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CITY OF VANCOUVER

4 September, 2018

Reference: **433-439 Powell St – Ming Sun Benevolent Society Seniors Housing Project.**
DESIGN INTENT

The land and current building are owned by the Ming Sun Benevolent Society, and the new building will be owned by Ming Sun and operated by S.U.C.C.E.S.S.. The current building is not habitable and is being proposed to be replaced with 55 units of social housing units with rents according to the Downtown Eastside Local Area Plan, and two commercial-retail units on the ground floor. We have secured preliminary approval from BC Housing for both financing and funding. The goal is to maximize the number of units to meet the needs of the community in an efficient and cost-effective manner. We are not proposing to rezone and will be meeting the City of Vancouver and BC Housing sustainability and energy requirements.

STATISTICS

LEGAL: LOT 24, BLOCK 41, DISTRICT LOT 196, PLAN 196, PARCEL IDENTIFIER: 015-589-412
 LOT 25, BLOCK 41, DISTRICT LOT 196, PLAN 196, PARCEL IDENTIFIER: 015-589-421

ZONING: DEOD Downtown-Eastside/Oppenheimer (Sub-Area 3: Powell St./Japantown)

SITE AREA: 567.08 m2 (6,104 SF)

	<u>PERMITTED</u>	<u>PROPOSED</u>
TOTAL FSR:	4.5 (4.5x 567.1=2,551.86 sm)	2,458.65 m2 (4.34)
SITE COVERAGE:	1.0	96.46%
HEIGHT:	max. 22.8 m	20.35m at Powell Street, 21.85m at lane 6 Storeys
FRONT YARD:	n/a	0.038m (1 1/2")
SIDE YARD:	0m	0.101m (4")
REAR YARD:	0m	0.038m (1 1/2")

PARKING:

4.14 DEOD requirements based on 4.2
 4.2.5.1 Commercial use, 1 per 100m2, 124sm (1,335sf) = 1.2 stalls
 4.2.1.8 Senior Citizens Housing, 1 per 6 dwelling units = 9.2 stalls
 Total Required Stalls
 10.4 stalls = 11 (3 stalls provided, 2 small car + 1 standard) *Parking Variance Required*

LOADING:

5.2.5 no requirement for less than 100sm, 1 per 465sm. We have 139sm, 1 required Class B.

BICYCLE SPACES:

6.2.1.4 Senior Citizen's Housing,
 Class A = 0.25 per unit x 55 = 13.75,
 Class A = 6 spots provided
 Class B = 0 spots provided
Bicycle Parking Variance Required

NUMBER OF UNITS: 50 UNITS (262 SF)
5 ACCESSIBLE UNITS (287-319 SF)
 55 UNITS TOTAL

BUILDING FORM

To maximize units and provide sufficient quality of daylight the building is structured around an internal courtyard. The ground floor has two small commercial units facing the street with common areas for the building use including a common room, lounge, office, parking and service spaces. The units from 2nd to 6th floor are all micro units of typically 262sf with 5 accessible units between 287-319sf. 4 units face the street and lane while only 3 units face the internal courtyard, per floor. The building exterior common area is on the 2nd floor. Skylights bring light into the ground floor common room. A laundry room is located on each floor. The 50 degree horizontal angle of daylight does not extend to the 2nd and 3rd floor but the courtyard is open on the west side above the third floor. The south end of the courtyard is stepped to provide as much light as possible into the courtyard. As there is significant slope to the site from street to lane, and the building needs to stay within 18meters from grade to top floor so that it is not required to be a “high building” per VBBL, therefore some compromises are made in the height of the commercial space. The commercial ground floor is 13’-7” floor to floor. We believe this is still reasonable for these small commercial spaces of 606 and 893sf.

EXTERIOR ARTICULATION

The context of the existing buildings on this street is reflected in the continuity of commercial space with weather protection and large areas of glazing. The ground floor is proposed to have a stone facing. The commercial glazing is currently shown at 10 feet high. This may be able to be increased in height depending on the final structural analysis. In any case it aligns with the existing and adjacent commercial heights. From the 2nd to 6th floor the brick facing is a consistent colour, inkeeping with the existing context. Windows are punched openings, predominantly vertical pattern, similar to existing and adjacent buildings. The building reflects the character of neighbourhood buildings incorporating brick on the façade, a regularized modulation of fenestration and a cornice line/glass awning at the ground floor as well as at the roof. These cornice lines are corbelled brick on end. There are also punctuated brick details in various locations. The brick reflects the original brick building with a tri-part ground floor. This colouration is continued onto the other sides of the building, but using paneling in lieu of brick cladding.

MICRO DWELLING UNIT DESIGN

- all units of typically 262sf with 5 accessible units at 319sf, 250sf allowed
- 9 foot clear ceilings in living space
- in unit closet/storage of 8.4sf and out of suite storage cubicals of 6.4sf is provided.
- exterior balconies are not provided as the society believes not suitable for this senior population, but Juliet balconies are provided to meet this guideline. *We request consideration for the same amount of glazing but with operable windows.* We believe the same amount of connection to the exterior and light can be provided with operable windows instead of swing doors. With these small units in-swing doors would compromise furniture layout and possibilities. We are also concerned with a door being the only ventilation possibility in the room. Control of water entry using doors is also more challenging than windows. Our experience is seniors’ are very susceptible to climate change and drafts, and although doors have gotten better, there is always a concern that they do not perform as well as windows. The owner would prefer awning type windows that would allow the window to stay open as it would shed water. The client’s direction is to have lots of light, best functional use of a small space and some amount of natural ventilation.

PARKING

We are currently showing 3 stalls, 2 small car + 1 standard, which we believe will be for 2 staff and 1 commercial use. The project at 439 Powell will be owned by the Ming Sun Benevolent Society and operated by S.U.C.C.E.S.S. Society, and both organizations have similar goals for the desired outcomes of the project. The experience of both Ming Sun and S.U.C.C.E.S.S. is that at the rent levels being proposed in the project, tenants will not be able to afford personal vehicles. Further, the central location of the project means that tenants and staff, will not require vehicles, being close to groceries, amenities, and transit. And finally, the project is being programmed so that tenants have access to many necessities and

amenities within the building. Tenants will have the opportunity to purchase meals through existing S.U.C.C.E.S.S. meal programs, and the common areas on the ground and second floors will be programmed with activities throughout the day, reducing the need for many of the tenants to leave the building for food or recreation.

BICYCLE PARKING

The bylaw requirement is 14 spots. The society had determined that none of their existing seniors has a bike and therefore recommend 6 stalls, which are primarily for staff use.

LOADING

We are required to have 1 Class B loading stall 3.0m x 8.5m. The overall commercial area is 139sm, with each space at 56sm and 83sm. If the overall were 100sm a loading space would not be required. We haven't determined the type of commercial use for this location but will most likely be more service commercial, no restaurant. Although we have shown a Class B space we believe this is not necessary for this small site. Also we haven't shown a loading dock but rather a door access to the building.

Prepared by;



Partner, Architect AIBC AAA