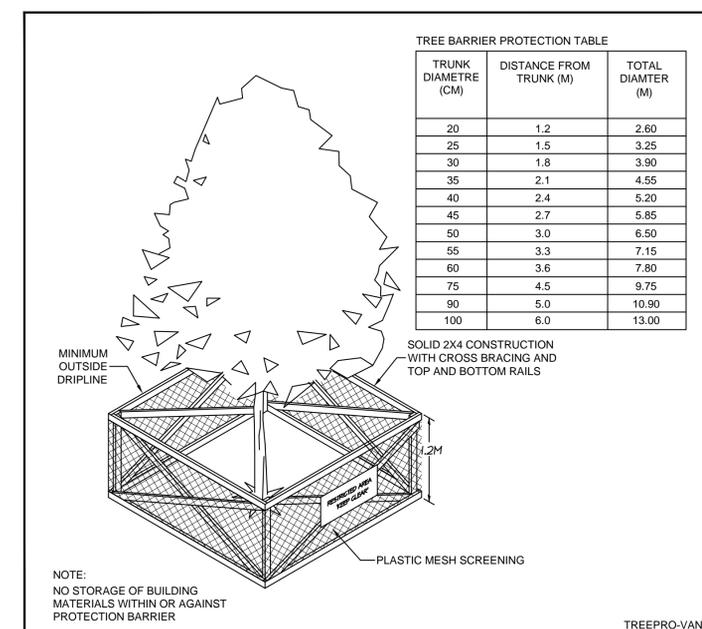


③ SOUTH-WEST VIEW

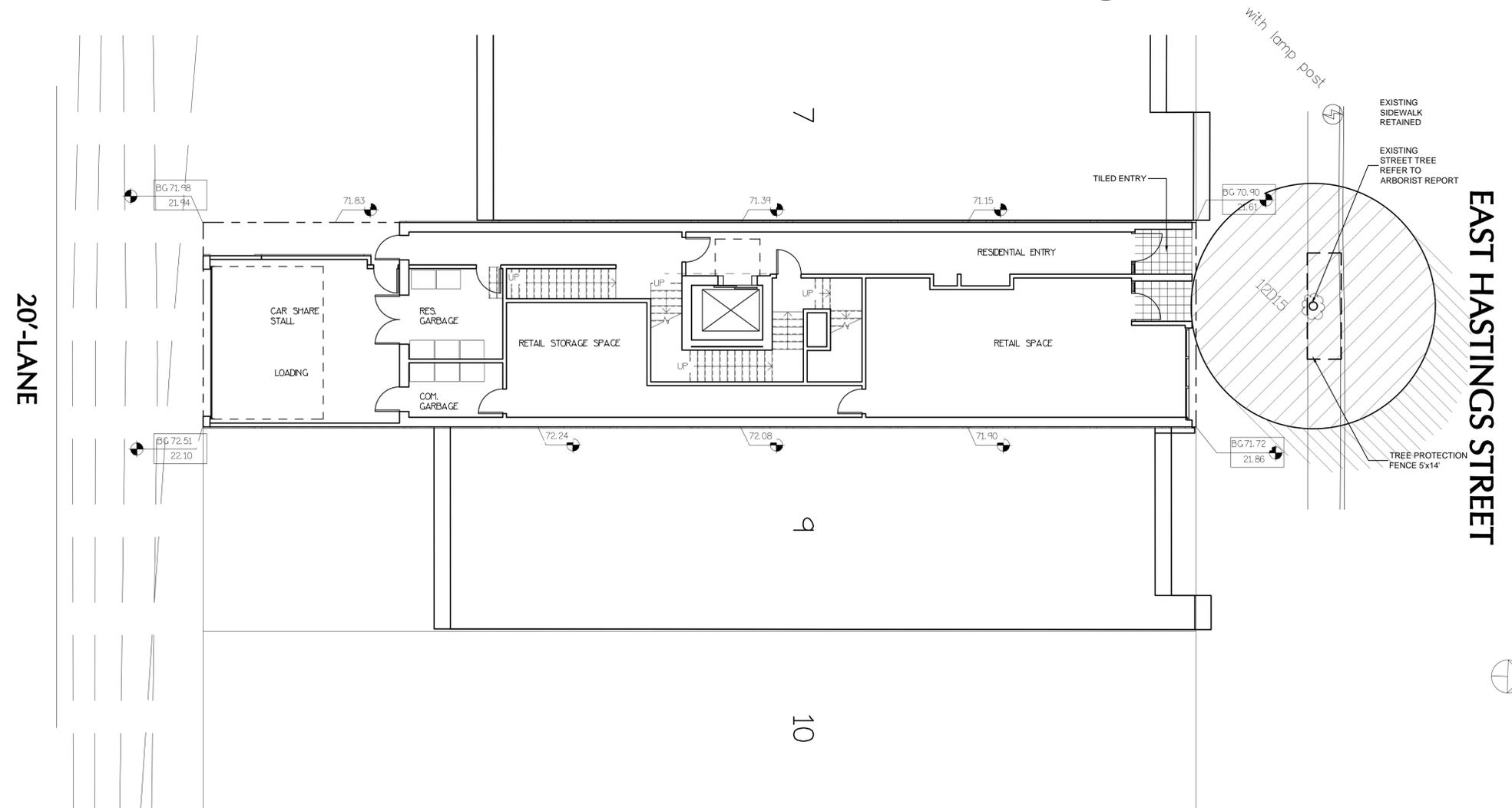


④ SOUTH-EAST VIEW

SEAL:



1 TREE PROTECTION BARRIER
L1 N.T.S.



NO.	DATE	REVISION DESCRIPTION	DR.
1	19.JUL.25	NEW SITE PLAN	DO

CLIENT:

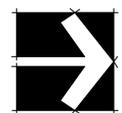
PROJECT:
MIXED USE DEVELOPMENT
436 EAST HASTINGS STREET
VANCOUVER, BC

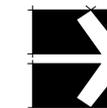
with Wilson Chang Architects

DRAWING TITLE:
**LANDSCAPE PLAN
GROUND FLOOR**

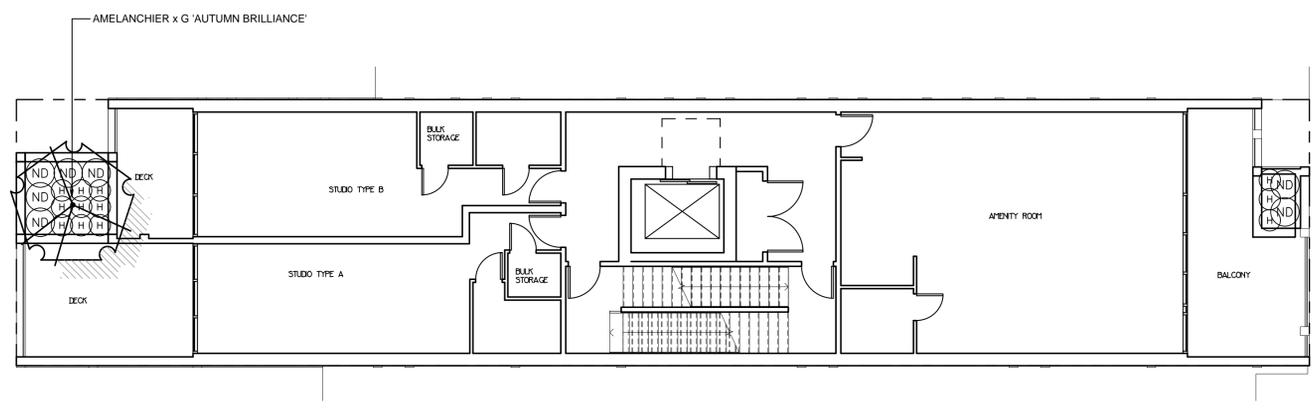
DATE: 18.JUN.28 DRAWING NUMBER:
SCALE: 1/8"=1'-0" **L2**
DRAWN: DO
DESIGN: DO
CHK'D: PCM **OF 2**

PMG PROJECT NUMBER: 18-119



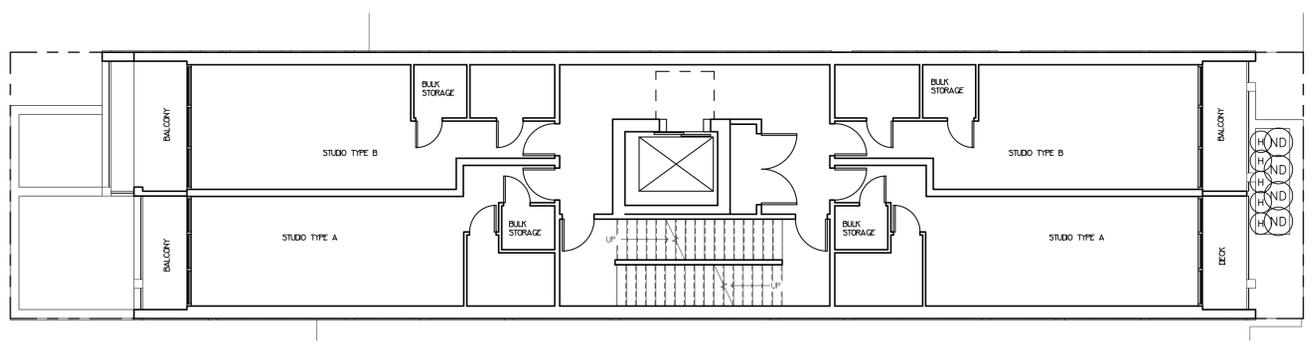


SEAL:



LEVEL 2

LEVEL 2



LEVEL 3

LEVEL 3

NO.	DATE	REVISION DESCRIPTION	DR.
1	19.JUL.25	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

436 EAST HASTINGS STREET
VANCOUVER, BC

with Wilson Chang Architects

DRAWING TITLE:

**LANDSCAPE PLAN
LEVEL 2 & 3**

DATE: 18.JUN.28 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: DO
DESIGN: DO
CHK'D: PCM

L1

OF 2

PLANT SCHEDULE				PMG PROJECT NUMBER: 18-119
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	AMELANCHIER x G 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1.2M STD; B&B
SHRUB	9	LONICERA PILEATA	HONEYSUCKLE	#2 POT; 30CM
GRASS	14	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



AMELANCHIER x G 'AUTUMN BRILLIANCE'



LONICERA PILEATA



HELICOTRICHON SEMPERVIRENS



GAULTHERIA SHALLON



LONICERA PILEATA