UGM Women & Family Recovery & Housing Centre

Union Gospel Mission

616 East Cordova Street, Vancouver



Consultants

Date	Issue / Revisions
Mar 13 2018	DP Application

Seal

NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Title Sheet

Project Number
16056

Scale

Sheet Number
A-001

616 E Cordova Street (Complete Application)
DP-2018-00255 - ZONE DEOD SUB-AREA 2 CORDOVA ST

APPENDIX C
Page 1 of 31

Context Plan



Consultants

ARCHITECTURAL
NSDA Architects
201-134 Abbott St., Vancouver, BC, V6B 2K4
T: 604 669-1926

Structural
Bryson Mariluln Zinkmantel Structural Engineers
700 - 609 West Hastings Street, Vancouver, BC V6B 3A8
T: 604 685-9533

Mechanical
TD Systems, Mechanical Consulting Engineers
216 - 20265, 113B Avenue, Maple Ridge, BC V2X 6E9
T: 604 504-5450

Electrical
AES Applied Engineering Solutions
2nd Floor, 1330 Granville Street, Vancouver, BC V6Z 1M7
T: 604 569-6500

Survey
Bennett Land Surveying Ltd.
201 - 275 Fell Avenue, North Vancouver, BC V7P 3R5
T: 604 980-4868

Code
Thorson McAuley Certified Professional
769 Roslyn Boulevard, North Vancouver, BC V7G 1P4
T: 604 929-8520

Landscape Architect
Durante Kreuk Ltd.
102 - 1637 5th Ave West, Vancouver, BC V6J 1N5
Tel: 604.684.4611

Arborist
Diamond Head Consulting
342 West 8th Avenue, Vancouver, BC V5Y 3X2
T: 604 733-4886

Drawing List

ARCHITECTURAL

A-001	Cover Sheet	FSR-101	P1 Basement Plan
A-002	Location / Description	FSR-102	Main Floor Plan
A-003	Building Grade / FSR	FSR-103	2nd Floor Plan
A-004	Survey	FSR-104	3rd Floor Plan
A-005	Site Photos	FSR-105	4th Floor Plan
A-006	Site Photos	FSR-106	5th Floor Plan
		FSR-107	6th Floor Plan
A-100	Site Plan	FSR-108	7th Floor Plan
A-101	P1 Basement Plan	FSR-109	Roof Plan
A-102	Main Floor Plan		
A-103	2nd Floor Plan		
A-104	3rd Floor Plan	**LANDSCAPE**	
A-105	4th Floor Plan		
A-106	5th Floor Plan	L-1.1	Ground Floor Landscape Plan
A-107	6th Floor Plan	L-1.2	Level 2 Landscape Plan
A-108	7th Floor Plan	L-1.3	Level 7 Daycare Landscape Plan
A-109	Roof Plan	L-2	Landscape Sections
A-110	Unit Plans		
A-201	Elevation - North		
A-202	Elevation - East		
A-203	Elevation - South		
A-204	Elevation - West		
A-205	Building Section A		
A-206	Building Section B		
A-207	Building Section C		
A-208	Building Section D		
A-209	Building Section E		
A-301	Streetscape		
A-302	Context Views		
A-303	View Studies		
A-304	Building Views		
A-500	Shadow Analysis		

Project Description

About Union Gospel Mission
Union Gospel Mission ("UGM"), a non-profit society, has been feeding hope and changing the lives of men, women and children since 1940. Through its 7 locations in Metro Vancouver and the city of Mission, UGM provides a grace-based continuum of care to ensure that we support guests and residents in every step of their journey. The comprehensive range of transformative programs and services at UGM is based on our vision, "Demonstrating the Love of Christ, Union Gospel Mission is determined to transform communities by overcoming poverty, homelessness and addiction – one life at a time."
UGM is an umbrella organization that operates through four legal entities incorporated under the BC Societies Act. These include Union Gospel Mission, Union Gospel Mission Foundation, Union Gospel Housing Society, and Union Gospel (Heatley) Housing Society.

Experiences & Approaches to Opening New Social Housing Facilities
UGM has significant experience opening new housing facilities. These facilities have been opened in cooperation with government authorities and other service providers and in response to needs identified during gap analysis research. In the last five years, UGM has opened: a men's shelter at 601 East Hastings (total 72 beds), a men's alcohol and drug residential recovery program at 601 East Hastings (62 beds), 37 bed male and female co-ed transitional housing units at 601 East Hastings, and 15 bed non-medical stabilization Sanctuary housing units at 616 East Cordova. Each of these facilities and related programs has been successful. Residents and tenants have been provided with safe, secure, supported abstinence-based housing.

Exiting Current Program
616 East Cordova currently houses three UGM programs:
- The Sanctuary: 15 total units of transitional program housing with supports, at income-assistance rates (space for 15 women and 6 babies). The Sanctuary provides a temporary home for women who want to work towards recovery, but who aren't quite sure how to navigate that path just yet. During their stay, women struggling with addiction receive support as they consider a recovery-centred life. Providing compassionate one-on-one counselling, UGM is able to tailor each woman's stabilization journey to her unique needs. No formal medical staff or support is offered; the women utilize off-site medical services of VCH (such as Sheway). In the first two years, 182 women were welcomed to receive 24/7 care and support (22 with babies). Of these, 126 (or 70%) successfully transitioned onto their next stage—whether that's housing, recovery, shelter, or detox. The typical length of stay is 46 days for single women and 142 days for moms with babies.
- A daytime outreach program that provides help, advocacy, a listening ear, and other supports for women in the community who are not living in the Sanctuary.
- An after-school and evening program for children and teens.

Proposed Program – The Vision
The proposed Women and Family Recovery & Housing Centre is a new purpose built Social Housing project with 63 rental units.
- 27 sleeping units version of the Sanctuary program listed above. This is a replacement and continuation of the current programming (stabilization an d recovery, with transitional program social housing with supports, at income-assistance rates), with similar supports and staffing structure. The tenure for these women will be six months to a year.
- 36 units of new social housing for women who have finished the program (and their children where applicable) as well as other women in need of housing. The mix is comprised of 3 studios, 9 one-bedroom, 15 two-bedroom and 9 three bedroom units. The tenure for these social housing units will range from 2 years (transitional housing) to longer term (some up to 5-6 years).
- The same afterschool program to youth and daytime outreach program to women as listed above. Similar staff and supports.
- Child Care Centre with 12 spaces for babies and toddlers and 16 spaces for 3-5 year old pre-school children. The Early Learning Centre is intended to serve the children of mothers who live in the building.

Summary
In short, through the construction of this building we are proposing to expand our Sanctuary stabilization/recovery program from 15 to 27 sleeping units. We are also proposing to add 36 social housing units and a daycare. All housing units will fall under the City of Vancouver's definition of Social Housing.

UGM confirms:
• As social housing units (see the CoV definition, appended below), the rental units will be rented at rates no higher than the shelter component of Income Assistance (at least one third of the 64 units) or rent geared-to-income (RGI).
• UGM is willing to enter into a housing agreement (such as a 219 Covenant) as defined by Section 2 of the City of Vancouver Zoning and Development bylaw (November 2015) page 17.

Design Rationale

This proposal at E.Cordova and Princess is a development permit application in the current DEOD zone to allow for the development of a women and family recovery and housing centre. This initiative represents a commitment to build on the City's network of social and supportive housing projects. The property at E.Cordova and Princess is owned by UGM (Union Gospel Mission).

The project consists of four major components: (1) Recovery and stabilization sleeping units for women and babies, (2) subsidized rental housing, (3) two daycares (infant and toddler), youth drop-in center and (4) UGM office and support services

Site Context
The site is located at the southeast corner of the junction of E.Cordova and Princess Streets and is currently occupied by UGM itself. The area contains a mixture of supportive housing, social services, offices, grade level retail and light industrial uses. Cordova Street is a busy exiting vehicular route with from the downtown core. Princess Avenue runs north | south, connecting the Strathcona neighbourhood to the waterfront. The City of Vancouver is currently proposing a Children's Interpretative Walk along this street.

Immediately adjacent to the site on the east are single family residences. To the south across the lane is the existing UGM's six-storey Emergency Shelter at 601 E Hastings. To the northeast across Cordova is a small food retailer warehouse. Across Princess Avenue is the six-storey rental housing.

The Site
The site is approximately 45.7 m x 37.21 m and has an area of approximately 1701 sm. From the low point at the northeast corner of the site (15.58m), the site rises 3.12m at the southeast corner (18.70m). The rise along Cordova is approximately 1.78m and 1.34m along Princess.

Design Description
The project contains a variety of uses. The main floor along Cordova Street and Princess is dedicated active ground floor amenity spaces with the main entrance at the corner of Cordova / Princess. There is a smaller secondary entrance at the lane / Princess for the Youth Drop-in program. Floors 2 and 3 contains sleeping unit for mom and babies and office space. Floors 4, 5 and 6, contain family units – studio, one, two, and three bedroom units. Floor 7 is for the two child cares with exterior play areas that meet the City of Vancouver guidelines for Child Care design.

The form of the building emerged from a desire to develop a strong urban street definition on Cordova and Princess. This "L" shape form results in a large south facing communal courtyard along the lane. Internally, the mandate was to design a straightforward efficient building with clear circulation.

As permitted under Downtown-Eastside/Oppenheimer District (DEOD) Zoning and Development By-law (5.6.1) the maximum height shall be 22.8 meters.

Beyond the urban design and program requirements, the major determinant of the design was the requested setbacks. Planning requested a 3.05m (10') dedication on the west side of the property to provide space for the Children's Interpretative Walk planned for Princess Avenue.

Outdoor amenity areas with southern exposure has been provided on the ground level for the drop-in center and second floor for staff and residents. Both outdoor areas have access to the lane.
Children's play areas are also included on the 7th floor as part of the daycares.

We have followed the suggestions of the Princess Avenue Children's Interpretive Walk, Phase 1 & 2 Reports for the 3m wide children's walk. The landscape treatment of the streets has been developed to reinforce urban design considerations. This includes the introduction of street trees, decorative paving, benches, and bicycle racks.

Architectural Expression
The proposed palette of materials for the building exterior include brick masonry, phenolic wall panel, sealed concrete and glazing in aluminum frames. Although undeniably modern in expression, the building form and materials allude to and reflect elements of the historical architecture of the Downtown Eastside.

Parking + Loading + Bicycles
As residents are typically on a form of social assistance there is little possibility that they will own or drive cars, thus the parking demand will be minimal. As with the other 12 city sites, the agreed parking formula is one space for every ten single residential units (one bedroom or studio) two spaces for every ten two-bedroom units and three spaces for every ten three-bedroom units.
There will be a Class B loading space and Bicycle storage Type A and B to meet the requirements of the Parking Bylaws.

Project Statistics

Street Address	616 East Cordova Street Vancouver, B.C.	
Legal Description	Plan LMP24681 District Lot 196	
Existing Zoning	DEOD, Sub-area 4	
Proposed Zoning	DEOD	
Existing Use	Community Services/Facilities	
Proposed Use	Community Services/Facilities and Social Housing	
Site Area	1700.7 sm (18,306.2 sf)	
Allowable FSR (DEOD)	1.0 / 4.5 (Frontage no greater than 45.7m)	
Proposed FSR (DEOD)	4.40 (7,478.6 sm building area)	
Allowable Amenity Exclusion	The lesser of 20% allowable FSR or 929 sm	
Proposed Amenity Exclusion	Daycare / residential storage	
Parking		
Required Parking	City of Vancouver - Parking Bylaws (4.5A.8) Social housing dwelling units other than those referred to in section 4.5A.6 and 4.5A.7.	
Residential	8 7 4	0.22 per unit (36 units /0.22= 8 stalls) After school care and childcare should follow COV child care guidelines (1 space per 8 children plus 2 staff spaces) :12 infants + 16 pre-schooler = 15 after school= 43/8 = 5.4 stalls : + 2 staff parkings Office (355 s.m.) : A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, and one additional space for each additional 50 square metres of gross floor area.
Total Required	19	
Proposed Parking	21	2 small, 18 standard, 1 HC
Loading		
Required Loading		
Residential	1	one class B loading space for 100-299 dwelling units
Commercial	n/a	one class B loading space for first 465 sm
Office	n/a	one class B for 500sm - 5000sm of area
Total Required	1	
Proposed Loading	1	Class B
Bicycle		
Required Bicycle Stalls Type A		
Residential	48	.75 spaces for each Sleeping unit = 20 (27 Sleeping units) .75 spaces for each Studio unit = 2.25 (3 Studio units) .75 spaces for each one bedroom = 6.75 (9 one bedroom units) 1.25 spaces for each 2 bedroom = 11.25 (15 two bedroom units) 1.25 spaces for each 3 bedroom = 6.75 (9 three bedroom units)
Office	1	1 space for each 500 sm, area = 568.67 sm
Total required	49	
Proposed Bicycle Stalls Type A	60	48 residential, 12 staff
Proposed Bicycle Stalls Type B	6	6 Residential / visitor (Exterior near main entrance)
Physical Form		
Allowable Height (DEOD)	22.8m (74.80ft)	
Proposed Height	22.8m (74.80ft) - 7 storeys plus mechanical	
Required Front Yard Setback (Cordova Street)	0mm	
Proposed Front Yard Setback (Cordova Street)	0	
Required Rear Yard Setback (Lane)	0	
Proposed Rear Yard Setback (Lane)	0	
Required Side Yard Setback (Princess Avenue)	3.05m (10 ft) for main floor 2.44m (8 ft) above main floor	

Consultants

Date	Issue / Revisions
Mar 13 2018	DP Application

Seal

NSDA ARCHITECTS

201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604 669 1926
F 604 683 0181

Project
UGM Women & Family Recovery & Housing Centre

Sheet Title
Project Statistic
Project Description

Project Number
16056

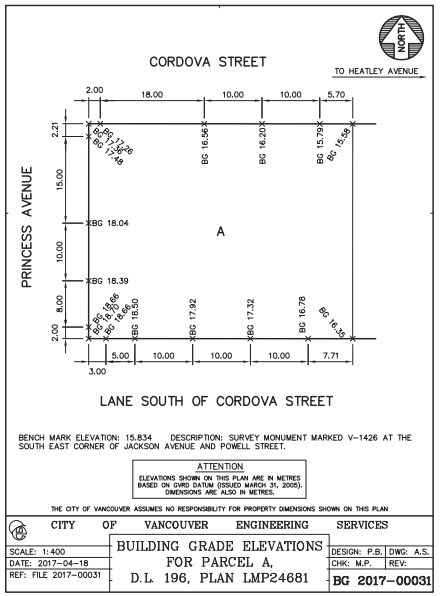
Scale

Sheet Number
A-002

616 E Cordova Street (Complete Application)
DP-2018-00255 - ZONE DEOD SUB-AREA 2 CORDOVA ST

APPENDIX C

City Building Grades



General Notes

1. Refer to Project Manual for specification of all building materials and standards.
2. Do not scale from drawings. Larger scale drawings take precedence over smaller scale drawings.
3. Verify dimensions, elevations and existing features shown on the drawings before laying out new work.
4. Notify consultants of any discrepancies before starting work, or be responsible for any additional cost arising out of corrections to be done.
5. Perform work in accordance with the Vancouver Building By-Law, and all codes and standards specified within the specifications.
6. Materials and workmanship shall comply with or exceed applicable standards of the Canadian General Specification Board (CGSB); Canadian Standards Association (CSA); American Society for Testing and Materials (ASTM); and other reference organizations.
7. Provide solid back blocking (min. 38 x 184) in wall for grab bars, washroom accessories, handrails, curtain tracks, and fastening locations for millwork items.
8. Concrete sidewalks to have a broom finish with saw cut joints, contractor to confirm location and pattern of saw cut in concrete sidewalks with architects.
9. All exterior structural steel connectors, all exposed fasteners, bolts and lag screws to be hot dipped galvanized unless noted otherwise.
10. Verify by survey, the location of all mechanical and electrical items, to be embedded in the concrete slab prior to concrete placement. This includes items such as; floor drains, toilet stub, shower stub, electrical riser, etc.

\# Mechanical equipment (ventilators, generators, compressors & exhaust systems) shall be designed, constructed and located to minimize noise, air quality and visual impacts on the open space and the public realm, and to comply with Noise By-Law No. 6555.

\# The construction of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Vancouver Parking By-Law and subsection 3.36 of the Vancouver Building By-Law regarding assault security.

\# The construction of the bicycle spaces (including bicycle rooms, compounds and lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions in Section 6 of the Vancouver Parking By-Law.

Building Area

	Gross Area	
P1	1361.44 sm	14655 sf
Main	1185.40 sm	12760 sf
2nd	922.19 sm	9926 sf
3rd	971.64 sm	10459 sf
4th	973.68 sm	10481 sf
5th	973.68 sm	10481 sf
6th	973.68 sm	10481 sf
7th	480.93 sm	5177 sf
8th	54.96 sm	592 sf
Total Gross	**7897.60 sm**	85010 sf
P1 Parking only	774.03 sm	8332 sf

FSR

F.S.R. Calculation	Net Area	
P1	0.00 sm	0 sf
Main	1065.94 sm	11474 sf
2nd	922.19 sm	9926 sf
3rd	971.84 sm	10461 sf
4th	973.68 sm	10481 sf
5th	973.68 sm	10481 sf
6th	973.68 sm	10481 sf
7th	78.32 sm	843 sf
8th		
Total Net	**5959.33 sm**	64146 sf
Site Area	**1700.70 sm**	18306 sf
F.S.R.	**3.50**	

Downtown-Eastside/Oppenheimer - Sub-Area 2 Cordova Street

5.5.3 The following shall be excluded in the computation of floor area:

(a) **open residential balconies or sundecks** and any other appurtenances which, in the opinion of the Development Permit Board, are similar to the foregoing and contribute to the amenity or environment of the Downtown-Eastside/Oppenheimer District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
(b) where floors are used for **off-street parking and loading**, the taking on or discharging of passengers, **bicycle storage, heating and mechanical equipment**, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
(c) **patios or roof gardens provided that any sunroofs** or walls are approved by Director of Planning;
(d) **all residential storage** space above or below base surface, except that if the residential storage space above base surface exceeds **3.7 m per dwelling unit**, there will be no exclusion for any of the residential storage space above base surface for that unit;

5.8.2 Amenities Excluded from Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that their area does not exceed 20 percent of the allowable FSR or 929 square meters (approximately 10,000 square feet) whichever is the lesser:
(e) gymnasiums and workout rooms;
(f) games rooms and hobby rooms;
(g) day care centers;
(h) other similar or related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are of a type which contribute to social amenity.

Unit Mix

	Micro	Studio	1-Bed	2-Bed	3-Bed	
Main						
2nd	9					
3rd	18					
4th		1	3	5	3	
5th		1	3	5	3	
6th		1	3	5	3	
7th						
						Total Units
Total	27	3	9	15	9	63

Consultants

Date	Issue / Revisions
Mar 13 2018	DP Application

Seal

NSDA ARCHITECTS

Project
UGM Women & Family Recovery & Housing Centre

Sheet Title
Building Grade FSR Summary

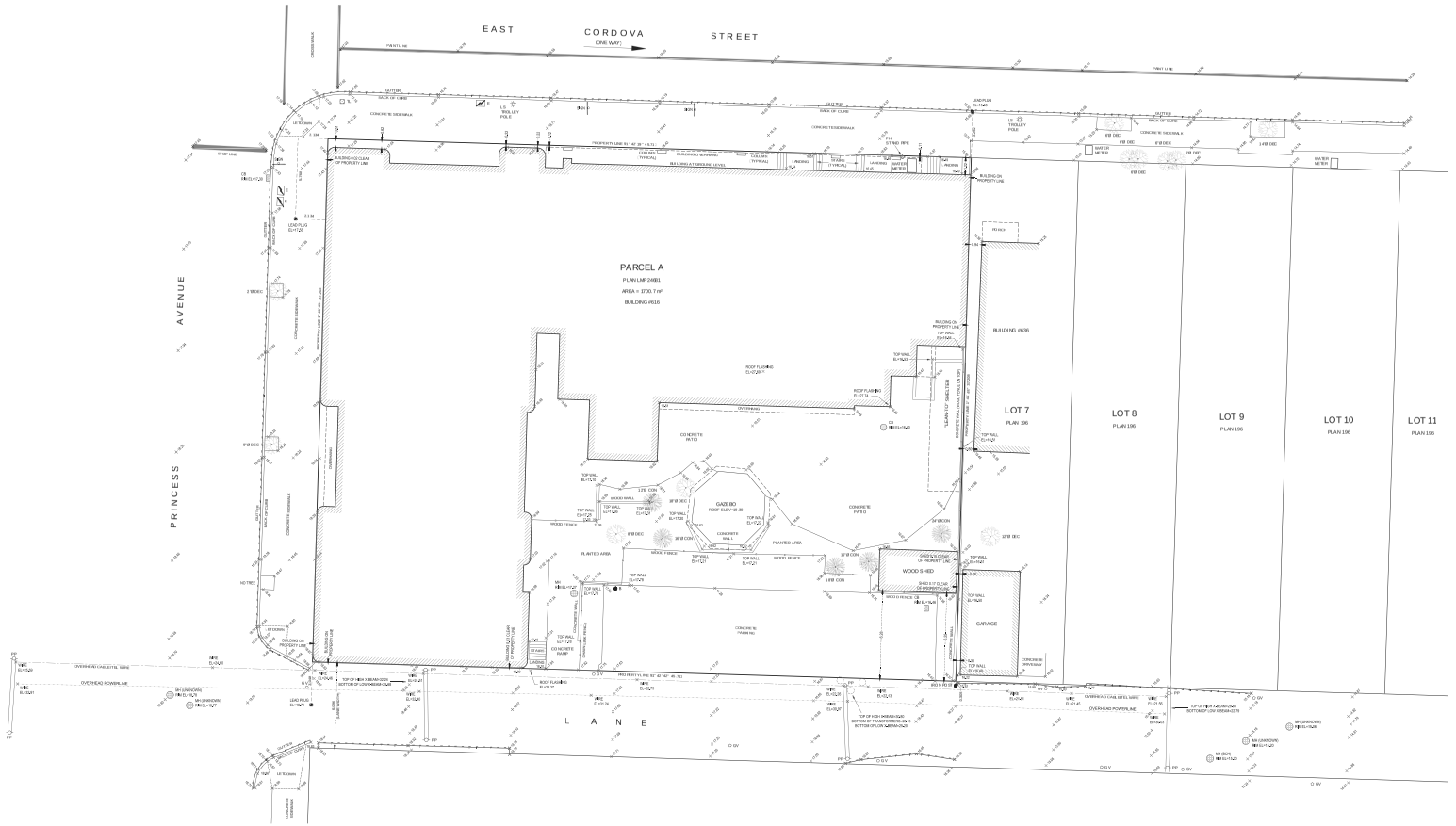
Project Number
16056

Scale

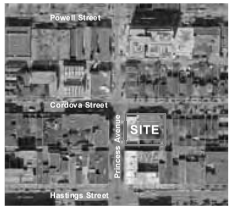
Sheet Number
A-003

616 E Cordova Street (Complete Application)
DP-2018-00255 - ZONE DEOD SUB-AREA 2 CORDOVA ST

APPENDIX C


EAST CORDOVA STREET
(ERIE WAY)
PRINCESS AVENUE
LANE
PARCEL A
PLAN LMP24681
AREA = 1700.7 m²
BUILDING #616
BUILDING #636
LOT 7
PLAN 196
LOT 8
PLAN 196
LOT 9
PLAN 196
LOT 10
PLAN 196
LOT 11
PLAN 196
GAZEBO
ROOF ELEV=38.36
WOOD SHED
GARAGE
CONCRETE PATIO
PLANTED AREA
CONCRETE RAMP
OVERHEAD POWERLINE
OVERHEAD CABLE/TEL WIRE
PROPERTY LINE 61.° 42' 30" 45.72
BUILDING ON PROPERTY LINE
BUILDING SET BACK FROM PROPERTY LINE
CONCRETE SIDEWALK
CONCRETE PAVING
WOOD FENCE
GUTTER
BACK OF CURB
LANDSCAPED AREA
LEAD PLUG EL=7.29
LEAD PLUG EL=7.26
LS TROLLEY POLE
CB EL=11.42
MH (UNKNOWN) EL=11.27
MH (SEWER) EL=11.20
MH (STORM) EL=11.21
MH (UNKNOWN) EL=11.26
MH (UNKNOWN) EL=11.20
MH (SEWER) EL=11.27
MH (STORM) EL=11.24
MH (UNKNOWN) EL=11.20
MH (SEWER) EL=11.20
MH (STORM) EL=11.27
MH (UNKNOWN) EL=11.20
MH (SEWER) EL=11.20

Streetscape Along Cordova Street





VIEW A SOUTH SIDE OF CORDOVA ST., VIEWED FROM THE NORTH

SITE — PRINCESS AVE. — CORDOVA ST.



VIEW B NORTH SIDE OF CORDOVA ST., VIEWED FROM THE SOUTH

CORDOVA ST. — PRINCESS AVE. — VIEW ACROSS FROM SITE

Consultants

Date Issue / Revision

616 E Cordova Street (Complete Application)
DP-2018-00255 - ZONE DEOD SUB-AREA 2 CORDOVA ST

NSDA
ARCHITECTS
201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

Copyright Reserved. This plan and design is and at all times remains the exclusive property of NSDA Architects and cannot be used without the architects' written consent.

Project
UGM Women & Family Recovery & Housing Centre, Vancouver, BC

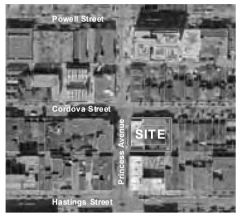
Sheet Title
Site Photos

Project Number
16056

Scale

Sheet Number
A-005

Streetscape Along Princess Avenue





VIEW C EAST SIDE OF PRINCESS AVE., VIEWED FROM THE WEST

POWELL ST. | LANE | CORDOVA ST. | SITE | LANE | PRINCESS AVE. | HASTINGS ST.



VIEW D WEST SIDE OF PRINCESS AVE., VIEWED FROM THE EAST

HASTINGS ST. | LANE | VIEW ACROSS FROM SITE | CORDOVA ST. | LANE | PRINCESS AVE. | POWELL ST.

Consultants

Date | Issue / Revision

NSDA ARCHITECTS
201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

Copyright Reserved. This plan and design is and at all times remains the exclusive property of NSDA Architects and cannot be used without the architects' written consent.

Project
UGM Women & Family Recovery & Housing Centre, Vancouver, BC

Sheet Title
Site Photos

Project Number
16056

Scale

Sheet Number
A-006

Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

NSDA ARCHITECTS

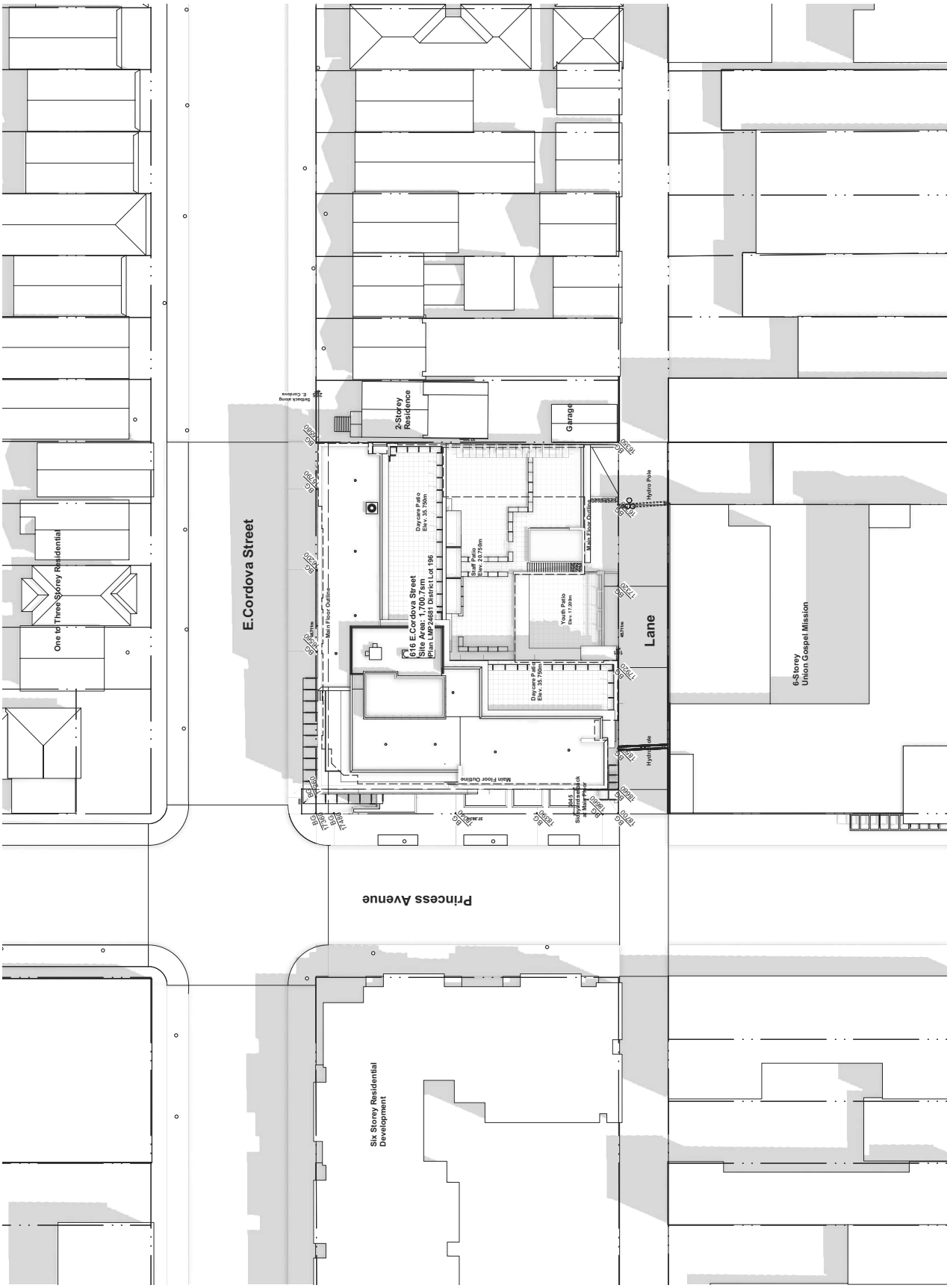
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Context Plan

Project Number
16056

Scale
1:200

Sheet Number
A-100



Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

NSDA ARCHITECTS

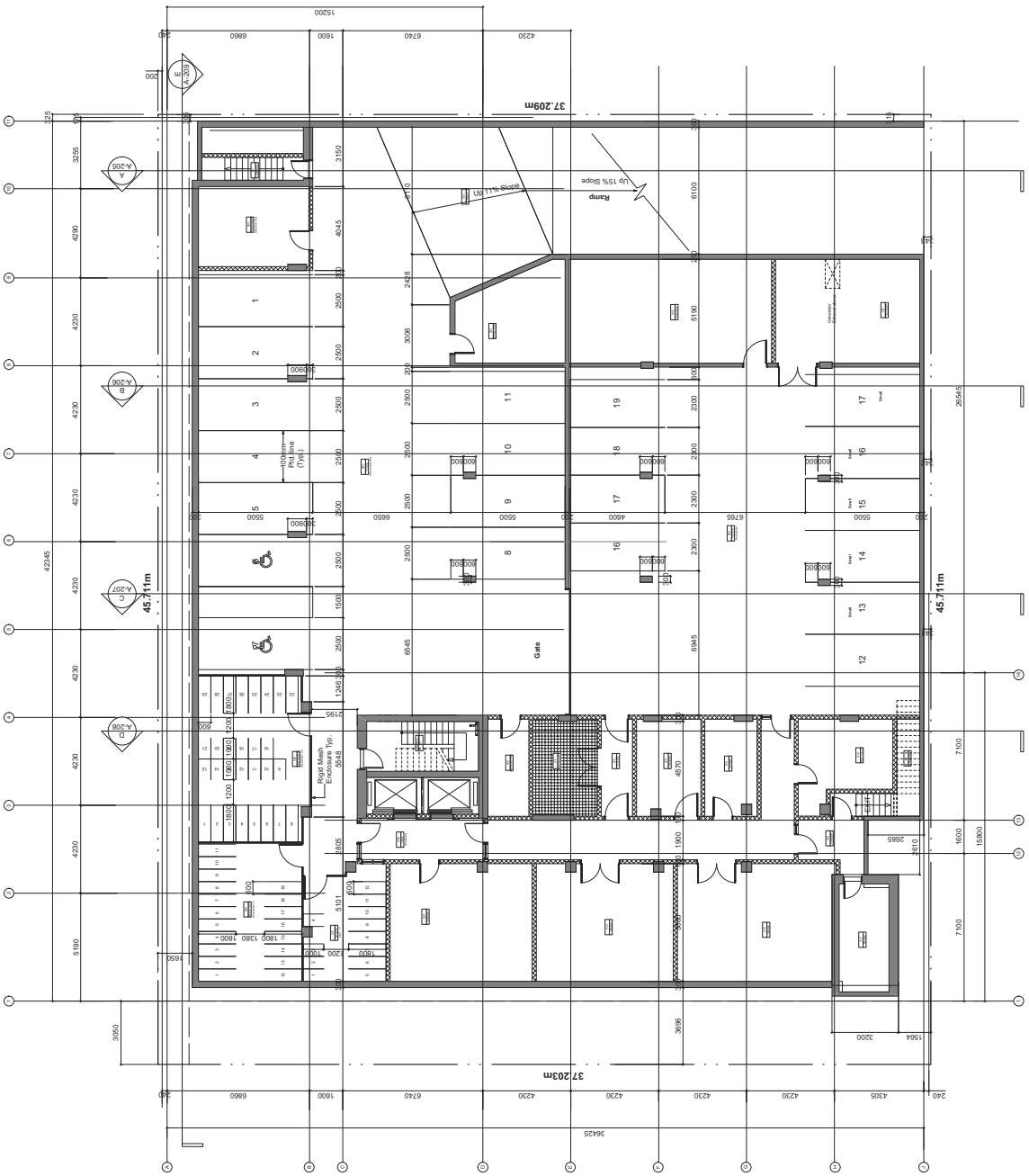
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
P1 Plan

Project Number
16056

Scale
1:100

Sheet Number
A-101



Consultants

Rev.	Date	Issue / Revisions
A	Mar 13 2018	DP Application

Seal

NSDA ARCHITECTS

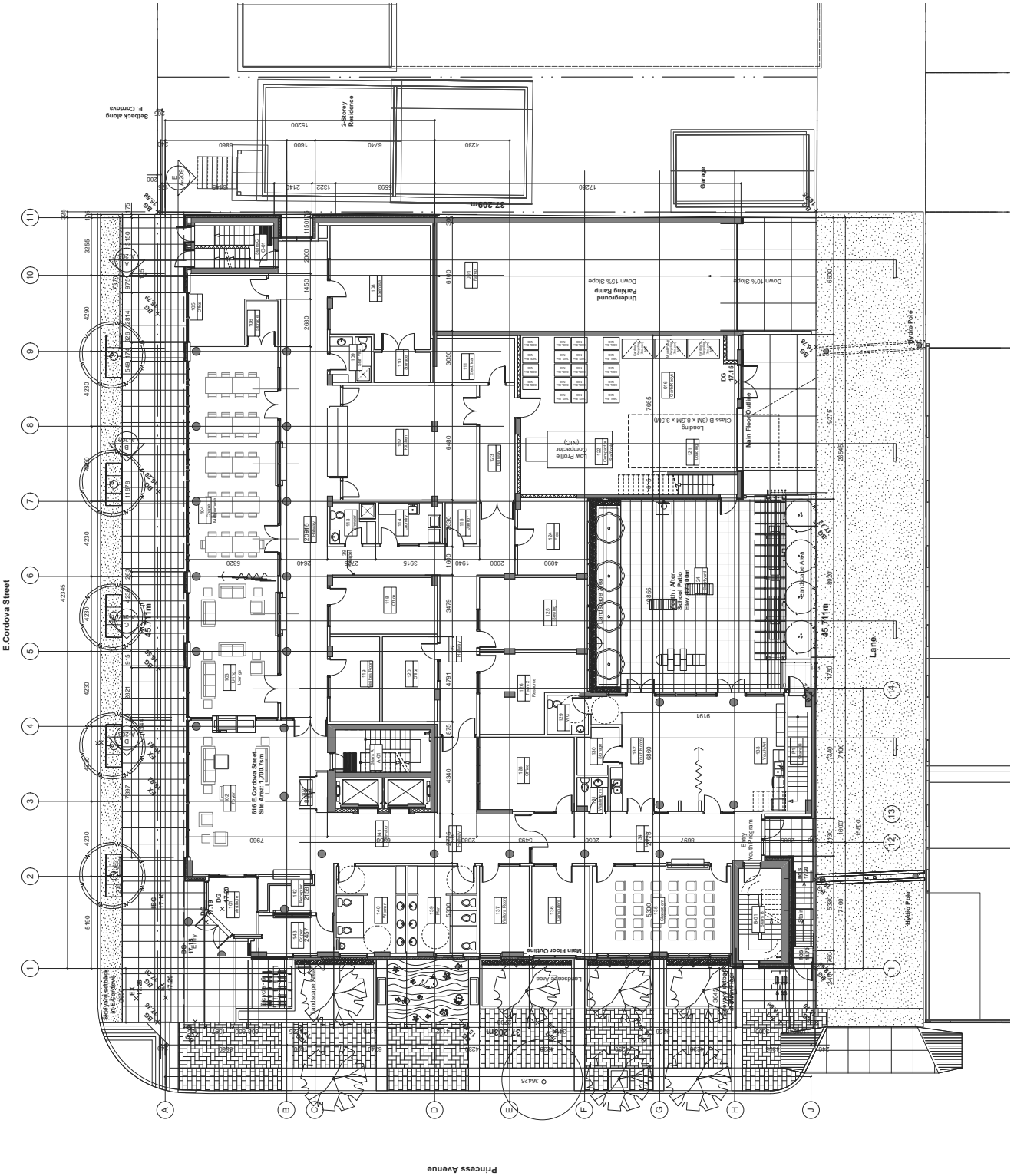
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
01 Main Floor / Site Plan

Project Number
16056

Scale
1:100

Sheet Number
A-102



Consultants

Rev.	Date	Issue / Revisions
A	Mar 13 2018	DP Application

Seal

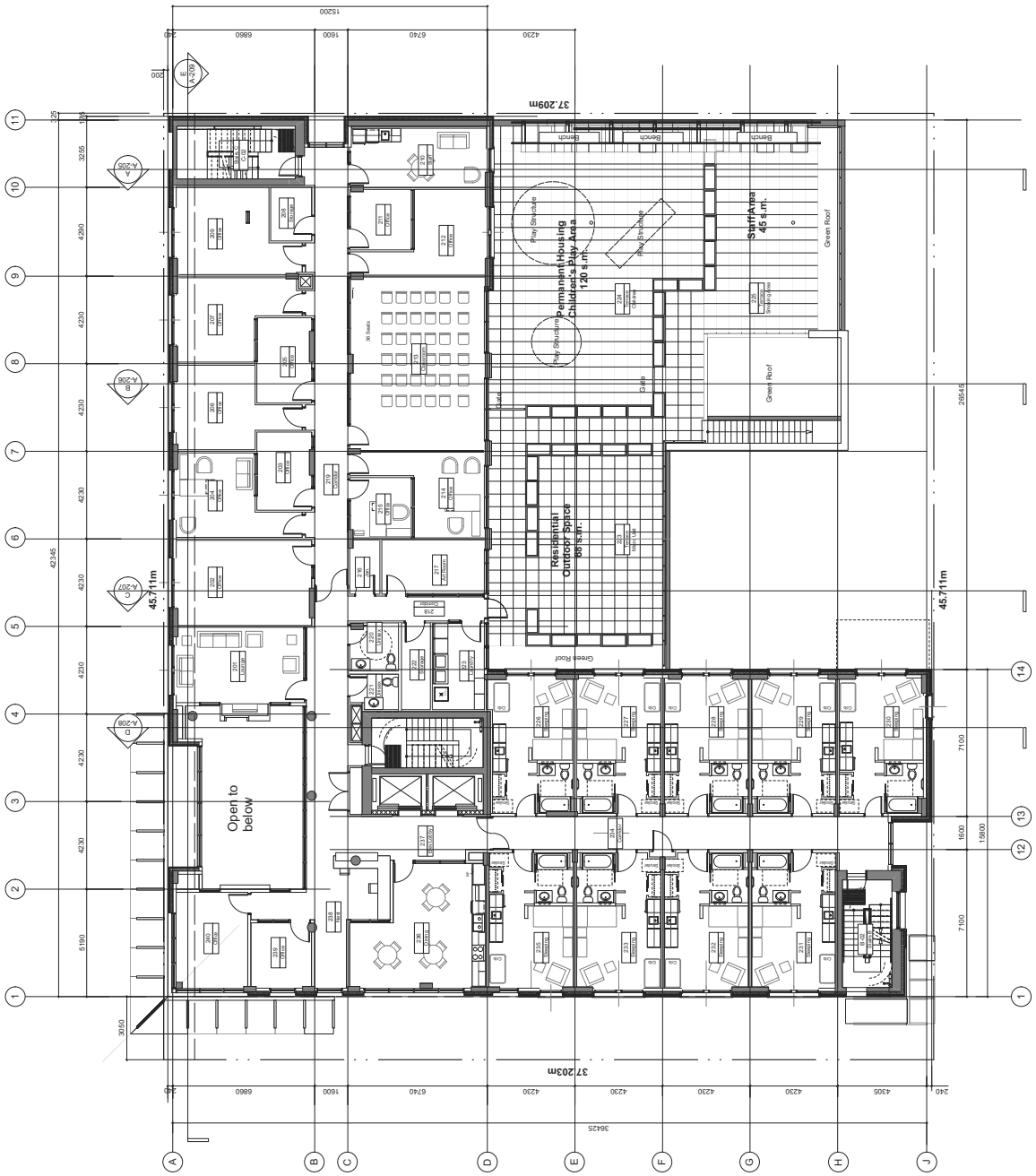
NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
02 Plan

Project Number
16056
Scale
1:100
Sheet Number
A-103

Micro	Studio	1-Bed.	2-Bed.	3-Bed.
9				



Consultants

Rev.	Date	Issue / Revisions
A	Mar 13 2018	DP Application

Seal

NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
03 Plan

Project Number
16056
Scale
1:100
Sheet Number
A-104

	Micro	Studio	1-Bed.	2-Bed.	3-Bed.
	18				



Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
04 Plan

Project Number
16056
Scale
1:100
Sheet Number
A-105

Micro	Studio	1-Bed.	2-Bed.	3-Bed.
	1	3	5	3



Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
05 Plan

Project Number
16056
Scale
1:100
Sheet Number
A-106

Micro	Studio	1-Bed.	2-Bed.	3-Bed.
	1	3	5	3



Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

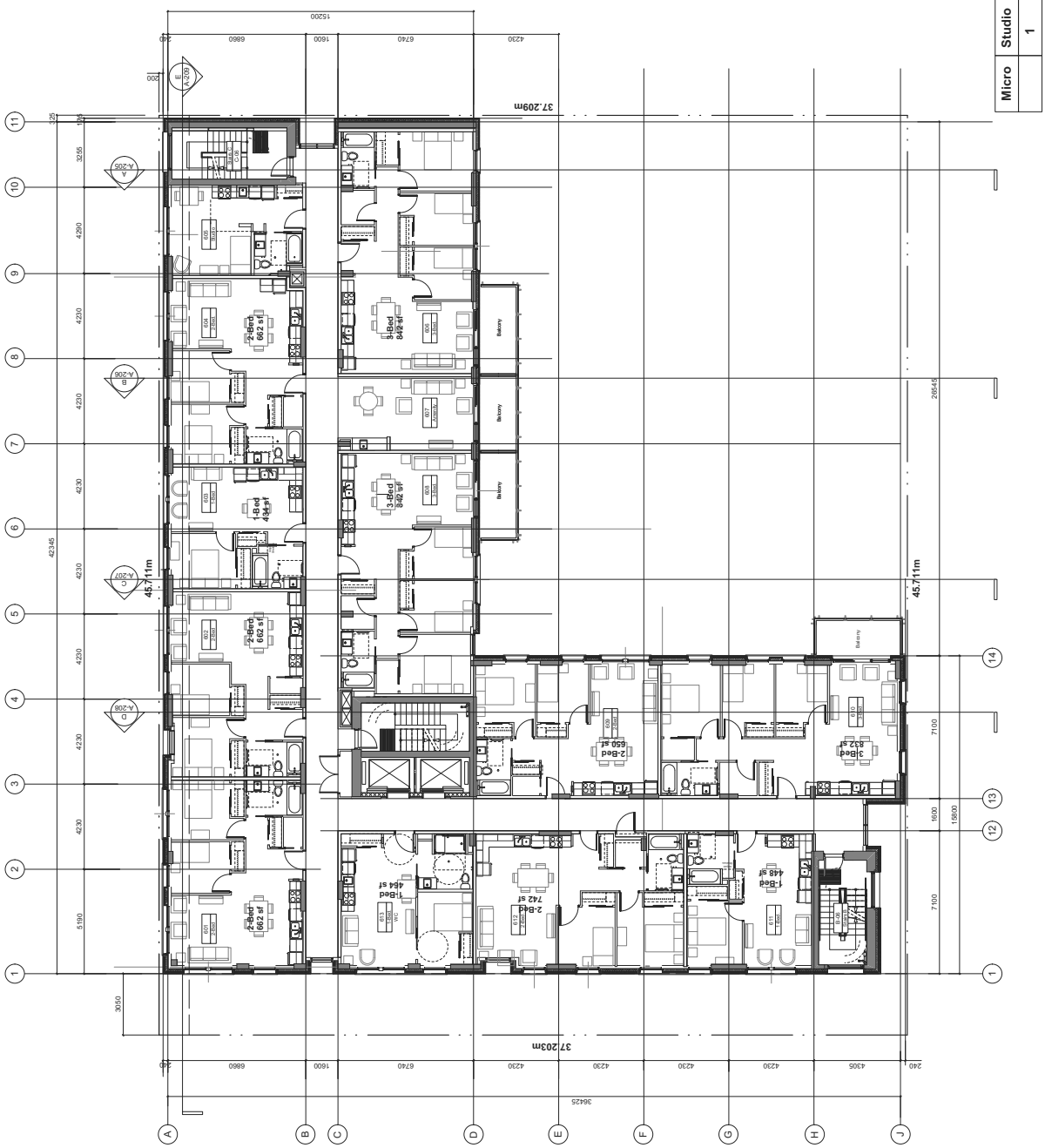
NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
06 Plan

Project Number
16056
Scale
1:100
Sheet Number
A-107

Micro	Studio	1-Bed.	2-Bed.	3-Bed.
	1	3	5	3



Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

NSDA ARCHITECTS

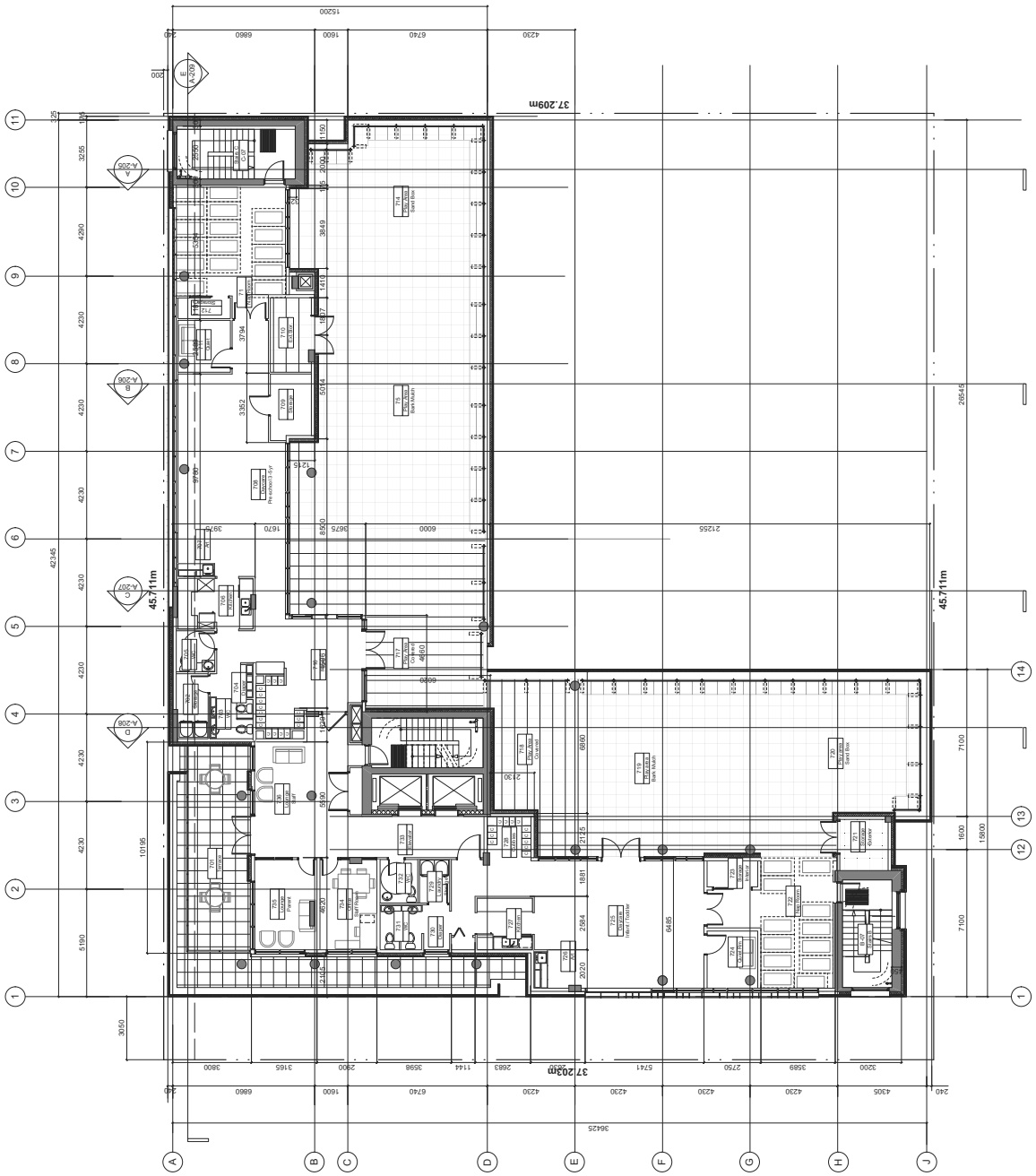
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
07 Plan

Project Number
16056

Scale
1:100

Sheet Number
A-108



Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

NSDA ARCHITECTS

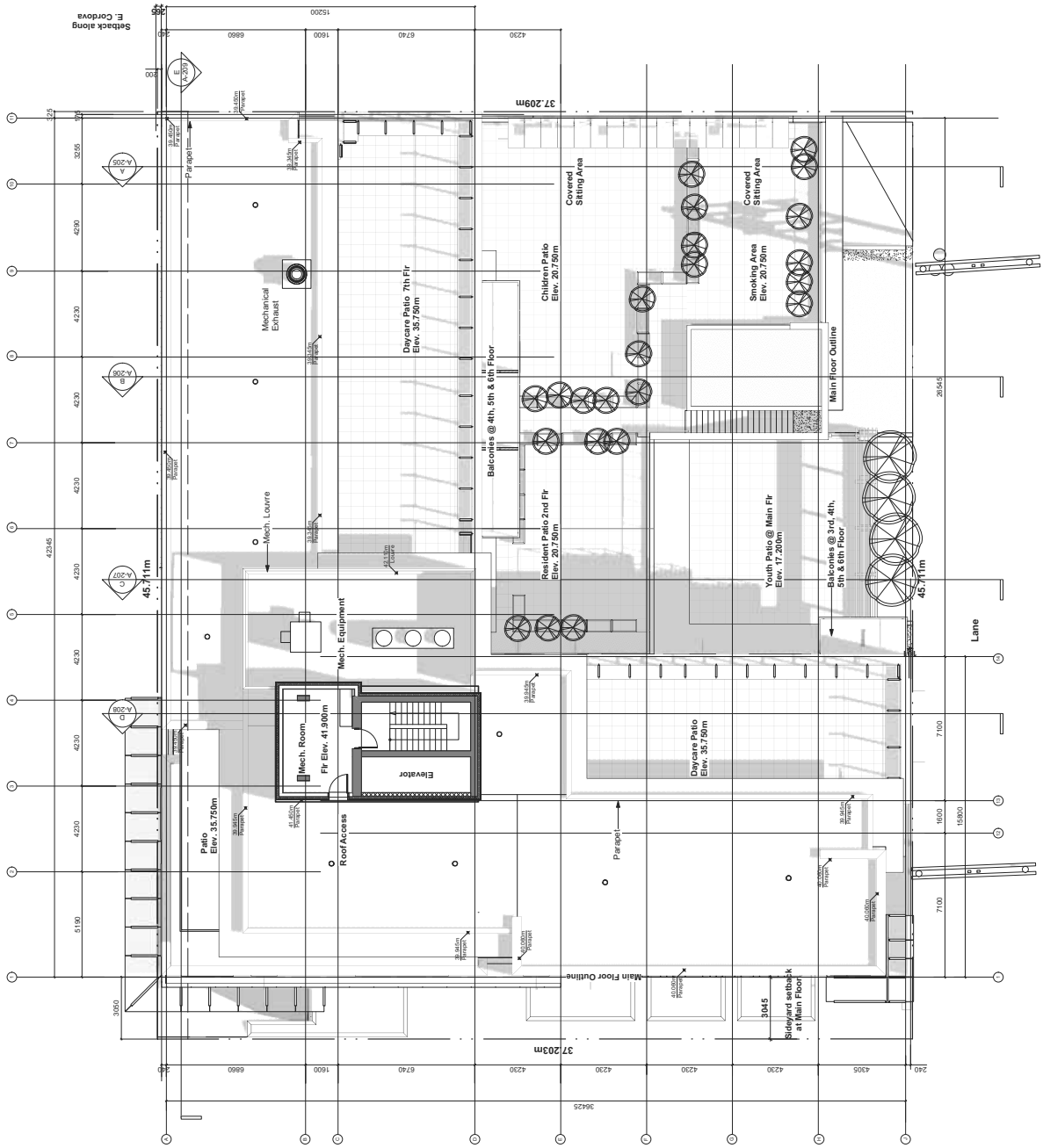
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Roof Plan

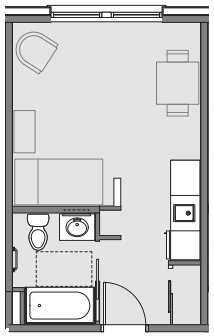
Project Number
16056

Scale
1:100

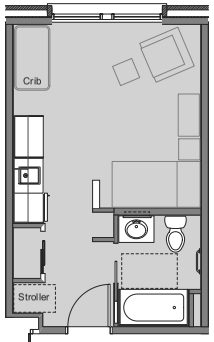
Sheet Number
A-109



Recovery / Stabilization Units

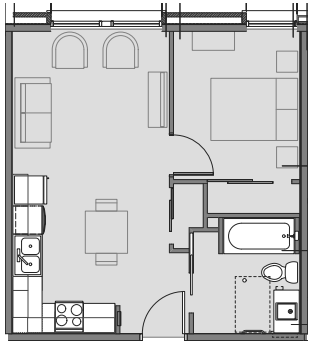


Sleeping Unit
Single Women
26.94 sm / 290 sq.ft

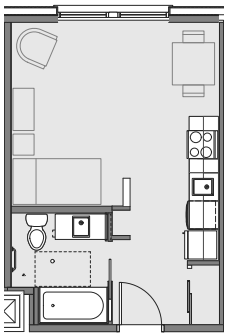


Sleeping Unit
Women w/ Babies
26.94 sm / 290 sq.ft

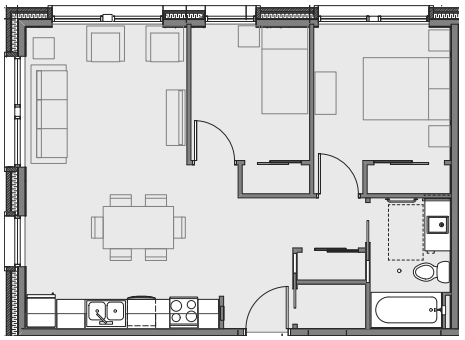
Transitional Housing Units



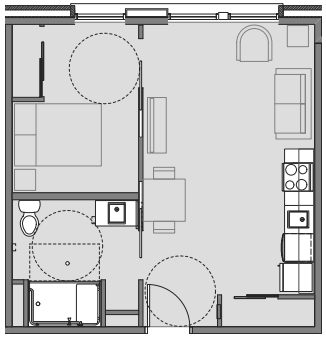
1-Bed
40.69 sm / 438 sq.ft



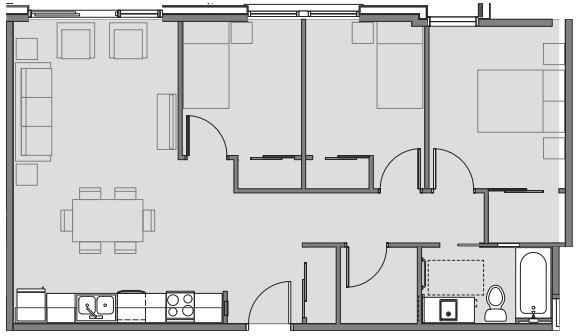
Studio
29.73 sm / 320 sq.ft



2-Bed
62.63 sm / 675 sq.ft



1-Bed WC Accessible
42.73 sm / 460 sq.ft



3-Bed
76.92 sm / 828 sq.ft

Consultants

Rev. Date Issue / Revisions
A Mar 13 2018 DP Application

Seal

NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Unit Plans

Project Number
16056

Scale
1:50

Sheet Number
A-110

616 E Cordova Street (Complete Application)
DP-2018-00255 - ZONE DEOD SUB-AREA 2 CORDOVA ST

APPENDIX C
Page 17 of 31

Consultants

Date: Mar 13 2018
Issue / Revisions: DP Application

Materials

1. Sealed Concrete
2. Clay Masonry
3. Phenolic Panel A - Exposed Fastener
4. Phenolic Panel B - Exposed Fastener
5. Metal Siding Type 1 (Composite Panel)
6. Window - Clear Glass in Aluminum Frames
7. n/a
8. Patterned Glass
9. Translucent Panel and Painted Steel Canopy
10. n/a
11. Railing - Clear Glass in Steel Frames
12. Prefinished Metal Closure
13. Trellis
14. Metal Screen
15. Metal Flashing
16. Galvinized Steel Fence
17. Mechanical Vent
18. Prefinished metal louvered grille
19. Precast Concrete Sill

Seal

NSDA ARCHITECTS
201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T. 604.687.1924
F. 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

copyright reserved. this plan and design and all architectural ideas incorporated herein are and shall remain the exclusive property of nsda architects and cannot be used in any manner whatsoever without permission.

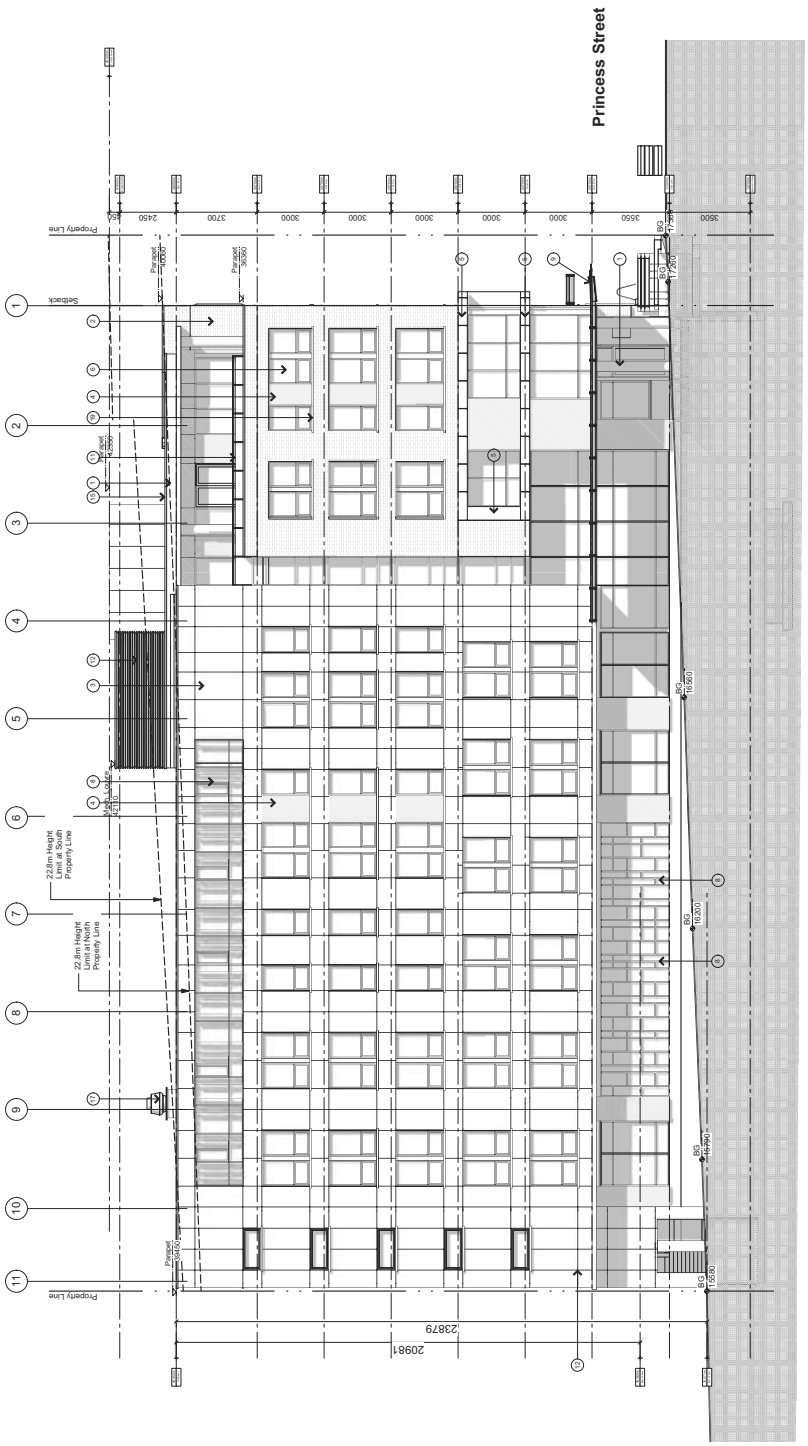
Project
UGM Women & Family
Recovery & Housing Centre

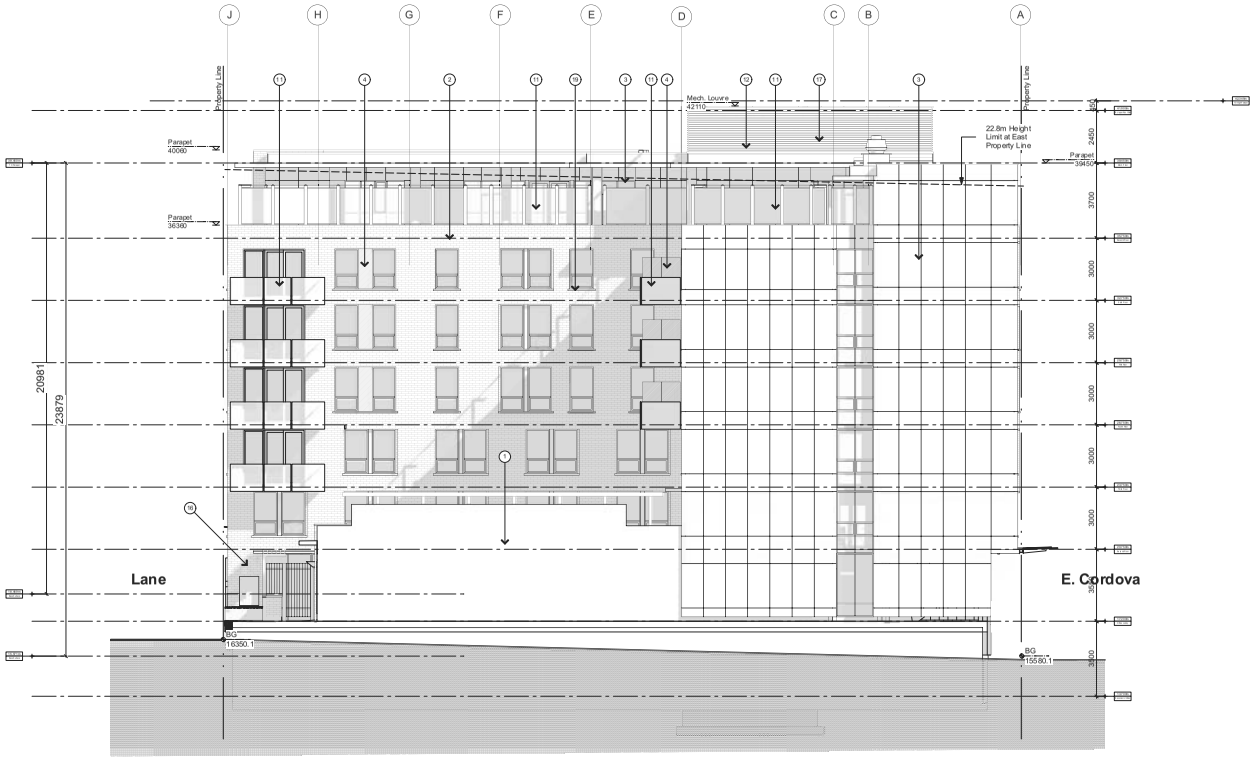
Sheet Title
Elevation North

Project Number
16056

Scale
1:100

Sheet Number
A-201





Consultants

Date	Issue / Revisions
Mar 13 2018	DP Application

Materials

1. Sealed Concrete
2. Clay Masonry
3. Phenolic Panel A - Exposed Fastener
4. Phenolic Panel B - Exposed Fastener
5. Metal Siding Type 1 (Composite Panel)
6. Window - Clear Glass in Aluminum Frames
7. n/a
8. Patterned Glass
9. Translucent Panel and Painted Steel Canopy
10. n/a
11. Railing - Clear Glass in Steel Frames
12. Prefinished Metal Closure
13. Trellis
14. Metal Screen
15. Metal Flashing
16. Galvinized Steel Fence
17. Mechanical Vent
18. Prefinished metal louvered grille
19. Precast Concrete Sill

Seal

NSDA
ARCHITECTS
201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604 669 1926
F 604 683 2241
info@nsda.bc.ca
www.nsda.bc.ca

Copyright Reserved. This plan and design is and at all times remains the exclusive property of NSDA Architects and cannot be used without the permission written consent.

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Elevation East

Project Number
16056

Scale
1:100

Sheet Number
A-202

Consultants

Date
Mar 13 2018

Issue / Revisions
DP Application

Materials

1. Sealed Concrete
2. Clay Masonry
3. Phenolic Panel A - Exposed Fastener
4. Phenolic Panel B - Exposed Fastener
5. Metal Siding Type 1 (Composite Panel)
6. Window - Clear Glass in Aluminum Frames
7. n/a
8. Patterned Glass
9. Translucent Panel and Painted Steel Canopy
10. n/a
11. Railing - Clear Glass in Steel Frames
12. Prefinished Metal Closure
13. Trellis
14. Metal Screen
15. Metal Flashing
16. Galvinized Steel Fence
17. Mechanical Vent
18. Prefinished metal louvered grille
19. Precast Concrete Slit

Seal

NSDA ARCHITECTS

copyright reserved. The plans and designs incorporated herein, as an instrument of service, are and shall remain the property of NSDA Architects and cannot be used in whole or in part without permission.

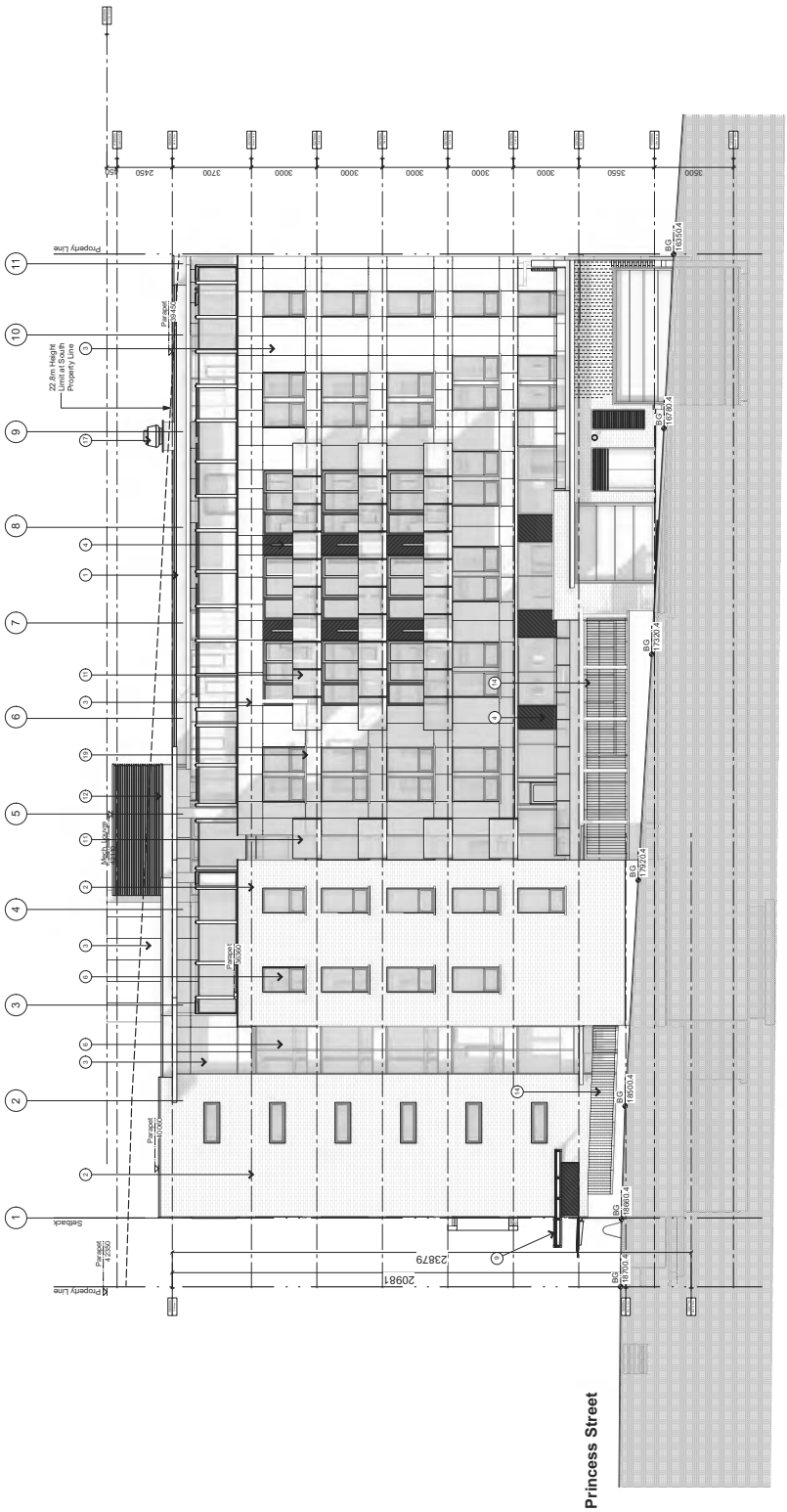
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Elevation South

Project Number
16056

Scale
1:100

Sheet Number
A-203



Consultants

Date
Mar 13 2018

Issue / Revisions
DP Application

Materials

1. Sealed Concrete
2. Clay Masonry
3. Phenolic Panel A - Exposed Fastener
4. Phenolic Panel B - Exposed Fastener
5. Metal Siding Type 1 (Composite Panel)
6. Window - Clear Glass in Aluminum Frames
7. n/a
8. Patterned Glass
9. Translucent Panel and Painted Steel Canopy
10. n/a
11. Railing - Clear Glass in Steel Frames
12. Prefinished Metal Closure
13. Trellis
14. Metal Screen
15. Metal Flashing
16. Galvinized Steel Fence
17. Mechanical Vent
18. Prefinished metal louvered grille
19. Precast Concrete Sill

Seal

NSDA ARCHITECTS

201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604 687 1924
F 604 683 2241
info@nsda.bc.ca
www.nsda.bc.ca

copyright reserved. this plan and design is and at all times remains the exclusive property of nsda architects and cannot be used without the architects consent.

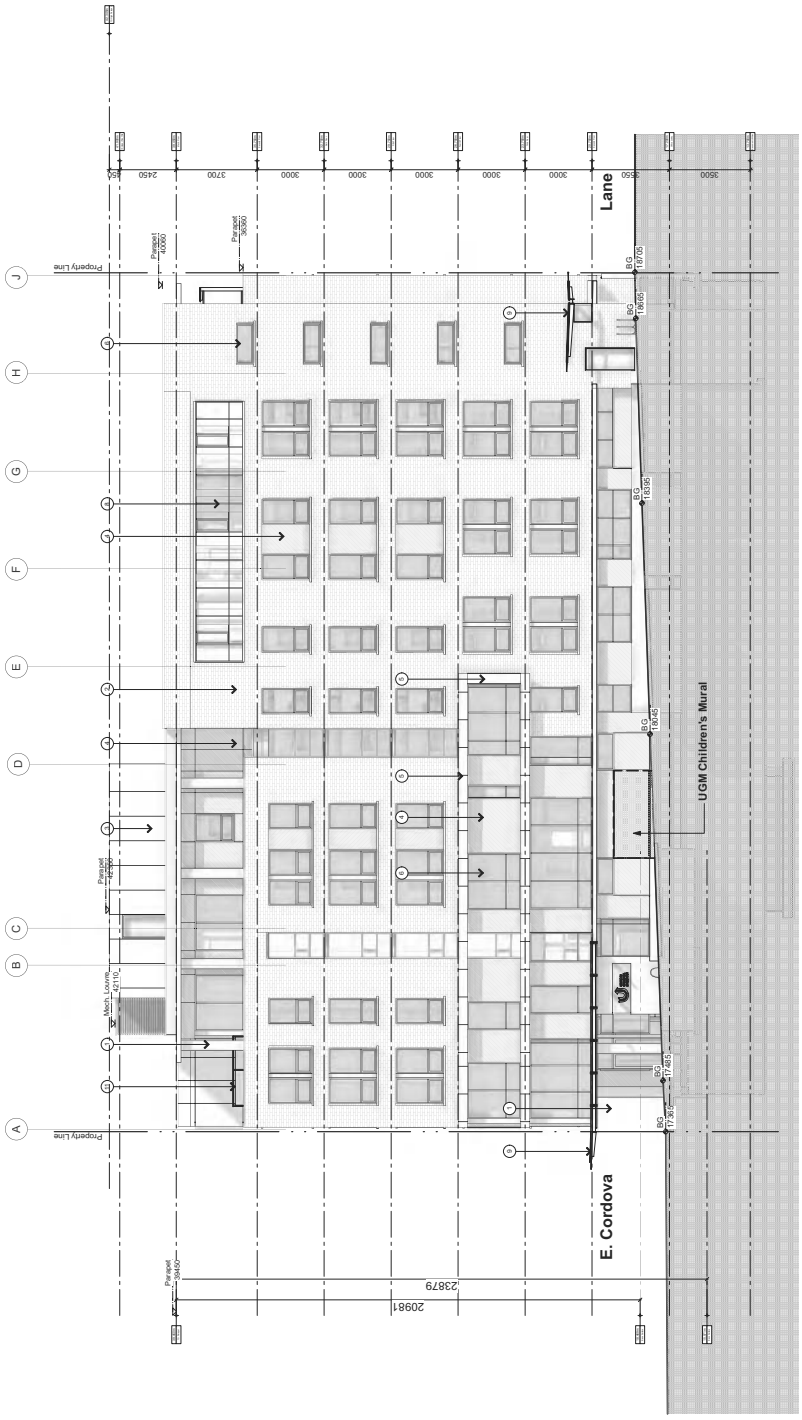
Project
UGM Women & Family
Recovery & Housing Centre

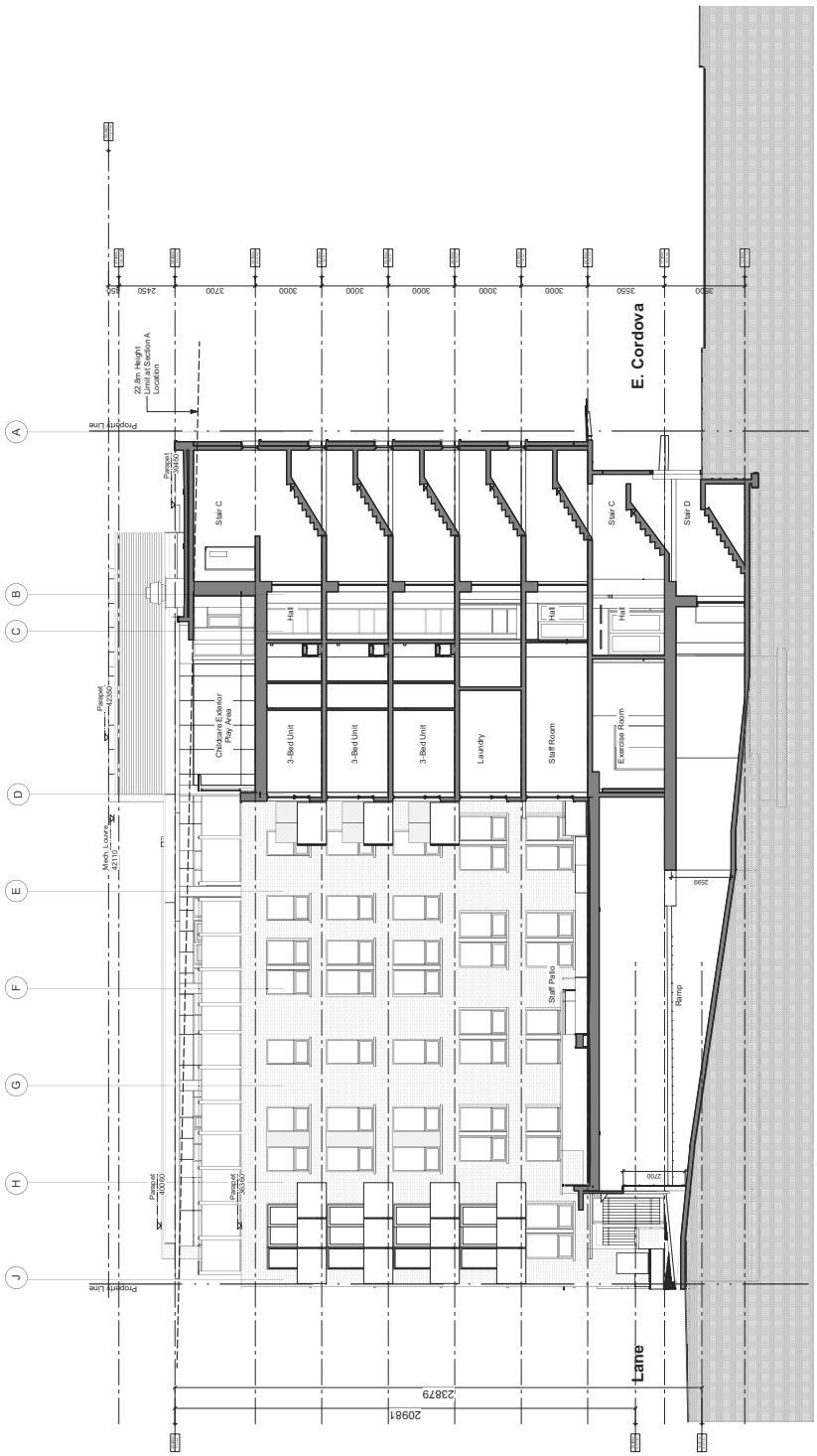
Sheet Title
Elevation West

Project Number
16056

Scale
1:100

Sheet Number
A-204





Consultants

Date
Mar 13 2018

Issue / Revisions
DP Application

Seal

NSDA ARCHITECTS
201-134 Abbott St
Vancouver, BC
V6B 2K4
T 604 687 1926
F 604 683 2241
info@nsda.bc.ca
www.nsda.bc.ca

copyright reserved. this drawing and design is and at all times remains the exclusive property of nsda architects and cannot be used without the architects expressed permission.

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Section A

Project Number
16056

Scale
1:100

Sheet Number
A-205

Consultants

Date
Mar 13 2018

Issue / Revisions
DP Application

Seal

NSDA ARCHITECTS

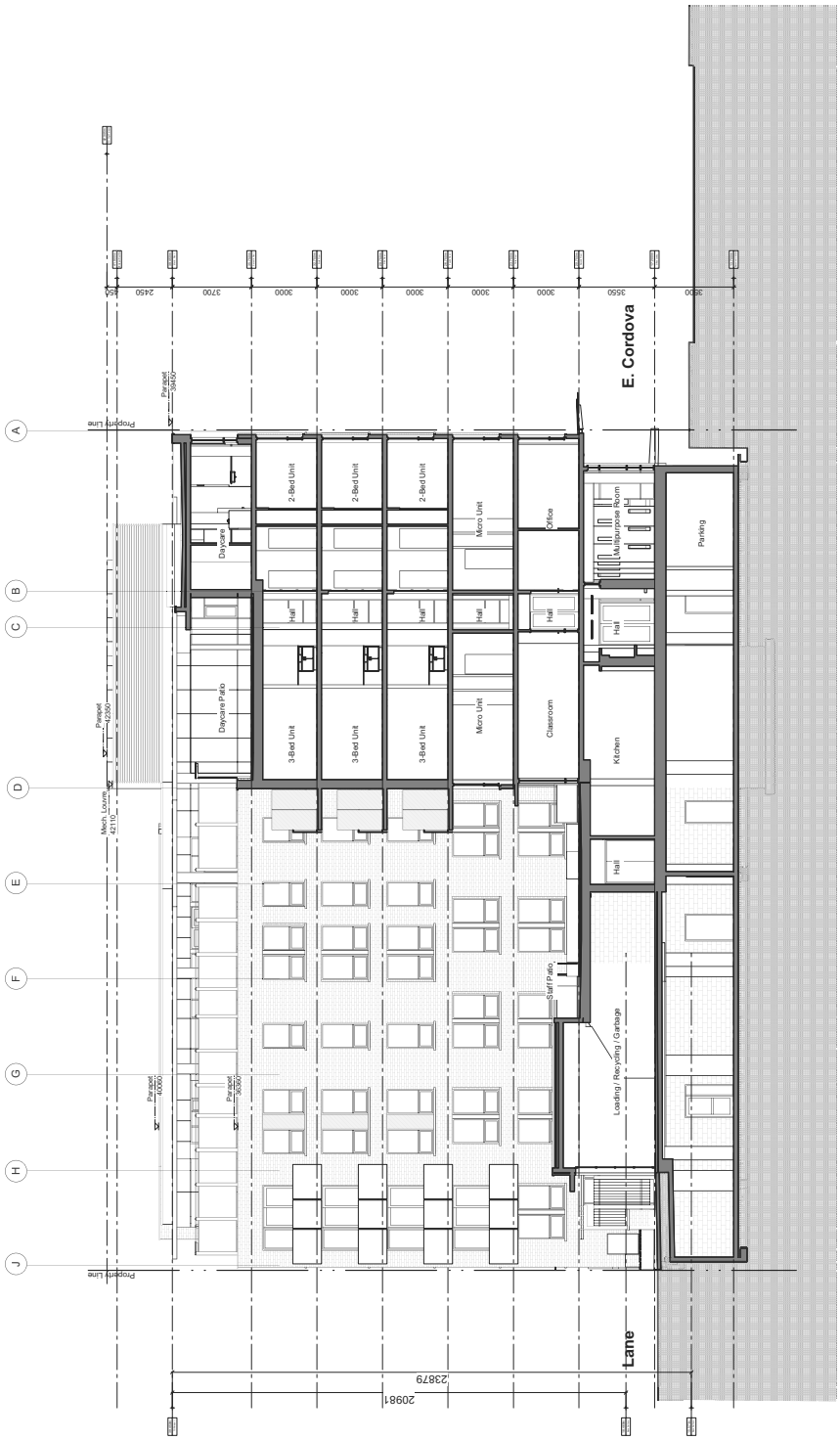
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Section B

Project Number
16056

Scale
1:1.00

Sheet Number
A-206



Consultants

Date
Mar 13 2018

Issue / Revisions
DP Application

Seal

NSDA ARCHITECTS

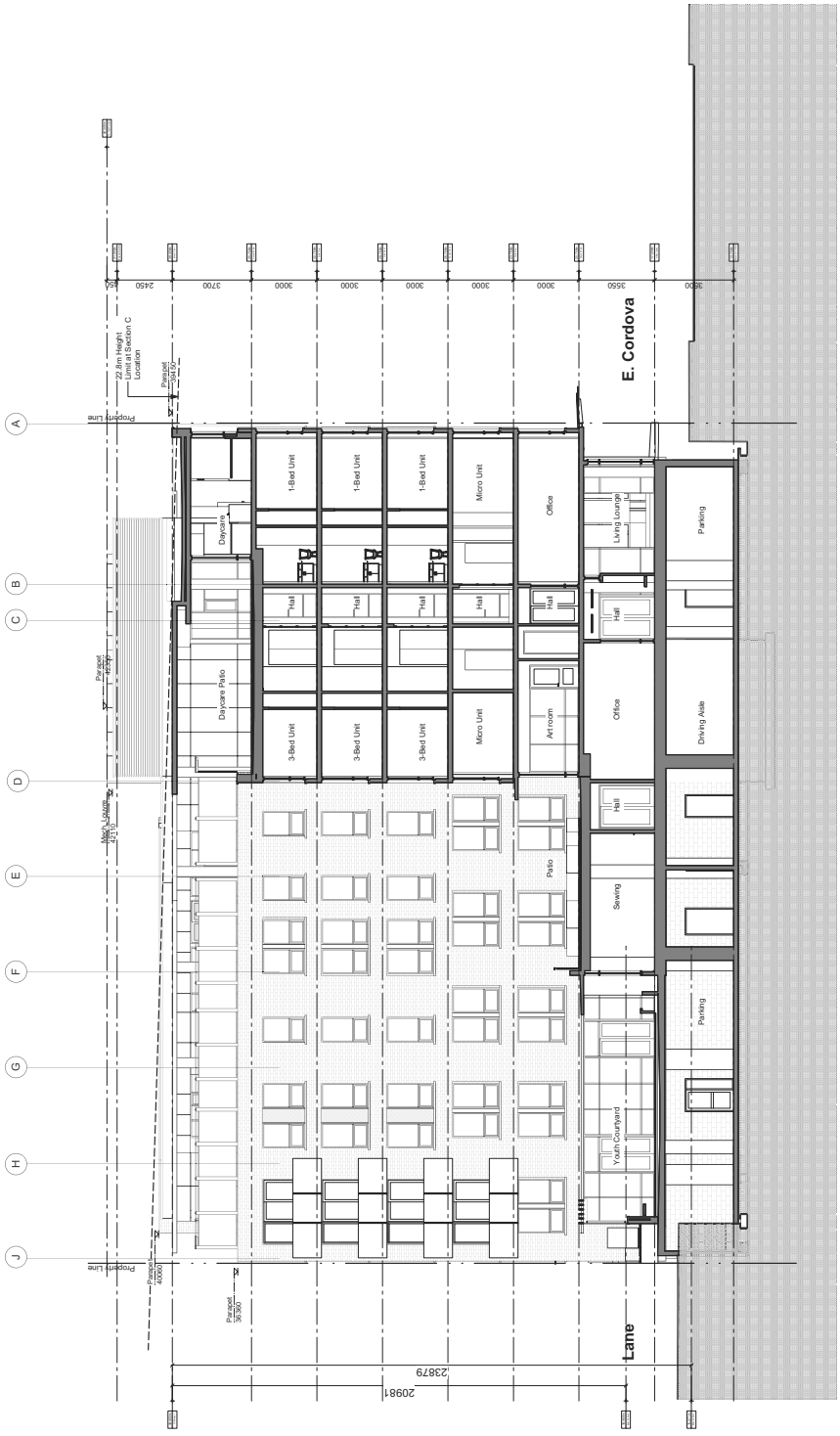
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Section C

Project Number
16056

Scale
1:100

Sheet Number
A-207



Consultants

Date: Mar 19 2018
Issue /Revisions: DP Application

Seal

NSDA ARCHITECTS

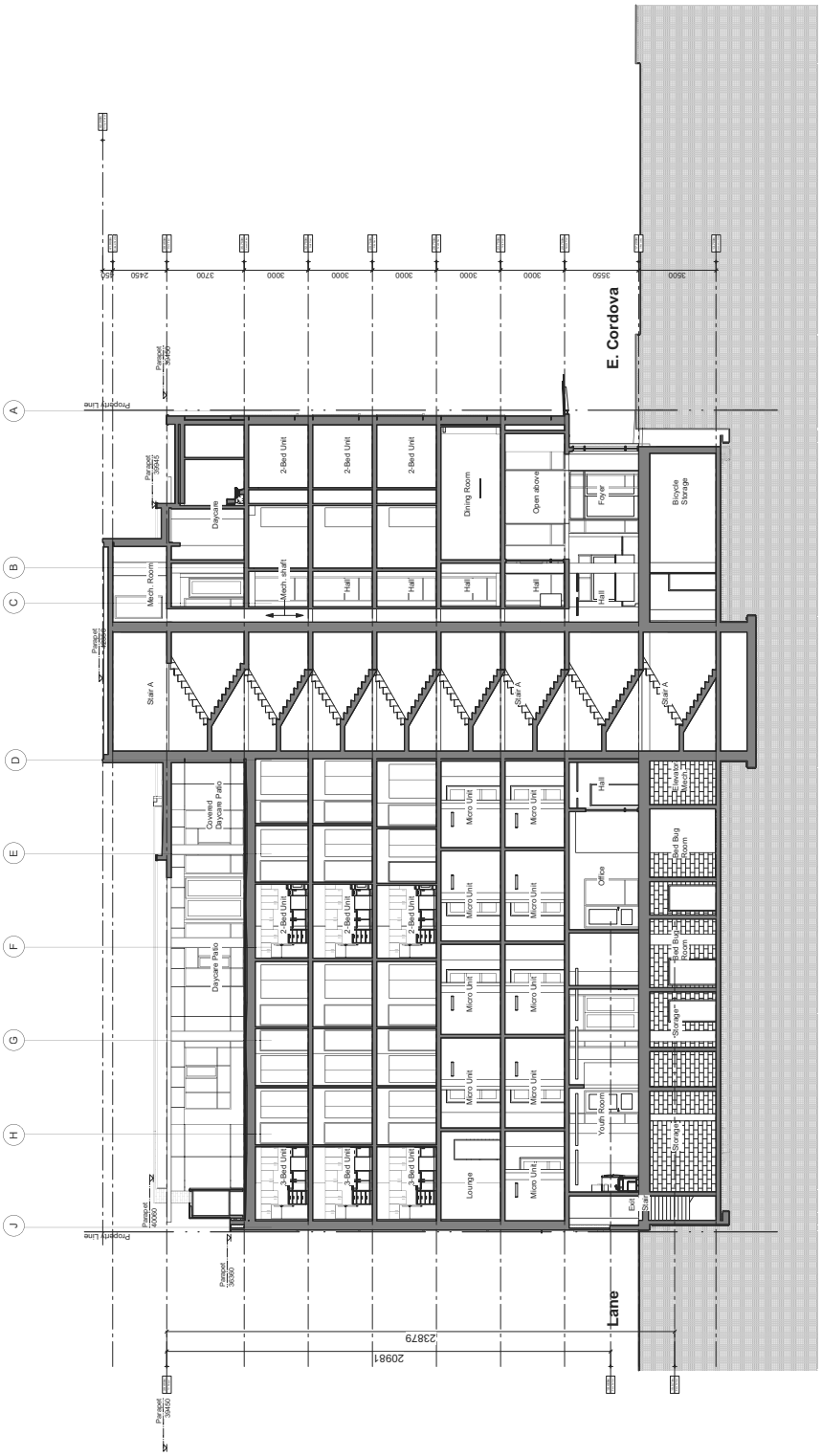
Project: UGM Women & Family Recovery & Housing Centre

Sheet Title: Section D

Project Number: 16056

Scale: 1:100

Sheet Number: A-208



Consultants

Date
Mar. 13 2019

Issue / Revisions
DP Application

Seal

NSDA ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Section E

Project Number
16056

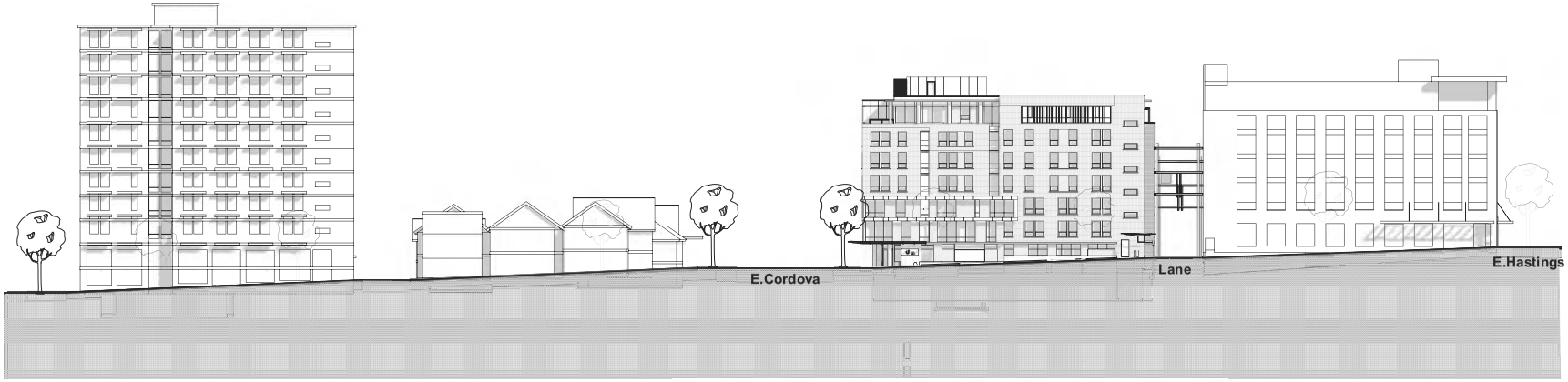
Scale
1:100

Sheet Number
A-209





E.Cordova Street Elevation



Princess Avenue Elevation

Consultants

Date
Mar 13 2018

Issue / Revisions
DP Application

Seal

NSDA
ARCHITECTS
201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604 669 1926
F 604 683 2241
info@nsda.bc.ca
www.nsda.bc.ca

Copyright Reserved. This plan and design is and at all times remains the exclusive property of NSDA Architects and cannot be used without the architects written consent.

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Streetscape

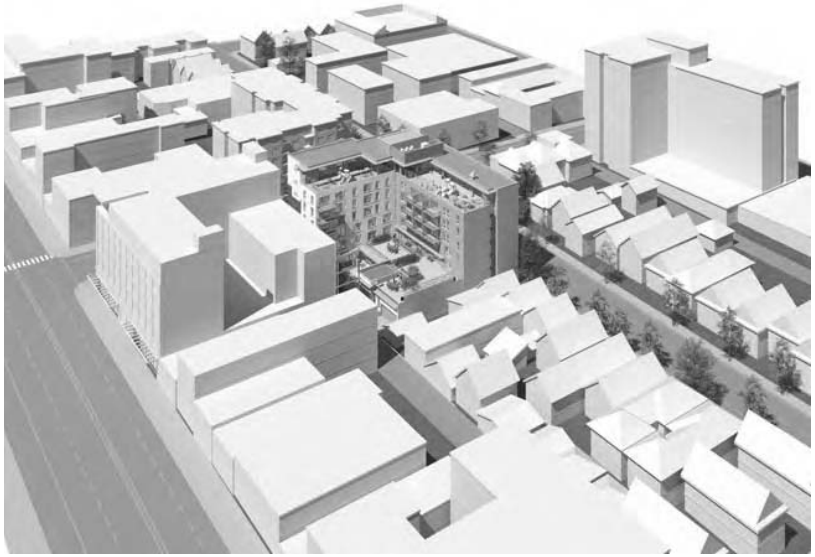
Project Number
16056

Scale
1:250

Sheet Number
A-301



1. Southwest Corner View



2. Southeast Corner View



3. Northeast Corner View

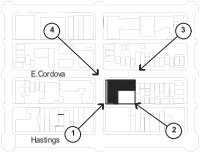


4. Northwest Corner View

Consultants

Date
Mar 03 2018

Issue / Revisions
D.P. Application



Seal

NSDA
ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Context Views

Project Number
16056

Scale

Sheet Number
A-302



1. View along E.Cordova looking east



2. View along E.Cordova looking west



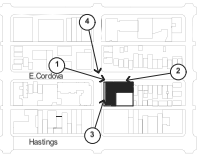
3. View along Princess Avenue looking north



4. View along Princess Avenue looking south

Consultants

Date	Issue / Revisions
Mar 03 2018	D.P. Application



Seal

NSDA
ARCHITECTS

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
View Studies

Project Number
16056

Scale

Sheet Number
A-303



1. Northwest view at corner of E.Cordova and Princess



2. North Elevation along E.Cordova



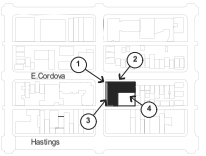
3. West elevation along Princess Avenue



4. South elevation at lane

Consultants

Date: Mar 03 2018
Issue / Revisions: D.P. Application



Seal

NSDA ARCHITECTS

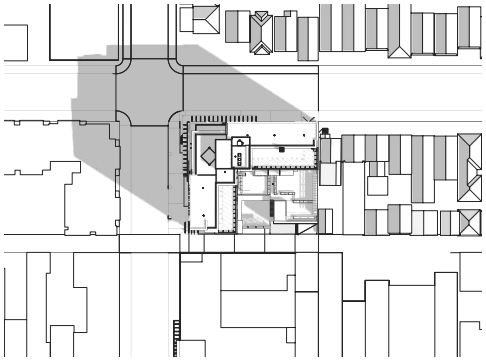
Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Building Views

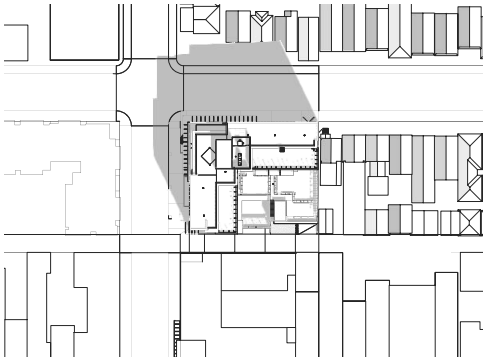
Project Number
16056

Scale

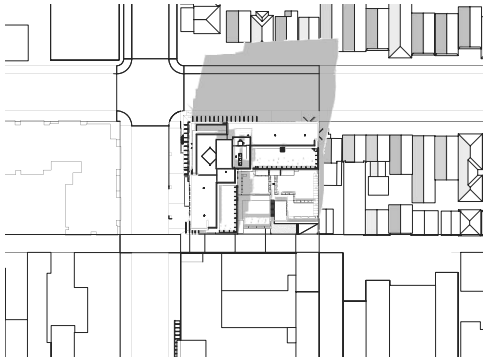
Sheet Number
A-304



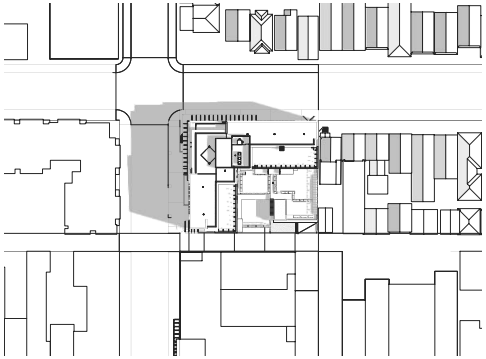
March 21 10am



March 21 Noon



March 21 2pm



June 21 10am (Daylight Saving)



June 21 Noon (Daylight Saving)



June 21 2pm (Daylight Saving)

Consultants

Rev.	Date	Issue / Revisions
A	Mar 13 2018	DP Application

Seal

NSDA ARCHITECTS

[illegible]

Project
UGM Women & Family
Recovery & Housing Centre

Sheet Title
Shadow Analysis

Project Number
16056

Scale

Sheet Number
A-500