

ABORIGINAL LAND TRUST HOUSING + HEALING CENTRE DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION - SUBMISSION 04 SEPTEMBER 2019



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CIVIC ADDRESS:

52-92 EAST HASTINGS STREET, VANCOUVER, V6N 1N1

LEGAL DESCRIPTION:

PROPOSED LOT 1 DISTRICT LOT 196 GROUP 1
NEW WESTMINSTER DISTRICT REFERENCE PLAN EPP92014

PROJECT DESCRIPTION:

This project proposes to develop three lots at the southwest corner of Hastings and Columbia Street with a Healing Centre and Community Food Centre, 58 homes for Indigenous families, and 54 self contained and supported homes for adults. This project will replace two existing buildings on site, with a building that will greatly increase the density and use capacity of the site in the service of those in need.





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A 2019-09-04 DEVELOPMENT PERMIT APPLICATION
REV DATE ISSUE

ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT
52-52 EAST HASTINGS STREET
VANCOUVER, BC

Project Data - Overview

A.001

PLOT DATE: SCALE: NTS
DRAWN BY: CHECK BY: JM

DEVELOPMENT DATA SUMMARY

ADDRESS: 52-52 HASTINGS STREET, VANCOUVER, BC, V6N 1N1

LEGAL DESCRIPTION: PROPOSED LOT 1, DISTRICT LOT 196 GROUP 1, NEW WESTMINSTER, DISTRICT REFERENCE PLAN EPP92014

LOT SIZE 37.20 m x 45.66 m (122.01 ft x 149.80 ft)

LOT AREA 1,698 sqm (18,277 sqft)

PROPOSED # STOREYS 11

TOTAL FLOOR SPACE RATIO 6.33 Permitted/Required 5.95

NET ALLOWABLE FLOOR SPACE AREA 10,748 sqm (115,694 sqft) 10,107 sqm (108,791 sqft)

BUILDING HEIGHT 36.6m (120.0 ft) 39.218 m (129.3 ft) (relaxation requested for overheight amenity space and elevator overrun)

SITE COVERAGE 100% 100%

SETBACKS (DEOD 4.6.2, 4.6.3, 4.6.4) 0 0

CAR PARKING (physical # spaces)
Social Housing HILLS Units (Bylaw 4.2.1.8): 23 spaces
Visitor Parking: Family Housing 3 spaces
Supported Adult Housing 4 spaces
Office Use: Healing Center 37 spaces
Accessible Parking Spaces 6 spaces (included above)
Total: 63

BIKE PARKING Class A Class B Class B
54 Units Adult Housing 40 4 53 - provided within units 4
58 Units Family Housing 115 4 115 4
Healing Center (3,453 sqm GFA) 20 6 20 6
Total: 175 14 188 (135 spaces provided on P1) 14

LOADING SPACES Class A Class B Class B
112 Dwelling Units 1 1 1
Healing Center Offices 1 1 1
Total: 1 2 2

DWELLING UNIT SUMMARY

ADULT HOUSING UNIT SUMMARY					TOTAL # UNITS	
LEVEL	# STUDIOS	AV. UNIT AREA (sqm)	#1 BEDROOM AV. UNIT AREA (sqm)	#2 BEDROOM AV. UNIT AREA (sqm)		
Level 4	24	30.7	1	36.2		25
Level 5	26	31.9	2	56.5		28
Total # of Type	50	31.3	3	46.4	53	
Percentage%	94.3%	5.7%			100.0%	

FAMILY HOUSING UNIT SUMMARY							TOTAL # UNITS	
LEVEL	# STUDIOS	AV. UNIT AREA (sqm)	#1 BEDROOMS AV. UNIT AREA (sqm)	#2 BEDROOMS AV. UNIT AREA (sqm)	#3 BEDROOMS AV. UNIT AREA (sqm)	AV. UNIT AREA (sqm)		
Level 6	6	37.6	5	60.1	6	75.6	0	17
Level 7	3	36.3	0	0.0	5	71.7	3	11
Level 8	0	0.0	0	0.0	5	73.1	0	10
Level 9	1	35.3	5	54.1	4	72.4	0	10
Level 10	1	35.3	4	53.7	5	71.4	0	10
Total # of Type	11	36.1	19	57.2	25	72.8	3	58
Percentage	19.0%	32.8%		43.1%	5.2%			100%

Urban Design

Architecture

Urban Design

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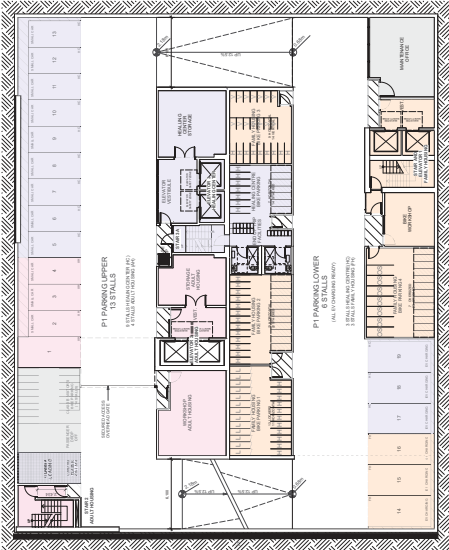
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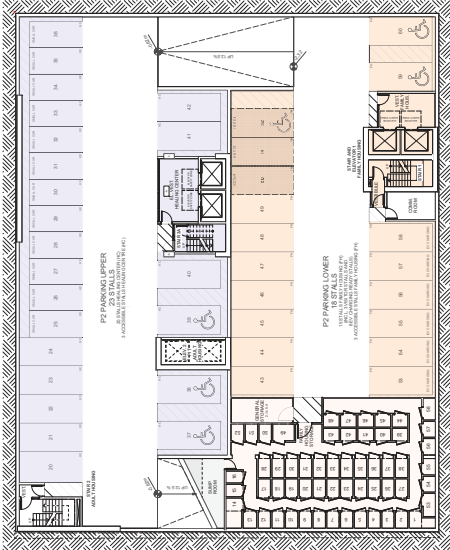
LOADING REQUIREMENT SUMMARY			
RESIDENTIAL (111 Units Total)			
CoV Parking Bylaw 5.2.1 - Class B: At least 1 space for 100-299 units	Required	Provided	
Class A Loading Spaces	0	0	
Class B Loading Spaces	1	1	
OFFICE USES			
Healing Center (Gross Floor Area)	3453 m2		
Bylaw 5.2.7 - At least 1 Class A and 1 Class B space	Required	Provided	
Class A Loading Spaces	1	1	
Class B Loading Spaces	1	1	
TOTAL LOADING SPACES			
Class A Loading Spaces	1	1	
Class B Loading Spaces	2	2	
PASSENGER/DROP OFF SPACE			
Passenger Drop Off (located in P1)	Required	Provided	
	1	1	

VEHICLE PARKING SUMMARY			
RESIDENTIAL (Luma Family Housing)			
Social Housing HILLS Units (CoV Parking Bylaw 4.2.1.8)	# of Units	Required	Provided
Minimum 0.3 spaces for every unit with fewer than 28sqm	30 Units	9	9
Minimum 0.5 spaces for every unit with 28sqm or more	28 Units	14	14
		23	20
Shelter Rate Housing (CoV Parking Bylaw 4.2.1.19A)			
Minimum 1 space per 15 units	# of Units	Required	Provided
	54	4	4
Visitor Parking Stalls (CoV Parking Bylaw 4.1.16)			
Minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every unit	# of Units	Required	Provided
	58 Units	3	3
Accessible Stalls (CoV Parking Bylaw 4.8.4a)			
At least 1 accessible parking space for each building with at least 7 residential units and an additional 0.034 space for each additional unit	# of Units	Required	Provided
	58 Units	3	3
Electric Vehicle Charging (CoV Parking Bylaw 4.14.1)			
All parking spaces for residential use, excluding visitor spaces, shall provide an energized outlet capable of providing Level 2 charging or higher	Required	Provided	
	27	9	
OFFICE USE (Healing Centre)			
DEOD District (CoV Parking Bylaw 4.1.4b)	Area (Gross)	Required	Provided
One parking space for each 63sqm of GFA	3,441 m2	37	33
*Minimum # of required parking spaces is being satisfied per CoV Parking Bylaw 4.1.15, as the minimum 2 required accessible stalls (CoV Parking Bylaw 4.8.4a) for the Healing Center / Office component count as 4 stalls			
Accessible Stalls (Bylaw 4.8.4b)			
At least 1 accessible parking space for each building with at least 500sqm of GFA and an additional 0.4 space for each 1000sqm of GFA	Area (Gross)	Required	Provided
	3,441 m2	3	3
Electric Vehicle Charging (CoV Parking Bylaw 4.14.1)			
Minimum of 2 parking spaces for every 10 parking spaces, plus 1 space for every 100 parking spaces, for every unit with 1000sqm or more of GFA with an energized outlet capable of providing Level 2 charging or higher		Required	Provided
		4	3
TOTAL VEHICLE PARKING STALLS			
		67	60
TOTAL ACCESSIBLE PARKING STALLS (included in above)			
		6	6
TOTAL ELECTRIC VEHICLE CHARGING STALLS (included in above)			
		31	12



END OF TRIP FACILITIES			
OFFICE USE (Healing Centre)			
LOCKERS (CoV Parking Bylaw 6.5.1)	Required	Provided	
Minimum number of clothing lockers required: 1.4 times the minimum number of required Class A bicycle spaces	28	28	
50% of lockers (90cm height)	14	14	
50% of lockers (180 height)	14	14	
FIXTURES (CoV Parking Bylaw 6.5.2)			
Water Closet: 1 for every 10 Class A spaces	Required	Provided	
	2	2	
Wash Basin: 1 for development with 5-10 Class A spaces; and 1 for every 20 spaces up to 50	2	2	
Showers: 1 for any development requiring Class A spaces; and 1 for every 40 spaces above 10	2	2	
GROOMING STATIONS (CoV Parking Bylaw 6.5.5)			
One Grooming station required for each shower proposed; and 2 showers proposed (separate from the main mirror, electric outlet, counter top 600x250mm)	Required	Provided	
	2	2	

BICYCLE PARKING REQUIREMENT SUMMARY			
RESIDENTIAL (Luma Family Housing)			
Class A Bicycle Spaces (CoV Parking Bylaw 6.2.1.2 + Bylaw 6.2.1.5)	# of Units	Required	Provided
Multiple Dwelling: Minimum 1.5 spaces for every unit under 65sqm	30 Units	45	45
Multiple Dwelling: Minimum 2.5 spaces for every unit between 65 - 105sqm	28 Units	70	70
TOTAL		115	115
Class B Bicycle Spaces (CoV Parking Bylaw 6.2.1.2)			
Minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	# of Units	Required	Provided
	58 Units	4	4
ADULT HOUSING (RainCity assisted Housing)			
Class A Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	# of Units	Required	Provided
Shelter Rate Units: Minimum 0.75 spaces for every unit. *Bicycle space provided in every Adult Housing unit	53 Units	40	63*
Class B Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)			
Minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	# of Units	Required	Provided
	53 Units	4	4
OFFICE USE (Healing Centre)			
Class A Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	Area (Gross)	Required	Provided
Minimum 1 space for each 170 sqm of GFA.	3,441 m2	20	21
Class B Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	Area (Gross)	Required	Provided
Minimum 6 spaces for any development with a minimum of 2000 m2 of GFA	3,441 m2	6	6
TOTAL CLASS A BICYCLE SPACES		176	189
TOTAL CLASS B BICYCLE SPACES		14	14*
*Class B Bicycle Rack Spaces located on P1.			



ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT
52 - 52 EAST HASTINGS STREET
VANCOUVER, BC

Project Data - Parking

A.002

R/D DATE: NTS
SCALE: NTS
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ABORIGINAL LAND TRUST - HOUSING AND HEALING CENTRE DEVELOPMENT
FSR COMPLIANCE SUMMARY

FSR SUMMARY - LEVEL 1

PARKING, LOADING, EQUIPMENT EXCLUSIONS	
LEVEL 1	380.00 m ²
LEVEL 2	380.00 m ²
LEVEL 3	380.00 m ²
LEVEL 4	380.00 m ²
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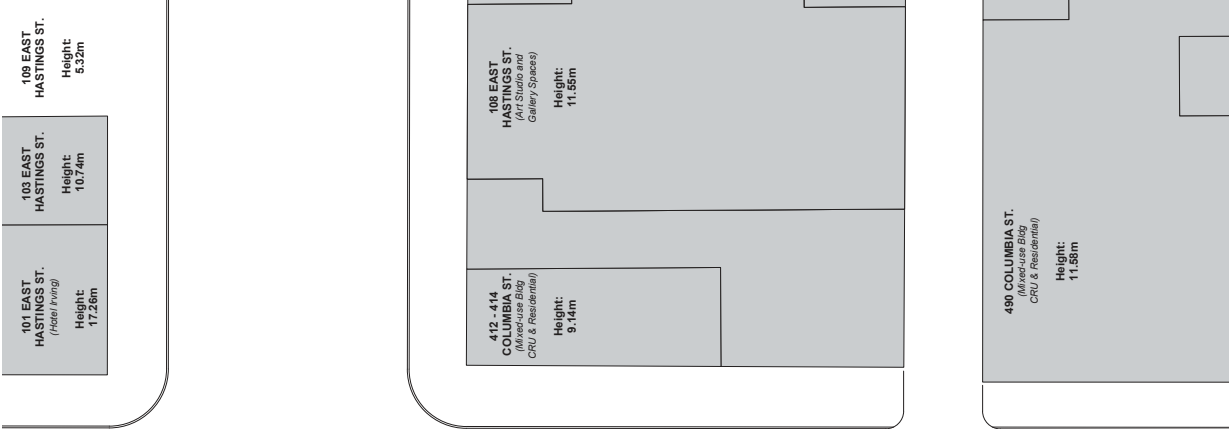
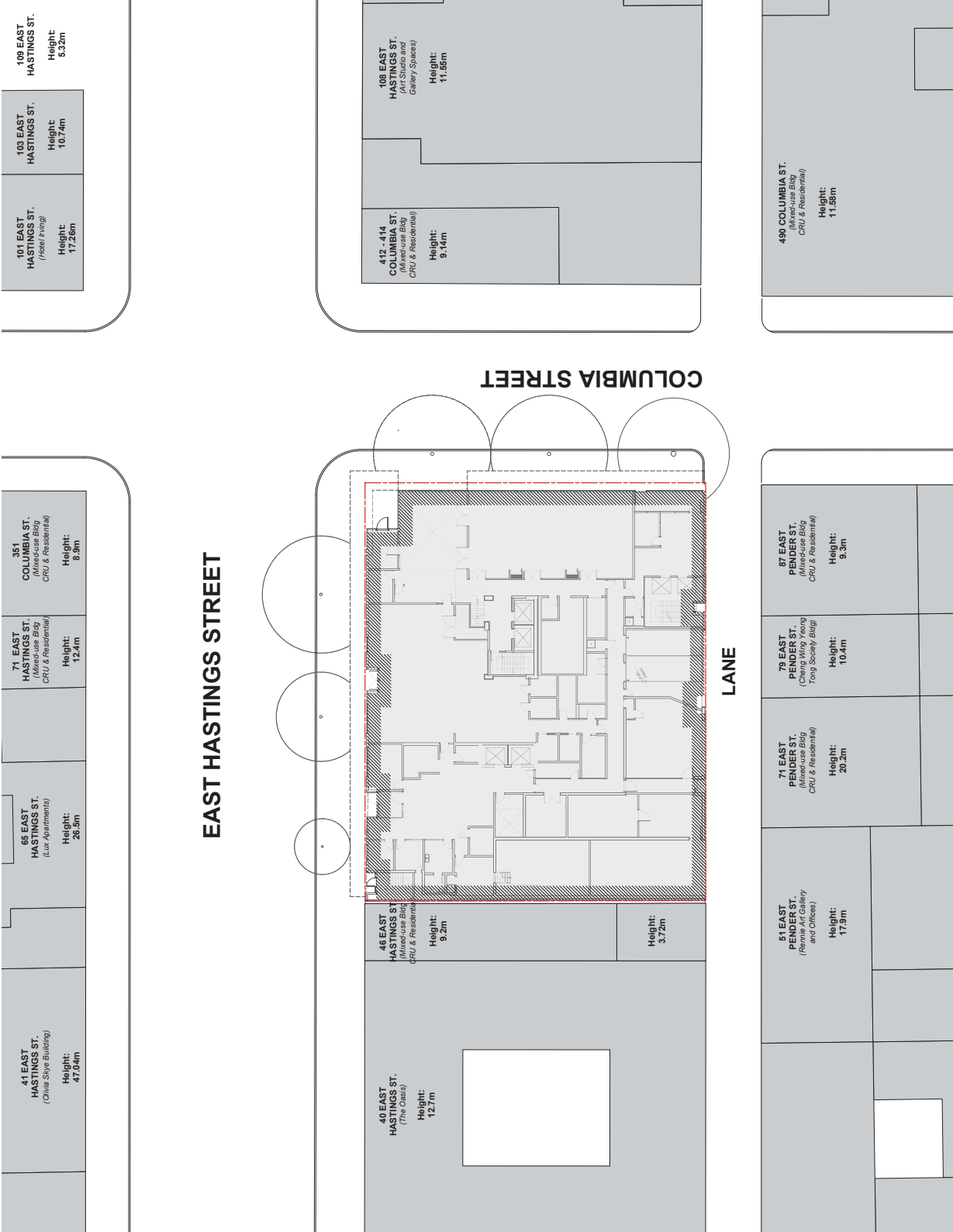
ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT
52 - 82 EAST HASTINGS STREET
VANCOUVER, BC

Context Plan

A.011

PLOT DATE: SCALE: 1:200

DRAWN BY: CHECK BY: JM



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CIVIC ADDRESS:
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VANCOUVER, B.C.

LEGAL DESCRIPTION:
PROPOSED LOT 1 DISTRICT
LOT 196 GROUP 1
NEW WESTMINSTER
DISTRICT REFERENCE PLAN
EPP92014

SITE COVERAGE: 96%

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LEGEND:

WV WATER VALVE
WV WATER
GV GAS VALVE
GV GAS
MH MAN HOLE
CB CATCH BASIN
SEWER
HD HYDRANT
PROPOSED GRADE
(WHERE DIFFERENT
FROM EXISTING)
EXISTING GRADE

NOTES:

1. BC HYDRO TO REMOVE ALL HYDRANTS AND TRANSFORMERS ABOVE GROUND POWER LINES. PROJECT CONSTRUCTION PART OF PROJECT CONSTRUCTION. REFER TO LANDSCAPE FOR TREATMENT OF SIDEWALK. EXISTING PARTY WALL TO BE RETAINED TO HEIGHT OF EXISTING ELEVATION ON A203. CLASS B BIKE PARKING LOCATED ON P1.
- 2.
- 3.
- 4.

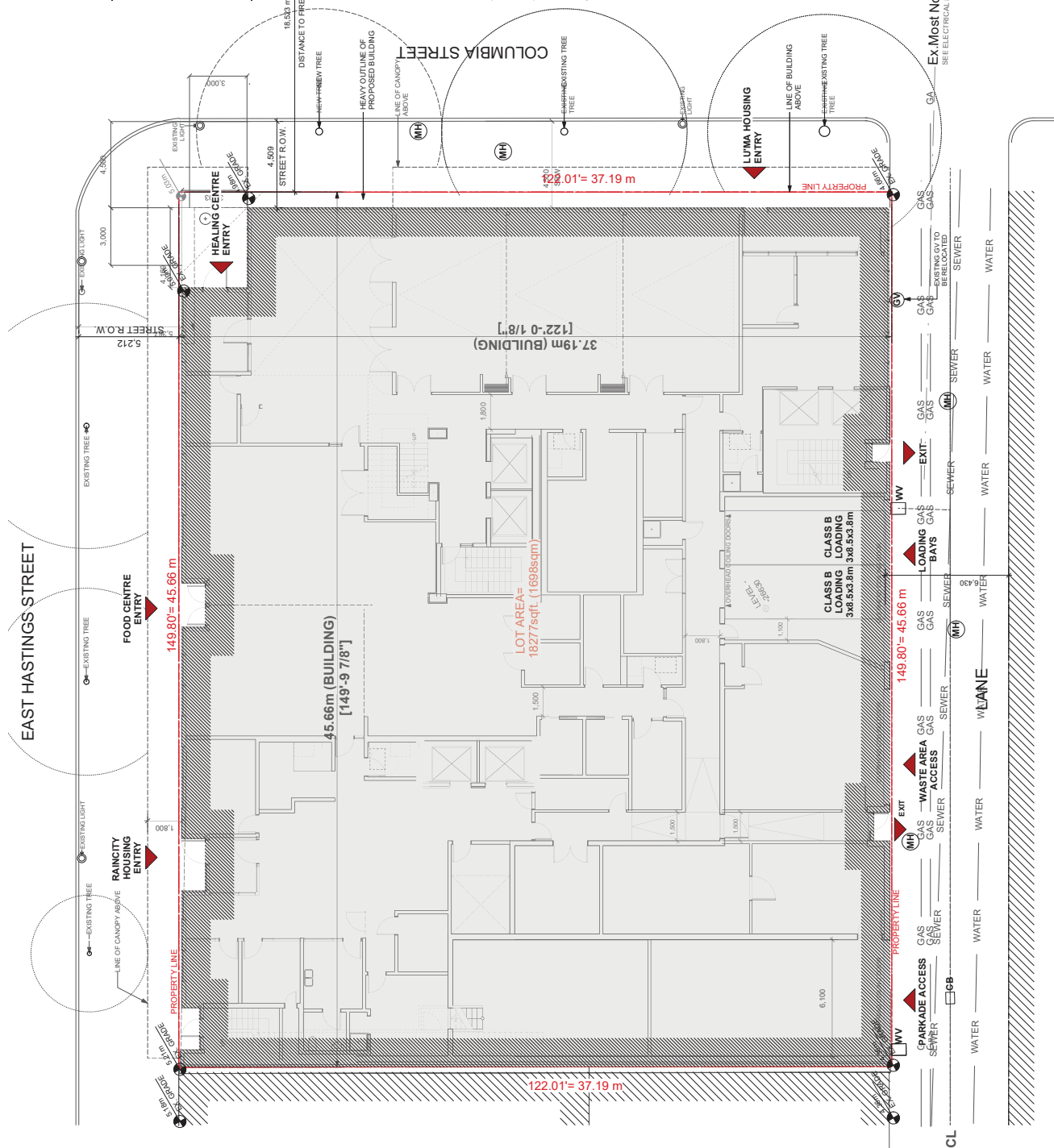
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HOUSING AND HEALING
CENTER DEVELOPMENT**
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VANCOUVER, BC

Site Plan

A.012

PLOT DATE: SCALE: 1:100

DRAWN BY: CHECK BY: JMI



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ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT
VANCOUVER, BC

Survey

A.013

PLOT DATE: NTS
DRAWN BY: JM
CHECK BY: JM

PLAN SHOWING LOCATION OF ELEVATIONS AND SETBACKS FOR
PROPOSED LOT 1 DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER
DISTRICT REFERENCE PLAN EPP92014

CUMC ADDRESS:
52-92 EAST HASTINGS STREET
VANCOUVER, BC
ZONE: DEOD
P.L.D.: NOT AVAILABLE

EAST HASTINGS STREET

PROPOSED
LOT 1
LOT AREA=
18277 SQ. FT.

AMD.
11

No. 52-92
4 Storey Commercial Building
Main Floor
(Front Door Sign)
Elevation=17.2
Building has no Eave or Gutter

No. 52
2 Storey Commercial Building
Main Floor
(Front Door Sign)
Elevation=17.2
Building has no Eave or Gutter

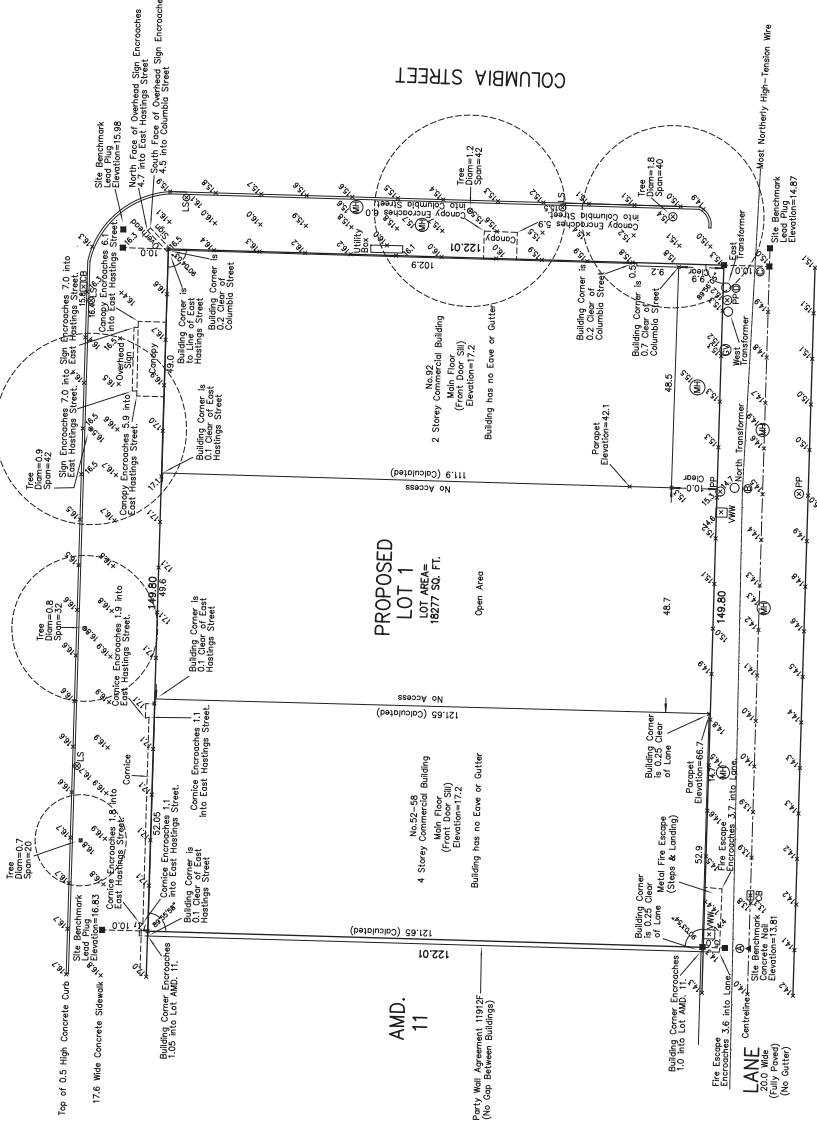
No. 52
2 Storey Commercial Building
Main Floor
(Front Door Sign)
Elevation=17.2
Building has no Eave or Gutter

No. 52
2 Storey Commercial Building
Main Floor
(Front Door Sign)
Elevation=17.2
Building has no Eave or Gutter

No. 52
2 Storey Commercial Building
Main Floor
(Front Door Sign)
Elevation=17.2
Building has no Eave or Gutter

No. 52
2 Storey Commercial Building
Main Floor
(Front Door Sign)
Elevation=17.2
Building has no Eave or Gutter

No. 52
2 Storey Commercial Building
Main Floor
(Front Door Sign)
Elevation=17.2
Building has no Eave or Gutter



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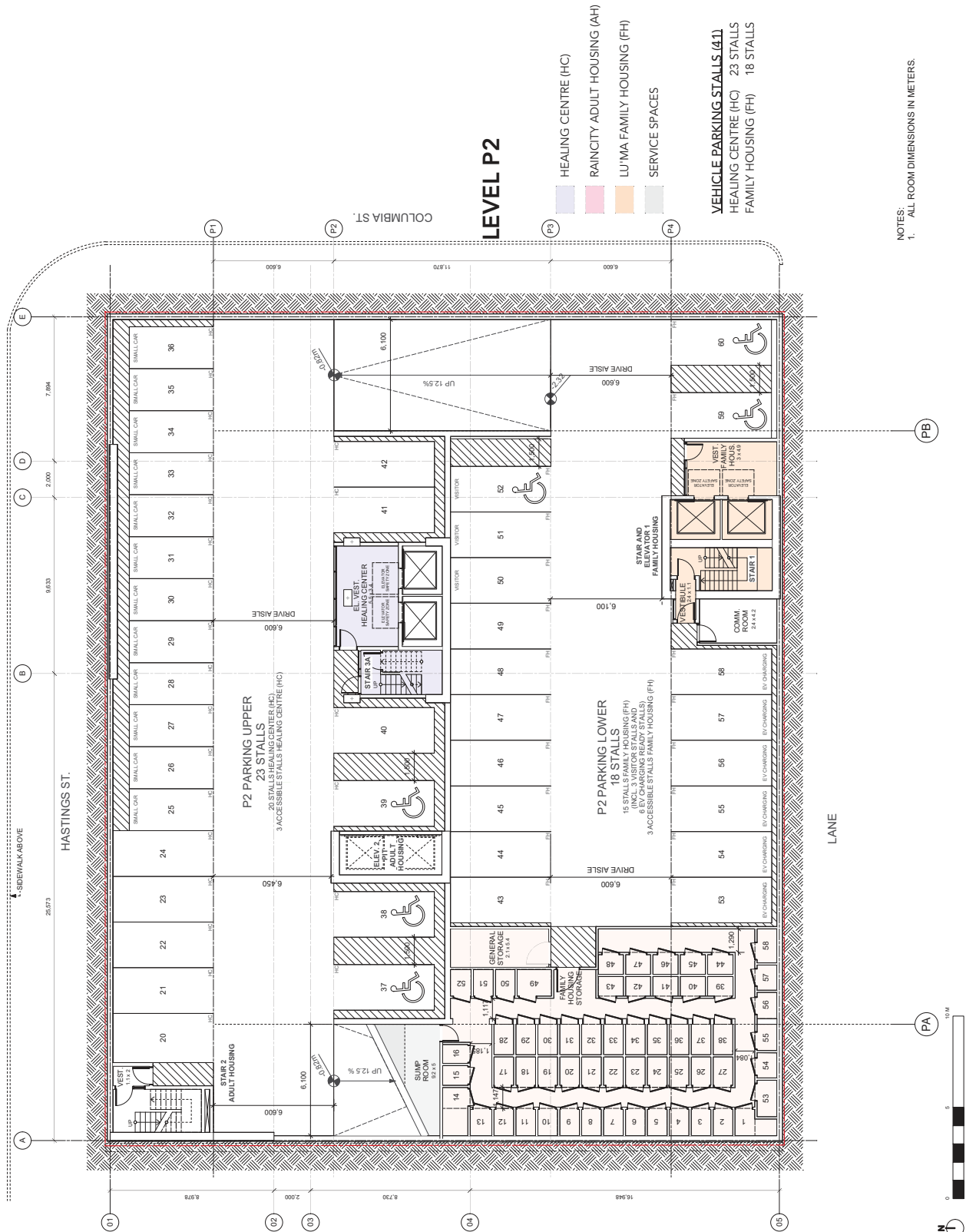
REV.	DATE	ISSUE
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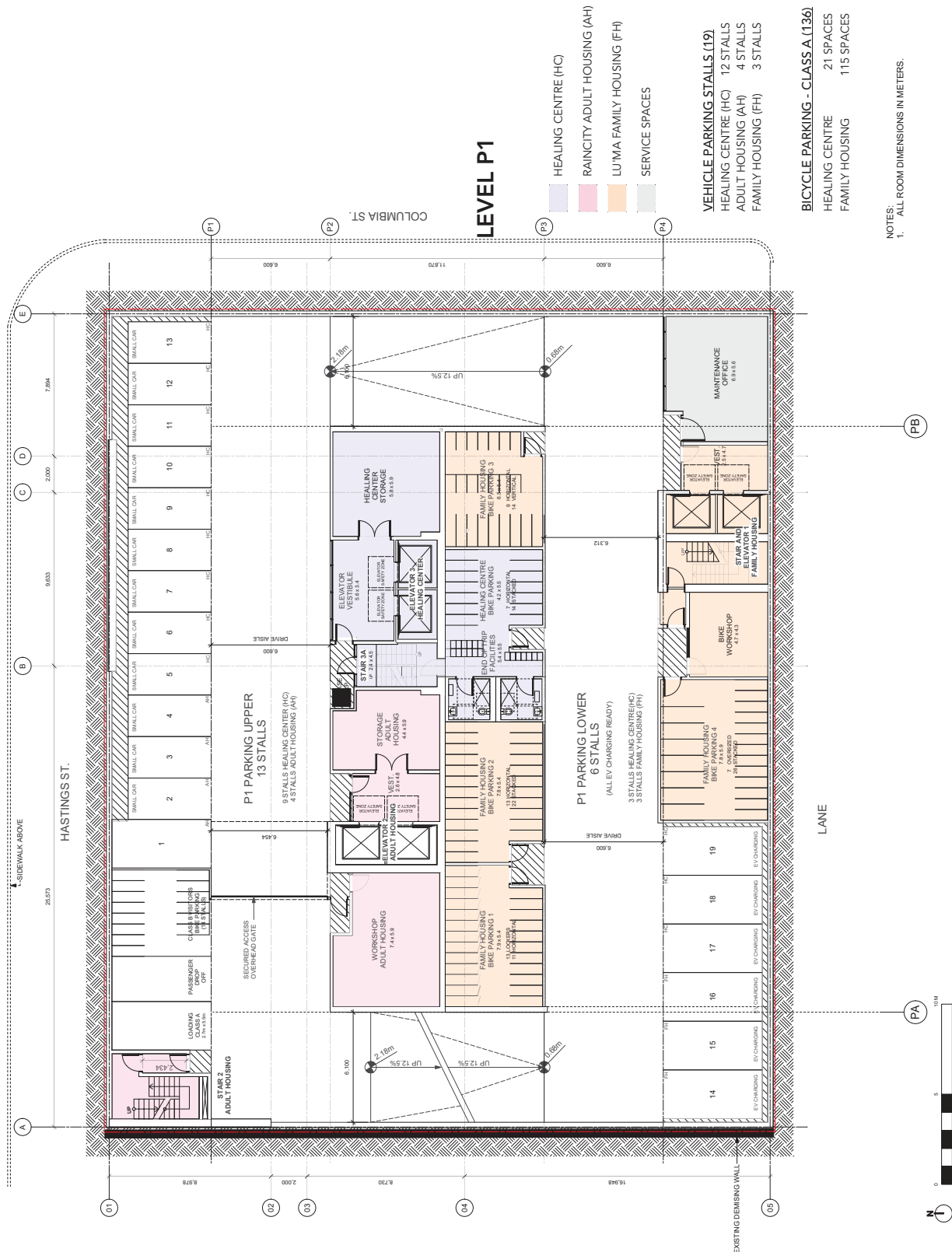
**ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT**

P2 Parking Plan

A.100A

PLOT DATE:	SCALE:	1:100
DRAWN BY:	CHECK BY:	JM





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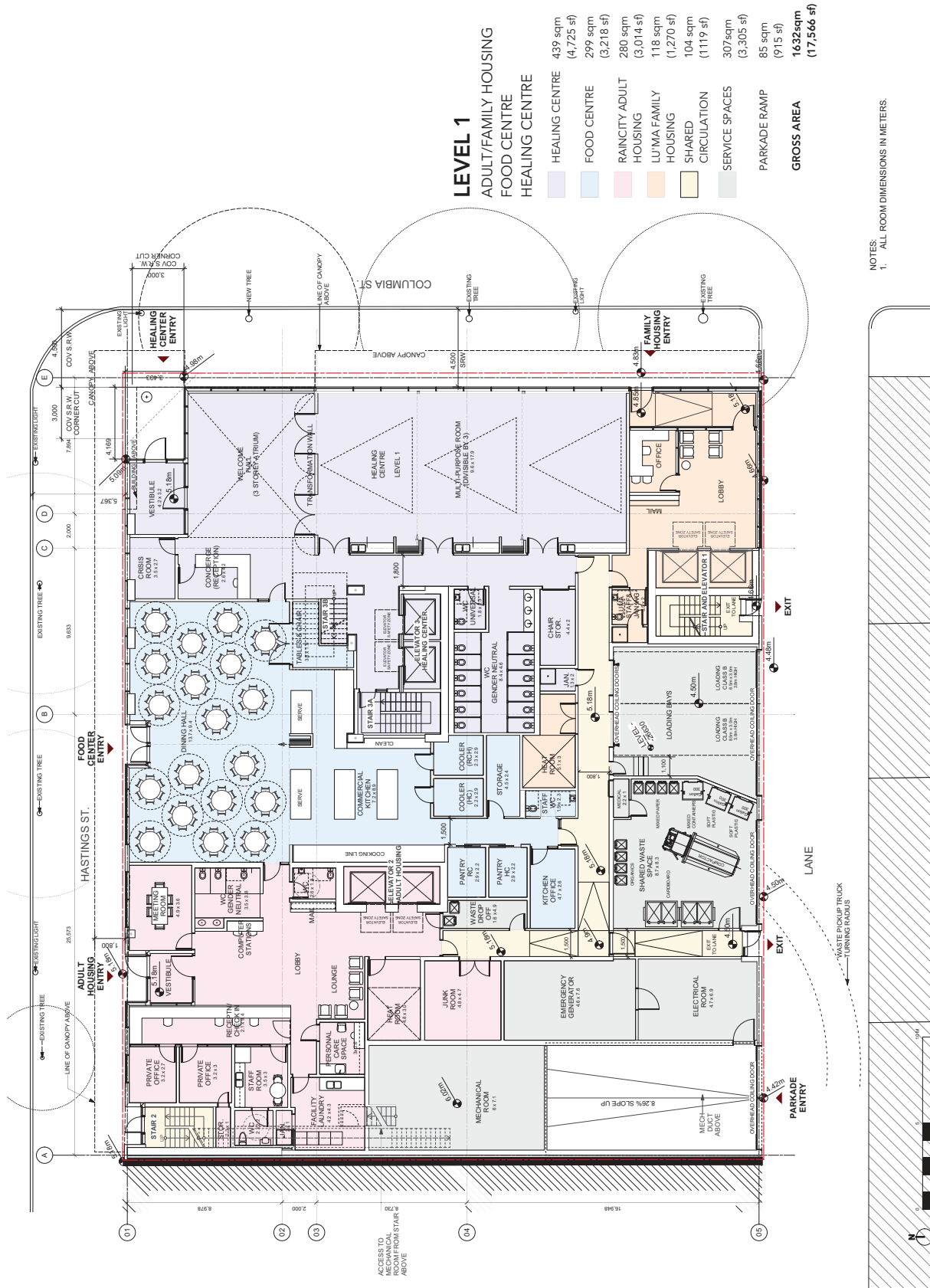
A 2019-06-04 DEVELOPMENT PERMIT APPLICATION
REV. DATE ISSUE

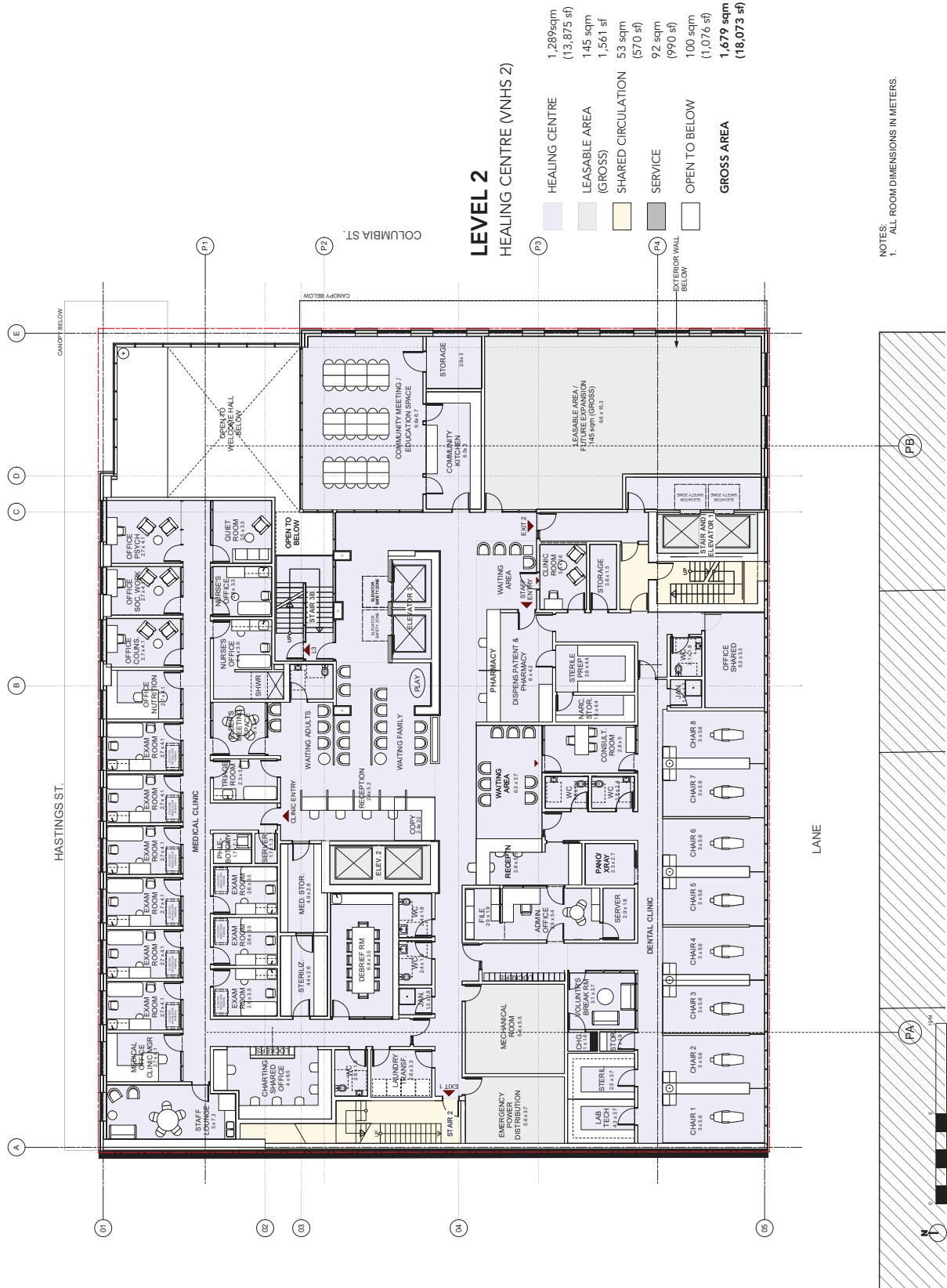
**ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT**
52 - 55 EAST HASTINGS STREET
VANCOUVER, BC

L1 Ground Floor Plan

A.101

PLOT DATE: SCALE: 1:100
DRAWN BY: CHECKED BY: JM





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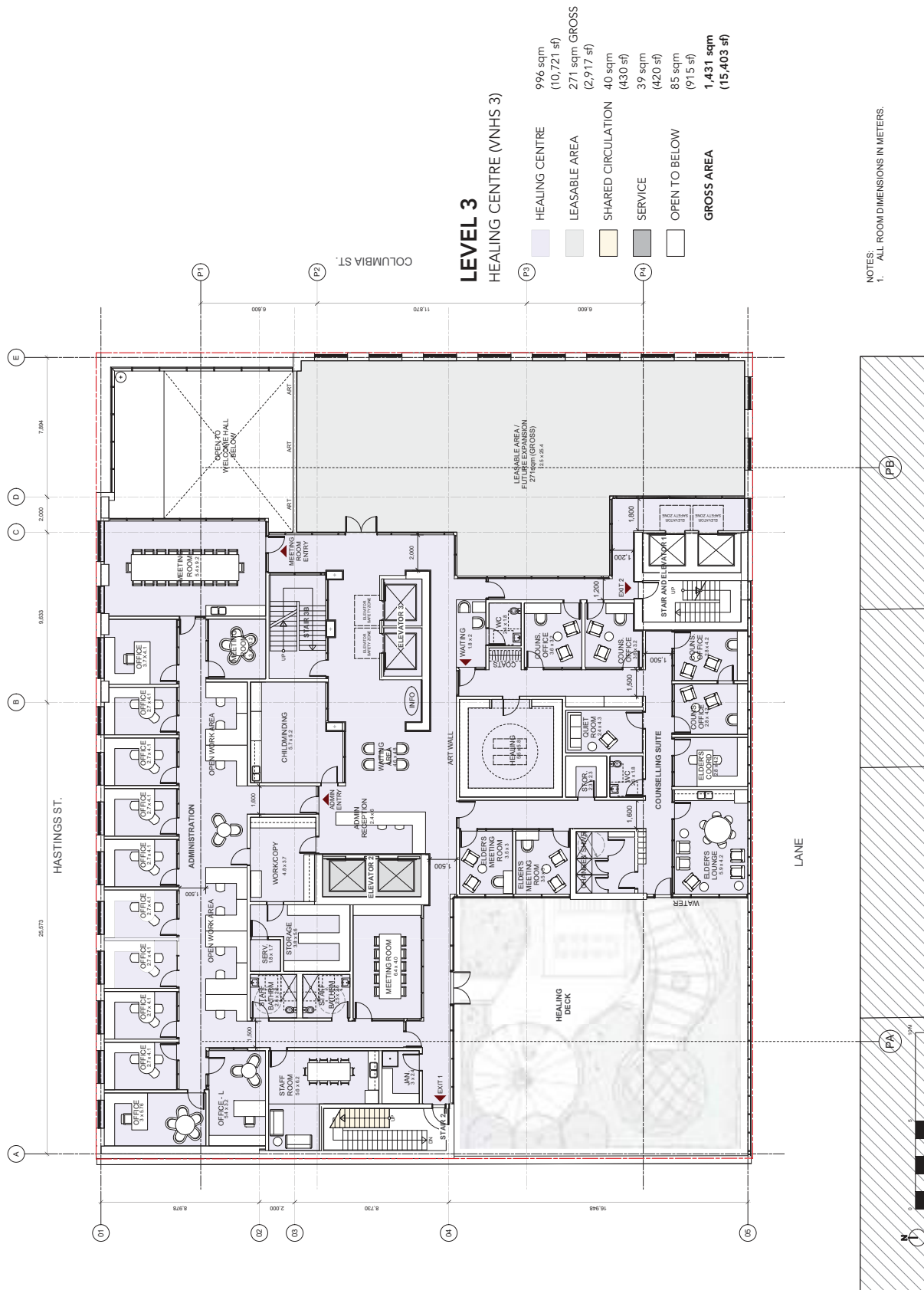
**ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT**

L3 Healing Centre Plan

A.103

PLOT DATE:	SCALE:	1:100
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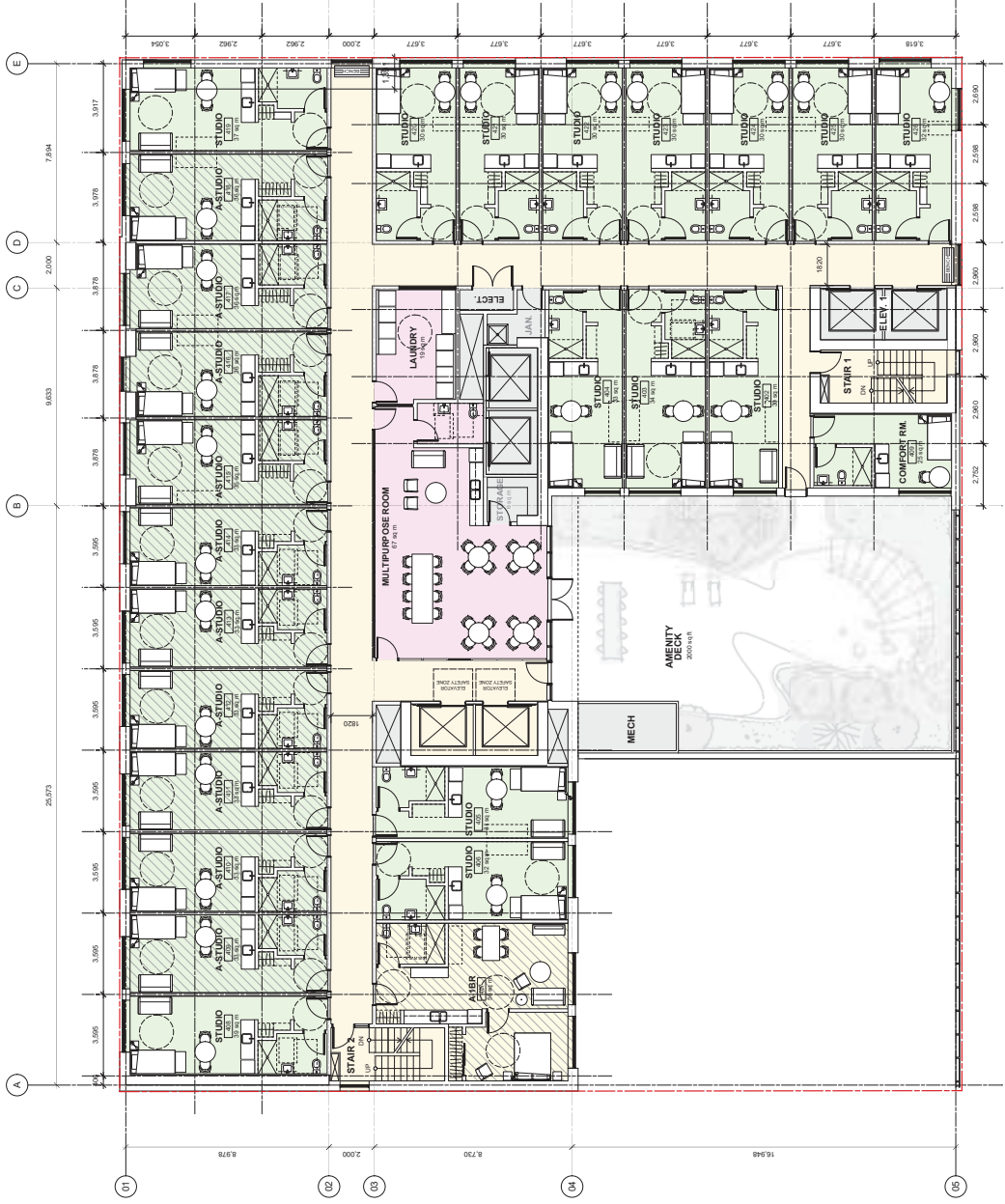
NOTES:
1. ALL ROOM DIMENSIONS IN METERS.





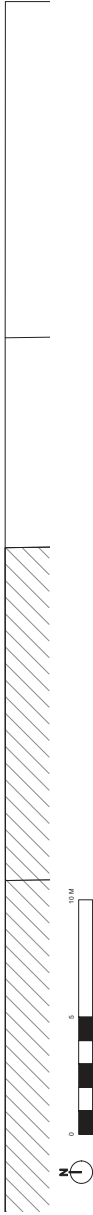
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LEVEL 4 ADULT HOUSING (RAIN CITY 1)			
	STUDIO	STUDIO - ACCESSIBLE	1 BEDROOM
AREA	446 sqm (4,801 sf)	341 sqm (3,670 sf)	58 sqm (624 sf)
UNITS	14	10	0
	1 BEDROOM - ACCESSIBLE	COMFORT ROOM	
AREA	25 sqm (269 sf)	895 sqm (9,365 sf)	
UNITS	1	1	
TOTAL RES. AREA			
AMENITY	92 sqm (990 sf)		
CIRCULATION	212 sqm (2,282 sf)		
SERVICE	70 sqm (753 sf)		
GROSS LIVABLE AREA			
	1,247 sqm (13,422 sf)		

NOTES:
1. ALL ROOM DIMENSIONS IN METERS.



ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT
52-52 EAST HASTINGS STREET
VANCOUVER, BC

L4 Adult Housing Plan

A.104

SCALE:	1:100
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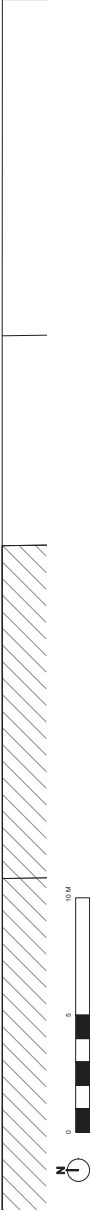


LEVEL 5
ADULT HOUSING (RAINCITY 2)

	UNITS	AREA
STUDIO	26	852 sqm (9,171 sf)
STUDIO - ACCESSIBLE	0	
1 BEDROOM	2	113 sqm (1,216 sf)
1 BEDROOM - ACCESSIBLE	0	
COMFORT ROOM	0	
TOTAL RES. AREA	28	965 sqm (10,387 sf)
AMENITY		18 sqm (194 sf)
CIRCULATION		211 sqm (2,271 sf)
SERVICE		49 sqm (527 sf)
GROSS LIVABLE AREA		1,243 sqm (13,380 sf)



NOTES:
1. ALL ROOM DIMENSIONS IN METERS.



A.105

PLOT DATE:	SCALE:	1:100
DRAWN BY:	CHECK BY:	JM

L5 Adult Housing Plan

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52-52 EAST HASTINGS STREET
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LEVEL 6
FAMILY HOUSING (LU/MA 1)

	UNITS	AREA
STUDIO	6	231 sqm (2,486 sf)
1 BEDROOM	5	305 sqm (3,283 sf)
1 BEDROOM - ACCESSIBLE	0	
2 BEDROOM	6	462 sqm (4,973 sf)
2 BEDROOM - LODGE	0	
3 BEDROOM	0	
TOTAL RES. AREA	17	998 sqm (10,742 sf)
AMENITY		27 sqm (290 sf)
CIRCULATION		178 sqm (1,916 sf)
SERVICE		52 sqm (560 sf)
GROSS LIVABLE AREA		1,254 sqm (13,498 sf)

NOTES:
1. ALL ROOM DIMENSIONS IN METERS.





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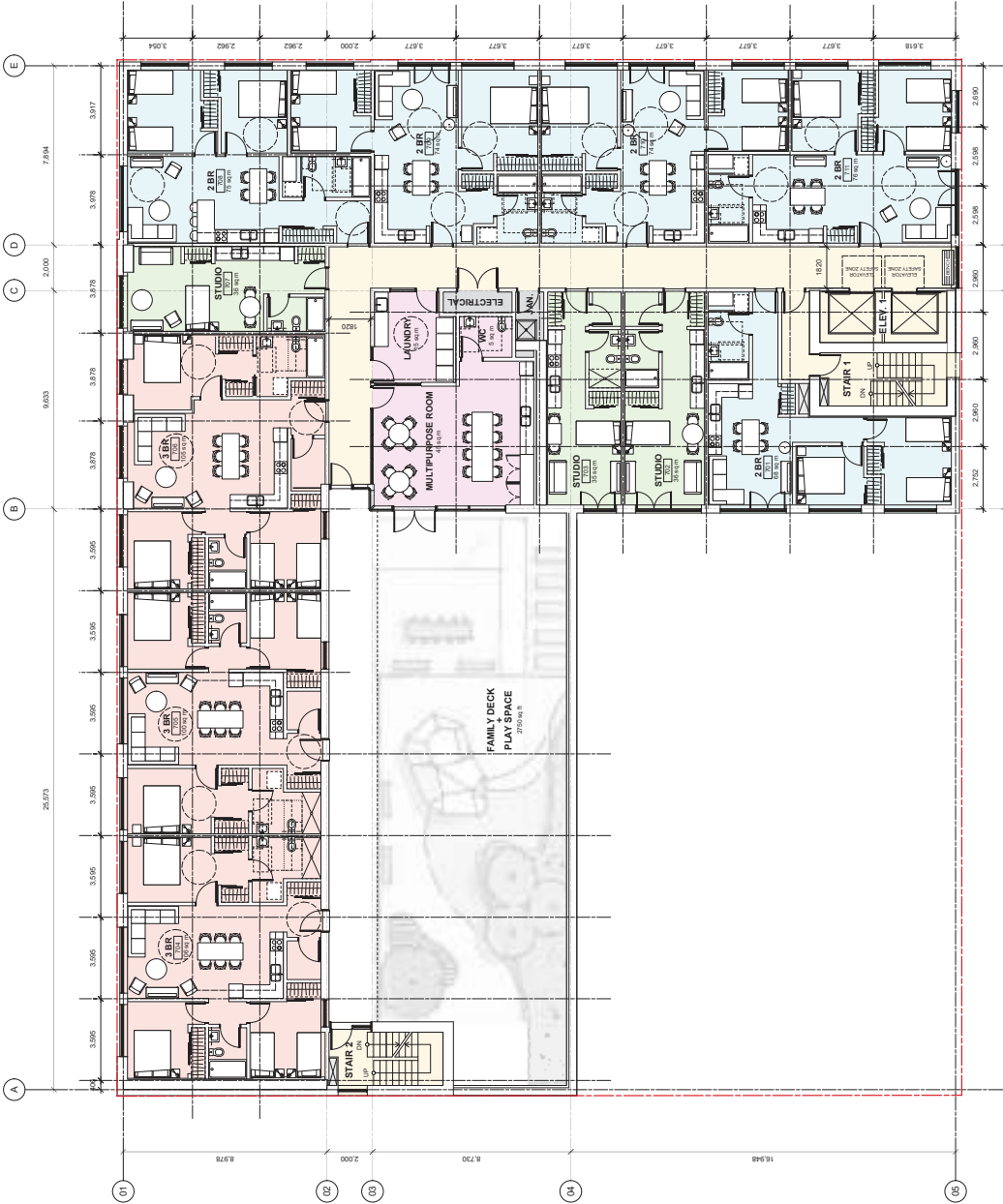
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L7 Family Housing Plan

A.107

PLOT DATE: SCALE: 1:100
DRAWN BY: CHECK BY: JM



LEVEL 7
FAMILY HOUSING (LU/MA 2)

	AREA	UNITS
STUDIO	107 sqm (1,152 sf)	3
1 BEDROOM		0
1 BEDROOM - ACCESSIBLE		0
2 BEDROOM	368 sqm (3,961 sf)	5
2 BEDROOM - LODGE		0
3 BEDROOM	311 sqm (3,348 sf)	3
TOTAL RES. AREA	786 sqm (8,460 sf)	11
AMENITY	65 sqm (700 sf)	
CIRCULATION	130 sqm (1,399 sf)	
SERVICE	12 sqm (129 sf)	
GROSS LIVABLE AREA	992 sqm (10,678 sf)	

NOTES:
1. ALL ROOM DIMENSIONS IN METERS.

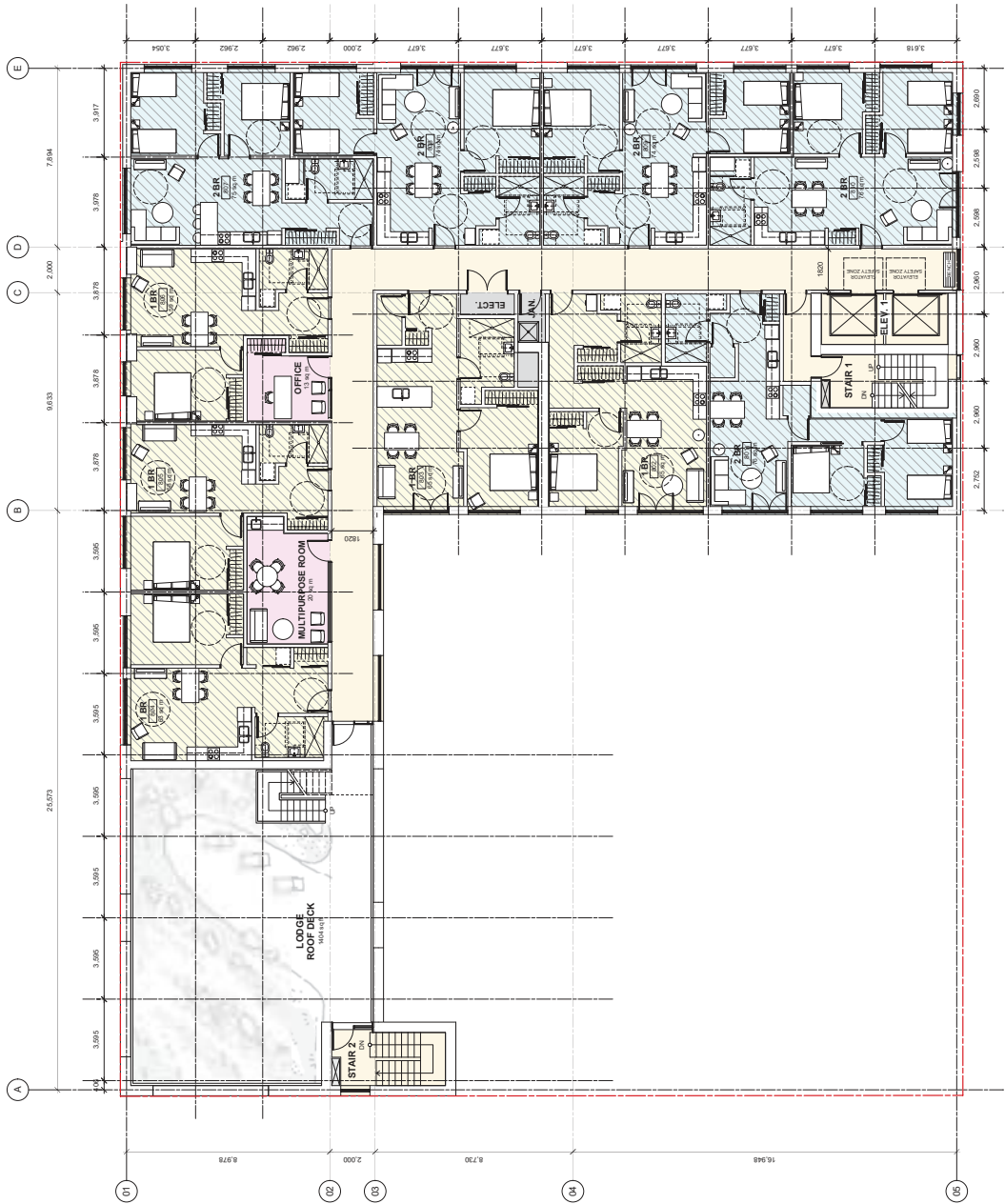


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LEVEL 8
FAMILY HOUSING (LUMA 3 - LODGE)

	AREA	UNITS
STUDIO		0
1 BEDROOM		0
1 BEDROOM - ACCESSIBLE	310 sqm (3,337 sf)	5
2 BEDROOM		0
2 BEDROOM - LODGE	375 sqm (4,036 sf)	5
3 BEDROOM		0
TOTAL RES. AREA	685 sqm (7,373 sf)	10
AMENITY	32 sqm (344 sf)	
CIRCULATION	154 sqm (1,658 sf)	
SERVICE	11 sqm (118 sf)	
GROSS LIVABLE AREA	882 sqm (9,494 sf)	

NOTES:
1. ALL ROOM DIMENSIONS IN METERS.



A.108

PLOT DATE: SCALE: 1:100
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L8 Family Housing Plan

**ABORIGINAL LAND TRUST
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CENTER DEVELOPMENT**
92-92 EAST HASTINGS STREET
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LEVEL 9
FAMILY HOUSING (LUMA 4)

	UNITS	AREA
STUDIO	1	35 sqm (377 sf)
1 BEDROOM	5	270 sqm (2,906 sf)
1 BEDROOM - ACCESSIBLE	0	
2 BEDROOM	4	299 sqm (3,218 sf)
2 BEDROOM - LODGE	0	
3 BEDROOM	0	
TOTAL RES. AREA	10	604 sqm (6,501 sf)
AMENITY	0	
CIRCULATION		140 sqm (1,507 sf)
SERVICE		13 sqm (140 sf)
GROSS LIVABLE AREA		757 sqm (8,148 sf)

NOTES:
1. ALL ROOM DIMENSIONS IN METERS.



A.109

PLOT DATE: SCALE: 1:100
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CENTER DEVELOPMENT**
52-52 EAST HASTINGS STREET
VANCOUVER, BC

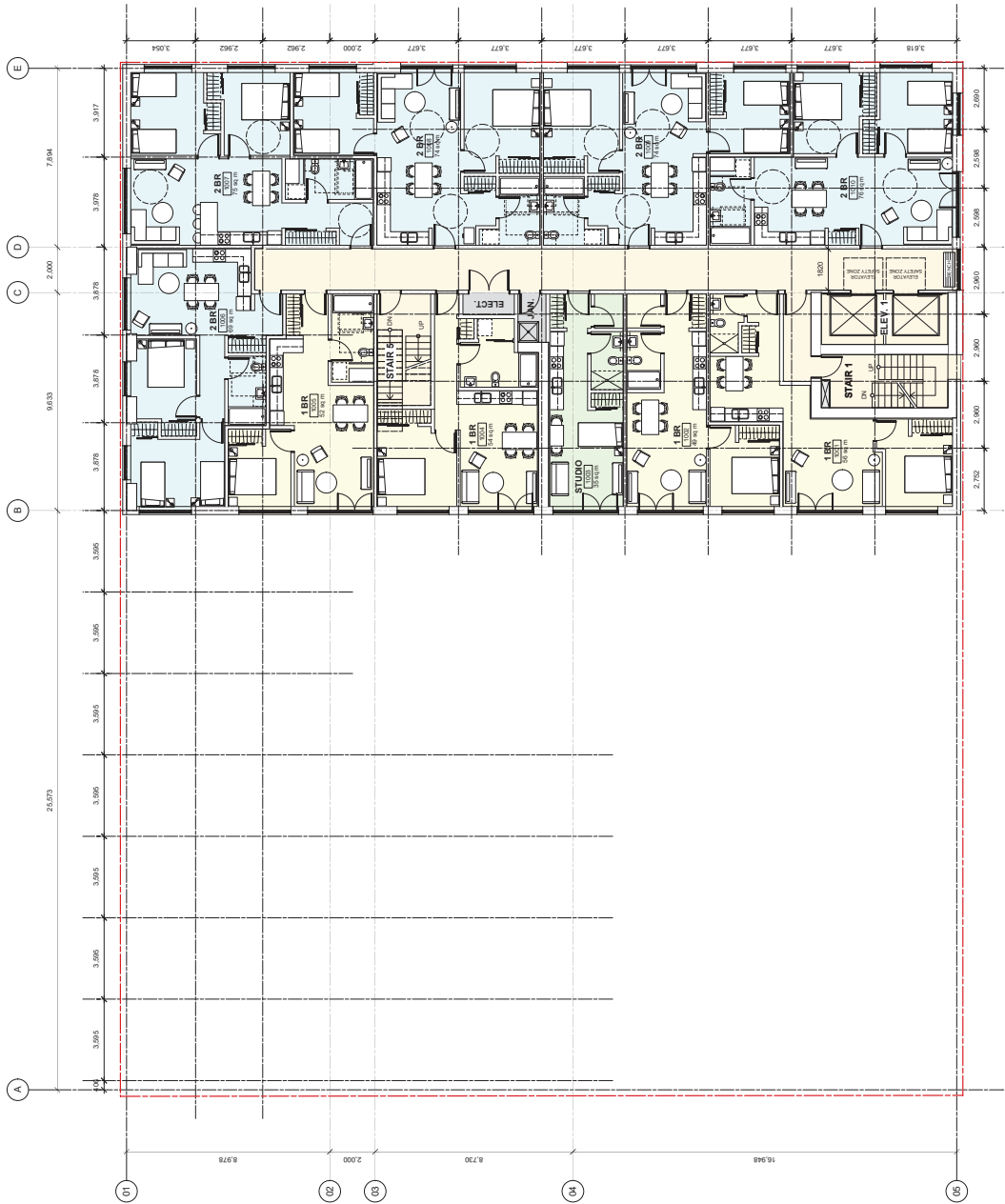
L9 Family Housing Plan

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LEVEL 10
FAMILY HOUSING (LUMA 5)

	UNITS
STUDIO	1
1 BEDROOM	4
1 BEDROOM - ACCESSIBLE	0
2 BEDROOM	5
2 BEDROOM - LODGE	0
3 BEDROOM	0
TOTAL RES. AREA	10
AMENITY	615 sqm (6,620 sf)
CIRCULATION	114 sqm (1,227 sf)
SERVICE	6 sqm (65 sf)
GROSS LIVABLE AREA	737 sqm (7,933 sf)

NOTES:
1. ALL ROOM DIMENSIONS IN METERS.



**ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT**
52-102 EAST HASTINGS STREET
VANCOUVER, BC

L10 Family Housing Plan

A.110

PLOT DATE:	SCALE:	1:100
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ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT
VANCOUVER, BC

L11 Family Housing Plan

A.111

PLOT DATE: SCALE: 1:100
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