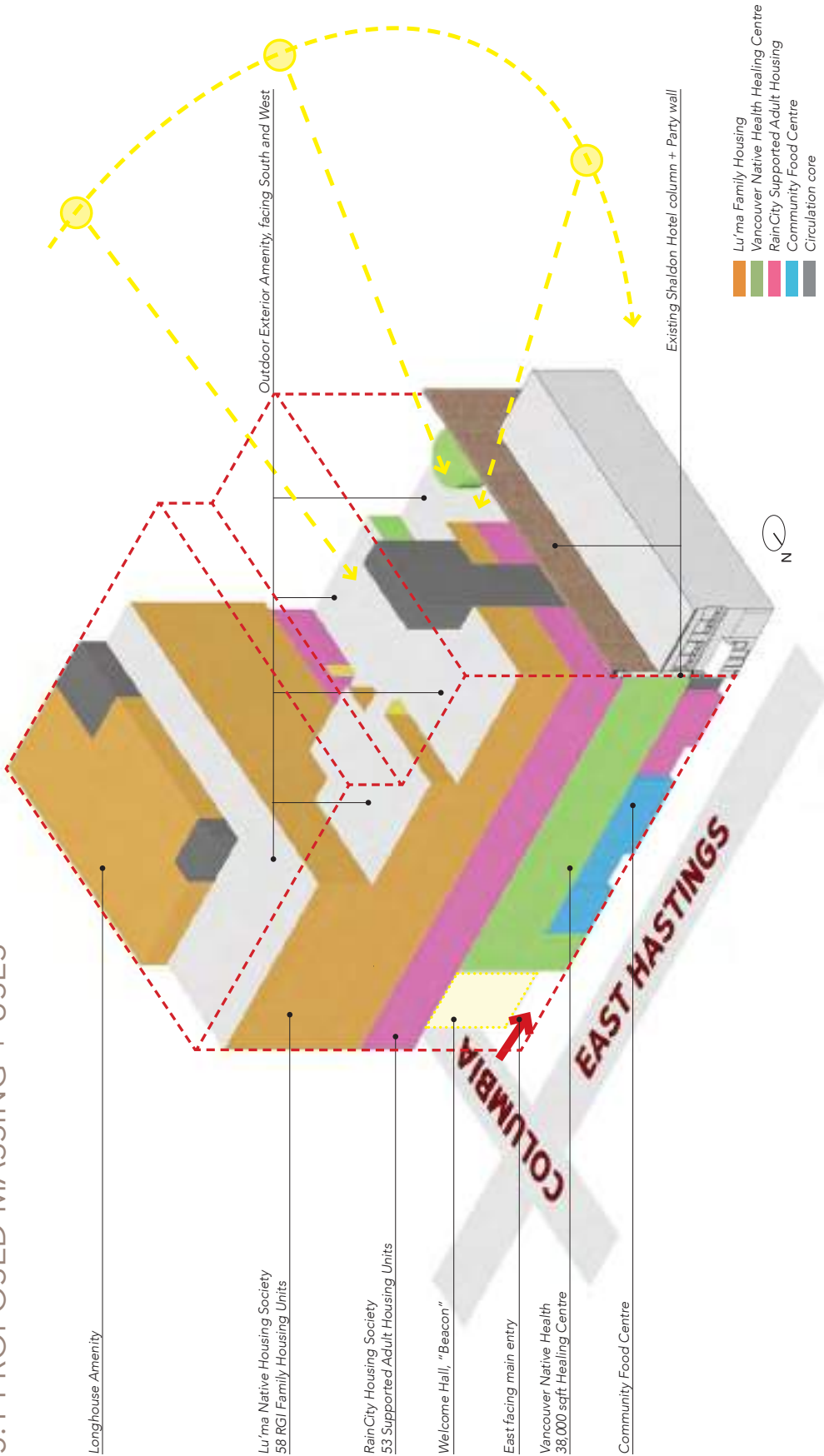


DESIGN RESPONSE

5.1 PROPOSED MASSING + USES



5.2 DESIGN CONCEPT

With a vision of making MST culture visible, the primary building concept is **Esemkwu** - a Blanket wrapping a Longhouse. The Longhouse represents home, cultural gathering and community and the Blanket wrap demonstrates caring and respect. This represents the building's purpose.



Coast Salish Longhouse



Blanket



Esemkwu - Blanket wrapping Longhouse form

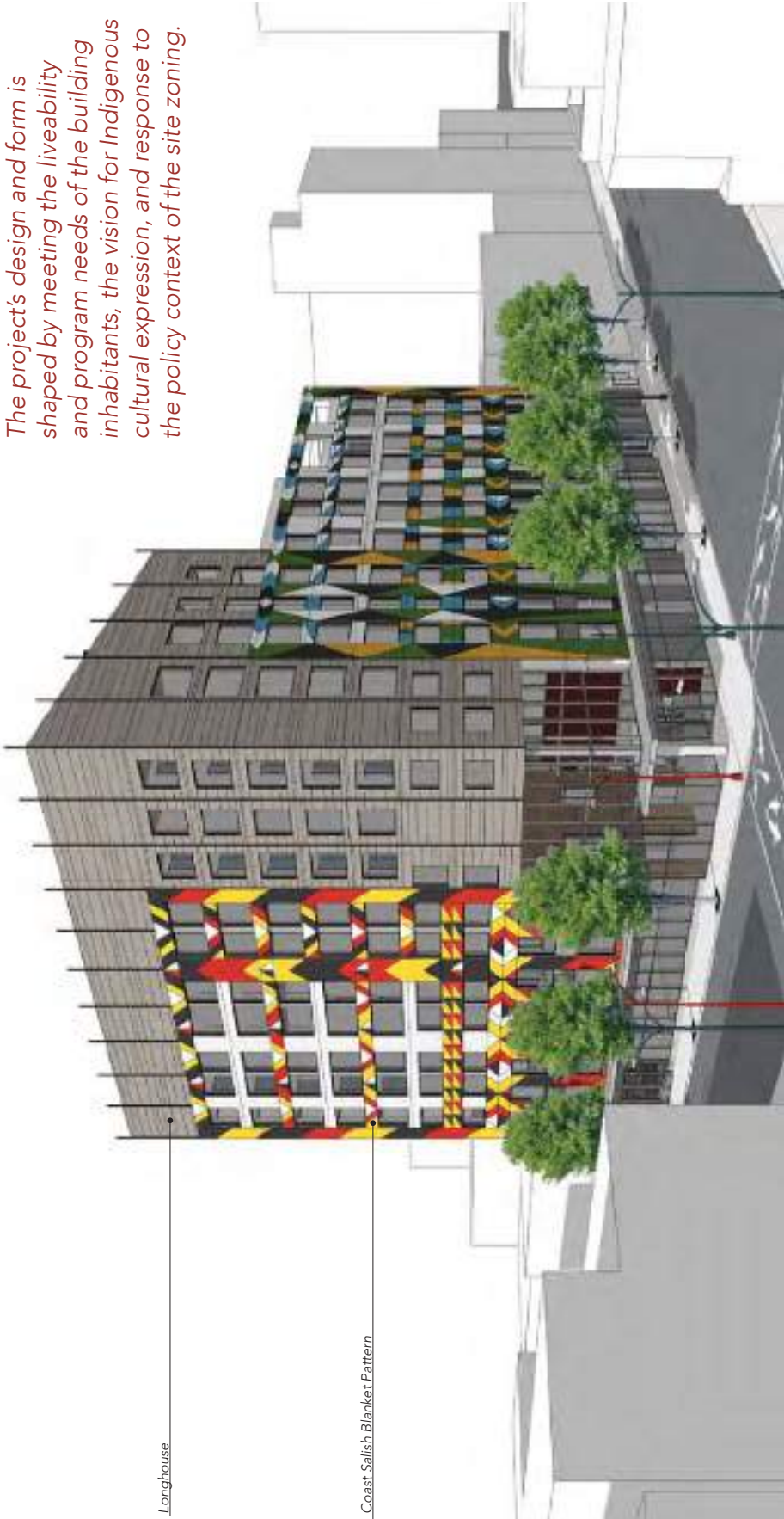
"Blankets represents the very essence of who we are and connects across the world. They share the beauty and intelligence of our people."

Debra Sparrow, Өəlixʷəlwət (Theeliawhatlwt)
Musqueam weaver, artist and knowledge keeper



5.3 PROPOSED DESIGN

The project's design and form is shaped by meeting the liveability and program needs of the building inhabitants, the vision for Indigenous cultural expression, and response to the policy context of the site zoning.



Longhouse

Coast Salish Blanket Pattern

View looking west showing the Longhouse form wrapped in a Blanket from intersection at East Hastings and Columbia Street



55



A. View looking East from East Hastings Street



B. Birds Eye View from Lane showing cascading exterior amenity spaces.

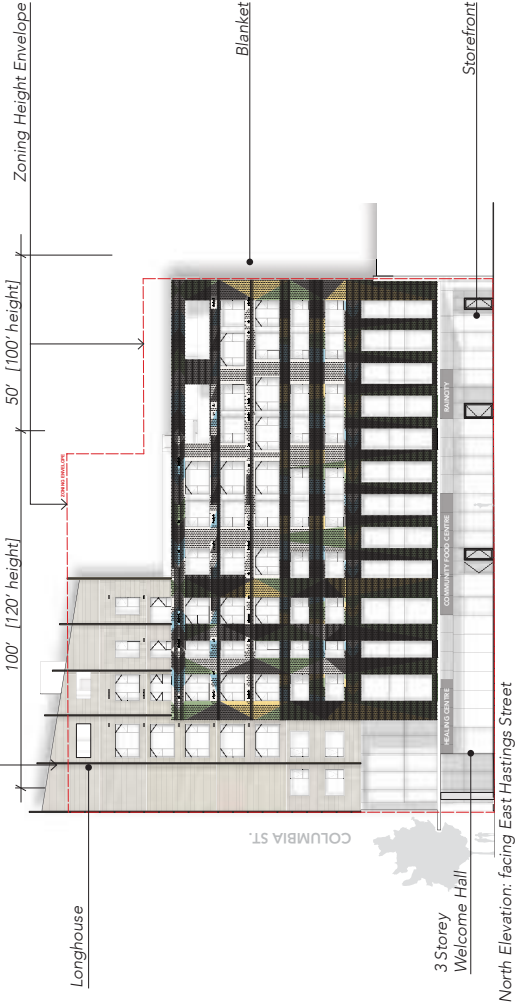
Blanket
Entry to Family Housing
on Columbia Street



C. View from Columbia Street looking into the Lane

DESIGN RESPONSE

Height Variance requested
for Architectural expression

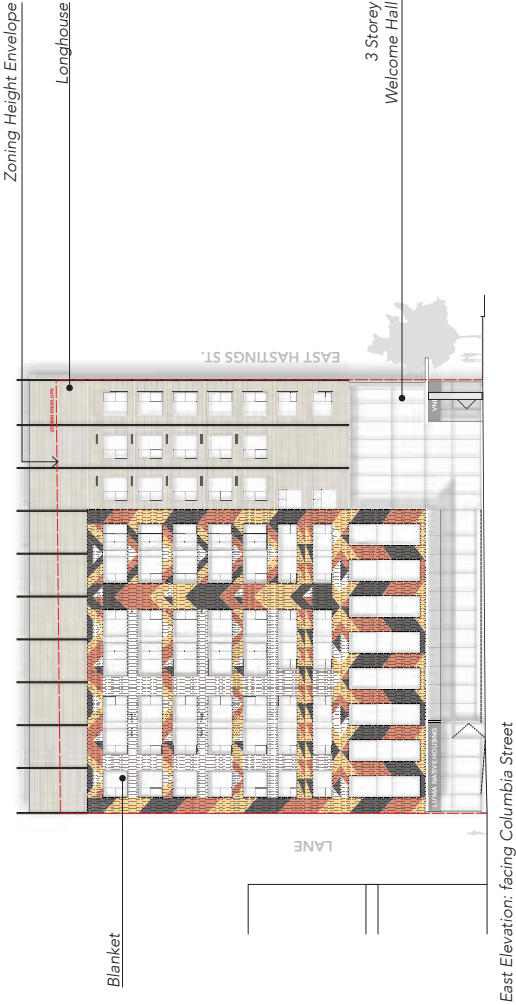


North Elevation: facing East Hastings Street

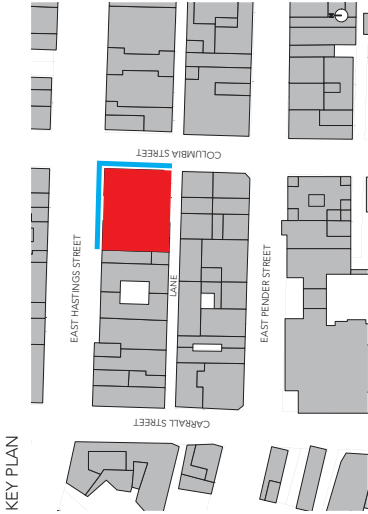
The Blanket will be a glazed white brick, referencing the colonial building, with a coloured pattern of Indigenous design woven through. This pattern will be determined by working with renowned xʷməlkʷəyám (Musqueam) weaver Debra Sparrow. It will wrap all faces of the building.

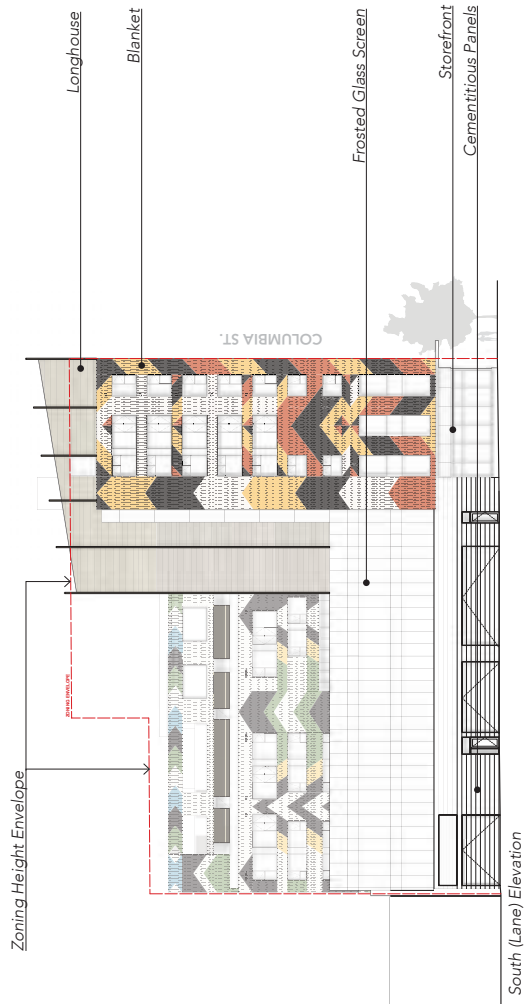
The Longhouse form will be clad in cementitious planks and metal poles to emulate a traditional Coast Salish Longhouse structure. The cladding will be independent of the wood log structure revealed at the Welcome Hall and in the Longhouse amenity space on the roof.

A 3 storey glazed Welcome Hall will act as a beacon, marking the corner of the site and welcoming all into the Healing Centre. It will expose Coast Salish architectural finishes and showcase MST artworks inside.



East Elevation: facing Columbia Street

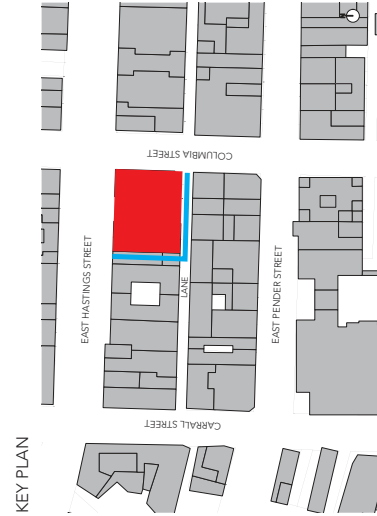
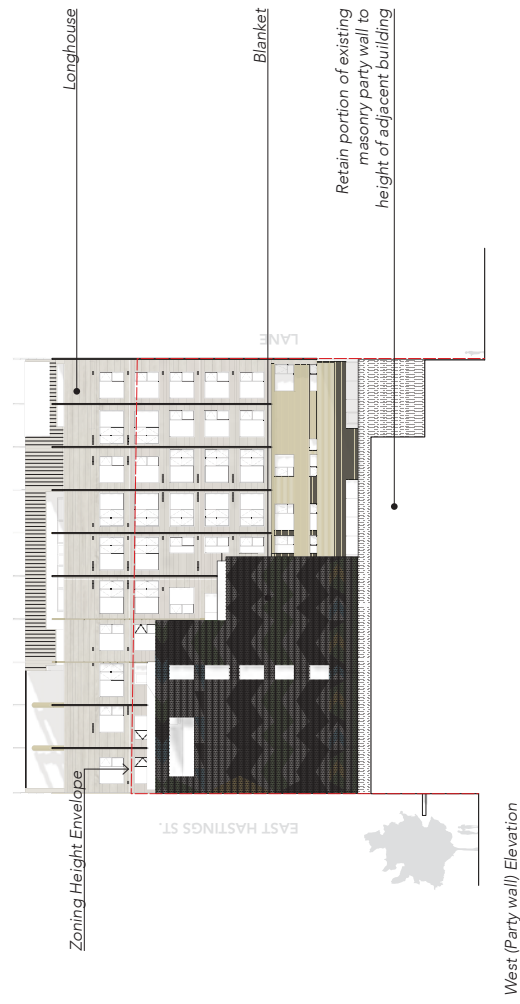




The Storefront will utilize frosted glass where required for privacy. The pattern will provide visual interest while allowing people to view out to the street. It will be designed to fit in Heritage streetscape rhythm of smaller frontages. The storefront will wrap around the Lane facade to provide eyes on the lane from the residential lobby.

The Lane Elevation of Clinic and Traditional Healing floors will be clad in frosted glass curtain wall with a butt jointed frameless expression, to provide privacy and create a quiet background for the expressive blanket pattern masonry portions of this facade.

The ground floor of the Lane Elevation will be clad in cementitious panels to create a robust vandal resistant treatment to the service spaces. A wall mural is being considered to replace the existing mural on the Shaldon Hotel at this location.



DESIGN RESPONSE

MATERIALITY



Blanket - Glazed white brick with Coast Salish pattern woven through



CLT Structure exposed at building perimeter



Storefront - Showcasing interior activity and activating the street



Longhouse - Cladding in cementitious or terracotta plank panels



Cedar soffits at canopy over sidewalk

Aluminum thermally broken framed windows



STREETSCAPE ELEVATIONS



East Hastings Street Elevation with Proposed ALT Building

The ALT project will contribute to the City's vision of Hastings Street as a "great street" by providing street wall continuity to the existing incomplete gap toothed block. This will enable the new building to integrate with the historic character of the neighbourhood and relate well to the context.

The design of the East Hastings facade will break the building expression into smaller frontages to minimize the visual impact of a larger building mass.



Columbia Street Elevation with Proposed ALT Building



DESIGN RESPONSE



View looking west along East Hastings Street illustrating the gateway qualities the building creates for the approach to downtown.





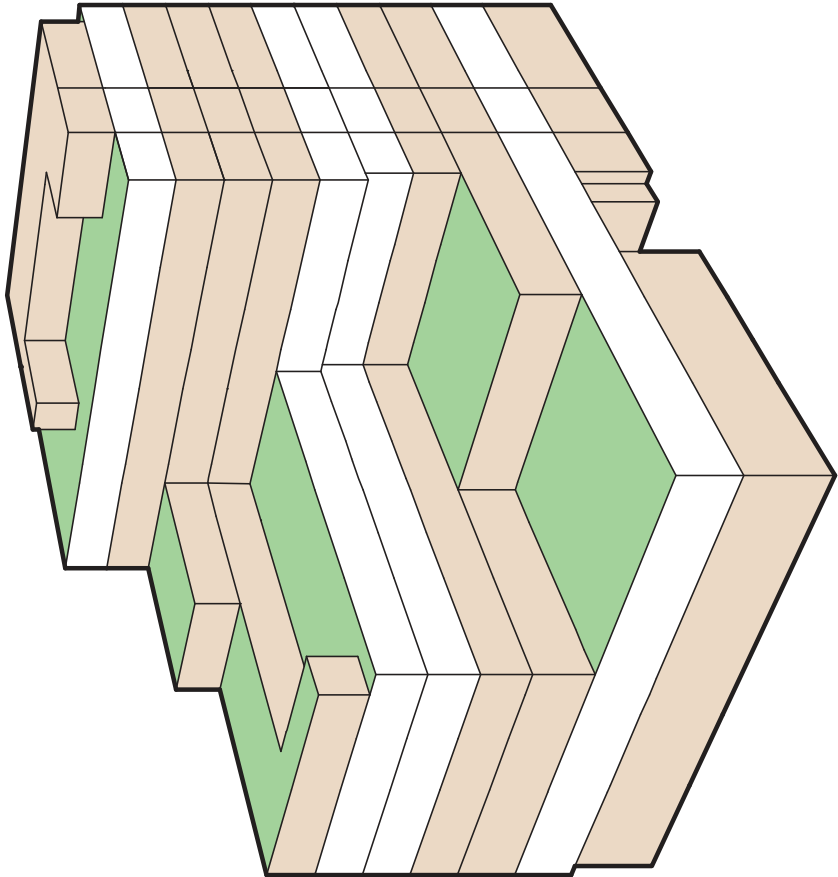
View of Welcome Hall at the corner of East Hastings and Columbia Street which provides a **beacon of welcome to the DEOD community.**



5.4 LANDSCAPE + PUBLIC REALM CONCEPTS

GUIDING DESIGN PRINCIPLES

1. Embed Indigenous culture, language, history and connections to land into the design.
2. Provide a welcoming, inclusive and accessible place for all.
3. Embed sustainability practices into design solutions.
4. Consider educational opportunities throughout the site.
5. Provide spaces where people can feel culturally safe and connected.
6. Provide solutions that embrace culture, healing, belonging and equality.
7. Ensure all materials are durable and reflect Indigenous identity.
8. Provide areas and opportunities for ceremony and for healing events.





LANDSCAPE PATTERNS + DESIGNS

The patterns and designs refer to the connection that the site has with the current and past landscapes that surround it. From beaches, maple groves, waves and tidal systems to migratory greenway corridor that serves people, animals and insect to connect from Salish Sea to Salish Sea.



5.5 POLICY RESPONSE

DEOD OFFICIAL DEVELOPMENT PLAN

The project is located in the Downtown-Eastside Oppenheimer District - Sub-area 1: Main/Hastings and is governed by the Downtown-Eastside/Oppenheimer District (DEOD) Official Development Plan and supporting regulations.

The design responds to the Downtown-Eastside/Oppenheimer District (DEOD) Official Development Plan as follows (*City of Vancouver policy excerpted in red italics* with project response in black):

APPLICATION AND INTENT

1.1. Goals

The following goals, form the basis for the planning and development of the Downtown-Eastside/Oppenheimer District:

Housing

1) ... provide new affordable housing for the population of the Downtown-Eastside Oppenheimer area.

This project is delivering 53 Supported Adult Homes and 58 Family Homes for Indigenous Families.

3) Increase the proportion of self-contained dwelling units, through rehabilitation and new construction.

The existing SRO on site will be replaced with fully contained independent suites for the existing residents. The existing 52 units are being replaced with 51 studios and 2 one bedroom units for couples, housing a total of 55 people.

Community Services/Facilities

10) Provide preventative health care and treatment services that meet the specialized neighbourhood needs.

The project is providing 35,000 SF of health care facilities tailored to meet the needs of DEOD community members.

11) Increase the level of public safety for residents, workers and visitors to the area.

The new building will provide community eyes on the street from 4 separate entities:

- i) The Healing Centre will provide a strong welcome beacon to people at the corner of East Hastings and Columbia. Their front desk is staffed during opening hours with personnel trained to meet the challenges of people in crisis.
- ii) RainCity Supported Adult Housing's front desk is in a storefront arrangement and is staffed 24/7 /365.
- iii) The Food Centre both welcomes community members in and puts community "eyes on the street" from the 80 seat dining room windows.
- iv) The Lu'ma Family Housing lobby will be staffed during the work day and provides a lantern of welcome at the corner of the lane and Columbia Street. Residents coming and going from the building can see into the lane providing visual security for themselves and oversight of lane activity.

12) Curtail the availability of alcoholic beverages, in view of the intimate connection between alcohol and violence in this area.

There are no alcohol serving premises in the project. A key value of the development is to promote health and wellbeing of the individual and the community.

13) Encourage the provision of indoor recreation services.

The facilities have many spaces to gather and casually recreate – indoor and outdoor. Each amenity space is truly multi-purpose and many are supported by outdoor spaces. These spaces are:

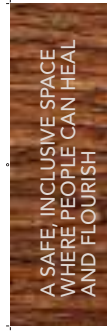
- i) Longhouse and Gathering Deck,
- ii) Family Multi-purpose Room and Play Deck,
- iii) Lodge Meeting space and Respite Deck,
- iv) RainCity Multi-purpose Room and Deck,
- v) Healing Centre Ceremony and Gathering Deck, and
- vi) Healing Centre Multi-purpose Education Space(s)

14) Prohibit institutional uses and social service facilities which do not serve the immediate needs of the neighbourhood population.

All the spaces in the building serve the needs of the neighbourhood population.



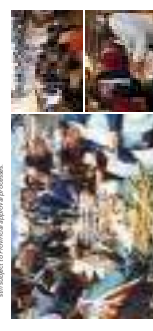
Traffic, Transportation and Parking 15) <i>Ensure a pattern of traffic movement within, through and adjacent to the Downtown Eastside/Oppenheimer area that improves the character, pedestrian safety and quality of life in the area.</i>	The project is reinforcing Columbia and Hastings as a significant gateway to the downtown and is an active participant in establishing a positive streetscape for both Hastings Street and the proposed Columbia Street Greenway.	16) <i>Encourage greater use of public transit by workers and local shoppers from outlying areas.</i> 17) <i>Discourage commuter parking.</i>	There is limited on site parking for both residents and workers, encouraging the use of the high level of public transportation available to the site. There is no public parking on site.	Heritage Conservation 19) <i>Preserve and enhance the heritage character of the Downtown-Eastside/Oppenheimer area and recognize its historical significance in the evolution of Vancouver.</i>	The intent of the building is to raise awareness of the historical significance of the area to the local First Nations. Refer to Area and Building Statements of Significance. It aims to repair some of the harm done by settler culture to the local First Peoples.	Community Involvement 20) <i>Ensure that Downtown-Eastside/Oppenheimer area residents, property owners, merchants and workers are consulted on local planning and development matters and on the implementation of capital improvement projects.</i>	The project team will meet and exceed the City of Vancouver's development permit communication and engagement requirements. This will help the project meet its commitment to enhancing the health and well-being of residents and reflect the values of dignity, respect, honour and love that are central to the Aboriginal Land Trust. A comprehensive Notifications and Communication Plan is in place and is being facilitated by our Communications Consultant IdeaSpace, who are working closely with the Communications teams from the City, BC Housing, and RainCity. The project team has and will continue to provide high-level information and seek input from existing tenants and a small group of directly impacted stakeholders, such as neighbours and other parties with a specific interest in the project. In addition to this direct outreach, a Pre-Application Open House was held on the site on July 10, 2019 and was attended by many DEOD community members. (Poster from Open House right.)
						Aboriginal Community 21) <i>Recognize the historical, cultural and contemporary connection of the Aboriginal people to the Downtown Eastside area and reinforce this through place-making opportunities and other initiatives.</i>	The building design celebrates Indigenous culture and acknowledges MST as the host Nations. It welcomes all people to learn more about the original history and culture of this place. It tells the story of what is precious about the land, culture, and traditional ways for Indigenous people today. The building's purpose and use is to serve the needs of the Indigenous people of the DEOD, both housing and healing.



The Aboriginal Land Trust (ALT) is planning an integrated ground-level community project for a new building. The project will include:

- A new building, operated by Vancouver Native Housing Society
- A new building, operated by Vancouver Native Housing Society
- A new building, operated by Vancouver Native Housing Society

Designed to welcome everyone with dignity, respect, honour and love, the proposed new building will offer a safe and secure space for Indigenous people to heal and flourish. The building will offer a safe and secure space for Indigenous people to heal and flourish. The building will offer a safe and secure space for Indigenous people to heal and flourish.



ABORIGINAL LAND TRUST
HOUSING + HEALING CENTRE DEVELOPMENT | 52 E HASTINGS STREET



Local Economic Development

- 22) Create employment, especially low barrier jobs, through inclusive, social impact hiring and local employment opportunities.
- 23) Encourage enterprises operating as social enterprises or co-operatives that create jobs, job space and opportunities for services and training.

The proposed Community Food Centre will be a place for both local employment and job training in food skills.

SECTION 4 SUB-AREA 1 MAIN/HASTINGS

4.1 Intent

The development of the Main/Hastings sub-area should further establish its importance as a gateway to the Downtown, and help to clarify the functions of the adjacent Historic Areas of Gastown and Chinatown and the Oppenheimer and Strathcona residential neighbourhoods. This area is intended to be a high-density, mixed commercial and residential area, appropriate for a mix of office, retail, local social services, and other similar uses.

Residential uses are also permitted. Pedestrian-oriented uses, primarily retail and restaurant, are encouraged at ground level with an emphasis on continuity of facade and narrow frontages for individual uses ... along Hastings Street.

Located between Gastown, Chinatown, Oppenheimer, and Strathcona, the site is a prime location for a landmark building. The design intent is to mark the site with a positive assertion of Indigenous culture. The Longhouse form, wrapped in a Blanket will make a powerful gateway to downtown on East Hastings.

4.2 Uses

- 4.2.1 *The following uses, and others accessory thereto, may be permitted:*
 - (d) *Residential, with an emphasis on self-contained units.*
 - (e) *Micro dwelling, subject to section 11.26 of the Zoning and Development By-law.*
 - (i) *Building or uses required to serve the educational, cultural, health, social, recreational or local economic development needs of the local community and not otherwise permitted.*
 - (k) *Any other use which is not specifically listed herein, but which the Development Permit Board considers comparable in nature, having regard to the intent, goals and policies of this Plan.*

The project is approximately two thirds residential use, one third health services use. There are also several significant spaces that will be able to be used by the general public on a program basis including the Community Food Centre, the Healing Centre Multi-purpose Education space, and the Longhouse.

4.4 Retail Continuity

Only retail and similar uses, and lawyers' offices, shall be permitted on the ground floor along the street frontage so identified; and retail and similar uses shall be encouraged on the other street frontages so identified. Downtown-Eastside/Oppenheimer City of Vancouver DEOD Official Development Plan By-laws 13 January 2019.

4.4A Exception to Retail Continuity

Despite anything to the contrary in this Downtown-Eastside/Oppenheimer Official Development Plan, the Development Permit Board or Director of Planning may permit social service centre, general office, or health care office uses on the ground floors of buildings having street frontages on Hastings Street subject to development permits limited in time as required by the Development Permit Board or Director of Planning.

The intent is to animate the street experience to the maximum extent possible with the project's uses. While there are no retail uses, the design of the ground floor is primarily storefront community space with the most public elements of each use being showcased in them, including both residential lobbies and lounges, the Food Centre Dining Room, and the Healing Centre Welcome Hall and Multi-purpose Room. The continuity of the façades along both Hastings and Columbia is emphasized while the design seeks to break the storefronts into narrow frontages with separate addresses and signage.



4.5 Density

4.5.1 Subject to the provisions of subsection 4.5.2, the maximum density for any development shall be a floor space ratio of 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 5.0, if at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing; or
- (b) to a maximum floor space ratio of 7.0 on corner sites, if:
 - (i) a maximum of 2.5 floor space ratio above a floor space ratio of 1.0 is developed as uses listed in 4.2.1(i) Health Care Office and Health Enhancement Centre and accessory uses,
 - (ii) no less than 50% of the total gross floor area is developed as residential; where at least 60% of the residential units comprising not less than 40% of the gross residential floor area are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross residential floor area are developed as secured market rental housing,
 - (iii) the corner site has a frontage no greater than 30.5 m, and

- (iv) the Development Permit Board first considers:
 - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas.

4.5.3 Despite the provisions of subsection 4.5.1, the Director of Planning or Development Permit Board may relax the site frontage maximum of 30.5 m, if:
(a) all residential units are social housing;

All residential units The project is seeking relaxation from the Director of Planning to relax the 30.5m frontage restriction for the calculation of maximum FSR. The strategy is to combine the FSR's permissible as is the site was two separate sites, one with a frontage of 30.5m and an FSR of 7.0, the other with a frontage of 15.24m and an FSR of 5.0, for a combined maximum FSR of 6.33. Refer to Section 5.6 Relaxations Requested for further detail.

4.6 Physical Form

4.6.1 Height

The maximum height of a building within the total Main/Hastings sub-area shall be 30 meters. The Development Permit Board may permit an increase in the maximum height

- of a building to a maximum of 36.6 m for a development on a corner site, if:
 - (a) the corner site has a frontage no greater than 30.5 m;
 - (b) the Development Permit Board first considers:
 - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
 - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas ...

Refer to Section 5.6 Relaxations Requested for further detail.

4.8 Social, Cultural and Recreational Facilities

4.8.1 It is the purpose of this section to provide in the Downtown-Eastside/Oppenheimer area the following social, cultural and recreational amenities for the enjoyment of Downtown Eastside/Oppenheimer residents and employees:
(c) facilities which provide a service to the public; and
(d) facilities for arts and culture.

The Healing Centre facilities provide a wide range of health and wellness services to the community, as well as education, cultural awareness, and space to practice Indigenous culture.

It is the intent of the building to tell the story of Indigenous people through both the architectural expression and art works commissioned for the main public spaces.



5.6 RELAXATIONS REQUESTED

The following relaxations are requested to create a viable development:

ZONING ENVELOPE

- Allow interpretation of zoning envelope to permit a mass of 36.6m on the corner.

HEIGHT LIMIT

- Relax the height limit to allow for rooftop Amenity space and Elevator Overrun.

PARKING

- Request to relax parking requirements from 67 spaces to 60 spaces.
- Relaxation of the percentage of cars allowed to be small, from 20% to 40%.
- Relaxation of the number of parking spaces supported by EV charging stations from 31 to 12 spaces.

Details of each relaxation requested are as follows.

ZONING ENVELOPE

The proposed design has been based on an interpretation of the Physical Form constraints in the spirit of the Zoning Bylaw as follows:

- The height of the building not to exceed 36.6 m for a frontage of not more than 30.5 m;*
- The height of the building for the remaining 15.3 m of the site frontage on East Hastings not to exceed 30m.*

This form is in keeping with the building forms that could be achieved through separate lots meeting the frontage requirements. In particular, the intent is to provide a streetwall of varied heights that relates well to the context, as well as reinforce the heritage character with narrow frontages, as identified in the Hastings-Kiwanis Urban Design Guidelines.



Aerial view showing the maximum zoning envelope of the Project Site per the DEOD Official Development Plan

HEIGHT LIMIT

The proposed design projects above the allowable height limit of 36.6m (120') by:

- 2.62m (8'-7") for the upper extent of the rooftop Longhouse amenity form and;
- 2.83m (9'-3") for the Elevator Overrun.

The elevation below (elevation from the lane) indicates the extent of the building projection above the height limit.

This is necessitated for the following reasons:

1. The rooftop Longhouse Amenity has a distinct architectural form replicating a traditional Coast Salish longhouse. The peak of the Longhouse extends 2.62m (8'-7") above the height envelope.
2. The residential floors are 3.05m (10'-0") floor to floor to support Indigenous housing liveability and allow for ducting for cooling of suites.
3. The elevator overrun to service the top Amenity Deck will project 2.83m (9'-3") above the height envelope.

PARKING

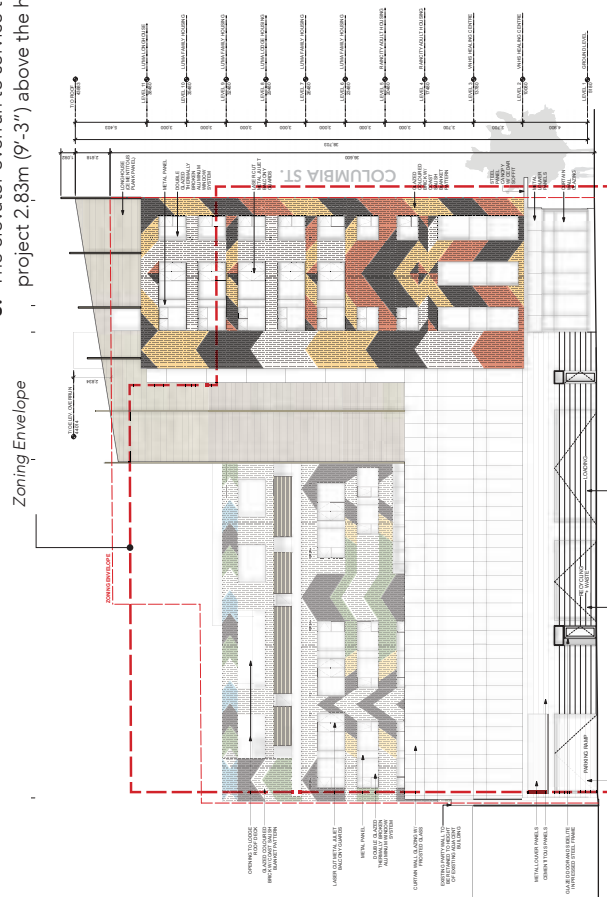
Parking relaxations are being sought to reduce parking requirements from 67 spaces to 60 spaces as follows:

USE	REQUIRED	PROVIDED
• Family Housing:	23 spaces	20 spaces
• Visitor Parking:	3 spaces	3 spaces
• Supported Housing:	4 spaces	4 spaces
• Healing Centre	37 spaces	33 spaces
Total Parking Spaces	67 spaces	60 spaces

Additional relaxation is being sought to increase the allowable percentage of small cars from 20% to 40% of all parking provided.

Relaxation is being sought for the extent of EV Charging required for this project from 31 spaces to 12 for the following reasons:

- Most residents cannot afford electric vehicles at this time.
 - By the time electric vehicles become affordable, charging station technology will have changed.
 - Charging outlets for all residential units are a large expense for a feature not likely used.
- 12 EV charging stations (9 for the Family and Adult Housing and 3 for the Healing Centre) with an energized outlet capable of providing Level 2 charging have been provided in the proposed design.



Lane Elevation illustrating extent of projection above the height envelope.

5.7 URBAN DESIGN RESPONSE

HASTINGS-KIWASSA URBAN DESIGN GUIDELINES

Our urban design response addresses the principles set out in the Draft Hastings-Kiwassa Urban Design Guidelines. The intent of the Design Guidelines is to guide the building massing and architectural expressions of new developments along East Hastings Street.

The vision is to **enhance Hastings Street as a "great street,"** with focused efforts on building vibrant hubs along different sections to meet the needs of DTES communities. Specifically, within 'Hastings Centre', where the ALT project site is located, the DTES Plan encourages mixed-use developments, with a focus on social housing, as well as to honour the heritage of the neighbourhood.

Key messages from the guidelines have informed the development of the proposed ALT project, and the considerations include:

- Sense of Place
- Heritage
- Street Improvements
- Streetscape and Building Form
- Retail Frontages
- Local Services

The following pages illustrate the project's Urban Design response in relationship to its policy context. (*City of Vancouver policy excerpted in red italics* with project response in black):

Sense of Place

- *Establish a distinct identity and sense of place.*

This building will declare this place as first and foremost a MST Territory. The proposed building is located on the vibrant and vital gathering space of the xʷməḱwəy̓əm (Musqueam), ṣkwxwú7mesh (Squamish), and salilwataʔ (Tsleil-Waututh) Peoples – known as 'K'emk'emlay/qanqámalatp. This area was home to a diverse and nourishing ecosystem that provided a connection between False Creek and the Burrard Inlet.

This project celebrates the rich culture and spiritual traditions of the three host First Nations and makes visible what was made invisible by colonization. It will honour the history and cultural significance of the area and tell the stories of the land and its people. It will also be a gateway to Downtown Vancouver, announcing the importance of this place.



Left: View of proposed building at the corner of Hastings and Columbia Street forming a significant Indigenous presence and gateway to Downtown

Heritage

- *Honour the heritage - this is one of Vancouver's founding neighbourhoods;*
- *Preserve heritage buildings where possible;*
- *Reinforce the heritage character with narrow frontages, varying heights, and appropriate materials;*
- *Respect what is here already, and integrate into the streetscape.*

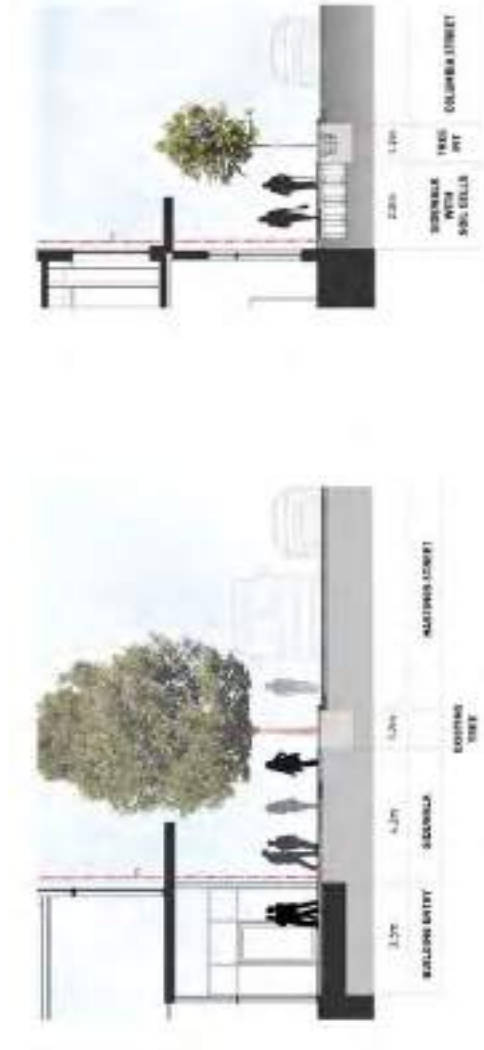
The project aims to respect and make visible the culture that predates colonial settlement. The area of the site is a highly important place. The existing colonial era heritage building at 52 East Hastings has strong associations for xʷməḱwəy̓əm (Musqueam), ṣkwxwú7mesh (Squamish), and salilwataʔ (Tsleil-Waututh) peoples to the time when they were forcibly removed from the land which they had lived on for millennia. The building is emblematic of an era of oppression and is at the crux of challenges between the Crown and First Nation relations.

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Street Improvements

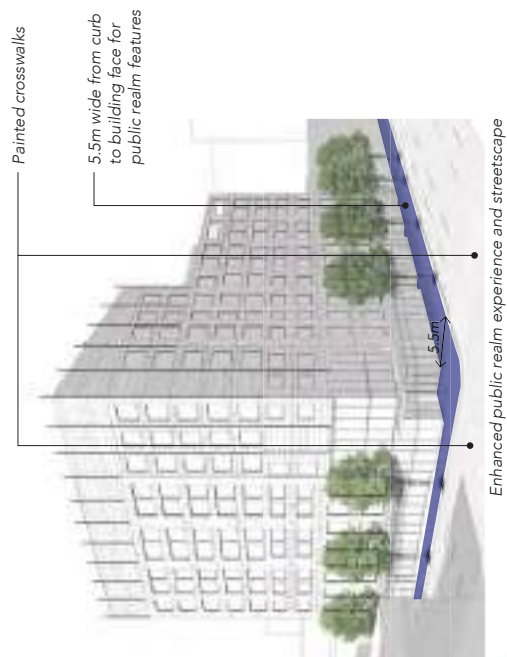
- *Provide an improved street experience for pedestrians with street trees and wider sidewalks.*

The ALT project will enhance the public realm experience along East Hastings and Columbia Street, as well as integrate into the streetscape of the existing context. The project design goal will be to create a positive streetscape designed to meet the needs of the DTES residents and establish a link with the history of this place prior to European settlement. The building will provide 5.5m from the curb to the building face for public realm features.

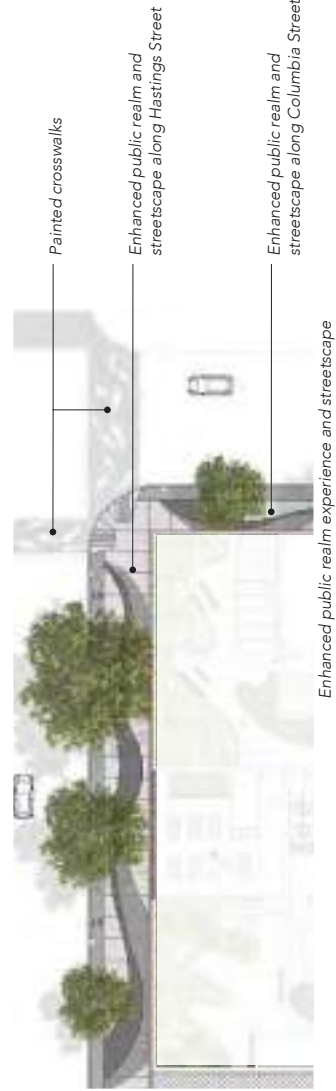


Enhanced streetscape at Hastings Street

Enhanced streetscape at Columbia Street



Enhanced public realm experience and streetscape



Enhanced public realm experience and streetscape



DESIGN RESPONSE

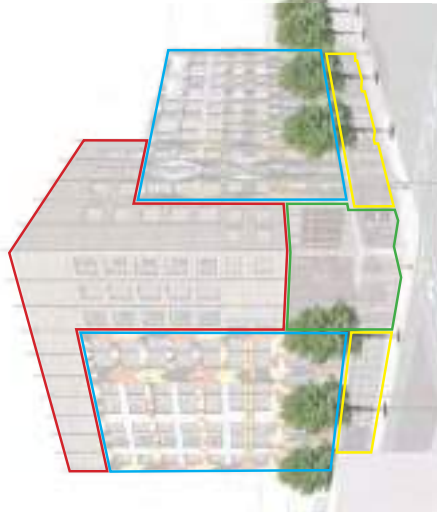
Streetscape + Building Form

- Discourage assemblies with large frontages;
- Encourage courtyard building types over deep floor plate designs;
- Encourage streetwall of varied height that relates well to the context;
- Use building stepping to reduce visual scale and provide outdoor space.

The ALT building facade on Hastings will be aligned with the existing historic street wall along East Hastings, comprised of L-shaped floor plates to maximize utilization of the site without the use of deep floor plates, thereby enhancing liveability.

The building forms a significant gateway to the downtown with the tallest portion anchoring the corner of the site. The profile will step down toward the west along East Hastings Street.

The building mass will be broken up through the articulation of the facade treatments to create interest, cultural significance, as well as scale. The design of the East Hastings facade will break the building expression into smaller frontages to minimize the visual impact of a larger building mass.



Articulation of building facade treatments forming a gateway to downtown.



Building profile stepped along East Hastings Street, transitioning from the highest at the corner down towards the building adjacent.



Retail Frontages

- Use small retail frontages to make big buildings look like a collection of smaller buildings;
- Provide entrances that are welcoming, highly visible, complements streetscape, outdoor seating/displays;
- Provide active, open, and visually engaging ground floor services; uses such as offices and banks should be on the second floor.

The elevation of the ALT building along East Hastings Street will be articulated with multiple entrances, highly visible to distinguish the various programs, including: RainCity Adult Housing and the Community Food Centre. Entrance to the Lu'ma family housing will be accessible on Columbia Street, to provide additional privacy for the long term residential tenants.

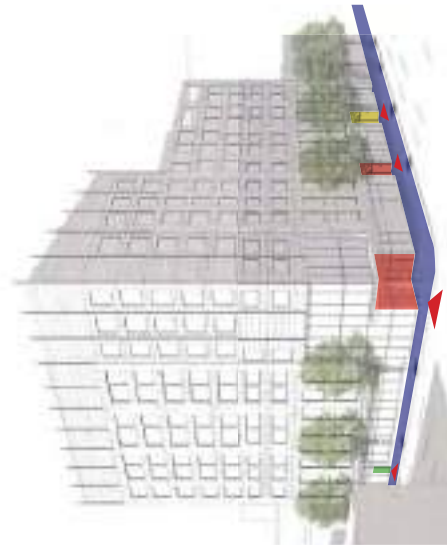
The Healing Centre entrance will be prominently located at the corner of East Hastings and Columbia Street, as a three storey tall recessed public realm space. The entry will be a highly visible element, intended to be a welcoming beacon with dignity, respect, honor and love, for everyone.

The ground floor will provide visual connections to the programs and activities within the building, connecting users with the urban context, as well as provide opportunities to honour and share Indigenous cultures and practices in the heart of downtown Vancouver.

Local Services

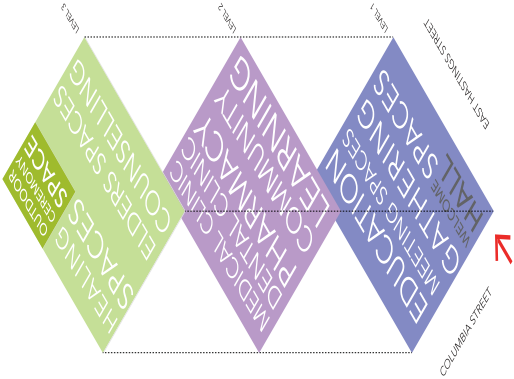
- Provide retail and desired services to be affordable to all in the community, including medical and dental offices, pharmacies, restaurants with family-friendly and budget options.

The ALT project will include a 36,650 sqft Healing Centre which will include medical and dental clinics, a pharmacy as well as counseling and traditional healing services. These programs will serve the residents of the DTES. In addition, the Healing Centre will provide community education and healing spaces, and a Community Food Centre.



The diagram above illustrates:

- 1) Prominent entrance to the Healing Centre at the corner of East Hastings and Columbia Streets and;
- 2) Ground level articulated with entrances to various programs along East Hastings and Columbia Streets



Program diagram of the Healing Centre levels

5.8 SUSTAINABLE DESIGN STRATEGIES

PLACE

CULTURAL RELEVANCE

This project re-imagines an important corner within the DTES and creates a landmark celebrating the local First Nations and Urban Indigenous culture and community, and establishing an important foundation for delivering affordable housing and healing within the community.

Prior to development of the City of Vancouver, the once rich natural environment was an important meeting place, source of food, and location of spiritual significance to the xʷməḱwəjam (Musqueam), Skwxwú7mesh (Squamish), and salilwata74 (Isleil-Waututh) Peoples. This project represents an opportunity to bring a sense of the pre-contact landscape and an Indigenous presence back to this important place.

ECOLOGICAL OF PLACE + ACCESS TO NATURE

Key ecology design priorities are:

- Connecting to the Land
- Supporting bio-habitat at a key juncture in the city
- Connecting community gathering spaces to outdoor living environments.

This project transforms an existing brownfield site, comprised entirely of hard surfaces, into a new mixed use development with a richly programmed cascade of roof decks with significant amounts of green roof infrastructure, contributing towards a healthy and vibrant ecological landscape in the heart of the DTES.

Multiple fully accessible outdoor roof decks will create spaces to reconnect with this ecology of place,

strengthening opportunities to honor, protect and enhance the unique characteristics of the once thriving natural landscape.

Native and native-adapted plantings and productive food and medicinal gardens will be integrated within a dynamic landscape program that references back to the historic ecology of the site and surrounding areas, creating places that inform and support our understanding of and relationship with the natural environment that sustains us.

Robust planting throughout all the outdoor spaces will improve air quality, contribute to the reduction of heat island effect and reduce the urban storm water runoff.

URBAN AGRICULTURE + FOOD SECURITY

Productive food and medicinal plant roof gardens combined with a large Community Food Centre integrate opportunities for connecting the community to locally grown fresh food and for addressing issues of unequal access to food, poor health, and social isolation.

A large urban agriculture roof deck on level nine of the Lu'ma Family Housing program provides place with ample and secure access to sunlight for productive and educational communal food gardens. A medicinal garden is integrated within the Vancouver Native Health Society Healing Centre roof deck on Level 3, creating a space for growing and sharing knowledge about traditional medicinal plantings. Located at ground level is the Community Food Centre, accessed directly off East Hastings Street with glazed storefront connection and strong visible street presence. The

Community Food Centre will be a shared space for Lu'ma Native Housing, Raincity Housing, Vancouver Native Health and the larger DTES community. Community Food Centre programming will offer dignified access to food to meet immediate needs and to provide the opportunity for social connection, serving those most affected by food insecurity, while also creating opportunities to provide volunteer engagement and to play leadership roles within their community.

ACTIVE + GREEN TRANSPORTATION

The project is situated at the heart of the proposed Greenway, stretching from Northeast False Creek Park through Chinatown, to the Downtown Eastside and beyond to Crab Park on the north end, and located along an significant pedestrian, cycle-oriented, and transit corridors. The new mixed use development supports a human-powered lifestyle that reduces the use of fossil fuel vehicles.

The project will support and enhance active transportation choices in the following ways:

- Continuous weather protection along both sidewalks will provide a more walkable streetscape and support pedestrian activity in all weather and seasons.
- Connected to the proposed Columbia Street Greenway, connecting Crab Park at the Burrard Inlet to the future Northeast False Creek Park enhances connectivity to walkable and bikeable city spaces.
- sufficient, secure, weather-protected bicycle parking spaces, complete with end of trip facilities, to encourage biking.
- Electric vehicle charging stations provided throughout the underground parking.



ENERGY + CARBON

OPERATIONAL ENERGY + CARBON EMISSIONS

Critical to the success of the design was an integrative design process that identified building systems strategies that will provide a resilient and durable building while dramatically reducing the operational, life cycle embodied energy and overall carbon footprint of the development.

The energy performance targets are aligned with the requirements of the Vancouver Building Bylaw 2014 (VBBL) and BC Housing Design Guidelines and Construction Standards 2019 (BCH-DGCS). **The project will comply with BC Energy Step Code Step 3** as the more stringent requirement governed by BCH-DGCS, Section 2. It appears that complying with the Step 3 TEDI & TEUI targets eliminates the requirement of complying with the GHGI target as per VBBL Section 10.2.2.5 (June 2019 update), however the proposed energy performance strategies will outperform the CoV GHGI targets.

The energy modeling has been accomplished in accordance with the City of Vancouver Energy Modelling Guideline Version 2.0 (CoV-EMG).

The following are some of the energy performance strategies incorporated on this project:

- High performance exterior-insulated steel framing walls (5" semi-rigid exterior),
- High performance roofs, decks, and exposed floors,
- Remarkable thermal bridge reduction via eliminating concrete balconies,
- Efficient detailing at all envelope interfaces,

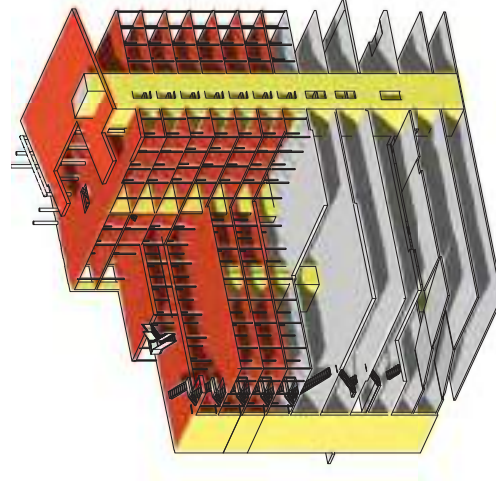
- Reduced window-to-wall ratio of WWR 36% balancing daylight utilization and winter/summer solar heat gains,
- High performance double-glazed windows with low-e coating lowering undesired summer solar heat gain,
- High efficiency HRVs (unitized & central) with SRE 78% for all residential and medical areas,
- Central heating and cooling by high efficiency air source heat pumps, and
- Central service water heating by high efficiency condensing boilers.

A whole building central plant system comprised of air source heat pumps with backup high efficiency boilers provides heating and cooling for the building, with the potential to switch between systems for maximum efficiency. Boilers are only needed during peak heating season, therefore reducing the greenhouse gas emissions. This strategy is especially effective in a mixed used projects due to its heat recovery effectiveness, and one of the lowest contributors to GHG emissions of all compared systems.

The air source heat pump has several methods of recovering heat, a higher Coefficient of Performance (COP) in comparison to an air-cooled chiller, and controllability is simple. AHP fancoils are generally quiet (only fan noise), and strategic planning of the building has located the units above the parkade entrance, further reducing their impact on roof deck levels.

EMBODIED ENERGY + CARBON EMISSIONS

A CLT a mass timber structural panel system (shown in red in the diagram below) is proposed for levels 4 to 11, superimposed over a 3 storey concrete superstructure and 2 levels parking below grade. The CLT structural system is based on a 10' by 40' grid to maximize the potential for use of locally manufactured wood fiber: results in a structural system with high potential for demountability and adaptability for future reuse to other functions... offsetting an estimated 1,553 metric tons of CO2 emissions, equivalent to removing 328 cars off the road for a year.



DESIGN RESPONSE

LIVEABILITY

HEALTHY ENVIRONMENTS

Foundation of the project is the integration of housing with healing. The design standards employed are tailored to the needs of Indigenous residents. Some of the parameters supporting wellbeing are:

- **Indoor-outdoor connectivity** including access to habitable and landscaped outdoor amenity spaces with extensive green roofs, planted vegetation, trees and urban agriculture opportunities, promoting social well being and year round use.
- Plentiful access to fresh air and natural light.
- Shallow plan and high ceilings for access to views and daylighting.
- Provide a high degree of thermal comfort and controllability to residents.
- Larger unit sizes to accommodate a more flexible vision of family structure, multi-generational and fluid.

SOCIAL INCLUSION

The multiple site uses will create a vibrant community that is open and welcoming and supports social inclusion.

- Conceived as a place of social connectivity and lifelong learning, the project will assist in creating a healthy community, reducing loneliness through activity and opportunities for engagement.
- Ultimately the project will create stable, safe, and secure homes for residents in the DTES community,

UNIVERSAL ACCESS

An important goal of the project is to maximize universal accessibility wherever possible, ensuring meaningful access is considered for all spaces within the new development.

Universal accessibility has been provided throughout the Healing Centre spaces and both the Raincity Adult Housing and Lu'ma Family Housing will have extremely high levels of accessible units, without blocking access to, nor diminish the quality of, fresh air, or sunlight.

The importance of ensuring equal access to all members of the public, regardless of background, age and socioeconomic class is especially important in the DTES community, due to the high levels of mobility, vision, and hearing disability. Providing universal access to safe, inclusive and accessible public spaces, will ensure that everyone is able to participate and live to their full potential.

The project will also be pursuing the Rick Hansen Foundation Accessibility Certification to ensure meaningful access is successfully considered throughout the project.

ACOUSTICS

An Environmental Noise Study has been carried out for the proposed development to ensure effective and resilient mitigation measures are in place for maintaining a high acoustic quality for all indoor spaces in accordance with both CMHC and the City of Vancouver (Zoning and Development By-Law, Section 4.15 "Acoustics"). It has been determined that the most significant exterior noise source for this project is traffic on East Hastings Street and the north facing façade of the building will have direct exposure to this noise.

Careful acoustical measures have been considered for all exterior walls and windows to provide noise isolation to all interior spaces, ensuring an acoustically comfortable and livable homes for all residents.

BIOPHILIA + BEAUTY

Key biophilia aspects of the design are:

- Design of the CLT structural system will enable up to 25% of the floor assembly areas to be exposed to view as a wood ceiling finish. These areas are strategically located along the perimeter edge of the building, creating a rich and warm material experience in resident living areas. These areas will also be visible to pedestrians from street level, adding to the visual delight of the building.
- Connect occupants with the benefits of biophilia and incorporate meaningful biophilic design elements into the project.
- with elements that nurture the innate human/nature connection.
- By deliberately incorporating nature through Environmental Features, Light and Space, and Natural Shapes and Forms.
- Incorporating nature's patterns through Natural Patterns and Processes and Evolved Human-Nature Relationships.
- How the project will be uniquely connected to the place, climate, and culture through Place-Based Relationships.
- Meaningfully integrates public art and contain design features intended solely for human delight and the celebration of culture, spirit, and place appropriate to the project's function.



CONSERVATION

RAINWATER MANAGEMENT

Although this development is not required to comply with the City's IRMP policy, the proposed design works to maximize the green areas on site, wherever possible, supporting the City's ultimate IRMP objective of building a healthier, greener city.

A significant amount of green infrastructure (green roof/ planting) is included in the proposed landscape plan. These green areas will help to manage the rainwater in a way that is in line with the Citywide Integrated Rainwater Management Plan (IRMP). These green spaces will capture and store rainwater that falls directly on them, ultimately reducing the amount of runoff that leaves the site. Additionally, these green spaces will act to lower the peak runoff flowrate entering the City sewer infrastructure. Furthermore, from the site survey and topographic images it appears that the existing lot consists of only building and hard surfaces. The proposed development, with these green spaces, appears like it will have a lower runoff coefficient and will perform better than the existing site.

Incorporated into the landscape design is a high efficiency, fully automated drip irrigation system with rain sensor to ensure healthy plant growth while keeping water use to a minimum. As well, the plant palette includes native and native adapted plants with a variety of bloom periods and textures to reduce the need for watering while delivering all season interest.

MATERIALS

Materials have been selected to be hard wearing, highly durable, and easy to maintain. The building is being planned as a 100 year structure, so materials for key components have been selected to be long lasting. Key exterior materials are:

Cladding:

- Brick veneer woven in Coast Salish blanket pattern,
- Terracotta or cementitious panel planks, and
- Glazed aluminum frame curtainwall with frit pattern.

Roofing:

- SBS membrane covered in landscape treatment, and
- Standing seam metal panel roof.

Glazing:

- Double glazed thermally broken aluminum frame curtain wall windows, and
- Double glazed thermally broken aluminum frame storefront.



DESIGN RESPONSE



06 ARCHITECTURAL DRAWINGS

- PROJECT DATA
- CONTEXT PLAN
- SITE PLAN
- BUILDING FLOOR PLANS
- TYPICAL UNIT PLANS
- BUILDING ELEVATIONS
- BUILDING SECTIONS
- SHADOW ANALYSIS



DEVELOPMENT DATA SUMMARY

ADDRESS: 52-62 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	
Permitted/Required	Proposed
6.33	5.95
NET ALLOWABLE FLOOR SPACE AREA	10,748 sqm (115,694 sqft)
BUILDING HEIGHT	36.6m (120.0ft)
SITE COVERAGE	100%
SETBACKS (DEOD 4.6.2, 4.6.3, 4.6.4)	0
CAR PARKING	
Social Housing HILLS Units (Bylaw 4.2.1.8):	23 spaces
Visitor Parking: Family Housing	3 spaces
Supported Adult Housing	4 spaces
Family Housing Center	4 spaces
# Accessible Parking Spaces	8 spaces (included above)
Total:	63
BIKE PARKING	
Class A	Class B
54 Units Adult Housing	4
58 Units Family Housing	4
Heating Center (3,453 sqm GFA)	6
Total:	14
LOADING SPACES	
Class A	Class B
112 Dwelling Units	1
Heating Center Offices	1
Total:	1

DWELLING UNIT SUMMARY

ADULT HOUSING UNIT SUMMARY		#1	AV. UNIT	AV. UNIT	TOTAL #
LEVEL	# STUDIOS	AREA (sqm)	AREA (sqm)	UNITS	UNITS
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		#1	AV. UNIT	#2	AV. UNIT	#3	AV. UNIT	TOTAL #
LEVEL	# STUDIOS	AREA (sqm)	AREA (sqm)	AREA (sqm)	AREA (sqm)	AREA (sqm)	AREA (sqm)	UNITS
Level 6	6	37.6	5	60.1	6	75.6	0	0.0
Level 7	3	36.3	0	0.0	5	71.7	3	98.5
Level 8	0	0.0	5	60.7	5	73.1	0	0.0
Level 9	1	35.3	5	54.1	4	72.4	0	0.0
Level 10	1	35.3	4	53.7	5	71.4	0	0.0
Total # of type	11	36.1	19	57.2	25	72.8	3	98.5
Percentage	19.0%	32.8%	43.1%	5.2%				100%

PROJECT STATISTICS - OVERVIEW

ALT MIXED USE DEVELOPMENT
Development Permit Application | 4 September 2019

Urban
Architecture Urban Design
3011 West Hastings Street
Vancouver, BC
V6C 3A7
Tel: 604.683.9090
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SEAL:

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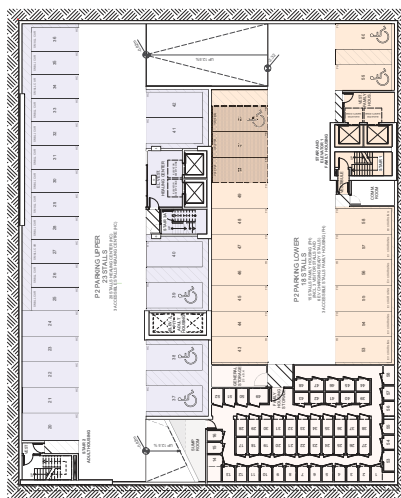
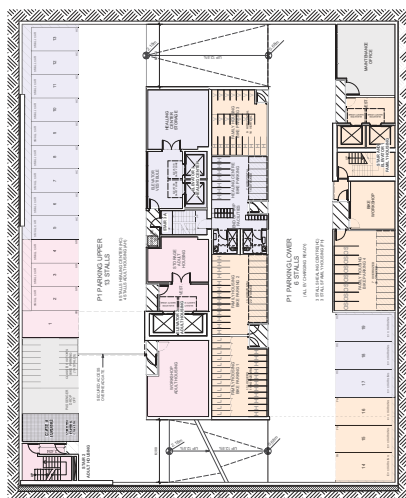
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**ABORIGINAL LAND TRUST
HOUSING AND HEALING
CENTER DEVELOPMENT**
VANCOUVER, BC

Project Data - Overview

A.001

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



PROJECT STATISTICS - PARKING

VEHICLE PARKING SUMMARY

RESIDENTIAL (L'Orme Family Housing)			
Social Housing HLTS Units (CoV Parking Bylaw 4.2.1.8)	# of Units	Required	Provided
Minimum 0.3 spaces for every unit with fewer than 28drams	30 Units	9	9
Minimum 0.5 spaces for every unit with 28drams or more	28 Units	14	14
		23	20
Bachelor Suite Housing (CoV Parking Bylaw 4.2.1.19A)	# of Units	Required	Provided
Minimum 1 space per 15 units	54	4	4
Visitor Parking Stalls (CoV Parking Bylaw 4.1.16)	# of Units	Required	Provided
Minimum of an additional 0.06 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every unit	58 Units	3	3
Accessible Stalls (CoV Parking Bylaw 4.3.4a)	# of Units	Required	Provided
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	58 Units	3	3
Electric Vehicle Charging (CoV Parking Bylaw 4.1.4.1)	Required		Provided
At least 1 EV charging space, plus one EV charging space, shall provide an energized outlet capable of providing Level 2 charging or higher		27	9
OFFICE USE (Healing Centre)			

Item	Required	Provided
DEOD District (CoV Parking Bayw 1.4.4b)		
The parking spaces for each 50sqm of GFA	3,441 m2	37
At least 1 accessible parking space for each building with at least 50sqm of GFA and an additional 0.5 space for each 100sqm of GFA	3,441 m2	3
Electricity Vehicle Charging (CoV Parking Bayw 1.4.41)	Required	Provided
Minimum of one parking space for every 10 parking spaces, plus 1 space for every additional parking space that number less than ten, and that be provided with an energized outlet capable of providing level 2 charging of higher power	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)	34	12

BICYCLE PARKING REQUIREMENT SUMMARY

RESIDENTIAL (Lifera 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 over 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)	# of Units	Required	Provided
Multiple Dwelling. Minimum 1.5 spaces for every additional 20 dwelling units, and one additional space for every additional 20 dwelling units.	58 Units	4	4
ADULT HOUSING (Raincity assisted Housing)			
Class A Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	# of Units	Required	Provided
Multiple Dwelling. Minimum 1.5 spaces for every additional 20 dwelling units. Bicycle space provided in every Adult Housing unit.	53 Units	40	53 ¹
Class B Bicycle Spaces (CoV Parking Bylaw 6.2.1.4)	# of Units	Required	Provided
Minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	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 m ²	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 m ² of GFA	3,441 m ²	6	6
TOTAL CLASS A BICYCLE SPACES			
		175	189
TOTAL CLASS B BICYCLE SPACES			
		14	14 ²
Class B Bicycle Spaces located on P1.			

LOADING REQUIREMENT SUMMARY

RECREATIONAL (111 Units Total)			
COV Parking Bay 5.2.1 - Class B: At least 1 space for 100-299 units			
	Class A Loading Spaces	Required	Provided
	Class B Loading Spaces	0	0
	Class B Loading Spaces	1	1
OFFICE USES			
	Heating Center (Gross Floor Area)		343.0 m2
	Bay 5.2.7 - At least 1 Class A and 1 Class B space		
	Class A Loading Spaces	Required	Provided
	Class B Loading Spaces	1	1
	Class B Loading Spaces	1	1
TOTAL LOADING SPACES			
	Class A Loading Spaces	Required	Provided
	Class B Loading Spaces	1	1
	Class B Loading Spaces	2	2
PASSENGER DROP OFF SPACE			
	Passenger Drop Off (located in P1)	Required	Provided
	Passenger Drop Off (located in P1)	1	1

END OF TRIP FACILITIES

[illegible]

Project Data - Parking

A.002

PLOT DATE: _____ SCALE: _____ CHECK BY: JM	NTS
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ALT MIXED USE DEVELOPMENT
Development Permit Application | 4 September 2019