

CITY OF VANCOUVER - FIREHALL NO. 5 + HOUSING

**3090 East 54th Avenue &
7001 Kerr Street
Vancouver, BC**

client

City of Vancouver

453 West 12th Avenue
Vancouver BC
V5Y 1V4

Vancouver Fire & Rescue Services

900 Heatley Avenue
Vancouver BC
V6A 3S7

YWCA

535 Hornby Street
Vancouver BC
V6C 2E8



drawings

architectural

- | | | | |
|------|---|-------|-------------------------|
| A2.0 | building grades, site survey , context plan | A3.7 | housing 6th floor plan |
| A2.1 | context photographs | A3.8 | roof plan |
| A2.2 | streetscapes | A3.9 | section |
| A2.3 | streetscapes | A3.10 | section |
| A2.4 | view analysis | A3.11 | north & east elevations |
| A2.5 | shadow analysis | A3.12 | south & west elevations |
| A3.0 | site plan | A4.1 | coloured rendering |
| A3.1 | firehall basement plan | A4.2 | coloured rendering |
| A3.2 | firehall main floor plan | A4.3 | coloured rendering |
| A3.3 | firehall 2nd floor plan | | |
| A3.4 | housing 3rd floor plan | | |
| A3.5 | housing 4th floor plan | | |
| A3.6 | housing 5th floor plan | | |

landscape

- L-1 landscape site-plan
- L-2 landscape roof-deck plan
- L-3 landscape details

consultants

architectural

Johnston Davidson Architecture
203 - 128 West Pender Street,
Vancouver, BC
ph: 604-684-3338
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landscape

Greenway Landscape Architecture
2280 Park Crescent
Coquitlam, BC
V3J 6T4

PROJECT STATISTICS

TOTAL SITE AREA	1450sm		
TOTAL FLOOR SPACE	PERMITTED	UNDEFINED	PROPOSED 3950.77 sm
SITE COVERAGE	PERMITTED	UNDEFINED	PROPOSED 953.58 sm (65.77%)
HEIGHT	PERMITTED	UNDEFINED	PROPOSED 26.2m
FRONT YARD	PERMITTED	UNDEFINED	PROPOSED 0.550m
REAR YARD	PERMITTED	UNDEFINED	PROPOSED 0.695m
SIDE YARD	PERMITTED	UNDEFINED	PROPOSED WEST 0.510m, EAST 0.725m

DWELLING USES:
DWELLING TYPES ARE SOCIAL HOUSING FOR SINGLE MOTHERS AND CHILDREN. FLOORS 3-4 ARE TRANSITIONAL HOUSING, AND FLOORS 5-6 ARE RENTAL ACCOMMODATION. DWELLING UNITS ARE MOSTLY 2 BEDROOM UNITS WITH 3-3 BEDROOM UNITS IN A TOTAL OF 31 UNITS.

BALCONIES:
EACH SUITE HAS ACCESS TO A BALCONY SPACE OF 1500mm X 3000mm AT A MINIMUM.

FSR STATEMENT:
PROJECT HAS AN FSR OF 2.72 INCLUDING NO ACCESSORY USES AND BASED ON SIMILAR MULTIFAMILY ONES. ROOFTOP AMENITY SPACE (EXTERIOR) BUT INCLUDES AMENITY ROOM (INTERIOR) FURTHER BREAKDOWN IS INCLUDED WITH THIS FSR COMPLIANCE DATA.

PROPOSED VARIANCES AND - RELAXATIONS:
THE ONLY EQUIVALENCY REQUESTED ON THE PROJECT IS TO USE THE HOSE TOWER AS A SECOND EXIT. CODE CONSULTANTS GHJL HAVE PREPARED AN EQUIVALENCY REQUEST INCLUDED WITH THIS APPLICATION.

PROJECT DATA - PARKING, LOADING, BICYCLES

PARKING			
CODE REFERENCE		REQUIRED	PROPOSED
4.2.1.9	RESIDENTIAL - MULTIPLE DWELLING	N/A - PARKING SPACE COUNT BASED ON YWCA REQUIREMENTS	5 STALLS - MINIMUM STALL SIZE 2500mm X 5500mm
4.8.4	RESIDENTIAL - HOV PARKING (LANE)	ONE REQUIRED	1 STALL - 5500mm X 4000mm
4.2.6	INDUSTRIAL - FIREHALL	N/A - PARKING SPACE COUNT BASED ON FIRE DEPARTMENT REQUIREMENTS	7 STALLS - STALL SIZE - MINIMUM 2700mm X 5500mm MANEUVERING AISLE 6500mm
	SMALL CAR PARKING (LANE)		1 STALL - 5500mm X 2700mm

LOADING			
CODE REFERENCE		REQUIRED	PROPOSED
5.2.1	RESIDENTIAL - MULTIPLE DWELLING	NOT REQUIRED	NONE PROPOSED
5.2.5	INDUSTRIAL - FIREHALL	N/A - LOADING SPACE COUNT BASED ON FIRE DEPARTMENT REQUIREMENTS	NONE PROPOSED

BICYCLES			
CODE REFERENCE		REQUIRED	PROPOSED
6.2.1.2	MULTIPLE DWELLING	1.25 SPACES/ DWELLING UNIT	30 CLASS A 6 CLASS B
6.2.4.1	AMBULANCE STATION - SIMILAR	NOT REQUIRED	5 CLASS A - INTERIOR 4 CLASS B - EXTERIOR

ISSUED FOR REZONING DP APPLICATION

date of submission: FEBRUARY 17, 2015