

**Site :** 2015 Trafalgar Street



City of Vancouver  
Planning Department



**F. ADAB  
ARCHITECTS  
INC.**

4700-146 STREET 15 STREET  
SUITE 100/1000/1000/1000/1000  
VANCOUVER, BC V7M 1W9  
TEL: 604-271-7000  
WWW.FADABARCHITECTS.COM

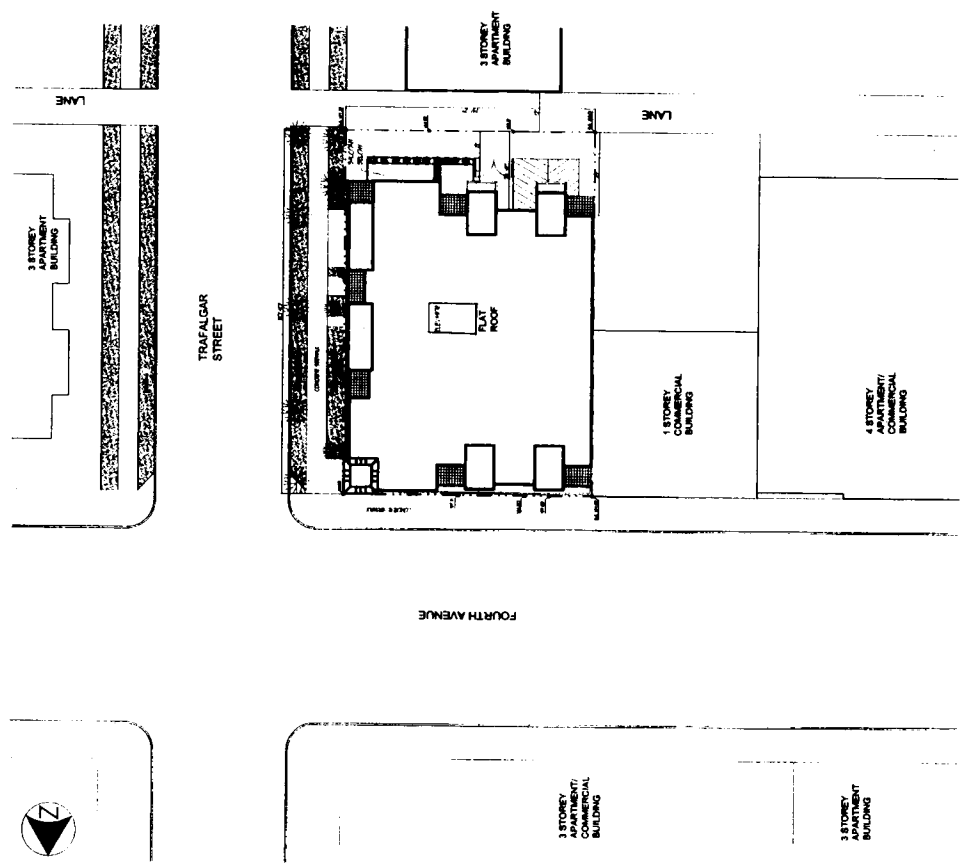
The client, an independent architect, is the owner of the work depicted here and may use the reproduced information for any purpose. This drawing is not intended for the use of the general public and may not be used without written permission from the office. Contractors are not to be responsible for all information shown on this drawing. The information shown on this drawing is not intended to be used for any purpose other than that intended by the architect. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.

NO	DATE	REVISION/ISSUE
1	JUL 2022	GENERAL PLOAN

PROJECT TITLE  
**MIX USE  
RESIDENTIAL**  
3415 TRAFALGAR STREET  
VANCOUVER  
FOR:  
**TRAFALGAR  
ENTERPRISES INC.**

DRAWING TITLE  
**CONTEXT PLAN**

DATE	1/22/22	SHEET NO	A2
SCALE	1"=5'-0"		
CONTR.	FA		
DRAWN	ME		
PROJECT NO			



**CONTEXT PLAN**



**F. ADAB  
ARCHITECTS  
INC.**

PROFESSIONAL LICENSE NO. 1000  
1000 WEST 10TH STREET  
VANCOUVER, BC V6H 3K9  
TEL: 604-278-1234 FAX: 604-278-5000  
EMAIL: info@f-adab.com

The drawings, as indicated, are the property of F. Adab Architects Inc. and shall remain the property of F. Adab Architects Inc. for the purpose of the project and shall not be used for any other purpose without the written consent of F. Adab Architects Inc. All rights reserved. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of F. Adab Architects Inc.

NO.	DATE	REVISION / DESCRIPTION
2	JAN 1/02	GENERAL REVISION
1	MAY 2/02	GENERAL REVISION

PROJECT TITLE:  
**MIX USE  
RESIDENTIAL**  
3912 TRAFALGAR STREET  
VANCOUVER

FOR:  
**TRAFALGAR  
ENTERPRISES INC.**

DRAWING TITLE:  
**MAIN FLOOR**

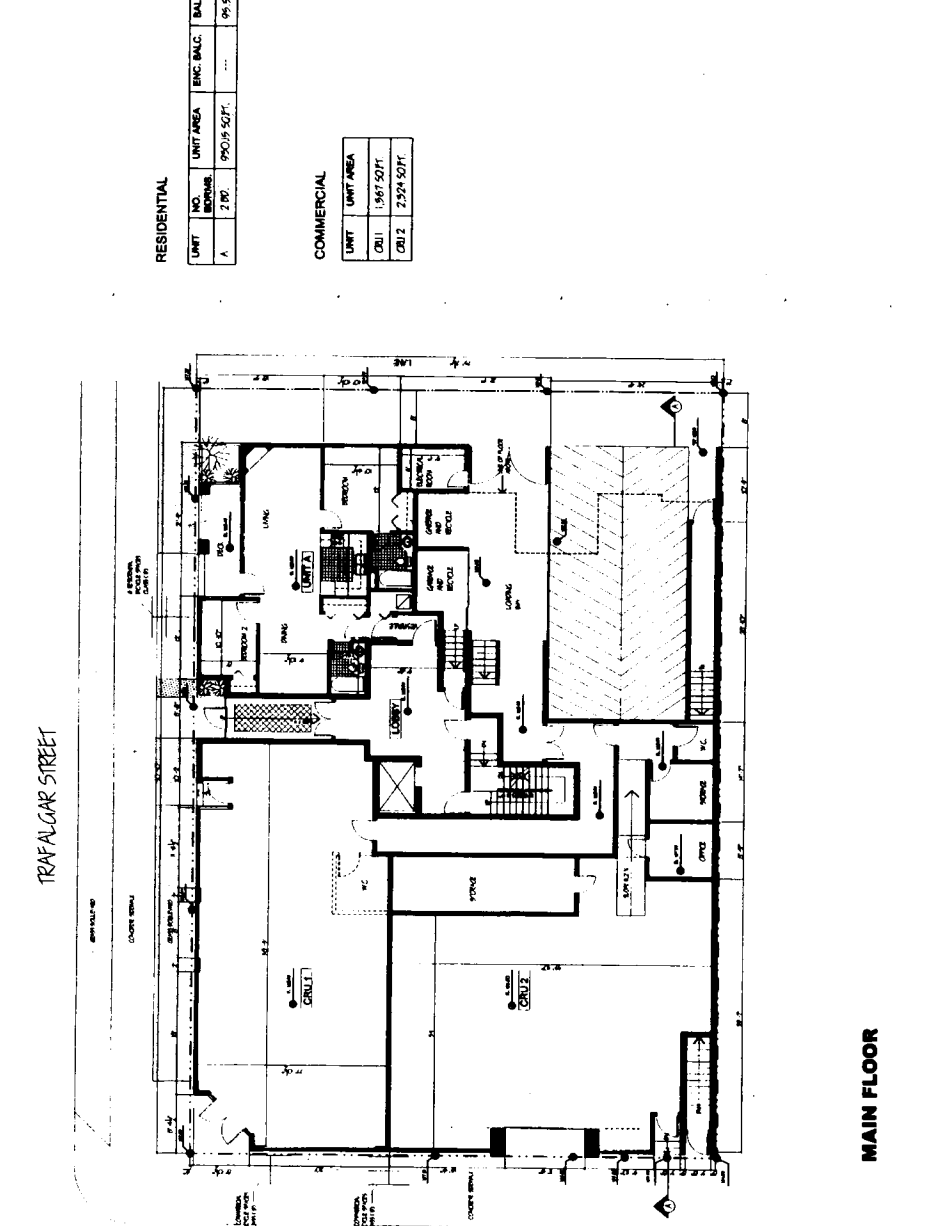
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:
1/1/02	1/4" = 1'-0"	JA	JA	
SHEET NO.:				<b>A3</b>

**RESIDENTIAL**

UNIT NO.	UNIT AREA	ENG. BALC.	BALC.	STORAGE
A	990.8 SQ.FT.	...	99.5 SQ.FT.	...

**COMMERCIAL**

UNIT	UNIT AREA
GRU1	1,567 SQ.FT.
GRU2	2,524 SQ.FT.



**MAIN FLOOR**



**F. ADAB  
ARCHITECTS  
INC.**

PROJ. NO. 1511  
1511 WILSON AVENUE  
VANCOUVER, BC V6J 1K5  
TEL: 604-271-1111

The drawings are prepared in accordance with the provisions of the Building Act and the Building Regulations. The drawings are prepared for the use of the contractor and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

1	LINE 1001	GENERAL WORK
2	UNIT 201	GENERAL WORK
3	UNIT 301	GENERAL WORK
4	UNIT 401	GENERAL WORK
5	UNIT 501	GENERAL WORK
6	UNIT 601	GENERAL WORK
7	UNIT 701	GENERAL WORK
8	UNIT 801	GENERAL WORK
9	UNIT 901	GENERAL WORK
10	UNIT 1001	GENERAL WORK
11	UNIT 1101	GENERAL WORK
12	UNIT 1201	GENERAL WORK
13	UNIT 1301	GENERAL WORK
14	UNIT 1401	GENERAL WORK
15	UNIT 1501	GENERAL WORK
16	UNIT 1601	GENERAL WORK
17	UNIT 1701	GENERAL WORK
18	UNIT 1801	GENERAL WORK
19	UNIT 1901	GENERAL WORK
20	UNIT 2001	GENERAL WORK

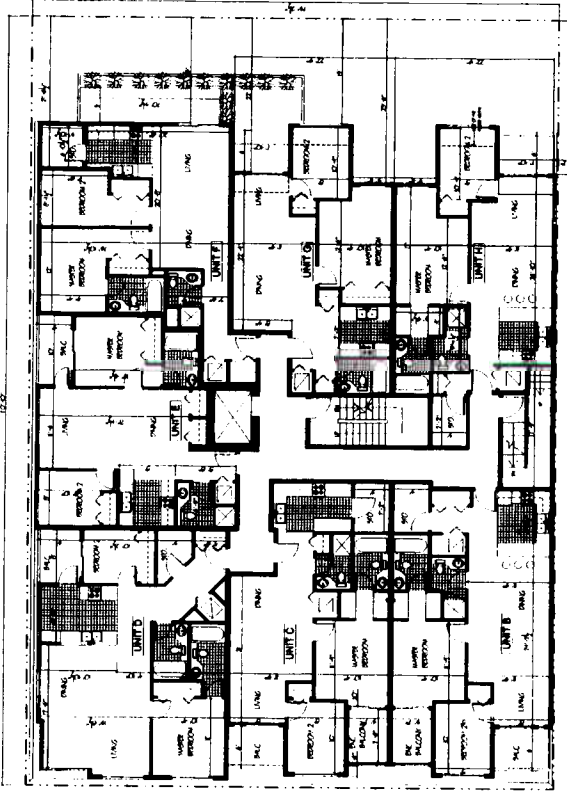
**MIX USE  
RESIDENTIAL**  
215 TRAFALGAR STREET  
VANCOUVER  
FOR  
**TRAFALGAR  
ENTERPRISES INC.**

DRAWING TITLE:  
**SECOND FLOOR**

DATE:	NO./YR:	SHEET NO.:
SCALE:	1"=4'-0"	<b>A6</b>
DESIGNER:	BY:	PROJECT NO.:
DRAWN BY:	IN CHARGE:	

**RESIDENTIAL**

UNIT NO.	UNIT AREA	ENC. BALC.	BALC.	STORAGE
9	822.42 SQ.FT.	47.5 SQ.FT.	50.5 SQ.FT.	56.7 SQ.FT.
C	747.58 SQ.FT.	47.5 SQ.FT.	48.0 SQ.FT.	56.7 SQ.FT.
D	890.08 SQ.FT.	...	48.0 SQ.FT.	56.7 SQ.FT.
E	745.8 SQ.FT.	...	49.9 SQ.FT.	...
F	822.08 SQ.FT.	...	19.7 SQ.FT.	56.4 SQ.FT.
G	717.86 SQ.FT.	...	124.25 SQ.FT.	...
4	798.75 SQ.FT.	...	40.5 SQ.FT.	56.7 SQ.FT.



**SECOND FLOOR PLAN**





**F. ADAB  
ARCHITECTS  
INC.**

100-100 WEST 16 STREET  
VANCOUVER, BC V6C 3R8  
TEL: (604) 278-2008 FAX: (604) 278-2023  
E-MAIL: info@fadab.com

This drawing, as indicated on sheets, is the property of F. ADAB ARCHITECTS INC. and shall remain the property of the architect. It is to be used only for the project and site for which it is prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. These drawings are prepared solely for the use by the client and are not to be used for any other purpose. The architect shall not be responsible for any errors or omissions in this drawing or any other drawings prepared by the architect or any other person.

NO.	DATE	REVISION / SHEET
1	10/17/07	GENERAL REVISION
2	10/17/07	GENERAL REVISION
3	10/17/07	GENERAL REVISION

**PROJECT TITLE**  
**MIX USE  
RESIDENTIAL**  
210 TRAFALGAR STREET  
VANCOUVER

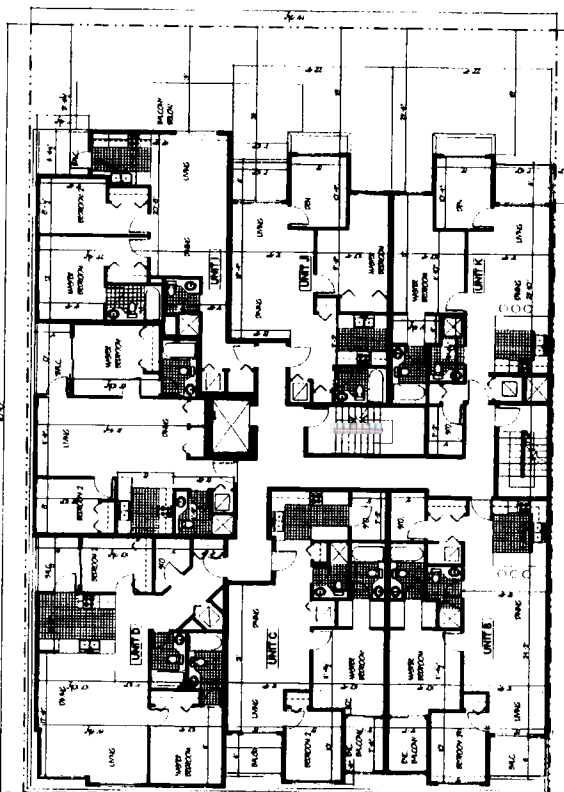
**FOR:**  
TRAFALGAR  
ENTERPRISES INC.

**DRAWING TITLE**  
**THIRD AND FOURTH  
FLOOR PLAN**

DATE:	10/17/07	SHEET NO.:	A7
SCALE:	1/8" = 1'-0"	DATE:	
DRAWN BY:		CHECKED BY:	
PROJECT NO.:			

**RESIDENTIAL**

UNIT	NO. ROOMS	UNIT AREA	ENC. BALC.	BALC.	STORAGE
B	2 BR	622.42 SQ.FT.	415.50 FT.	50.50 FT.	56.7.50 FT.
C	2 BR	747.35 SQ.FT.	415.50 FT.	48.50 FT.	56.7.50 FT.
D	2 BR	690.06 SQ.FT.	...	48.06 SQ.FT.	51.50 FT.
E	2 BR	749.2 SQ.FT.	...	49.15 SQ.FT.	...
F	2 BR	80.8 SQ.FT.	...	48.50 FT.	...
J	1 + BR	687.04 SQ.FT.	...	47.50 FT.	...
K	1 + BR	747.25 SQ.FT.	...	50.50 FT.	56.7.50 FT.



**THIRD & FOURTH FLOOR  
PLAN**





**F. ADAB  
ARCHITECTS  
INC.**

5766A 10TH AVE.  
NORTH VANCOUVER, B.C. V8M 1M2  
TEL: 604-261-5555 FAX: 604-261-5559  
WWW.FADABARCHITECTS.COM

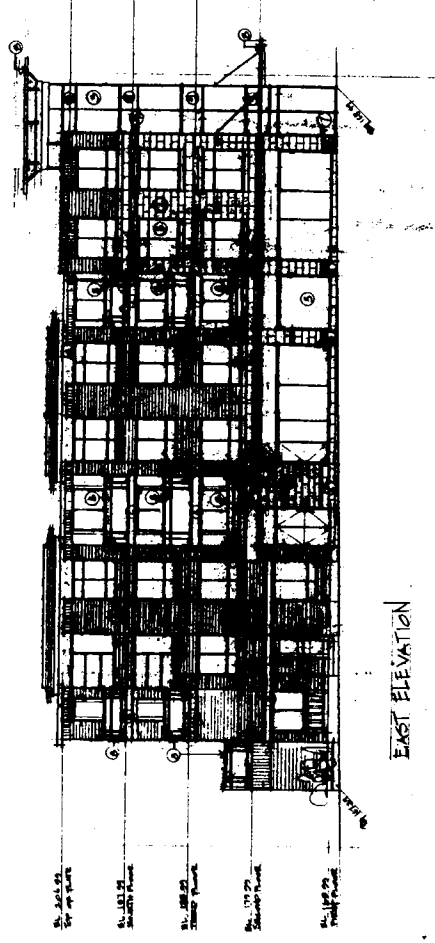
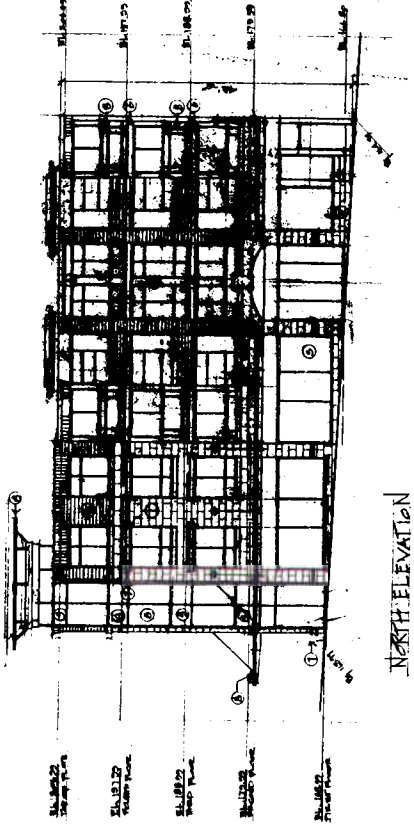
The Architect, in preparation of these drawings, has had access to all the information in its possession and in the possession of the Engineer, Architect, Surveyor, and other consultants who are shown as being consulted. The Architect is not responsible for the accuracy of any information and conditions other than those shown on these drawings, and is not responsible for any errors or omissions on the part of the Engineer, Architect, Surveyor, or other consultants. The Architect is not responsible for any errors or omissions on the part of the Engineer, Architect, Surveyor, or other consultants. The Architect is not responsible for any errors or omissions on the part of the Engineer, Architect, Surveyor, or other consultants.

DATE	ISSUE / USE

PROJECT TITLE:  
**MIX USE  
RESIDENTIAL**  
215 TRAFALGAR STREET  
VANCOUVER  
FOR:  
**TRAFALGAR  
ENTERPRISES INC.**

DRAWING TITLE:  
**ELEVATIONS**

DATE	SCALE	BY	CHECKED BY	PROJECT NO.	SHEET NO.
					<b>A10</b>



**LEGEND**

- 1. Structural Steel Members
- 2. CONCRETE
- 3. BRICKWORK
- 4. CLADDING
- 5. CURTAIN WALL SYSTEM
- 6. GLASS, POLYCARBONATE
- 7. TERRAZZO FLOORS
- 8. METAL CLADDING SYSTEM
- 9. METAL PANELS



F. ADAB  
ARCHITECTS  
INC.

100 HAN STREET  
VICTORIA, B.C. V8W 1M6  
TEL: 250-388-8888

This drawing is intended to provide information to the client and is not to be used for construction purposes. It is the responsibility of the client to provide all necessary information to the architect. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

NO.	DATE	REVISION / REASON

PROJECT TITLE:  
**MIX USE  
RESIDENTIAL**  
810 TRAFALGAR STREET  
VANCOUVER

FOR:  
TRAFALGAR  
ENTERPRISES INC.

DRAWING TITLE:  
**ELEVATION**

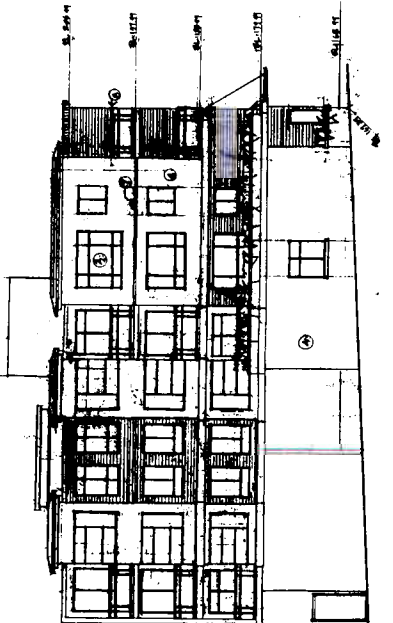
DATE	BY/VS	SHEET NO.

SCALE: 1/8" = 1'-0"


PROJECT NO.: **A11**

**LEGEND**

- 1. Concrete Structure Attachment
- 2. Brick
- 3. Glazing
- 4. Sillings
- 5. Masonry Attachment
- 6. Window Sillings
- 7. Window Frames
- 8. Metal Spandrels



South Elevation

1. Address: 2015 Trafalgar Street  
DA: 406810  
Use: Mixed (4 storeys)  
Zoning: C-2  
Application Status: Complete  
Architect: F. Adab  
Owner: Trafalgar Enterprises Inc.  
Review: First  
Delegation: Fred Adab, Chetan Bagga, Randall Sharp  
Staff: Bob Adair
- 

**EVALUATION: SUPPORT (4-2)**

- **Introduction:** The Development Planner, Bob Adair, presented this application in the C-2 zone. The site is at the southwest corner of 4th Avenue and Trafalgar Street. The proposal is for a 4-storey mixed-use building containing ground floor retail facing 4th Avenue, one residential unit at the corner of the lane and Trafalgar Street, and three storeys of residential above. Total residential density is 2.2 FSR and total overall density is 2.9 FSR. Proposed materials include Ariscraft, brick and stucco.

Staff believe the project is generally well thought out and organized, and seek the advice of the Panel in the following areas:

- use, noting that to achieve the maximum residential density of 2.2 FSR, high standards of architectural design and materials are required.
- height: maximum permitted height is 40 ft. (with an additional 5 ft. allowed for sloping sites); the application seeks a relaxation of 2 ft. in the northeast corner and 4 ft. in the southwest corner. The site slopes about 7 ft. from northeast to southwest. Height relaxations require Council approval.

The Development Planner noted there was a previous development permit on this site which did not proceed to building permit. It sought a 2.5 ft. height relaxation, which was achieved by stepping the residential floors.

- massing at the rear: the C-2 guidelines call for 15 ft. setback from the property line for residential on the second floor. Because of the circumstances of an older building occupying the southern half of the lane, both this application and the previous application set back the building approximately 8 ft. from the rear property line to achieve manoeuvring space in the lane.
  - quality of materials at the southeast corner of the building and whether some reduction in mass at the upper floor of this corner might be a better response to the lower neighbouring building.
  - corner residential unit: staff support residential at grade in locations adjacent to neighbouring residential use across the lane but question the livability of this unit.
  - overall detailing.
-



- **Applicant's Opening Comments:** Fred Adib, Architect, noted the adjacent building to the south has an east-west orientation with no major side windows. He described the areas in which the application seeks the height relaxation as a result of the slope of the site. He briefly reviewed the overall design rationale. In response to a question from the Panel, the landscape architect, Randall Sharp, confirmed the intention is to retain the existing large mature tree on Trafalgar Street. It is on City property.
- **Panel's Comments:** The Panel supported this application. There was general support for the use, massing and height. Most Panel members also thought the standard of design and materials earned the relaxations being sought, although with some reservations about the detailing.

**Height**

The height relaxation was supported, noting it causes no view or shadow impact on neighbouring buildings.

**Rear Massing**

The 8 ft. setback from the property line was considered appropriate, and additional stepping of the building at the rear property line was thought to be unnecessary. A comment was made that the vocabulary of this building does not lend itself to further stepping, in any direction.

**Standard of Design**

In general, the materials chosen are very good but careful attention will need to be given to detailing to ensure the success of the building. Concerns were expressed about the stucco at the rear, and in particular the transition from brick to stucco at the southeast corner which will be difficult to detail. Suggestions were made to change the stucco to brick as it turns to the back of the building. One Panel member also recommended reconsidering the colour of the stucco.

Some members of the Panel questioned the corner element on the building and felt it detracted from the overall design. It was suggested the building would be more successful if this element was toned down or eliminated altogether.

**Ground Floor Residential Unit/Southeast Corner**

The Panel had no concerns about the ground floor residential use at the southeast corner. However, serious concerns were expressed about the livability of this unit. Concerns included the transition from retail to residential at the lobby area, the bedroom window next to the main entry, and treatment of the two windows on the lane side. A suggestion was made to frame the windows with brick and to provide built-in planters for the residents. Another recommendation was to consider an enclosed porch around the unit.

Noting the exposure of the building created by the setback of the building across the lane, a suggestion was made to return whatever major material is chosen to at least as far as the first major break before the loading area. The blank wall on the lane will be very visible from 4th Avenue, calling for careful attention to the quality of material and detailing.

**Residential Entry**

A number of concerns were expressed about the main residential entry needing to respond to privacy access issues, both from the street and the internal lobby. While much articulation is provided on the retail frontage, access to the residential off Trafalgar seems to have been ignored. As well as being difficult to identify, the size of the lobby is too small.

**Existing Tree**

One Panel member took issue with the fact that the existing mature tree, which is a major asset of the site, has been ignored in the presentation, and it appears the project has been conceived without input from an arborist.

- **Applicant's Response:** Mr. Adab said most of the Panel's areas of concern can be addressed. He agreed the ground floor residential can be considerably improved.