

Welcome to
Richards and Drake
Development Proposal
1317 Richards St. and 508 Drake St.,
Vancouver

**VIRTUAL PUBLIC
OPEN HOUSE**

Date: November 18, 2020
Time: 10-11 am and 6-7pm
Hosted by: Larco on behalf of
MCYH Multigenerational Housing Society



PROJECT TEAM

MCYH

Developer

MCYH Multigenerational Housing society: a registered charitable organization that plans to operate below-market residential accommodation, support, and incidental facilities to seniors, families, or adult individuals who are poor, of low income, or in need in Canada.

LARCO

Project Manager

Representative, agent, and project manager for MCYH Multigenerational Housing Society.



Architecture

DA Architects and Planners is a leading Vancouver Architectural firm that for over 50 years has been dedicated to craftsmanship, design, collaboration and community building. At the core of our values we strive for architecture that is progressive and community minded, with great respect for the natural environment.



Landscape Architecture

Durante Kreuk is a Landscape Architecture practice based in Vancouver, BC, with over forty years of experience in private and public realm design. DK maintains a focus on ecologically sensitive and aesthetic approaches to design to foster sustainable neighbourhoods.



Structural Engineering

We believe efficient structural engineering design can be both practical and creative. Every development starts with a strong foundation and Kor Structural brings first-class structural engineering experience, leading technological innovation and unwavering dedication to your design team.



Mechanical Engineering

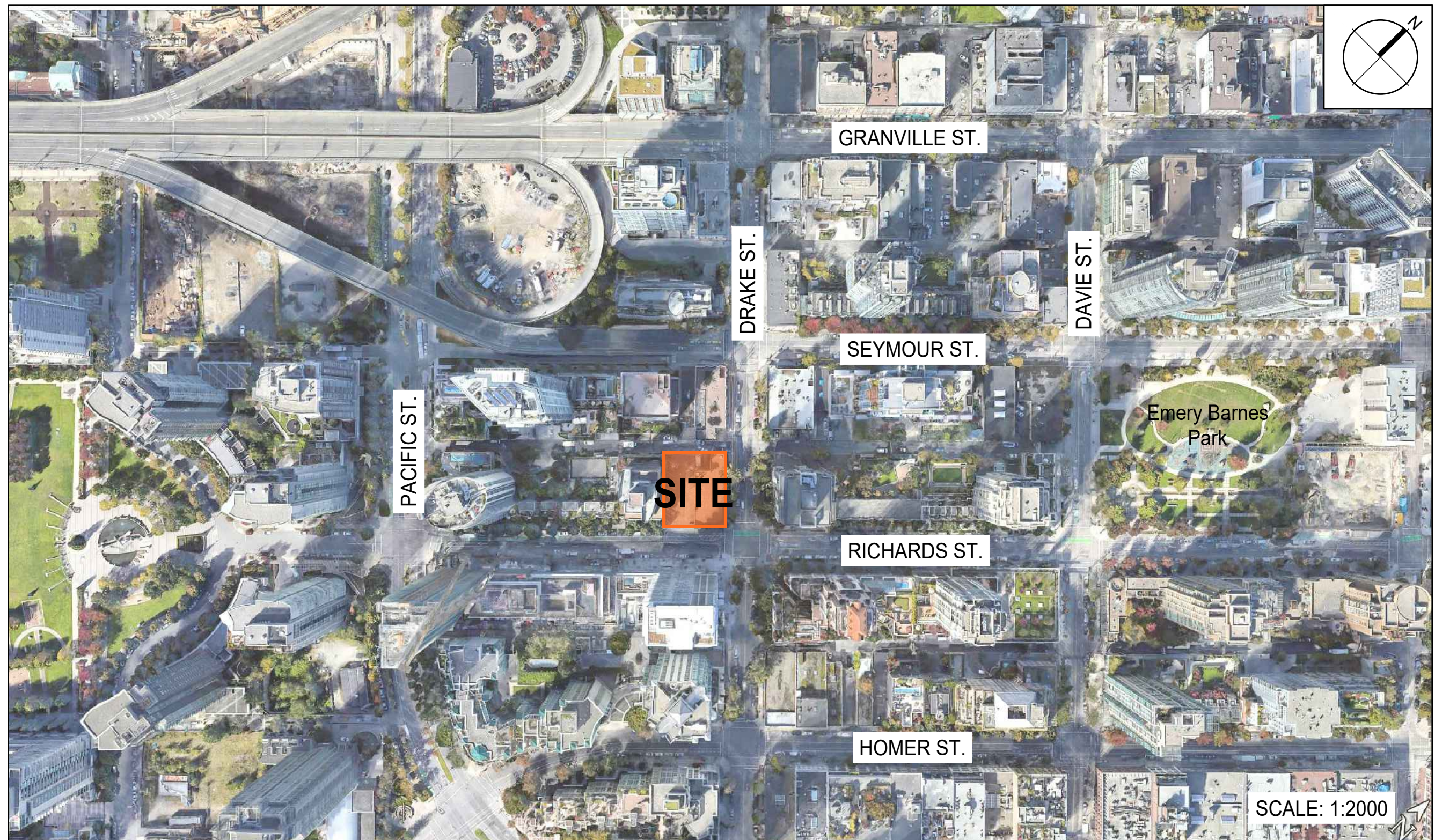
MCW Consultants Ltd. (MCW) was established in 1964 and wholly-owned by 31 active Canadian partners with over 480 employees across Canada. With over 55 years' experience, our firm's strong knowledge and experience base allows us to creatively apply new green building technologies and LEED principles, providing systems which perform to their highest capability from both an energy and sustainability perspective.



Transportation

Founded in 1993, Bunt & Associates Engineering Ltd. (Bunt) is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. Our team is represented by over 50 of the finest transportation planners, engineers, technologists, and support staff in the industry.

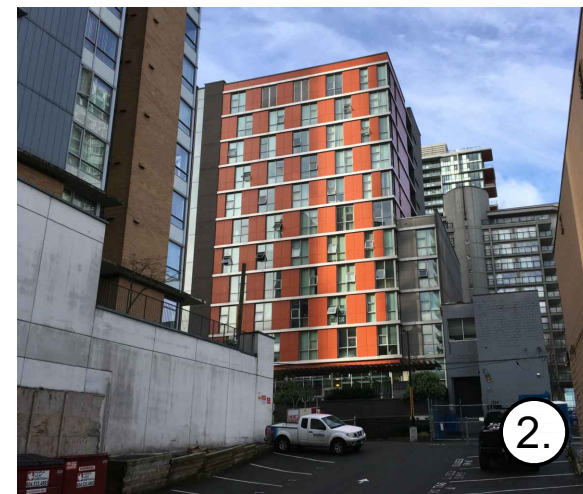
EXISTING CONTEXT: NEIGHBOURHOOD



EXISTING CONTEXT: SITE



EXISTING CONTEXT: PHOTOS



KARIS PLACE (11-storey)



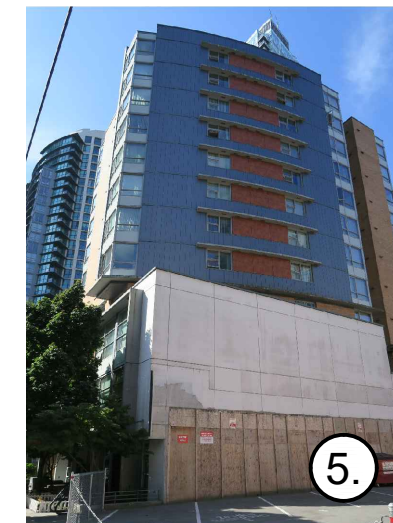
COVENANT HOUSE (5-storey)



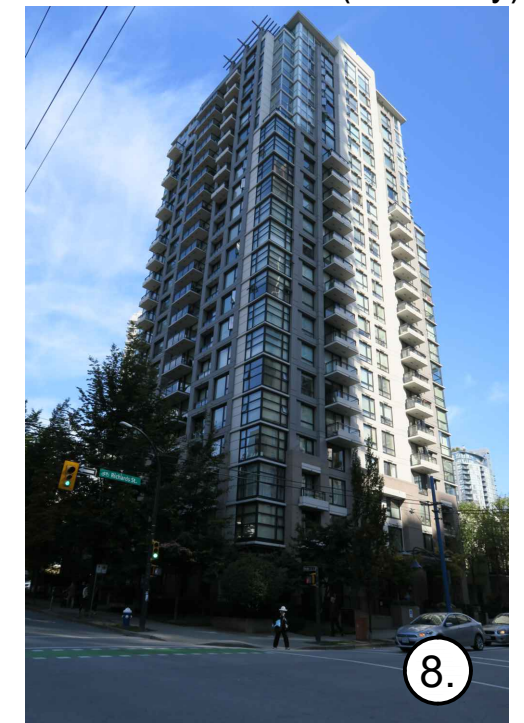
GRACE TOWER (32-storey)



PETER WALL (43-storey)



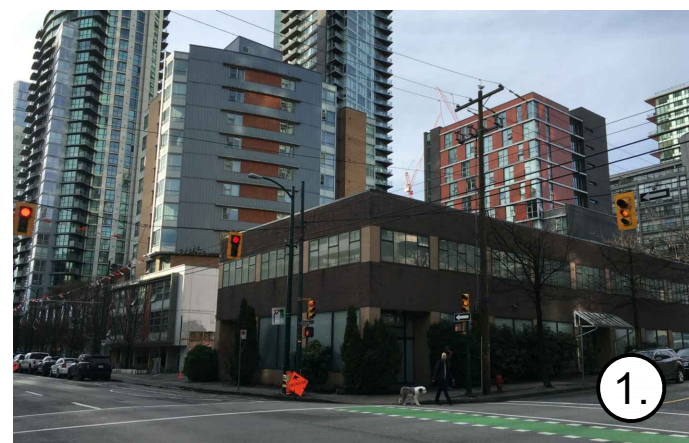
KINDRED PLACE (12-storey)



OSCAR (23-storey)

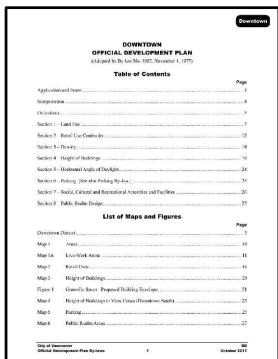


OSCAR PODIUM (3-storey)

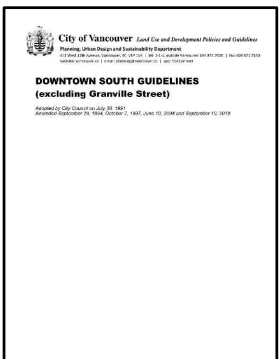


EXISTING BUILDING (2-storey)

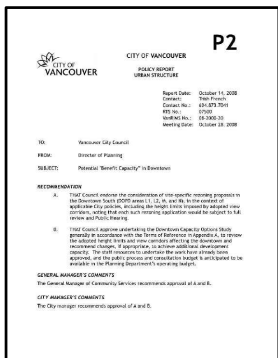
POLICY CONTEXT



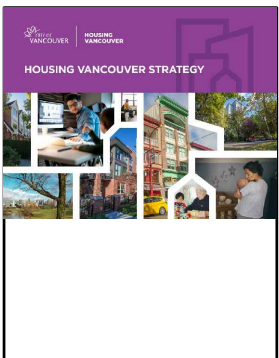
Downtown Official Development Plan (DODP) - Downtown District Area L1 (1975)



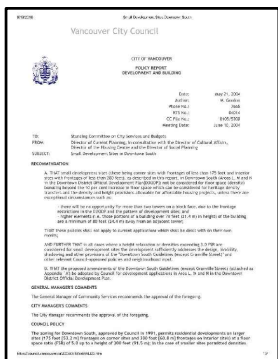
Downtown South Guidelines (excluding Granville Street) (1991, last amended 2019)



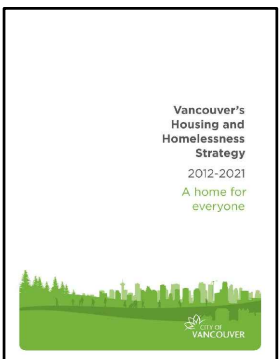
Potential “Benefit Capacity” in Downtown (2008)



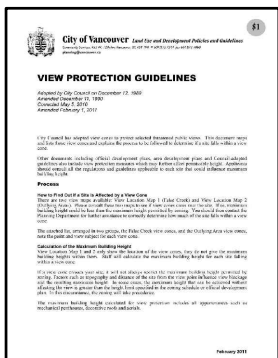
Housing Vancouver Strategy (2017)



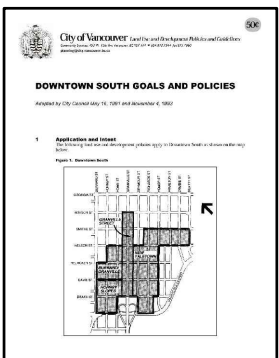
Small Development Sites in Downtown South (May 21, 2004 Council report)



Housing and Homelessness Strategy (2012-2021)



View Protection Policies and Guidelines (1989, last amended 2011)



Downtown South Goals and Policies - “New Yaletown” (1991, last amended 2004)

DEVELOPMENT PROPOSAL HIGHLIGHTS

LARCO, ON BEHALF OF MCYH MULTIGENERATIONAL HOUSING SOCIETY IS PROPOSING REZONING TO ALLOW FOR:

- SOCIAL HOUSING
- COMMUNITY SPACE INCLUDING PLACE OF WORSHIP

PROVIDING SOCIAL HOUSING:

- 198 units of social housing providing a variety of options for families and individuals
- Deliver social housing quickly in line with the City of Vancouver's objectives leveraging experience of sponsor group and 100% nonprofit structure
- Replacement of aging underserved building which is no longer current given change in neighbourhood





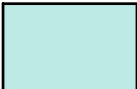
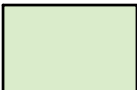

CREATING NEW CULTURAL SPACE IN THE AREA:

- Cultural, social, and educational spaces for the community
- Urban mixed-use project including community hub, where people can convene in a number of ways including socializing, learning, praying, living, and supporting each other
- Facilitating a multigenerational context allowing for young professionals, families, parents, and grandparents to have a better quality of life through close proximity of home and activities



PROGRAM DIAGRAM

LEGEND:

	- PLACE OF WORSHIP
	- SOCIAL HALL
	- LEARNING CENTRE
	- SOCIAL HOUSING
	- INDOOR AMENITY
	- OUTDOOR AMENITY
	- SERVICE SPACES

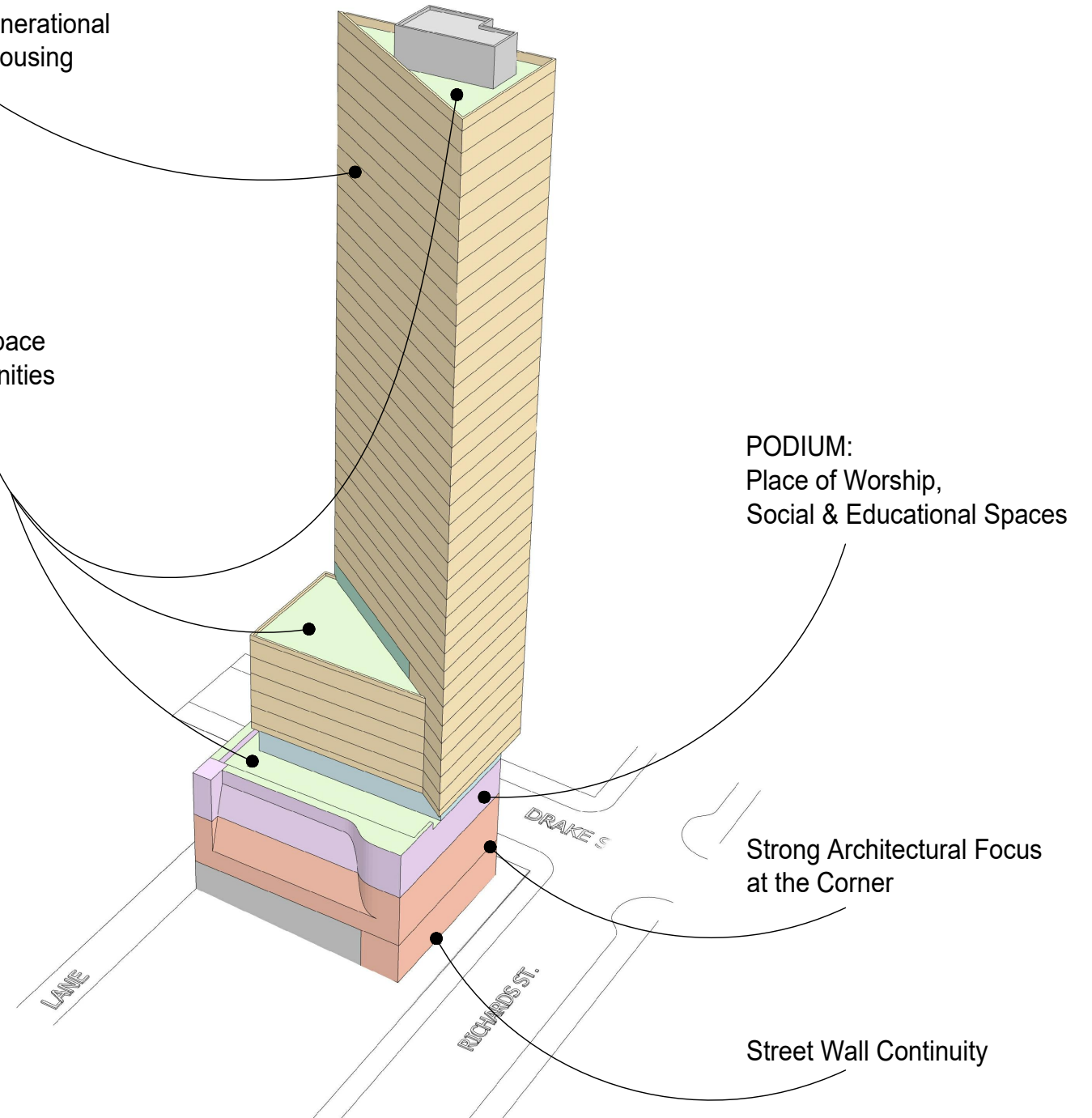
RESIDENTIAL TOWER:
Multi-Generational
Social Housing

Open Space
Opportunities

PODIUM:
Place of Worship,
Social & Educational Spaces

Strong Architectural Focus
at the Corner

Street Wall Continuity



DEVELOPMENT STATISTICAL SUMMARY

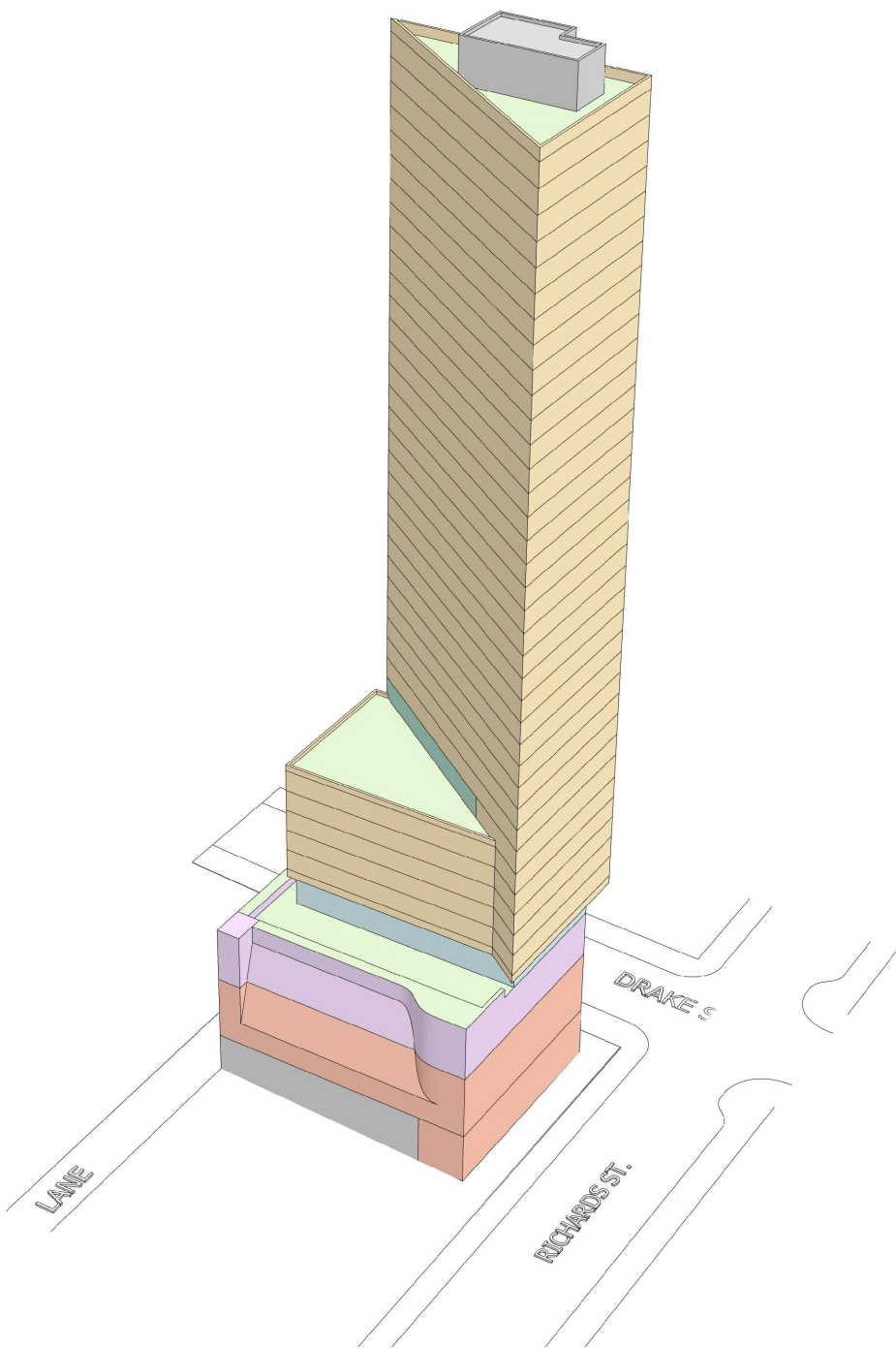
Site Area: 1,115 sq.m (12,000 sq.ft)
Proposed Building Area: 15,700 sq.m (169,000 sq.ft)
Floor Space Ratio: 14.12

Podium (Place of Worship,
Social, Educational Spaces): 3,000 sq.m (32,300 sq.ft)
Residential Area: 12,700 sq.m (136,700 sq.ft)

Social Housing: 198 Units
Bicycle Parking Provided: 133 Class A
17 Class B (Short - Term)
Vehicle Parking: 55

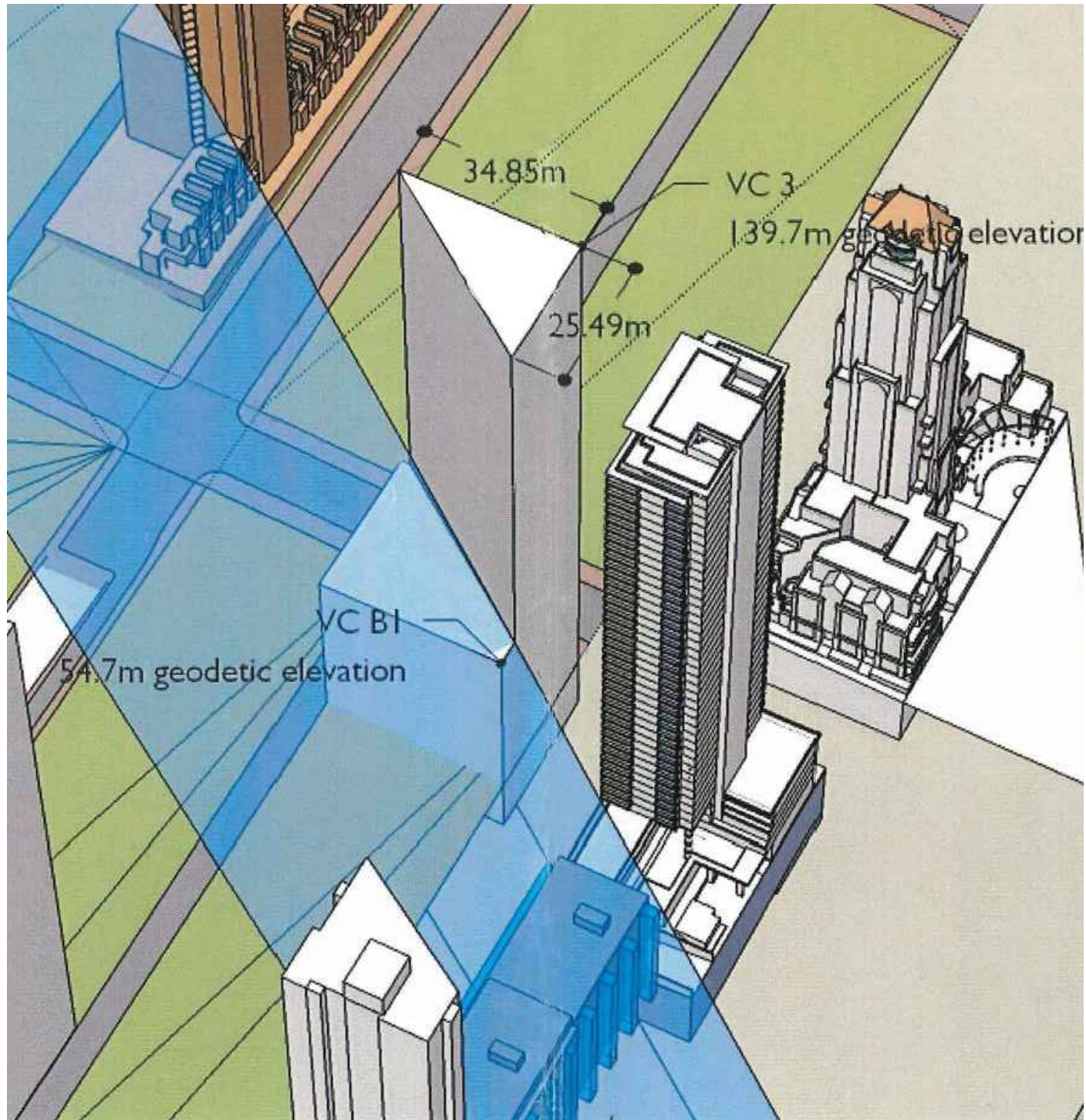
Viewcone Max. Height: 139.7 m geodetic
Building Height: 40 Storeys / 124.6m (409 ft.)

Tower Separation: greater than 24.4m (80 ft)
above 21.3m (70 ft)

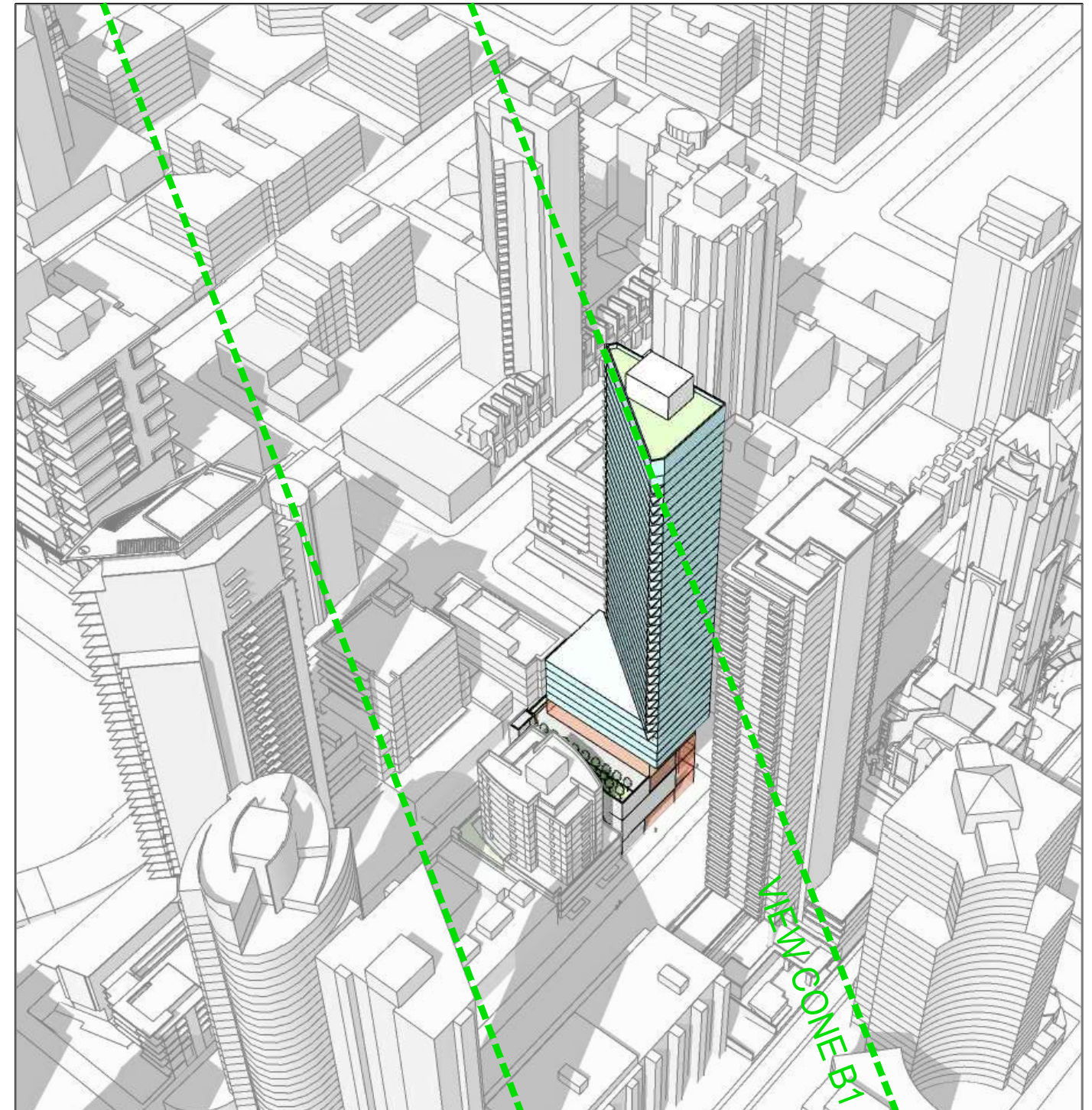


VIEW CONES ANALYSIS

CITY OF VANCOUVER VIEW CONE CONSTRAINTS:



VIEW CONES 100% RESPECTED:



VIEW CONES ANALYSIS

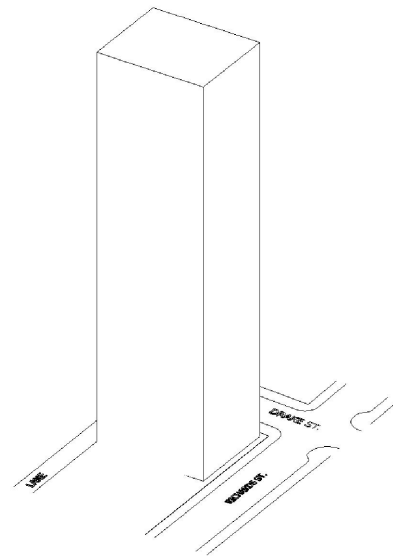
EXISTING VIEW:



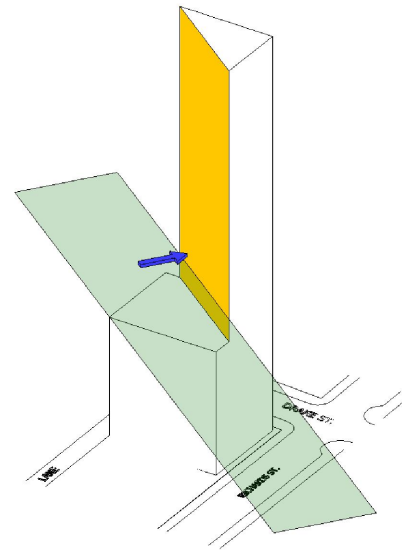
PROPOSED VIEW:



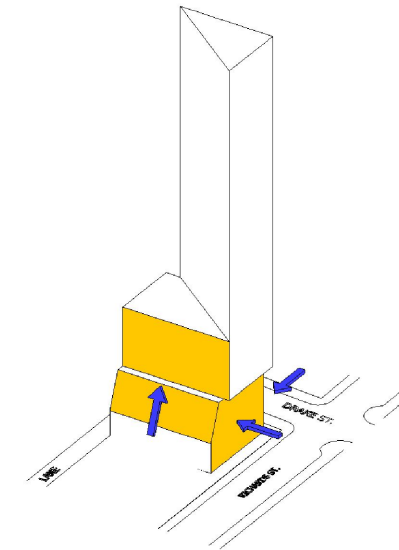
ARCHITECTURAL DESIGN CONCEPT



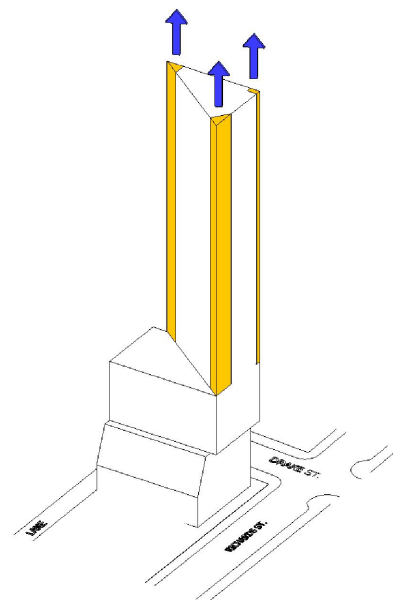
1. SITE



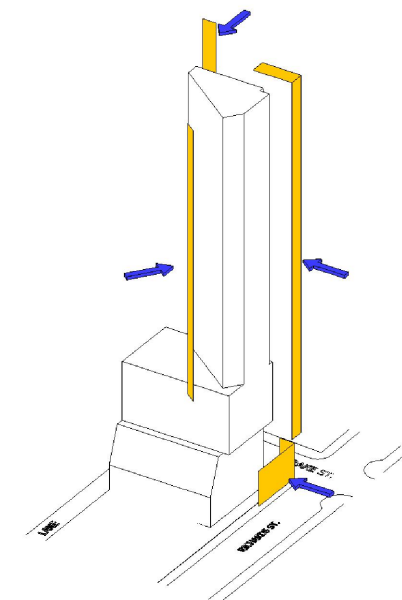
2. VIEW CONE CONSTRAINTS



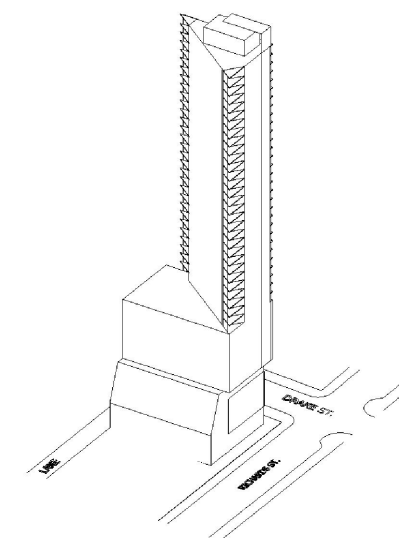
3. PODIUM SETBACKS



4. FEATURE BALCONIES
ADDED AT CORNERS



5. SCREENS OVERLAY



6. BUILDING MASSING

PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW LOOKING NORTH



VIEW DOWN RICHARDS ST. LOOKING EAST



PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

CORNER OF RICHARDS ST. & DRAKE ST.



VIEW DOWN DRAKE ST. LOOKING NORTH



PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW DOWN RICHARDS ST. LOOKING WEST



VIEW DOWN DRAKE ST. LOOKING SOUTH

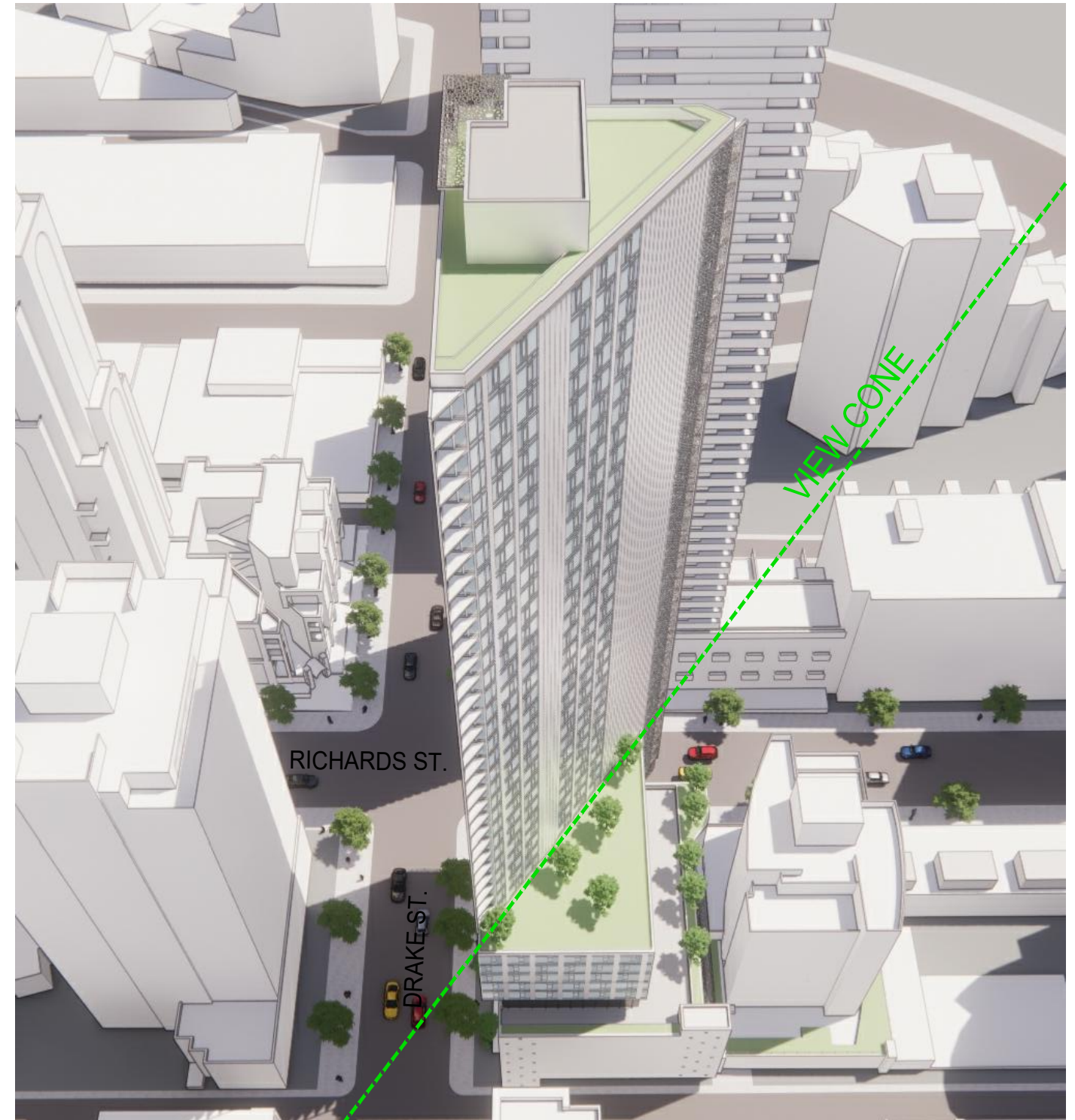


PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW LOOKING SOUTH



AERIAL VIEW LOOKING SOUTH



PROPOSED DEVELOPMENT PERSPECTIVE VIEWS

VIEW LOOKING NORTH



VIEW LOOKING SOUTH



SUSTAINABILITY STRATEGIES

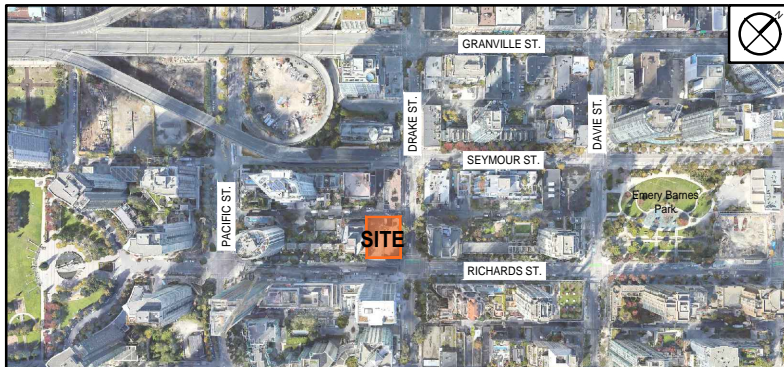
DESIGN TO MEET CITY OF VANCOUVER
'GREEN BUILDING POLICY FOR
REZONINGS'

PASSIVE SHADING DEVICES



- Reduce heating / cooling load

TRANSPORTATION



- Downtown Location promotes pedestrian connectivity
- Proximity to Skytrain and Buses
- Adjacent to network of Bike Lanes
- Enhanced Pedestrian Realm
- Secure Bike Storage with dedicated elevator

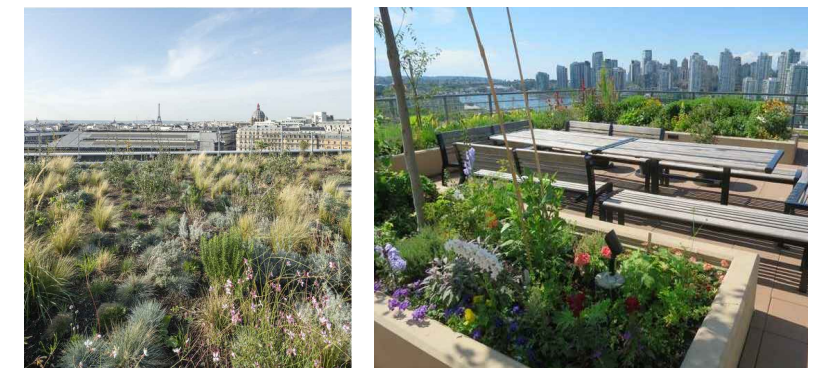


ENERGY EFFICIENT BUILDING ENVELOPE & MECHANICAL SYSTEM



- High performance window wall system
- Increased insulating R-value throughout
- Reduce overall energy consumption
- Improved thermal comfort
- Exploring potential to connect to existing Neighbourhood Energy System

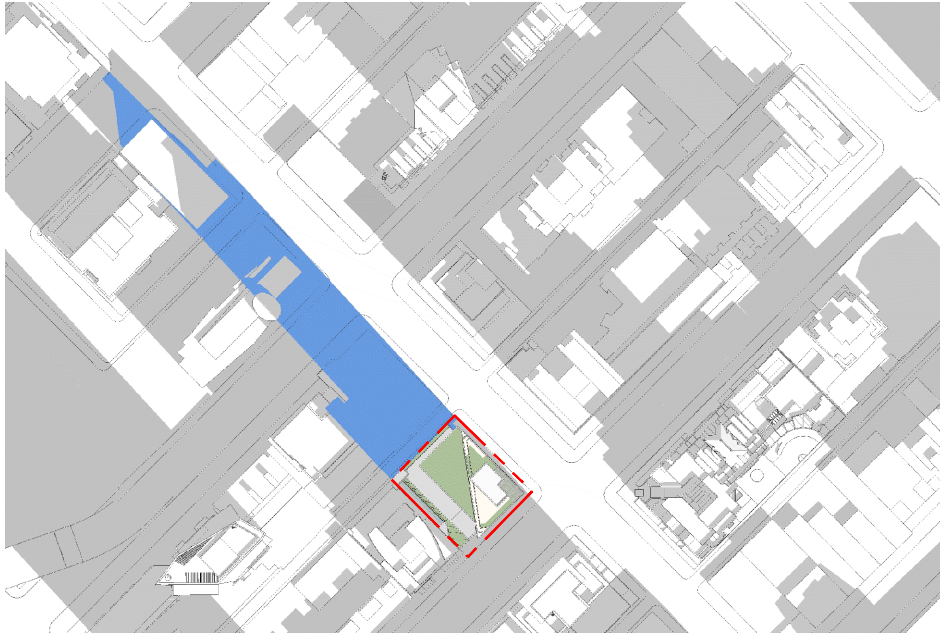
GREEN ROOFS / ROOF GARDENS



- Reduced storm water run off
- Creates wildlife habitat
- Accessible roof gardens for residents

SHADOW STUDIES

MARCH 21, 10:00 am



MARCH 21, 12:00 pm



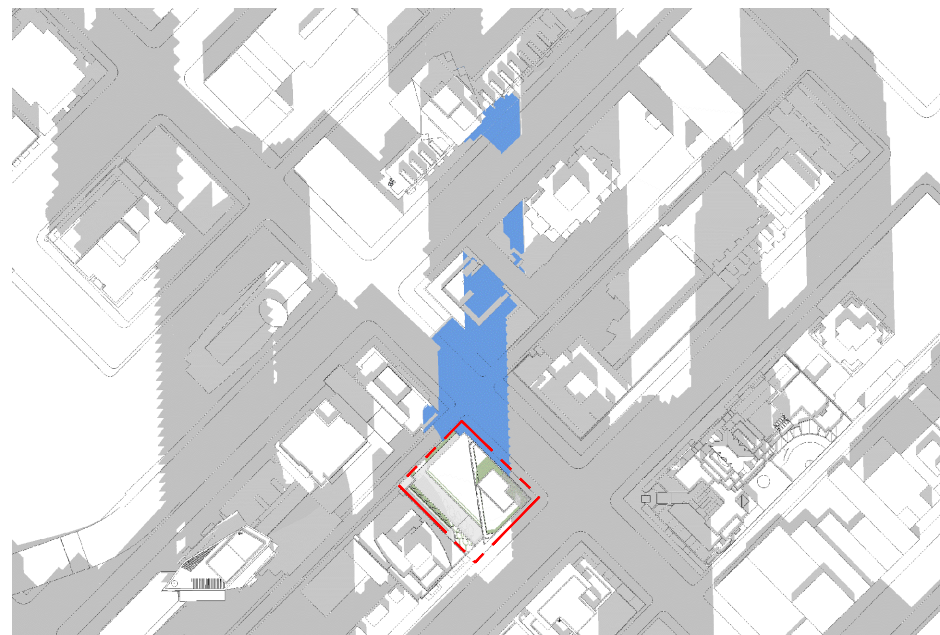
MARCH 21, 2:00 pm



SEPTEMBER 21, 10:00 am



SEPTEMBER 21, 12:00 pm



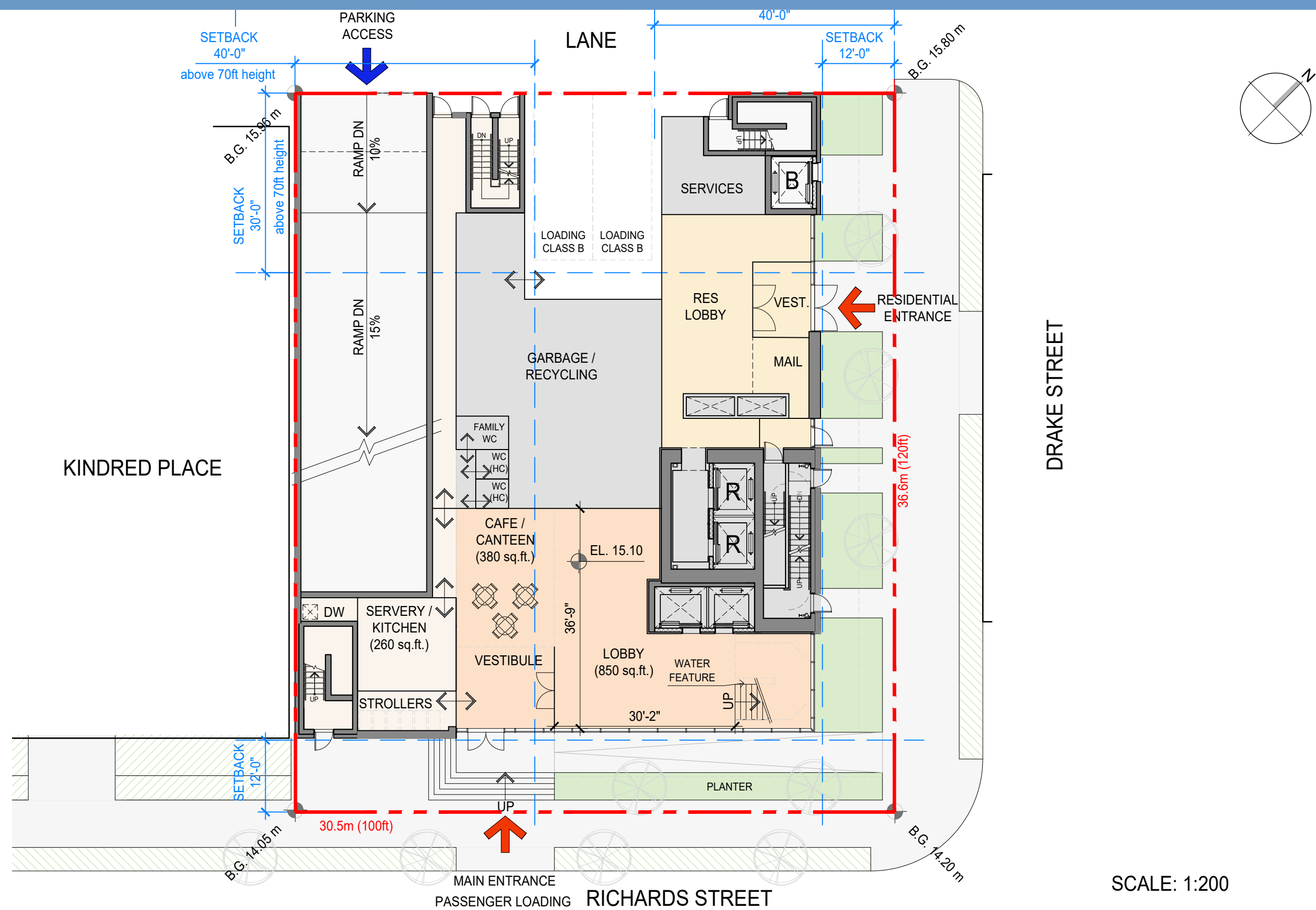
SEPTEMBER 21, 2:00 pm



Existing shadow
Incremental shadow

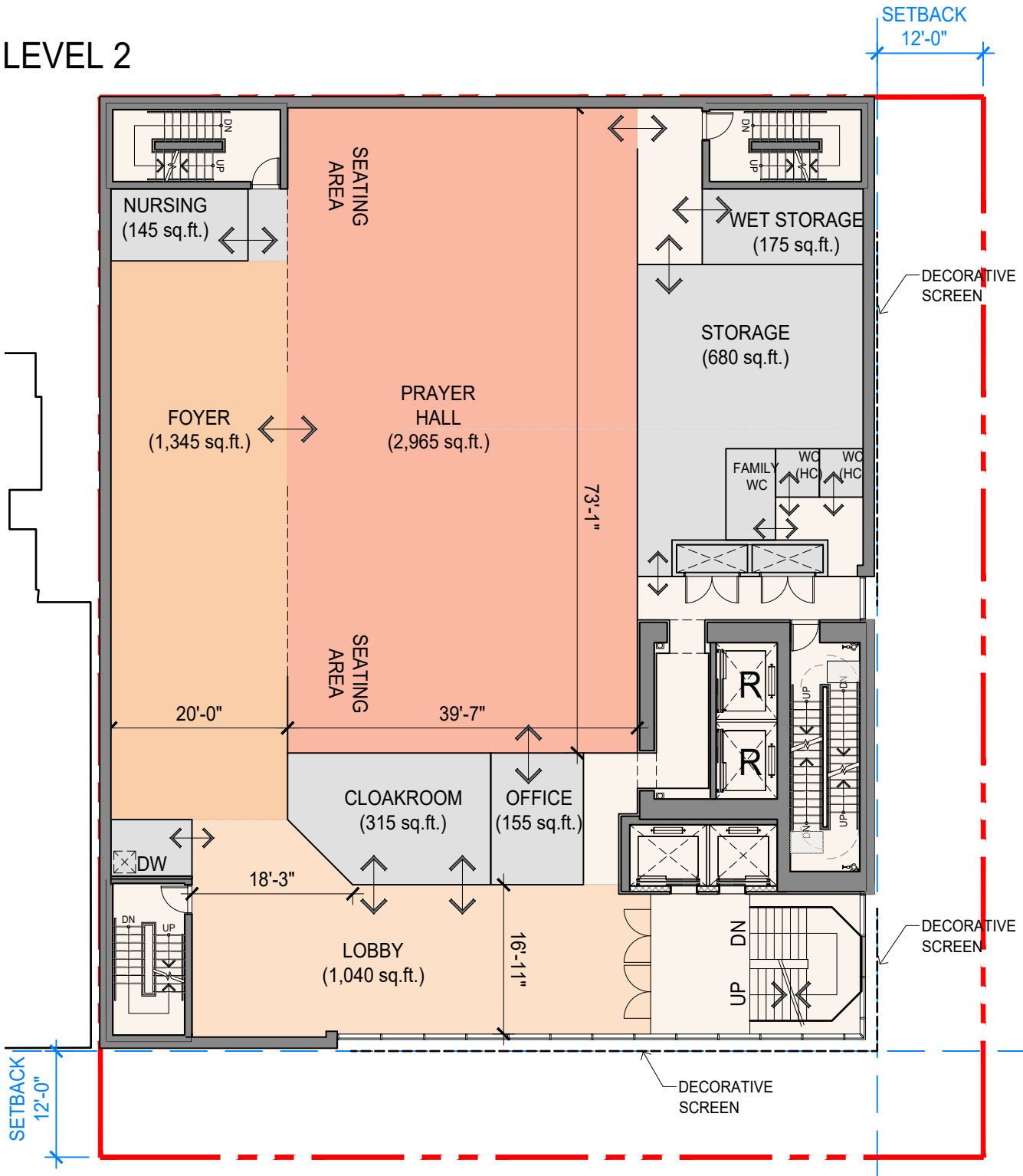
FLOOR PLANS

GROUND LEVEL PLAN

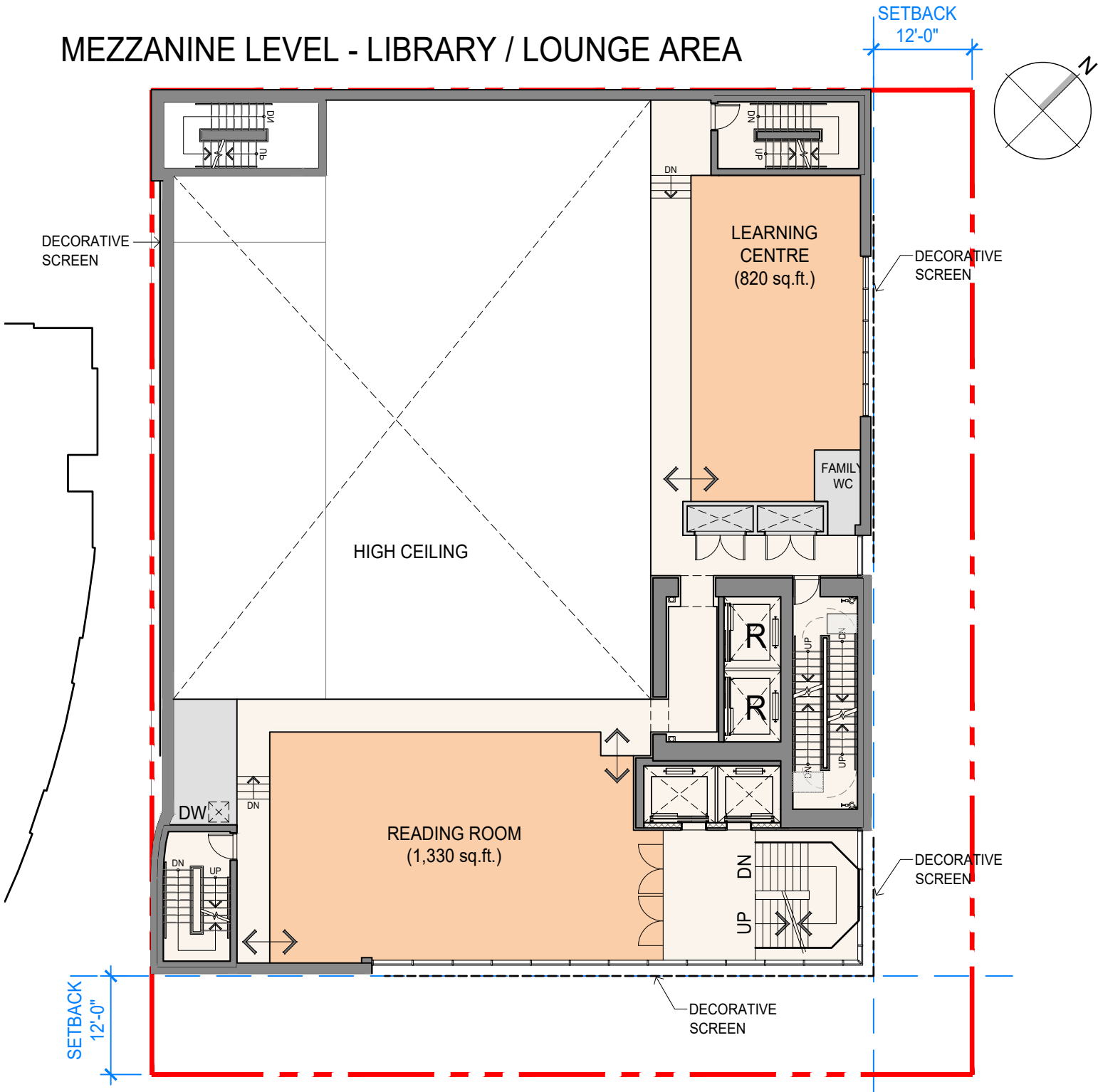


FLOOR PLANS

LEVEL 2



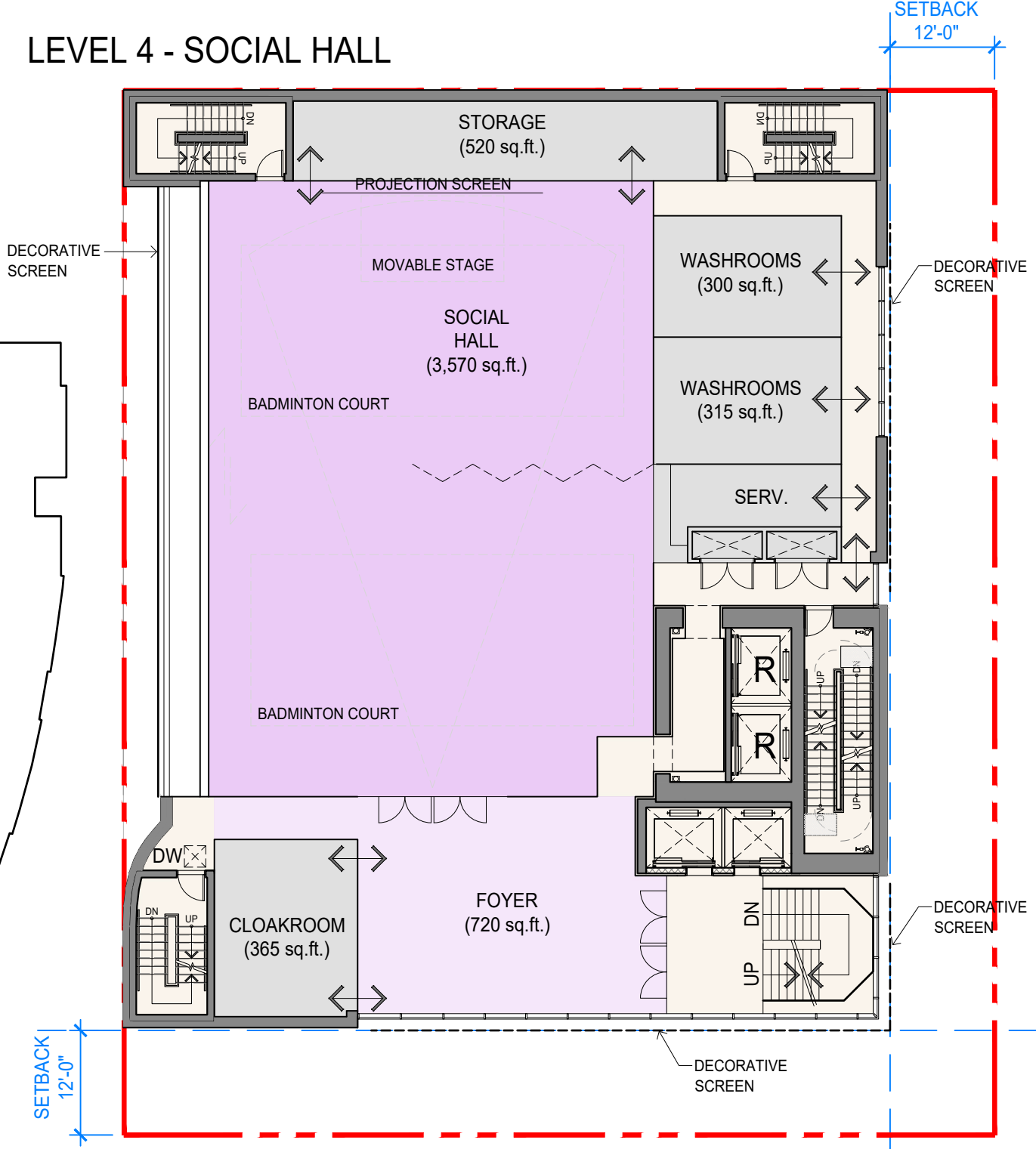
MEZZANINE LEVEL - LIBRARY / LOUNGE AREA



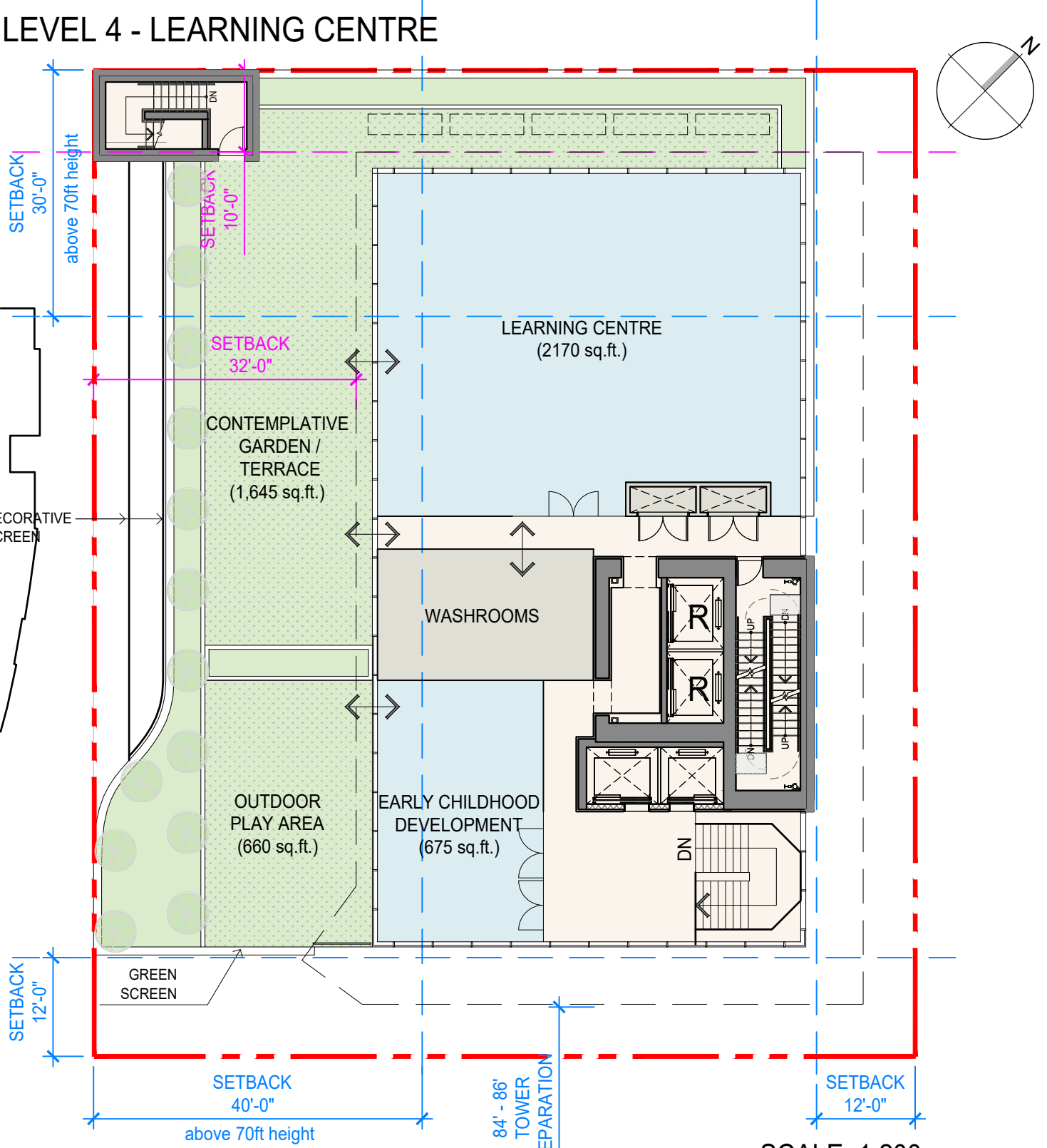
SCALE: 1:200

FLOOR PLANS

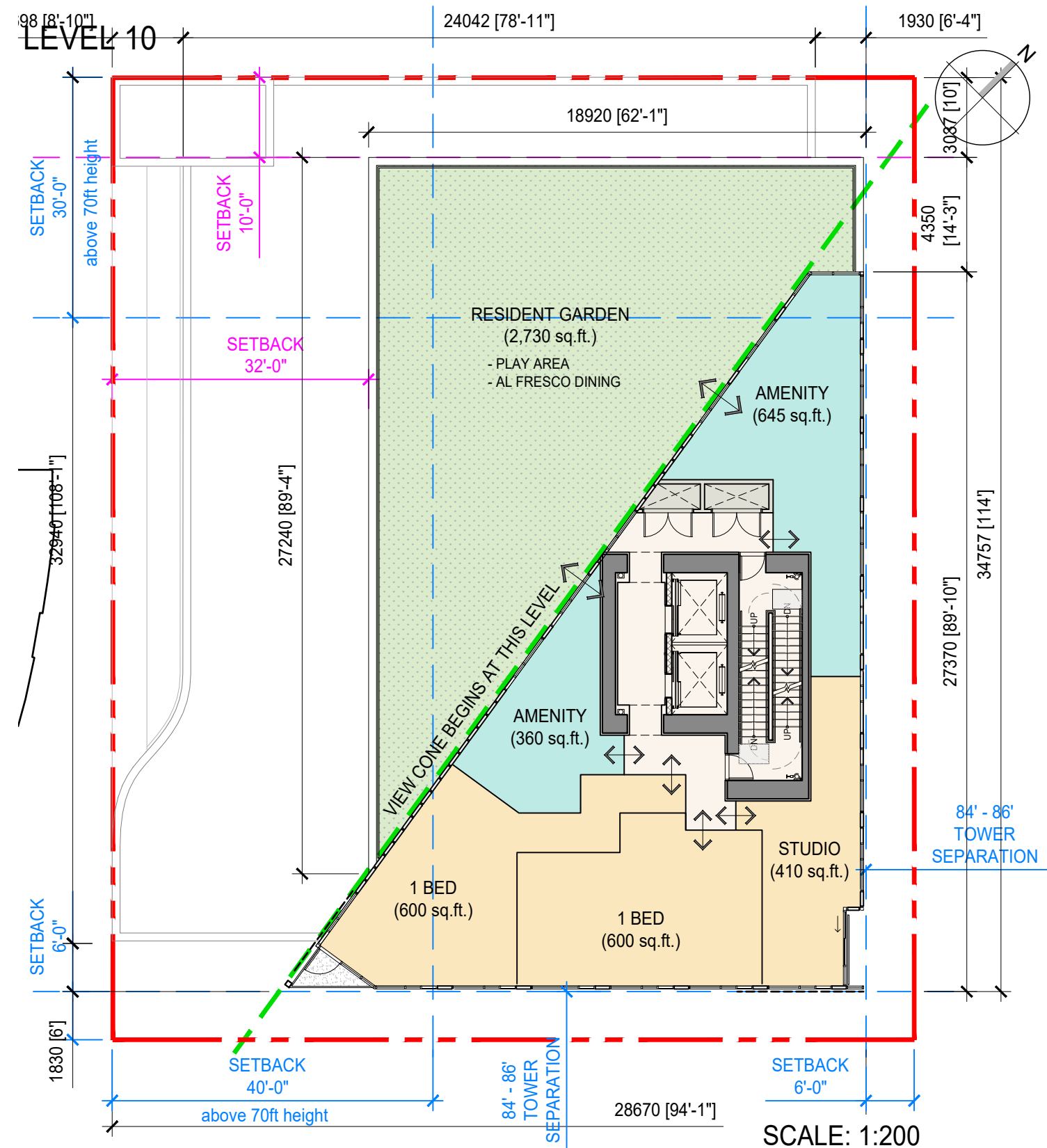
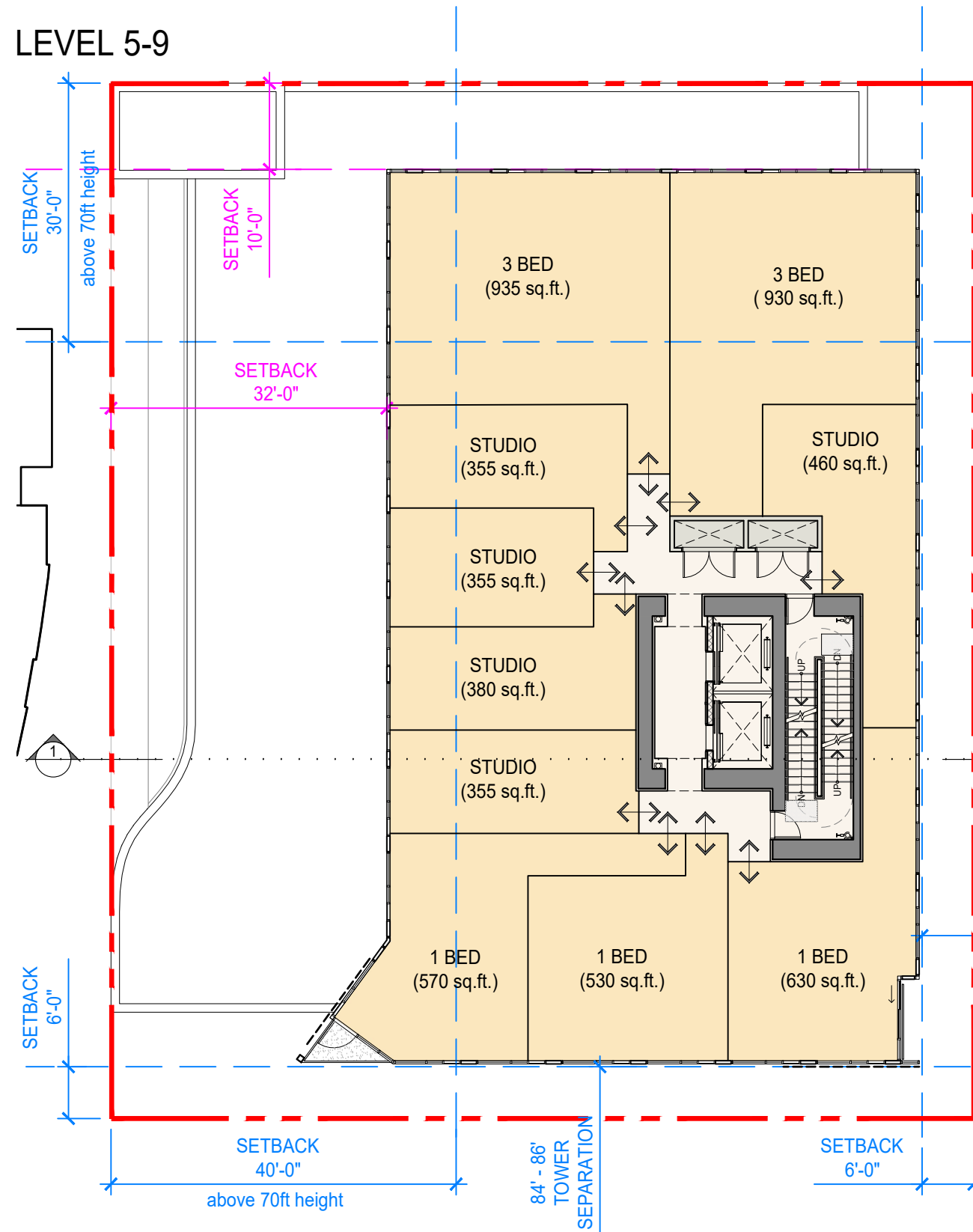
LEVEL 4 - SOCIAL HALL



LEVEL 4 - LEARNING CENTRE

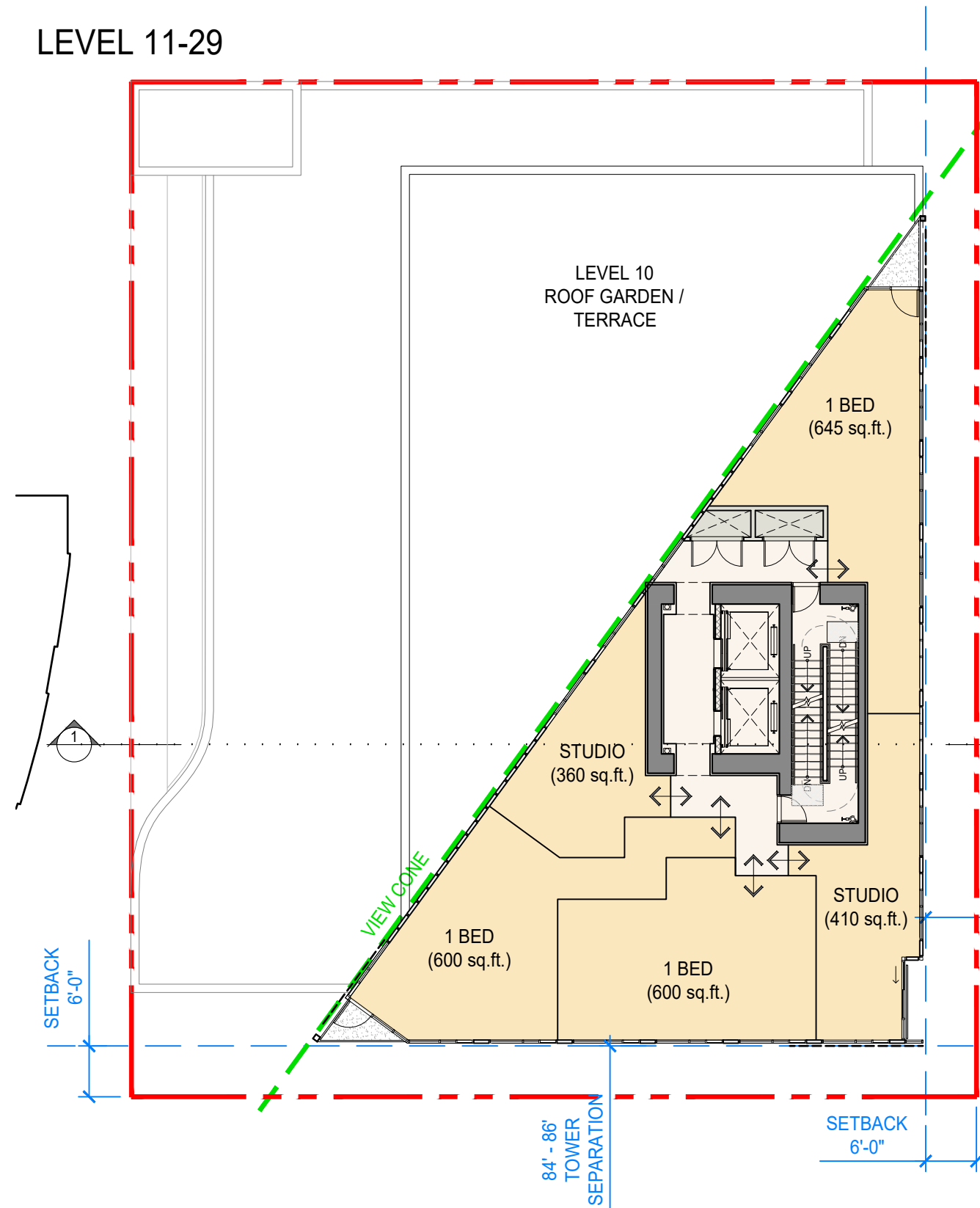


FLOOR PLANS

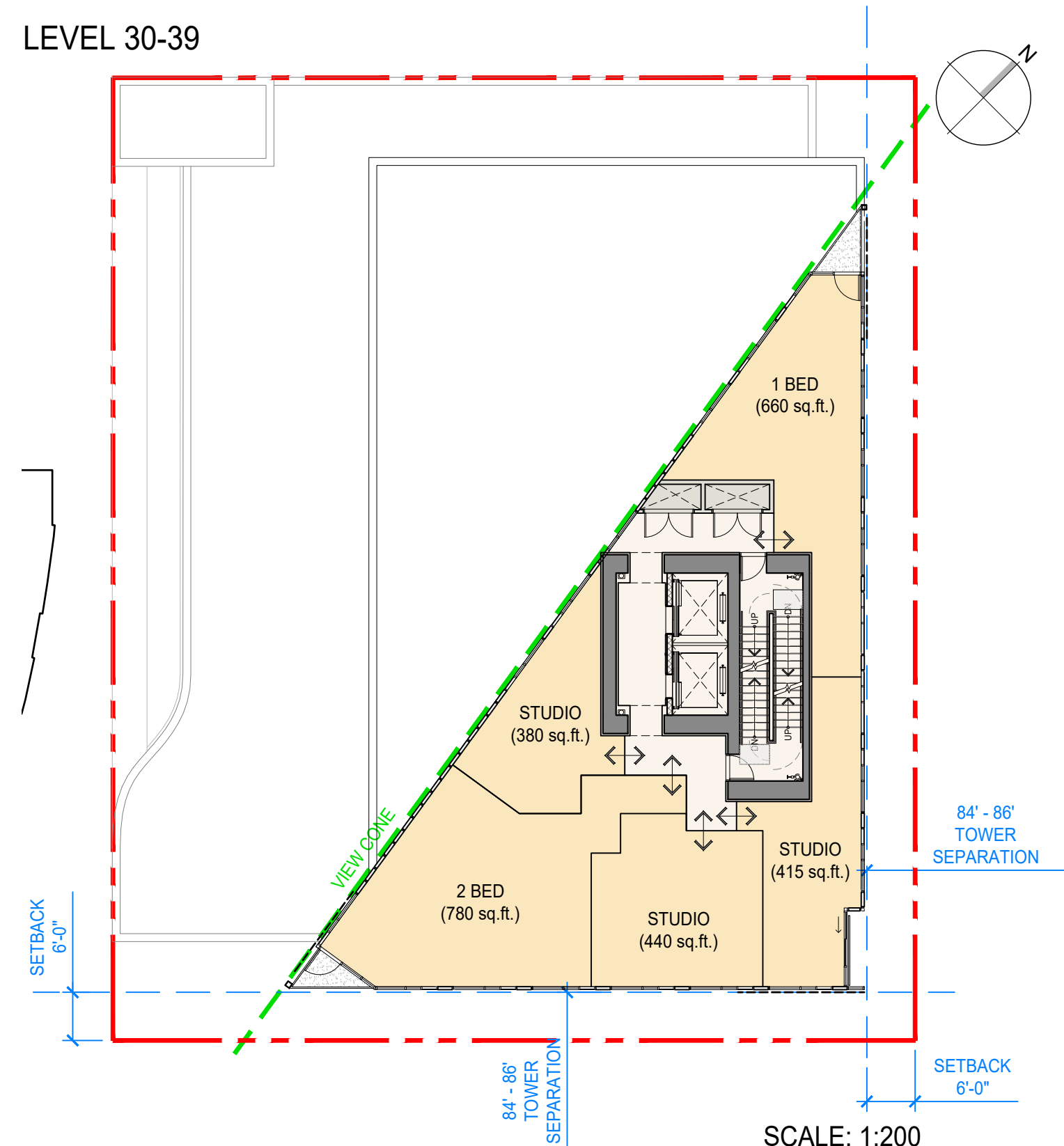


FLOOR PLANS

LEVEL 11-29



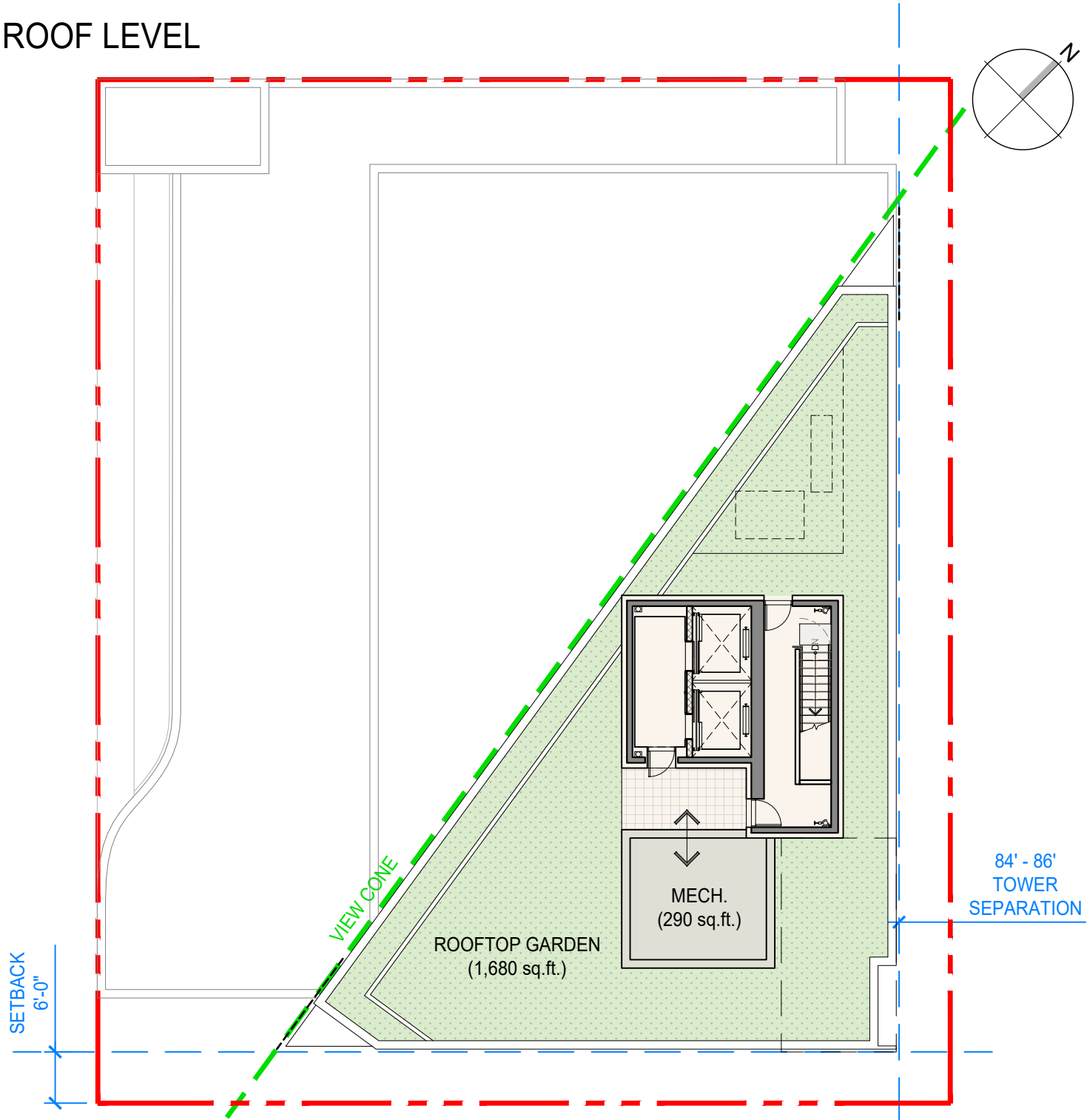
LEVEL 30-39



SCALE: 1:200

FLOOR PLANS

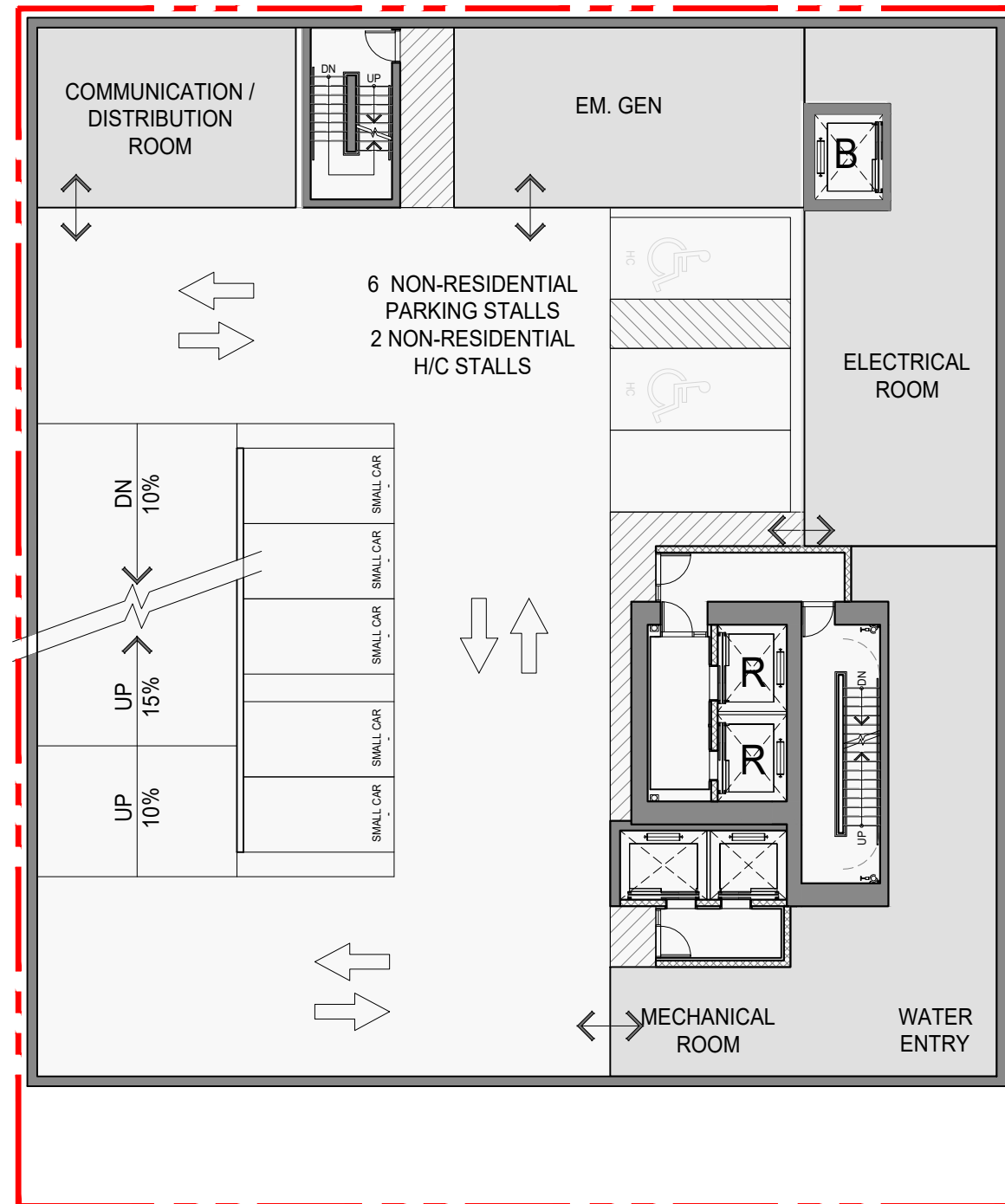
ROOF LEVEL



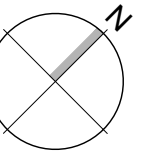
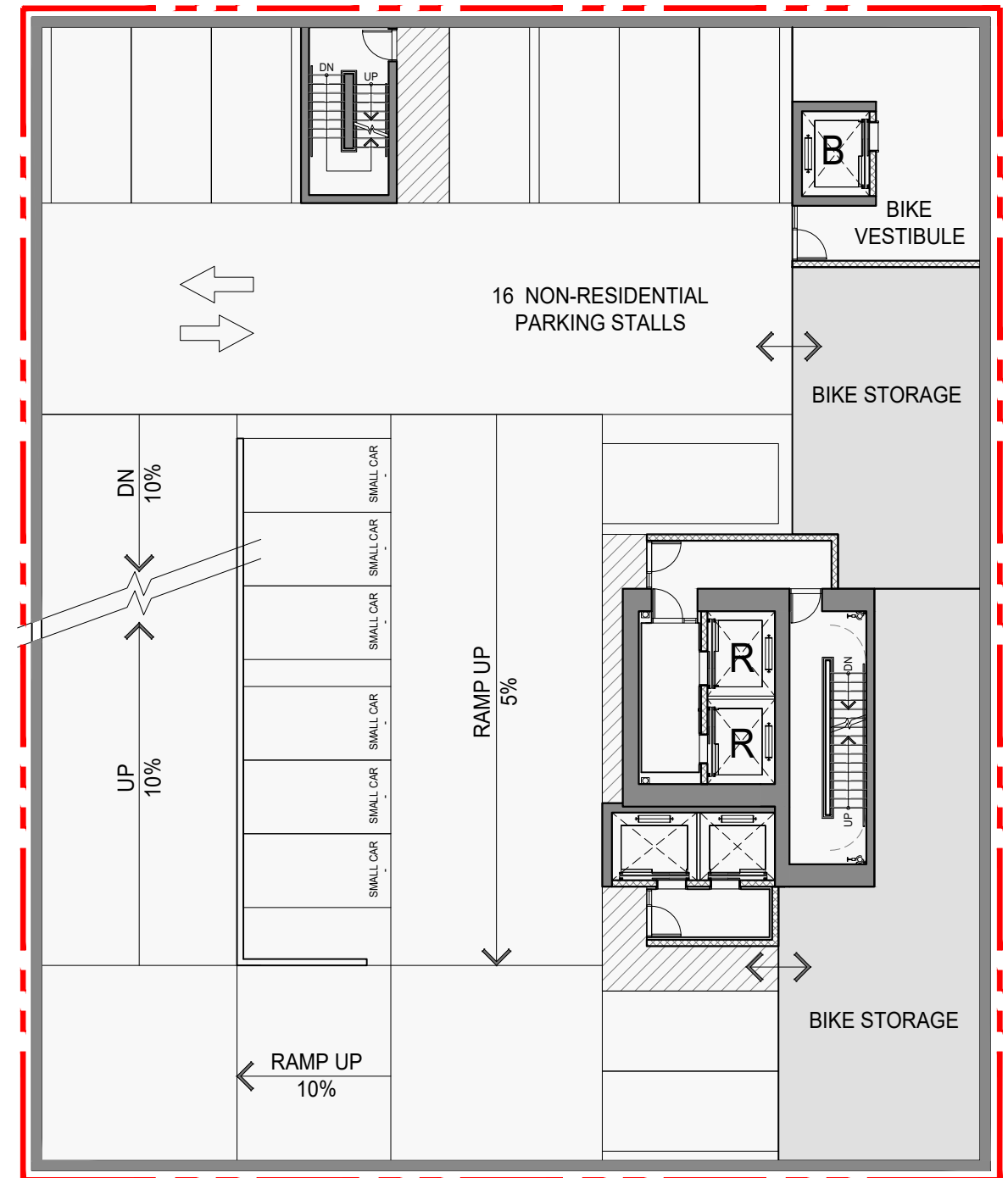
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FLOOR PLANS

PARKING LEVEL P1



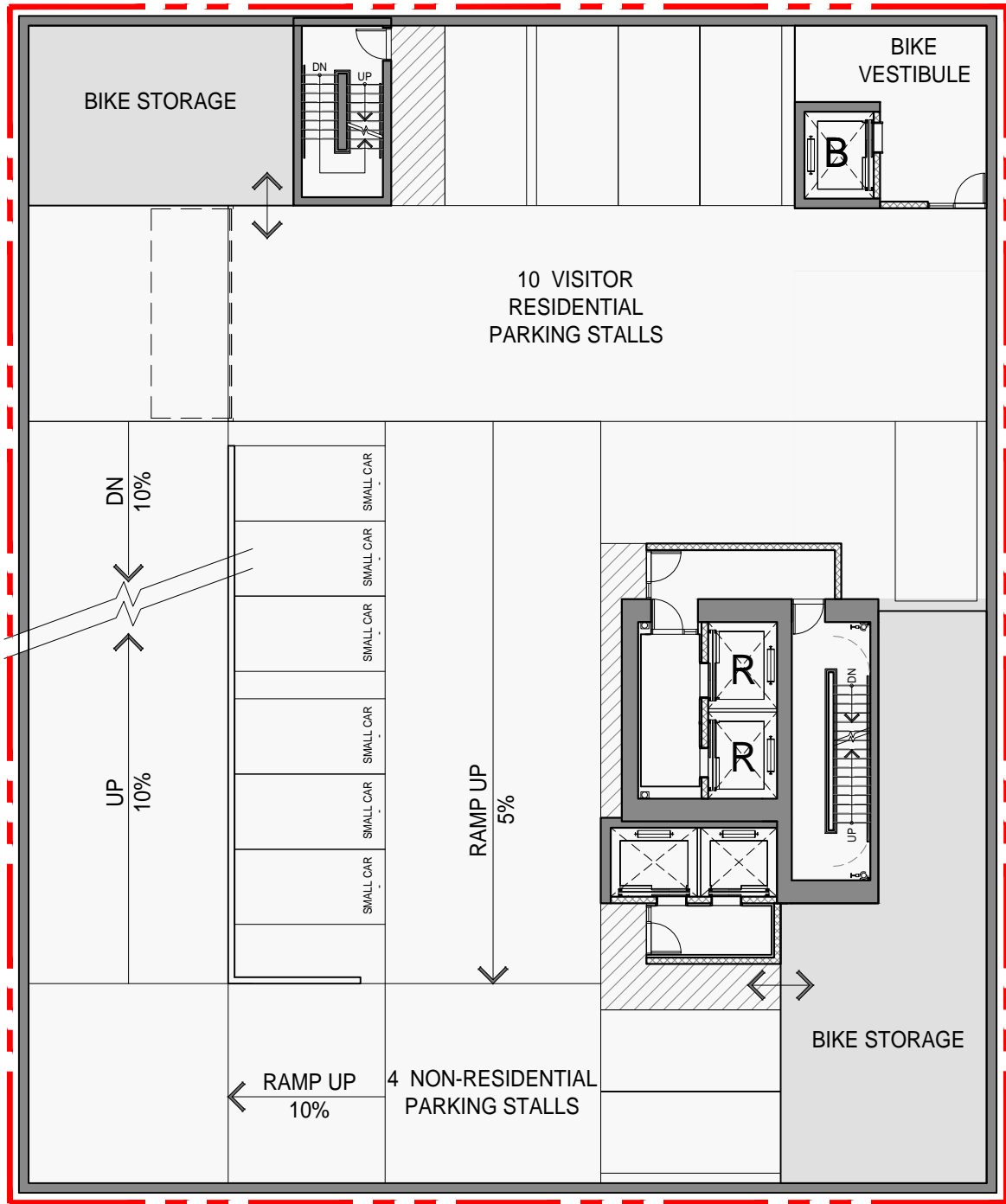
PARKING LEVEL P2



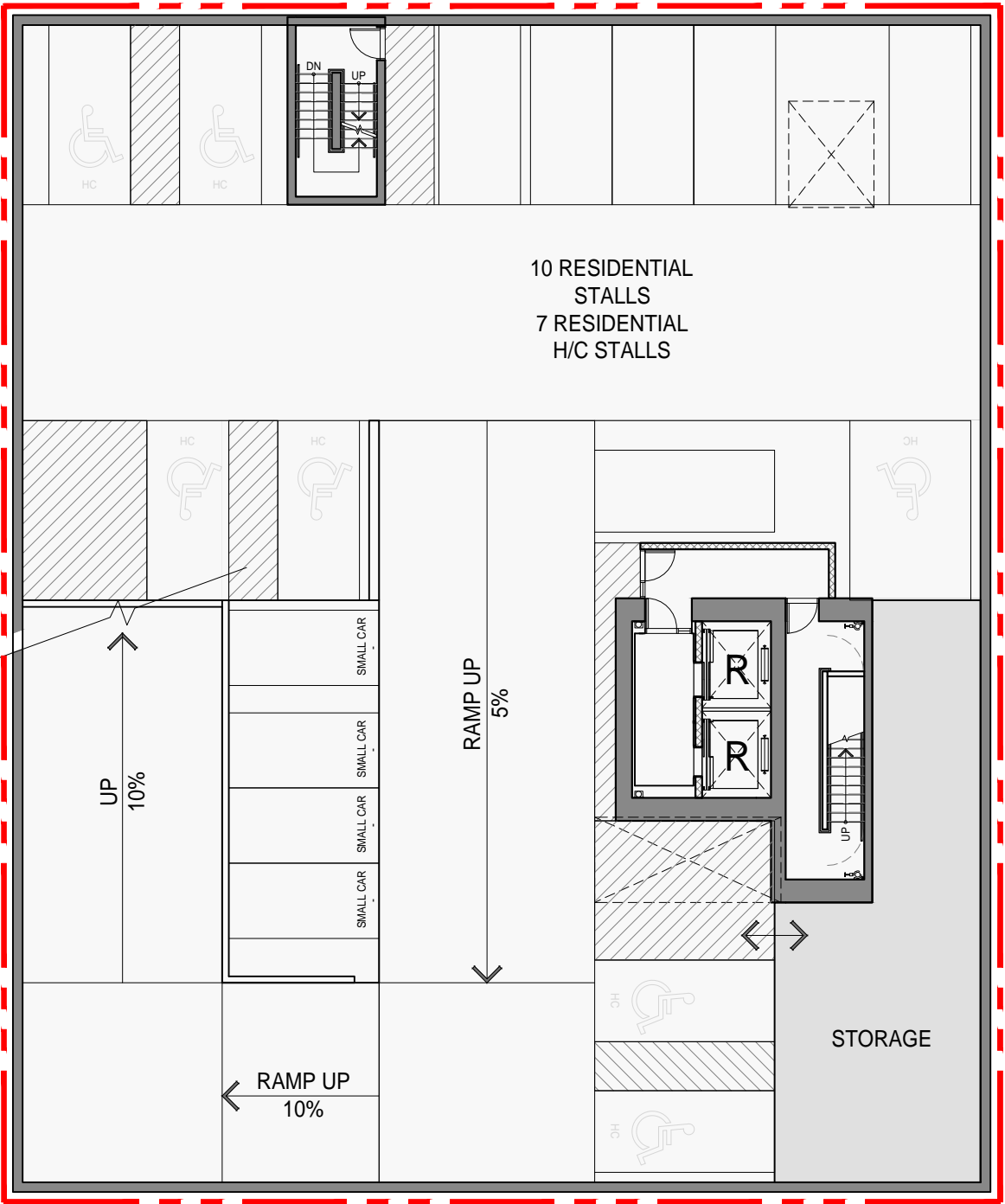
SCALE: 1:200

FLOOR PLANS

PARKING LEVEL P3



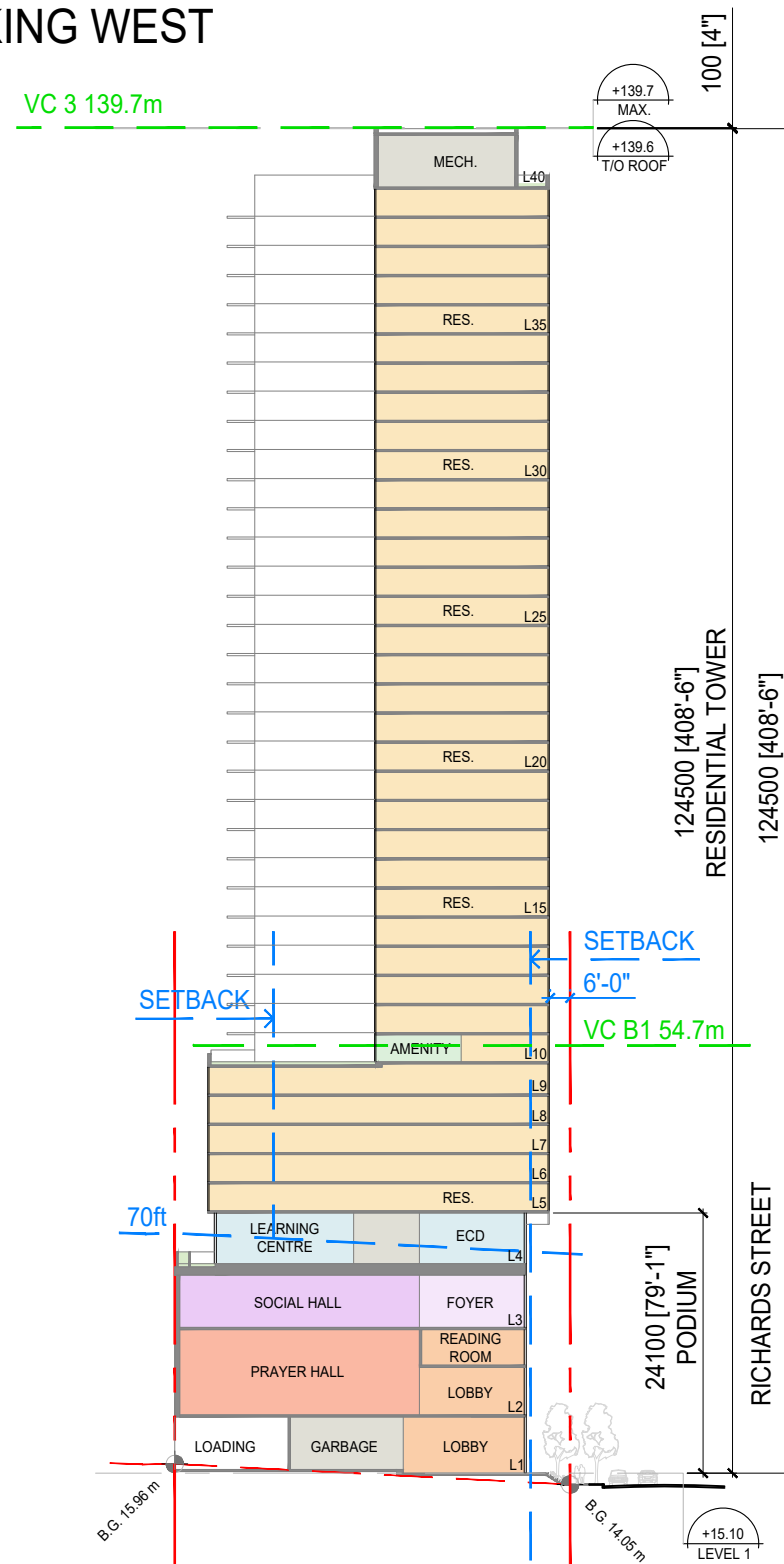
PARKING LEVEL P4



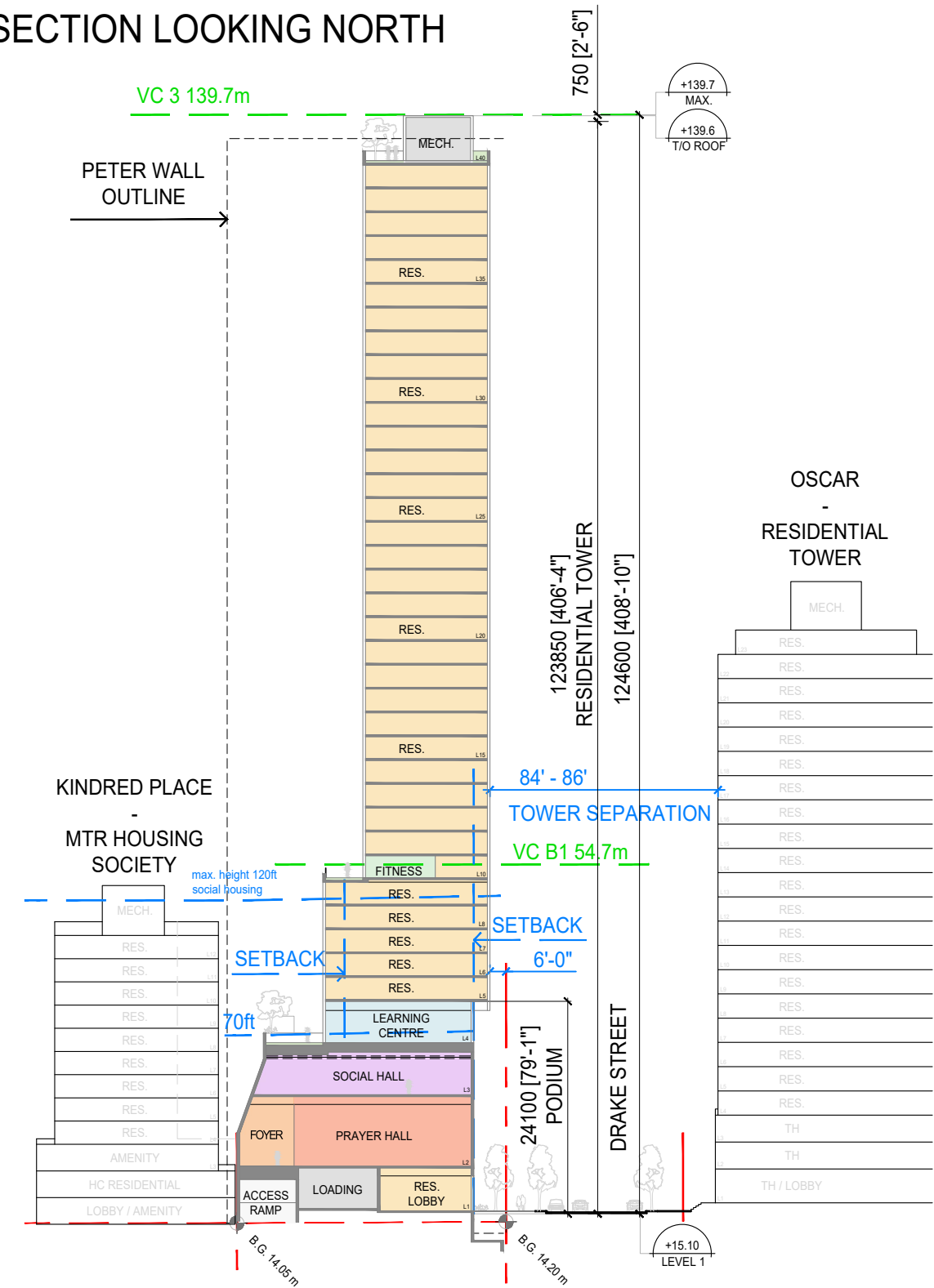
SCALE: 1:200

SECTIONS

SECTION LOOKING WEST



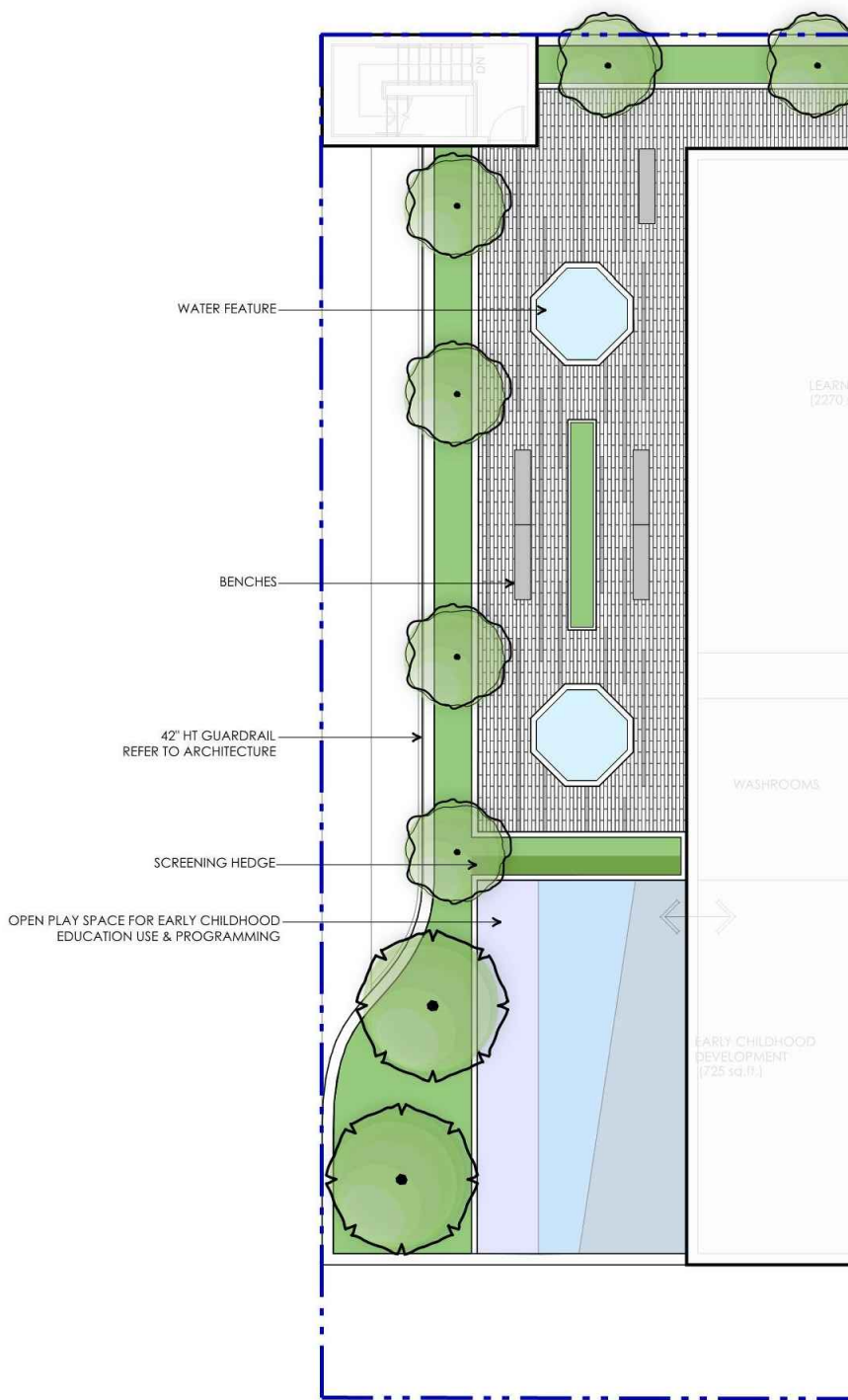
SECTION LOOKING NORTH



NTS

LANDSCAPE DESIGN

LEVEL 4 LANDSCAPE PLAN



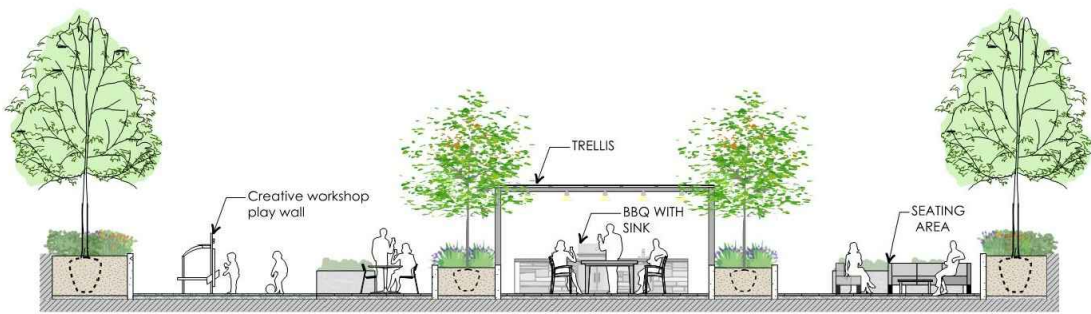
LEVEL 10 LANDSCAPE PLAN



PRECEDENT IMAGES



LEVEL 10 AMENITY SECTION



Thank you

