

Lil'wat Main Street - North and South Buildings

Lot 1, Main Street, Mount Currie



Tom Laviolette, Director of Infrastructure
Sean McEwen, Architect

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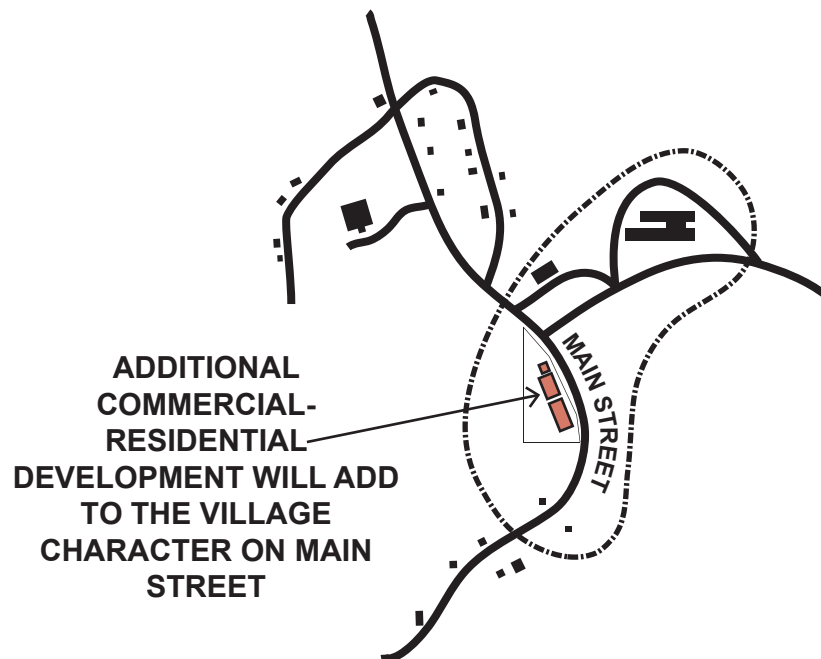


Project Site,
Looking West Across Route 99

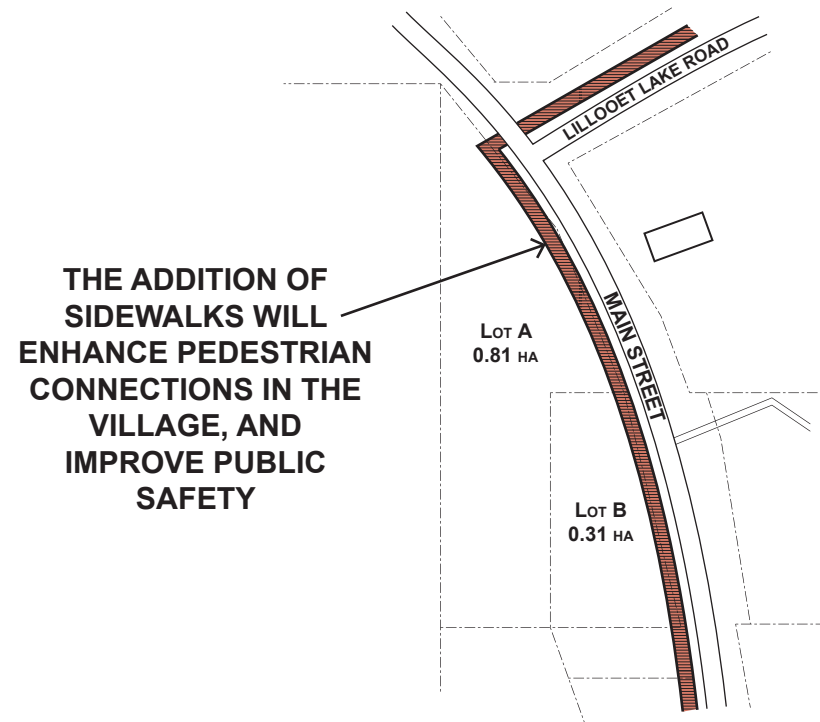


DESIGN PRINCIPLES

1. The development should create a Village “feel” and add to the sense of arrival into a compact town centre on Main Street.



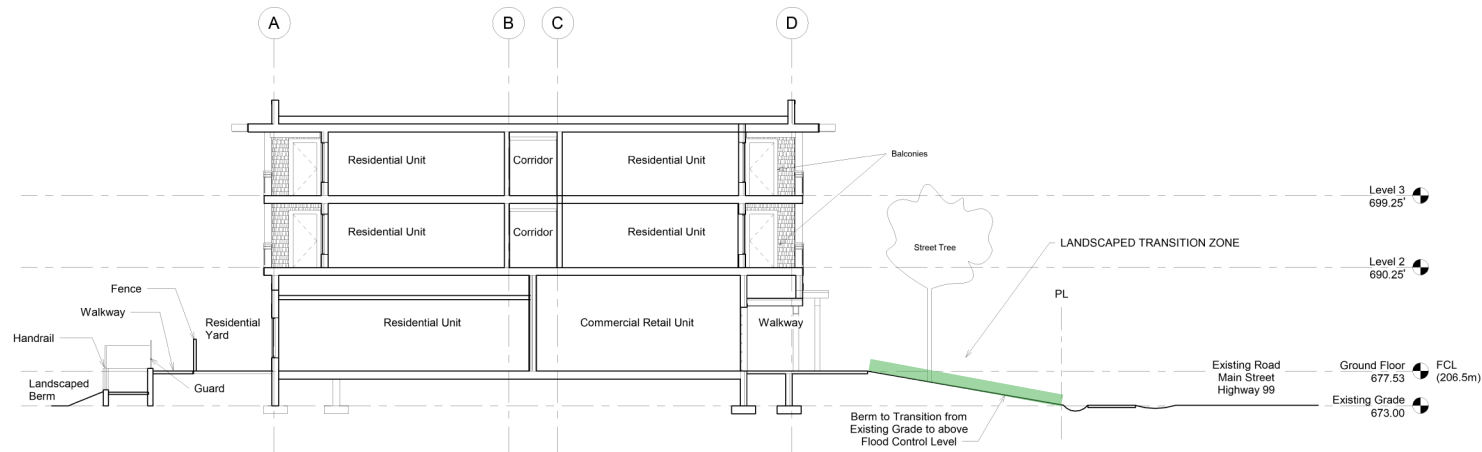
2. The development should add to the sense of place of a walkable commercial area. Sidewalks will be provided at the property line along the Main Street Frontage.



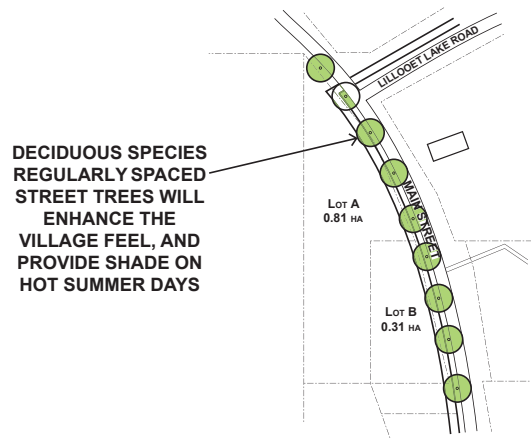


DESIGN PRINCIPLES CONTD.

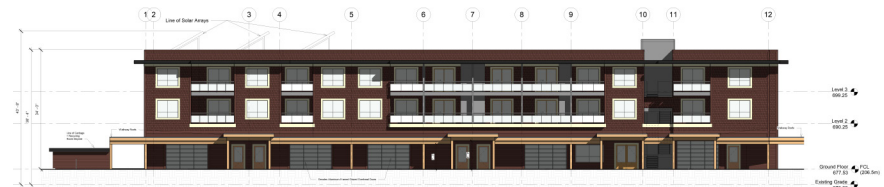
3. There should be an easy, attractive, and accessible transition from existing grade at Main Street up to the Commercial Level, which has to be made higher for Flood Control Reasons.



4. The transition area should be well landscaped, and feature street trees regularly spaced along the Main Street frontage, along with warm and welcoming pedestrian scale lighting.



5. The development should not have a monolithic appearance, and if one building, should provide a restrained facade variety along the Main Street Frontage.

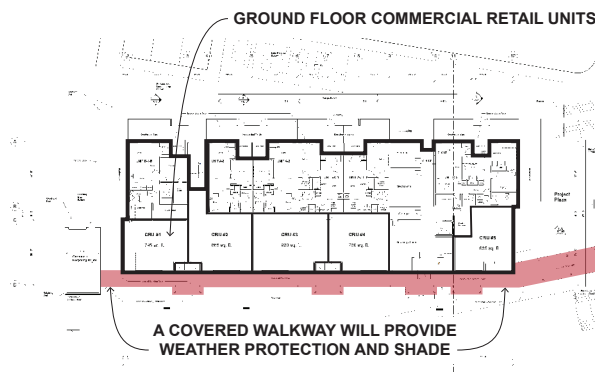


VARIOUSLY PAINTED WOOD SIDING AND TRIMS, AND A CLEAR FINISH POST AND BEAM EXPOSED STRUCTURE, WILL ENHANCE THE VILLAGE CHARACTER FOR MAIN STREET.

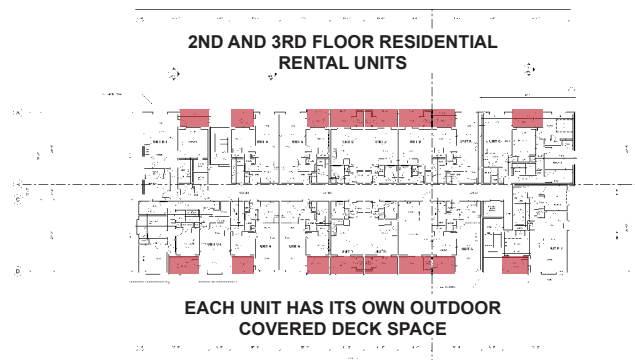


DESIGN PRINCIPLES CONTD.

6. The development will feature commercial spaces on the ground floor, and two floors of residential above.

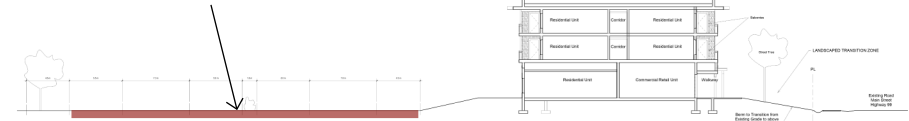


7. The residential units will be rental units, and will feature a variety of unit types, including studios, and 1-Bedroom and 2-Bedroom apartments.

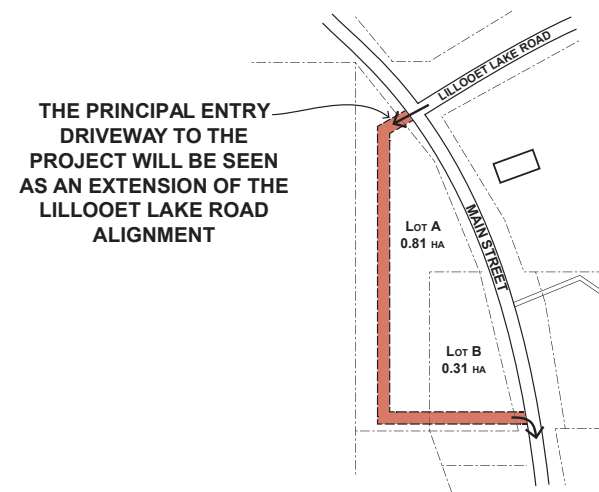


8. Parking will be at grade, and will be provided at the rear of the site behind the building.

PARKING AND VEHICULAR DRIVING AISLES WILL BE AT EXISTING GRADE



9. Access to the parking will be configured as a "natural" extension to the Village street system.



PROJECT DESCRIPTION



Rezoning and Development of two consolidated land parcels at 2037 Highway 99, Mt. Currie B.C.. As consolidated lot the address is 2037 Sea to Sky Hwy 99, Mount Currie B.C..

The subject parcel is within Electoral Area C of the SLRD and is held as private fee simple land. The existing zoning is C-1 Community Commercial, which allows for relatively limited residential development.

The intent of this application is to rezone the parcels to allow for a Village type mixed use commercial and residential development, consisting of two separate buildings linked by a covered walkway. The residential development will include affordable housing units, which Lil'wat Nation intends to partner with BC Housing to develop.

Site development will also include extensive landscaping and the development of surface parking areas. The numbers of stalls are deemed to be sufficient for the uses intended, although the numbers don't meet the parking requirements that are set out for a 100% market housing project.

SUSTAINABILITY GOALS

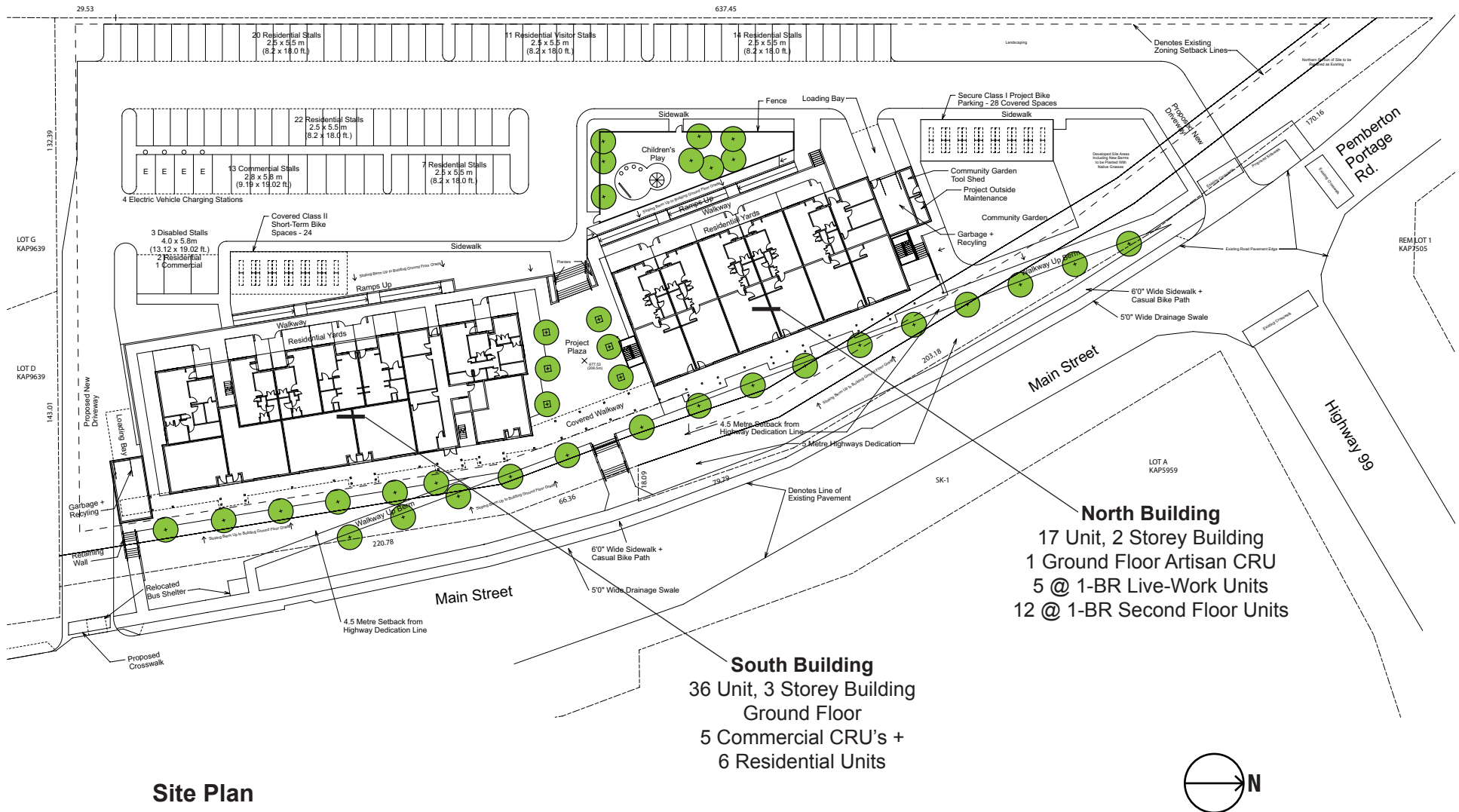


The project will incorporate a number of Sustainability features:

- good energy utilization in the building design, including enhanced insulation levels, air-tightness in the building envelope, and high quality heat recovery systems incorporated in the mechanical equipment for the buildings.
- solar panel arrays on the roofs of the buildings.
- electric vehicle charging stations available at some of the commercial parking stalls.
- use of native plants in the site landscaping that are drought-resistant.
- site landscaping that features native grasses, to create suitable habitat for the threatened dun skipper, whose presence has been documented in the general area of the subject site.

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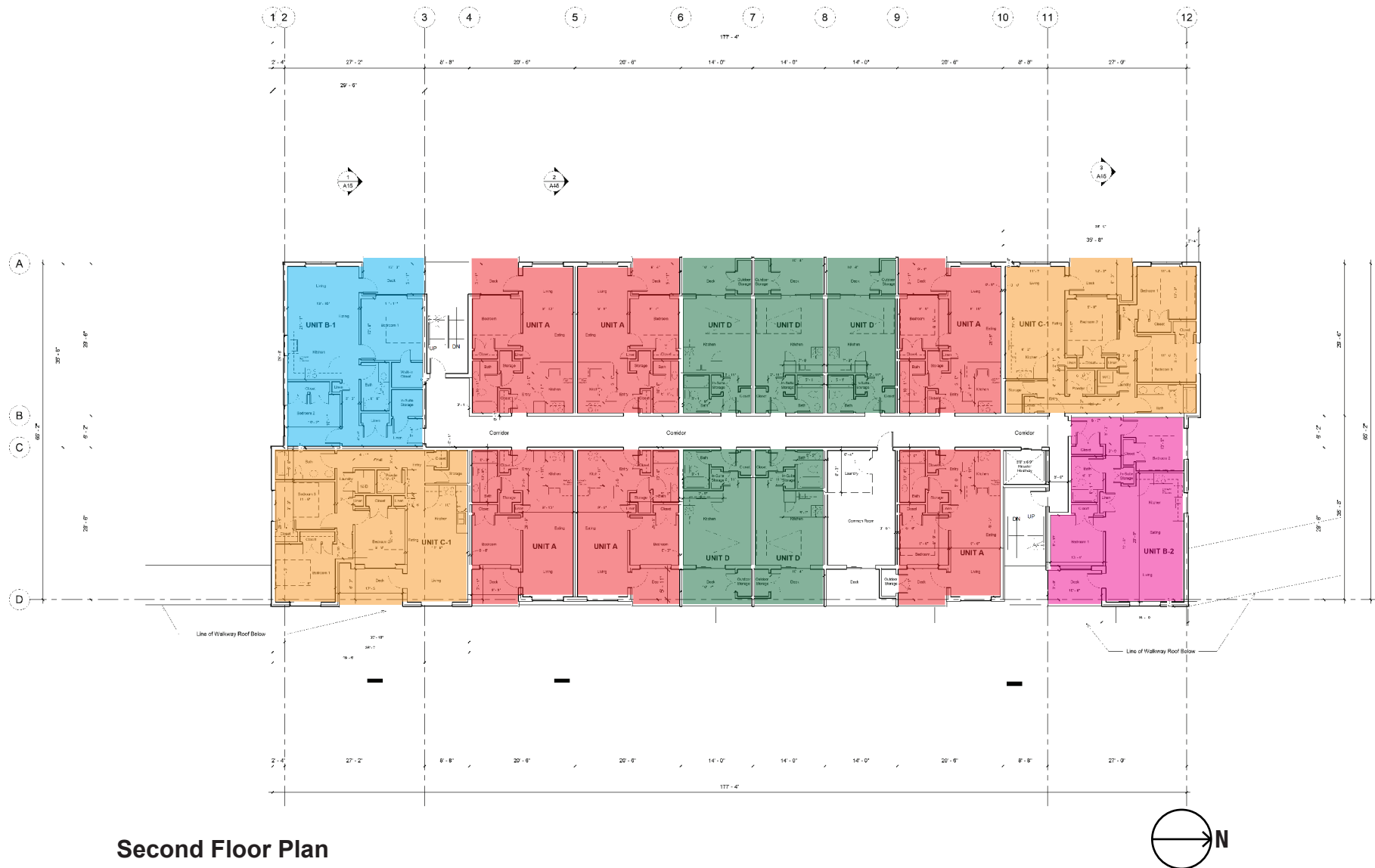


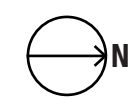
Ground Floor Plan



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Public Information Meeting - 17 February 2022

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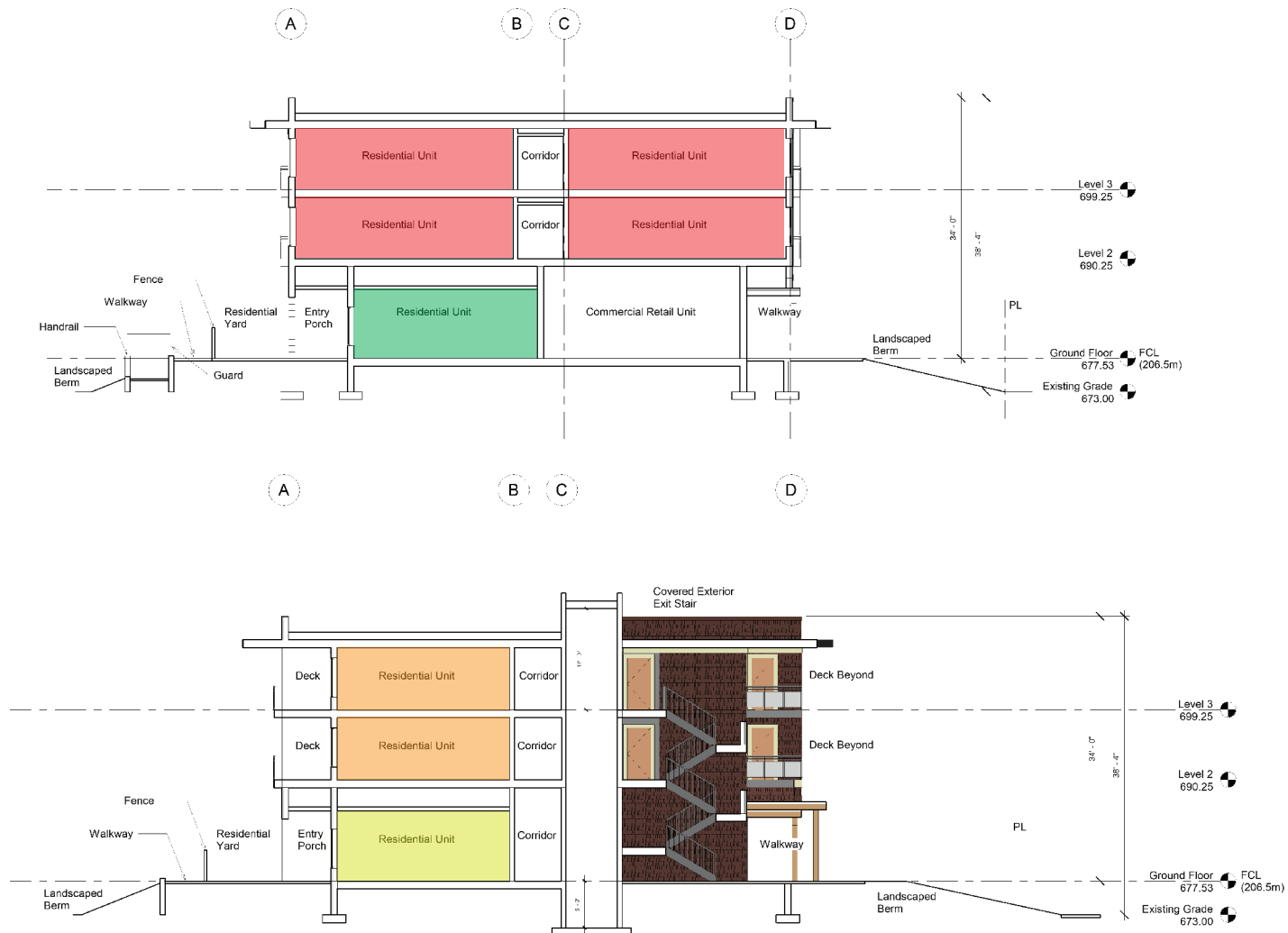
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Unit Plans

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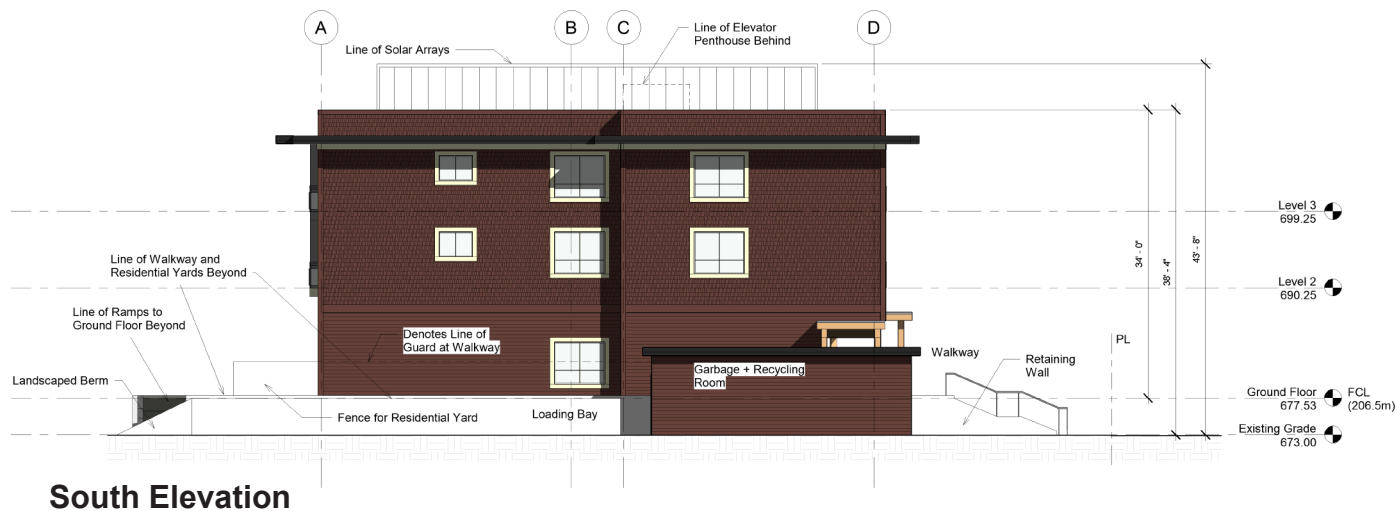
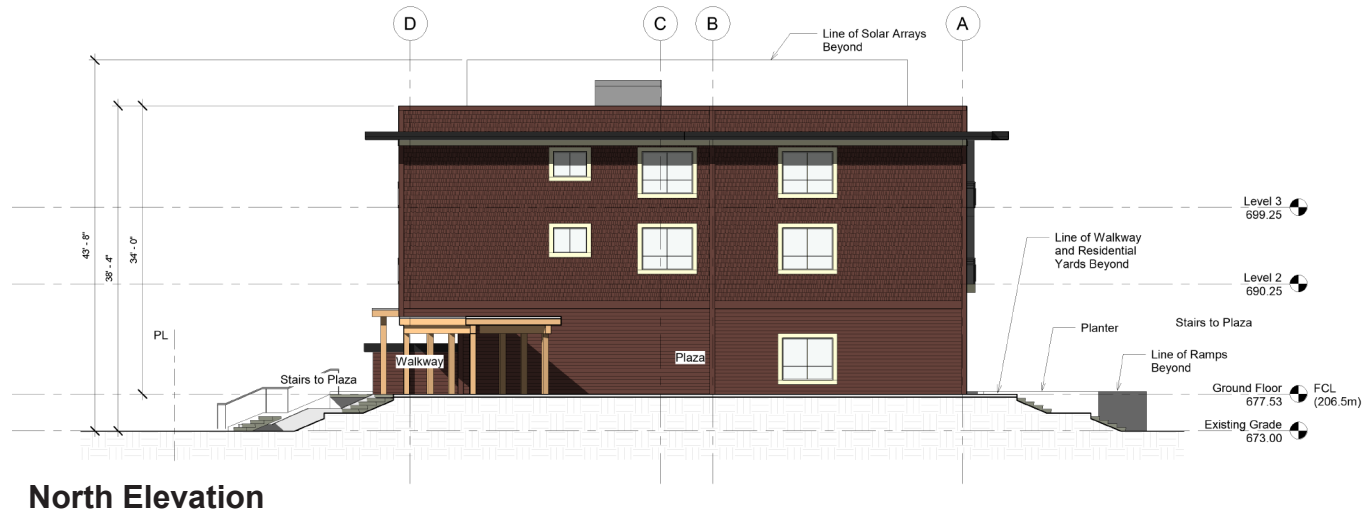
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Sections

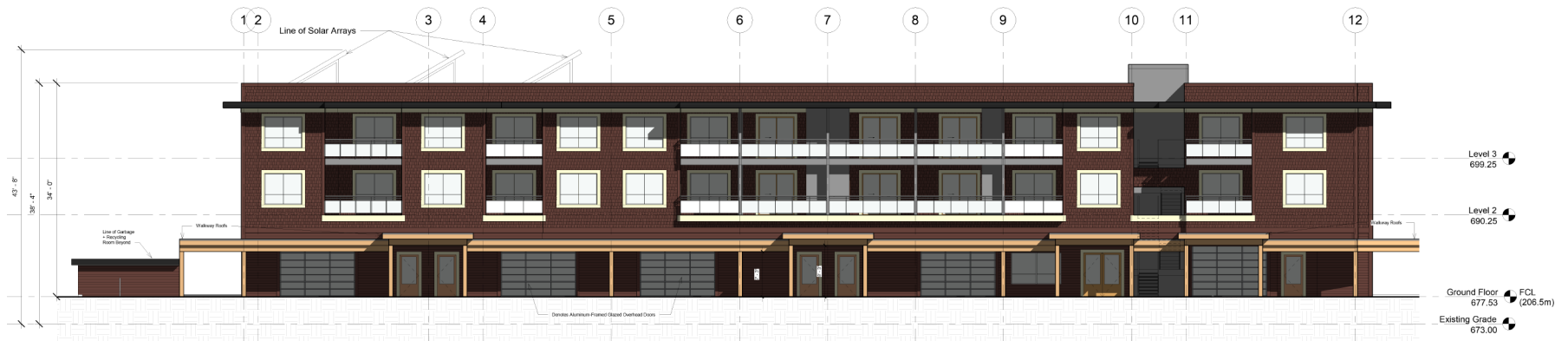
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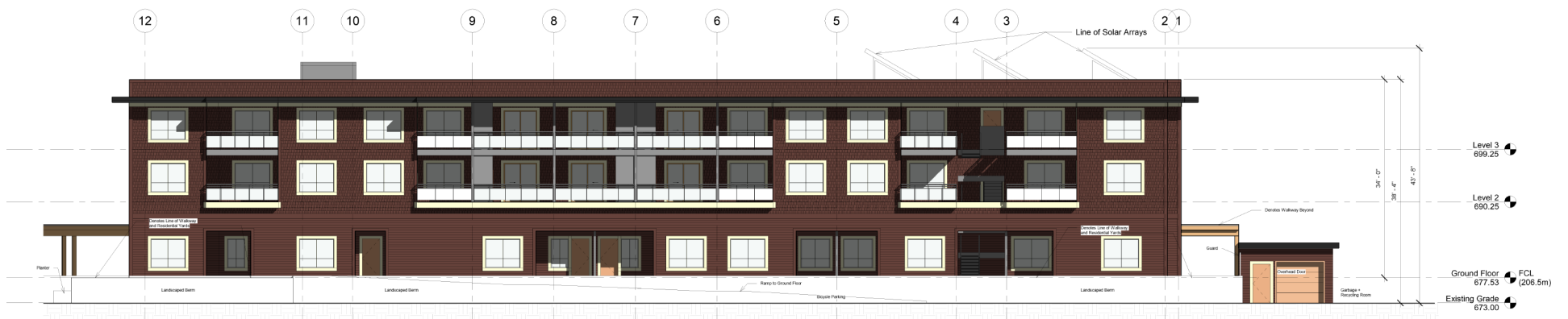


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East Elevation



West Elevation

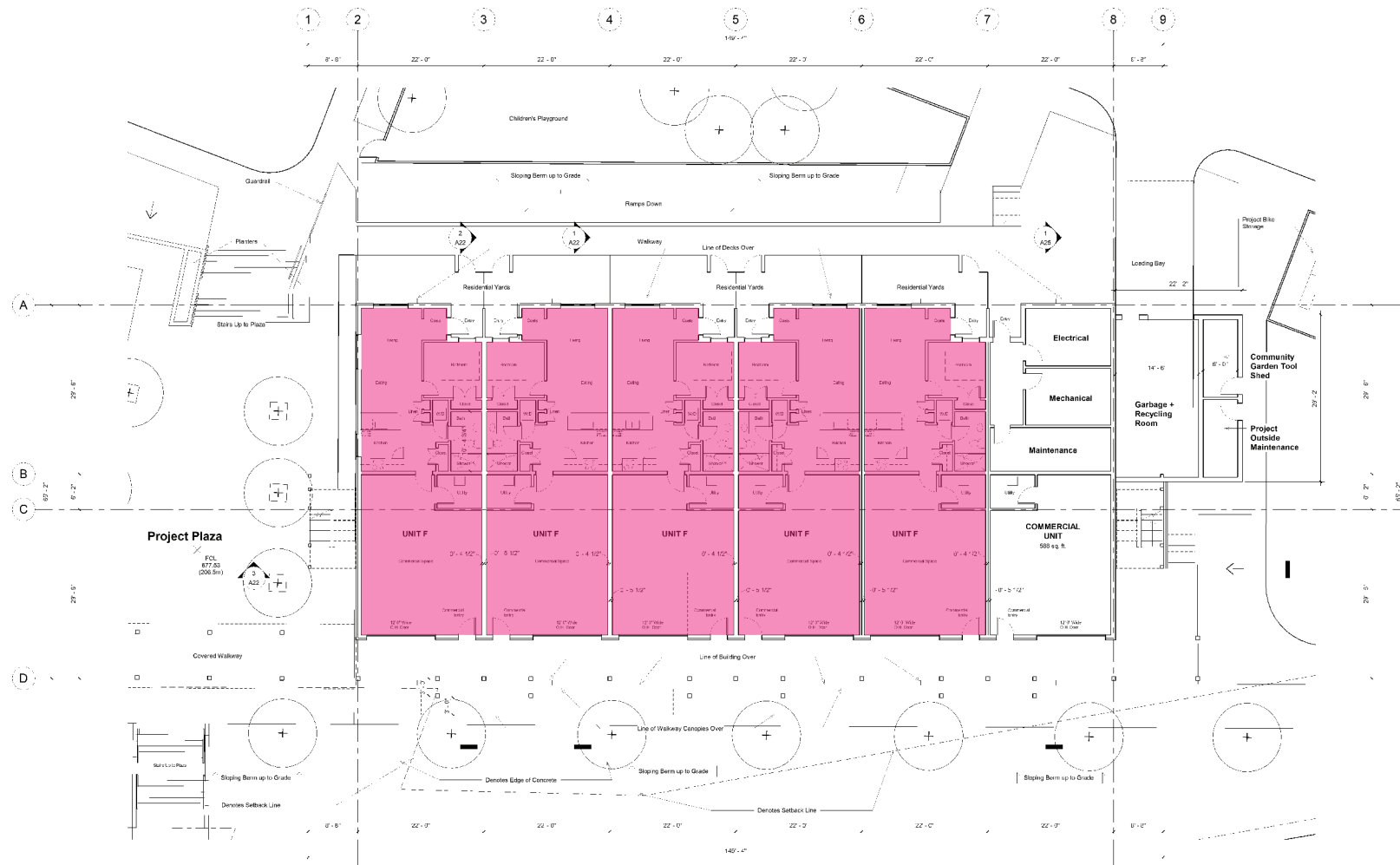
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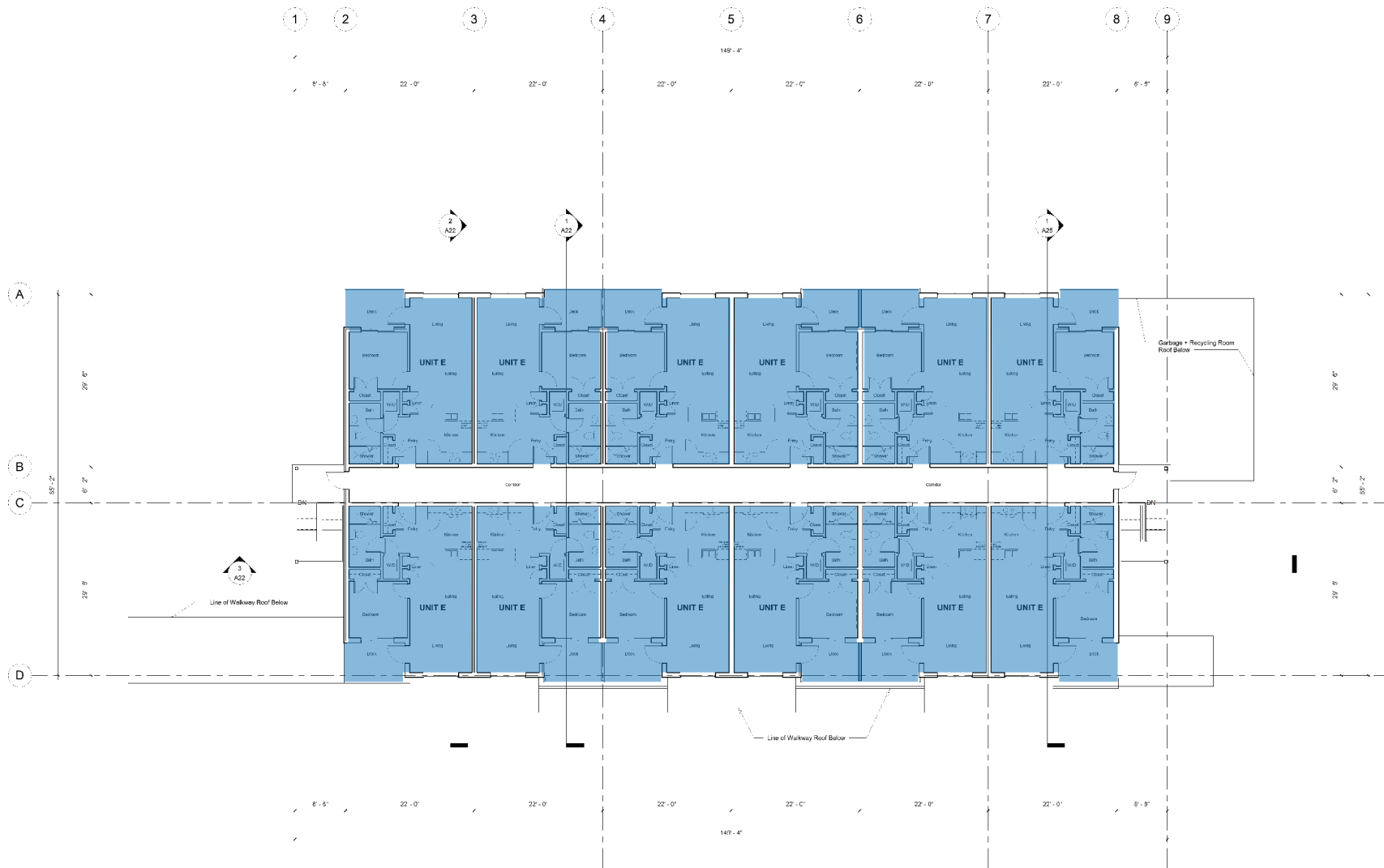


Ground Floor Plan

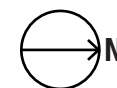


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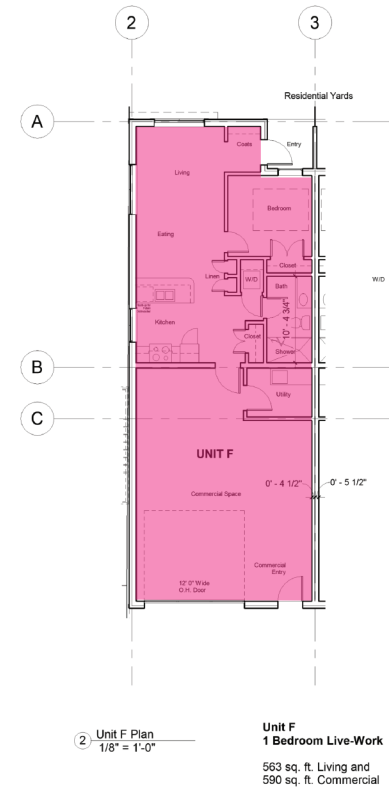
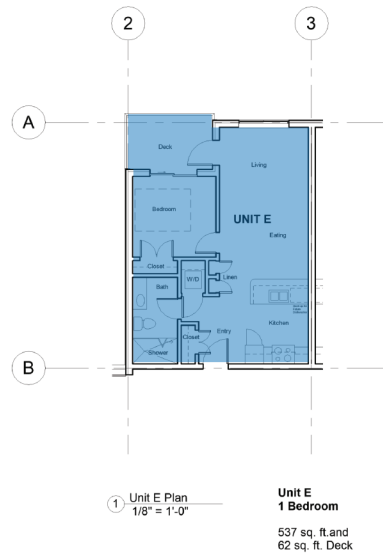


Second Floor Plan



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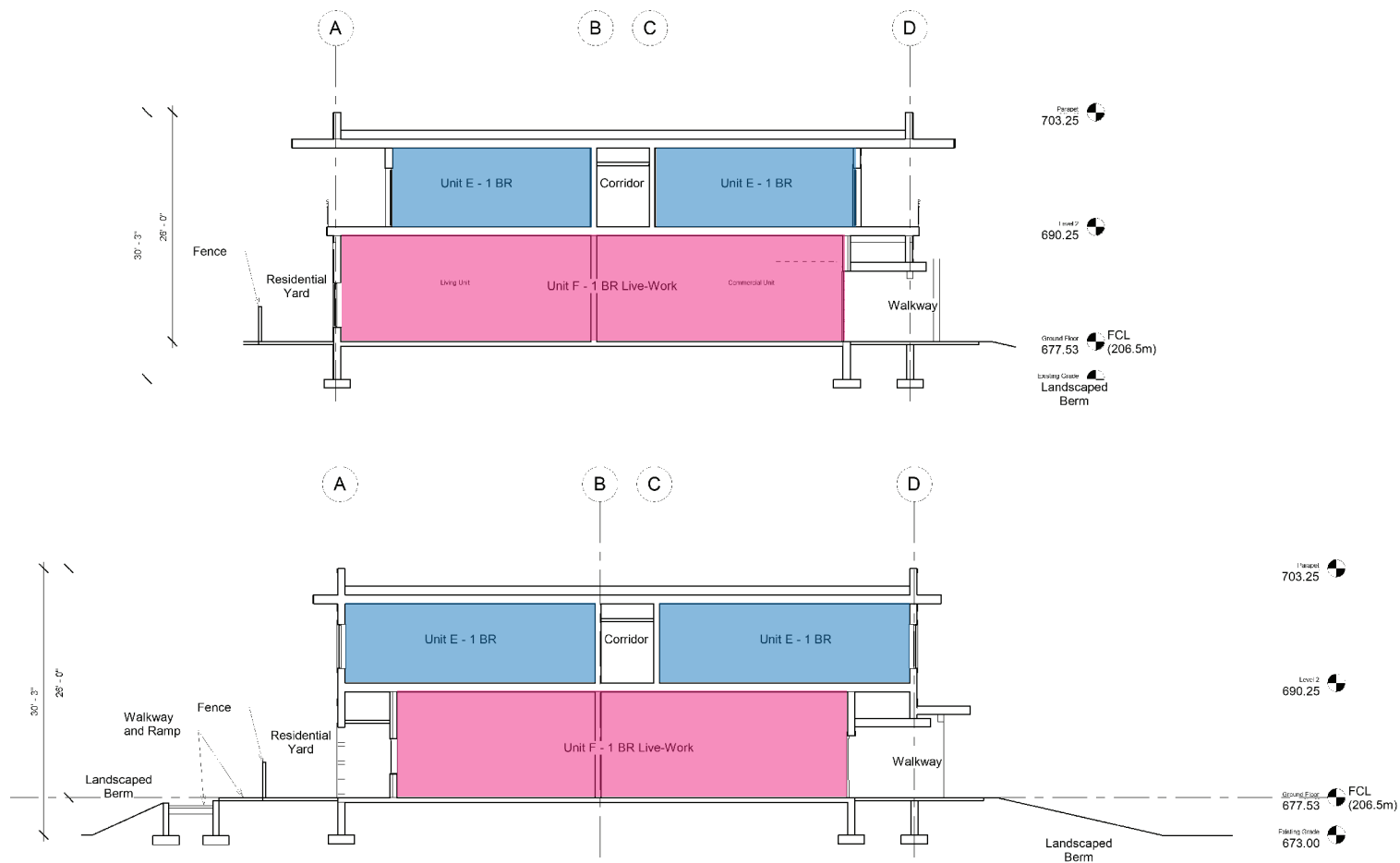
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Unit Plans

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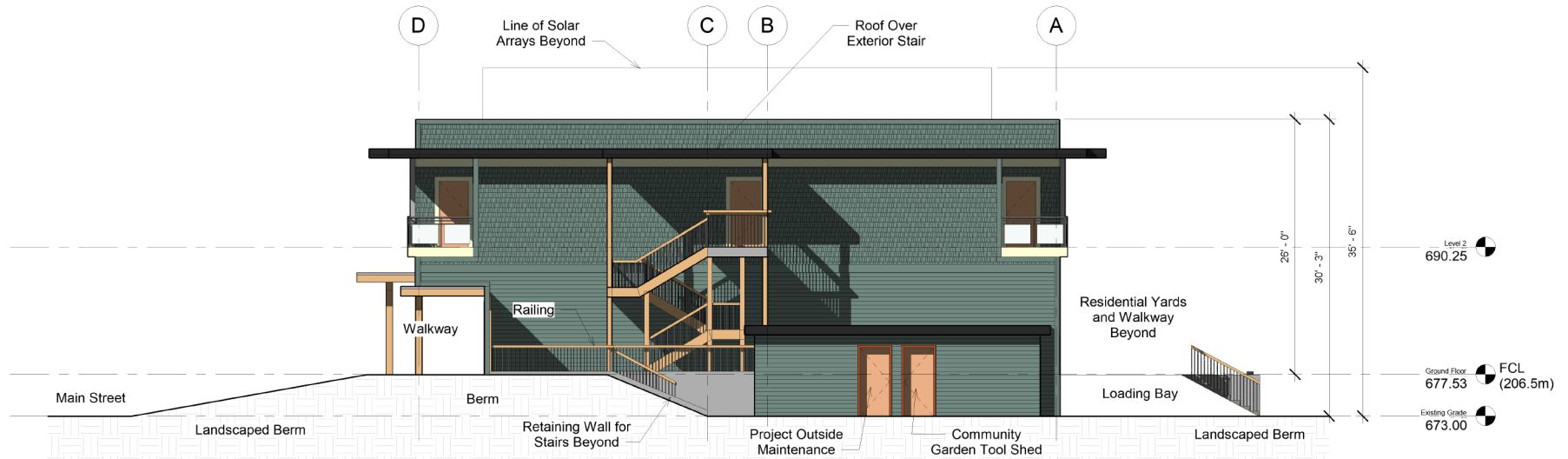
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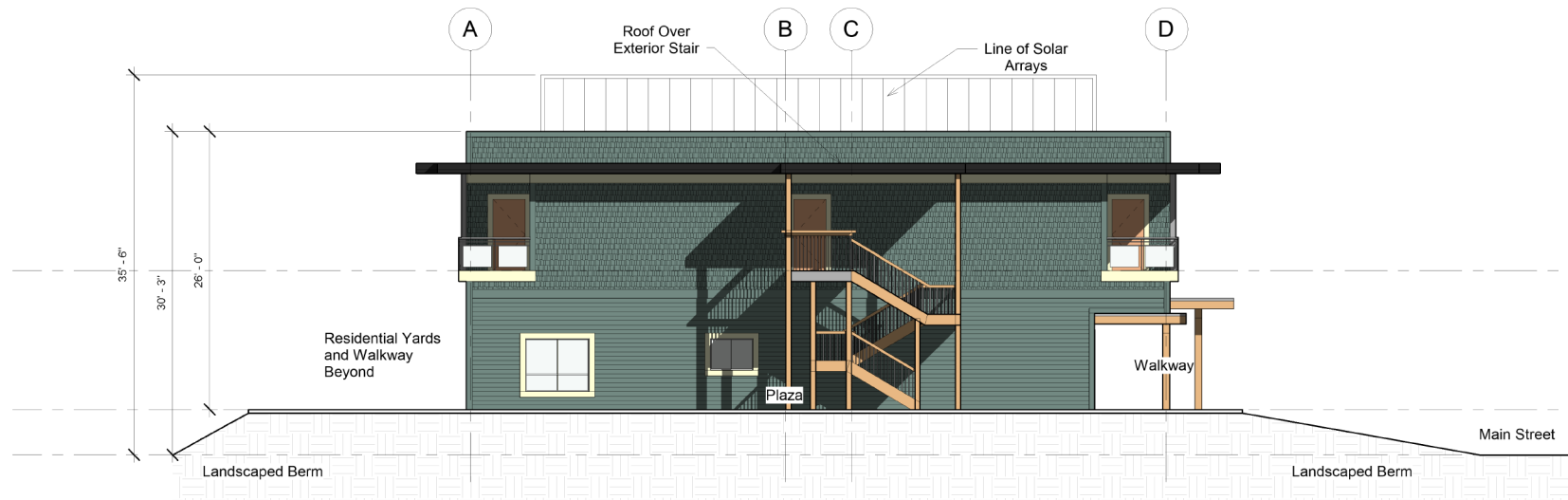
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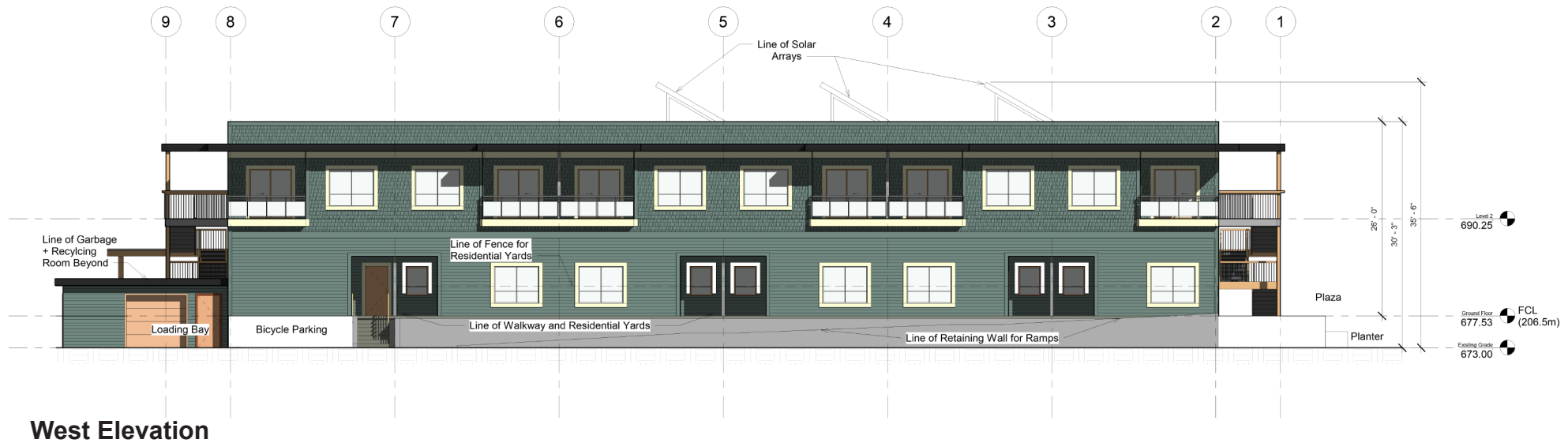
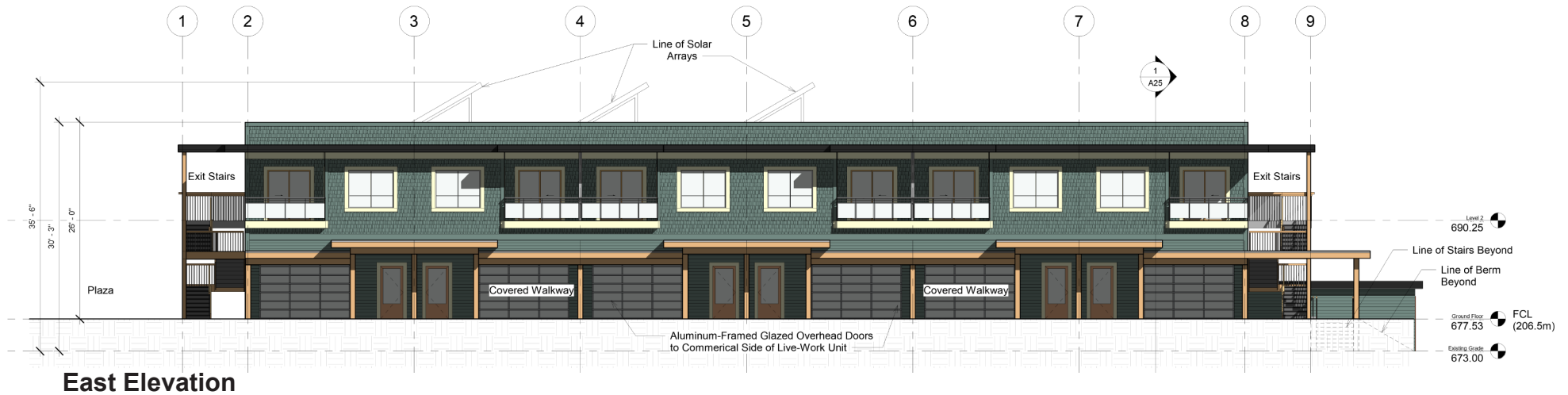
North Elevation



South Elevation

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DEVELOPMENT STATISTICS

Site Area - 121,488 sq. ft. (11,286.6 sq. m.)

South Building (All Areas are Gross Floor Area)

Ground Floor Area

Commercial - 3,849 sq. ft.

Residential - 4,317 sq. ft.

Residential Entry, Office and Interior Circulation - 1,112 sq. ft.

Exterior Circulation (Stairs, not at-grade walkways) - 160 sq. ft.

Building Service Rooms - 825 sq. ft.

Residential Yards - 1,513 sq. ft.

Total Ground Floor Areas - 11,776 sq. ft.

Second Floor Areas

Residential - 9,660 sq. ft.

Residential Common Areas - 412 sq. ft.

Interior Circulation - 925 sq. ft.

Exterior Circulation (Stairs) - 270 sq. ft.

Total Second Floor Areas - 11,267 sq. ft.

Third Floor Areas

Residential - 9,660 sq. ft.

Residential Common Areas - 412 sq. ft.

Interior Circulation - 925 sq. ft.

Exterior Circulation (Stairs) - 140 sq. ft.

Total Second Floor Areas - 11,137 sq. ft.

South Building - Total Floor Area = 34,180 sq. ft.

Unit Mix

36 Housing Units - All Affordable Non-Market Units

5 @ 3-BR Units

5 @ 2-BR Units

14 @ 1-BR Units

2 @ Accessible 1-BR Units

10 @ Studio Units

36 Housing Units Total and 5 Commercial Units

North Building (All Areas are Gross Floor Area)

Ground Floor Area

Commercial - 3,540 sq. ft.

Live-Work Units - 2,815 sq. ft.

Exterior Circulation (Stairs, not at-grade walkways) - 234 sq. ft.

Building Service Rooms - 720 sq. ft.

Total Ground Floor Areas - 7,309 sq. ft.

Second Floor Areas

Residential - 6,516 sq. ft.

Interior Circulation - 832 sq. ft.

Exterior Circulation (Stairs) - 234 sq. ft.

Total Second Floor Areas - 7,582 sq. ft.

North Building - Total Floor Area = 14,891 sq. ft.

Unit Mix

17 Housing Units - All Market Residential Units

5 @ 1-BR Live-Work Units

12 @ 1-BR Units

17 Residential Units Total and 1 Commercial Retail Unit



PARKING CALCULATIONS

Parking Stalls Required for Commercial Development

[3 Stalls are required for every 100 sqm. (1067 sq. ft.) of Gross Floor Area]

South Building - 3,849 sq. ft. Commercial - 11 stalls required

North Building - 770 sq. ft. Commercial - 2 stalls required

[Parking for Commercial Portion of Live/Work is included in Residential Portion]

Total Commercial Stalls Required = 13 Stalls

Parking Stalls Proposed for Residential Development

South Building - 36 Non-Market Units

49 Parking Stalls Proposed @ 1.36 stalls per unit

[Based on Proposed Requested Relaxation for Non-Market Housing]

[Note: Parking Requirements allow for 1 space per Dwelling Unit for Seniors Housing]

North Building - 17 Market Units

34 Parking Stalls Proposed @ 2 stalls per unit

Total Residential Stalls Proposed = 83 Stalls

Residential Visitor Parking @ 1 Stall per 5 Dwelling Units

For 53 units = 11 Visitor Parking Stalls

Total Proposed For Project = 110 Stalls

Inclusive of 2 Accessible Parking Stalls for the Residential Units
and 1 Accessible Parking Stall for the Commercial Uses

Two Loading Bays Provided for the Project



THANK YOU!



Tom Laviolette, Director of Infrastructure
Sean McEwen, Architect