

606 Powell Street

RainCity Housing and Support Society / City of Vancouver / BC Housing

Context Plan

Scale 1:1000



Consultants

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Drawing List

Architectural
Neale Staniszkis Doll Adams Architects
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- L1 Ground Floor Landscape Plan
- L2 Second Floor Landscape Plan
- L3 Landscape Precedents and Materials

Design Rationale

The Project
This proposal at Powell and Princess is a rezoning application to change the zoning from the current DEOD zone to a CD-1 zone to allow for the development of a supportive housing / mixed use project. The development is a partnership between BC Housing, the City of Vancouver, and Raincity Housing and Support Society. This initiative represents a commitment to build on the City's network of social and supportive housing projects. The property at Powell and Princess is one of the twelve City owned sites which are being developed under the Provincial Homelessness Initiative (PHI) in an effort to address homelessness in the City of Vancouver.

The project consists of three major components: subsidized rental housing and support services, offices for Raincity Housing and Support Society and a commercial / retail component.

Residential
The residential component of the project consists of 105 single PHI units plus 41 family rental apartments and amenity / support spaces. Residents will be varied but the resident focus group is women who are homeless or at risk of becoming homeless. It is not, however, restricted to women but rather that all lease agreements will be with them so that in case of a partnership breakdown, the women will retain the housing and support. The residents will be referred through BC Housing. As per the MOU between the Province of British Columbia and the City of Vancouver, priority will be given to residents of the Downtown Eastside community.

Commercial
The commercial component is approximately 385 sm and takes up the entire Powell Street frontage of the project. It will be owned and leased out by the City of Vancouver.

Raincity Offices
There is a need for Raincity to consolidate their existing office functions, which are spread throughout the city. It consists of approximately 560 sm. This centralized location will enable them to serve the community more efficiently.

Site Context
The site is located at the southeast corner of the junction of Powell and Princess Streets and is currently occupied by a vacant building, the former Drake Hotel. The area contains a mixture of supportive housing, social services, offices, grade level retail and light industrial uses. Powell Street is a busy vehicular route leading into the downtown core. Princess Avenue runs north / south, connecting the Strathcona neighbourhood to the waterfront. The City of Vancouver is currently proposing a Children's Interpretative Walk along this street.

Immediately adjacent to the site on the east is a two storey commercial building and a four-storey supportive housing building (Bridget Moran Place). To the south across the lane are two and three-storey residential buildings, some single family. To the northeast across Powell Street is the Downtown Eastside Community Health Centre. Across Princess Avenue is the three-storey Princess Rooms, another housing project operated by Raincity. Further along the block are low-scale residential and commercial buildings. Other neighbouring uses include a proposed ten storey supportive housing project at Princess and Alexander and the Union Gospel Mission at Princess and Cordova.

The Site
The site is approximately 53.5 m x 35 m and has an area of approximately 1980 sm. From the low point at the northeast corner of the site (13.08m), the site rises 1.14m at the northeast corner (14.22m), rises another 1.26m at the southwest corner (15.48m) and then falls 1.84m to the southeast corner (13.64m). There is currently an area of approximately 32.5 sm at the northeast corner of the site which will be incorporated into the site.

Design Description
The project contains a variety of uses. The main floor along Powell Street is dedicated to retail use and the entrance lobby to Raincity's second floor office space. The residential entrance and active ground floor amenity spaces front Princess Avenue. Floors 2, 3, 4, and 5, contain family units - one, two, and three bedroom units. Floors 6, 7, 8, 9, and 10 contain studio units. Although physically separated it is intended that the project be an integrated community, combining single residents with families and children.

The form of the building emerged from a desire to develop a strong urban street definition on Powell and Princess. This "L" shape form results in a large south facing communal courtyard along the lane. Internally, the mandate was to design a straightforward efficient building with clear circulation.

The Planning Department wished to limit the height of the building to 33.5m (110') and to place the highest mass in a north-south orientation fronting Princess. They also requested that any building mass along Powell Street address a 21.3m (70') to 24.5m (80') line which reflects the new height limit being considered for most of the DEOD. To do this and still achieve the programme, the building mass is set back approximately 2.3m (7.5') above the sixth floor. To further emphasize the step, the building cladding and window fenestration changes.

Beyond the urban design and program requirements, the major determinant of the design was the requested setbacks. Planning requested a 3.05m (10') dedication on the west side of the property to provide space for the Children's Interpretative Walk planned for Princess Avenue. They also requested a setback at the lane to provide a transition to the lower scale residential buildings across the lane to the south.

The residential outdoor amenity area has been provided on the ground level. Large planters for urban agriculture, a children's play area, and patio spaces are included. A roof deck has been provided for the Raincity offices on top of the loading bay.

There are no existing landscape guidelines for this site and the children's walk. However, the landscape treatment of the streets has been developed to reinforce urban design considerations. This includes the introduction of street trees, decorative paving, benches, and bicycle racks. It is anticipated that future design development will take place along the Princess Avenue frontage once the goals and objectives of the children's walk are clarified.

Architectural Expression
The proposed palette of materials for the building exterior include brick masonry, coloured metal siding, painted concrete and glazing in aluminum frames. Although undeniably modern in expression, the building form and materials allude to and reflect elements of historical architecture of the Downtown Eastside.

Sustainability
In addition to a commitment to social sustainability and the provision of affordable housing alternatives, the project also addresses environmental sustainability. The project has been registered with the CASBC and is being designed to meet a LEED Gold standard. (Refer to Drawing A-013 for the sustainability strategy and preliminary LEED checklist.)

Rezoning Rationale / Requested Variances

Density + Height
To achieve the social goals of the City of Vancouver and the Provincial Homelessness Initiative it is critical that higher densities be achieved on sites such as this. It is rare that large sites are made available for supportive housing. The current DEOD zoning, with a maximum residential density of 2.5 and a height of 15 metres, would not allow us to achieve the desired programme. (See Drawing A-006). By increasing the density and height we are able to not only provide the single PHI units in the MOU, but also incorporate additional family rental housing, Raincity's offices, as well as the commercial space. Beyond providing affordable housing, this project will provide much-needed economic stimulus to the neighbourhood.

Parking + Loading + Bicycles
As residents are typically on a form of social assistance there is little possibility that they will own or drive cars, thus the parking demand will be minimal. As with the other 12 city sites, the agreed parking formula is one space for every ten single residential units (one bedroom or studio) two spaces for every ten two-bedroom units and three spaces for every ten three-bedroom units. The provision of car pool stalls and alternate fuel recharging stations is also being investigated with Raincity Housing Society. As agreed upon by Engineering we are providing a single - Class B loading space, which will service both the residents, and the commercial spaces. Bicycle parking is provided to meet the Parking Bylaw. Parking for commercial and office is below required spaces and will require a relaxation.

Unit Size
The unit sizes for the PHI units vary from 28.3 net square metres to 58 net square metres. As with the previous 12 site projects, the areas below the City of Vancouver's 37 square metre minimum will require a relaxation.

Community Benefit
The Social and Supportive Housing Partnership Memorandum of Understanding between the Province and the City is an important part of addressing the issue of affordable housing in Vancouver. BC Housing and the Vancouver Native Housing Society appreciate the City's consideration of this rezoning application. The achievement of rezoning is an important step in the development process, one that will ensure that this project is well placed to proceed quickly to construction when capital funding becomes available.

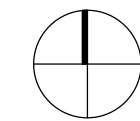
606 Powell Street, Vancouver, BC

Project Statistics

Street Address	606 Powell Street, Vancouver, BC	
Legal Description	Lot 1, Block 52, Plan 196, New Westminster District Lot 196 Lot 2, Block 52, Plan 196, New Westminster District Lot 196 Lot 3, Block 52, Plan 196, New Westminster District Lot 196 Lot 4, Block 52, Plan 196, New Westminster District Lot 196 Lot 5, Block 52, Plan 196, New Westminster District Lot 196 Lot 6, Block 52, Plan 196, New Westminster District Lot 196 Lot 7, Block 52, Plan 196, New Westminster District Lot 196	
Existing Zoning	DEOD, Sub-area 4	
Proposed Zoning	CD-1	
Existing Use	Hotel	
Proposed Use	Residential / Commercial / Office	
Site Area	1982.7 sm (21,341.6 sf)	
Allowable FSR (DEOD)	1.0 / 2.5 (Absolute Max.)	
Proposed FSR (CD-1)	5.05 (10,821 sm building area)	
Allowable Amenity Exclusion	The lesser of 20% allowable FSR or 929 sm	
Proposed Amenity Exclusion	393.88sm	
Required Parking	Residential	
	19	0.1spaces for each PHI studio unit = 10.5 (105 PHI studio units) 0.1 spaces for each one bedroom = 1.4 (14 one bedroom units) 0.2 spaces for each two bedroom = 3.2 (16 two bedroom units) 0.3 spaces for each three bedroom = 3.3 (11 three bedroom units)
Commercial	5	1 space for each 100 sm up to 300 sm, one additional space for each additional 50sm, area = 370.6 m +/-
Office	9	1 space for each 100 sm up to 300 sm, one additional space for each additional 50 sm, area = 568 sm +/-
Total Required	33	
Proposed Parking	33	10 small, 17 standard, 3 HC
Required Loading	Residential	
	1	one class B loading space for 100-299 dwelling units
Commercial	1	one class B loading space for first 465 sm
Office	1	one class B for 500sm - 5000sm of area
Total Required	3	
Proposed Loading	1	Class B (relaxation required)
Required Bicycle Stalls Type A	Residential	
	123	.75 spaces for each PHI studio unit = 78.75 (105 PHI studio units) .75 spaces for each one bedroom = 10.5 (14 one bedroom units) 1.25 spaces for each 2 bedroom = 20 (16 two bedroom units) 1.25 spaces for each 3 bedroom = 13.75 (11 three bedroom units)
Commercial	1	1 space for each 500 sm, area = 392.80 sm
Office	2	1 space for each 500 sm, area = 568.67 sm
Total required	126	
Proposed Bicycle Stalls Type A	135	125 residential, 3 commercial, 7 office
Proposed Bicycle Stalls Type B	12	6 Residential, 6 commercial/ office
Allowable Height (DEOD)	15m (49.18 ft)	
Proposed Height (CD-1)	35.3m (115.8 ft) - 10 storeys plus mechanical	
Required Front Yard Setback (Powell Street)	0	
Proposed Front Yard Setback (Powell Street)	0 below 21.34m (70 ft) 2.3m (7.5 ft) above 21.34m (70 ft)	
Required Rear Yard Setback (Lane)	0	
Proposed Rear Yard Setback (Lane)	Varies 0.585m (1.92 ft) to 4.99m (16.37 ft) below 6m (19.75 ft) Varies 3.345m (11 feet) to 18.48m (60.5 feet) above 6m (19.75 feet)	
Required Side Yard Setback (Princess Avenue)	3.05m (10 ft) for main floor 2.44m (8 ft) above main floor	
Proposed Side Yard Setback (Princess Avenue)	3.05m (10 ft)	

Consultants

Date November 13, 2009 Issue / Revisions Issued for Rezoning Application



Seal

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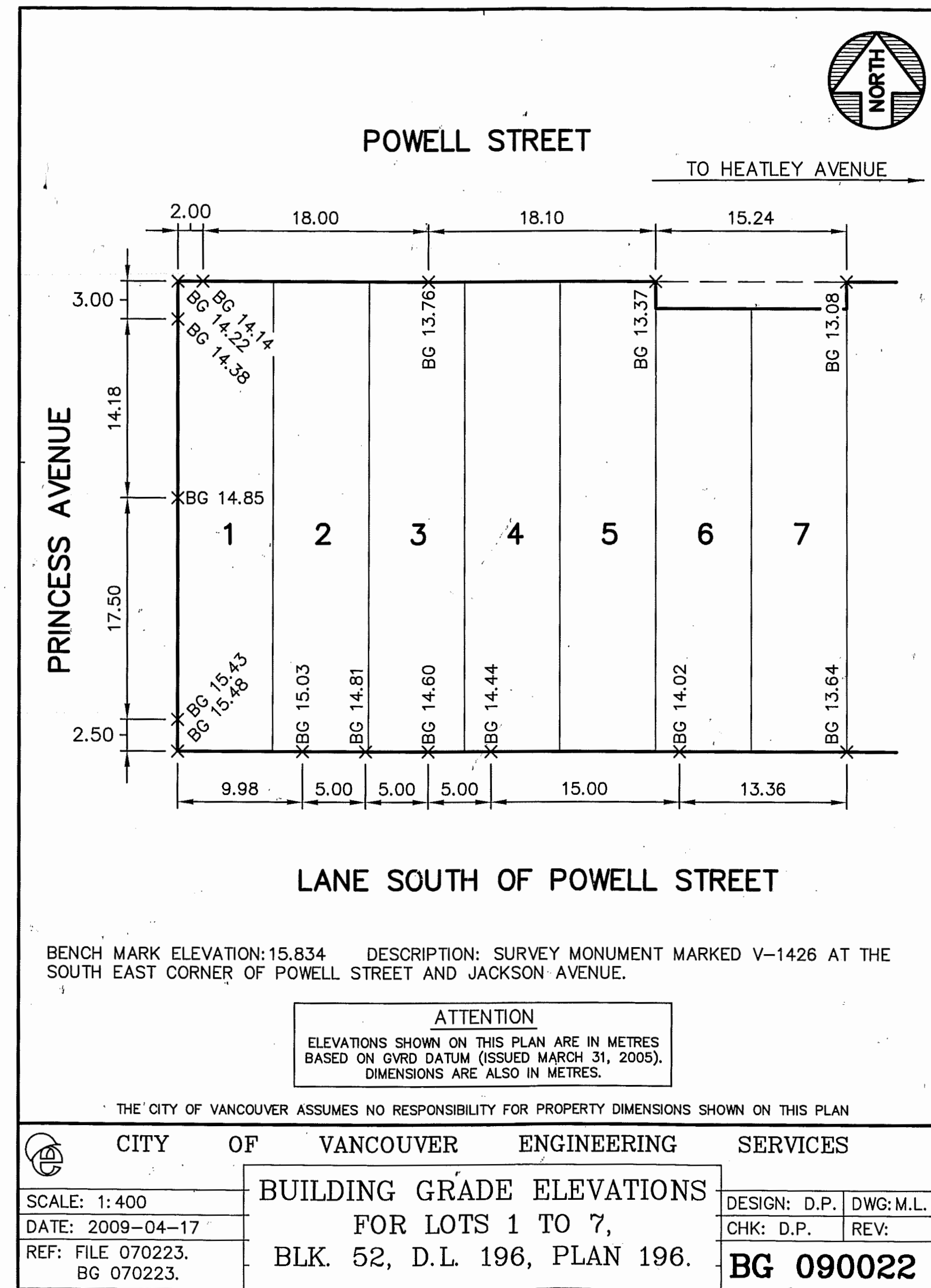
Project
606 Powell Street
Vancouver, BC

raincity
HOUSING
a home for every person

Sheet Title
Location Plan
Project Information

Project Number
07055
Scale
As Noted
Sheet Number

A-001



General Notes

- Acoustics**
Acoustical measures will be incorporated into the final design, based on recommendations noted in an acoustical report prepared by an Acoustical Consultant, and as concurred or amended by the Medical Health Officer.
- Mechanical Equipment**
Mechanical Equipment (ventilators, generators, compactors, exhaust systems) will be designed and located to minimize noise and air quality impacts on the occupants and the neighbourhood, and to comply with Noise By-Law No. 6555.
- Parking Structure**
Underground parking will be adequately ventilated to prevent the build-up of noxious gases and to minimize its impact on open public space. The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Vancouver Parking By-Law and subsection 3.3.6.7. of the Vancouver Building By-Law regarding assault security.
- Minimum parking stall dimensions shall be:
Standard Car Space = 2500mm wide x 5500mm long x 2050mm high
Small Car Space = 2300mm wide x 4600mm long x 2050mm high
Handicap Car Space = 3700mm wide x 5500mm long x 2300mm high
- Vertical clearance of 2050mm will be provided in the parking garage. In addition, a minimum of 2300mm vertical clearance will be provided under all overhead obstructions from the top of the parking ramp to 6700mm past the furthest handicap car space.
- Bicycle Room**
The design of the bicycle room regarding safety and security measures shall be in accordance with the relevant provisions in Section 6 of the Parking By-Law.

RAINCITY HOUSING AND SUPPORT SOCIETY / CITY OF VANCOUVER / BC HOUSING DEVELOPMENT

LEGAL DESCRIPTION:
Lots 1 to 7 inclusive, Block 52, New Westminster District Lot 196

CIVIC ADDRESS:
606 Powell Street, Vancouver

SITE AREA: 1,982.70 21,341.6 sf

ZONING INFORMATION

	Existing	Proposed
Zoning	DECO	CD-1
Use	Hotel (vacant)	Residential / Office / Commercial
Height	Up to 15m / 49.2 ft	35.3m
Front Yard Setback	0m	0m below 21.34m (70ft) / 2.3m (7.6 ft) above 21.34m (70 ft)
Rear Yard Setback	0m	varies 0.585m (1.92 ft) to 4.29m (13.77 ft) below 6m (19.75 ft)
Side Yard Setback (West)	3.05m (10ft)	varies 3.345m (11 ft) to 18.45m (60.5 ft) above 6m (19.75 ft)
Side Yard Setback (East)	0m	3.05 m (10 ft)
FSR	2.50	5.05
Exclusions	Balconies Patios & Roof Gardens Parking, bicycle storage, mech. equipment	Patios & Roof Gardens Parking, bicycle storage, mech. equipment
Amenity Areas		Residential storage space
		210mm exterior wall cavity 230mm exterior wall cavity

FSR CALCULATION:

	RESIDENTIAL	COMMERCIAL	TOTAL	AMENITY	TOTAL - AMENITY	RAINCITY	TOTAL AMENITY - RAINCITY
FSR PROPOSED	4.84	0.30	5.14	0.26	4.88	0.32	4.56

UNIT DISTRIBUTION:

	STUDIO	STUDIO H/C	1 BED	2 BED	2 BED H/C	3 BED	TOTAL
Second Floor	0	0	2	1	0	2	5
Third Floor	0	0	4	4	1	3	12
Fourth Floor	0	0	4	4	1	3	12
Fifth Floor	0	0	4	4	1	3	12
Sixth Floor	22	2	0	0	0	0	24
Seventh Floor	21	2	0	0	0	0	23
Eighth Floor	21	2	0	0	0	0	23
Ninth Floor	21	2	0	0	0	0	23
Tenth Floor	11	1	0	0	0	0	12
TOTAL	96	9	14	13	3	11	146
% of Total units	66%	6%	10%	9%	2%	8%	
Approx. Net Area (m ²)	30.4 - 36.2	39.1 - 40.4	46.4 - 49.2	64 - 77	92.5	93 - 98	

AREA BREAKDOWNS:

LEVEL	UNITS	RESIDENTIAL		GROSS FLOOR AREA (m ²)			TOTAL
		Residential Area	Internal Circulation	Amenity / Storage	Exterior wall cavity	Mechanical	
Main Floor	0	79.20	149.05	291.86	1.72	0.00	521.83
Second Floor	5	401.28	141.38	12.39	28.89	0.00	583.92
Third Floor	12	889.15	186.22	33.85	31.28	0.00	1140.50
Fourth Floor	12	889.15	186.22	33.85	31.28	0.00	1140.50
Fifth Floor	12	889.15	186.22	33.85	31.28	0.00	1140.50
Sixth Floor	24	916.05	193.17	0.00	31.28	0.00	1140.50
Seventh Floor	23	835.98	186.66	25.53	30.85	0.00	1079.02
Eighth Floor	23	835.98	186.66	25.53	30.85	0.00	1079.02
Ninth Floor	23	835.98	186.66	25.53	30.85	0.00	1079.02
Tenth Floor	12	420.98	115.73	30.76	24.09	0.00	601.56
Roof	0	0.00	0.00	0.00	8.33	86.33	96.16
TOTAL	146	6992.90	1718.95	522.15	282.20	86.33	9602.53

LEVEL	Commercial Area	Circulation	Service	Loading	TOTAL
Main Floor	392.80	70.73	59.90	70.34	593.77

LEVEL	Floor Area	Circulation	Subtotal	Patio	TOTAL
Main Floor	0.00	48.04	48.04		48.04
Second Floor	568.97	7.59	576.56	39.20	576.56
TOTAL	568.97	55.63	624.60	39.20	624.60

Commercial Gross Floor Area (m²)

Commercial Area: 392.80, Circulation: 70.73, Service: 59.90, Loading: 70.34, TOTAL: 593.77

Raincity Gross Floor Area (m²)

Floor Area: 0.00, Circulation: 48.04, Subtotal: 48.04, Patio: 39.20, TOTAL: 624.60

TOTAL GROSS FLOOR AREA: 10,821

PARKING AND LOADING REQUIREMENTS:

USE	REQUIRED Calculation:	PROVIDED	TYPE
RESIDENTIAL	0.1 / Studio: 105 x 0.1 = 10.5		2 H/C
	0.1 / 1 Bed: 14 x 0.1 = 1.4		
	0.2 / 2 Bed: 16 x 0.2 = 3.2		
	0.3 / 3 Bed: 11 x 0.3 = 3.3		
	Total: 18.4	19	
COMMERCIAL	1 / 100 m ² up to 300 m ² : 300 m ² / 100 m ² = 3		
	then 1 / 50 m ² : see note 2, 293.77 m ² / 50 m ² = 6		
	Total: 9	5	
RAINCITY	1 / 100 m ² up to 300 m ² : 300 m ² / 100 m ² = 3		1 H/C
	then 1 / 50 m ² : 267.2 m ² / 50 m ² = 6		
	Total: 9	5	
TOTAL		33	

BIKE SPACE CALCULATION:

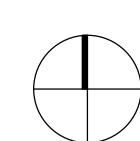
USE	REQUIRED Calculation:	PROVIDED	TYPE
RESIDENTIAL	0.75 / Unit (studio and 1 Bed): 119 x 0.75 = 89.25		
	1.25 / Unit (2 Bed and 3 Bed): 27 x 1.25 = 33.75		
	Total: 123	125	Class A
COMMERCIAL	1 / 500 m ² : 392.80 m ² / 500 m ² = 1		Class A
RAINCITY	1 / 500 m ² : 567.2 m ² / 500 m ² = 2		Class A
TOTAL		126	135
RESIDENTIAL VISITORS	min. 6 for min. 20 dwelling units	6	Class B
OFFICE VISITORS	min. 6 spaces for min. 2000 m ²	see note 2	Class B
COMMERCIAL VISITORS	min. 6 spaces for min. 1000 m ²	see note 2	Class B
TOTAL		12	12

LOADING SPACE CALCULATION:

USE	REQUIRED Calculation:	PROVIDED	TYPE
RESIDENTIAL	1 / 100 - 299 dwelling units	1	See Note 3
COMMERCIAL	1 / first 465 m ²	1	See Note 3
RAINCITY	1 / 500 - 5000 m ²	1	See Note 3
TOTAL		3	

Note 1: Patio area not included in gross floor area
Note 2: Relaxation requested for reduced number of parking spaces for commercial
Note 3: Office and Commercial areas combined to calculate required number of Class B bicycle spaces
Note 4: Relaxation requested to provide 1 Class B Loading Space to be used by commercial and residential

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Project
606 Powell Street
Vancouver, BC



Sheet Title
FSR Summary
Building Grades

Project Number
07055
Scale
As Noted
Sheet Number
A-002