1. **Descriptive Information**

1.1 **Design Rationale for Whole Site**

   The purpose of this project is to provide stable, affordable non-market housing for low and moderate income Aboriginal tenants in Vancouver. The design intent of the project is to inter-connect Aboriginal cultural expression within a “western” apartment concept and massing. The location in Vancouver is consistent with other properties owned and managed by Lu’ma Native BCH Housing Society. Vancouver is an area within Metro Vancouver home to a growing Aboriginal population coming into the Metro area.

   **Accessibility** is provided through handicap-accessible units. An elevator serves the basement, main floor commercial and all residential floors in the building.

   **Cultural expression** is to be integrated into the design of the exterior facades, building lobby, amenity room and common areas through the use of form, material, texture and colour.

   **Resident Services** in the building include laundry rooms on each floor, amenity room on the main floor. A common landscaped outdoor patio will be available to all tenants. The basement level includes secure tenant bicycle storage room and tenant storage lockers.

   **Architectural Form** – cognizant of building heights in the neighbourhood, the roof of the building has been kept flat except for some cultural expression in the form of traditional gable-end longhouse. This traditional form reflects Indigenous architecture of the West Coast.

1.2 **Requested relaxations, variances or increases:**

   None.

1.3 **Existing Use of Site:**

   The current site is vacant. The site is owned by the City of Vancouver.

1.4 **Social Amenities:**

   The site is located on the east side of Main Street and a walkable distance to shopping and transit.
1.5 **CPTED Strategy:**

The building is accessible at grade from both Main Street and Station Street. The building lobby is visible from the interior of the building and from Main street.

Lighting of common areas such as corridors, lobby, and stairwells to be adequate and areas of shadows to be minimized.

Site address to be visible from Main Street and Station Street.

Basement storage to be access controlled, well lit, properly signed and with formal surveillance cameras.

1.6 **Sustainability:**

The redeveloped project site will provide additional employment opportunities during the construction and operation of the site. Local contractors and workers will be used in the project.

The redevelopment of the site will result in an increase to the property tax base. It will create an increased demand for materials and products. It will produce spin-off opportunities for the service sector.

The redevelopment of the site will use existing municipal infrastructure and services.

A plan will be put in place to control erosion to reduce negative impacts on water and air quality during construction. This means that we want to prevent the loss of soil during construction due to storm water runoff and wind erosion. The soil will be covered with tarps so the wind won’t blow it around.

To reduce the heat island effect and minimize impact on microclimate and human and wildlife habitat, the building will use a light (parchment) colored roof material to achieve its solar reflectivity.

In creating a sustainable site we will limit the use of tap water (or, potable water) for landscape irrigation. In this project we will not use any potable water for irrigation. We will achieve our landscaping through using local plants and drought resistant plants.

Another aspect in creating this building will be through the use of materials and resources during construction. Instead of sending construction waste to the landfill, we will recycle it.

The building envelope and systems will be designed to maximize energy performance. The building will also use no CFC-based refrigerants in the HVAC system and zero use of halons in the fire suppression equipment.
The design strategy with this building is to ensure it lasts a long time. A large component of this durability is the exterior walls, roofing and concrete foundation. The intent of this durable building strategy is to prevent premature failure of the building and its components and assemblies.
MIXED-USE DEVELOPMENT
950 MAIN STREET VANCOUVER BC

APRIL 13TH 2017

PATRICK R. STEWART ARCHITECT

46401 BEDFORD PARKWAY
CHILLIWACK B.C. V2R 5N4
CANADA

(778) 246 1862 - CELL

ARCHITECTURAL
A1.0 COVER SHEET
A1.1 DIMENSIONS
A1.2 BUILDING CODE REVIEW
A1.3 SITE PLAN
A1.4 STREET ELEVATIONS
A1.5 STREETScape
A1.6 SHADOW ANALYSIS
A1.7 WINDOW OVERLAY
A1.8 FLOOR PLAN
A1.9 ROOF PLAN
A1.10 FLOOR PLAN
A1.11 ROOF PLAN
A1.12 FLOOR PLAN
A1.13 ROOF PLAN

SURVEY
N3210WINDOWS
N3210TOPO
SITE PLANNING DATA

LEGAL DESCRIPTION:
LOT 10 AND LOT 11 OF BLOCK 24 DISTRICT LOT 196 GROUP 1 NWD PLAN 184 PLAN EPP65193

CURRENT ZONING: FC 1
PERMITTED
TOTAL SITE AREA: 5001 S FT.
SITE COVERAGE: 18.83m² - 60'4"
FRONT YARD: No front yard shall be required
SIDE YARD: No side yard shall be required
REAR YARD: No rear yard shall be required
BUILDING HEIGHTS: 22.8m = 75' 18.39m = 60'4"

PROPOSED
4.10 Horizontal Angle of Daylight: Not Applicable
4.11 Vertical Angle of Daylight: Not Applicable
PROPOSED: Class B Loading & One Parking Space on Site

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**BUILDING CODE REVIEW**

**BUILDING CODE**
- VANCOUVER BUILDING CODE BYLAW 2014
- PART 3
- C RESIDENTIAL OCCUPANCIES

**BUILDING CODE**
- 3.2.2.43 Group C, up to 6 Storeys, Sprinkled
- THE BUILDING SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION, AND
- A) FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 1 HR.ING SHALL
- BE OF NONCOMBUSTIBLE CONSTRUCTION,
- B) MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT
- LESS THAN 1 HR. AND
- C) LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN REQUIRED BY THE SUPPORTED ASSEMBLY.

**BUILDING AREA CALCULATIONS/PROJECT AREAS**

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>FLOOR AREA</th>
<th>PARKING, RAMPS, SERVICE, BULK STORAGE, UNOCCUPIED ROOF</th>
<th>BALCONIES</th>
<th>THERMAL</th>
<th>UNIT STORAGE</th>
<th>FINAL AREA FOR FSR</th>
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<tr>
<td>BASEMENT</td>
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**STATEMENT OF BALCONIES**

**BALCONIES ARE EXCLUDED FROM FAR CALCULATIONS**

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<tr>
<th>LEVEL</th>
<th>BALCONY AREA</th>
<th>PERCENT BALCONY AREA</th>
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<tr>
<td>TOTAL</td>
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**LEVEL**
- GROSS FLOOR AREA

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<tr>
<td>TOTAL</td>
<td>22446.92</td>
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</table>

**BUILDING HEIGHT & STOREYS**
- 22,446.92 SQ FT
- 6 STOREYS

**OCCUPANCY LOAD**
- RESIDENTIAL UNITS
  - 2ND: 6 UNITS X 2 PERSONS / SLEEPING ROOM = 12
  - 3RD: 5 UNITS X 2 PERSONS / SLEEPING ROOM = 10
  - 4TH: 5 UNITS X 2 PERSONS / SLEEPING ROOM = 10
  - 5TH: 5 UNITS X 2 PERSONS / SLEEPING ROOM = 10
  - 6TH: 5 UNITS X 2 PERSONS / SLEEPING ROOM = 10
- TOTAL: 26 UNITS
  - 52 PERSONS

**BUILDING CODE**
- 3.4.2.5. MAX DISTANCE TO EXIT = 30M
- (14.9 M PROPOSED)

- 3.4.2.5. MAX DISTANCE TO EXIT = 30M
- (15.5 M PROPOSED)

- 3.4.2.5. MAX DISTANCE TO EXIT = 30M
- (14.3 M PROPOSED)

- 3.4.2.5. MAX DISTANCE TO EXIT = 30M
- (15.9 M PROPOSED)

- 3.4.2.5. MAX DISTANCE TO EXIT = 30M
- (10.9 M PROPOSED)

**FIRE SEPARATION**
- 30 M (98.4')
- 1 HOUR FIRE SEPARATION

**BUILDING CODE**
- 45 MIN FFR FIRE SEPARATION
- 1 HR FFR FIRE SEPARATION

**BUILDING CODE**
- VANCOUVER BUILDING CODE BYLAW 2014
- PART 3
- C RESIDENTIAL OCCUPANCIES
Patrick R. Stewart
Architect

Lu'ma Native BCH Housing Society
Translated from Salish as: New Beginnings
STREETSCAPE MAIN ST WEST SIDE
NTS

STREETSCAPE STATION ST EAST SIDE
NTS

DEVELOPMENT SITE

STREET VIEWS
OVERLAY 1
HEIGHT OVERLAY OF SOUTH WALL IN RELATION TO 956 MAIN STREET

OVERLAY 2
HEIGHT OVERLAY OF SOUTH WALL IN RELATION TO 956 MAIN STREET

OVERLAY 3
HEIGHT OVERLAY OF SOUTH WALL IN RELATION TO 956 MAIN STREET

Patrick Stewart Architect
Lu'ma Native BCH Housing Society
Translated from Salish as: New Beginnings
FLOOR PLAN: BASEMENT

FLOOR PLAN: MAIN FLOOR

Patrick Stewart Architect

Lu'ma Native BCH Housing Society

Translated from Salish as: New Beginnings
Patrick Stewart
Architect

Lu'ma Native BCH Housing Society
Translated from Salish as: New Beginnings
Patrick Stewart
Architect
Lu'ma Native BCH Housing Society
Translated from Salish as: New Beginnings
SKETCH PLAN OF WINDOW ELEVATIONS ON BUILDING SITUATED ON LOT 12
BLOCK 24 DISTRICT LOT 196 GROUP 1 NWD PLAN 184

CWC ADDRESS:
55E Moir Street, Vancouver

SCALE 1" : 16'

The intended past size of this plan is 23" in width
and 17" in height (B size) when plotted at a scale of 1" : 16'.

LEGEND

y4H1 DENOTES GEODETIC ELEVATION

NOTES:

Measurements shown are to the exterior of building.
Window locations are approximate only and are
measures to outside of window edge.

Elevations are Geodetic (CGCS28 SVD) = IN FEET;
Derived from Control Monument V-1059;
Located at the intersection of Moir Street
and Station Street. Elevation = 12.288;

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Patrick R. Stewart
Architect

Target Land Surveying (W) Ltd

File: N20-Windows-FT RP

3-Storey Mixed-Use Building

Top of Parapet Elevation

Top of Window Elevation (s window)

Top of Window Elevation (N window)

Station Street

Ground Elevation at
Building Corner

Main Street

North Profile View – As Viewed Looking South

Detail B

Note: Profile of other elevation are exact and
must be used only

www.targetlandsurveying.ca