

PROJECT DESCRIPTION

RENOVATION AND IMPLEMENTATION OF EIGHT, ONE-STOREY MODULAR UNITS ON STEEL SKIDS TO CREATE ONE EMERGENCY SHELTER FOR THOSE EXPERIENCING HOMELESSNESS WITHIN THE VANCOUVER DOWNTOWN EASTSIDE. BUILDING C SITUATED ON WEST 2ND AVENUE AND ASH STREET IS ONE OF THREE SHELTERS INCLUDED IN THIS SUBMISSION FOR THE RAPID RESPONSE EFFORT.

LEGAL ADDRESS

CIVIC ADDRESS: 595,525 WEST 2ND, VANCOUVER, BC V5Z 1A1

LEGAL DESCRIPTION: PLAN LMP28216 NWD PARCEL 187, DISTRICT LOT FALSE CREEK, REF PL LMP28217 TO ESTABLISH FOR HIGHWAY PURPOSES EX PL 28213.

LAND USE BYLAW SUMMARY

APPLICABLE BYLAW:

ZONING BYLAW: FCCDD (FALSE CREEK COMPREHENSIVE DEVELOPMENT DISTRICT) BY-LAW NO. 5550)
SUB-AREA: AREA 6, PHASE 3 AS PER ODP
LOCAL AREA: FAIRVIEW

PERMITTED USE:

CURRENT: DWELLING INCLUDING MODULAR HOUSING, PARKING
PROPOSED: TEMPORARY MODULAR HOUSING.

HEIGHT:

PERMITTED BUILDING HEIGHT: MAX 14.8m
PROPOSED BUILDING HEIGHT:
• BUILDING C: 9'-1 1/2" (2.781m)

SETBACKS:

PERMITTED SETBACKS:
MINIMUM FRONT YARD: n/a
MINIMUM REARYARD: n/a
MINIMUM SIDE YARD: n/a

PROPOSED SETBACKS:

MINIMUM FRONT YARD: 0
MINIMUM REARYARD: 0
MINIMUM SIDE YARD: 0

NOTE: CONSIDERING THE TEMPORARY NATURE OF THE BUILDING, ITS PLACEMENT WILL BE DONE TO DISTURB AS LITTLE AS POSSIBLE ON SITE WHILE MAINTAINING APPROPRIATE DISTANCES FROM NEIGHBOURING STRUCTURES.

REFERENCED GUIDELINES:

BC HOUSING SHELTER DESIGN GUIDELINES
BC HOUSING DESIGN GUIDELINES AND CONSTRUCTION STANDARDS
VANCOUVER OFF-STREET PARKING SPACE REGULATIONS - SECTION 4
VANCOUVER OFF-STREET LOADING SPACE REGULATIONS - SECTION 5
VANCOUVER OFF-STREET BICYCLE SPACE REGULATIONS - SECTION 6

SITE AREA SUMMARY

SITE AREA: 19,069.506m²
PROPOSED BUILDING A FOOTPRINT: 600m²

SITE COVERAGE

SITE COVERAGE PERMITTED n/a
SITE COVERAGE PROPOSED 3.1%

FSR SUMMARY

FSR PERMITTED (m²) n/a
FSR PROPOSED (m²) 0.03
TOTAL FLOOR SPACE PROPOSED: 6461.25 Sf (600m²)
FSR INCLUDES SUITES, OPERATIONAL AREAS, AND ADMIN AREAS. THERE ARE NO BALCONIES OR BULK STORAGE.

DWELLING UNIT COUNT

UNIT SUMMARY		
UNIT NAME	QUANTITY	% OF TOTAL
1 BED	29	100%
TOTAL	29	100%

PARKING REQUIREMENTS

RESIDENTIAL - UNIT PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
UNIT PARKING	29	1 PER 15 UNITS	1.933	SHARED
VISITOR PARKING		0.05 PER UNIT	1.45	SHARED

NOTE: UNIT PARKING PROPOSED : SHARED WITH TRANSIT PARKING
NOTE: VISITOR PARKING : STREET PARKING IS AVAILABLE

RESIDENTIAL - UNIT PARKING				
DESCRIPTION	UNITS	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
ACCESSIBLE	0	1 PER 7 UNITS	1	SHARED

LOADING STALLS PERMITTED 5.2.1 DWELLING OR 5.2.6 ASSISTED HOUSING
CLASS A [2.7m (w) x 5.5m (l) x 2.3m (h)]: 0 REQUIRED
CLASS B [3.0m (w) x 8.5m (l) x 3.8m (h)]: 1 REQUIRED
CLASS C [3.5m (w) x 17m (l) x 4.3m (h)]: 0 REQUIRED

LOADING STALLS PROPOSED:
CLASS A [2.7m (w) x 5.5m (l) x 2.3m (h)]: 0 PROVIDED
CLASS B [3.0m (w) x 8.5m (l) x 3.8m (h)]: 0 PROVIDED (STREET ACCESS)
CLASS C [3.5m (w) x 17m (l) x 4.3m (h)]: 0 PROVIDED

BICYCLE PARKING PERMITTED (6.2.1.4. SHELTER RATE UNITS): 22
BICYCLE PARKING PROPOSED: 0 - CLASS B BICYCLE RACKS WILL BE PROVIDED

PASSENGER SPACES (7.2.1. DWELLING) PERMITTED: MIN. 1 SPACE FOR 50-125 UNITS/ 1ST SPACE 4m (w) x 5.5m (l) x 2.3m (h) CLASS A: 1
PASSENGER SPACES PROPOSED: 0

STATEMENT: THE OFF-STREET PARKING WILL REMAIN AT A MINIMUM FOR THIS EMERGENCY SHELTER AS THERE IS LIMITED SPACE ON SITE AND PLENTY OF AVAILABLE PARKING ADJACENT TO THE SITE, WITHIN THE PROPERTY LINE.

KEY PLAN



DRAWING LIST

ARCHITECTURAL

- DP0.00 COVER SHEET
- DP0.01 TECHNICAL DATA SUMMARY
- DP0.02 CONTEXT PLAN
- DP0.03 SURVEY PLAN
- DP1.00 SITE PLAN
- DP2.00 MAIN FLOOR PLAN
- DP2.01 HORIZONTAL ANGLE OF DAYLIGHT PLAN
- DP2.02 ROOF PLAN
- DP3.00 ELEVATIONS
- DP4.00 SECTIONS

PROPOSED RELAXATIONS

- RELAXATIONS OFF-STREET PARKING, LOADING, BICYCLE AND PASSENGER SPACES.
- RELAXATION OF HORIZONTAL ANGLE OF DAYLIGHT TO MIN 3.7m FOR SOME SUITES
- RELAXATION FOR EXHAUST CONSTRUCTION IN COMMERCIAL KITCHEN IN BUILDING B. THIS AREA WILL BE SPRINKLERED.

ARCHITECTURAL DESIGN RATIONALE

At the request of the City of Vancouver, BC Housing, and Vancouver Affordable Housing Association (VAHA), Black Diamond Group and S2 Architecture propose the following design for three emergency shelter buildings on two sites within the Greater Vancouver area. Black Diamond Group intends to renovate modular work camps and place them on site to provide emergency housing for those experiencing homelessness including individuals recently displaced from the downtown east side encampment.

Two sites were made available by the City of Vancouver for this initiative. 1500 Main Street & 1591 Western Street (referred to as Main Street) and 595 West 2nd Avenue (referred to as Ash Street). Main Street is the location for building A and building B while building C is situated on the Ash Street site. Each building will be operated by BC Housing staff and the program adapted to suit their needs. This application for development permit seeks approval for buildings on both sites.

The current designs are the result of an iterative response from integrative discussions with BC Housing and the City of Vancouver. Each building will remain separate regarding operations for residents. Residents will have access to their own secure suites and the same amenities provided in each building. Where appropriate, buildings will share amenities based on instructions from the operator e.g. outdoor amenity space.

The modular construction of these buildings make them ideal for renovation and expedited delivery of emergency shelters. All proposed buildings fall under Section 11.6 Temporary Buildings and Occupancies of BCBC 2018 and will be sprinklered. The siting of each building is a direct response to the applicable zoning by-laws for each location. Details are provided within the technical data summaries. Relaxations are requested regarding the horizontal angle of daylight for some suites, the commercial kitchen provided in building B (Main Street), and to sections 4, 5, 6, and 7 of the zoning by-law regarding off-street parking requirements. While accessibility is not a requirement under this section of BCBC 2018, it is understood that some residents may have need for these regulations. Therefore, building B incorporates accessible design.

Further consideration of this development proposal would supply much needed housing for those in need. Under the current conditions, the design provides beds for eighty-nine individuals for three years. These individuals would have access to stable living conditions where they can feel safe and participate in programs directed by BC Housing to enhance their lives.



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TECHNICAL DATA SUMMARY

DOWNTOWN EASTSIDE RAPID RESPONSE SHELTER

595, 525 WEST 2nd AVENUE,, VANCOUVER, BRITISH COLUMBIA
BLACK DIAMOND GROUP

222/144

NOT FOR
CONSTRUCTION

This drawing supercedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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REVISION	DATE
1 DEVELOPMENT PERMIT	12.16.2022

SCALE 1 : 50
DATE 12/16/2022 12:59:02 PM
DRAWN BY Author
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DRAWING NO.

DP0.01