

 Cedar Cottage
Neighbourhood House
Redevelopment

4065 Victoria Dr, Vancouver, BC

Virtual Public
Open House

June, 2022



PROJECT TEAM



Client

4065 Victoria Drive,
Vancouver, BC V5N 4M9



Electrical Engineer

180-200 Granville Street,
Vancouver, BC V6C 1S4



Transportation

555-888 Dunsmuir Street,
Vancouver, BC V6C 3K4



Development manager

585-1111 W Hastings Street,
Vancouver, BC V6E 2J3



Civil Engineer

150-6450 Roberts Street,
Burnaby, BC V5G 4G2



Architect

200-1014 Homer Street,
Vancouver, BC V6B 2W9



Geotechnical Engineer

275-3001 Wayburne Drive,
Burnaby, BC V5G 4W3



Landscape

1690 W 2nd Ave,
Vancouver, BC V6J 1H4



Building Envelope

250-997 Seymour Street,
Vancouver, BC V6B 3M1



Structural Engineer

101-190 W 3rd Ave,
Vancouver, BC V5Y 1E9



Energy Model

250-997 Seymour Street,
Vancouver, BC V6B 3M1



Mechanical Engineer

208-20171 92a Ave,
Langley, BC V1M 3A5



BUILDING SUSTAINABILITY / LEED

757 W 18th Avenue
Vancouver, BC V5Z 1W1



REZONING INTENT

Rezoning Intent

Since it opened its door in 1964 at 4065 Victoria Drive, Cedar Cottage Neighbourhood House (CCNH) has provided important social services to the Cedar Cottage community. The property is owned outright by the non-profit Association of Neighbourhood Houses of BC (ANHBC) and is located on the unceded territory of the Musqueam, Squamish, and Tsleil Waututh Nations.

The intent of this rezoning is to replace the current RS-1A designation with a CD-1 zone, to permit the replacement of the current 716 sm (7,704 sq. ft) building with a larger 1799 sm (19361 sq. ft.) Neighbourhood House. As the area of the site is 1,374 sm (14,786 sq. ft.) the propose density will be 1.31 FSR.

Rezoning Proposal

The new Cedar Cottage Neighbourhood House (CCNH) will consist of series of purpose-built spaces to support the array of services and community development activities that CCNH has historically excelled at. A resource that has contributed to the strong and vibrant neighbourhood that Cedar Cottage has become. The design will be welcoming, flexible and will reflect the diverse cultures of the area. The new facility will allow for the expansion of the existing programs as well as the opportunity to provide new offerings.

The spaces in the new building will include:

- A 37-space licensed childcare facility for infant/toddlers and 2 ½ to 5-year-olds;
- An Adult Day Care facility with associated commercial kitchen;
- Multi-purpose community spaces for small and medium-sized group activities;
- Administration and support spaces.
- Secure covered and open outdoor spaces for the Childcare and
- Underground Parking.

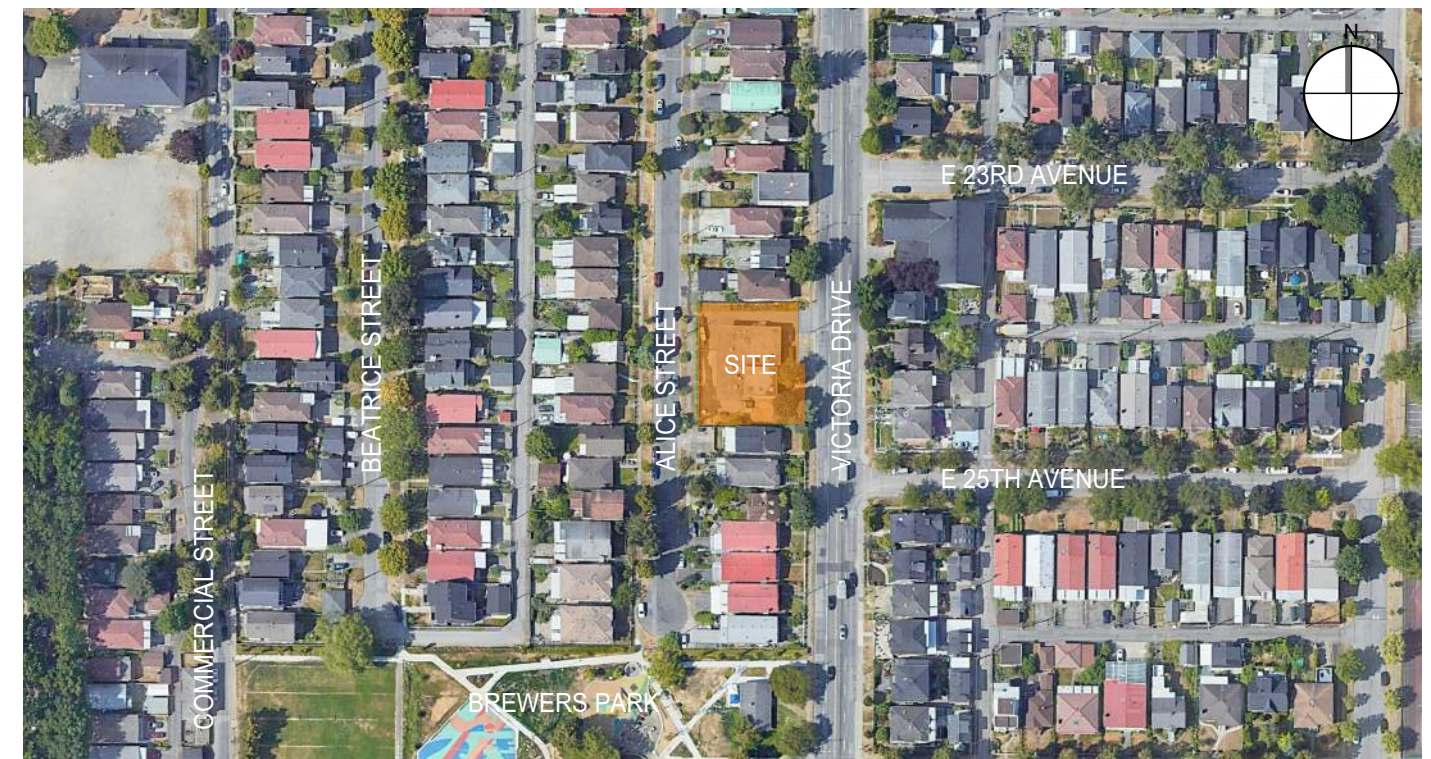
Context

The Cedar Cottage neighbourhood is the city's third largest neighbourhood and home to a quarter of the City's residents with increasing densification. The population is diverse in all dimensions and home to a higher-than-average proportion of children and youth. Population projections for Cedar Cottage foresee an increase of up to 60,000 new residents by 2035.

The new facility is designed to meet the demand of the increasing population understanding that many will be new to Vancouver and to Canada. Spaces will be provided that are flexible and welcoming and amenable to programs such as food security, literacy and learning, cultural celebration, and social interaction.

The 40.24m x 33.01m site is situated in a single-family neighbourhood, mid-block between Victoria Drive and Alice Street. Alice Street ends in a cul-de-sac and entrance to Brewer's Park at the end of the block. There is no lane between Victoria Drive and Alice Street.

Lord Selkirk Elementary School is about 3 blocks west of the neighbourhood house. Gladstone Secondary School is about 1.5 blocks to the east. Victoria Drive is on a bus route.



REZONING RATIONALE

Applicable Plans, Policies & Guidelines

Kensington-Cedar Cottage Community Vision (1998):
This policy recognized that the existing Cedar Cottage Neighbourhood House has outgrown its current facility (Section 4). In addition, the policy, “2.1 Additional Planning not Required Before Rezoning” allows consideration of a Site-Specific Rezoning for an expanded Institution Use such as the Neighbourhood House.

Culture/Shift: Blanketing the City in Arts and Culture (2019):

CCNH's major goal is to serve the diverse Cedar Cottage community. This is evident in the project's comprehensive consultation process with community members and first nations. Expanding the programs provided with the new facility and viewing the building design through an indigenous lens, fully meets this policy's objectives.

Green Building Policy for Rezonings (amended 2018):

Of the two paths under this policy, the project proposes to undertake the B Low Emissions Green Building Path. Given the building's use, this path also requires LEED Gold certification.

City of Vancouver Childcare Design Guidelines (amended 2021):

The project will conform the design and technical guidelines

Parking and Loading Bylaw:

Adhering to the bylaw, the project seeks to minimize the parking requirement by implementing a series of Transportation Demand Measures.

Off-street Bicycle Space Regulations:

The rezoning proposal exceeds these regulations.

Public Benefits

The Cedar Cottage Neighbourhood House has been a community asset since 1964. In expanding their facility, CCNH will be able to meet the current and future demands in this growing community. The proposed facilities include a childcare, an expanded Adult Day Program, and an array of community programs.

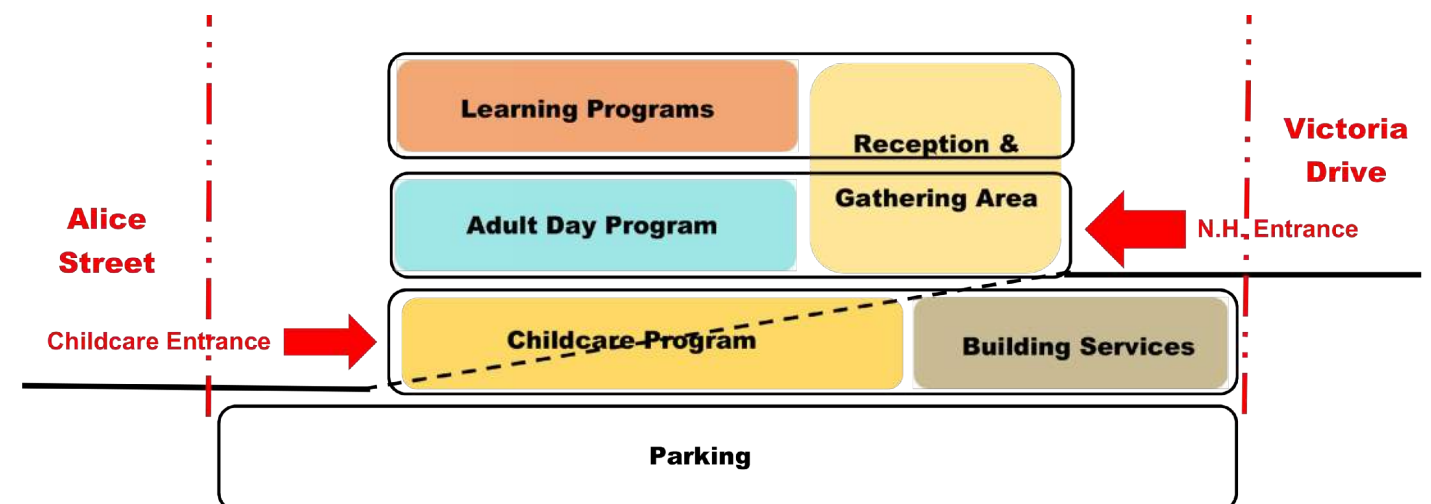
Urban Design Analysis

The grade within the CCNH property slopes down approximately 3.8m from the south-west corner along Victoria Drive to the north-west corner along Alice Street. Consequently, the proposed building will appear as a two-storey building on the Victoria Drive and as a three-storey building on the Alice Street. The single-family houses on both sides of the site, also appear taller on Alice Street, given this grade change.

As a requirement of the rezoning, a portion of the site long Victoria Drive will be dedicated to the City for future road widening, reducing the size of the site.

The proposed setbacks for the new building are:

- Front Yard along Victoria Drive 3.6m
- Rear Yard along Alice Street 7.4m
- Side Yards 2.5m



DESIGN RATIONALE

Project Principles

Through an extensive consultation process with the Cedar Cottage community, nine project principles were identified to guide the design of the new Cedar Cottage Neighbourhood House (CCNH). These principles are:

1. **Let values lead-** capturing the Cedar Cottage DNA;
2. **Listen, learn, and engage meaningfully-** seek input from many groups;
3. **Create a warm and welcoming neighbourhood house-** be welcoming to all people;
4. **View the project through an indigenous lens-** celebrate the legacy of the indigenous peoples;
5. **Facilitate diversity and inclusion-** create a sense of belonging and cultural safety;
6. **Ensure comfort, health, safety, and control-** good quality air, temperature, and acoustic control;
7. **Facilitate flexible spaces for programming and gathering-** design for multi-use;
8. **Encourage social connections-** build strong connections across different activities and participants and
9. **Plan for future generations-** design a durable, low carbon, sustainable, low maintenance building.

These design principles strongly inform the planning and architecture of the new neighbourhood house.

Building Organization

Although the new building is modest in size, it contains a very complex set of program requirements, several requiring licensing approvals. The proposed building organization is a result of a comprehensive engagement process with CCNH and community stakeholders.

The neighbourhood house is arranged on three floors with an additional level of underground parking. The first floor is aligned with Alice Street and accommodates the 37-capacity childcare with its outdoor play area. The second floor, facing Victoria Drive, contains the main entrance to the neighbourhood house, a central Community Living Room, other community and administration spaces and the Adult Day Program. The third or upper floor contains administration spaces, a multipurpose room and an outdoor roof terrace.

While many of the spaces are design for specific program requirements, the plan allows for the flexibility to accommodate other functions when these programs are not running. Of particular importance are two spaces: the central Community Living Room and the Outdoor Roof Terrace facing the sea and mountains. Both these spaces are intended to be used “every day”, by individuals or small groups and on “special days” for large gatherings, cultural ceremonies, and events.

Structural & Mechanical Design

The proposed structural design is a hybrid system comprising a concrete structure for the underground parking and the Alice Street Level and a mass-timber structure above the second floor (Victoria Drive Level).

The proposed mechanical heating, cooling and ventilation system is a low-carbon, hydronic air-source heat pump system with four pipe fan coil units and a central heat recovery system.

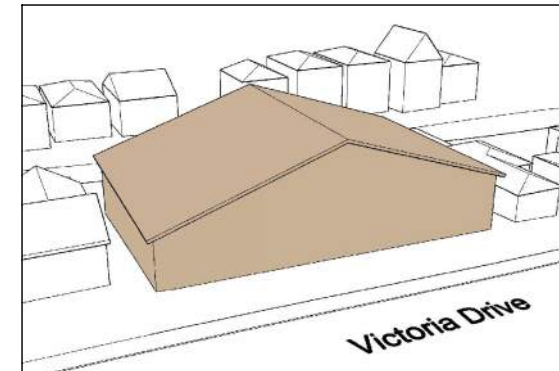
Architectural Form

In developing an appropriate form and expression for the CCNH, consideration was given to:

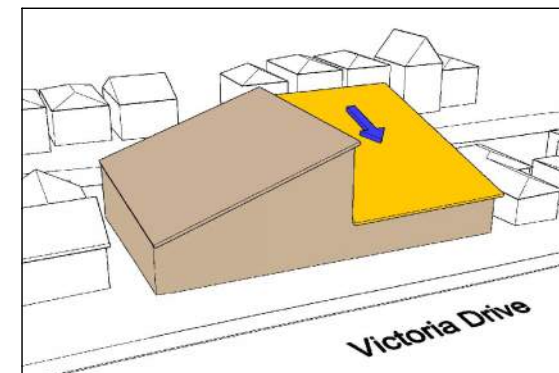
- The guiding Design Principles summarize above;
- The fit within the context of the single-family neighbourhood and
- The recognition of this important resource in the community, by having some visual presence from the street

The building form evolved from the typical typology of a gabled roof form, adopted by many Vancouver neighbourhood houses into a shed roof form, more aligned with the building forms of the local first nations. The two shed roofs organize the overall form of the building. The lower shed roof allows high-level natural light in the Community Living room and covers a portion of the third-floor roof terrace. It also frames the pedestrian-scaled entry porch canopy.

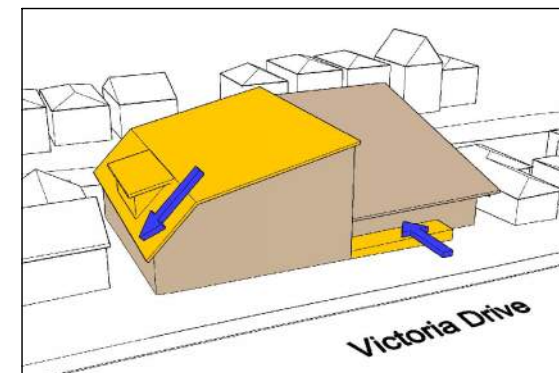
The higher shed roof slopes towards the south to possibly accommodate solar panels and shrouds the roof-top mechanical units. The slope roof folds down toward the property line to reduce the perceived height of the building next to its neighbour.



1
Typical gabled roof building.

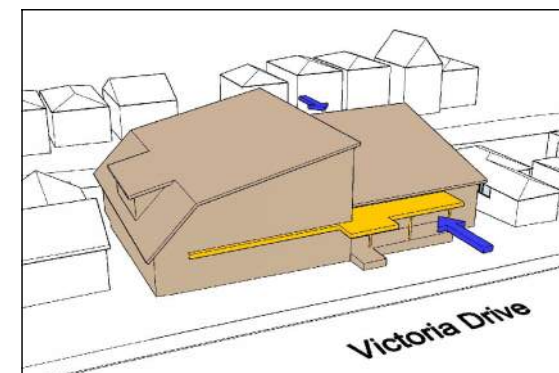


2
Gabled roof turned into two shed roofs.



3
The high shed roof folds down to reduce the perceived height.

Set back the east face of the building to allow for a porch.



4
Set back the west face at level 3 to allow for a terrace and to bring more natural light into the community living room.

Porch canopy added to reduce scale, create a welcoming entrance, and provide weather protection.

DESIGN RATIONALE & MATERIALS

Architectural Expression, Colours and Materials

The architectural design is contemporary and bold while maintaining a welcoming fine-grained character. The horizontal mass-timbered porch canopy and earth-tone brick masonry base recall the cladding on existing neighbourhood house. Framed windows and multi-coloured ACM shingles references the texture of the cedar clad craftsman cottages, while reflecting the vibrancy of the activities within the neighbourhood house.

Landscape Design

The landscape design of the Cedar Cottage Neighbourhood House is derived from the 9 Project Principles developed by the Project Team over several years. In particular, it aims to meet the goals of creating a warm and welcoming neighbourhood house, to ensure comfort, health, safety, and control, and to encourage social connection.

At the main entry on Level 2 at Victoria Drive, natural landscape elements such as stone slab steps and a rock garden are used to transition from the public realm to the Neighbourhood House, a change in materiality that signals a sense of arrival and welcome. A level path with handrails and seating provides an accessible and comfortable means to reach the front entry as well.

The Level 3 terrace is designed to evoke nature. The concrete “wood” paver, river rock border, and boulder seating accents call to mind the forests, oceans, and mountains of coastal BC. The focal point of the terrace, a canoe-shaped planter, features a native tree and shrubs. Open space for flexible use is provided on the terrace to allow for community events and moveable furniture.

The outdoor childcare facility on Level 1 provides a large range of imaginative play elements for children to experience. Natural and malleable features such as sand play, children's planters, and a dry steam allow kids to explore the natural world. Active play features such as a tricycle track, playhouse, and climbing structure encourage development of fitness and gross motor skills. The material palette emphasizes low maintenance and durable surfaces, with native and adaptable plant species chosen to further provide an educational element for kids.

ACM SHINGLES



BRICKS (STACKED BOND)



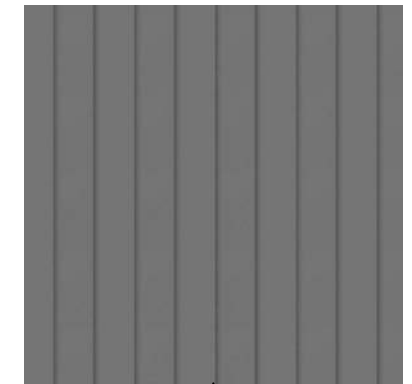
METAL TRIM



WOOD STRUCTURES



STANDING SEAM METAL ROOF



SUSTAINABILITY MEASURES

Environmental Sustainability

The proposed development pursues the objectives outlined in the 'Green Buildings Policy for Rezoning' through an enhanced commitment to a comprehensive approach, towards providing a comfortable and healthy indoor environment.

Energy Performance

The project consists of a 3-storey neighbourhood house, including childcare and adult day program space, multipurpose space, and administrative and support spaces. The project is to comply with the City of Vancouver's Green Buildings Plan for Rezoning using Path B. Significant energy saving design measures include:

- Optimized window to wall ratio, approximately 18%
- Wall insulation with improved effective thermal performance
- Heat recovery with improved efficiency
- High efficiency active chilled beams providing heating and cooling
- Reduced greenhouse gas emissions by supplying heating and hot water through low carbon electricity using highly efficient air-source heat pumps
- Daylight sensors and occupancy sensors, as well as a reduction in installed lighting power density

The building falls under the "all other buildings" category for Rezoning energy performance targets, which requires 35% lower EUI compared with a VBBL baseline. An NECB 2015 baseline, complying with VBBL rules, has been developed. TEDI and GHGI targets do not apply but have been reported for information.

In addition, the project is pursuing LEED v4 Gold, with 14+ energy points currently anticipated. If EApc95 is pursued (in the event that natural gas backup is used), potentially up to 18 points may be available.

If renewable energy via rooftop PV is pursued, it would potentially generate approximately 710% of the modeled annual energy for the building. This would also provide additional LEED points both under the renewable energy category as well as an additional 2-3 points under the energy modelling credit. A number of energy decisions have yet to be made and model will be updated as the design develops.

Integrated Rainwater Management & Green Infrastructure

The rainwater management system for this site has been designed in accordance with the CityWide Integrated Rainwater Management Plan criteria

and the Rezoning Policy for Sustainable Large Developments requirements. Hydrologic models were computed for the post-development condition and compared with the predevelopment condition, and against the targets established in the Rainwater Management Bulletin: retain or detain the first 24 mm of rainfall in 24 hours over all areas of the proposed lot, limit the release rate from the post-development site to be equal or less than the predevelopment condition, and treat the runoff to remove at least 80% of Total Suspended Solids (TSS) from the runoff prior to releasing it to the City drainage system.

The proposed Rainwater Management Plan for this development meets the above targets with the following measures:

- Peak flow will be controlled with the installation of flow control manhole with an appropriately sized orifice and a storage tank to support the reduced release rate (governed by detention). An overflow riser will also be provided in the flow control manhole to allow higher runoff rates to flow into the City system
- Volume reduction will be achieved with retention of 7.03 m3 in planting, and remainder volume of 26.44 m3 will be captured with a detention tank with a capacity of 26.8 m3. Accordingly, an orifice sized to release 2.5 liters per second will be provided to ensure the required detention is met.
- The runoff will be conveyed through a Jellyfish treatment system to remove at least 80% of Total Suspended Solids.

Transportation

Cedar Cottage Neighbourhood House shall provide individualized, tailored marketing and communication campaigns to promote and encourage the use of sustainable transportation modes, such as walking, cycling, rolling, and transit, for employees and clients. These marketing services will be provided in house for a minimum of 20 years. The marketing services shall include, at a minimum, the following activities:

- Promotions: The TDM coordinator shall develop and deploy promotions to encourage use of sustainable transportation modes. This will include targeted messaging and communications campaigns, incentives and contests, and other creative strategies. These campaigns will target employees.
- Welcome Packets: The TDM coordinator shall provide new employees with tailored information about sustainable transportation options associated with accessing the site as part of a welcome packet. This information may include, but not be limited to, public transit routes and schedules. For employees, the packet will include information on commuting options from major origins in the Metro Vancouver region.
- Travel Planning: The TDM coordinator will provide ongoing opportunities for one-on-one consultation about sustainable transportation options for employees when requested.

Economic Sustainability

As an energy efficient, low maintenance building, the new Neighbourhood House will enhance the long-term economic capability of this important community resource.

Social Sustainability

The Cedar Cottage Neighbourhood House has been a community asset since 1964. In expanding their facility, CCNH will be able to meet the current and future demands in this growing community. The proposed facilities include a childcare, an expanded Adult Day Program, and an array of community programs.

The new facility is designed to meet the demand of the increasing population understanding that many will be new to Vancouver and to Canada. Spaces will be provided that are flexible and welcoming and amenable to programs such as food security, literacy and learning, cultural celebration, and social interaction.

Landscaping

The landscape design of the Cedar Cottage Neighbourhood House aims to meet the goals of creating a warm and welcoming neighbourhood house, to ensure comfort, health, safety, and control, and to encourage social connection. Drought resistant and native plant species will be used on site to minimize the need for watering. Also, Plants that enable bird-friendly habitat conservation and promotion have been selected and can be found throughout the landscape.



SUSTAINABILITY MEASURES



LEED v4 and v4.1 Building Design + Construction: New Construction and Major Renovation, plus Addenda

LEED Checklist and Responsibilities for Rezoning

Target: LEED Gold Certification, CoV Green Building Policy 60 points

Y	?	N	LEED Documentation - Responsible Design Team Specialist		
1			Credit	Integrative Process (DESIGN STAGE)	OWNER/LEED 1
10	1	5		LT - Location and Transportation	16
			Credit	LEED for Neighborhood Development Location	not applicable to this project 16
1			Credit	Sensitive Land Protection (DESIGN)	OWNER/LEED 1
		2	Credit	High Priority Site	2
4	1		Credit	Surrounding Density & Diverse Uses (DESIGN)	OWNER/LEED 5
2		3	Credit	Access to Quality Transit (v4.1, DESIGN)	ARCH/LEED 5
1			Credit	Bicycle Facilities (DESIGN)	ARCH/LEED 1
1			Credit	Reduced Parking Footprint (v4.1;DESIGN)	TRANSPORT. PLANNER 1
1			Credit	Green Vehicles (V4.1;DESIGN)	ELECTRICAL ENG. 1
5	5	0		SS - Sustainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention	CIVIL ENG. Required
1			Credit	Site Assessment (DESIGN)	OWNER/ARCHITECT 1
1	1		Credit	SiteDev. Protect/Restore Habitat (V4.1)	LANDSCAPE ARCH. 2
1			Credit	Open Space (V4.1)	LANDSCAPE ARCH. 1
		3	Credit	Rainwater Management (V4.1;DESIGN;CoV)	CIVIL, LANDSC., ARCH (MECH) 3
2			Credit	Heat Island Reduction (DESIGN, Roof+100%u/g)	ARCH/LEED 2
	1		Credit	Light Pollution Reduction	ELECTRICAL ENG. 1
4	3	2		WE - Water Efficiency	11
Y			Prereq	Outdoor Water Use Reduction (DESIGN)	LANDSCAPE ARCH. Required
Y			Prereq	Indoor Water Use Reduction (DESIGN)	MECHANICAL ENG. Required
Y			Prereq	Building-Level Water Metering (DESIGN)	MECHANICAL ENG. Required
1	1		Credit	Outdoor Water Use Reduction (DESIGN)	LANDSCAPE ARCH. 2
2	2		Credit	IndoorWaterUseReduction (DESIGN, 30%Reduct.)	MECHANICAL ENG. 6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering (DESIGN)	MECHANICAL ENG. 1
19	10	4		EA - Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification (CoV)	CxA Required
Y			Prereq	Min Energy Performance (DESIGN;CoV)	ENERGY MODELER Required
Y			Prereq	Building-Level Energy Metering (DESIGN;CoV)	MECHANICAL, ELECTRICAL Required
Y			Prereq	Fundamental Refrig.Manag.(DESIGN;CoV)	MECHANICAL ENG. Required
3	3		Credit	Enhanced Commissioning (CoV, add Envelop Cx?)	CxA 6
14	4		Credit	Optimize Energy Performance (DESIGN)	ENERGY MODELER 18
1			Credit	Advanced Energy Metering (DESIGN;CoV)	MECHANICAL, ELECTRICAL 1
		2	Credit	Demand Response	2
	1	2	Credit	Renewable Energy Production	OWNER, ENERGY, ELEC 3
1			Credit	Enhanced Refrig.Manag.(DESIGN;CoV)	MECHANICAL ENG. 1
	2		Credit	Green Power and Carbon Offsets	OWNER, ENERGY, ELEC 2

Project Name:
Date:

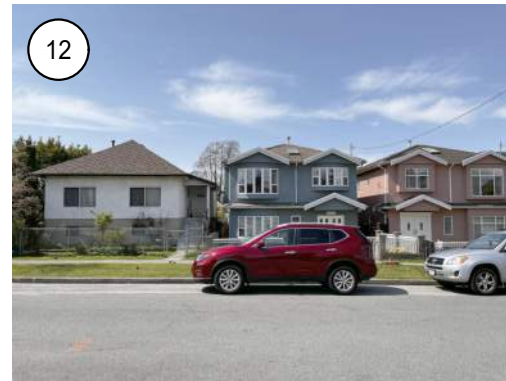
Cedar Cottage Neighbourhood House Redevelopment
2022 May 4
BLUE CAMAS CONSULTING, LEED Coordinator

Y	?	N	LEED Documentation - Responsible Design Team Specialist		
5	5	3		MR - Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables (DESIGN)	ARCH/LEED Required
Y			Prereq	Construction & Demo. Waste Management Planning	CONTRACTOR Required
1	1	3	Credit	Building Life-Cycle Impact Reduction (V4.1)	LEED 5
1	1		Credit	Building Product Disclosure & Optimization - Environmental Product Declarations (V4.1)	CONTRACTOR 2
1	1		Credit	B.P. D & O - Sourcing of Raw Materials (V4.1)	CONTRACTOR 2
1	1		Credit	B.P. D & O - Material Ingredients (V4.1)	CONTRACTOR 2
1	1		Credit	Construction & Demo Waste Manage. (V4.1)	CONTRACTOR 2
11	3	2		EQ - Indoor Environmental Quality	16
Y			Prereq	Min Indoor Air Quality Perform.(DESIGN;CoV)	MECHANICAL ENG. Required
Y			Prereq	Env.Tobacco Smoke Control(V4.1;DESIGN)	OWNER/LEED Required
2			Credit	Enhanced Indoor Air Quality Strategies (DESIGN)	MECHANICAL, ARCHITECT 2
2	1		Credit	Low-Emitting Materials(V4.1;CoV)	CONTRACTOR 3
1			Credit	Construction Indoor Air Quality Management Plan	CONTRACTOR 1
2			Credit	IAQ Assessment(V4.1;CoV,Op2ExtraTest)	IAQ TESTER, CONTRCTR 2
1			Credit	Thermal Comfort (DESIGN)	MECHANICAL ENG. 1
2			Credit	Interior Lighting (DESIGN)	ELECTRICAL ENG. 2
	1	2	Credit	Daylight (V4.1; DESIGN)	ELECTRICAL ENG. 3
1			Credit	Quality Views (DESIGN, Views in 90% of ROA?)	ARCH/LEED 1
	1		Credit	Acoustic Performance (v4.1, DESIGN)	ACOUSTIC 1
4	2	0		IN - Innovation	6
3	2		Credit	Innovation or Exemplary Performance	OWNER, LEED 5
1			Credit	LEED Accredited Professional	LEED 1
1	3	0		RP - Regional Priority	4
1			Credit	RP: Optimize Energy Performance	ENERGY MODELER 1
	1		Credit	RP: Enhanced Cx min 5 pts (incl Envelope Cx)	CxA 1
	1		Credit	RP: Building Life-cycle Impact Reduction min 3 pts	LEED 1
	1		Credit	RP: Rainwater Management min 85th Percentile 2pts	CIVIL, LANDSC, ARCH 1

60 32 16 Possible Points: **110**
Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

NOTES:	2022 04 22 - Energy Model Draft Report

PHOTOS & EXISTING STREETScape



EXISTING & PROPOSED STREETScape



EXISTING VICTORIA DRIVE STREETScape



PROPOSED VICTORIA DRIVE STREETScape

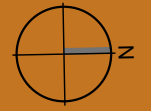


EXISTING ALICE STREET STREETScape



PROPOSED ALICE STREET STREETScape

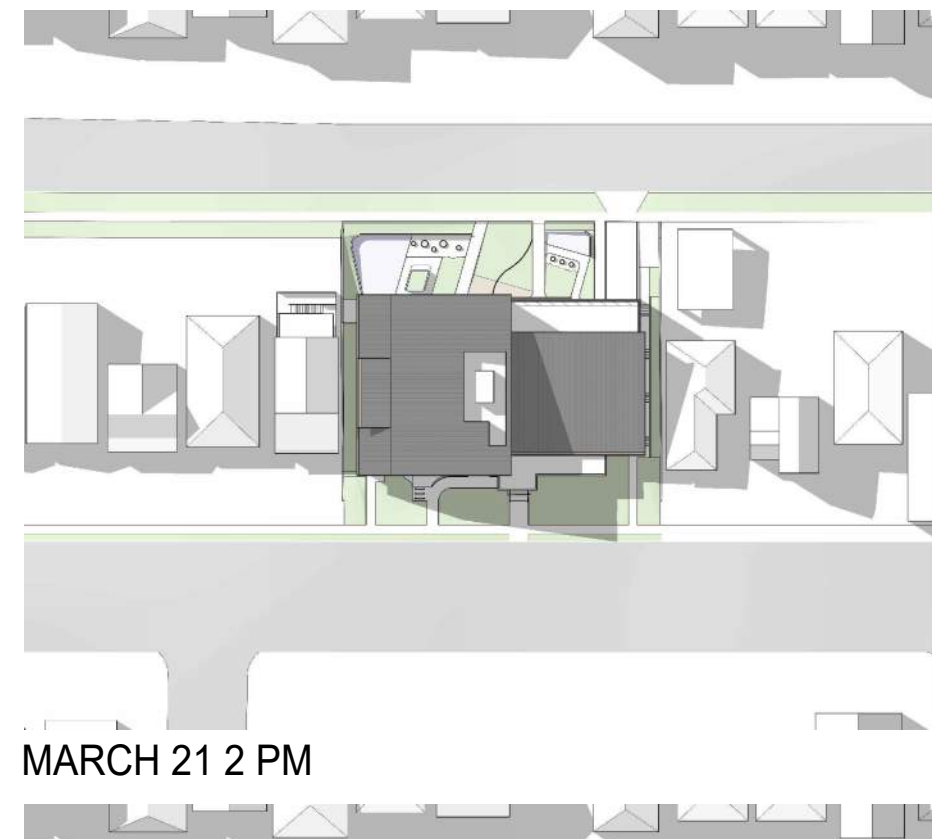
SHADOW STUDY



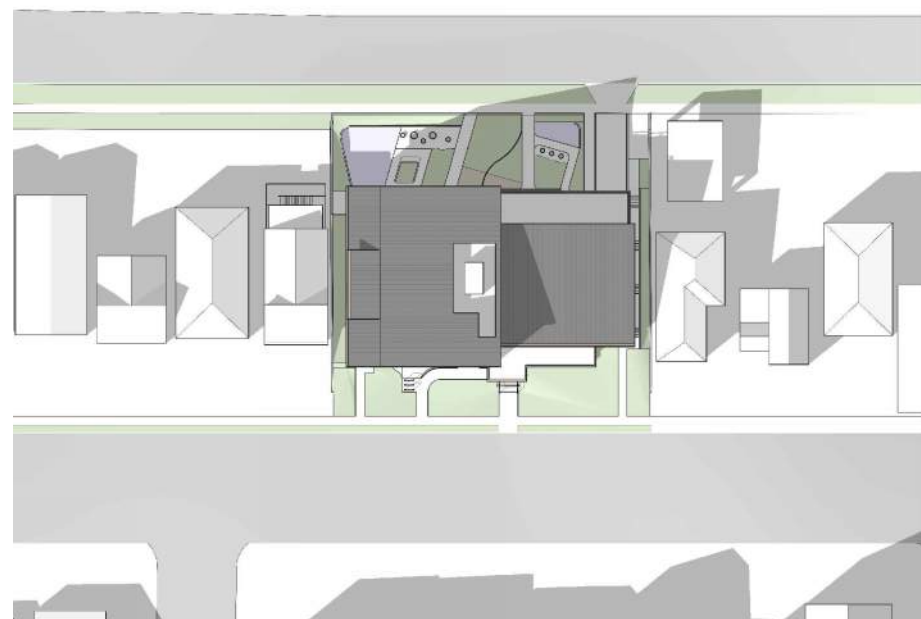
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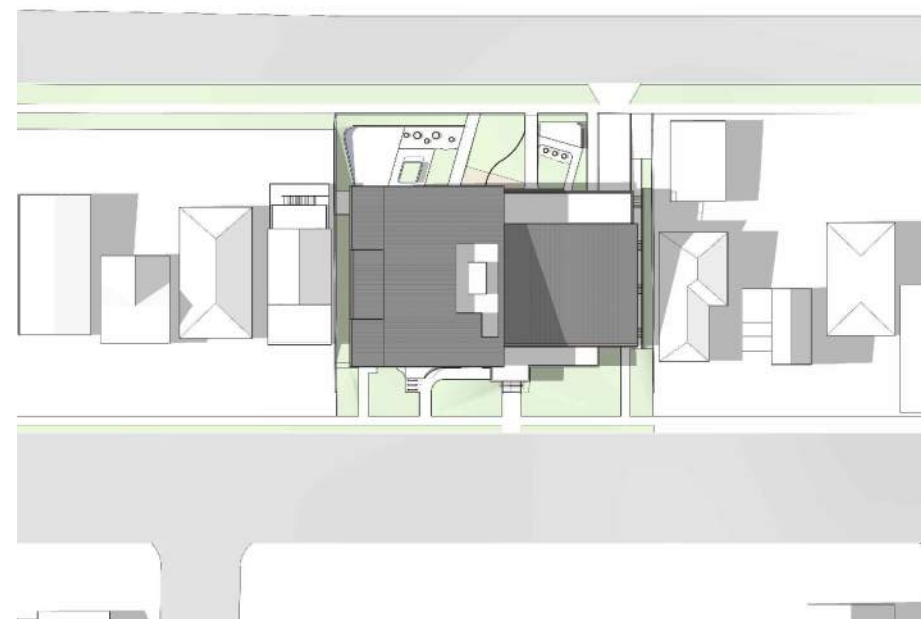
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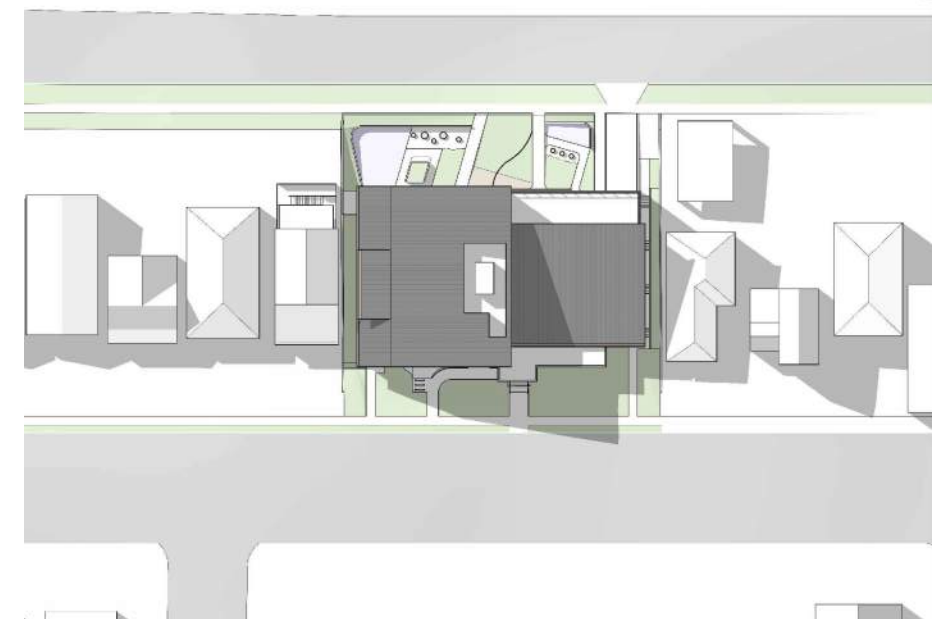
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PROJECT DATA

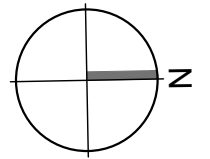
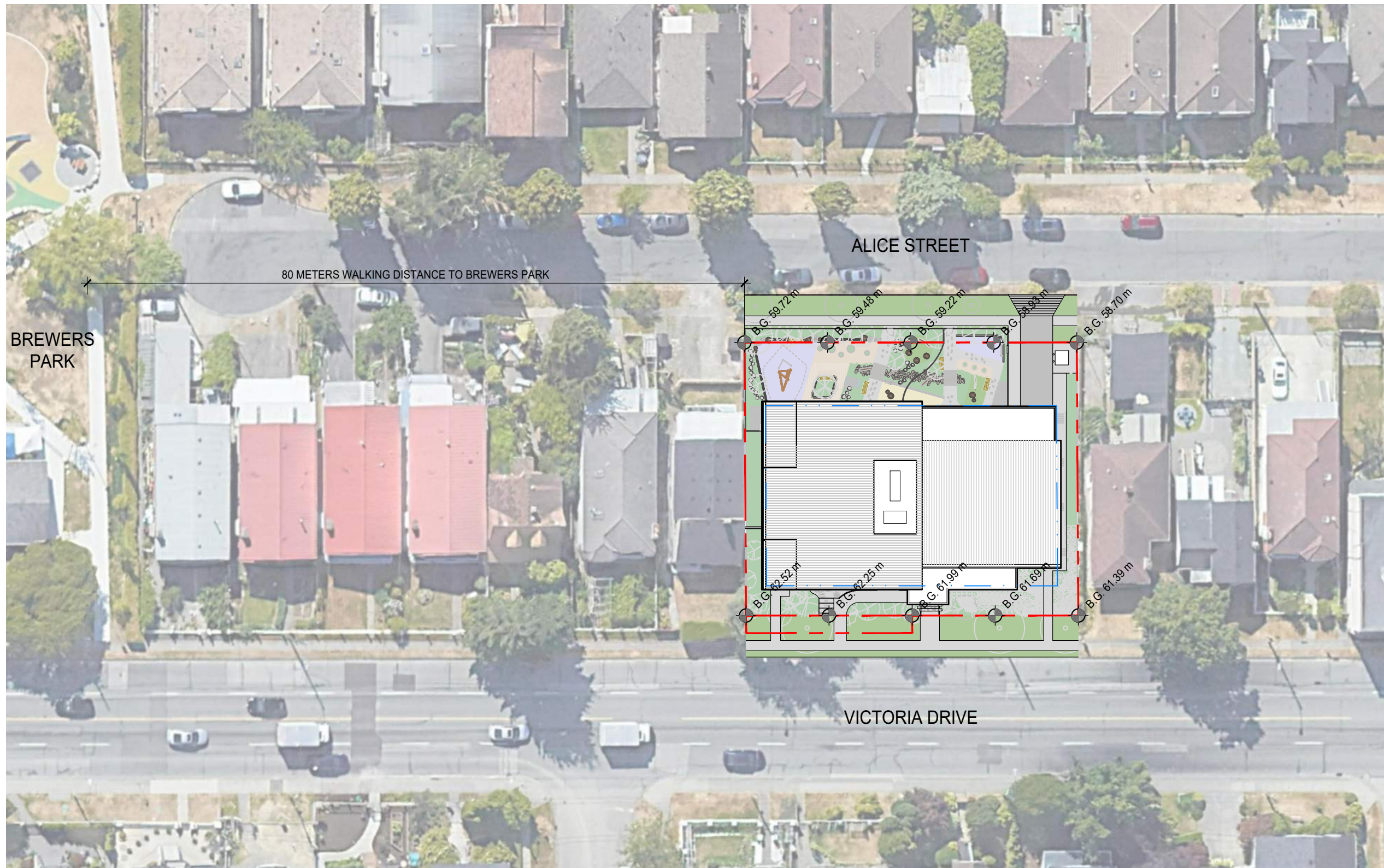
Project Statistics

Zoning Requirements	Current Zoning	Proposed Zoning
Development Zone	RS-1A	CD-1
Conditional Approval Use	Neighbourhood House	Neighbourhood House
Site Area	1374.2 sm (14,786 sq.ft.)	1374.2 sm (14,786 sq.ft.)
FSR	0.6 (plus exemptions)	1.31
FSR Area	824.5 sm (8,872 sq. ft.)	1799 sm (19361 sq.ft.)
Building Height	10.7m (2 1/2 Storeys)	13.9 m (45'-7")
Setbacks		
Front Yard	6.61-7.04m (21'-8"-23'-1")	3.6 m (11'-10")
Side Yards	1.5m (5'-0")	2.5 m (8'-2")
Rear Yard	10.2m (33'-6")	7.4 m (24'-3")
Site Coverage (incl. impermeable materials)	60%	69%
Vehicular, Loading & Bicycle Requirements	Required	Proposed
Vehicular Parking Requirements		
Regular Stalls		17
Disabled Stalls		2
	To be confirmed	19
Loading Requirements		
Community Centre:	0	1 Class A
Bicycle Storage Requirements		
Class A	0	11
Class B	6	11

Proposed Floor Plate Areas		
	sm	sq. ft.
Mech. Penthouse	36	384
Level 3	417	4485
Level 2- Victoria Ave.	715	7701
Level 1- Alice Street	631	6791
Total FSR Area	1799	19361
Parking Level	1128	12140
Gross Building Area	2927	31501

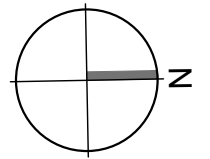
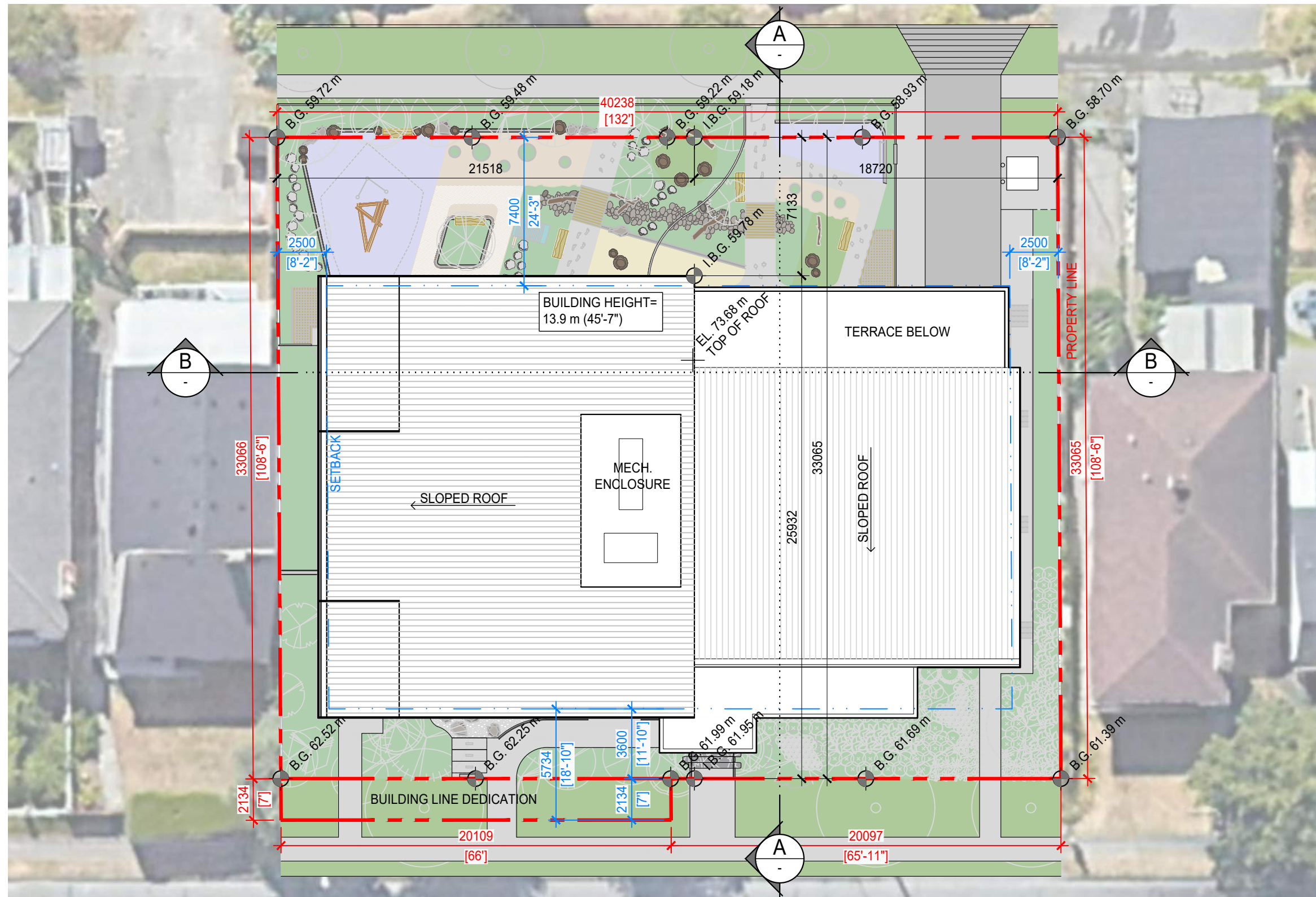
Childcare Proposed Areas						
	Total		Infant / Toddler (12 children)		2 1/2 - 5 years (26 Children)	
	sm	sq.ft.	sm	sq.ft.	sm	sq.ft.
Gross Indoor Area	411	4422	-	-	-	-
Covered outdoor Play Area	85	915	36	387	49	528
Total Outdoor Play Area	396	4249	131	1407	265	2842

CONTEXT PLAN

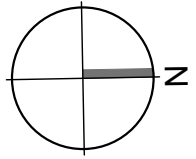
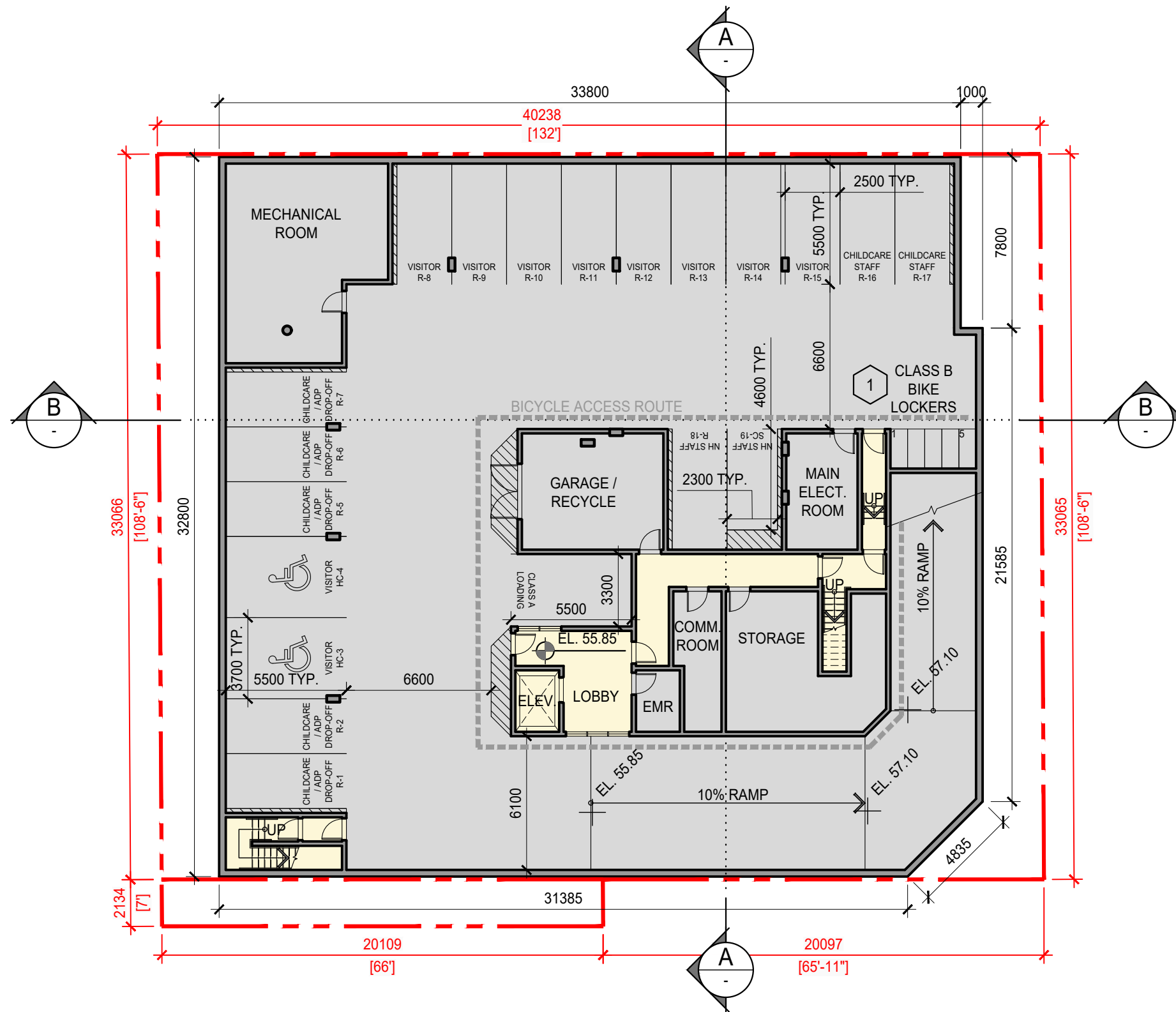


0 2 5 10 METERS

SITE PLAN



PARKING FLOOR PLAN

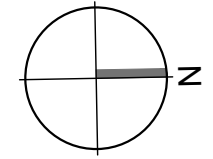
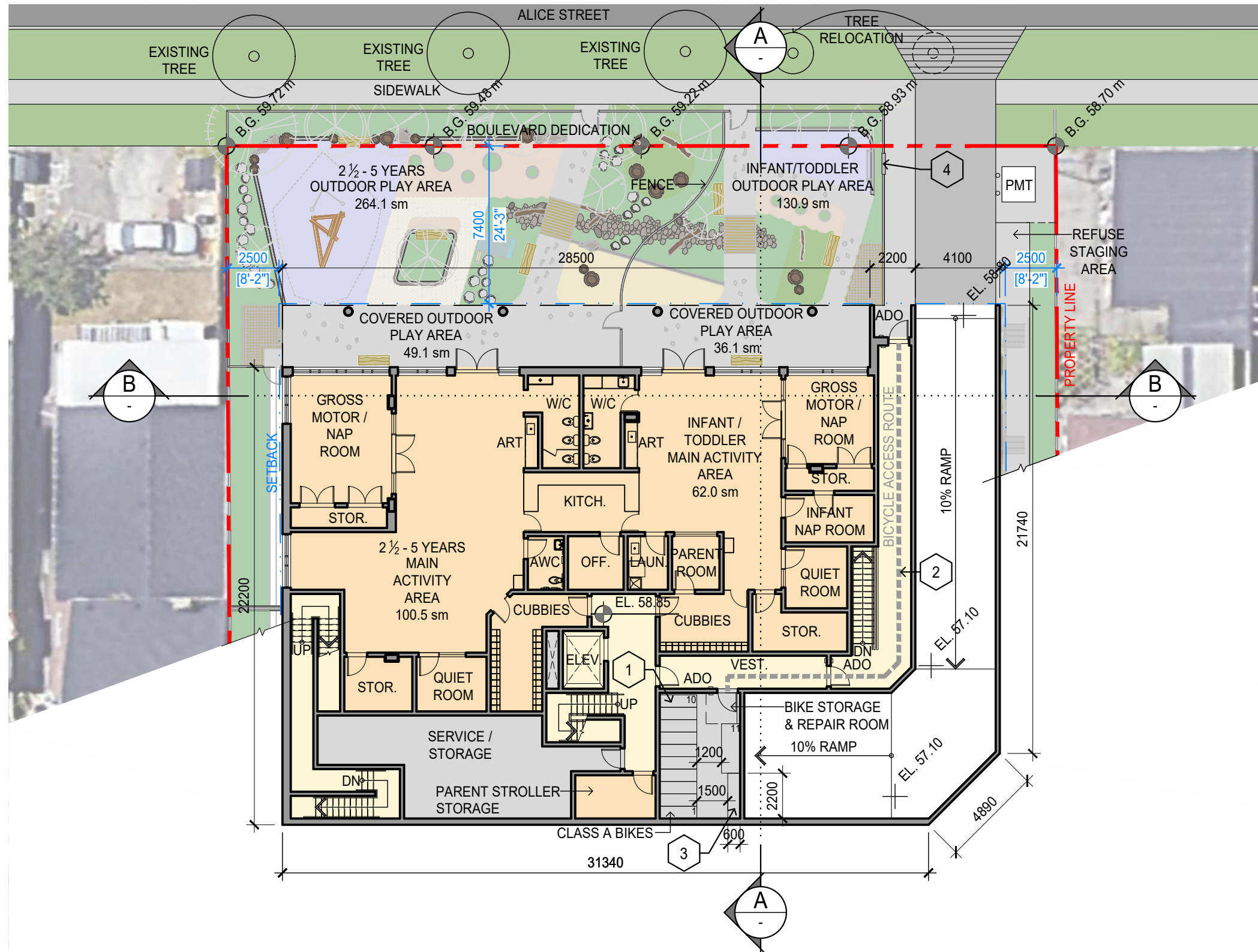


TDM KEYNOTES:

- 1 ACT-03: ENHANCED CLASS B BICYCLE PARKING



LEVEL 1 FLOOR PLAN

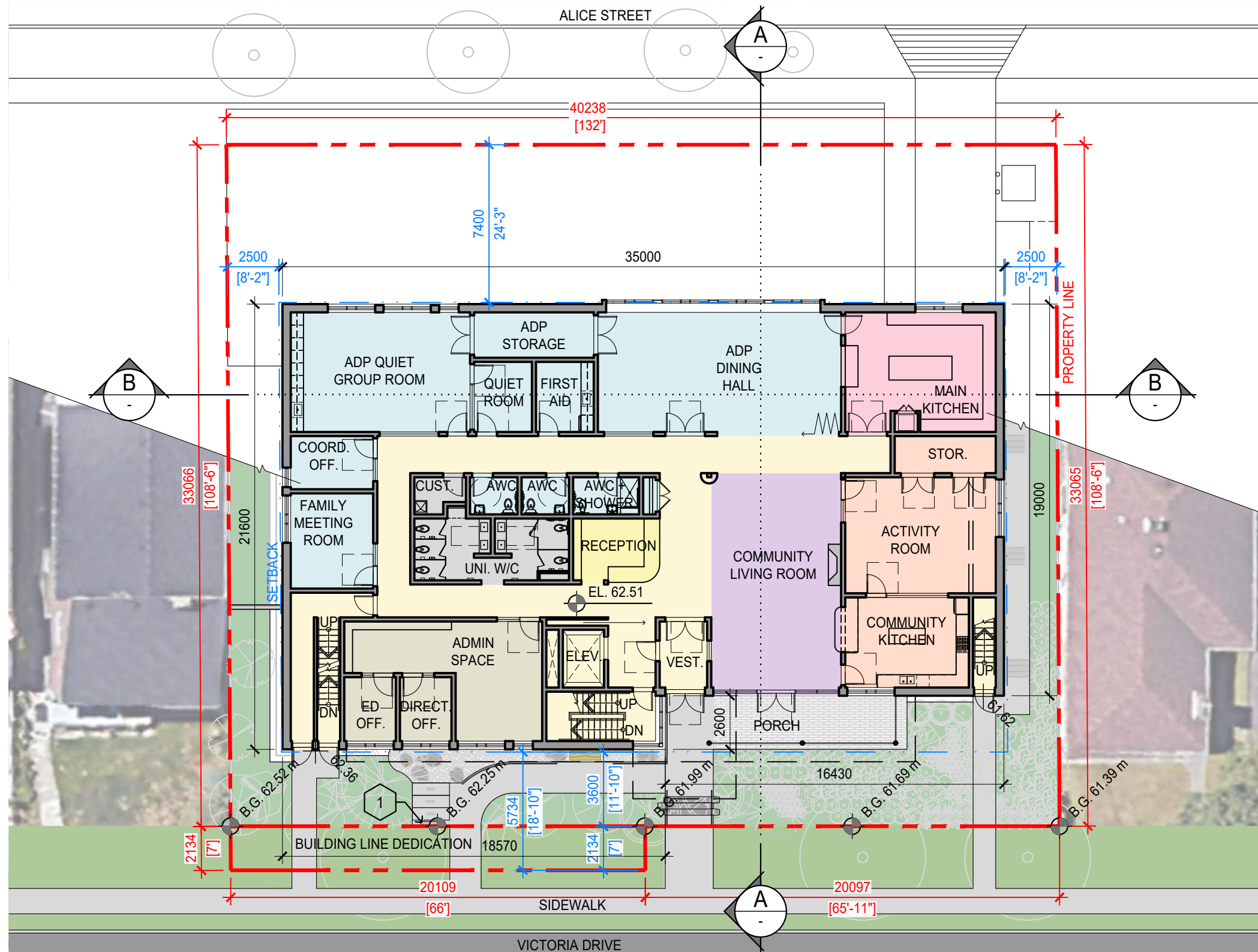


TDM KEYNOTES:

- 1 ACT-01: ADDITIONAL CLASS A BICYCLE PARKING
- 2 ACT-02: IMPROVED ACCESS TO CLASS A BICYCLE PARKING (100% AT-GRADE)
- 3 ACT-05: BICYCLE MAINTENANCE FACILITY
- 4 SUP-03: MULTIMODAL WAYFINDING SIGNAGE



LEVEL 2 FLOOR PLAN

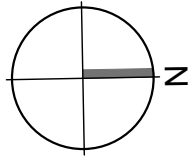
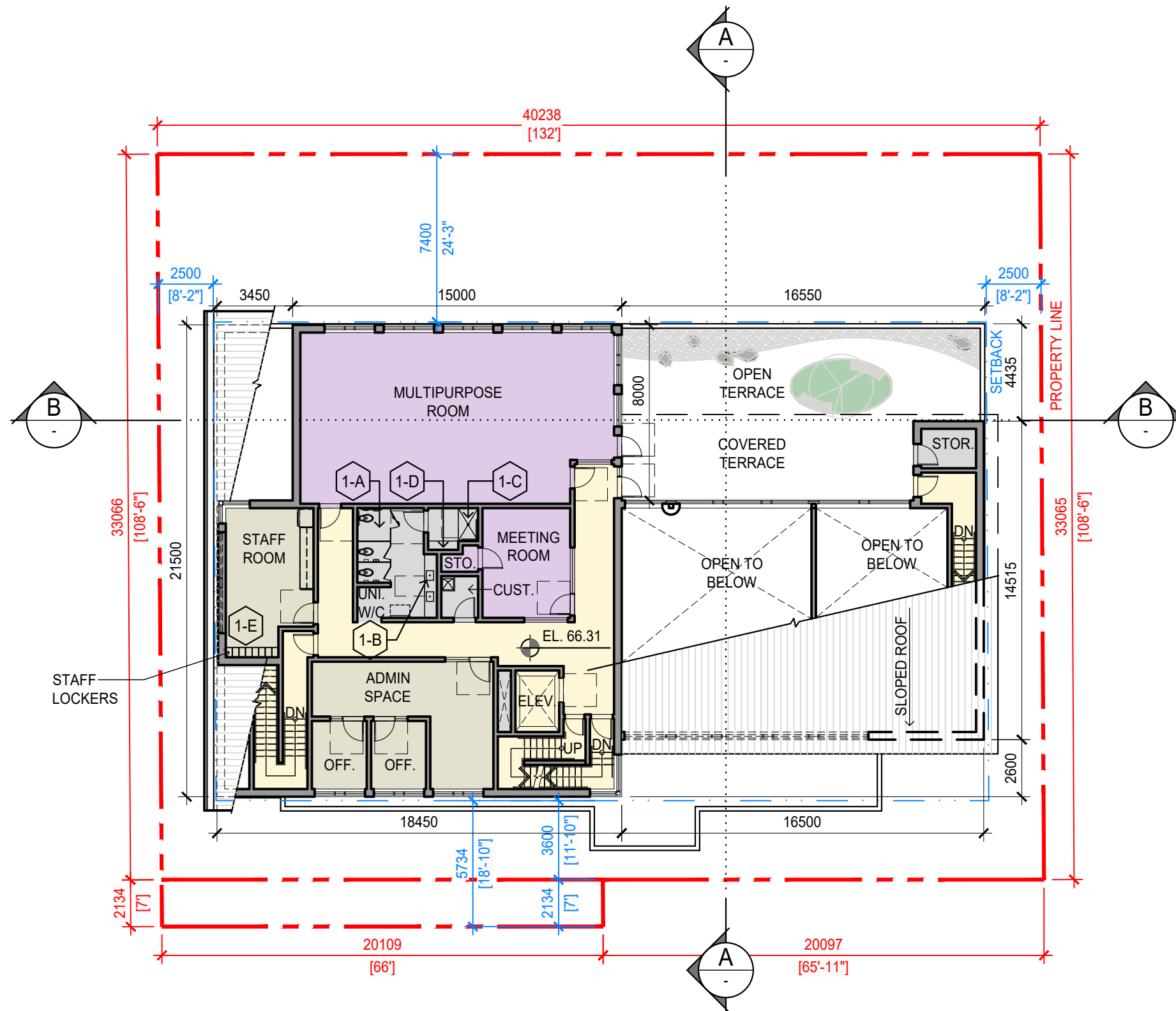


TDM KEYNOTES:

- 1 SUP-03: MULTIMODAL WAYFINDING SIGNAGE



LEVEL 3 FLOOR PLAN

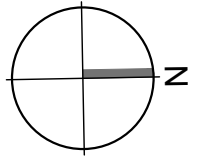
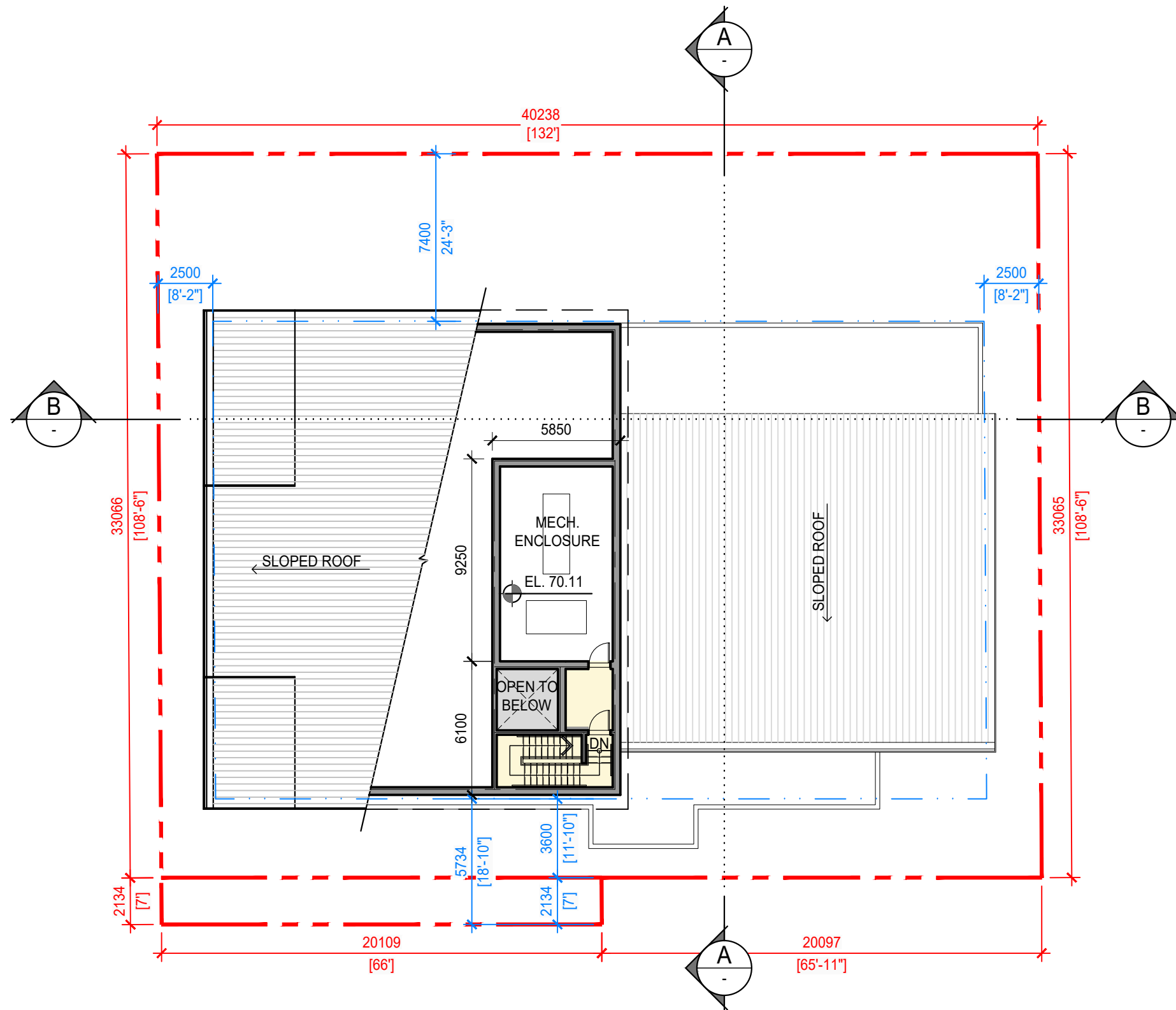


TDM KEYNOTES:

- 1 ACT-06: IMPROVED END OF TRIP AMENITIES
- 1-A: 1 WATER CLOSET
- 1-B: 1 WASH BASIN
- 1-C: 1 SHOWER
- 1-D: 1 GROOMING STATION FOR THE SHOWER
- 1-E: 6 CLOTHING LOCKERS

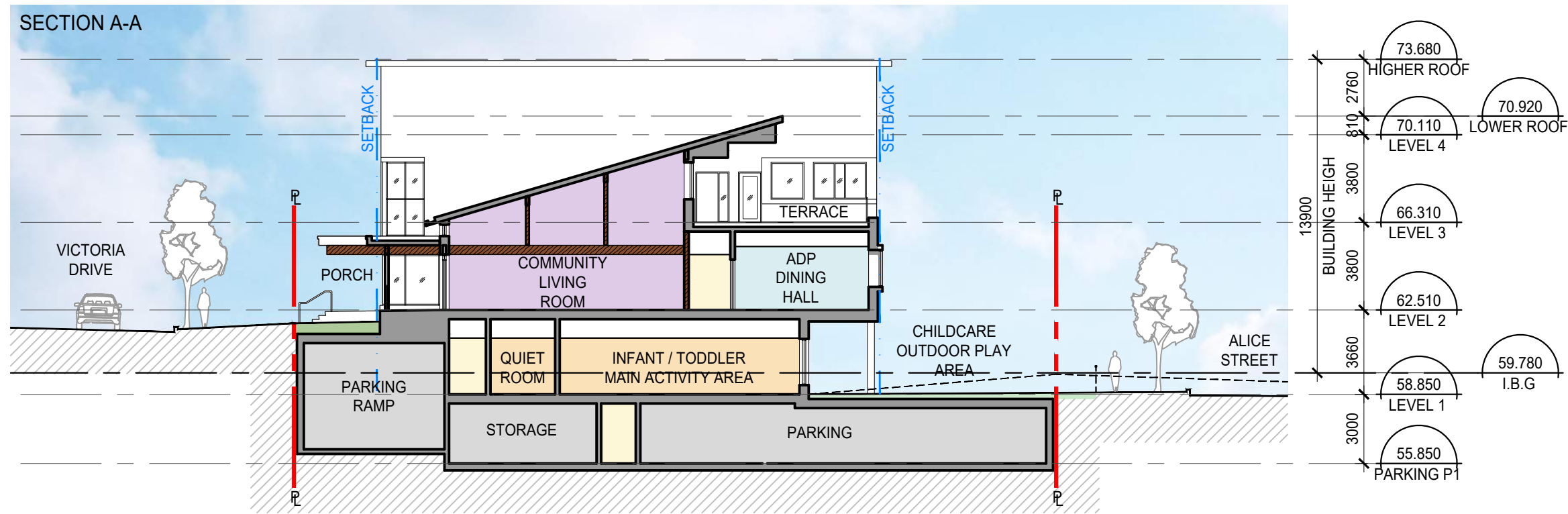


MECHANICAL PENTHOUSE LEVEL

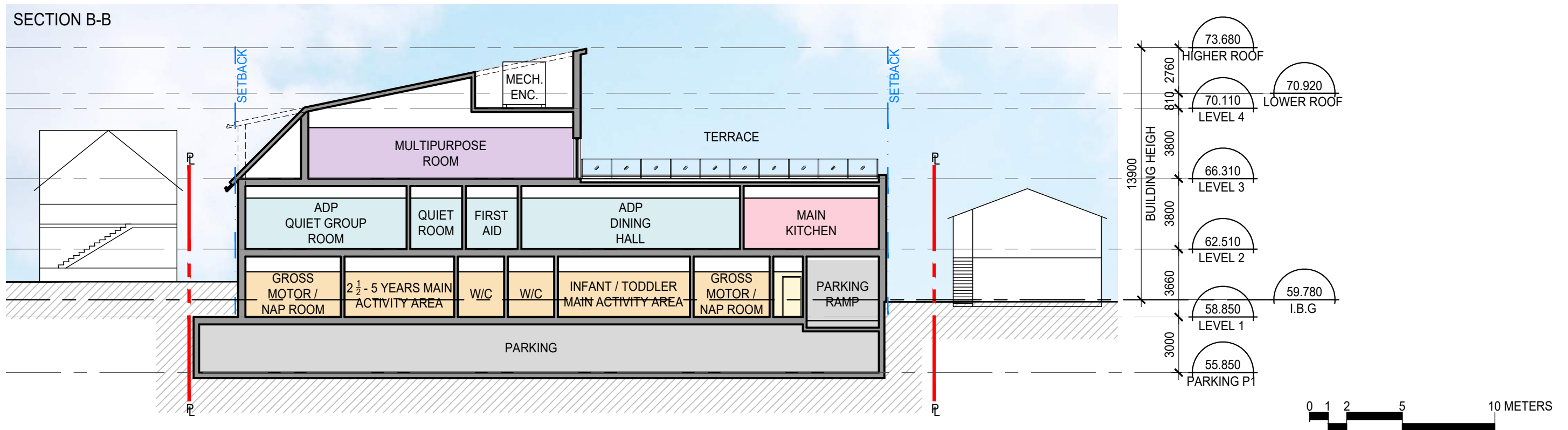


SECTIONS

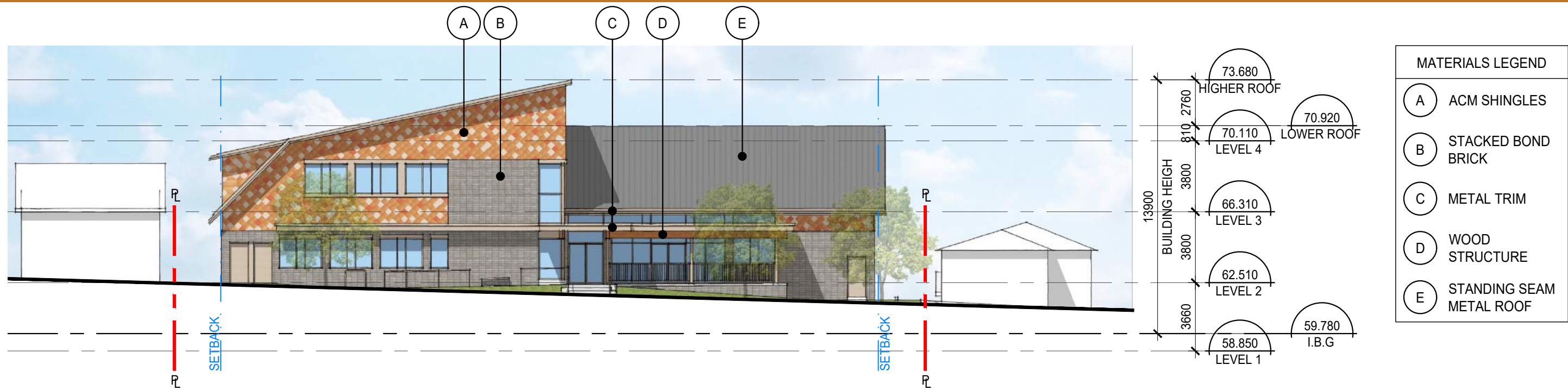
SECTION A-A



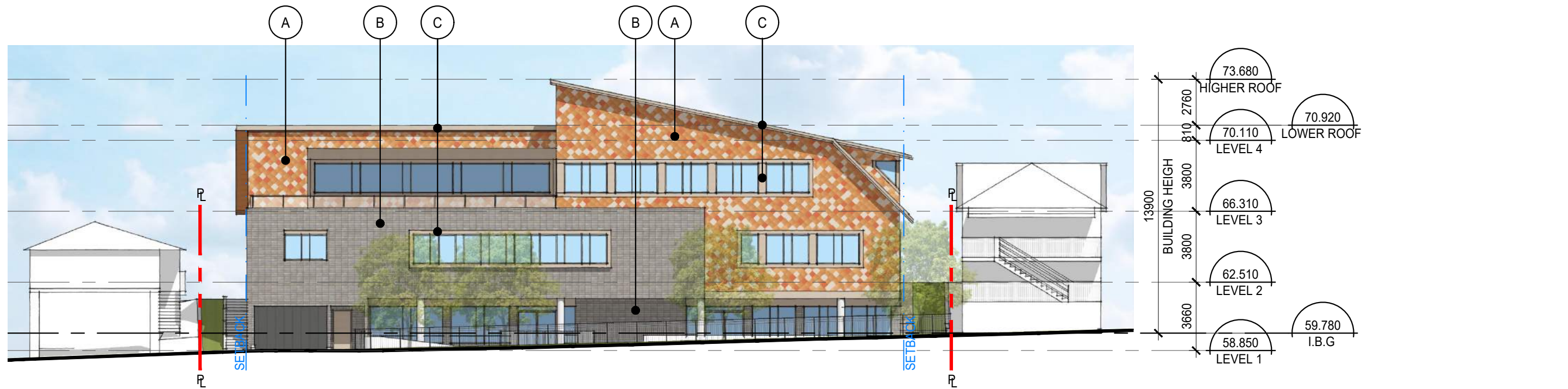
SECTION B-B



ELEVATIONS



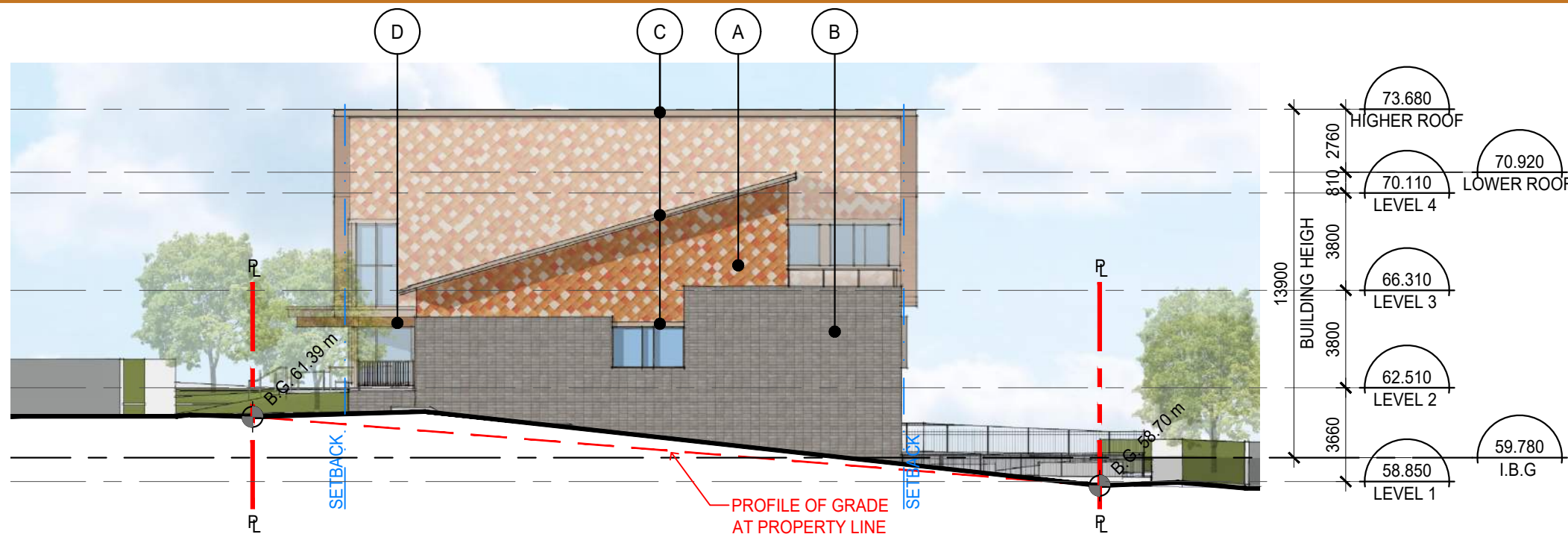
EAST ELEVATION - VICTORIA DRIVE



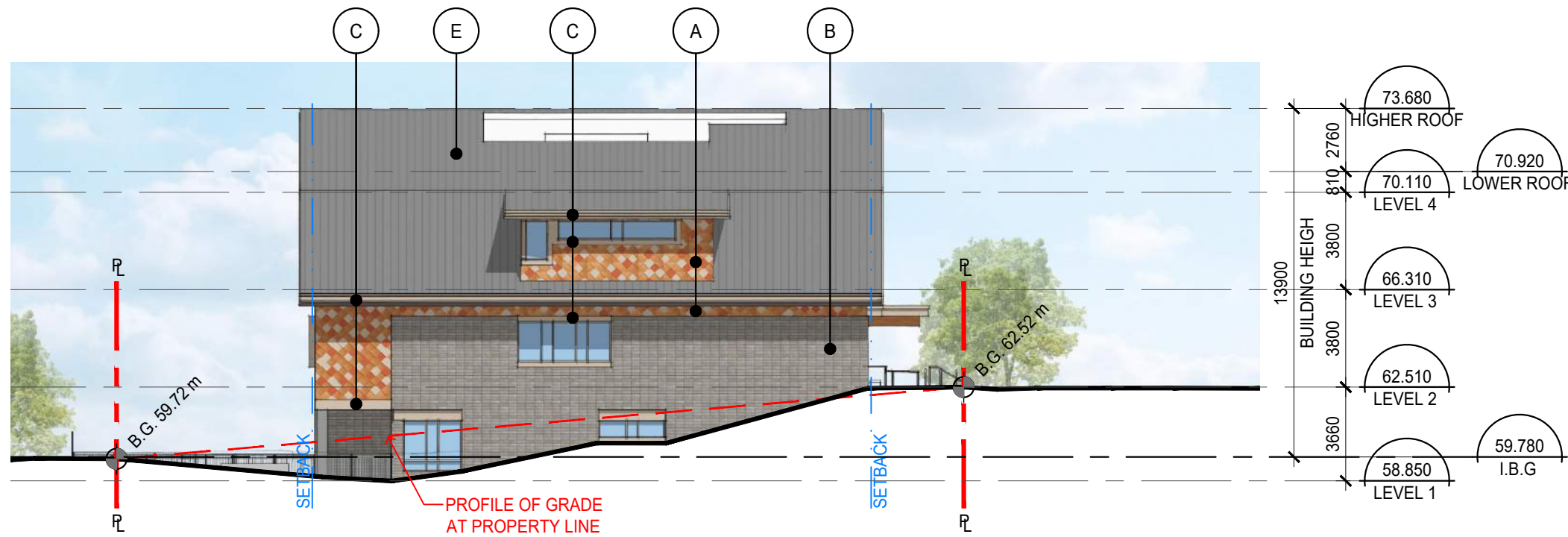
WEST ELEVATION - ALICE STREET



ELEVATIONS



NORTH ELEVATION

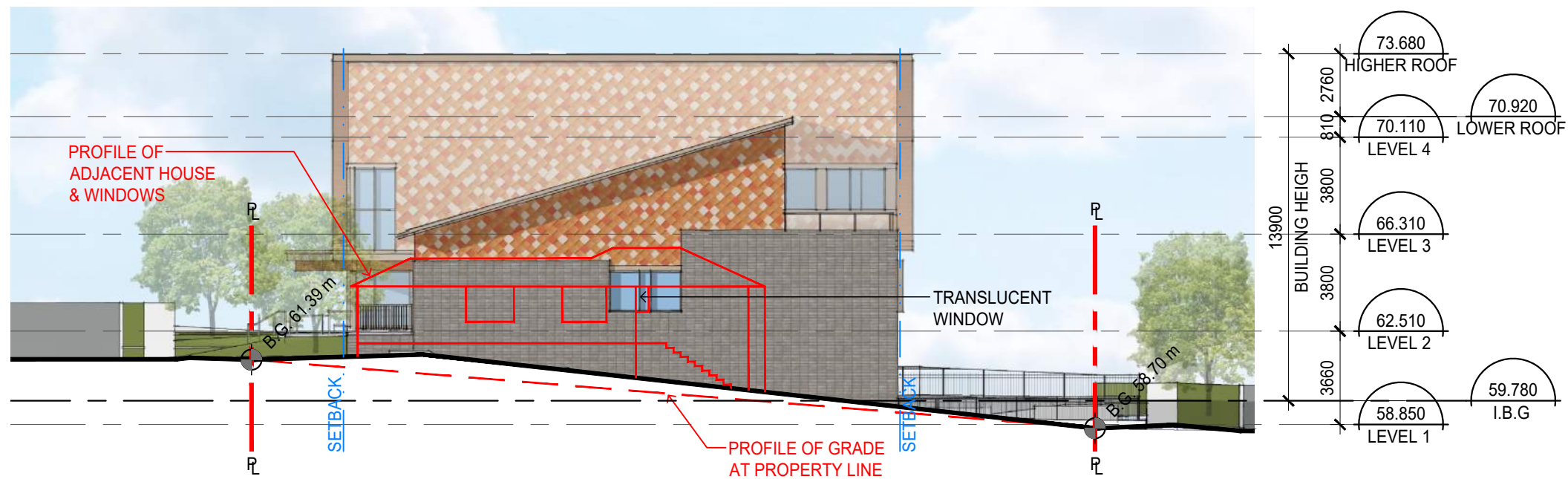


SOUTH ELEVATION

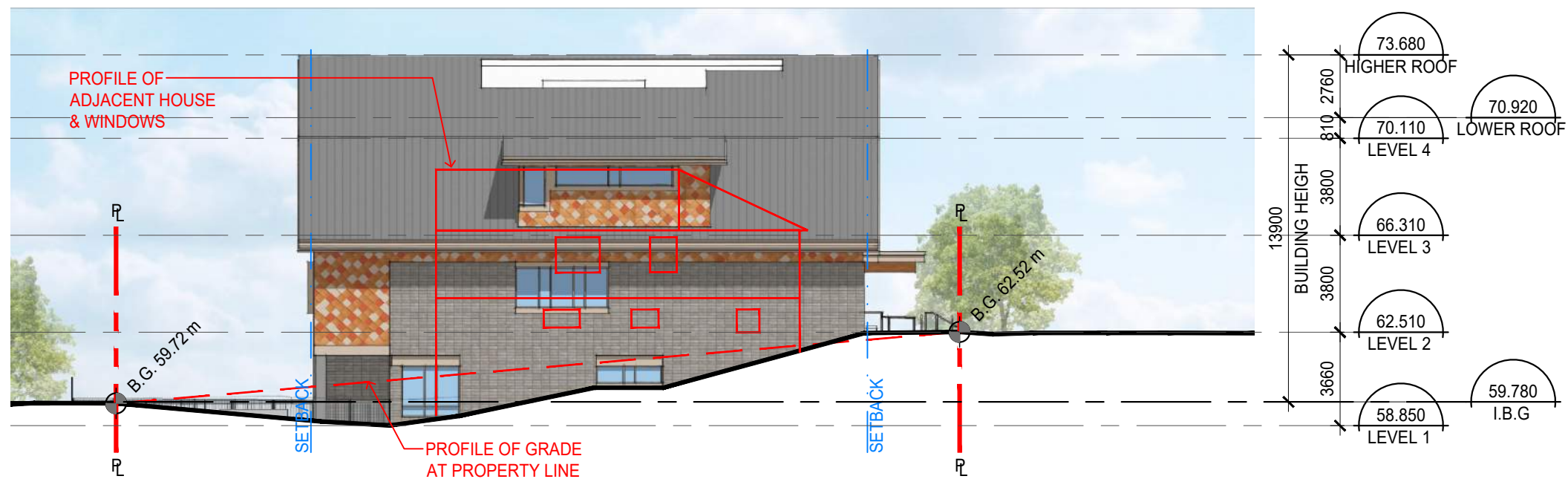
MATERIALS LEGEND	
(A)	ACM SHINGLES
(B)	STACKED BOND BRICK
(C)	METAL TRIM
(D)	WOOD STRUCTURE
(E)	STANDING SEAM METAL ROOF



NORTH & SOUTH REFLECTED ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



PERSPECTIVES



BUILDING ENTRY AT VICTORIA DRIVE



LOOKING NORTHWEST ON VICTORIA DRIVE



LOOKING NORTHEAST ON ALICE STREET



LOOKING SOUTHEAST ON ALICE STREET

PROPOSED AERIAL



LOOKING SOUTHWEST ON VICTORIA DRIVE



LOOKING NORTHEAST ON ALICE STREET

ISSUED FOR REZONING: MAY 4, 2022

CEDAR COTTAGE NEIGHBOURHOOD HOUSE

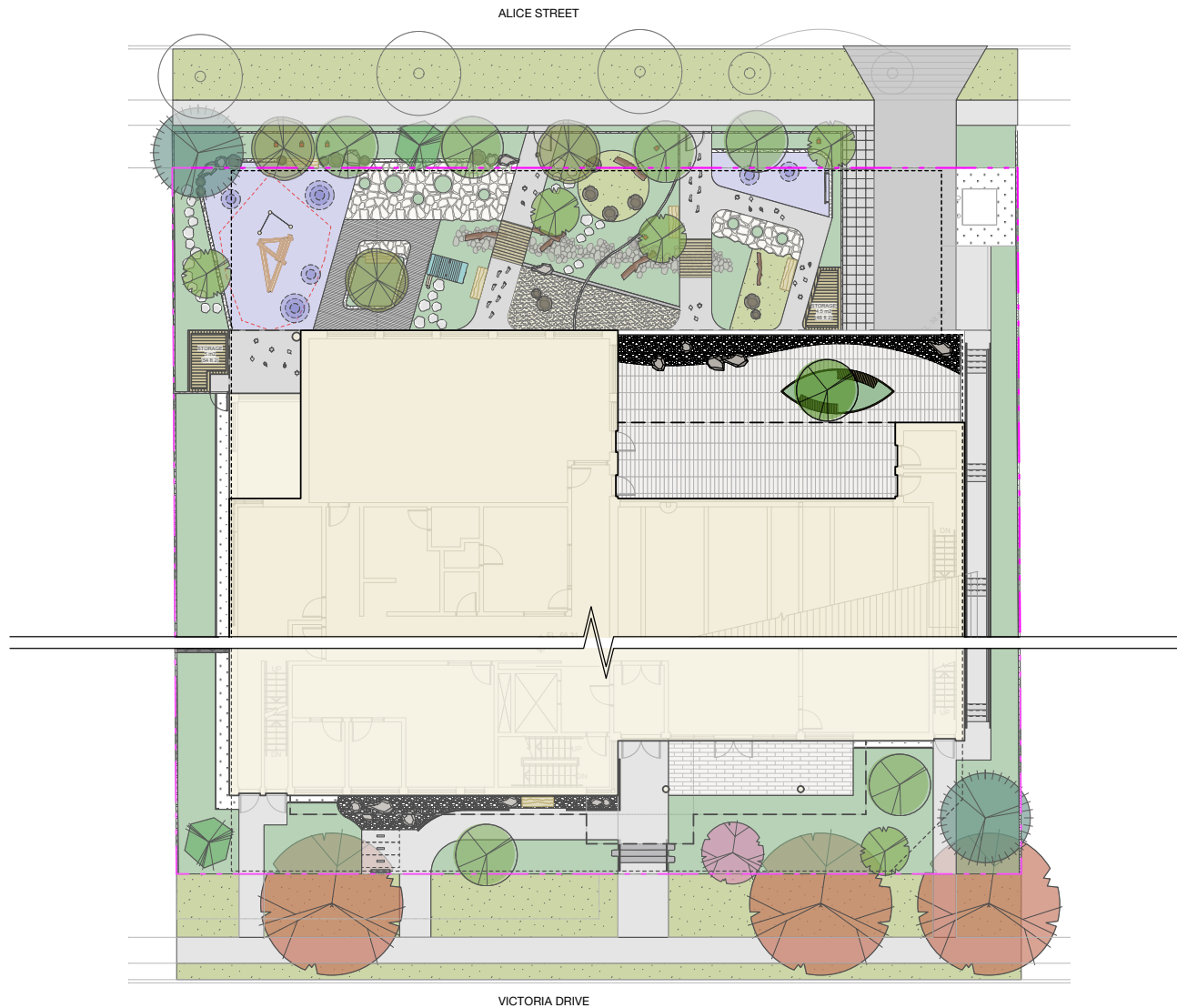
for Association of Neighbourhood Houses, BC

Civic Address: 4065 Victoria Drive, Vancouver

CONSULTANT TEAM

OWNER: Association of Neighbourhood Houses, BC
 ARCHITECT: DA Architects + Planners
 STRUCTURAL: ASPECT Structural Engineers
 MECHANICAL: Rocky Point Engineering
 ELECTRICAL: Integral Group
 LANDSCAPE: ETA Landscape Architecture

Sheet	Drawing Title
L0.0	Cover Sheet
L0.1	Landscape Illustrative Plan
L0.2	Landscape Precedent Images
L0.3	Arborist Tree Management Plan
L1.1	L1 Detail Plan
L1.2	L2 Detail Plan
L1.3	L3 Detail Plan
L2.1	Planting Materials
L2.2	Tree Planting Plan
L3.0	Soil Depth and Permeability Plan
L4.0	Landscape Sections and Elevation



Revision No.	Date	Revision Notes
A	2022-05-04	Issue for RZ

Issue No.	Date	Issue Notes
A	2022-05-04	Issue for RZ

Professional Seal

Preliminary

Project

Cedar Cottage Neighbourhood House

4065 Victoria Drive
Vancouver, BC

Drawing Title

Cover Sheet

Legal

Project Manager	Project ID
KD	22205
Drawn By	Scale
ML	NTS
Reviewed By	Drawing No.
KD	L0.0
Date	1 of 11



LUSH PLANTING



NATURAL STONE ACCENTS



BRIDGE AND DRY STREAM



ROOFTOP TERRACE



TIMBER FURNISHINGS



GATHERING SPACES



EXPLORATORY PLAY



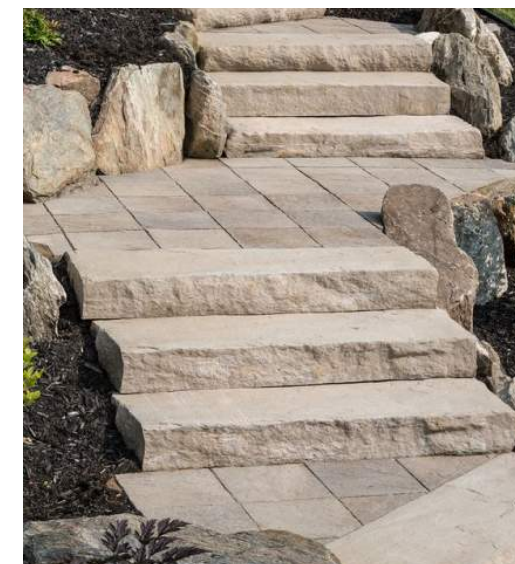
PACIFIC NORTHWEST PLANTING



NATURAL PLAY ELEMENTS



TRADITIONAL PLANT KNOWLEDGE



SLAB STEPS

Revision No. Date Revision Notes

Issue No. Date Issue Notes
A 2022-05-04 Issue for RZ

Professional Seal

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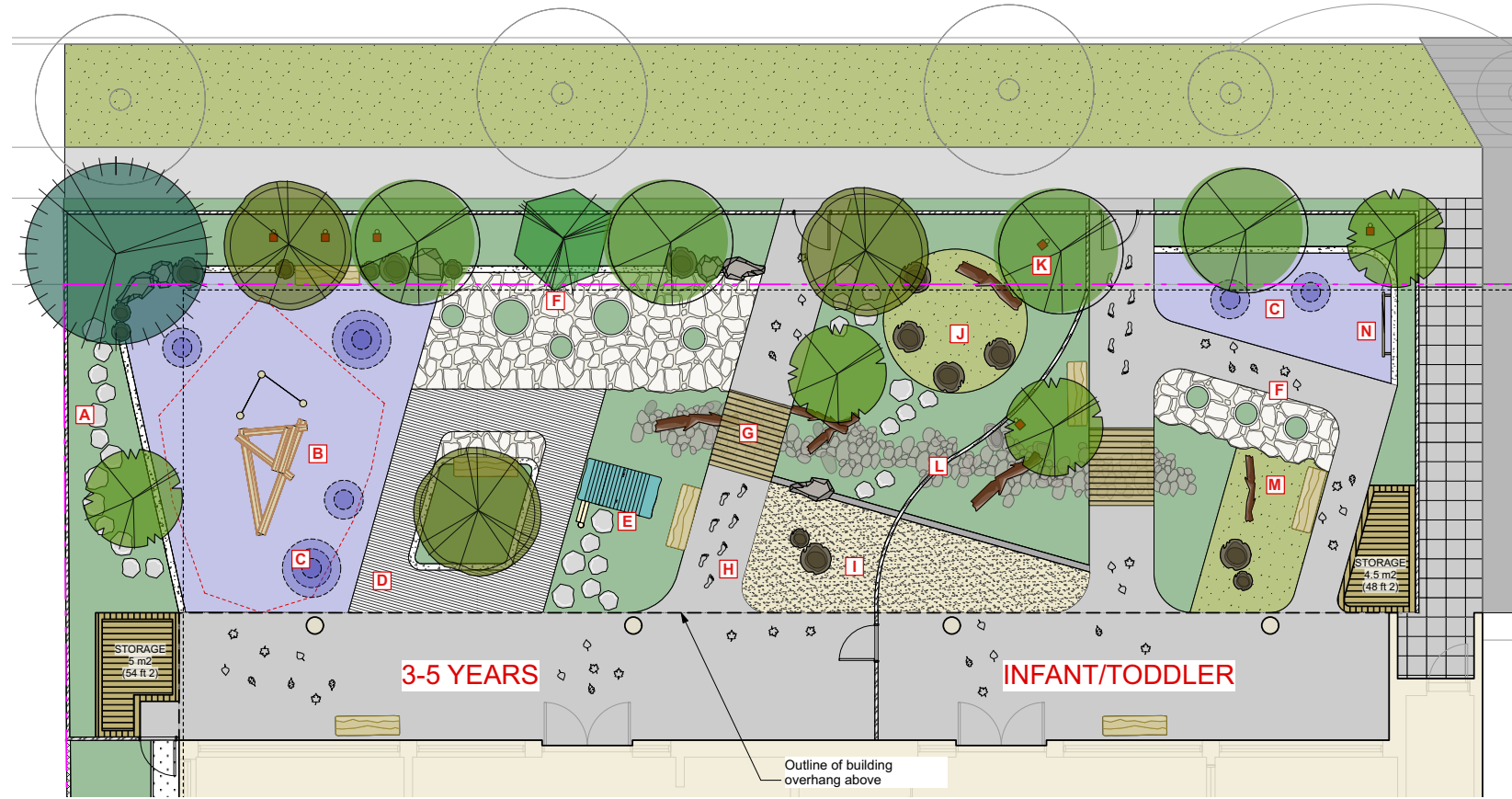
Project
Cedar Cottage Neighbourhood House
4065 Victoria Drive
Vancouver, BC

Drawing Title
Landscape Precedent Images

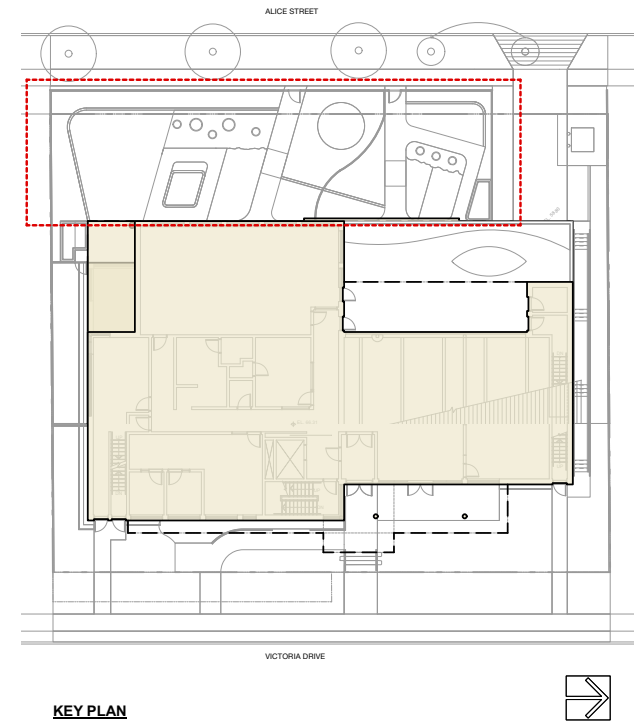
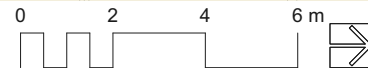
Legal

Project Manager KD	Project ID 22205
Drawn By ML	Scale NTS
Reviewed By KD	Drawing No. L0.2
Date	3 of 11

ALICE STREET



1 SCALE: 1:75



KEY PLAN

Revision No. Date Revision Notes

Issue No. Date Issue Notes
A 2022-05-04 Issue for RZ

Professional Seal



A - FLAGSTONE "SECRET" PATH



B - ROPE AND NATURAL PLAY



C - RUBBER MOUNDS



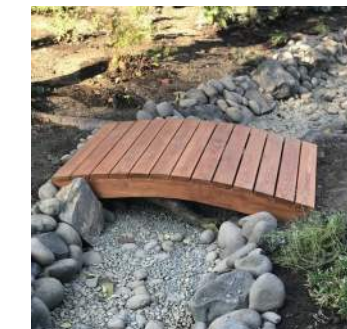
D - PLANK PAVER TRICYCLE TRACK



E - PLAYHOUSE



F - CHILDREN'S URBAN AGRICULTURE



G - LOW TIMBER BRIDGE



H - STAMPED CONCRETE



I - SAND PLAY



J - SEATING STUMP GATHERING CIRCLE



K - BIRDHOUSE



L - PLAY AREA FENCE



M - ARTIFICIAL TURF OPEN SPACE



N - TODDLER PULL UP BAR

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Project

Cedar Cottage Neighbourhood House

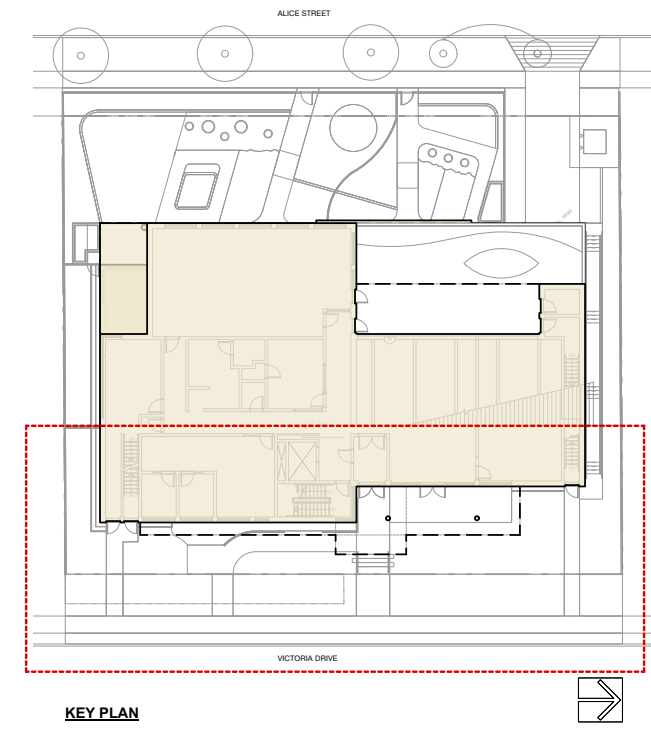
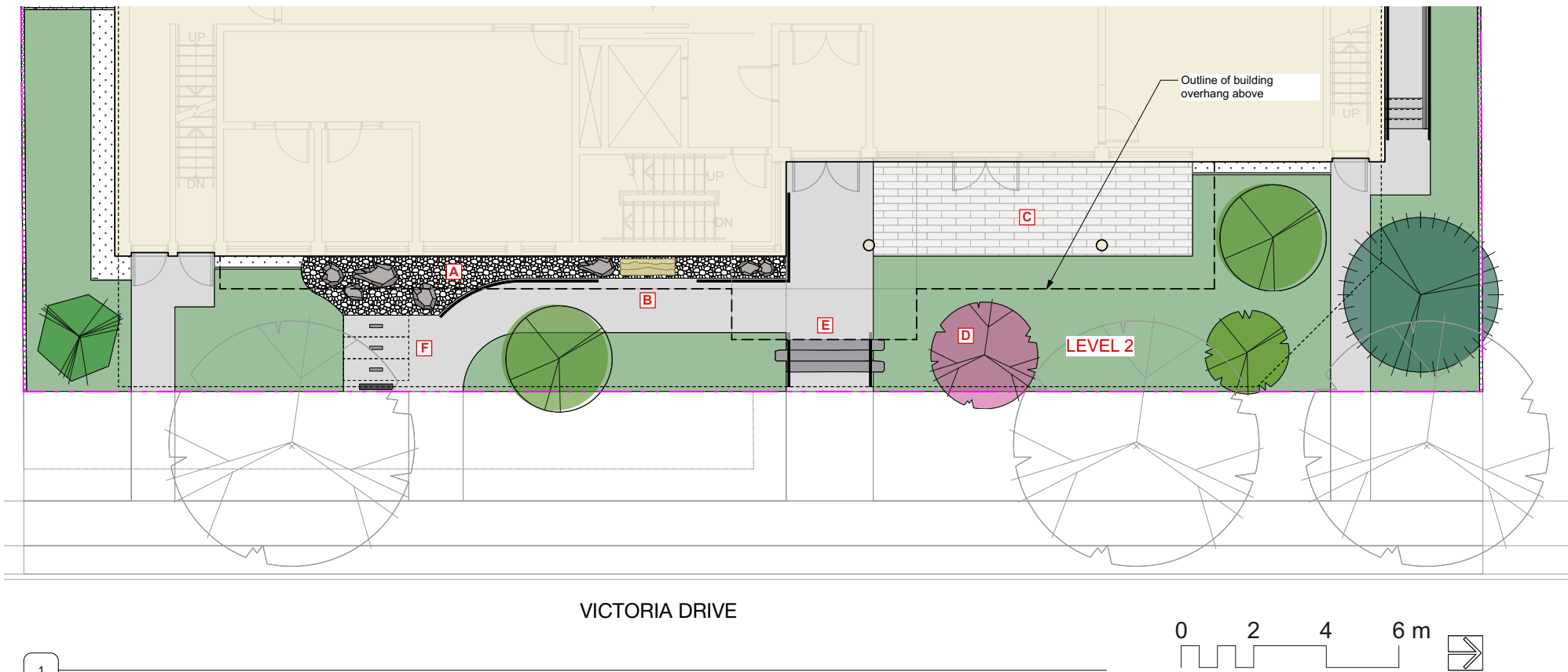
4065 Victoria Drive
Vancouver, BC

Drawing Title

**L1
Detail Plan**

Legal

Project Manager KD	Project ID 22205
Drawn By ML	Scale As Noted
Reviewed By KD	Drawing No. L1.1
Date 5	of 11



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2022-05-04	Issue for RZ

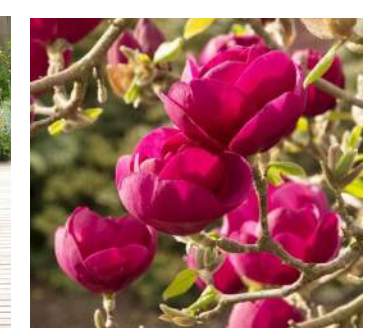
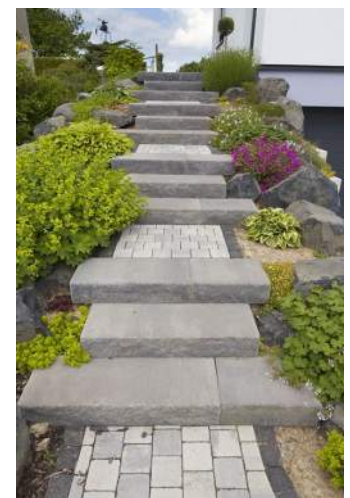
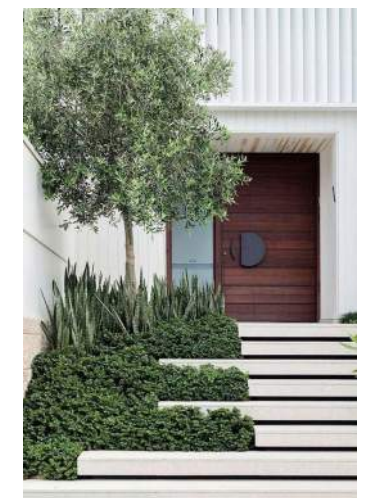
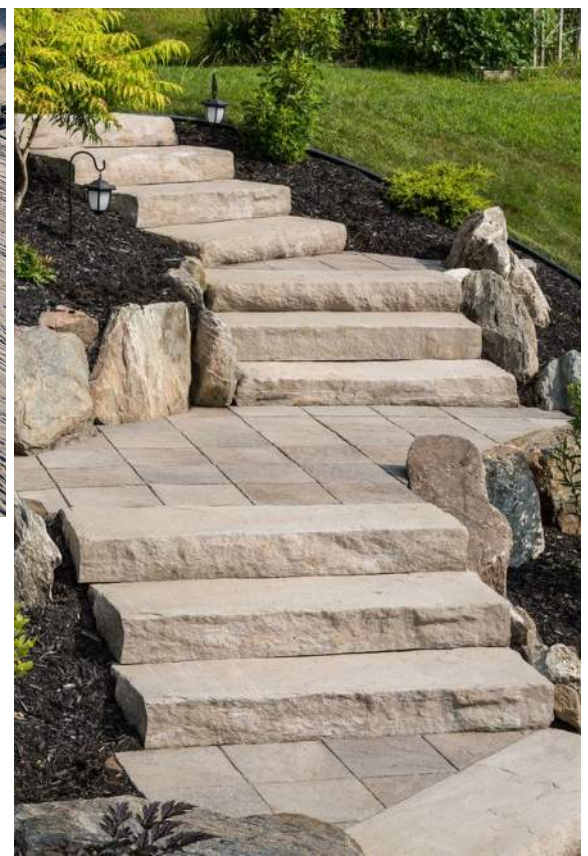
Professional Seal

1 SCALE: 1:75

A: ROCK AND BOULDER GARDEN



C: "WOOD" CONCRETE PAVER E: ENTRY STEPS - NATURAL STONE MATERIAL, OFFSET PLACEMENT, FEATURE LIGHTING AND PLANTING



B: BENCH ON PATH

D: FEATURE MAGNOLIA



F: BIKE RACKS x 3 (6 SPACES)

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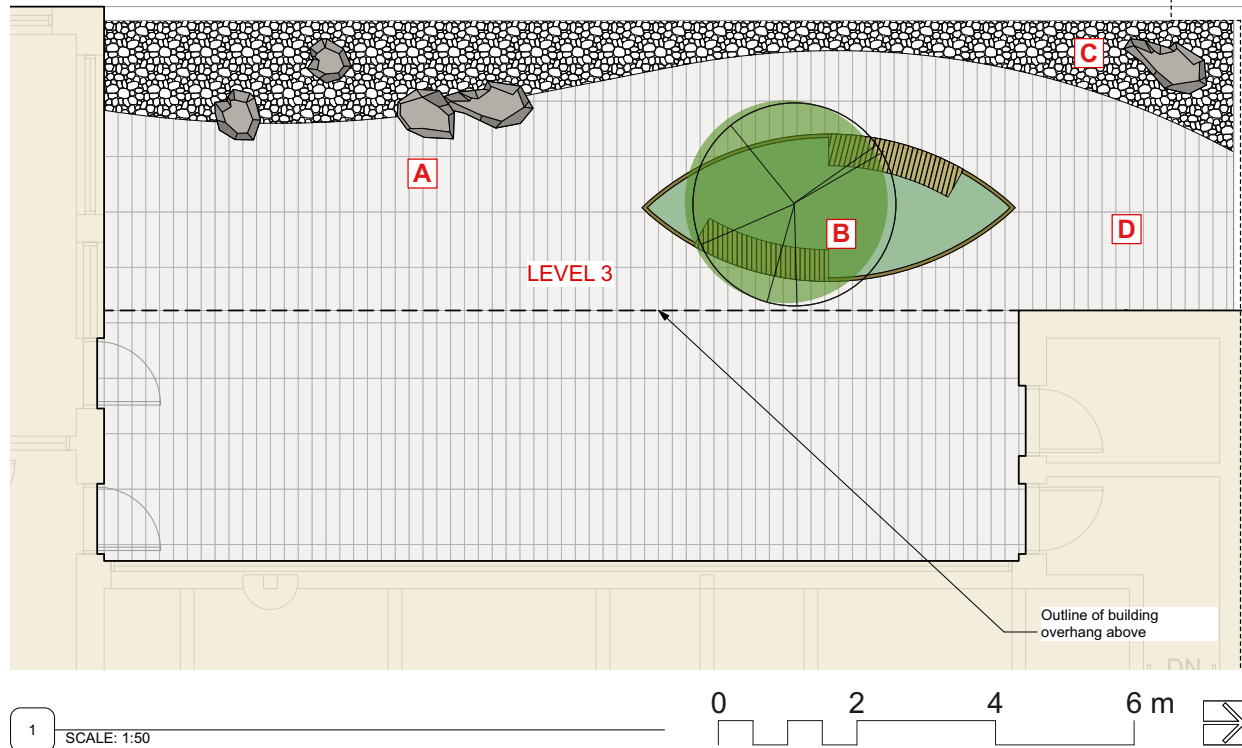
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Project
Cedar Cottage Neighbourhood House
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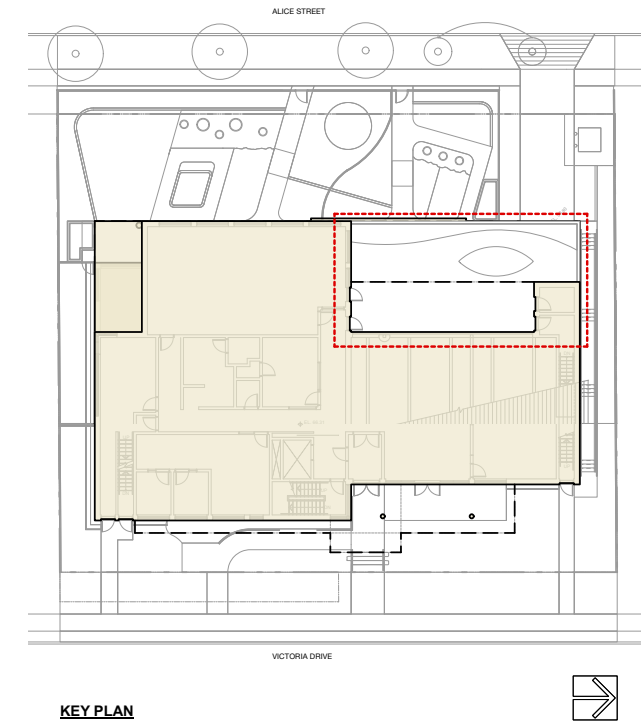
Drawing Title
L2 Detail Plan

Legal

Project Manager KD	Project ID 22205
Drawn By ML	Scale As Noted
Reviewed By KD	Drawing No. L1.2
Date	6 of 11



B: FOCAL POINT - METAL PLANTER WITH INTEGRATED SEATING - REFERENCING CANOE

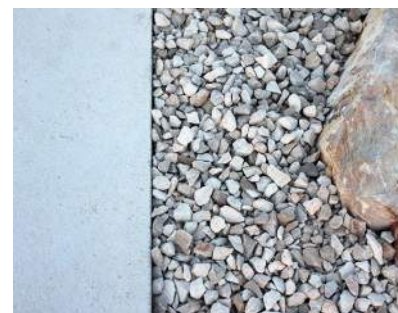


Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2022-05-04	Issue for RZ

Professional Seal

A: NATURAL STONE ACCENTS AND SEATING - REFERENCING LAND



C: RIVER ROCK BORDER - REFERENCING WATER



D: "WOOD" CONCRETE PAVER - REFERENCING WOOD



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Cedar Cottage Neighbourhood House
4065 Victoria Drive
Vancouver, BC

Drawing Title
L3 Detail Plan

Legal

Project Manager KD	Project ID 22205
Drawn By ML	Scale As Noted
Reviewed By KD	Drawing No. L1.3
Date 7	of 11

PACIFIC NORTHWEST PLANTING



DOUGLAS FIR



CREeping OREGON GRAPE EDIBLE



SALAL EDIBLE

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Afi	3	Acer x freemanii 'Jeffers Red'	Jeffer's Red maple	as shown	6.5cm cal/B&B	full/ bushy plants	P
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
	0				0		
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES							
Aa	5	Amelanchier alnifolia	Saskatoon serviceberry	as shown	3m ht/B&B	full/ bushy canopy	N, B, Ed
Ac	7	Acer circinatum	vine maple	as shown	2.5m ht/B&B	full/ bushy canopy	N
Mgb	1	Magnolia 'Black Tulip'	Black Tulip magnolia	as shown	6cm cal/B&B	full/ bushy canopy	
Pot	3	Populus tremuloides	quaking aspen	as shown	5cm cal/B&B	full/ bushy canopy	N
Pse	2	Pseudotsuga menziesii	Douglas fir	as shown	3.5m ht/B&B	full/ bushy canopy	N, E
Tsm	2	Tsuga mertensiana	mountain hemlock	as shown	3m ht/B&B	full/ bushy canopy	N, E
SHRUB / GROUNDCOVERS / PERENNIALS							
Am		Achillea millefolium	yarrow		0.3#1 cont.	full/ bushy plants	N, P
Auu		Arctostaphylos uva-ursi	kinnikinnick		0.3#1 cont.	full/ bushy plants	N, E, B, P
Co		Carex obnupta	slough sedge		0.51#1 cont.	full/ bushy plants	N, E
Cos		Cornus sericea	red osier dogwood		1.68#5 cont.	full/ bushy plants	N, P, B, W
Csk		Cornus sericea 'Kelsevi'	dwarf red osier dogwood		0.61#3 cont.	full/ bushy plants	N, P, B, W
Dc		Deschampsia caespitosa	tufted hair grass		0.51#2 cont.	full/ bushy plants	N
Fa		Fragaria chiloensis	beach strawberry		0.25#1 cont.	full/ bushy plants	N, Ed, P, B
Gs		Gaultheria shallon	salal		0.61#2 cont.	full/ bushy plants	N, E, B, P, Ed
Hd		Holodiscus discolor	oceanspray		1.07#5 cont.	full/ bushy plants	N, P
Jul		Juncus effusus	common rush		0.51#1 cont.	full/ bushy plants	N, E
Maa		Mahonia aquifolium	tall Oregon grape		0.46#3 cont.	full/ bushy plants	N, E, B, P, Ed
Mr		Mahonia repens	creeping Oregon grape		0.3#1 cont.	full/ bushy plants	N, E, B, P, Ed
Phc		Physocarpus capitatus	pacific ninebark		1.07#3 cont.	full/ bushy plants	N, B, P
Pm		Polystichum munitum	sword fern		0.76#3 cont.	full/ bushy plants	N, E
Ron		Rosa nutkana	Nootka rose		0.81#2 cont.	full/ bushy plants	N, B, P
Rs		Ribes sanguineum 'King Edward VII'	flowering currant		1.07#5 cont.	full/ bushy plants	N, B, P
Rus		Rubus spectabilis	salmonberry		1.07#3 cont.	full/ bushy plants	N, B, P
Sa		Symphoricarpos albus	snowberry		0.76#5 cont.	full/ bushy plants	N, B, P, W
					0		
LAWN							
		Non-Netted, grown on sand					
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
S N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							



BEACH STRAWBERRY EDIBLE



VINE MAPLE



SALMONBERRY EDIBLE



KINNIKINNIK



SWORD FERN



NOOTKA ROSE



TUFTED HAIR GRASS



DRY STREAM PLANTING

Revision No. Date Revision Notes

Issue No. Date Issue Notes
A 2022-05-04 Issue for RZ

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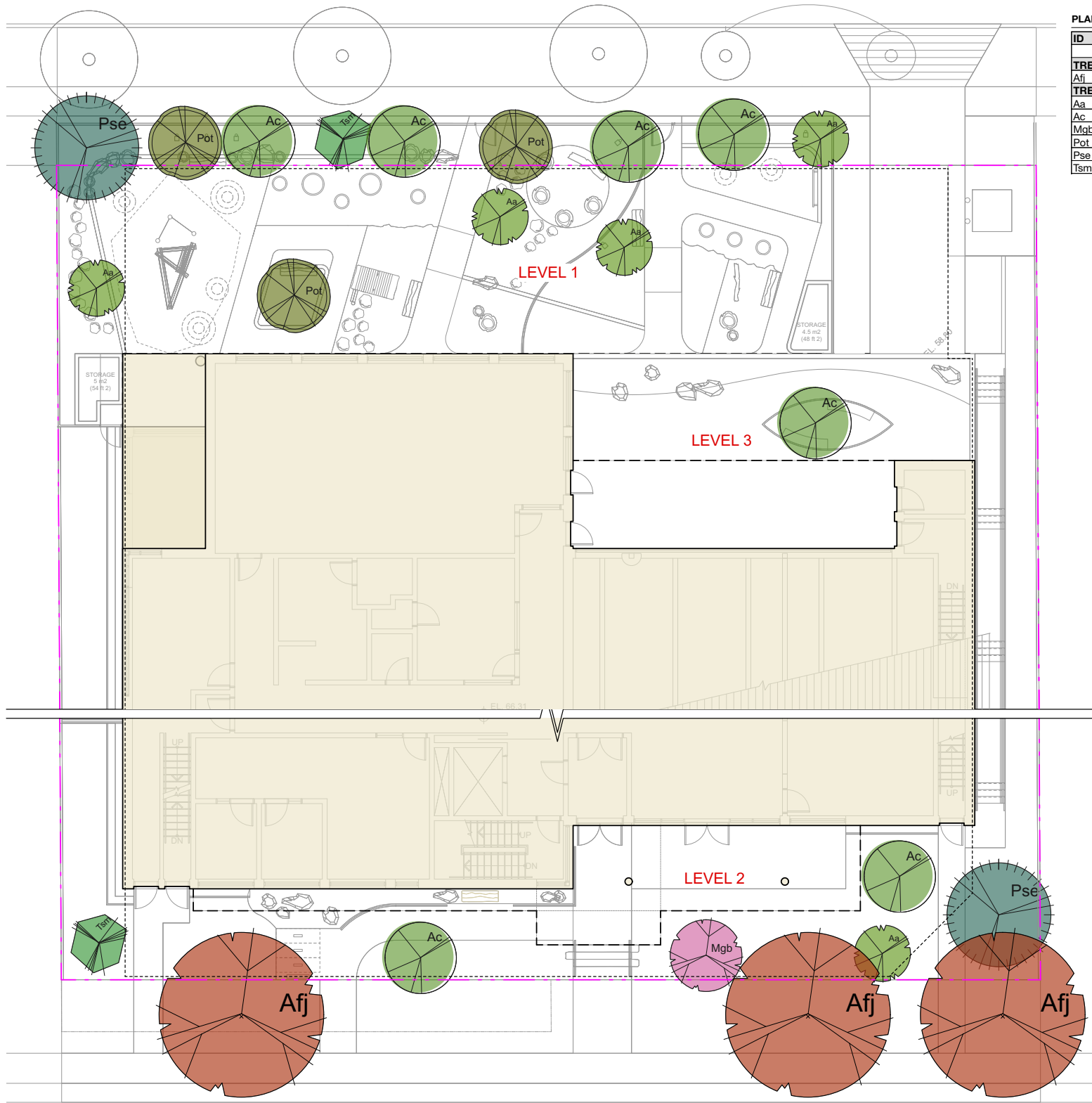
Project
Cedar Cottage Neighbourhood House
4065 Victoria Drive
Vancouver, BC

Drawing Title
Planting Precedent Images

Legal

Project Manager KD	Project ID 22205
Drawn By ML	Scale NTS
Reviewed By KD	Drawing No. L2.1
Date	8 of 11

ALICE STREET



VICTORIA DRIVE

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Afj	3	Acer x freemanii 'Jeffers Red'	Jeffer's Red maple	as shown	6.5cm cal/B&B	full/ bushy plants	P
TREES							
Aa	5	Amelanchier alnifolia	Saskatoon serviceberry	as shown	3m ht/B&B	full/ bushy canopy	N, B, Ed
Ac	7	Acer circinatum	vine maple	as shown	2.5m ht/B&B	full/ bushy canopy	N
Mgb	1	Magnolia 'Black Tulip'	Black Tulip magnolia	as shown	6cm cal/B&B	full/ bushy canopy	
Pot	3	Populus tremuloides	quaking aspen	as shown	5cm cal/B&B	full/ bushy canopy	N
Pse	2	Pseudotsuga menziesii	Douglas fir	as shown	3.5m ht/B&B	full/ bushy canopy	N, E
Tsm	2	Tsuga mertensiana	mountain hemlock	as shown	3m ht/B&B	full/ bushy canopy	N, E

Revision No. Date Revision Notes

Issue No. Date Issue Notes
A 2022-05-04 Issue for RZ

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Project
Cedar Cottage Neighbourhood House
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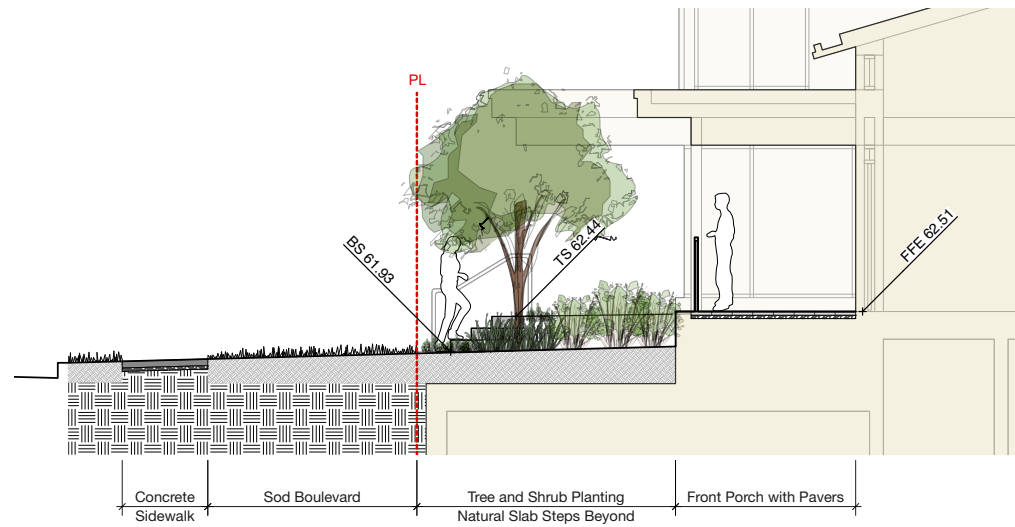
Drawing Title
Tree Planting Plan

Legal

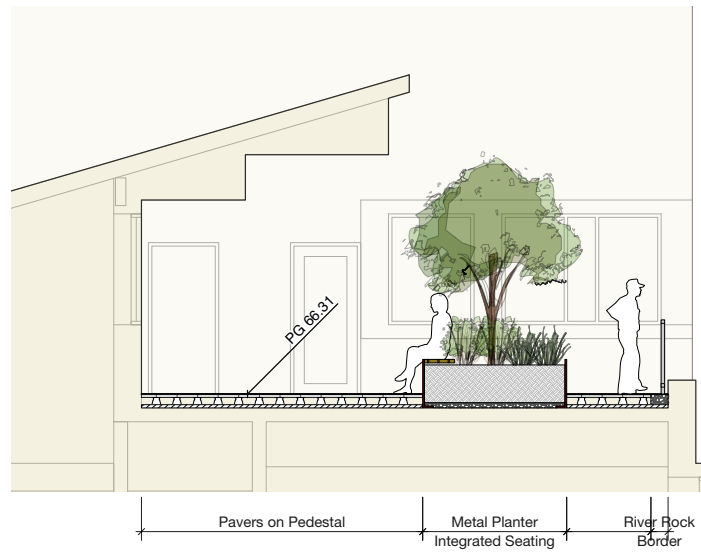
Project Manager KD	Project ID 22205
Drawn By ML	Scale As Noted
Reviewed By KD	Drawing No. L2.2
Date	9 of 11

1 SCALE: 1:100

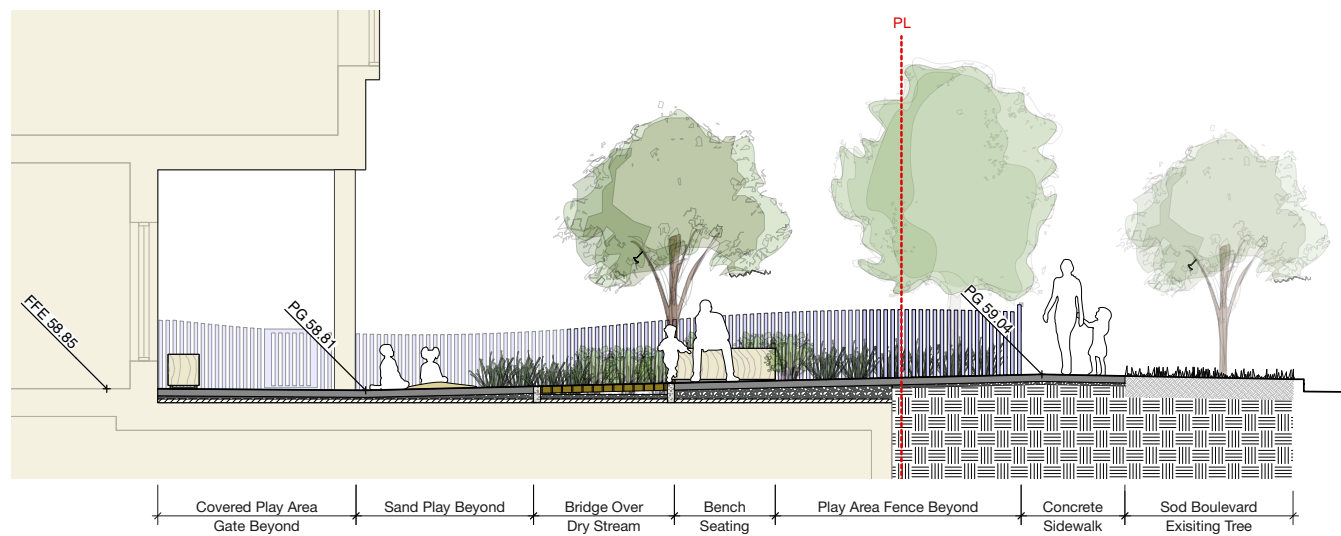




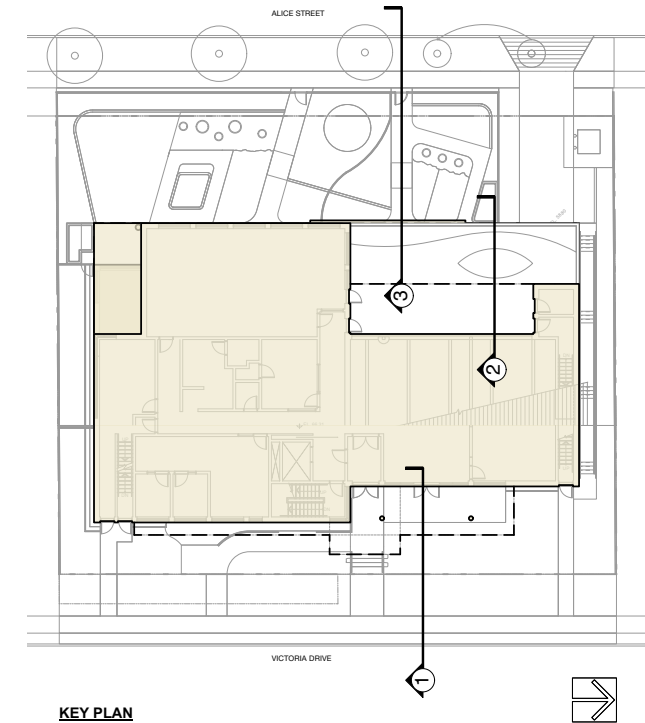
1 SECTION: L2 Frontage on Victoria Drive
SCALE: 1:50



2 SECTION: L3 Rooftop Terrace
SCALE: 1:50



3 SECTION: L1 Outdoor Childcare
SCALE: 1:50



KEY PLAN

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2022-05-04	Issue for RZ

Professional Seal

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Project

Cedar Cottage Neighbourhood House

4065 Victoria Drive
Vancouver, BC

Drawing Title

Landscape Sections & Elevations

Legal

Project Manager KD	Project ID 22205
Drawn By ML	Scale As Noted
Reviewed By KD	Drawing No. L4.0
Date 11	of 11