

**WELCOME TO
VIRTUAL OPEN HOUSE
FOR 7018 MAIN STREET DEVELOPMENT
VANCOUVER, BC**



PROPOSED 6-STOREY MIXED USE COMMERCIAL AND SECURED MARKET PRICE RENTAL APARTMENT WITH DAYCARE DEVELOPMENT AT 7018 MAIN STREET, VANCOUVER, BC



PROPOSED BY:
MATTHEW CHENG ARCHITECT INC.
7000 MAIN HOLDINGS

CONSULTANTS:



ARBORIST.



ELECTRICAL.



ENVIRONMENTAL.



LANDSCAPING.



BUILDING SCIENCE.



MECHANICAL.



GEOTECHNICAL.



CONTEXT:

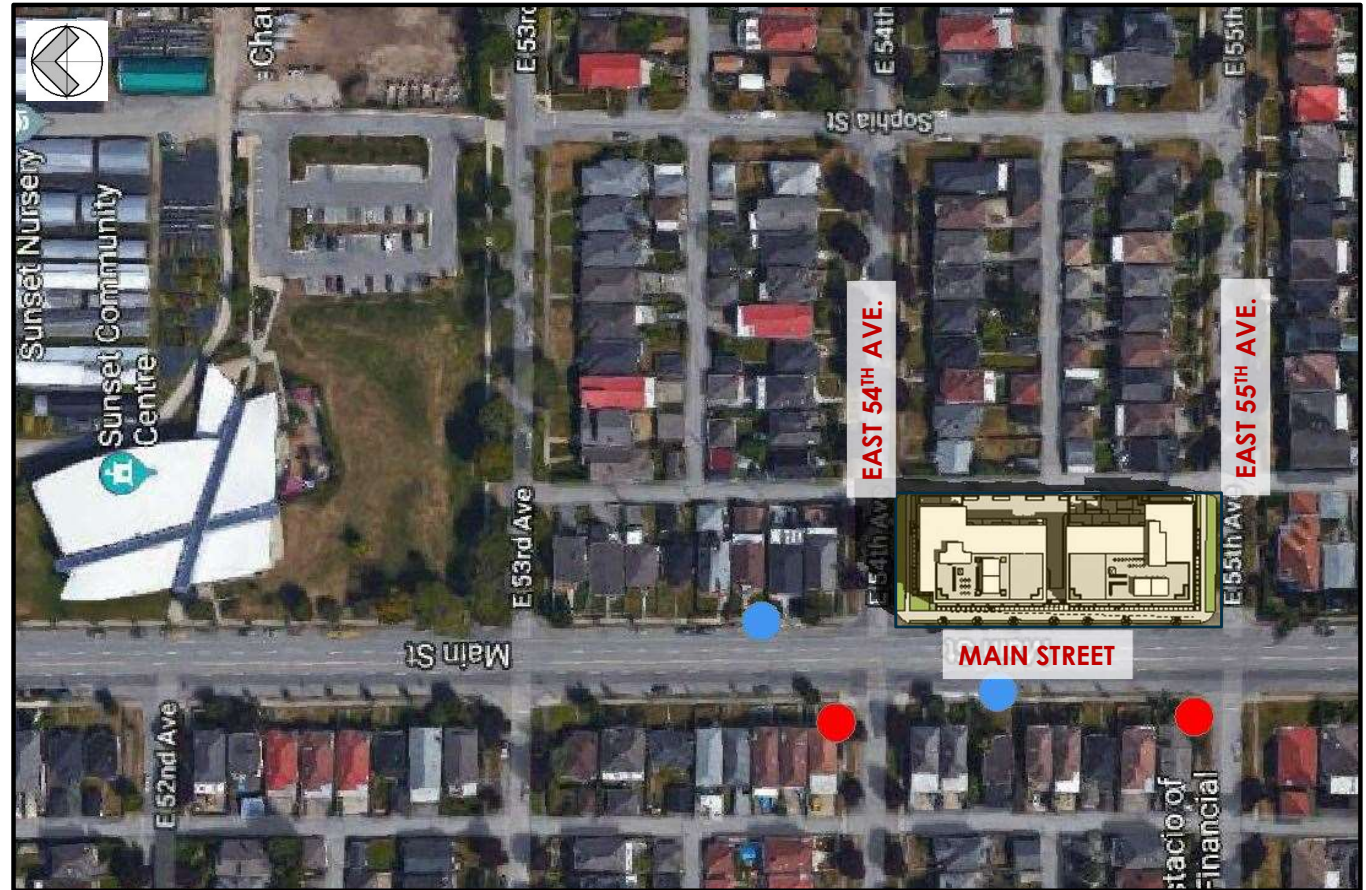
200 METERS SOUTH OF SUNSET
COMMUNITY CENTRE

BOUNDED BY
SINGLE FAMILY RESIDENTIAL UNITS

WITHIN ABOUT 100 METERS OF BUS
STOPS

 • BUS STOP

 • EXISTING FIRE HYDRANT

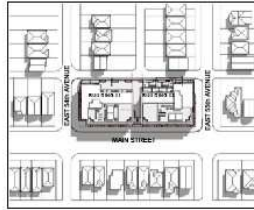


**CIVIC ADDRESS: 208 E-54TH AVE, 7018,7028,7038,7050,7064,7078 MAIN ST
& 211 E-55TH AVE, VANCOUVER, BC**

MATTHEW CHENG ARCHITECT INC.



March 21 10AM



June 21 10AM



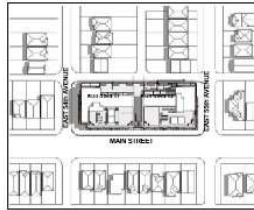
September 21 10AM



December 21 10AM



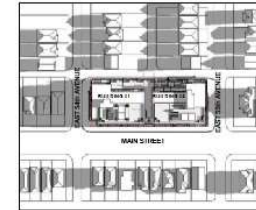
March 21 12PM



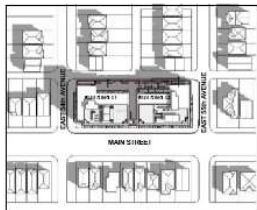
June 21 12PM



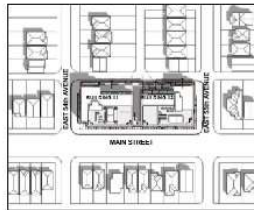
September 21 12PM



December 21 12PM



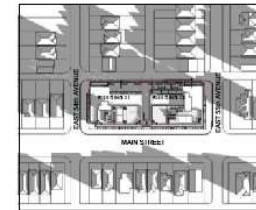
March 21 2PM



June 21 2PM



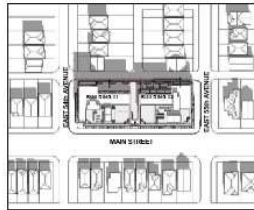
September 21 2PM



December 21 2PM



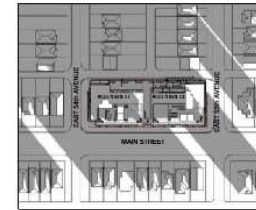
March 21 4PM



June 21 4PM



September 21 4PM



December 21 4PM



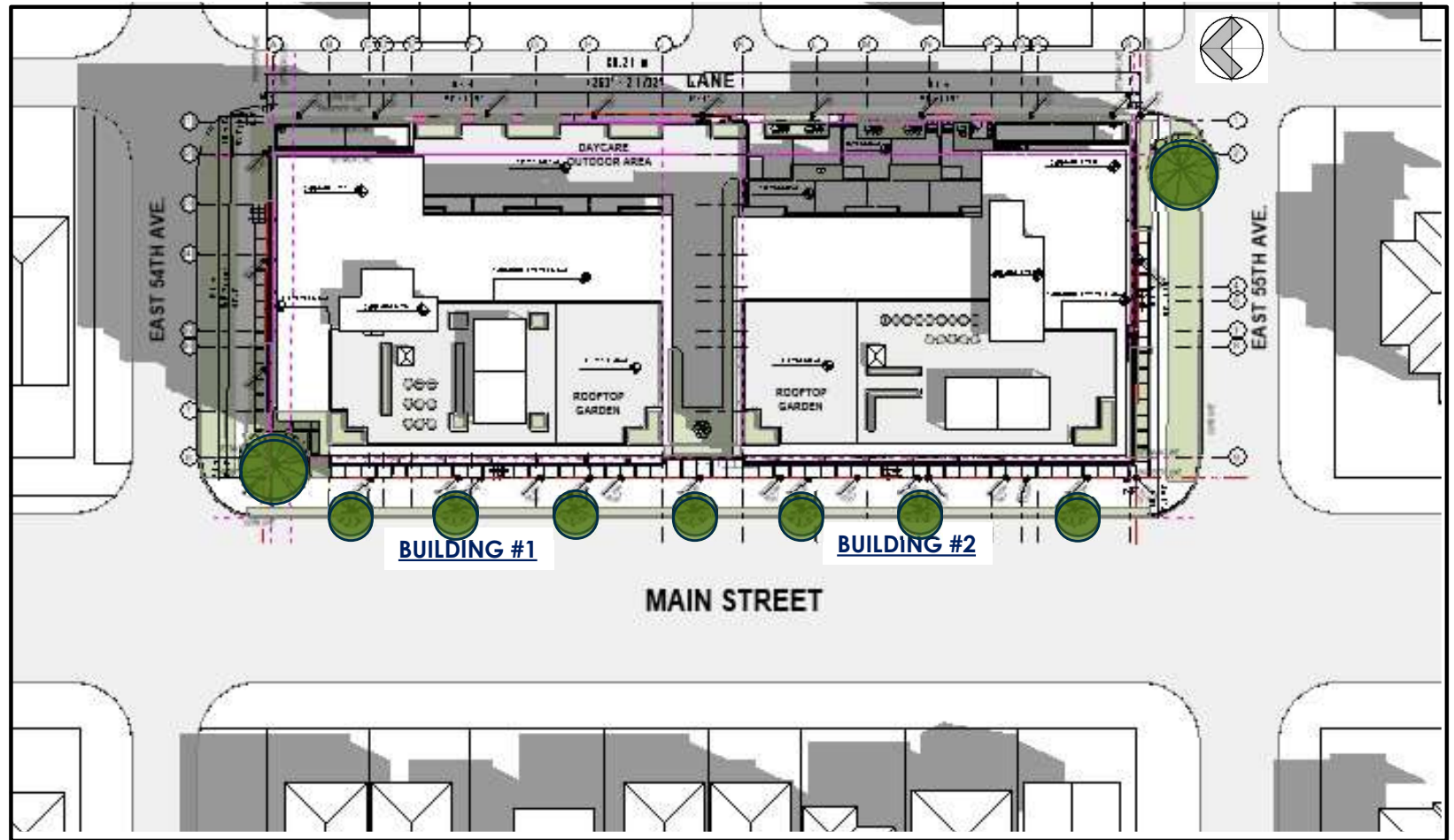
DATA SUMMARY

EXISTING ZONING:	RT-2	INDOOR AMENITY SPACE:	234.19 SM (2520.89 SF)
PROPOSED ZONING:	CD1 ZONE (COMPREHENSIVE DEVELOPMENT ZONE)	ROOFTOP AMENITY:	804.06 SM (8654.83 SF)
TOTAL SITE AREA:	2,679.14 SM (28,838 SF)	PARKING SPACE:	102 SPACES
GROSS FLOOR AREA	8809.32 SM (105,587 SF)		6 VISITOR SPACES
DENSITY:	3.66 FAR		13 COMMERCIAL SPACES
BUILDING HEIGHT:	6-STOREY – 23 MTRS (75.46 FT)		7 DAYCARE SPACES
TOTAL DWELLING UNIT:	124 UNITS	BICYCLE SPACES:	222 RESIDENTIAL SPACES
	11 - 3-BEDROOM TOWNHOUSE UNITS AT GRADE		& 6 VISITORS SPACES (OUTDOOR BIKE RACK)
	33 - 2-BEDROOM UNITS		9 COMMERCIAL SPACE
	47 - 1-BEDROOM UNITS		& 6 VISITORS SPACE (OUTDOOR BIKE RACK)
	8 - 1-BEDROOM LOFTS		
	25 - STUDIOS		
	12 ADAPTABLE UNITS (10% OF TOTAL UNITS)	STORAGE LOCKERS:	47 LOCKERS
COMMERCIAL RETAIL SAPCE AREA AT GRADE	1028.49 SM (11070.57 SF)		
DAYCARE SPACE AREA FOR 37 CHILDREN LOCATED ON THE SECOND FLOOR	485.22 SM (5255.86 SF) INCLUDING 466.21 SM (5018.24 SF) OUTDOOR SAPCE		

SITE PLAN



RETAINED EXISTING TREES



PROPOSED DEVELOPMENT

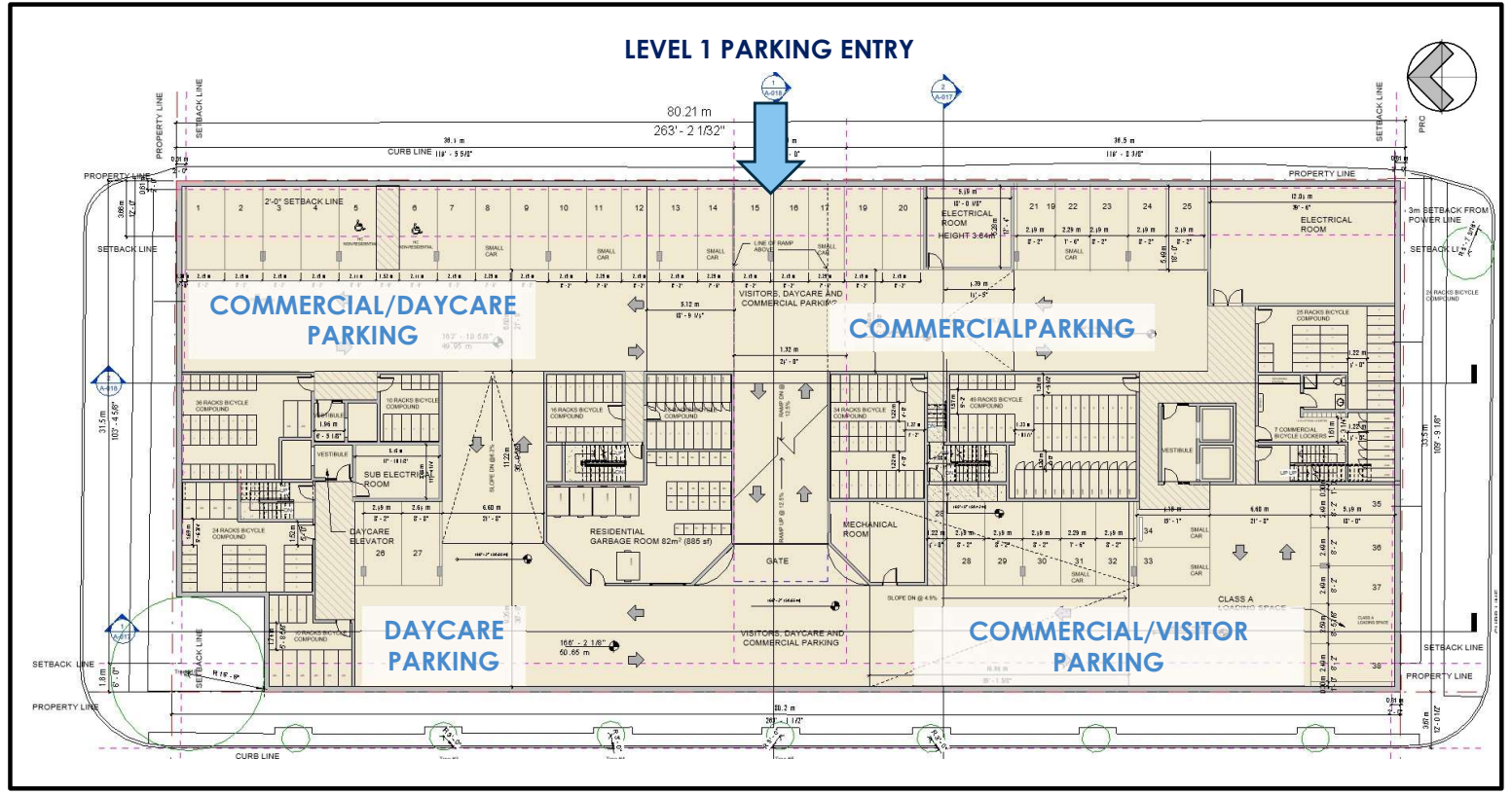
MATTHEW CHENG ARCHITECT INC.

PARKING LEVEL 1

COMMERCIAL PARKING

COMMERCIAL, VISITOR AND DAYCARE PARKING SPACES

RESIDENTIAL AND COMMERCIAL BICYCLE SPACES



BUILDING #1

BUILDING #2

PROPOSED DEVELOPMENT

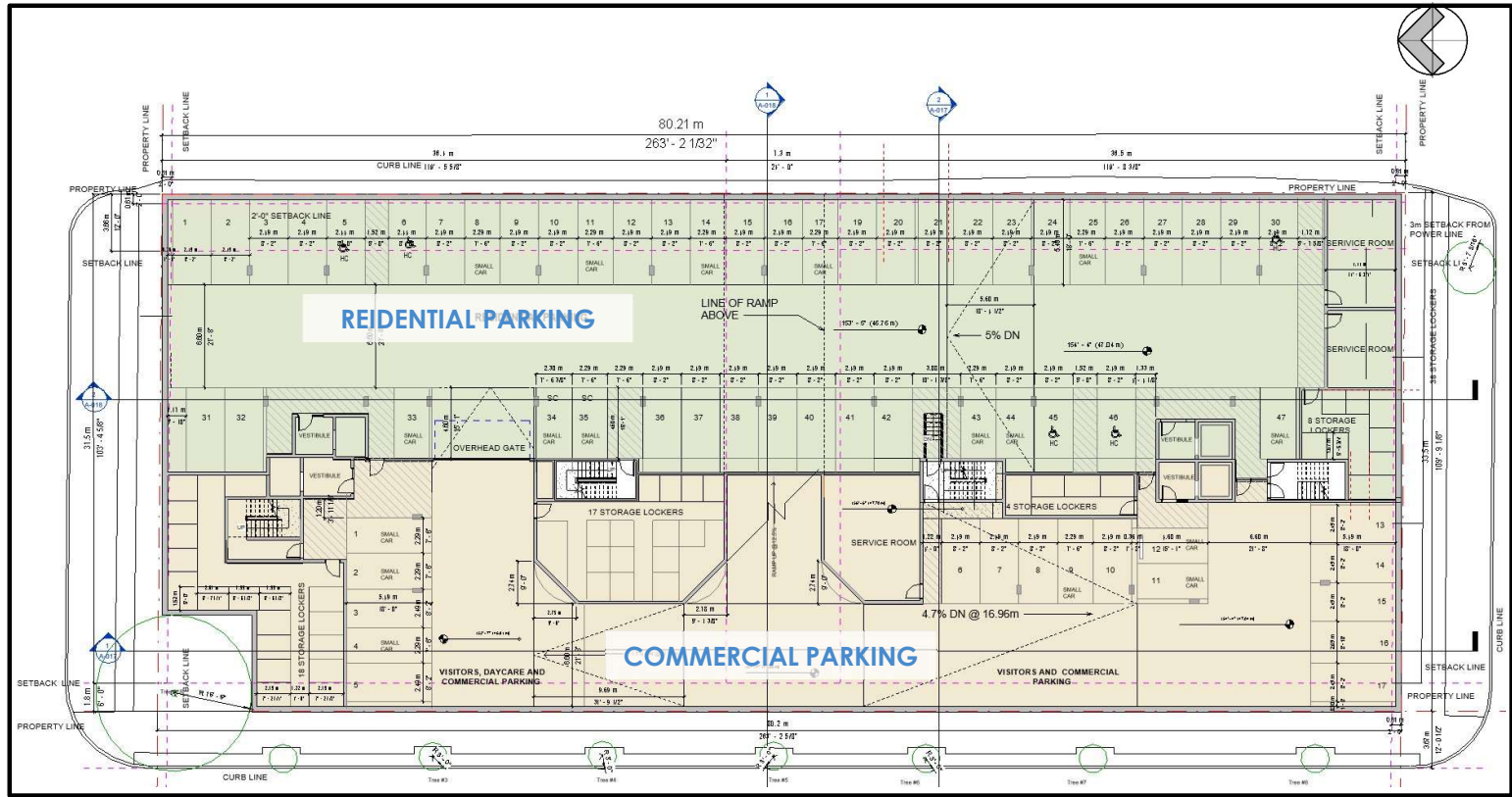
MATTHEW CHENG ARCHITECT INC.

PARKING LEVEL 2

- COMMERCIAL PARKING
- RESIDENTIAL PARKING

RESIDENTIAL & COMMERCIAL PARKING SPACES

RESIDENTIAL STORAGE LOCKERS







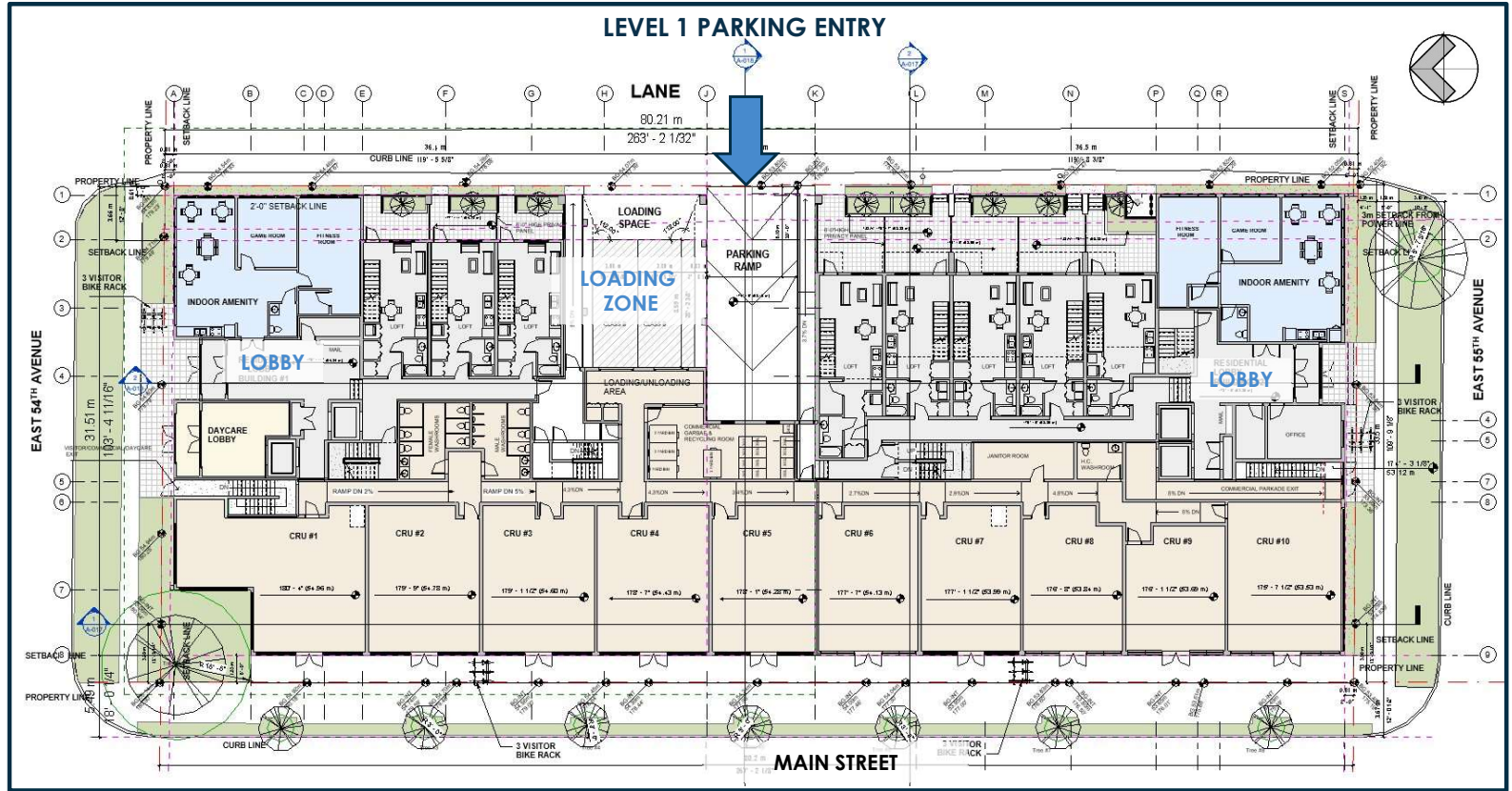
BUILDING #1

BUILDING #2

FLOOR PLAN

LEVEL 1

-  RESIDENTIAL
-  COMMERCIAL
-  DAYCARE LOBBY
-  INDOOR AMENITY





BUILDING #1

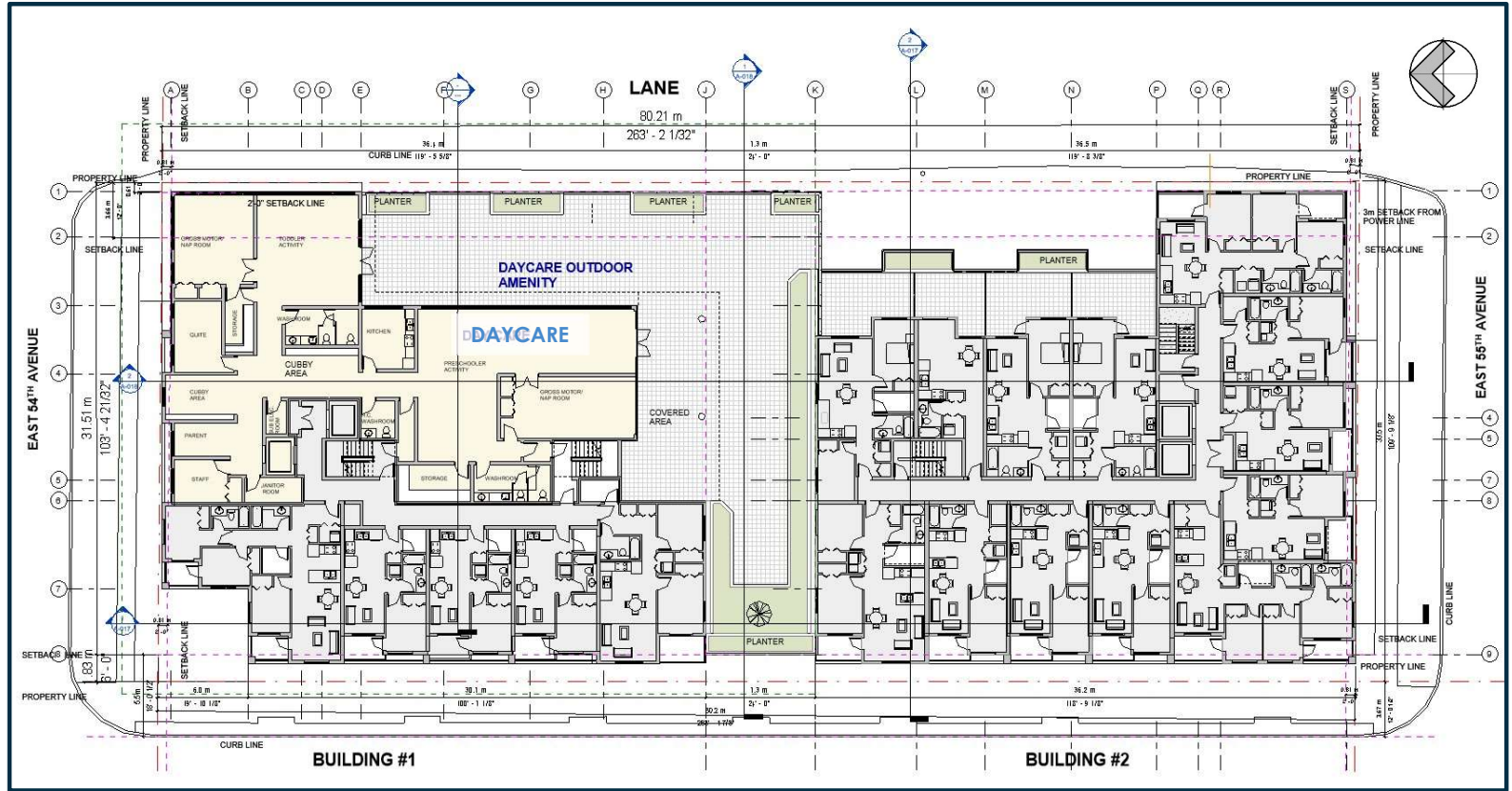
BUILDING #2

FLOOR PLAN

LEVEL 2

 RESIDENTIAL

 DAYCARE



BUILDING #1

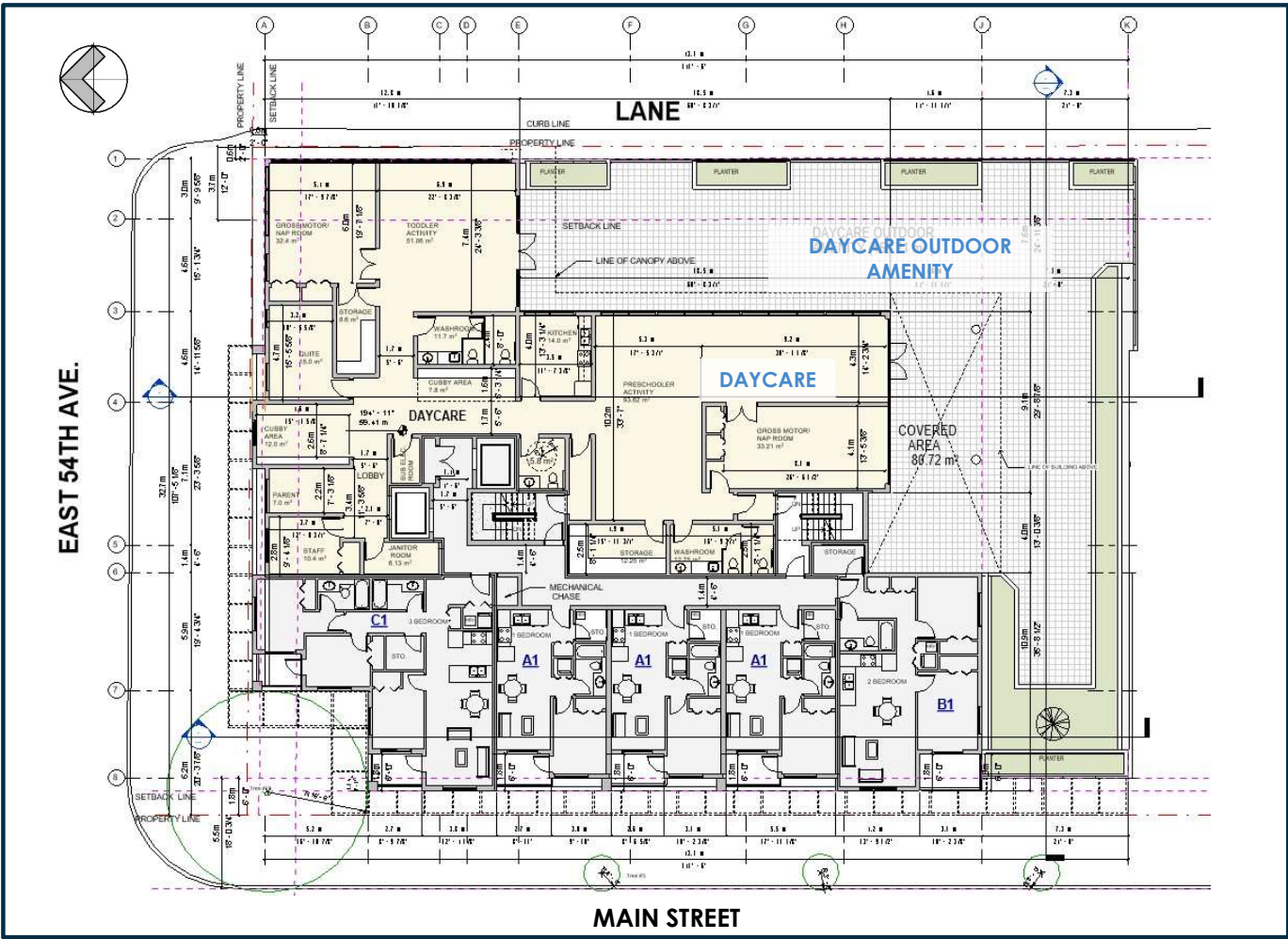
BUILDING #2

LEVEL 2 BUILDING #1

RESIDENTIAL
 DAYCARE

DAYCARE IS SEPARATED FROM RESIDENTIAL AREA BY PROVIDING SEPARATE ENTRANCE AND DIRECT ACCESS TO ELEVATOR TO SECOND AND PARKING LEVELS

DAYCARE IS PROGRAMMED AND DESIGNED FOR 37 CHILDREN (TODDLER & PRECHOOLER) BASED ON CHILDCARE DESIGN GUIDELINES

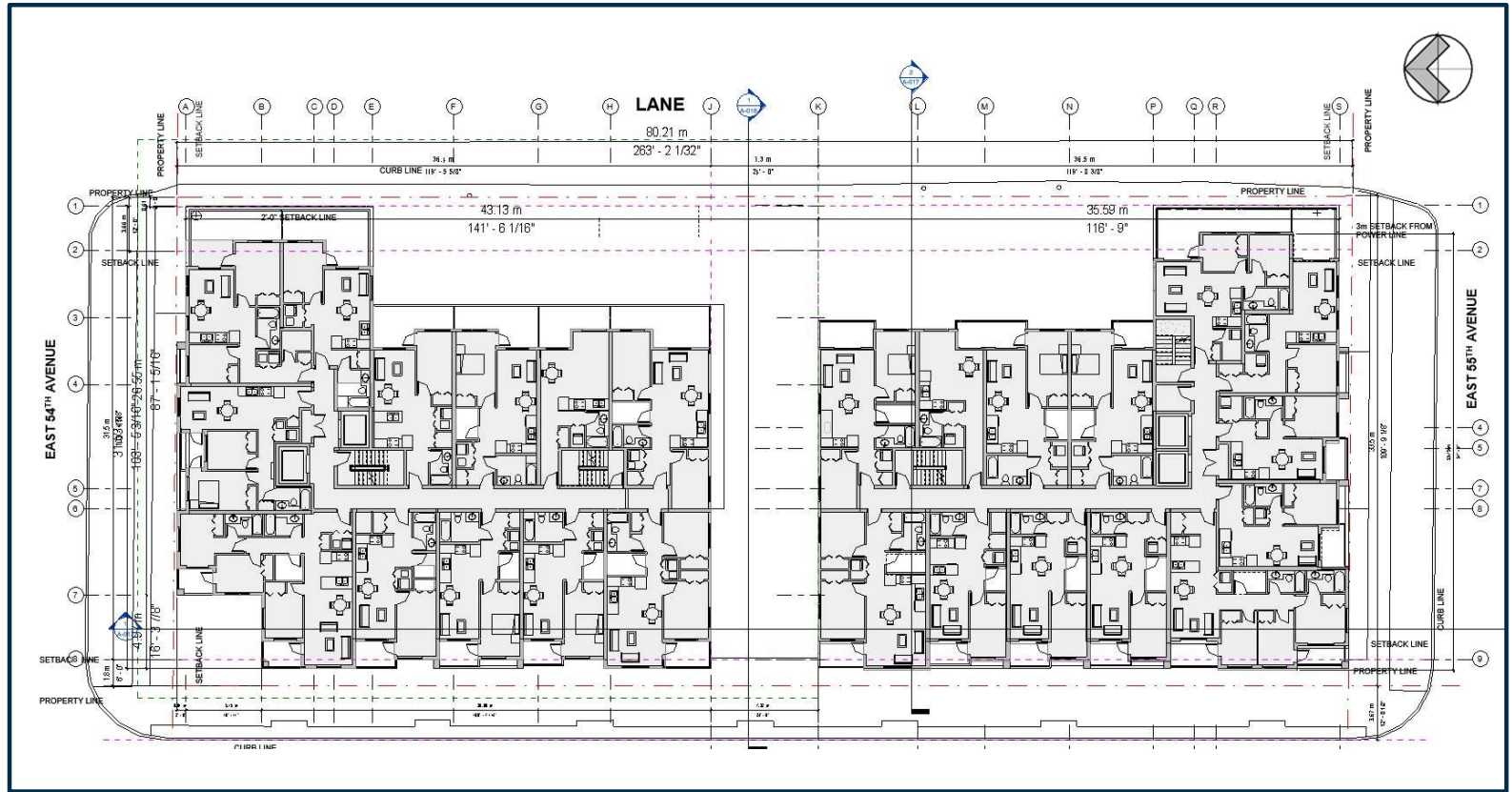


FLOOR PLAN

LEVEL 3&4



RESIDENTIAL



BUILDING #1

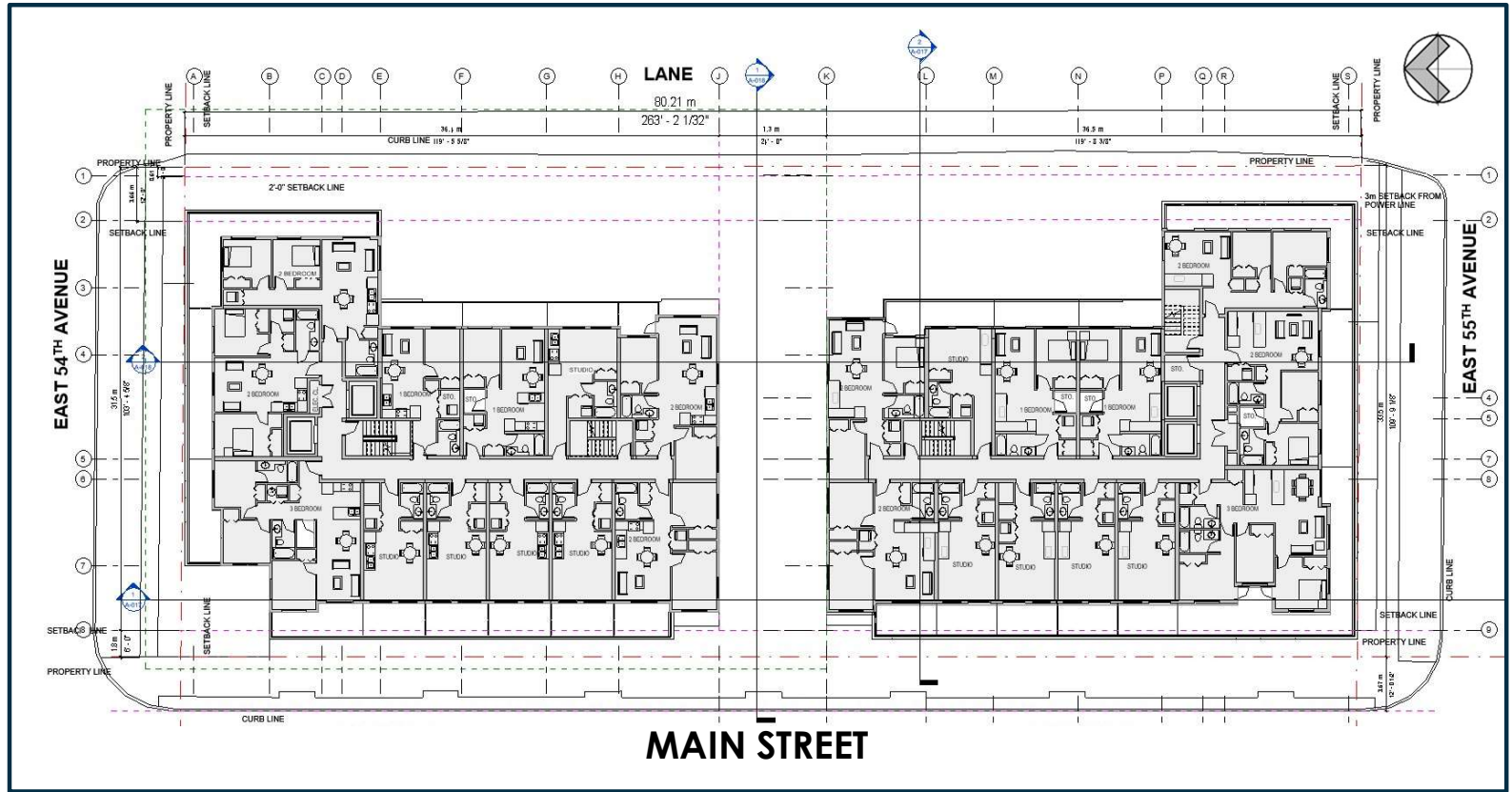
BUILDING #2

FLOOR PLAN

MATTHEW CHENG ARCHITECT INC.

LEVEL 5&6

RESIDENTIAL



BUILDING #1

BUILDING #2

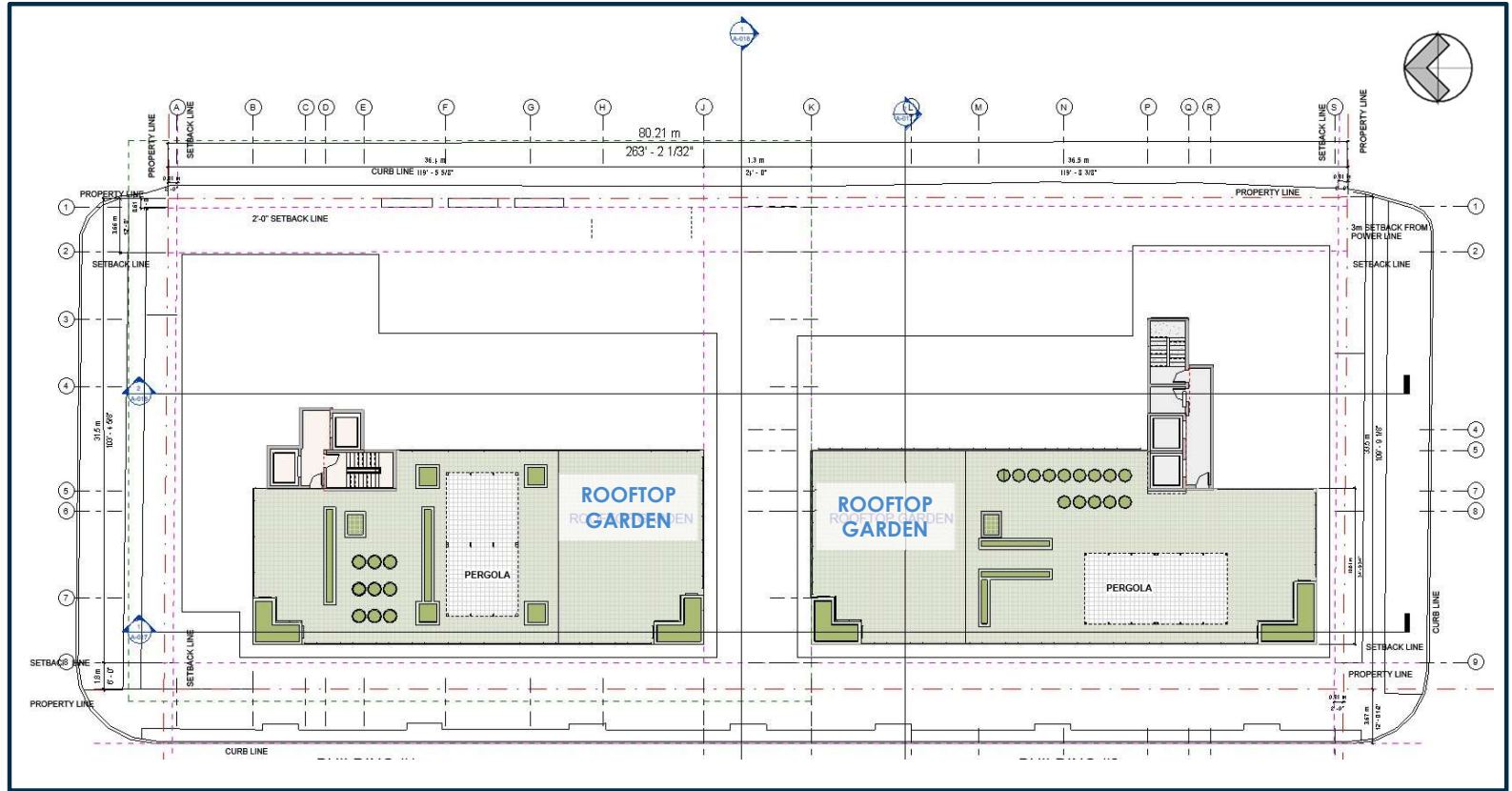
FLOOR PLAN

MATTHEW CHENG ARCHITECT INC.

ROOF PLAN



ROOFTOP GARDEN



BUILDING #1

BUILDING #2

FLOOR PLAN

MATTHEW CHENG ARCHITECT INC.

FRONT (WEST) ELEVATIONS

(FACING MAIN STREET)



BUILDING #1

BUILDING #2

FINISH MATERIAL LEGEND

A		WHITE COLOR FC BOARD/PATTERN	C		WHITE COLOR FC FACIA	E		GREY STONE	G		SAGIWALL WHITE PVC TONGUE & GROOVE PANELS
B		GREY COLOR FC BOARD	D		BLACK COLOR WINDOW & RAILING FRAM	F		PAINTED GREY CONCRETE WALL	H		GREY BRICK

EAST ELEVATION

(FACING LANE)



BUILDING #2

BUILDING #1

FINISH MATERIAL LEGEND

A		WHITE COLOR FC BOARD/PATTERN	C		WHITE COLOR FC FACIA	E		GREY STONE	G		SAGIWALL WHITE PVC TONGUE & GROOVE PANELS
B		GREY COLOR FC BOARD	D		BLACK COLOR WINDOW & RAILING FRAM	F		PAINTED GREY CONCRETE WALL	H		GREY BRICK

NORTH ELEVATION (FACING EAST 54TH STREET)

MATERIAL FINISH LEGEND

- A WHITE COLOR FC BOARD/PATTERN TBO
- B GREY COLOR FC BOARD
- C WHITE COLOR FC FACIA
- D BLACK COLOR WINDOW & RAILING FRAM
- E GREY STONE
- F PAINTED GREY CONCRETE WALL
- G SAGIWALL WHITE PVC TONGUE & GROOVE PANELS
- H GREY BRICK











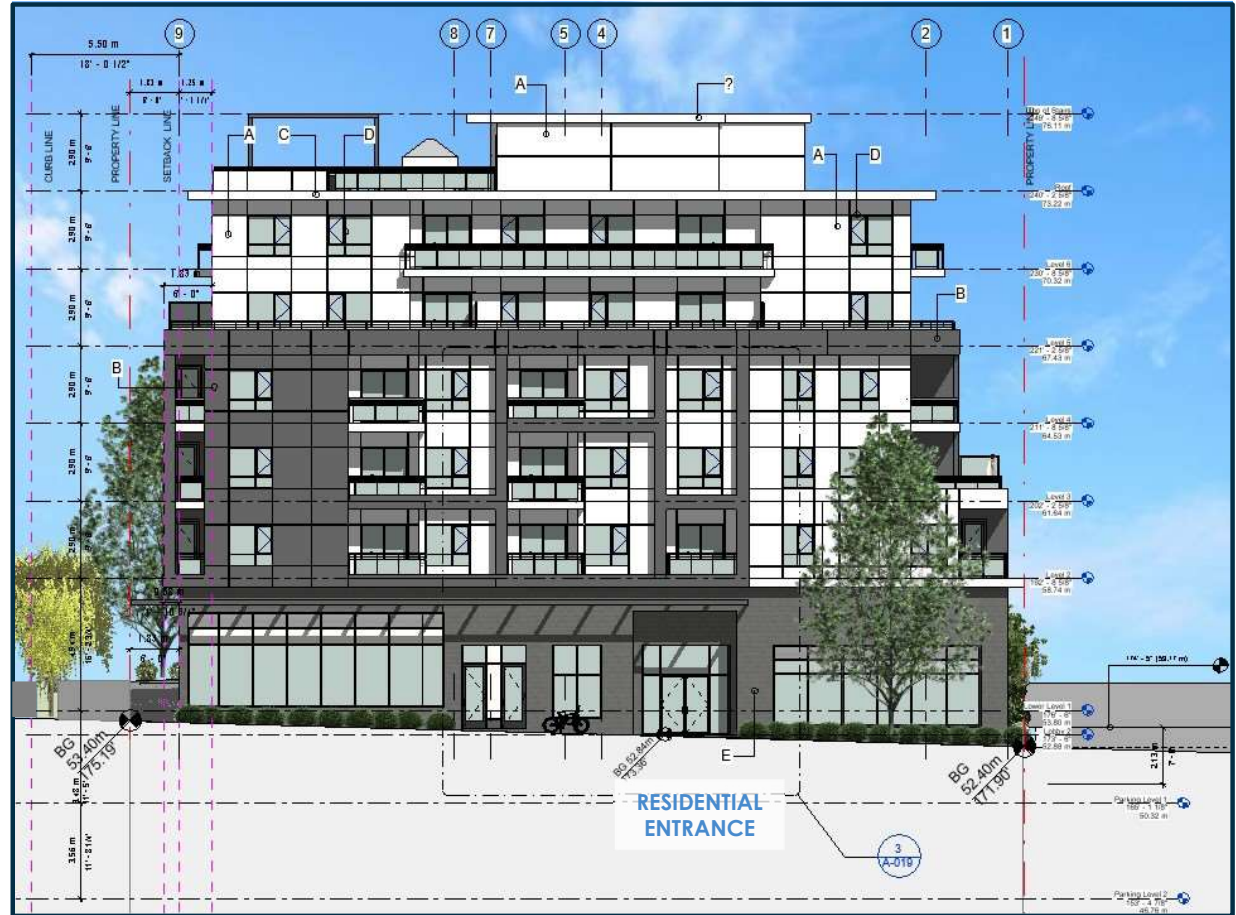
BUILDING #1

SOUTH ELEVATION

(FACING EAST 55TH STREET)

FINISH MATERIAL LEGEND









- A**  WHITE COLOR FC BOARD/PATTERN TBO
- B**  GREY COLOR FC BOARD
- C**  WHITE COLOR FC FACIA
- D**  BLACK COLOR WINDOW & RAILING FRAM
- E**  GREY STONE
- F**  PAINTED GREY CONCRETE WALL
- G**  SAGI WALL WHITE PVC TONGUE & GROOVE PANELS
- H**  GREY BRICK



BUILDING #2

ENLARGED ELEVATION

FINISH MATERIAL LEGEND

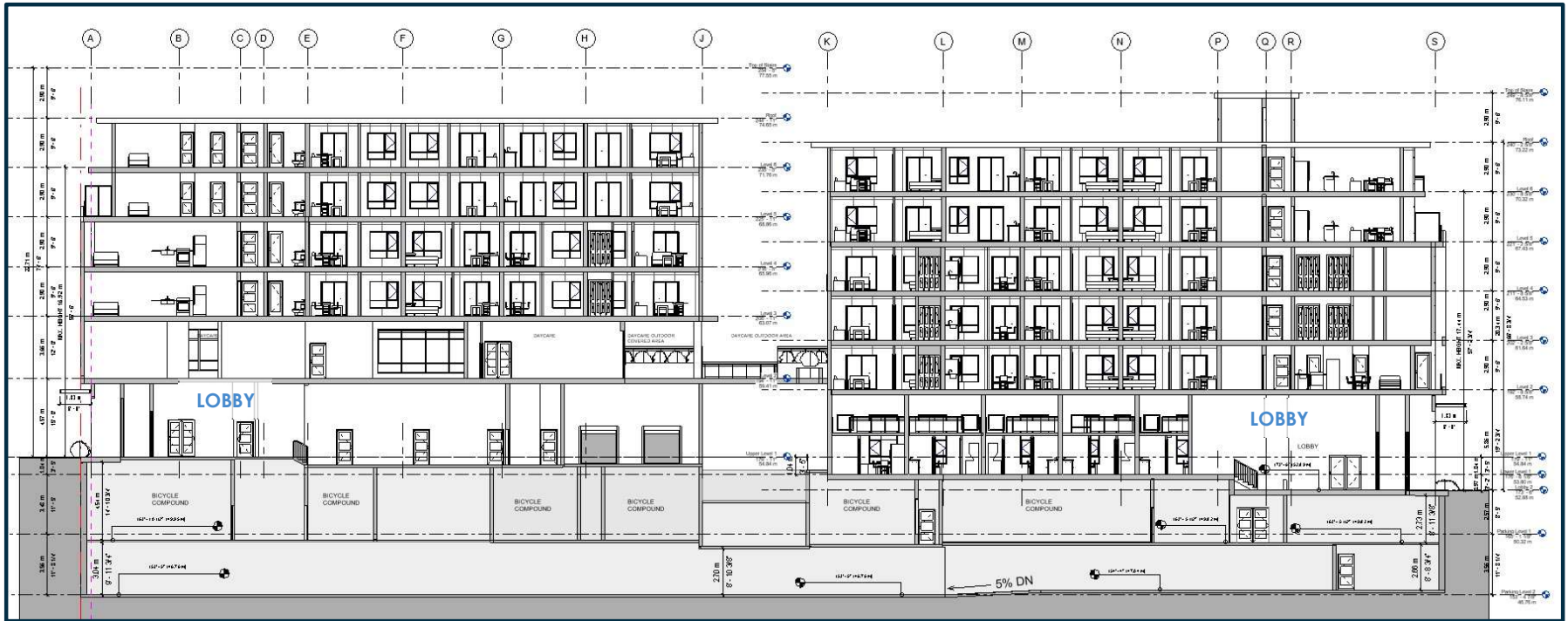
- A**  WHITE COLOR FC BOARD/PATTERN TBO
- B**  GREY COLOR FC BOARD
- C**  WHITE COLOR FC FACIA
- D**  BLACK COLOR WINDOW & RAILING FRAM
- E**  GREY STONE
- F**  PAINTED GREY CONCRETE WALL
- G**  SAGIWALL WHITE PVC TONGUE & GROOVE PANELS
- H**  GREY BRICK



SOUTH ELEVATION BUILDING #2

WEST ELEVATION BUILDING #2

NORTH-SOUTH SECTION AT REAR SIDE OF BUILDING

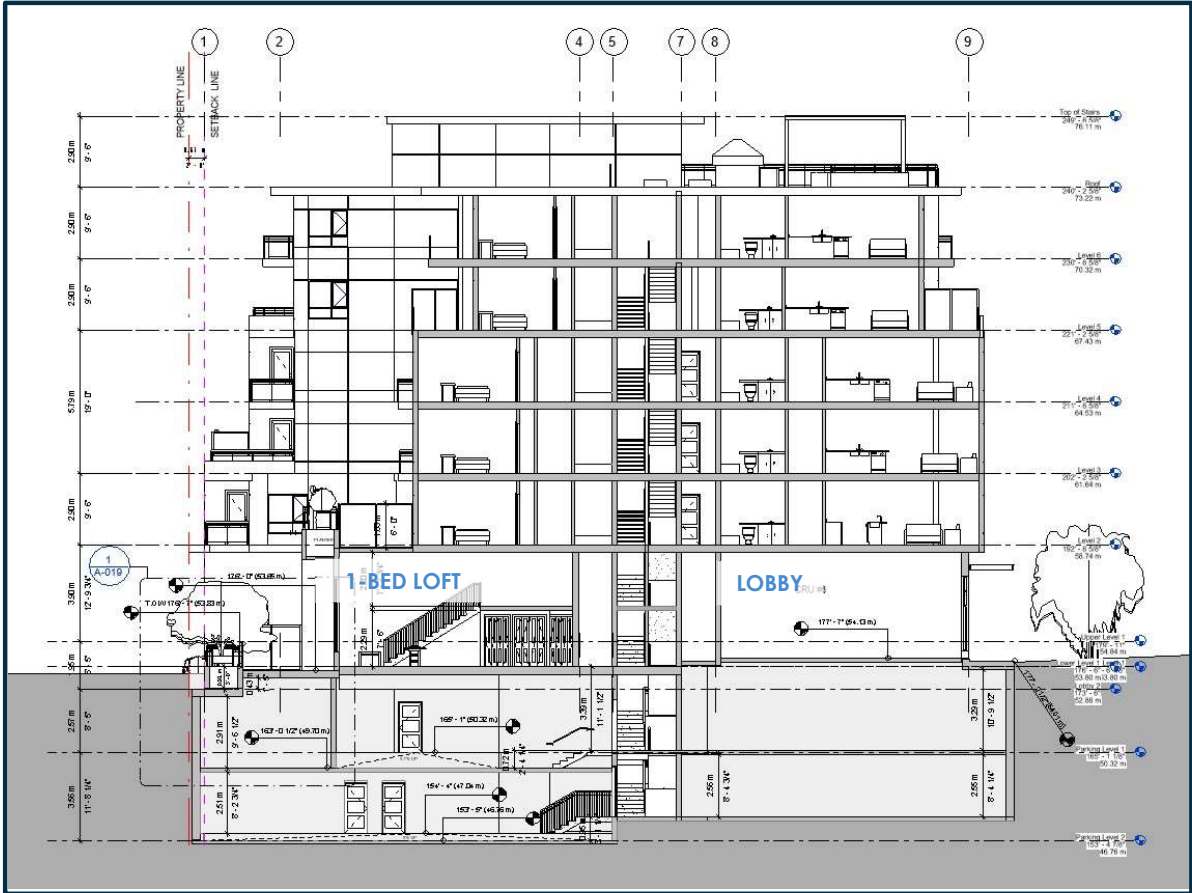


BUILDING #1

BUILDING #2

BUILDING SECTION

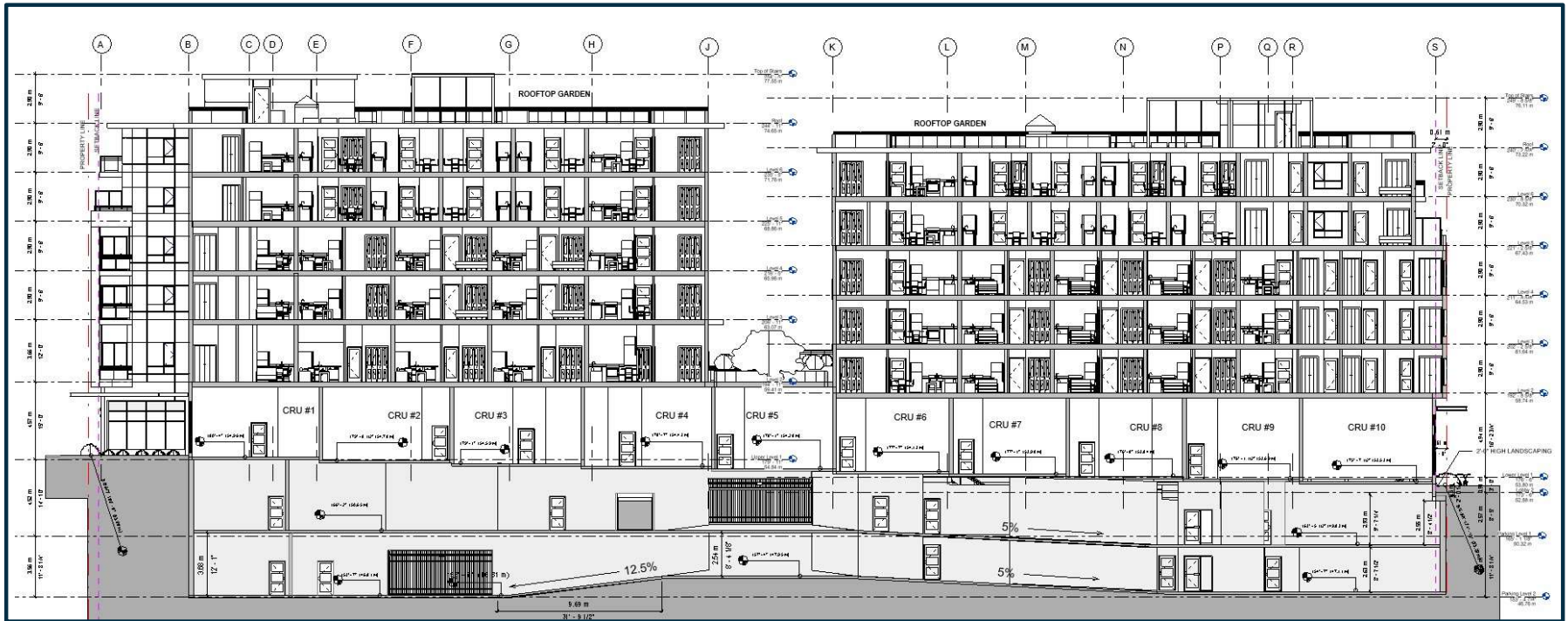
CROSS SECTION AT BUILDING #1



BUILDING #1

BUILDING SECTION

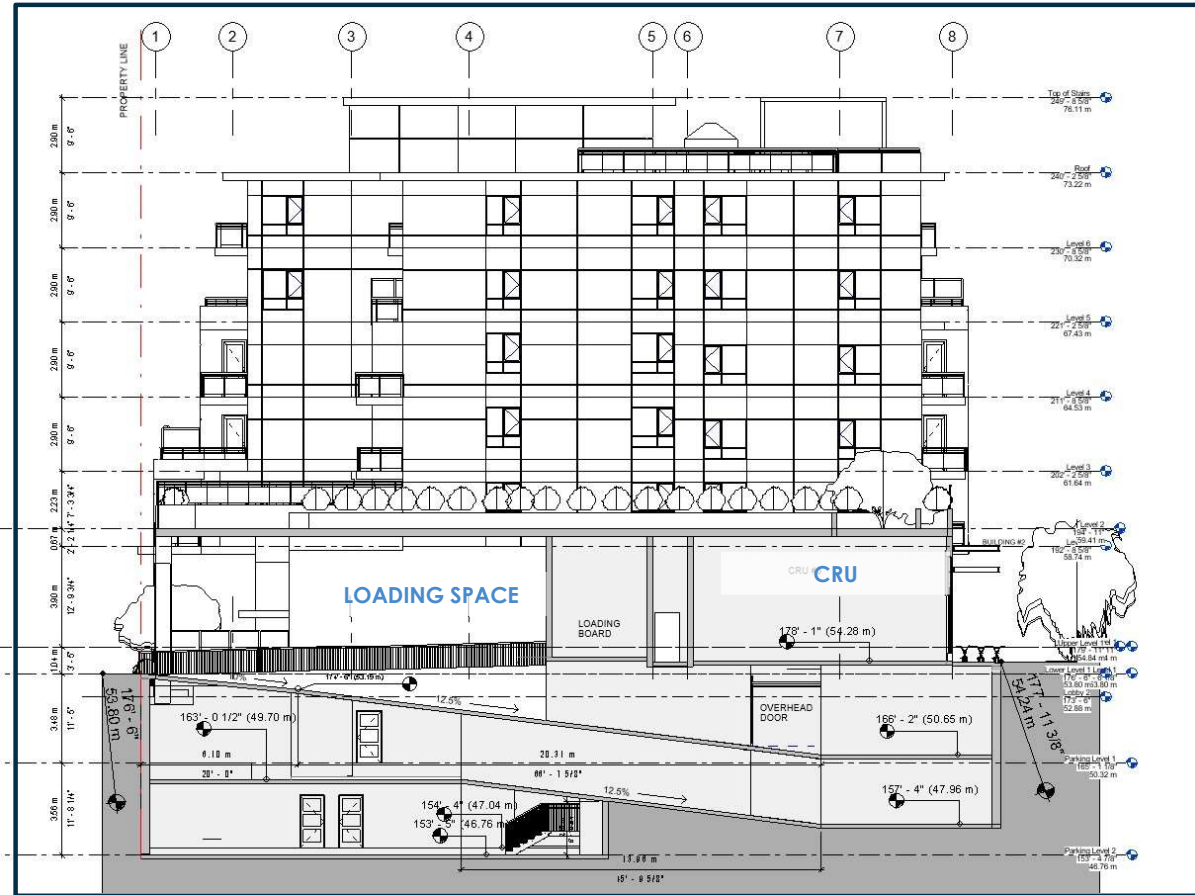
NORTH-SOUTH SECTION AT FRONT SIDE OF BUILDINGS



BUILDING #1

BUILDING #2

CROSS SECTION AT PARKADE RAMP



BUILDING #1

AERIAL VIEWS



SOUTH WEST VIEW

3D MODEL VIEW

MATTHEW CHENG ARCHITECT INC.

AERIAL VIEWS



NORTH-EAST VIEW

3D MODEL VIEW

AERIAL VIEWS



EAST VIEW TO DAYCARE OUTDOOR AMENITY

3D MODEL VIEW

MATTHEW CHENG ARCHITECT INC.



SOUTH-WEST VIEW
CORNER OF MAIN AND EAST 55TH AVE.

3D MODEL VIEW

MATTHEW CHENG ARCHITECT INC.



NORTH WEST VIEW
CORNER OF MAIN & EAST 54th AVENUE

3D MODEL VIEW

MATTHEW CHENG ARCHITECT INC.

LANDSCAPE DESIGN

PROPOSED TREES:



ACER PALMATUM 'SEIRYU'
SEIRYU JAPANESE MAPLE



PINUS ARISTATA
BRISTLECONE PINE

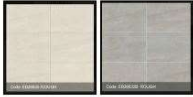


RHUS TYPHINA
STAG HORN SUMAC

PROPOSED PAVERS:



NON-ROOFTOP LOCATIONS: ON-SLAB PAVERS
TERRAZZA ECO PORCELAIN PAVERS (24"x24" 2CM TH.)
EBW 286328 ROUGH COLOUR
OR SIMILAR, INSTALL PER ARCH. SPECIFICATIONS



ROOFTOP ONLY: ON-SLAB PAVERS
TERRAZZA ECO PORCELAIN TILES
(24"x48" 2CM TH.)
QUARTZ, IN EB286330 ROUGH (90%)
AND
EB286328 ROUGH (10%)
IN RANDOM STAGGERED
RUNNING BOND



ROOFTOP PLAYGROUND SURFACES:
RUBBER TILES
DURASOFT TILES
THICKNESS PER MAXIMUM CSA FALL HEIGHT
STANDARD FOR HIGHEST PLAY ELEMENT
COLOURS TBD, ALIGN AT 45 DEG. AS SHOWN,
OR SIMILAR PREAPPROVED SUBSTITUTE

PROPOSED SITE FURNISHINGS:



LEVEL ONE - BENCH
LANDSCAPE FORMS
AUSTIN BENCH - WOOD, ALUMINUM
SURFACE MOUNT TO HOUSEKEEPING SLAB
QTY: 2



LEVEL ONE - WASTE RECEPTACLE
LANDSCAPE STRUCTURES
FOP RECEPTACLE - WOOD, ALUMINUM
SURFACE MOUNT TO HOUSEKEEPING SLAB
QTY: 5



LEVEL ONE - BIKE RACK
CORA MODEL W8908
STAINLESS STEEL, SURFACE
MOUNT
QTY: 4



SONGBIRD BIRDHOUSE
(OR SIMILAR)



BUILDING 1: PLAY STRUCTURE
JAMBETTE KYRA-1 G-9000
OR SIMILAR
SURFACE MOUNT STEEL PLATES TO
HOUSEKEEPING SLAB



BUILDING 1: TODDLER PLAY
JAMBETTE 84 TUNNEL 9007
OR SIMILAR
SURFACE MOUNT STEEL PLATES TO
HOUSEKEEPING SLAB



BUILDING 2: PLAY STRUCTURE
JAMBETTE 17045-A
OR SIMILAR
SURFACE MOUNT STEEL PLATES TO
HOUSEKEEPING SLAB



BUILDING 2: TODDLER PLAY
LANDSCAPE STRUCTURES 'COZY DOME'
(GREEN)
OR SIMILAR
MOUNT TO HOUSEKEEPING SLAB



METAL ARBOUR SHADE STRUCTURE
LANDSCAPE FORMS 'UPFIT' SERIES (OR SIMILAR)
METAL - MATTE BLACK POWDER COAT COLOUR
SURFACE MOUNT TO HOUSEKEEPING SLAB



GARDEN PLANTERS:
MODIFIED ALUMINUM TROUGHS
WITH DRAIN HOLES
SIZE 38" DIA X 24" HT
SURFACE MOUNT WITH



ALUMINUM PLANTERS
PLANTERS PERFECT
POWDERCOAT MATTE BLACK
SIZES VARY (TBD)
SURFACE MOUNT



PICNIC TABLE AND BENCHES
MAGLIN - HARPO COLLECTION
POWDER COAT COLOUR MATTE BLACK
TH. MODIFIED ASH WOOD SLATS
SURFACE MOUNT TO HOUSEKEEPING SLAB



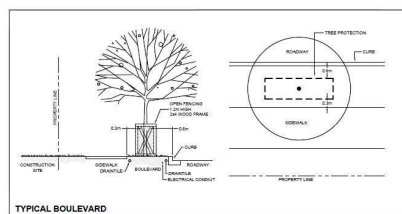
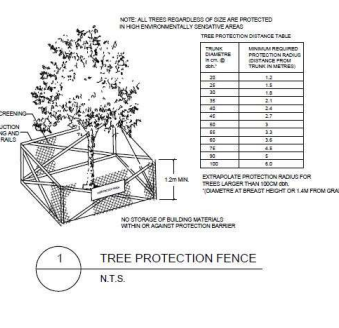
CHAISE LOUNGE
MAGLIN - T20 SERIES
POWDER COAT METAL COLOUR TO
MATCH BLUE PLAY TILES.
SURFACE MOUNT TO HOUSEKEEPING SLAB

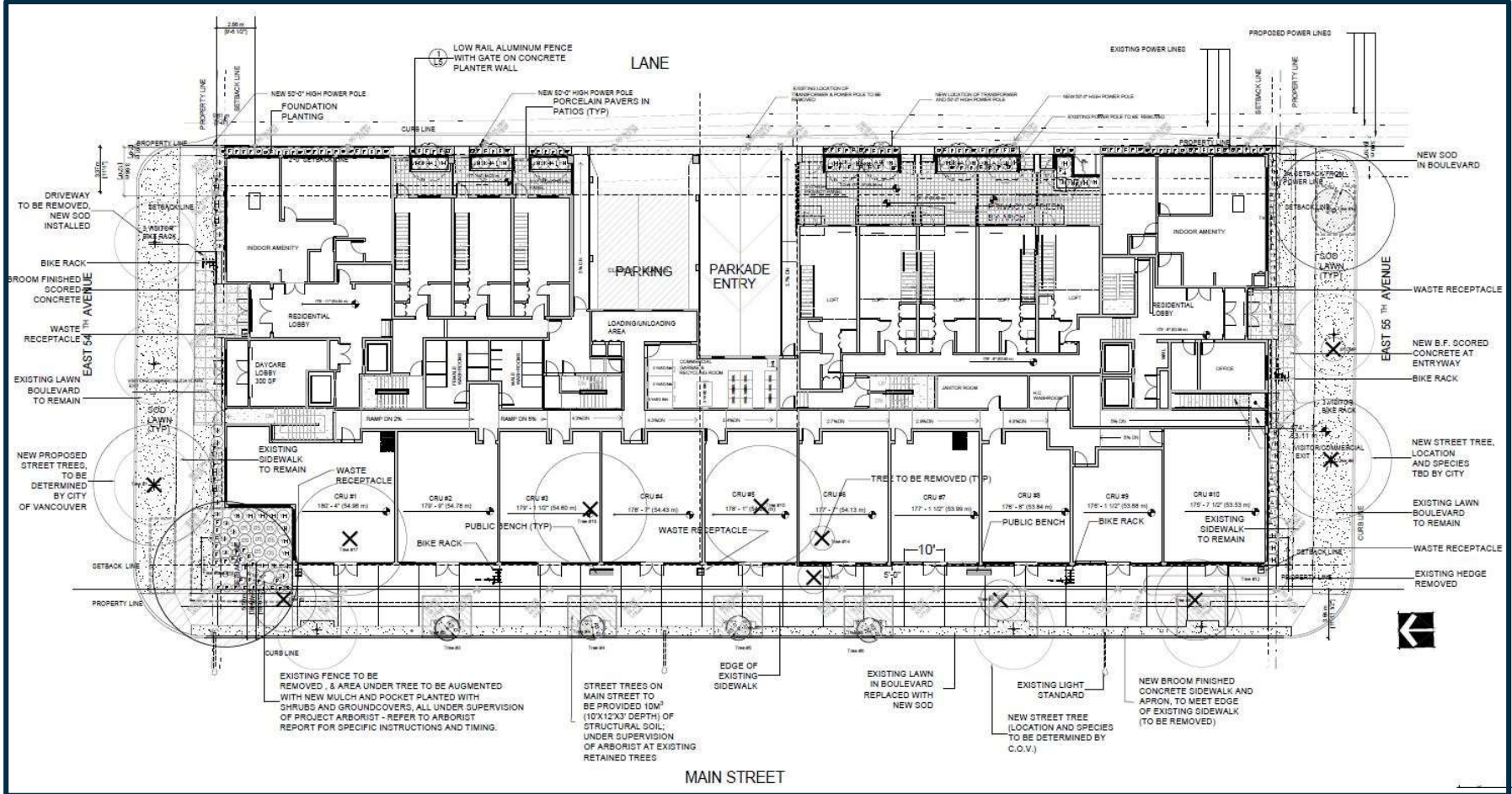


TWO STREAM RECYCLE/WASTE RECEPTACLE
WITH RAINSHIELD
MAGLIN - LEXICON SERIES
METAL - MATTE BLACK POWDER COAT COLOUR
SURFACE MOUNT TO HOUSEKEEPING SLAB

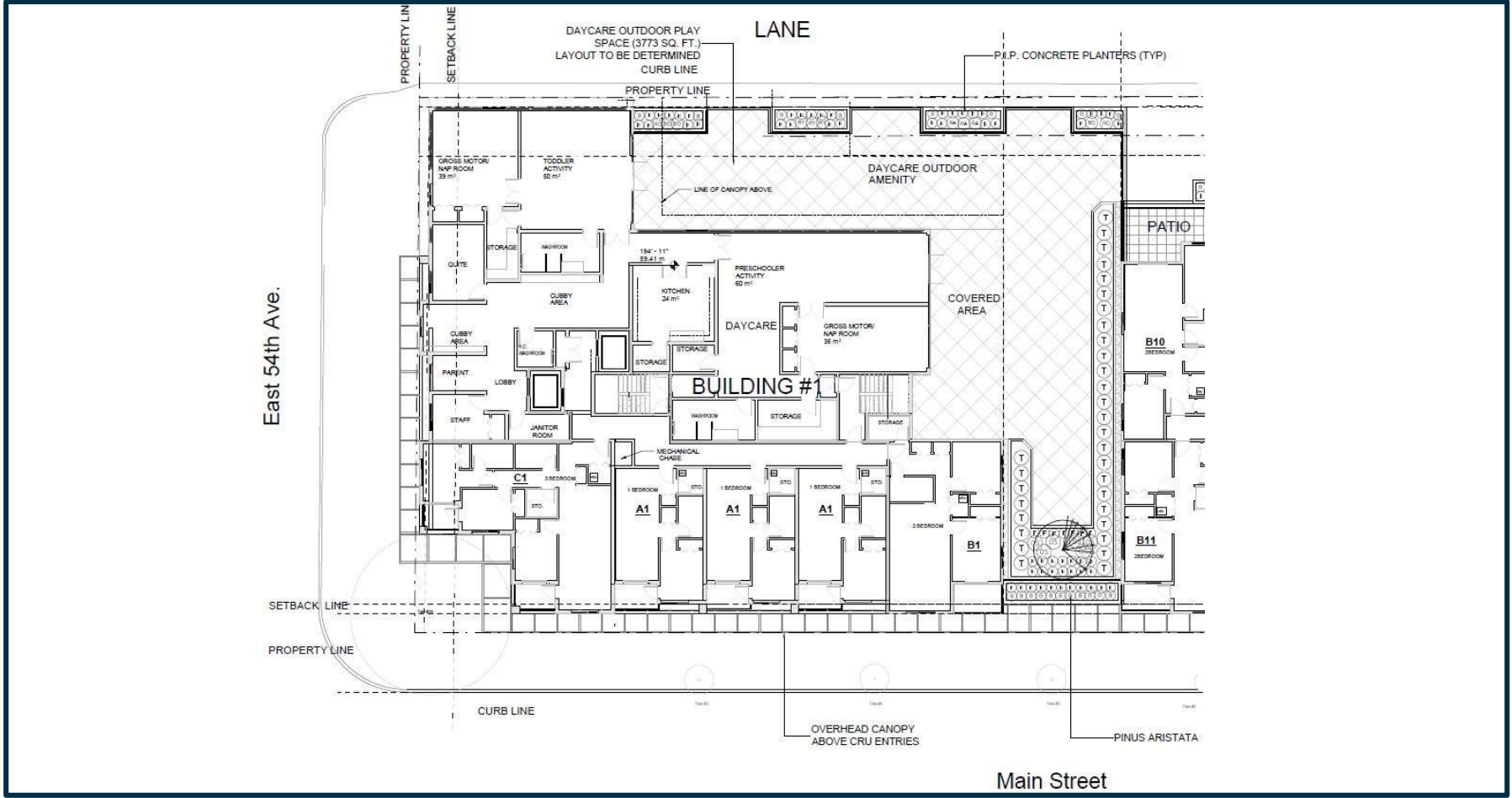
PLANT SCHEDULE				PMG PROJECT NUMBER: 20-079
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	ACER PALMATUM 'SEIRYU'	SEIRYU JAPANESE MAPLE	#10 POT, UPRIGHT TREE FORM
	5	PINUS ARISTATA	BRISTLECONE PINE	1.2M HT, B&B, UPRIGHT TREE FORM (BF)
	4	RHUS TYPHINA	STAG HORN SUMAC	#10 POT, TREE FORM (BF)
	8	STREET TREE	STREET TREE, BY CITY	NA
SHRUB	A1	AZALEA JAPONICA 'CHRISTMAS CHEER'	CHRISTMAS CHEER AZALEA	#3 POT, 40CM
	B	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
	HB	HYDRANGEA MACROPHYLLA 'MADAM DWARF'	MADAM DWARF BIGLEAF HYDRANGEA	#3 POT
	IL	ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	#2 POT, 30CM (BF)
	RA	ROSA 'FLOWER CARPET AMBER'	FLOWER CARPET AMBER ROSE	#2 POT (BF)
	RY	ROSA 'FLOWER CARPET YELLOW'	FLOWER CARPET YELLOW ROSE	#2 POT (BF)
	RO	ROSA 'FLOWER CARPET CORAL'	FLOWER CARPET CORAL ROSE	#2 POT (BF)
	SK	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT, 50CM
	YH	TAXUS X MEDIA 'HICKSIF'	HICKS YEW	#3 POT
	T	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD-GREEN CEDAR	1.20M HT, B&B (BF)
	VA	VACCINIUM CORYMBOSUM V.	EDIBLE Highbush BLUEBERRY VAR.	#2 POT (BF) (EDIBLE)
	W	WEIGELA FLORIDA 'SNIPPET'	SNIPPET DWARF WEIGELA	#2 POT (BF) (EDIBLE)
GRASS	K	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHERREED GRASS	#2 POT
PERENNIAL	OS	MATTEUCHIA STRUTHIOPTERIS 'THE KING'	KING OSTRICH FERN	#2 POT
GC	CH	COTONEASTER DAMMERII	BEARBERRY COTONEASTER	#1 POT, 25CM (BF)
	EF	EUONYMUS JAPONICA 'EMERALD 'N' GOLD'	EUONYMUS, GOLD VARIEGATED	#1 POT, 25CM
	FR	FRAGARIA X ANANASSA	EDIBLE STRAWBERRY VAR.	#1 POT (BF) (EDIBLE)
	SU	HELIANTHUS ANULUS	ANNUAL SUNFLOWER	#2 POT (BF) (EDIBLE)
	F	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT, 40CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



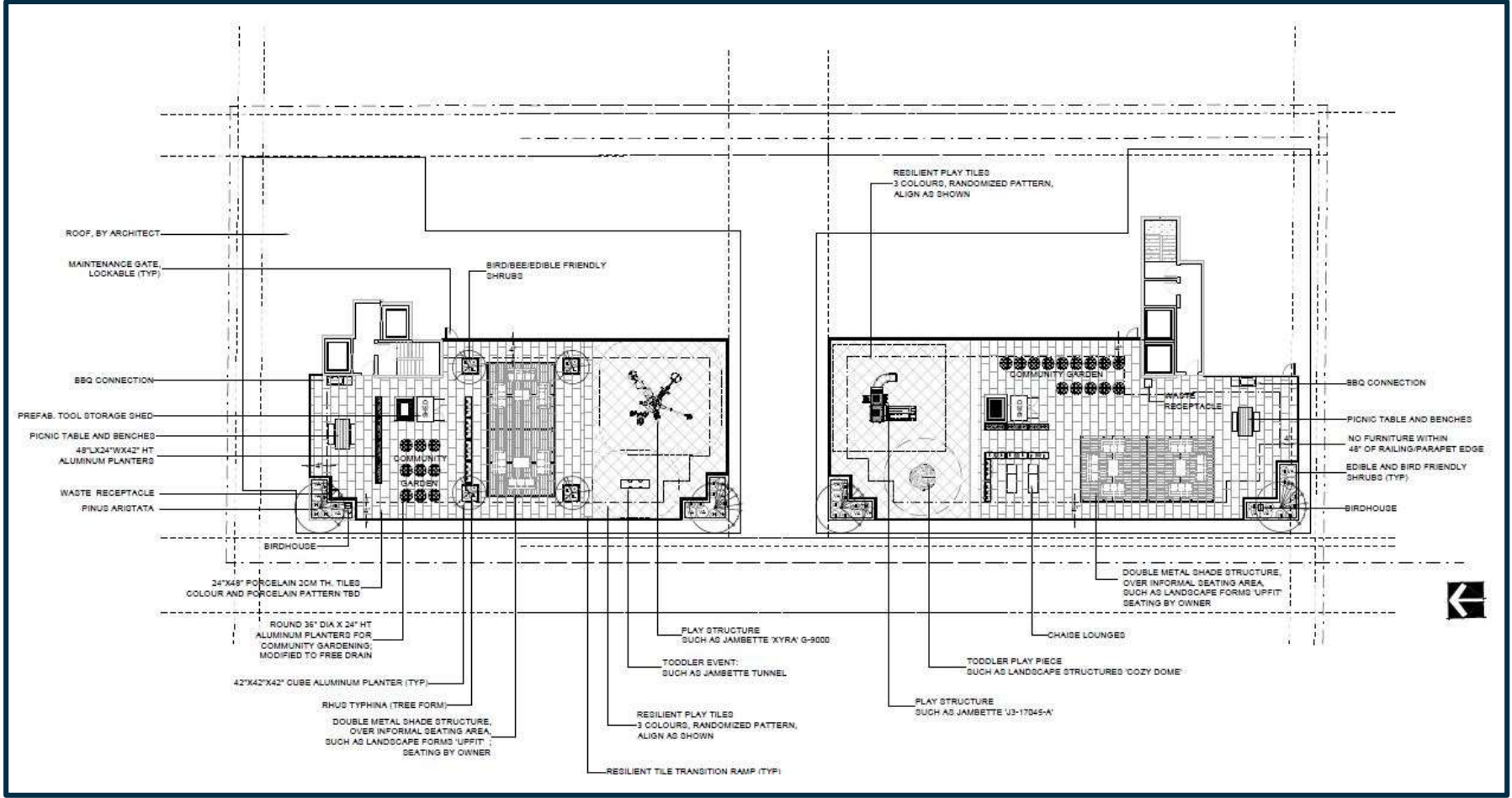


LANDSCAPE LEVEL 1 PLAN



LANDSCAPE LEVEL 2 PLAN DAYCARE OUTDOOR AMENITY

MATTHEW CHENG ARCHITECT INC.



LANDSCAPE ROOFTOP GARDEN PLAN

MATTHEW CHENG ARCHITECT INC.

END OF VIRTUAL PRESENTATION