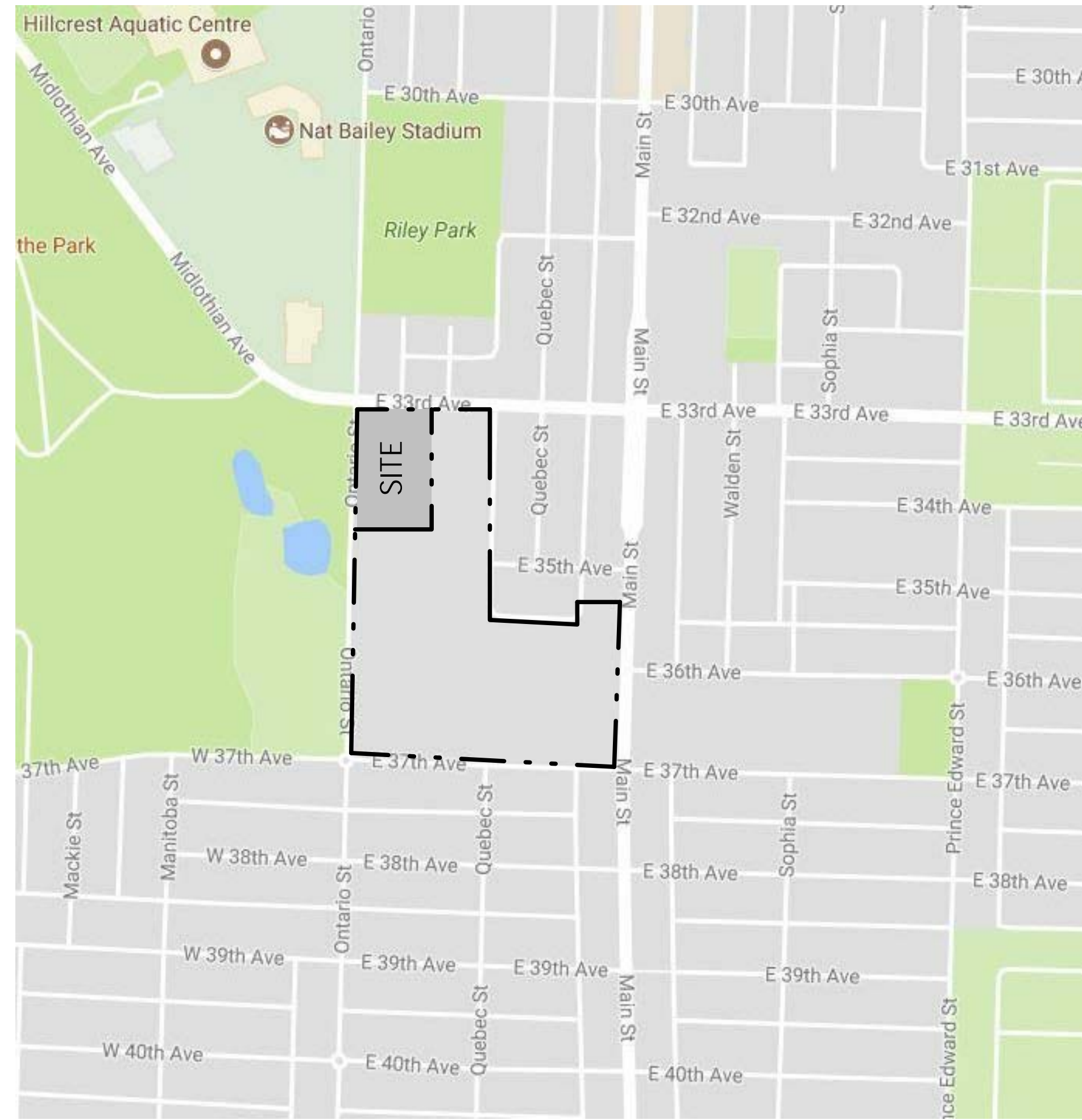
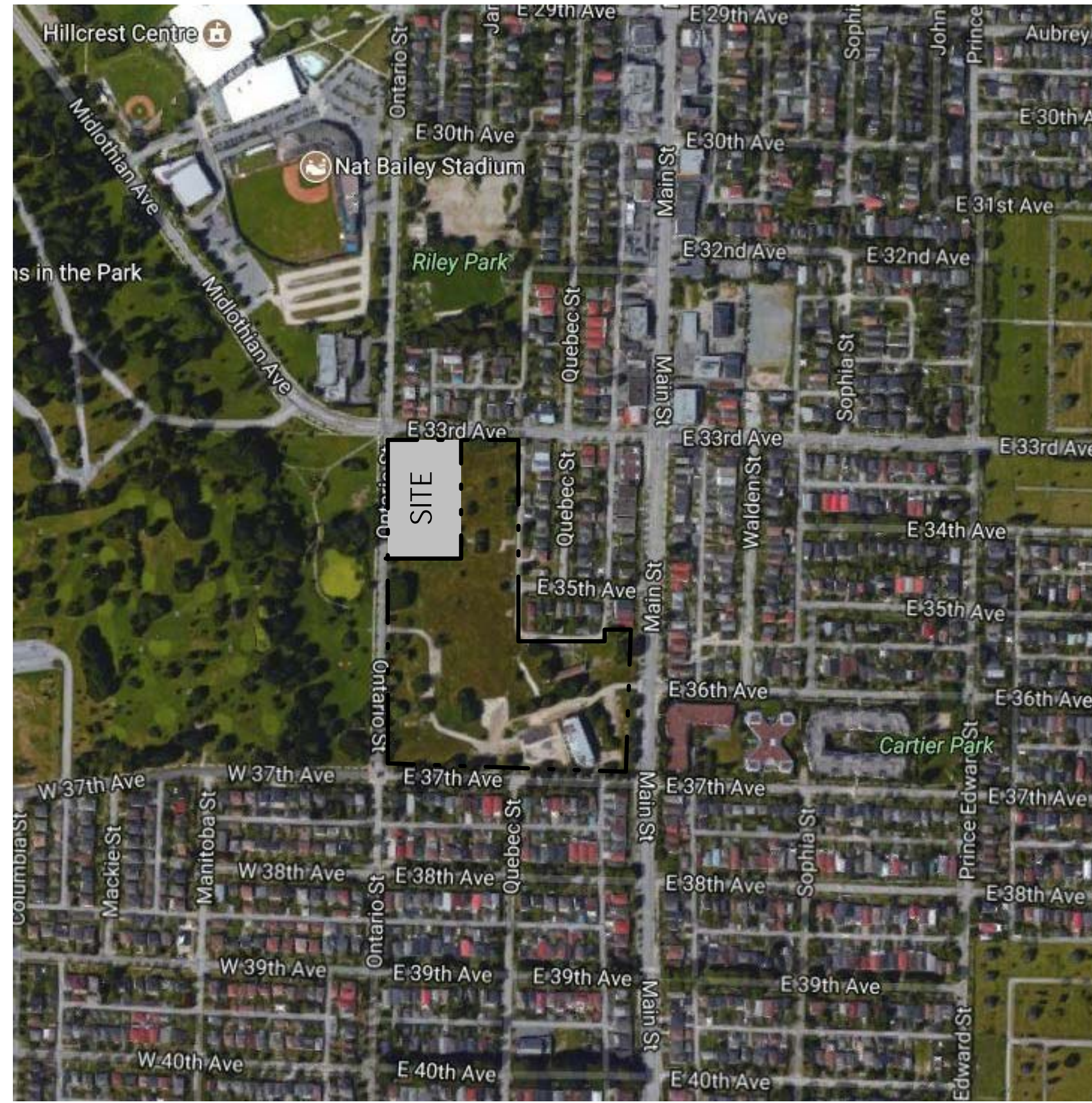


LITTLE MOUNTAIN PRESENTATION CENTRE

DEVELOPMENT PERMIT SUBMISSION

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.



PROJECT DESIGN RATIONAL STATEMENT

PROGRAM DESCRIPTION AND USE

The Little Mountain Presentation Centre is located on the northwest portion of the site and will front 33rd Avenue and Ontario Street. The single storey layout is planned to provide 10,000 sq.ft (929sq m) of floor space along with 35 surface car parking spaces, including 2 Accessible spaces and 8 bike parking spaces. The Presentation Centre is expected to operate for 10-years or more and will cover 13 market residential projects at the Little Mountain Site. With this projected timeline, the Presentation Centre will assist in spreading visitor demands over time and is designed for alternative use as a community amenity space during off hours.

ACCESS

Vehicle access to the Presentation Centre will be from a newly constructed section of James Street extending south from 33rd Avenue. It will be extended to the proposed access points to the car park.

FORM AND MATERIAL

The organic plan form sits quietly amongst the mature trees facing 33rd Ave and Ontario Streets, with heights well below the canopies, evoking the feel of a park pavilion. Finishes are in natural colours and tones that have been selected to complement the surrounding trees and adjacent Queen Elizabeth Park. Natural gold toned anodized aluminum columns screen the floor to ceiling glazing creating a sense of privacy on the interior and mirroring the vertical elements of trees on the exterior.

SITE FEATURES

The exterior landscape has been designed to complement the building plan and the park like environment. Natural bermed seating areas, local plantings and paths accommodate informal gathering spaces for use by the community. Permeable surfaces and reduced hardscape complement sustainable strategies.

DENSITY

The allowable FSR for RM-3A Zones is 1. The proposed FSR is 0.09 and is well below the maximum allowed for the site.

HEIGHT

The presentation Centre will be a single storey building with a height of 6m above grade. Mechanical units on the roof will be setback and shielded from street views with a 1.6m screen designed to complement the building elevation and material finish. The total building height to the top of the screening will be 7.6m.

SETBACKS

RM-3A Zoning requires front and side yard setbacks to maintain consistent street scape design and privacy. We are seeking relaxation for this project to decrease the setback distance for the front yard.

SETBACKS	PERMITTED	PROPOSED
FRONT (N)	6.1m	4.3m
REAR (S)	10.7m	71.9m
SIDE (E)	6m (sect 4.5.2)	6m
SIDE (W)	6m (sect 4.5.2)	6.6m

The rationale for the requested relaxation is that the south side of 33rd Ave (Front Yard) does not have a defined street wall at adjacent blocks or properties and there are no existing entrances or buildings to maintain alignment. A reduced front yard setbacks would thusly not adversely affect the street wall condition at 33rd Ave. (Refer to Context & Ground Floor Plans)

PARKING AND LOADING

33 full sized regular parking spaces and 2 accessible parking spaces are provided. The number and type of parking and loading spaces exceeds the minimum requirements. 2 Class A and 6 Class B parking spaces are provided to encourage alternative modes of transportation.

CONSTRUCTION, MATERIALS & FINISH

The primary structure is a steel frame on an architectural concrete plinth with glass and aluminum window wall finish materials. Local timber is used throughout interior finishes. Most of the materials will be locally sourced, where sustainable and recyclable materials are prioritized. Design for disassembly is emphasized whenever possible to ease future deconstruction and removal.

SUSTAINABILITY STRATEGIES AND GOALS

The approach to sustainability has been informed by the Little Mountain Rezoning Policy Report (June 14, 2016), the Little Mountain Design Guidelines (June 8, 2016) and the requirements of the LEED Canada Rating System for New Construction 2009.

The Little Mountain Presentation Centre will be designed to meet an equivalency of LEED Silver.

Sustainable features include;

- Reduced Water Use**
 - The project will reduce water consumption from building users by installing low-flow, high-efficiency fixtures for residential and amenity uses. This will achieve a reduction in water consumption compared to a similar baseline building of between 35 and 40 percent.
 - Landscaping around the project will comprise native and adaptive species that require minimal irrigation once established; programmable irrigation systems will be implemented to reduce water-use by monitoring soil moisture levels to ensure water is only applied when needed.

- Materials & Waste**
 - The project will use high-quality, low-emitting materials within the building envelope to optimize occupant health during construction and in the long-term.
 - Products low in volatile-organic compounds and formaldehydes will be used, and extra care will be taken during construction to maintain a clean, low-dust and safe environment for workers.
 - Construction waste management plan will target 80% diversion from landfill.

- Rainwater Management**
 - The SWM Plan will be defined through detailed design, to ensure post-development peak discharge rates do not exceed pre-development conditions, and 80% TSS removal.

- Alternative Transportation Options**
 - The project is located on an urban infill site within easy walking distance to local bus service on Main Street and 33rd Avenue. Both the King Edward Avenue and West 41st Avenue Canada Line Stations are located approximately one kilometer away.
 - For more detail refer to the Green Mobility Strategy (Bunt and Associates GMS Document)
 - In addition 1 Electric Car Parking, (1 EV) Charging space will be provided (Refer to Site Plan)

CONCLUSION

The Little Mountain Presentation Centre will serve the overall site and community for the next decade and will provide an attractive edge on 33rd Ave during the 13 phases of development on adjacent Little Mountain lots. The size and character will accommodate both the community and the overall project during its use with its flexible open interior spaces and exterior landscape which can be used for a variety of events. We believe that our proposal meets the design character of the site and neighbourhood and sets a precedent of quality of material and finish for the entire project that the neighbourhood should expect from future phases.

KEY PLAN

REVISION		
NO.	DATE	DESCRIPTION
1	11/2017	DRAFT DP SUBMISSION
2	11/15/2017	DP SUBMISSION



SEAL :

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STRUCTURAL ENGINEER :
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ELECTRICAL ENGINEER :
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ENERGY MODELLING:
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ARBORIST CONSULTANT
ARBORTECH CONSULTING
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LITTLE MOUNTAIN PRESENTATION CENTRE

155 EAST 37TH AVENUE, VANCOUVER, BC

SHEET CONTENTS :

DP COVER SHEET/ PROJ. STATISTICS

PROJECT NUMBER:	1714086
DRAWING SCALE:	NTS
DRAWN BY:	MOD/B+H
CHECKED BY:	AM
DATE:	11/14/17
SHEET NO.:	A000
REV.:	2

AERIAL VIEW

SCALE: NTS

LOCATION PLAN

SCALE: NTS

LEGAL DESCRIPTION / CIVIC ADDRESS

CIVIC ADDRESS
155 EAST 37TH AVENUE, V5W 1E5 VANCOUVER, BC

LEGAL DESCRIPTION
PROPOSED LOT 12, PARCEL C (REF PLAN 3508) DISTRICT LOT 637 / 638, GP.1, NWD

DP - DRAWING LIST	
SHEET NUMBER	SHEET NAME
A000	DP COVER SHEET/ PROJ. STATISTICS
A001	SURVEY PLAN
A002	CONTEXT PLAN
A003	STREETSCAPE
A004	SHADOW ANALYSIS
A005	COLOUR PERSPECTIVE RENDERINGS
A100	SITE PLAN
A101	GROUND FLOOR PLAN
A102	ROOF PLAN
A103	AREA PLAN
A200	BUILDING SECTIONS
A300	NORTH AND EAST ELEVATIONS
A301	SOUTH AND WEST ELEVATIONS

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A301	SOUTH AND WEST ELEVATIONS

LANDSCAPE DRAWINGS	
L00.01	TREE MANAGEMENT PLAN
L00.02	CONTEXT PLAN
L01.01	MATERIALS PLAN
L01.02	MATERIAL PLAN - IMAGES
L02.00	LAYOUT PLAN
L03.00	GRADING PLAN
L04.00	PLANTING PLAN
L04.01	PLANTING PLAN - IMAGES
L07.00	SECTIONS
L08.01	DETAILS
L08.02	DETAILS

PROJECT STATISTICS

ZONING: RM-3A
PROPOSED CONDITIONAL USE: SALES CENTRE W/ ANCILLARY OFFICE USE

SITE DIMENSIONS: 73.79m x 138.68m
SITE AREA: 10232 sq.m
SITE COVERAGE (BUILDING): (929 sq.m) 9%
SITE COVERAGE (PARKING): (1841 sq.m) 18%
SITE COVERAGE ALLOWABLE (PARKING): 30%

GROSS FLOOR AREA: 929 sq.m
PROPOSED FSR: 0.09
ALLOWABLE FSR: 1
FSR EXCLUSIONS: N/A

PROPOSED BUILDING HEIGHT: 6.0m
ALLOWABLE BUILDING HEIGHT: 10.7m

SETBACKS	PERMITTED	PROPOSED
FRONT (N)	6.1m	4.3m
REAR (S)	10.7m	71.9m
SIDE (E)	6m (sect 4.5.2)	6m
SIDE (W)	6m (sect 4.5.2)	6.6m

PARKING STATEMENT

PARKING REQUIRED: 16
PARKING SPACES REQUIRED: 2 (SECT 4.8.4 B)
ACCESSIBLE PARKING SPACES REQUIRED: 1 CLASS B (SECT 6.2.4.1 A)
LOADING REQUIRED: 2 CLASS A (SECT 6.2.4.1 A)
BIKE PARKING REQUIRED: 2 CLASS A (SECT 6.2.4.1 A)

PARKING PROVIDED: 33
STANDARD PARKING SPACES: 2
ACCESSIBLE PARKING SPACES: 1 CLASS B
LOADING AREA PROVIDED: 2 CLASS A (INTERIOR), 6 CLASS B (EXTERIOR)
BIKE SPACES: 2

PROJECT TEAM

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