

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING (REZONING BOOKLET)

PROJECT DEVELOPMENT AND CONSULTING TEAM

LEAD DEVELOPER:	APPLICANT	HOUSING OPERATOR:	MODULAR MANUFACTURER:	ARCHITECT:	STRUCTURAL:	MECHANICAL:
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ELECTRICAL:	LANDSCAPE ARCHITECT:	BUILDING ENVELOPE:	PASSIVE HOUSE:	CODE CONSULTANT:	CIVIL:	GEOTECHNICAL:	SURVEY:
FALCON ENGINEERING LTD. 210-1715 DICKSON AVE KELOWNA, BC V1Y 9G6 PHONE: 250.762.9993	JSLA 2686 EAST 6TH AVENUE VANCOUVER, BC V5M 1R3 PHONE: 604.661.8806	RDH Building Science Inc. 4333 STILL CREEK DR #400 BURNABY, BC V5C 6S6 PHONE: 604.873.1181	PEEL PASSIVE HOUSE CONSULTING LTD. 118 CRAIGLEITH RD BLUE MOUNTAINS, ONTARIO, L9Y 0S3 PHONE: 905.483.9925	PONTEM GROUP 450 SW MARINE DR 18TH FLOOR VANCOUVER, BC, V5X 0C3 PHONE: 604.202.8248	LAWSON ENGINEERING LTD. 1648 VALLEYVIEW DR. KAMLOOPS, BC V2C 4B5 PHONE: 250.320.6689	HORIZON ENGINEERING 220-18 GOSTICK PLACE NORTH VANCOUVER, BC, V7M 3G3 PHONE: 604.990.0546	BENNETT LAND SURVEYING 22371 ST.ANNE AVENUE MAPLE RIDGE BC, V2X2E7 PHONE: 604.463.2509

Application received April 20, 2022. Revised April 22, 2022 to update FSR for Passive House exclusion, parking space corrections.

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COVER SHEET

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC

REZONING APPLICATION BOOKLET: 20 APRIL, 2022 221069

NOT FOR CONSTRUCTION

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ORGANIZATION PROFILE

BC HOUSING

BC Housing develops, manages and administers a wide range of affordable housing programs and services across the province. We also license residential builders, administer owner builder authorizations and carry out research and education that benefits the residential construction industry, consumers and the affordable housing sector.
Our mission is to make a positive difference in people's lives and communities through safe, affordable and quality housing.

BC Housing serves as a trusted leader and partner in sustainable solutions for British Columbians. We work in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.

We serve individuals who are homeless, individuals with disabilities, Indigenous individuals and families, women and children at risk of violence, low-income seniors and families, and buyers of new homes.

BC Housing currently funds more than 28,000 spaces in Vancouver. In addition to these, we have more than 2800 units currently underway in Vancouver.

CITY OF VANCOUVER

NON-MARKET HOUSING DEVELOPMENT AND OPERATIONS

Our mission is to create and implement innovative solutions for below-market housing.
City of Vancouver's vision is for all Vancouver residents to have access to affordable, safe, and quality homes.

Building on City-owned land, City of Vancouver liaises with investment, development, and community partners to create below-market housing options. Using innovative building techniques and unique partnerships, we are focused on building high quality rental housing for individuals and families on low to moderate incomes across Vancouver.

City of Vancouver- Non-Market Housing Development and Operations aim to:

• Delivers quality affordable housing in the fastest and most economical way possible;

• Form trusted relationships with a variety of housing partners to create affordable housing in Vancouver; and

• Develop housing types that are most in need, but are not delivered by the private market.

CMHC SCHL Canada

CMHC exists for a single reason: to make housing affordable for everyone in Canada. We know that housing helps people stay employed, do better in school and participate more fully in society. Housing affordability and a stable housing finance system support a stronger, safer Canada where everyone can live with dignity.

Affordable housing for all is an ambitious goal, and we can't do it alone. We're mobilizing the expertise and energy of governments, non-profits, lenders, developers, social entrepreneurs and co-ops to create the future of housing. Canada's first-ever National Housing Strategy is just one example. Together, we're removing barriers to ensure that no one is left behind.

CMHC is leading federal initiatives under the National Housing Strategy, a 10-year, $70+ billion plan that will give more Canadians a place to call home—this includes more than $13 billion committed through the 2020 Fall Economic Statement.

CMHC's aspirational goal is to eliminate housing need, to ensure that:

By 2030, everyone in Canada has a home that they can afford and that meets their needs.

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ORGANIZATION PROFILE

COMMUNITY BUILDERS

AFFORDABLE AND SUPPORTIVE HOUSING

Community Builders has been offering Support Housing Services and Property Management in Vancouver and surrounding areas since 2001. Our mandate is to foster empowerment and inclusion within communities.

With the support of private investors, as well as both non-governmental and government agencies, we have been working on tackling the complicated challenges those in marginalized communities face. This includes a lack of supportive housing, poverty, mental illness, and substance abuse. We work with partners to offer a range of resident centered operational site plans, each one with a unique supports and programs.

CORE VALUES

Community Builders' core values are empowerment, inclusion, and respect. Currently, we operate more than 700 units — a combination of supportive and affordable housing, as well as four temporary shelters — across 13 sites in Vancouver.

We help residents achieve and maintain stability in housing and enhance access to other community-based supports and services which help individuals build self-reliance and foster resilience against homelessness recidivism in an atmosphere of empathy, compassion and respect.

S2 Architecture is a group of architects, interior designers and master planners with studios in Calgary, Edmonton and Vancouver. For 28 years, our wide range of award-winnng projects have been driven by collaborative solutions that inspire our clients and contribute to the wellbeing of the communities and environments we work in.

S2 is led by six partners who bring their individual talents and expertise to each project. Their combined experience across building types, sectors, clients and locations results in design excellence and a commitment to continuously raising the bar on innovation and creativity.

S2 practices architecture that is inspiring, sustainable and thoughtful. We are passionate about creating spaces with character and functionality that reinforce a community's identity and encourage activity and public engagement.



VIEW FROM GRANDVIEW HIGHWAY SOUTH

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PERMANENT MODULAR SUPPORTIVE HOUSING INITIATIVE (PMSHI)

PMSHI SHARED PRINCIPLES

PMSHI Shared Principles
Below are the shared principles for the PMSHI that were developed collaboratively between COV and BCH in March of 2020.

1. Modular is the preferred method of construction because of the opportunity for replicability, standardization, limited on site customization, cost effectiveness, speed of manufacturing, and logistical ease to deliver housing using Standardized Modules for various unit types (ie studios, 1, 2, 3 bd).

2. Design decisions are guided by the budget established for each project.

3. Repeatable Design - Maximize off-site manufacturing and minimize work on site, utilize floor plate replicability.

4. Design within Neighbourhood Context – consideration of surrounding area densities, height, character, residential land use & planning context.

5. Design for Beauty & Simplicity to achieve architectural appeal through cost effective building design, with particular attention paid to mitigating larger forms, massings, and excessive repetition.

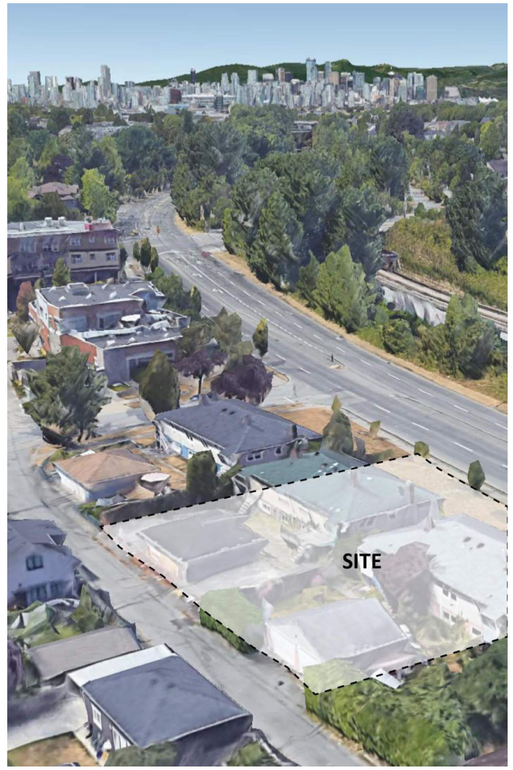
6. Customization of façade should consider site and building size within the neighbourhood context while keeping the principle of replicability in mind.

7. Energy Efficiency & Sustainability – ensuring that the building meets the City's energy and sustainability targets.

8. Site Specific Landscaping that is integrated with the public realm and building design as a means of achieving customization, permanency and visual connection with the existing neighbourhood.

9. Given the supportive nature of these housing project, conscientious design of outdoor amenity space in-lieu of balconies.

10. Designed to ensure functionality for both Operator and Residents in mind.



VIEW TOWARDS WEST FROM SITE



VIEW TOWARDS EAST FROM SITE

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PERMANENT MODULAR SUPPORTIVE HOUSING INITIATIVE (PMSHI)

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SITE LOCATION AND CONTEXT

EXISTING SITE: The site is located in the Renfew-Collingwood Community Vision Area. The Site is in the viscinity of shops and services along the Grandview Highway and around Renfrew. The area is well known for various multi-cultural influences. The project site is located near to the Italian Cultural Centre which has been an established cultural amenity in the neighbourhood since 1977. The site is also a short transit ride away from Commercial Drive, a vibrant main street also known as "Little Italy". Other local amenities that surround the subject site(s) encompasses John Hendry (Trout Lake Park) which includes a purpose-built ice rink and community | sports centre.

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SITE LOCATION AND CONTEXT

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DESIGN RATIONALE

REZONING INTENT

The project site (facing Grandview Highway) will have 5'-0" (1500 mm) strip of land dedicated back to the City as part of a road widening requirement. All proposed building setbacks meet or exceed the minimum requirements of the existing RT-2 Zoning By Law as follows:

Setbacks:
North* | required = 4570mm, proposed =4570 mm
South (Lane) | required = 7620 mm , proposed = 8000 mm
West | required = 3660 mm, proposed = 10868 mm
East | required = 3660 mm, proposed = 3660 mm

*From new property line (due to road widening dedication)

This proposal is to rezone the site from RT-2 (Residential) district to a new CD-1(Comprehensive) District to permit a 6-storey residential building with a proposed Floor Space Ratio (FSR) of 2.33. The height of 6 storeys is proposed along with an inegrated, useable exterior amenity space (adjacent the side | west property line).

All proposed vehicular parking is located at grade. Below-grade parking was not considered for this project because of below grade geotechnical conditions (high water table and seismic considerations prevalent in this specific area of Vancouver) which would not make the project economically viable.

The vehicle parking, loading, bicycle parking, and passenger loading is provided as per the City of Vancouver Parking Bylaws .

This project is intended for shelter rate housing and tenants are not expected to have cars, parking will likely serve staff and service providers working at the site.



MODULAR MASSING APPROACH + STRATEGY

FORM OF DEVELOPMENT

The proposed project is based on standard wood modular construction; as such, due to industry and accepted modular standards, the form of development reflects the design technical restraints that modular construction can be known for.

The project's articulation is provided through the use of contrasting and complimentary materials, and the further articulation of the façade via the use of horizontal and integrated sun-shading. The use of the sunshades also provides sun protection for the residential units as well as creating visual "smaller" bays for the project in keeping with the surrounding context. The use of complimentary colours also provide further articulation to the proposed building as well as providing visual interest.

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DESIGN RATIONALE

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ARCHITECTURAL EXPRESSION

ARCHITECTURAL COMPONENTS

The project has been designed using material variation and building relief through the use of shrouds | sun-shading devices. All of these elements are used to minimize the overall massing of the building as well as adding visual interest to the facades of the project and thus avoid excessive repetition that can be prevalent in this type of building typology | construction.

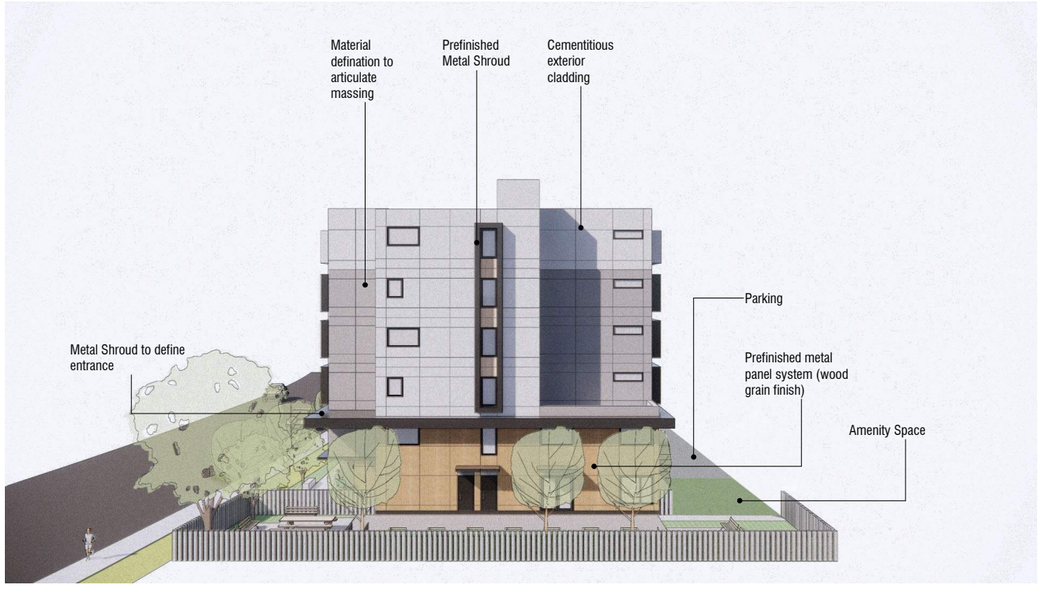
The use of architectural components visually 'lower' the building and provide residential scale and form.



ARCHITECTURAL COMPONENTS | ELEVATION DETAIL

BUILDING MATERIALS

The project uses wood-grained cladding on the main and second floor. This will provide a defined building base or 'piano nobile', thus visually 'grounding' the building.
We have also accommodated the use of cementitious panels in order to maintain the contemporary (and contextual) overall look of the project.



BUILDING MATERIALS | ELEVATION DETAIL

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ARCHITECTURAL EXPRESSION

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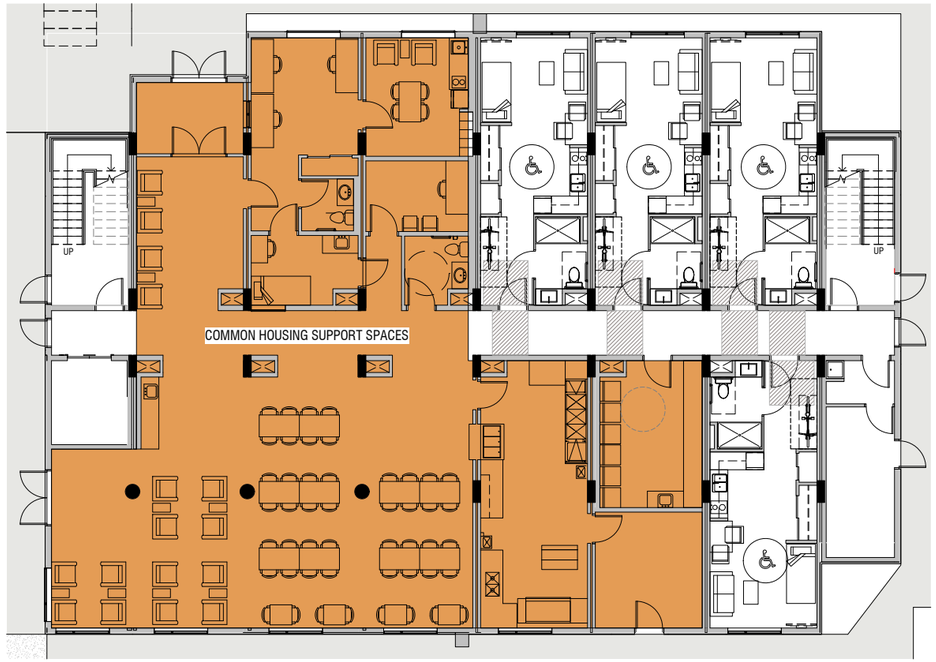
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BUILDING PROGRAM AND FUNCTION

PROGRAMMATIC INTENT

The project will provide supportive housing for single adults, seniors, and people with disabilities who are experiencing or at risk of homelessness. The on-site supports will assist people maintain stable housing. The proposed project consists of 64 self-contained residential units, the majority of which are located on levels 2 to 6. The main floor contains programmatic and residential support functions that requires for this type for housing model.

Tenants will have self-contained units with kitchenettes and private bathrooms. Supportive housing provides a range of on-site, non-clinical support such as; life training skills, connections to health care and mental health services.



PROJECT SUPPORT PROGRAMMATIC SPACES:
Administration | Staff | Medical Rooms | Service Rooms | Dining | Lounge | Common Laundry

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VIEW LOOKING SOUTH EAST | GRANDVIEW HIGHWAY



VIEW LOOKING NORTH EAST | CIVIC LANE

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3D VIEWS

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VIEW LOOKING EAST | GRANDVIEW HIGHWAY



VIEW LOOKING SOUTH WEST | GRANDVIEW HIGHWAY



VIEW FROM THE AMENITY SPACE



VIEW LOOKING NORTH EAST | BACK LANE

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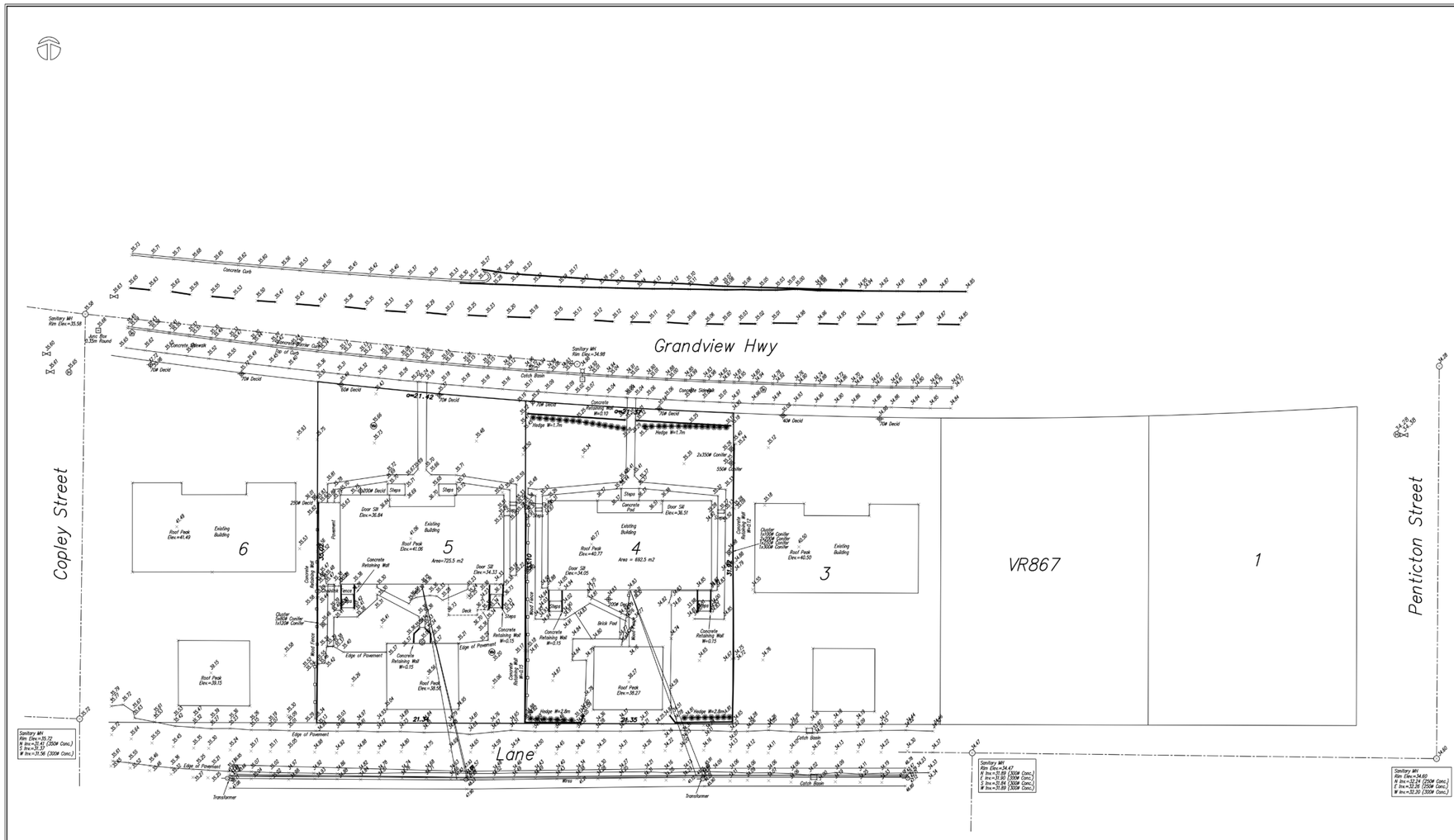
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THIS DRAWING IS FOR REFERENCE ONLY. S2 ARCHITECTURE TAKES NO RESPONSIBILITY FOR ANY DISCREPANCIES FOUND



Notes:
Storm and Sanitary Pipe Sizes shown are taken from the Asbuilts as shown on the City of Vancouver GIS map.

Benchmark Notes:

Elevations Are Geodetic
Referred to Monument: V-817
Monument Elevation: 35.532m
Located At: the intersection of Grandview Highway and Copley Street in the SE sidewalk
Vertical Datum: CVD28GVRD2018

Property:

Property dimensions shown are derived from current legal perimeter survey
Offsets to property lines are not to be used to define boundaries.
Refer to current certificate(s) of title for additional, existing or pending charges.

General:

This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site.
Features shown without dimensions should be confirmed with Terra Pacific Land Surveying Ltd
Building location based on survey ties to visible exterior surfaces unless otherwise noted.
Trees species and dimensions should be confirmed by qualified arborist. shaded area is not an indication of drip line location unless specifically labeled.

Terra Pacific
Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client: Horizon Engineering Inc.

Project: 2518 to 2540 Grandview Hwy South, Vancouver, BC

PID: 002-625-911 & 006-908-306

Drawing Title: Topographic Survey Plan of Lots 4 & 5 Block T Sec 45 Town of Hastings Suburban Lands Plan 11660

Certified Correct
This 31st Day Of March, 2021

Mike Bennemann, BCLS

Legend:

- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter
- Water Meter
- Junction Box

Scale: 1:200

Date: Mar. 31st, 2021

File: MR21-795TOP0

1 Of 1

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SITE SURVEY

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC

REZONING APPLICATION BOOKLET: 20 APRIL, 2022 221069

NOT FOR CONSTRUCTION

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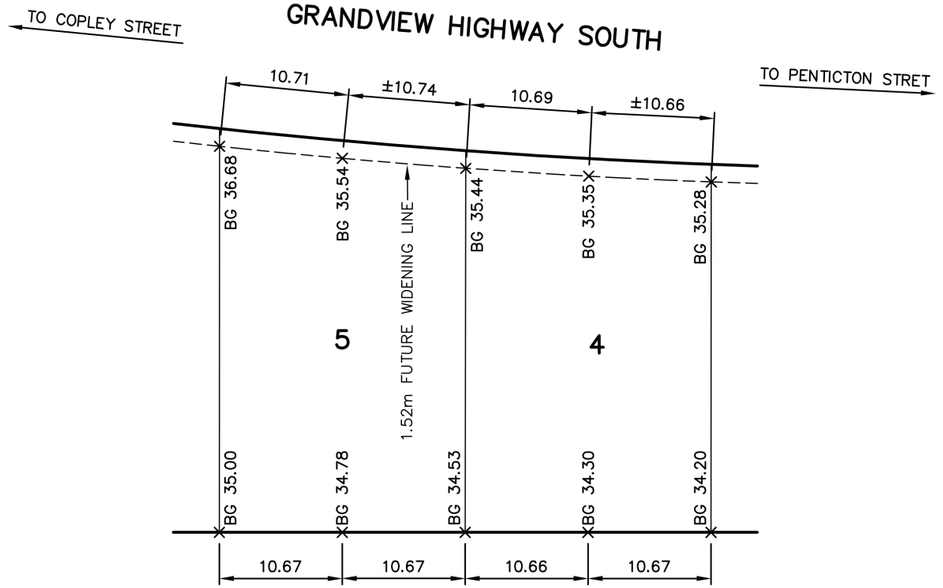
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LANE SOUTH OF GRANDVIEW HIGHWAY SOUTH

BENCH MARK: ELEVATION: 35.532 DESCRIPTION: SURVEY MONUMENT MARKED V–817 AT THE SOUTH EAST CORNER OF GRANDVIEW HIGHWAY SOUTH AND COPLEY STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK
1	2021–12–02	BUILDING GRADES AND DIMENSION GIVEN ON NEW WIDENING ALONG GRANDVIEW HIGHWAY SOUTH	F.G.	J.D.H.

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS FOR LOT 4 & 5, BLK. T, THSL, PLAN VAP11660.

DATE: 2021–12–02 | DESIGN: F.G.
DWG: A.L. | CHK: M.P.
REF: FILE 2021–00044

SCALE: 1:400
DWG. NO. **BG–2021–00044**
SHEET / OF | REVISION: 1

BUILDING GRADES

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING
2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC
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NORTH



SITE VIEW

VIEW FROM NW

VIEW FROM NE



VIEW FROM SW



VIEW FROM SE

EXISTING STREETSCAPES: Existing mature trees that are located along the west and east property lines are proposed to be maintained and integrated within the landscape and outdoor amenity areas. The landscape design seeks to integrate existing landscape features to ensure that the existing landscaped context is minimally interrupted by the development.

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SITE PHOTOS

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

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PROJECT STATISTICS

1. SITE SUMMARY

Project Civic Address	2518-2520 & 2538-2540 Grandview Highway South, Vancouver, BC			
Project Legal Description	Lot 4 Block T of Section 45 Town of Hastings Suburban Lands Plan 11660			
Exisiting Zoning ByLaw	Residential District (RT-2)			
Proposed Zoning Bylaw	Comprehensive Development (CD-1)			
Project Site Area	**Before Road Widening**		**After Road Widening**	
	Area (m2)	**Area (sq ft)**	**Area (m2)**	**Area (sq ft)**
	1418	**15392**	**1366**	**14702**
Current Permitted Building Height	9.2m (30.18ft) - 2 storeys			
Proposed Building Height	21.30m (69.75ft) - 6 storeys			
Proposed Development	Group C			
Proposed Construction Type	Concrete Level 1 + Modular Wood Frame Level 2-6			
Building Setbacks (from new PL after road widening)	**Side**	**Required**	**Proposed**	
	Front (Grandview highway)	4.5m (15ft)	4.5m (15ft)	
	East Side (Adjacent Neighbour)	3.66m (12ft)	3.66m (12ft)	
	West Side (Adjacent Neighbour)	3.66m (12ft)	10.80m (35ft)	
	Rear (Adjacent Civic Lane)	7.26m (24ft)	8.00m (26ft)	

2. BUILDING FLOOR AREA SUMMARY (based on FSR Overlay calculations)

Gross Floor Area	**Level**	**Area (m2)**	**Area (sq ft)**
	Main Level (Level 1)	572.18	6158.89
	Level 2	562.01	6049.43
	Level 3	560.77	6036.08
	Level 4	560.77	6036.08
	Level 5	560.77	6036.08
	Level 6	559.78	6025.42
	Total Gross Floor Area	**3376.28**	**36341.98**
Net Floor Area (FSR Area after bulk reductions)	**Level**	**Area (m2)**	**Area (sq ft)**
	Main Level (Level 1)	438.07	4715.35
	Level 2	550.19	5922.20
	Level 3	548.95	5908.85
	Level 4	548.95	5908.85
	Level 5	548.95	5908.85
	Level 6	547.96	5898.19
	Total Net Floor Area	**3183.07**	**34262.28**
Total Bulk reduction area		**Area (m2)**	**Area (sq ft)**
		193.21	**2079.70**

3. FSR Calculation

Floor Area Ration (FSR) - Total Net Floor area / Site Area after road widening	3183.07 / 1366	**2.33**

4. Lot Coverage

road widening	(572.18*100)/1366	**41.89**

5. Vehicular Parking Requirement

Type of Stalls	**Total number of residential units**	**Ratio**	**Required**	**Provided**
Total Residential Stalls	64	1 stall for every 15 units	4	4
Accessible Stalls		1 per 7 units and then 0.034 x 57 units	3	3
		10% Reduction	2.7	2.7
Visitor Stalls		0.05 Stalls per unit	3	3
		10% Reduction	2.7	2.7
Total Vehicular parking stalls			**5**	**5**
Class A Passenger Loading stall		1 for a development with 50-125 units	1	1

Notes:

1. Accessible stalls are included in the overall Total Residential Stall count
2. Accessible Parking Requirements are the most restrictive (compared to regular parking- meaning 3 of the required 4 spaces are required to be accessible)
3. 10% Level B Transit Proximity reduction has been applied to both Accessible and Visitor required counts | 2 x 2.7 = 5
4. Final requirement= 3 Accessible Spaces + 2 Visitor Parking= 5 total required spaces for the project.

6. Bicycle Parking Requirement

Type	**Total number of residential units**	**Factor (stall per unit)**	**Required**	**Provided**
Class A	64	1 stall per unit	64	64
Class B		2 stalls per 20 units + 1 stall per 20 units	4	4
Oversized		5% of Class A stalls	4	
Total Bicycle parking stalls			**72**	**68**

7. Building Functional Programming

Type of Unit	**Level / Location**	**Total**	**Area (m2)**	**Area (sq ft)**
Studio (Universal)	Level 2-6	60.00	32.96	354.79
Studio (Accessible)	Level 1	4.00	32.96	354.79
Total units		**64.00**		
A-RESIDENTIAL UNIT AREA		**Total A**	**2109.44**	**22706.56**
B-RESIDENTIAL SUPPORT	Laundry		17.09	183.99
	Dining and Lounge		122.15	1314.87
		Total B	**139.24**	**1498.86**
C-ADMINISTRATION / PROGRAM SUPPORT	Waiting Lounge / Lobby		18.73	201.66
	Office		20.41	219.68
	Support Office		8.85	95.22
	Staff room		14.77	159.02
	Medical Room		8.24	88.70
	Kitchen		32.99	355.10
	Pantry		14.49	156.00
	Staff Washroom		3.44	37.01
	Universal Washroom		5.03	54.13
		Total C	**126.95**	**1366.52**
D-CIRCULATION	Vestibule		8.92	96.00
	Corridors (Level 1-6)		267.04	2874.50
	Stairs		88.50	952.68
	Elevator		44.64	480.54
		Total D	**409.11**	**4403.72**
E-SERVICE ROOMS (finished and located above grade)	Janitor		20.32	218.76
	Mechanical / Electrical		72.22	777.36
		Total E	**92.54**	**996.12**
GROSS LIVEABLE (OCCUPIED) AREA (A+B+C)			**2375.63**	**25571.94**
GROSS BUILDABLE AREA (A+B+C+D+E)			**2877.28**	**30971.78**
OVERALL BUILDING EFFICIENCY (%)	= Residential Unit Area (A) / GROSS BUILDABLE AREA (A+B+C+D+E)		**0.73**	

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PROJECT STATISTICS

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING
2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC
REZONING APPLICATION BOOKLET: 20 APRIL, 2022 221069

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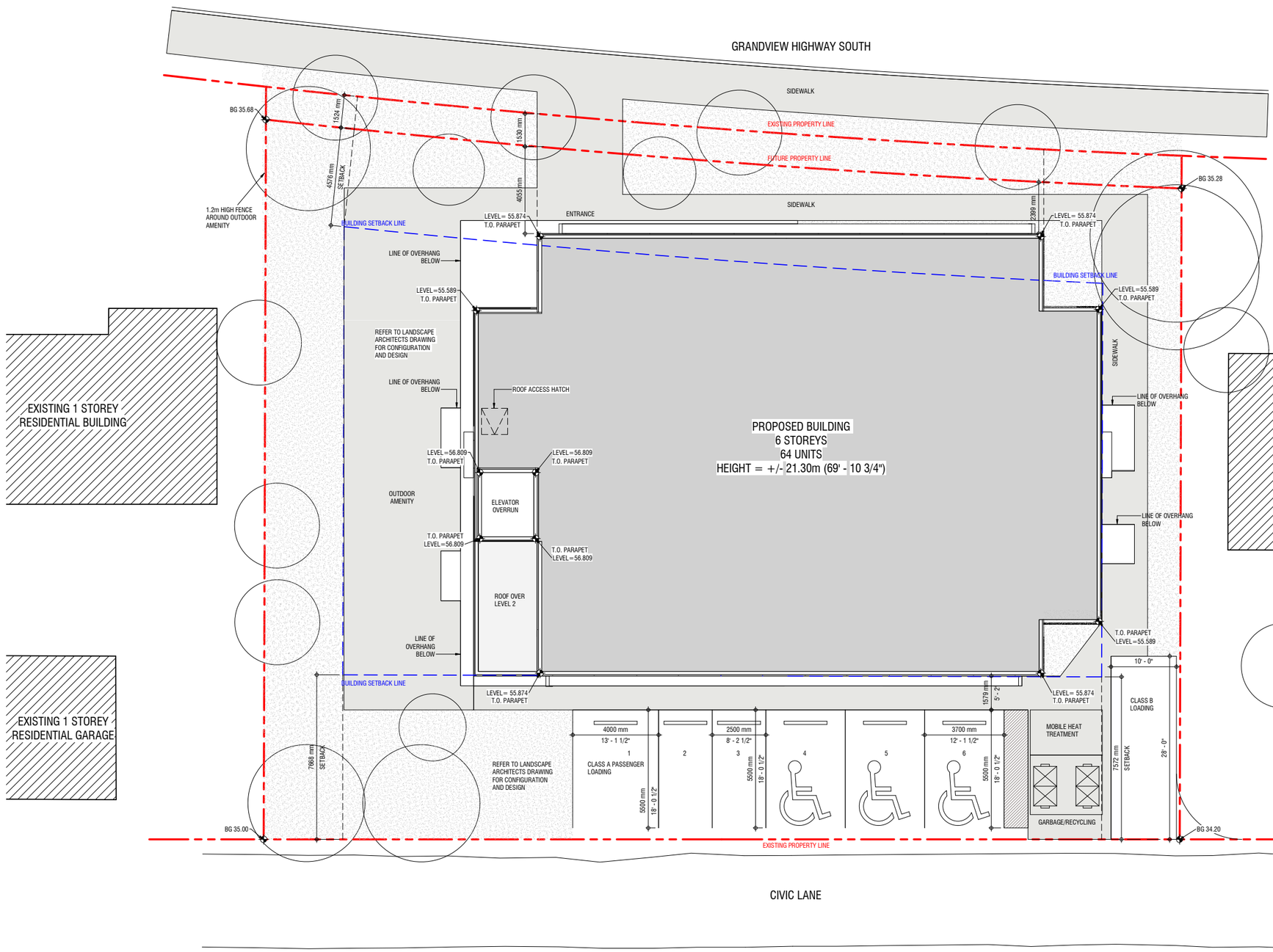
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1 SITE/ROOF PLAN
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DP3.00

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SITE/ROOF PLAN

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC

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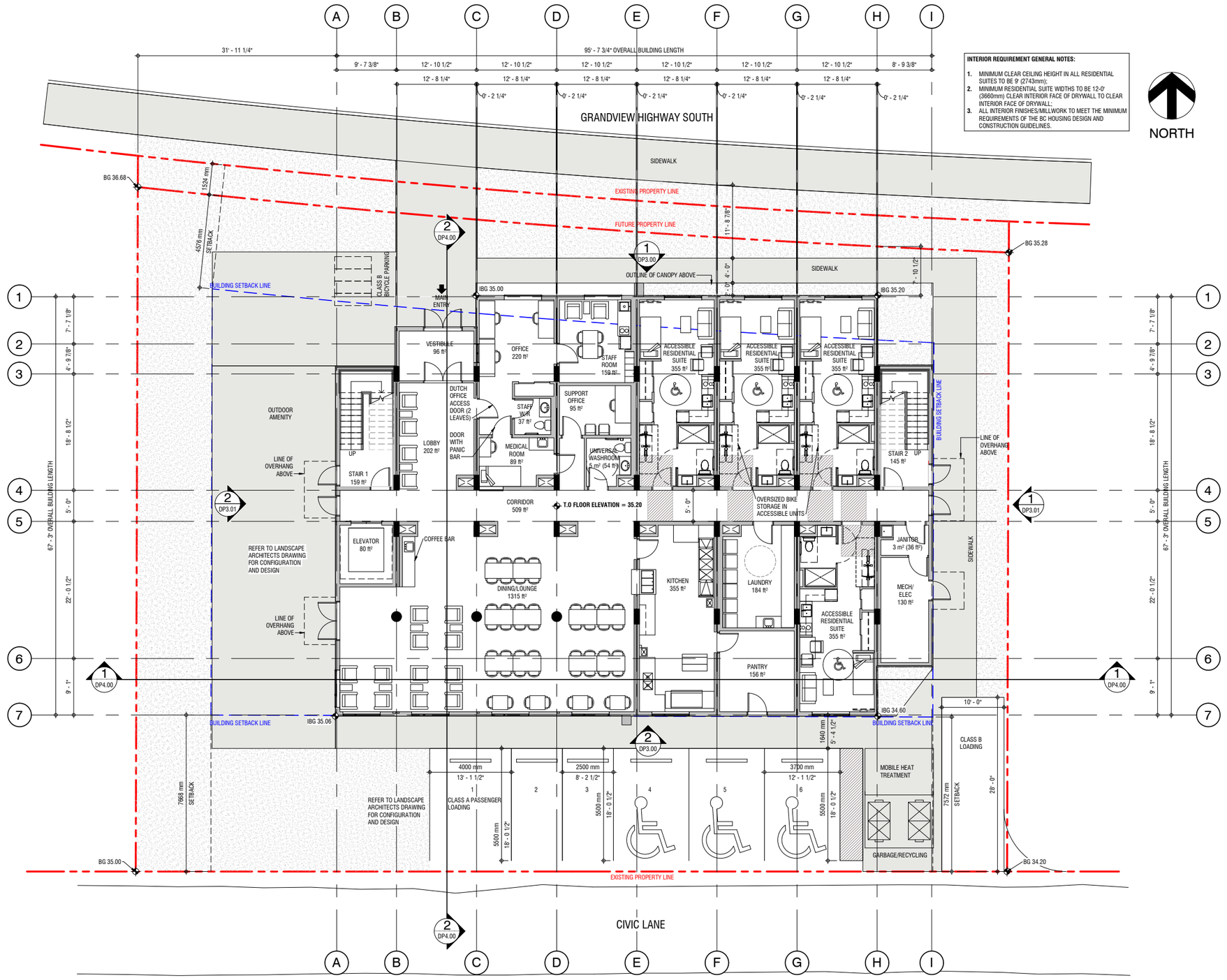
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1 LEVEL 1 FLOOR PLAN
RZ2.00
DP3.00

INTERIOR REQUIREMENT GENERAL NOTES:

1. MINIMUM CLEAR CEILING HEIGHT IN ALL RESIDENTIAL SUITES TO BE 9' (2743mm);
2. MINIMUM RESIDENTIAL SUITE WIDTHS TO BE 12-0' (3660mm) CLEAR INTERIOR FACE OF DRYWALL TO CLEAR INTERIOR FACE OF DRYWALL;
3. ALL INTERIOR FINISHES/MILLWORK TO MEET THE MINIMUM REQUIREMENTS OF THE BC HOUSING DESIGN AND CONSTRUCTION GUIDELINES.

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MAIN LEVEL FLOOR PLAN

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC

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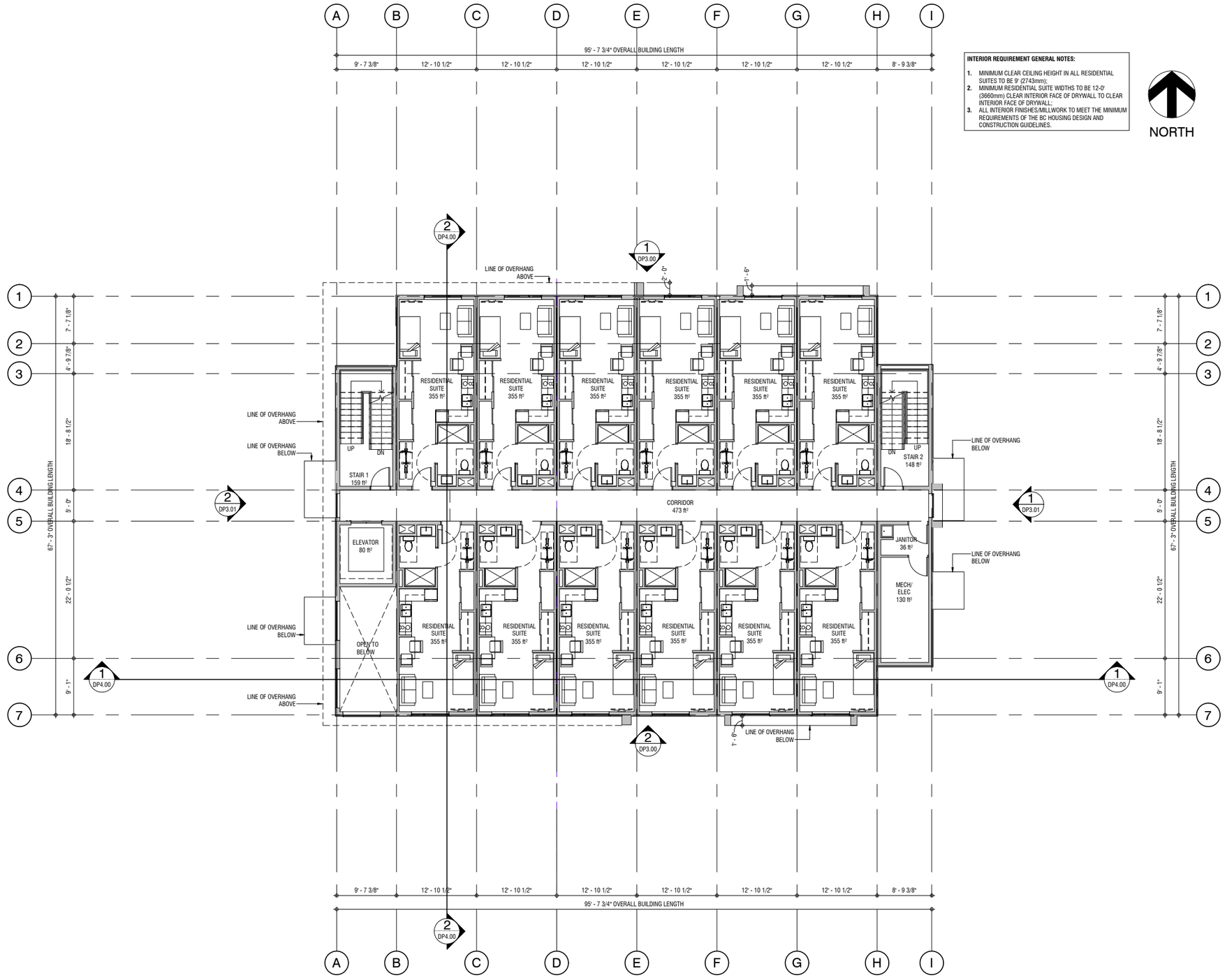
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1 LEVEL 2 FLOOR PLAN
RZ2.01
DP3.00

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LEVEL 2 FLOOR PLAN

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

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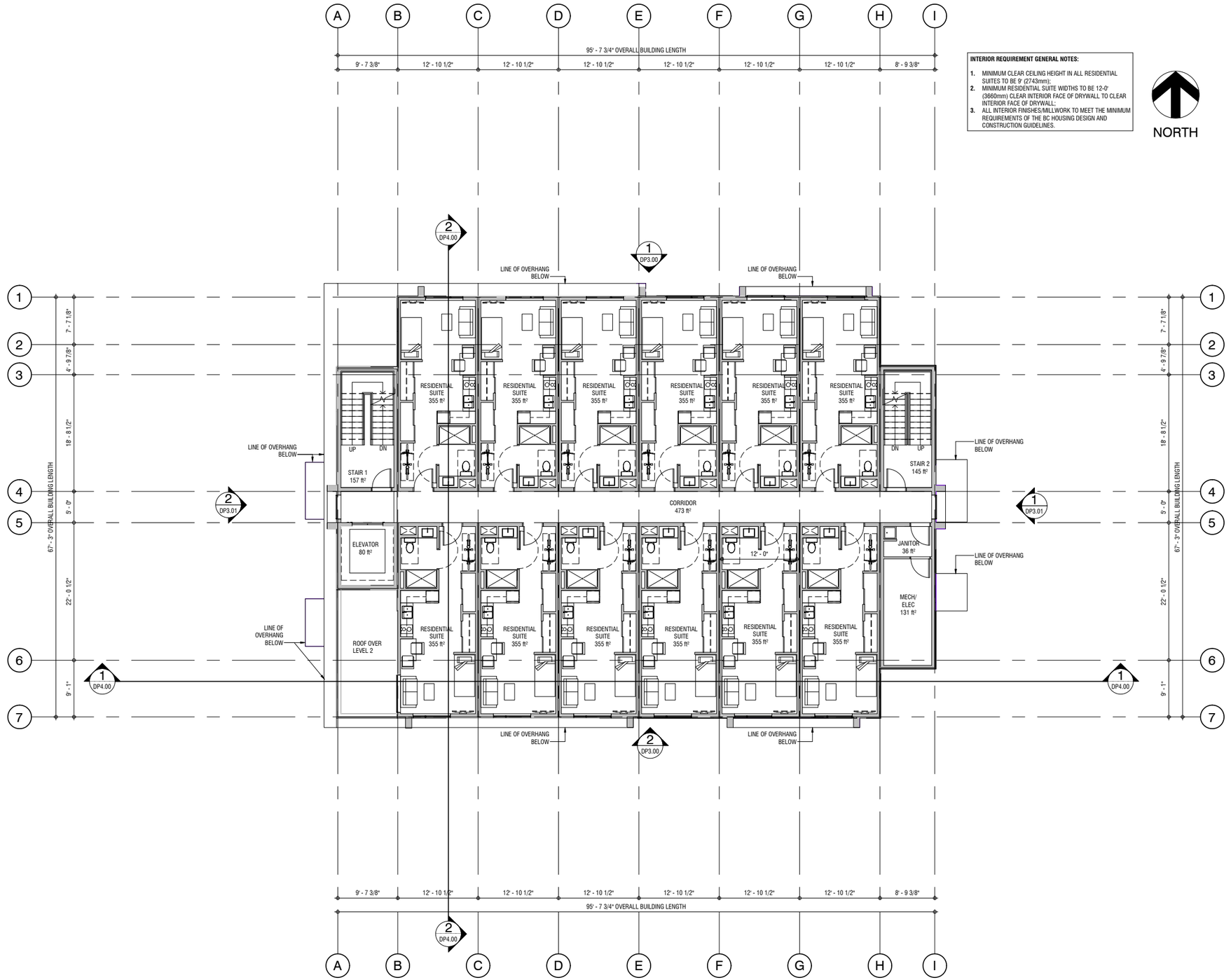
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1 LEVEL 3 FLOOR PLAN
DP3.00

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LEVEL 3 FLOOR PLAN

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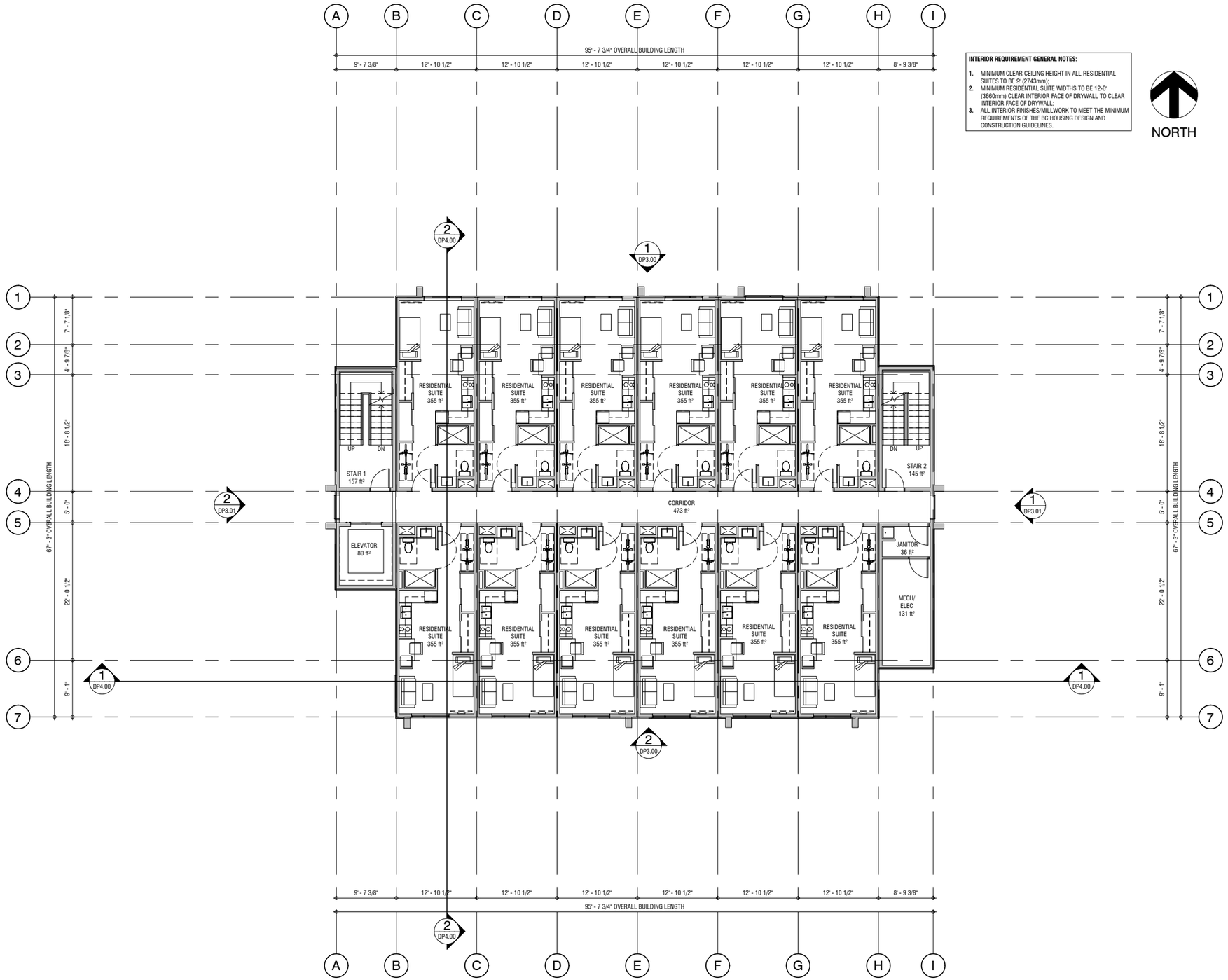
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1 RZ2.03 DP3.00 LEVEL 4-6 FLOOR PLANS

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LEVEL 4-6 FLOOR PLAN

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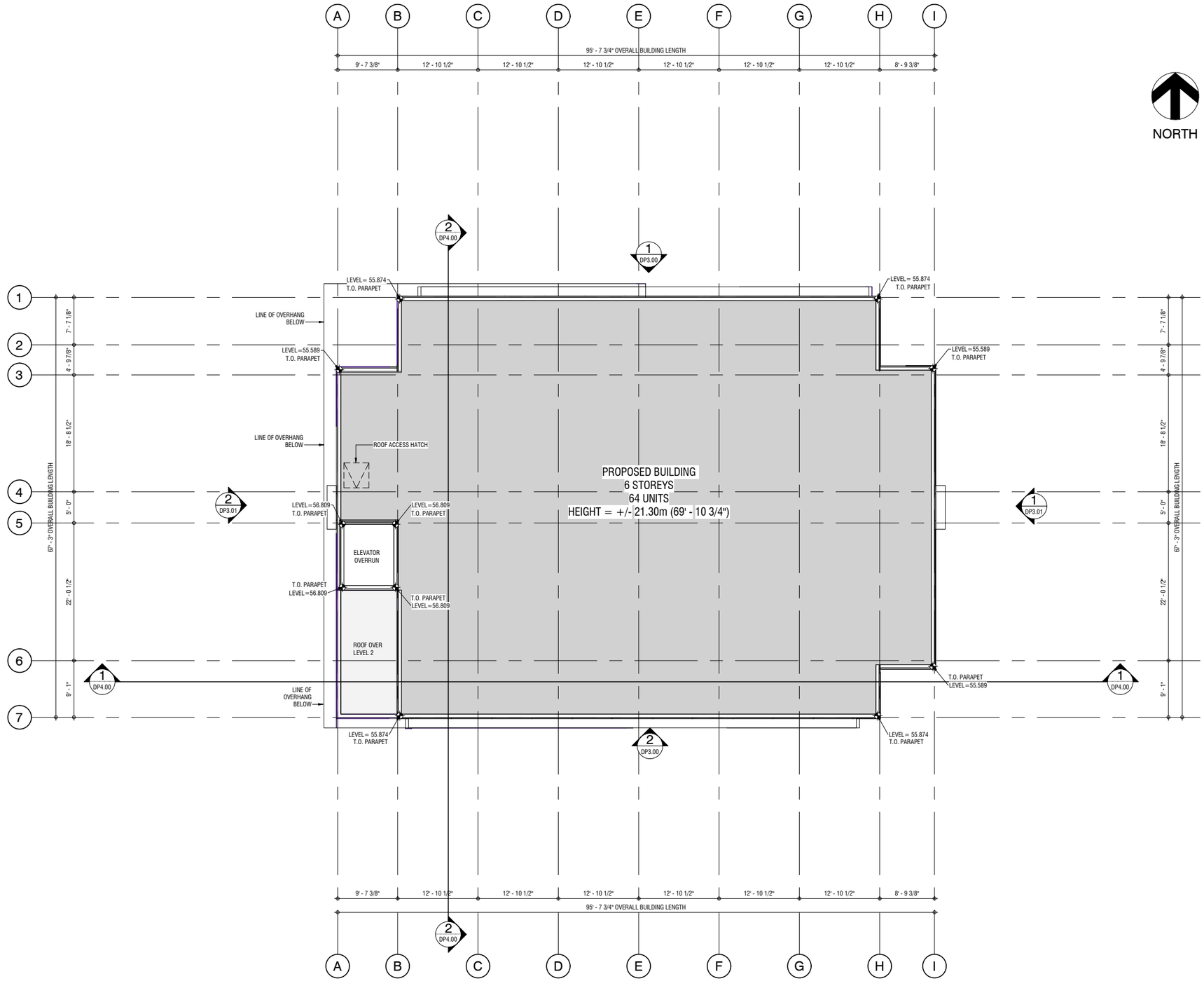
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1 ROOF PLAN
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ROOF PLAN

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1 RZ3.00 RZ2.00 NORTH ELEVATION (GRANDVIEW HIGHWAY SOUTH)



2 RZ3.00 RZ2.00 SOUTH ELEVATION (LANE)

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ELEVATIONS - NORTH & SOUTH

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

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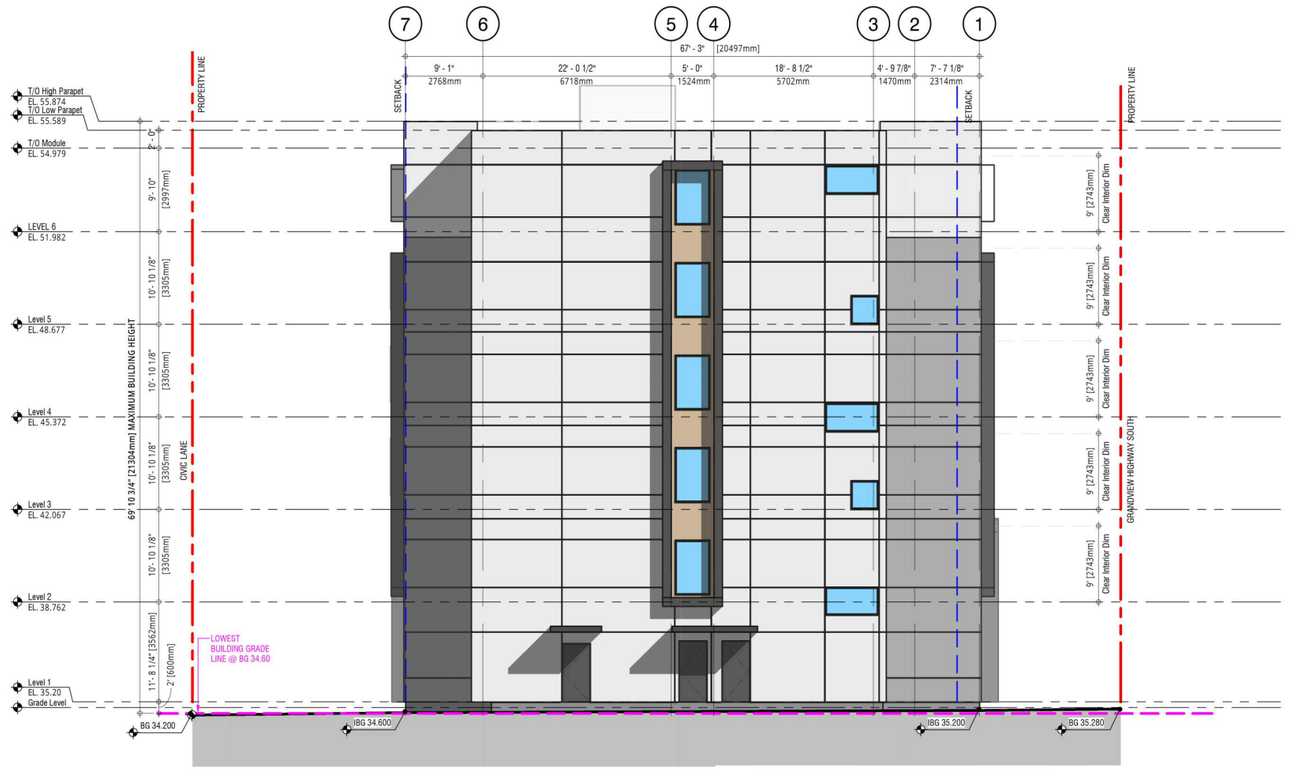
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1 RZ3.01 RZ2.00 EAST ELEVATION (EAST PROPERTY LINE)



2 RZ3.01 RZ2.00 WEST ELEVATION (WEST PROPERTY LINE)

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ELEVATIONS - EAST & WEST

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC

REZONING APPLICATION BOOKLET: 20 APRIL, 2022 221069

NOT FOR CONSTRUCTION

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

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1 RZ4.00 RZ2.00 BUILDING SECTION 1



2 RZ4.00 RZ2.00 BUILDING SECTION 2

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BUILDING SECTIONS

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC

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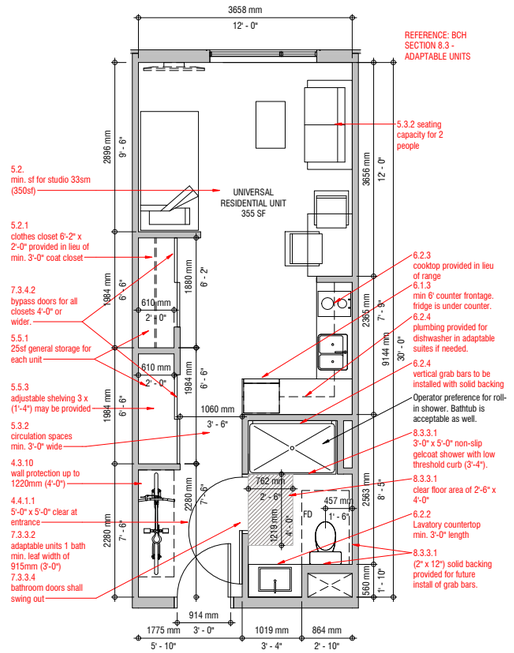
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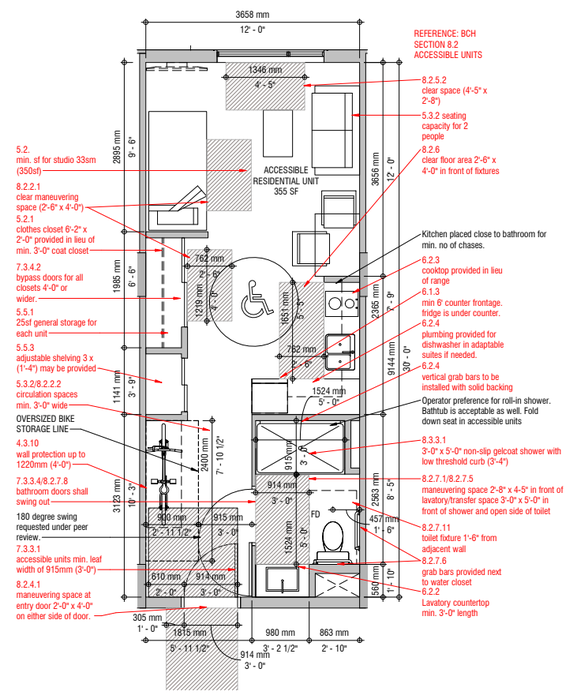
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1 RZ5.00 DP3.00 UNIT TYPE 1 - UNIVERSAL

2 RZ5.00 DP3.00 UNIT TYPE 2 - ACCESSIBLE

BCH GUIDELINE NOTES

PEER REVIEWED NOTES

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UNIT TYPES

GRANDVIEW HIGHWAY SUPPORTIVE HOUSING

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SHADOW STUDY

AT UTC = -7:00 hrs Daylight Saving Time (March, June and September)

MARCH EQUINOX



March 21st | 10:00am



March 21st | 12:00pm



March 21st | 2:00pm



March 21st | 4:00pm

SUMMER SOLISTICE



June 21st | 10:00am



June 21st | 12:00pm



June 21st | 2:00pm



June 21st | 4:00pm

SEPTEMBER EQUINOX



September 21st | 10:00am



September 21st | 12:00pm



September 21st | 2:00pm



September 21st | 4:00pm

AT UTC = -8:00 hrs (December)

WINTER SOLISTICE



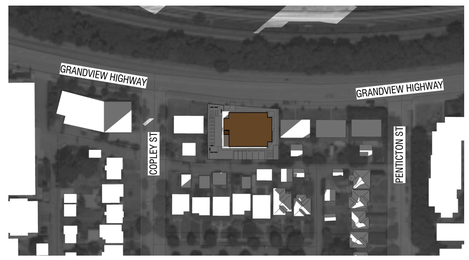
December 21st | 10:00am



December 21st | 12:00pm



December 21st | 2:00pm



December 21st | 4:00pm

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SHADOW STUDY

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2518-2520 & 2538-2540 GRANDVIEW HIGHWAY SOUTH, VANCOUVER, BC

221069

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GRANDVIEW HIGHWAY SOCIAL HOUSING - BC HOUSING

2518 TO 2540 Grandview Highway
Vancouver, BC

LANDSCAPE SET
APRIL 7, 2022

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	CONTEXT
L1.0	LANDSCAPE PROGRAMMING
L1.1	CONCEPT PLAN
L1.2	DETAIL PLAN
L2.0	PLANTING PLAN
L3.0	SECTIONS
L4.0	DETAILS: SOFTSCAPE
L4.1	DETAILS: HARDSCAPE
L4.2	DETAILS: FURNISHINGS
L4.3	DETAILS: FURNISHINGS

Judy Stoyko
Landscape Architecture

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

JUDY STOYKO LANDSCAPE ARCHITECTURE DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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4	LANDSCAPE SET	22-03-30
3	UPDATED CONCEPT	22-01-31
2	CONCEPT PLAN SUBMISSION	21-07-28
1	ISSUED FOR REVIEW	21-06-23

REVISIONS

BC Housing

GRANDVIEW HIGHWAY SOCIAL HOUSING

2518 to 2540 Grandview Highway
Vancouver, British Columbia

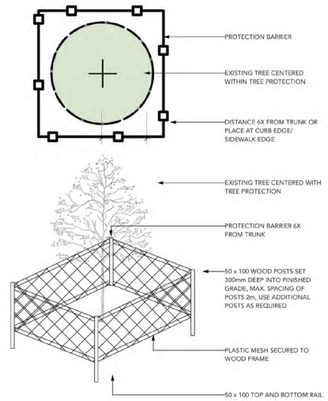
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Reviewed:	DS
Project No.	21-007

LANDSCAPE COVER PAGE

L-0.0

TREE RETENTION / REMOVAL LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE REMOVED TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF VANCOUVER ARBORIST PRIOR TO REMOVAL	
EXISTING TREE TO BE RETAINED	
TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY	



TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT (DATED: MAY 19, 2021 BY MIKE FADUM AND ASSOCIATES LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY

2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF VANCOUVER STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.

3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.

4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.

6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS.

7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.

8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

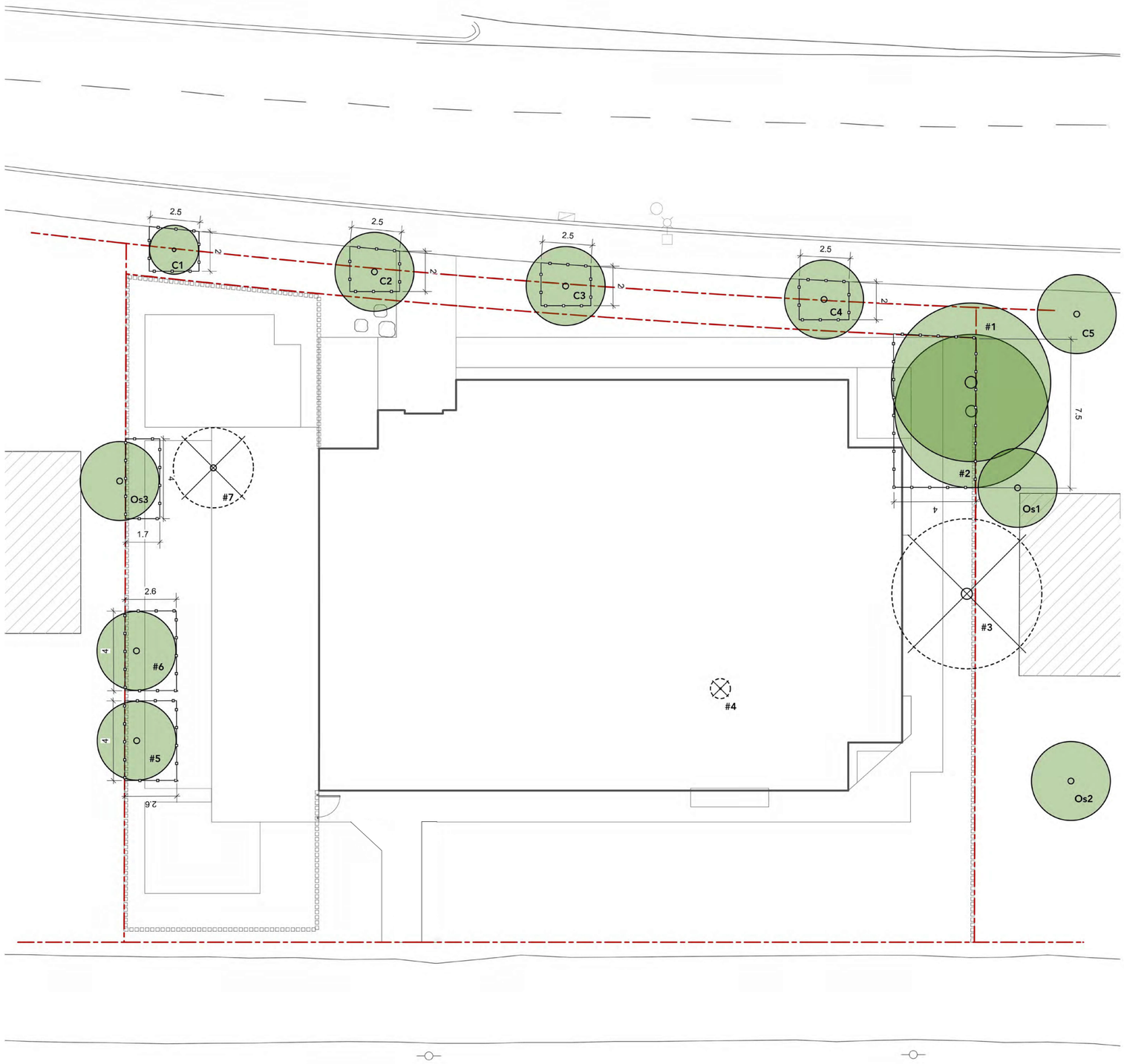
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINEDTREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.

10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

11. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". EIGHT WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROPVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-873-7773 FOR DETAILS.

12. PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT AND SUBMITTED TO THE DIRECTOR OF PLANNING IN A TIMELY MANNER. CALL 311 TO REQUEST THE PARK BOARD ARBORIST (CONTACT CABOT LYFORD) TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.

13. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



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P 778.838.6310

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1	ISSUED FOR REVIEW	21-06-23

REVISIONS

BC Housing

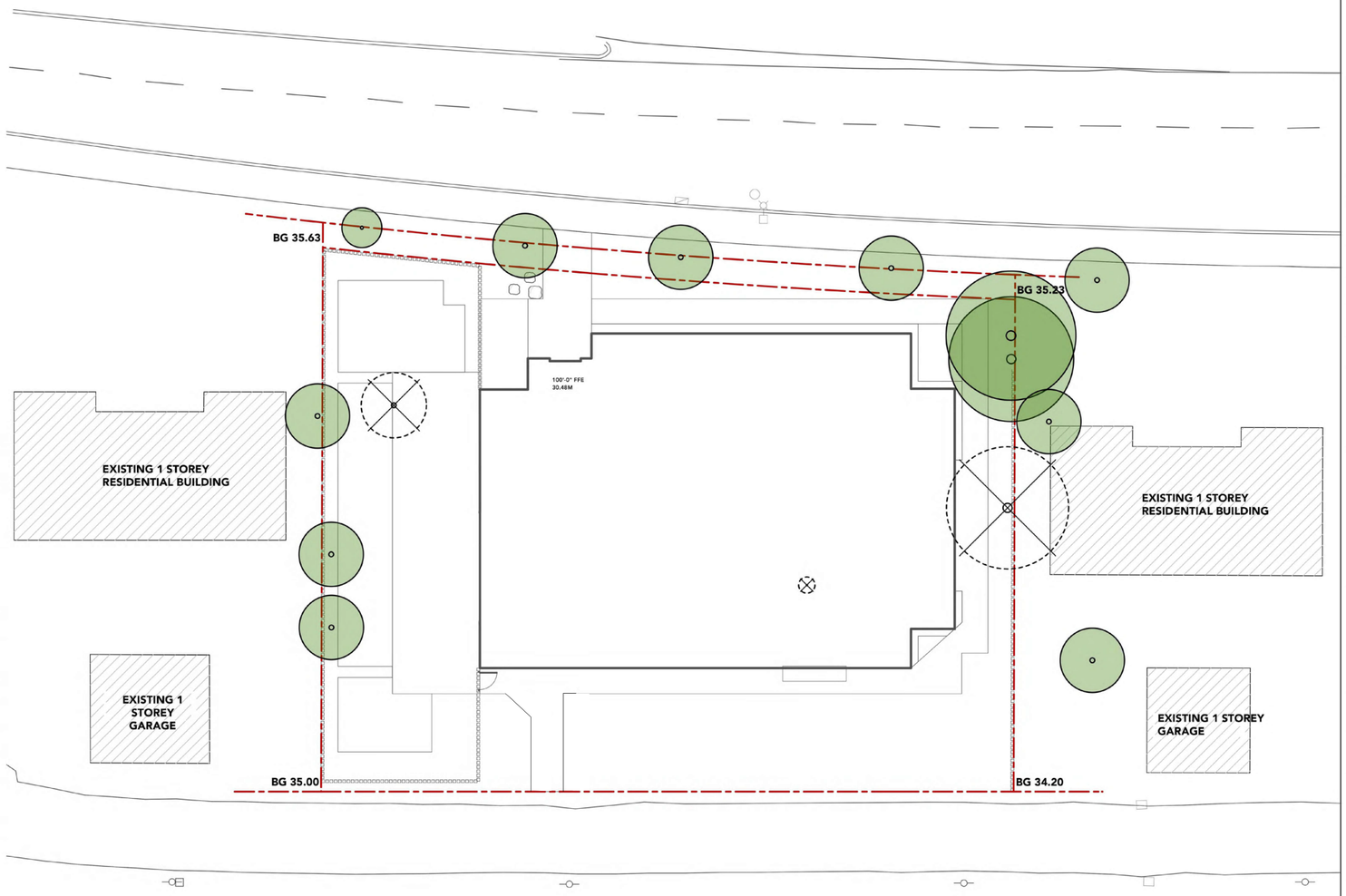
GRANDVIEW HIGHWAY SOCIAL HOUSING

2518 to 2540 Grandview Highway
Vancouver, British Columbia

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Reviewed:	DS
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TREE MANAGEMENT PLAN

L-0.1



AERIAL IMAGE



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BC Housing

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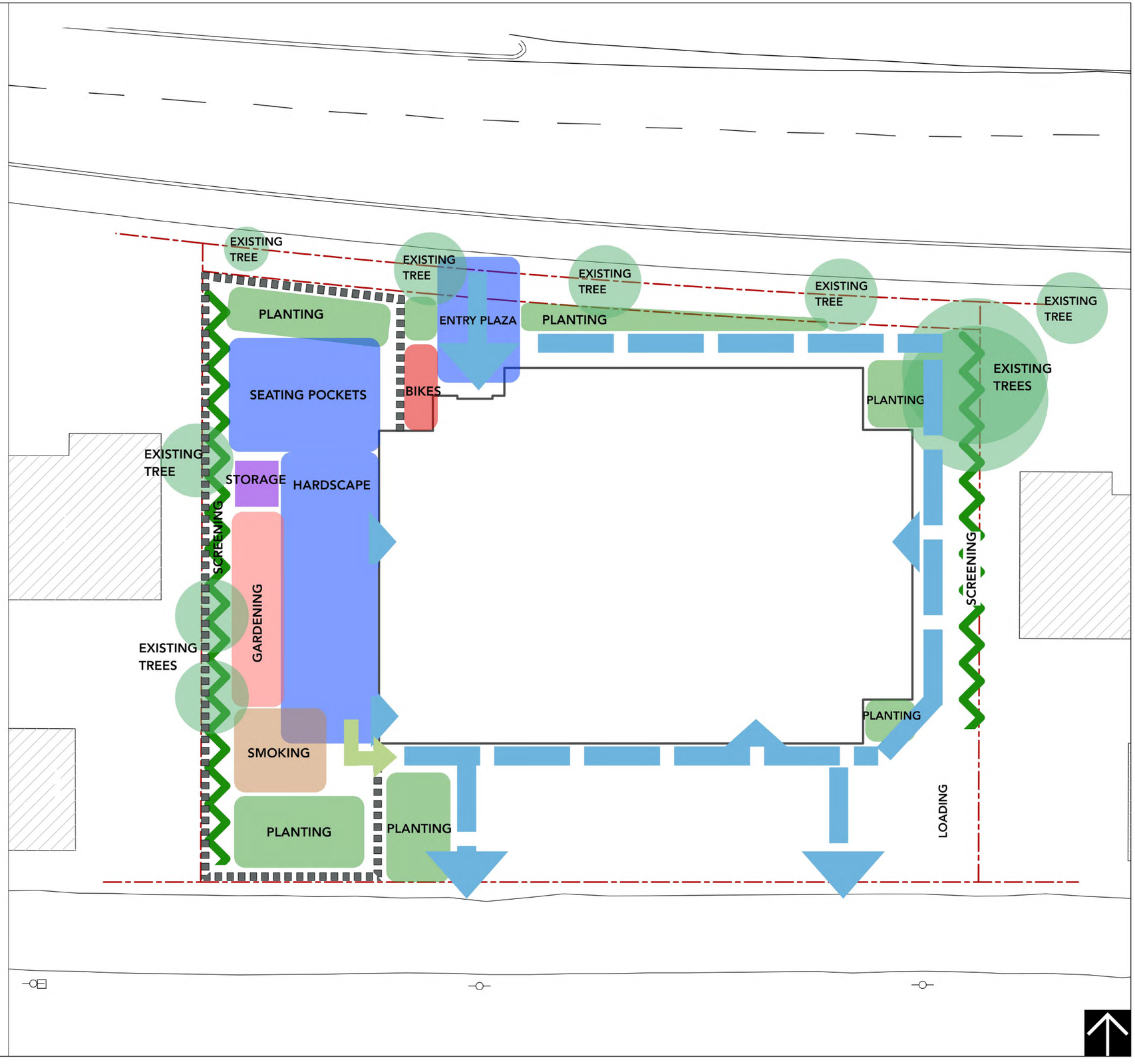
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SITE OVERVIEW

L-0.2

PROGRAMMING LEGEND

- HARDSCAPE PROGRAMMED SPACE
- PLANTING AREA - SHRUBS/GROUNDCOVERS
- URBAN AGRICULTURE / GARDENING PLOTS
- SMOKING COVERED SPACE
- BICYCLE PARKING
- STORAGE STRUCTURE
- EXISTING TREE TO BE RETAINED
- SECURITY FENCE
- LANDSCAPE SCREENING (HEDGE)
- PEDESTRIAN CIRCULATION
- ONE-WAY CIRCULATION (EXIT ONLY)



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GRANDVIEW HIGHWAY SOCIAL HOUSING

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Vancouver, British Columbia

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PROGRAMMING DIAGRAM

L-1.0

LEGEND

- PROPERTY LINE
- GRASS LAWN
- PLANTING — 1 / L2.0
- HEDGE — 1 / L2.0
- PAVING TYPE 1: PAVERS ON GRADE
  Grey & Charcoal Dorado Pavers, Newstone Group — 2 / L4.1
- PAVING TYPE 2: PEDESTRIAN PAVERS ON GRADE
  Charcoal Dorado Pavers, Newstone Group — 3 / L4.1
- PAVING TYPE 3: CIP CONCRETE ON GRADE — 4 / L4.1
- PAVING TYPE 4: GRAVEL PAVING — 5 / L4.1
- URBAN AGRICULTURE PLANTERS — 4 / L4.2
- URBAN AGRICULTURE STORAGE & COMPOST — 3 / L4.2 — 5 / L4.2
- CUSTOM BENCH — 1 / L4.3
- BENCH
  BAYVIEW BENCH, WISHBONE — 4 / L4.3
- PICNIC TABLE
  RUTHERFORD MODEL, WISHBONE — 3 / L4.3
- BIKE RACKS
  ICONIC MODEL, MAGLIN — 2 / L4.3
- STRING LIGHTING
  ATTACHED TO TIMBER POLES — 2 / L4.2



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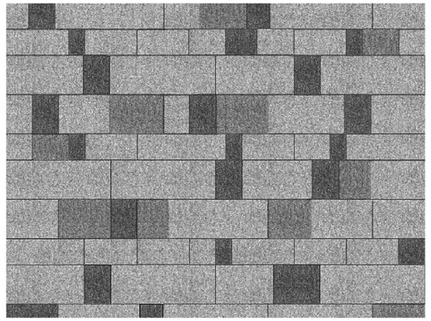
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CONCEPT PLAN

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FRONT ENTRANCE

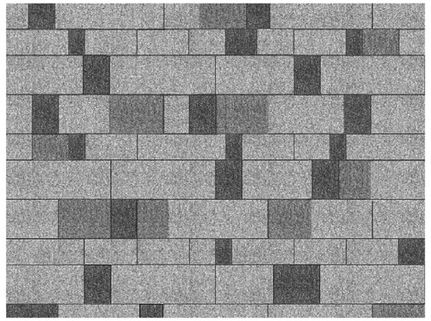

PAVING PATTERN FOR ENTRYWAY & PATHWAYS

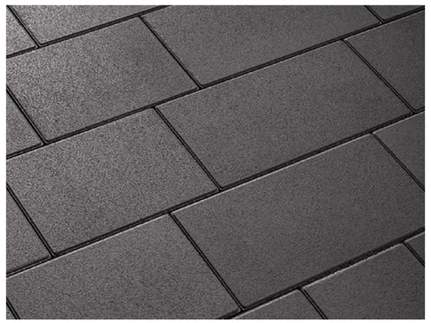

BOULDERS & PLANTING


CUSTOM LANDSCAPE BENCH


BIKE RACKS BY MAGLIN

COURTYARD


PAVING PATTERN FOR SEATING AREAS


PAVING PATTERN FOR FLEXIBLE SPACE


GRAVEL PAVING FOR URBAN AGRICULTURE


PRIVACY FENCE


COURTYARD PICNIC TABLES BY WISHBONE


COURTYARD BENCHES BY WISHBONE


URBAN AGRICULTURE PLOTS


STRING LIGHTS

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BC Housing

GRANDVIEW HIGHWAY SOCIAL HOUSING

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MATERIAL BOARD

L-1.2

PLANT LIST & MATERIALS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
3	Acer rubrum	Red Maple			
3	Styrax japonicum	Japanese snowbell			
SHRUBS					
FULL SUN					
	Lavendula angustifolia 'Hidecote'	Hidecote Lavender			
	Rosmarinus officinalis 'Blue Spires'	Blue Spires Rosemary			
PART SHADE					
	Taxus baccata repandens	Creeping Yew			
	Rosa rugosa	Rugosa Rose			
	Philadelphus coronarius	Mock Orange			
	Shepherdia canadensis	Canada Buffaloberry			
	Mentha arvensis	Wild Mint			
SHADE					
	Sarcococca hookeriana humilis	Dwarf Sweet box			
	Skimmia japonica rubella	Rubella Japanese Skimmia			
	Vaccinium ovatum	Evergreen Huckleberry			
HEDGE					
	Taxus x media 'Hicksii'	Hicks Yew			
	Juniperus scopulorum 'Moonglow'	Moonglow juniper			
PERENNIALS					
SUN					
	Salvia yangii	Russian Sage			
	Echinacea purpurea 'Magnus'	Purple Coneflower			
	Salvia officinalis	Common sage			
	Achillea millefolium	Yarrow			
SHADE					
	Hosta 'Canadian Blue'	Canadian Blue Hosta			
GROUNDCOVERS					
SUN					
	Frageria chiloensis	Beach Strawberry			
	Arctostaphylos uva-ursi	Kinnikinnick			
SHADE					
	Oxalis oregana	Redwood Sorrel			
	Pachysandra terminalis	Japanese Spurge			

DROUGHT TOLERANT PLANTS

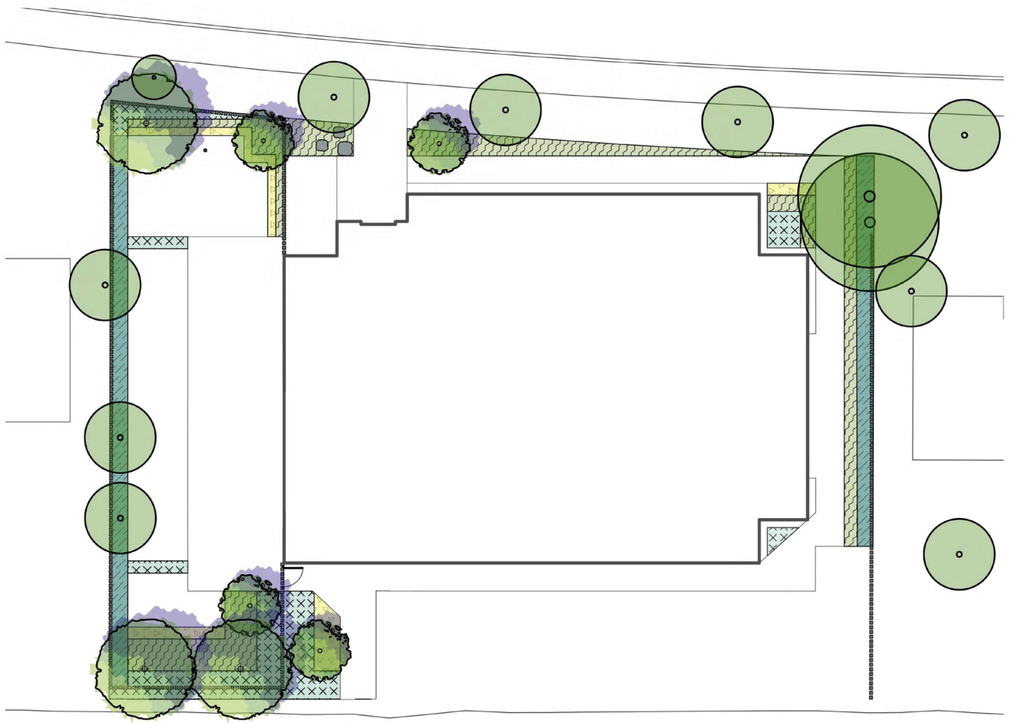
POLLINATOR FRIENDLY PLANTS

SEASONAL INTEREST PLANTS

FOOD RESOURCE PLANTS

NATIVE PLANTS

HABITAT VALUE PLANTS





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5	UPDATED LANDSCAPE SET	22-04-05
4	LANDSCAPE SET	22-03-30
3	UPDATED CONCEPT	22-01-31
2	CONCEPT PLAN SUBMISSION	21-07-28
1	ISSUED FOR REVIEW	21-06-23

REVISIONS

BC Housing

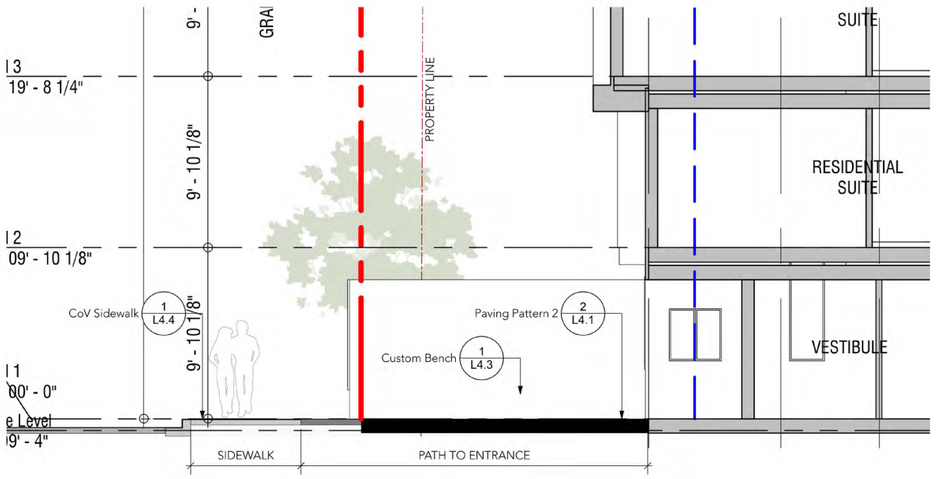
GRANDVIEW HIGHWAY SOCIAL HOUSING

2518 to 2540 Grandview Highway
Vancouver, British Columbia

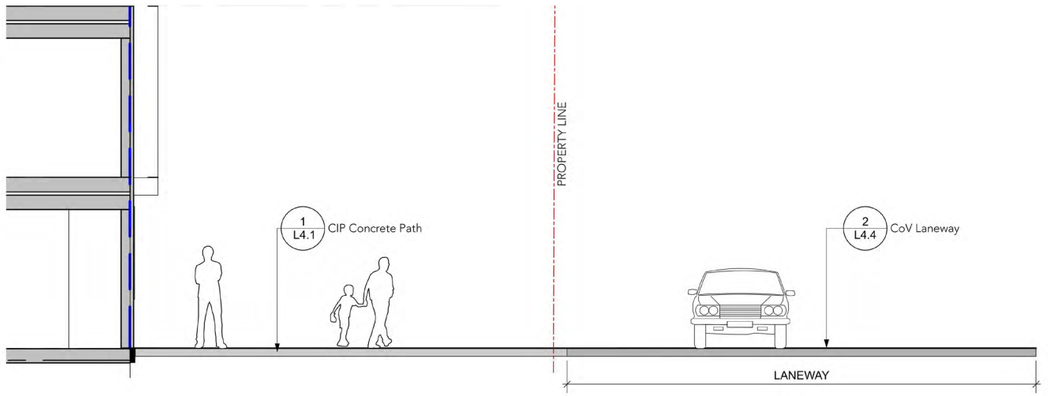
Scale:	
Drawn:	MGC
Reviewed:	DS
Project No.	21-007

PLANTING PLAN

L-2.0



1 Section - Entrance
Scale: 1:50



2 Section - Laneway
Scale: 1:50



3 Section - Courtyard
Scale: 1:50

Judy Stoyko
Landscape Architecture

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 778.838.6310

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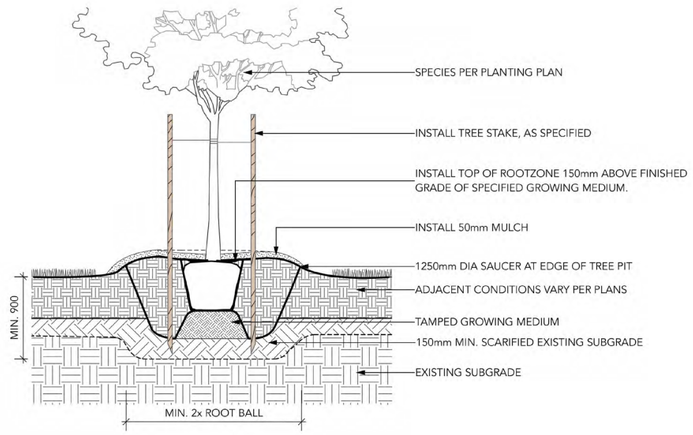
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Vancouver, British Columbia

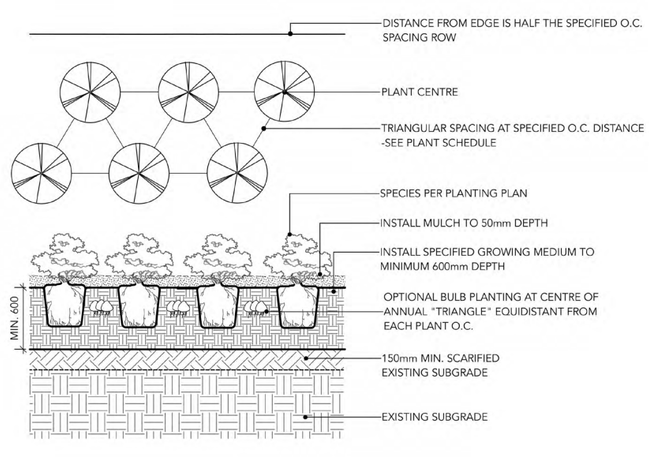
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Drawn:	MGC
Reviewed:	DS
Project No.	21-007

SECTIONS

L-3.0



1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20

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BC Housing

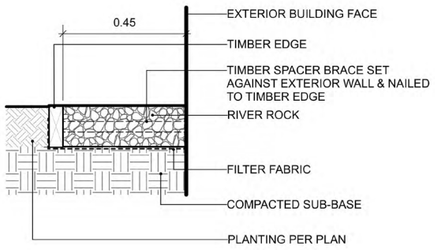
GRANDVIEW HIGHWAY SOCIAL HOUSING

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Scale:	
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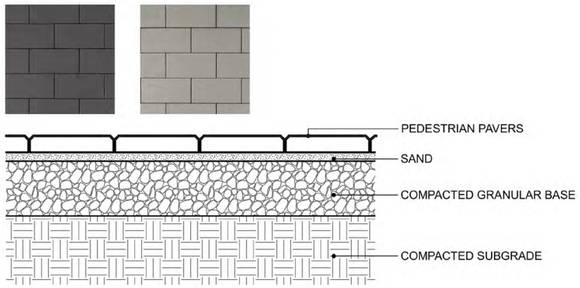
DETAILS - PLANTING

L-4.0

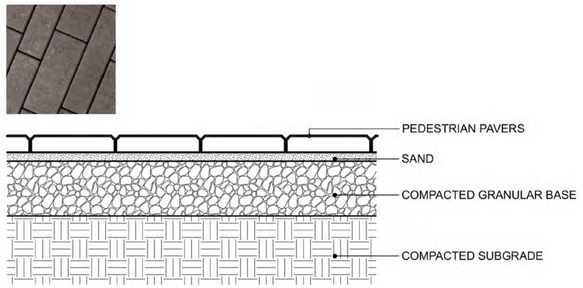


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

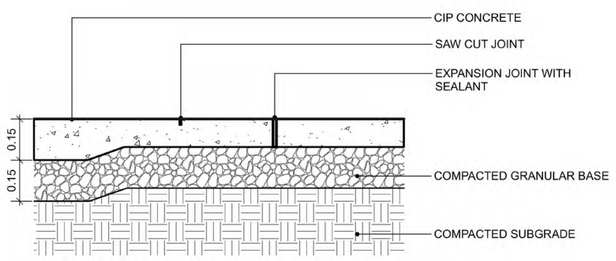
1 GRAVEL DRAIN STRIP ON GRADE
Scale: 1:10



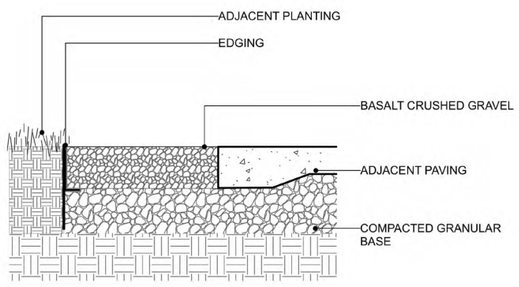
2 PAVING TYPE 1: MIXED COLOUR PAVERS ON GRADE
Scale: 1:10



3 PAVING TYPE 2: PEDESTRIAN PAVERS ON GRADE
Scale: 1:10



4 PAVING TYPE 3: CIP CONCRETE ON GRADE
Scale: 1:10



5 PAVING TYPE 4: GRAVEL PAVING
Scale: 1:10

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REVISIONS

BC Housing

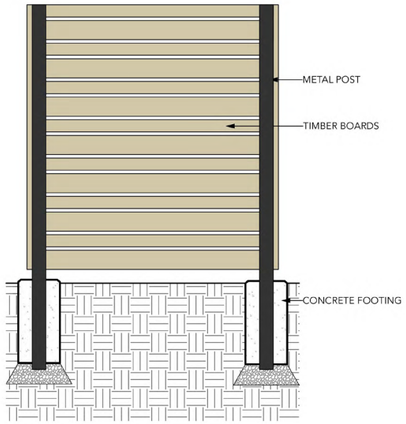
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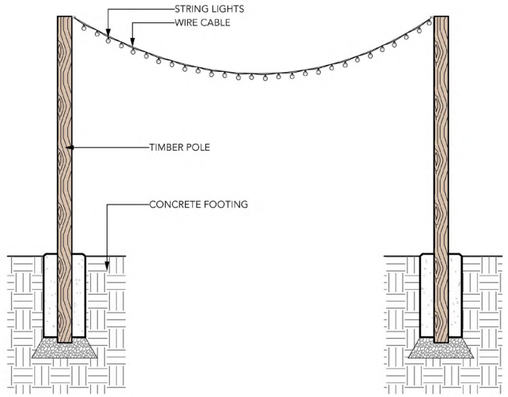
Scale:	
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DETAILS - HARDSCAPE

L-4.1



1 TYPICAL PRIVACY SCREEN
Scale: 1:20



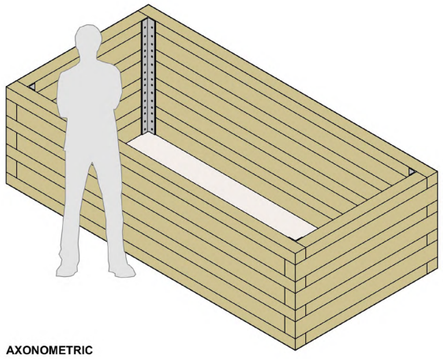
2 TIMBER POST FOR STRING LIGHTING
Scale: 1:20



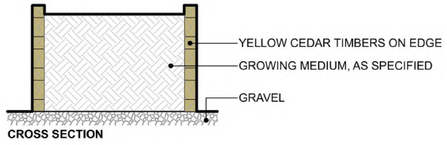
MODEL: LARGE HORIZONTAL REFUSE STORAGE SHED
ITEM DI #: RSS2001L
MATERIAL: WEATHER RESISTANT SOLID WOOD; PAINTED (COLOUR TBD)
SIZE: 66"(W)X38"(D)X53"(H)
SUPPLIER: THE HOME DEPOT

NOTE: PLASTIC WASTE BINS PROVIDED BY OTHERS

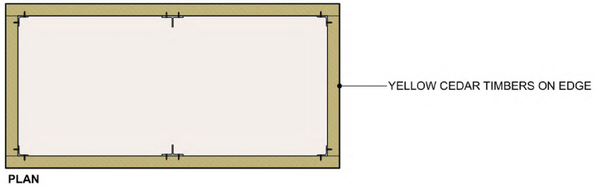
3 GREEN WASTE STORAGE SHED
Scale: NTS



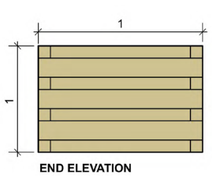
AXONOMETRIC



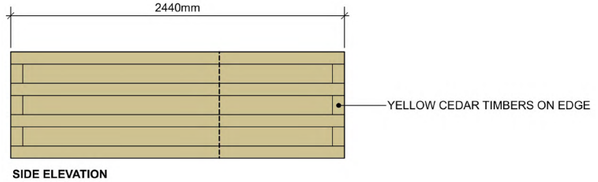
CROSS SECTION



PLAN



END ELEVATION



SIDE ELEVATION

4 TIMBER AGRICULTURAL PLANTER
Scale: 1:20



MODEL: WESTERN RED CEDAR GRAND GARDEN CHALET
MANUFACTURER: OUTDOOR LIVING TODAY (888-658-1658)
SIZE: 3'X6'
MATERIAL: WESTERN RED CEDAR; PAINTED (COLOUR TBD)
SUPPLIER: THE HOME DEPOT (1-604-608-1423)

5 COMMUNITY GARDEN STORAGE SHED
Scale: NTS

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Landscape Architecture

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BC Housing

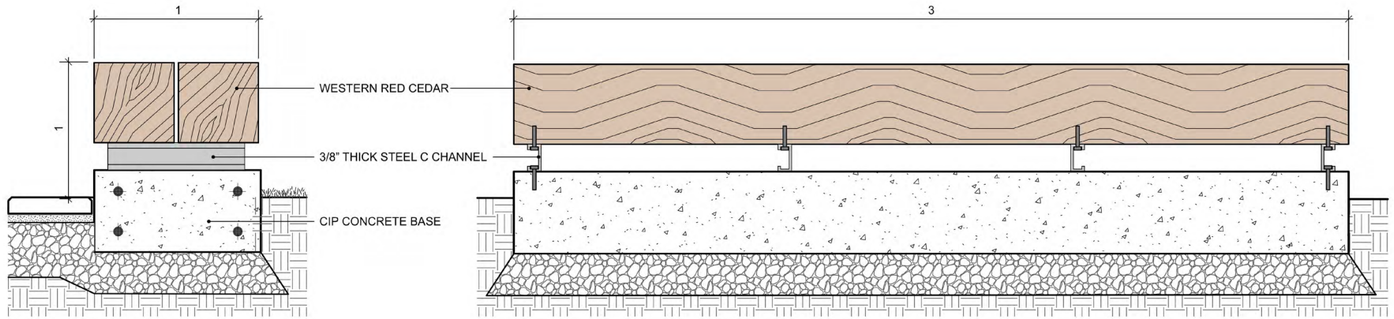
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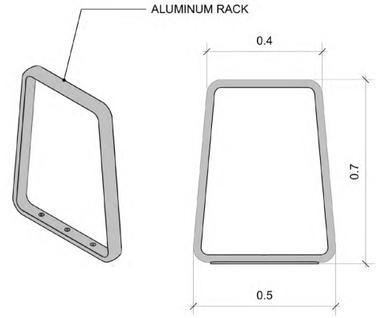
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DETAILS - FURNISHINGS

L-4.2



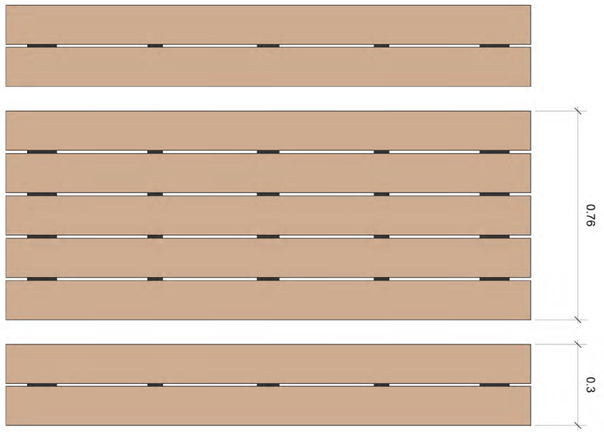
1 CUSTOM TIMBER BENCH
Scale: 1:10



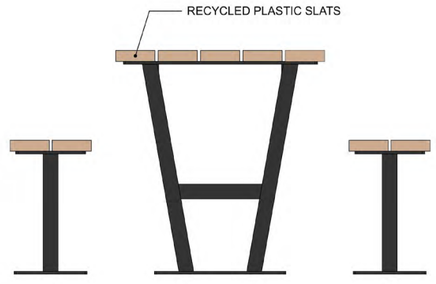
2 MAGLIN ICONIC BIKE RACK
Scale: 1:10



AXONOMETRIC



PLAN



SIDE ELEVATION

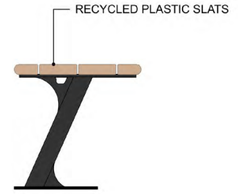


FRONT ELEVATION

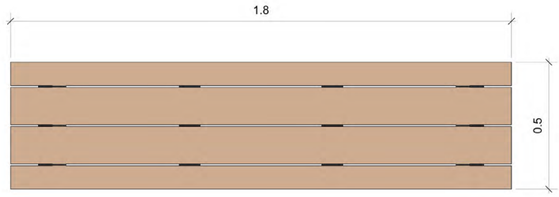
3 WISHBONE RUTHERFORD PICNIC TABLE
Scale: 1:10



AXONOMETRIC



END ELEVATION



PLAN



CROSS SECTION

4 WISHBONE BAYVIEW BENCH
Scale: 1:10

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L-4.3