

# LITTLE MOUNTAIN COHOUSING

Vancouver,  
Canada

Completed  
March 2021

*Photos by  
Martin Knowles  
MK Photomedia*









# The Building



## little mountain cohousing

- 6 storeys
- 1 level underground parking; parking relaxation of 5 spaces due to cohousing and commitment to car sharing
- Full roof deck with urban agriculture
- Passive House certified
- 25 units; one 4bed, 13 3beds, 8 2beds, 1 1+den, 2 1beds







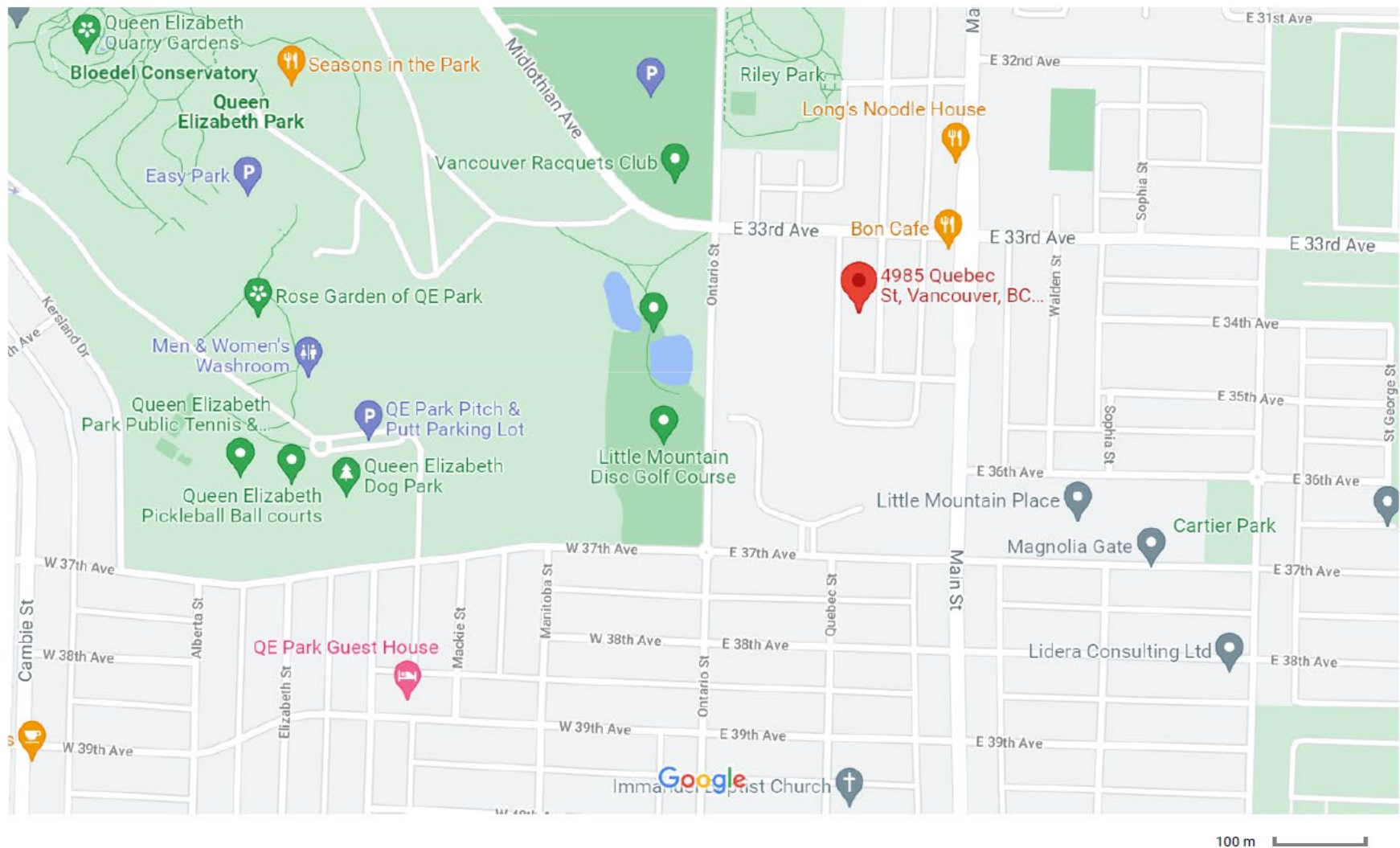








# Google Maps Little Mountain Cohousing





AL-1  
(for submittal applications)



AL-1

PLANNING AND DEVELOPMENT SERVICES  
Office of the Chief Building Official

4985 Quebec St

Project Address

BP-2017-06127

Related Building Permit

AAV Use in Cohousing Passive House

Title/Description

Alternative Solution / Minor Relaxation\*

Select One

Sept 14, 2018

Initial Submission Date

n/a

Last Revision Date

APPLICANT INFORMATION

(Professional Seal)

Proposed By: Rod Yeh, P. Eng.

Firm: DALOG

Address: #406 - 611 Alexander St

Phone: 604 255-1168 Fax: 604 255-1790 Email: ryeh@dalogdesign.ca

Certified Professional Stamp & Review Comments

City of Vancouver Acceptance & Conditions of Acceptance

For Certified Professional Use (where applicable)

For City office use only

AL-1  
(for submittal applications)

4985 Quebec St

Project Address

Rooftop AAV Use in Cohousing Passive House

Title/Description

Sept 14, 2018

Initial Submission Date

BRIEF BUILDING DESCRIPTION AND SCOPE OF PROJECT:

The Little Mountain Cohousing Project is a proposed multi-family residential development located at 4985 Quebec St. in Vancouver and is to be built to the Passive House Standard. The project is to be built on three existing adjacent single family residential properties, with a total site area of 10,966 sq ft (0.102 ha). The development will consist of a six storey building, built above a single level underground parkade. The building will have 25 residential suites, as well as common amenity areas.

BY-LAW EDITION, REFERENCES & SUMMARY OF DEVIATIONS:

City of Vancouver Building Bylaw Plumbing Systems 2014

2.5.9 Air Admittance Valves

The Bylaw currently allows the use of air admittance valves to vent plumbing fixtures, but currently limits the locations where they may be used. In order to minimize heat loss from the building envelope to maximize the performance of the Passive House design, it is proposed to use exterior rated air admittance valves on the roof of the building in lieu of traditional open roof vent terminations, along with positive air pressure attenuators, per the Studor engineering guidelines. This will eliminate the multiple rooftop vent terminations and the associated heat losses that result from open piping through the roof.

\*Acceptance of Existing Conditions with Mitigating Features

Rev: 2015/Aug/18



AL-1

PLANNING AND DEVELOPMENT SERVICES  
Office of the Chief Building Official

4985 Quebec Street

Project Address

BP-2017-06127

Related Building Permit

AL-1 - Exit Exposure Protection

Title/Description

Alternative Solution / Minor Relaxation

Select One

March 8, 2019

Initial Submission Date

n/a

Last Revision Date

APPLICANT INFORMATION

(Professional Seal)

Proposed By: Susana D. Ched, P.Eng., P.Eng., P.Eng. or / Victor Machado, P.Eng.

Firm: Camphora Engineering

Address: 2479 Brimley, Vancouver, BC V8R 5G8

Phone: (604) 800-9822 Fax: (604) 737-9879 Email: sdched@camphora.ca / vmachado@camphora.ca

Certified Professional Stamp & Review Comments

City of Vancouver Acceptance & Conditions of Acceptance

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BRIEF BUILDING DESCRIPTION AND SCOPE OF PROJECT:

The proposed Project will be considered as one 6-storey residential building with 3-level of underground parkade. The building will be fully sprinklered and will be monitored with a fire alarm system. The building will be designed and built to the Passive House standard.

BY-LAW EDITION, REFERENCES & SUMMARY OF DEVIATIONS:

AL-1 Exit Exposure Protection VMBL 2014, Division 6, Sentences 3.2.3.13.(1) and (4)  
The locations of exits and/or exit paths that will be exposed to the adjacent unprotected openings are summarized in Table 4 and on the following page and illustrated on the attached sketches. In lieu of protecting these openings with glass block or wired glass per Sentence 3.2.3.13.(4), clear tempered glass with water curtain sprinklers per the criteria listed in Table 6 will be used.



ARCHITECTURAL DRAWING LIST:

Project Overview

- A0.0 Cover Sheet
- A1.1 Project Statistics
- A1.2 Topographic Survey/Building Grades
- A1.3 Site Plan
- A1.4 Missing/Context Images
- A1.5 Additional Views

Floor Plans

- A2.0 Parkade Plan
- A2.1 Level 1 Plan
- A2.2 Level 2 Plan
- A2.3 Level 3 Plan
- A2.4 Level 4 Plan
- A2.5 Level 5 Plan
- A2.6 Level 6 Plan
- A2.7 Roof Plan

HRV Layout Plans (RCP)

- A2.8 HRV Layout Plan Level 1
- A2.9 HRV Layout Plan Level 2
- A2.10 HRV Layout Plan Level 3
- A2.11 HRV Layout Plan Level 4
- A2.12 HRV Layout Plan Level 5
- A2.13 HRV Layout Plan Level 6

Suite Plans

- A3.1 Suite Plans 1/4" - Level 1
- A3.2 Suite Plans 1/4" - Level 2
- A3.3 Suite Plans 1/4" - Level 3
- A3.4 Suite Plans 1/4" - Level 4
- A3.5 Suite Plans 1/4" - Level 5
- A3.6 Suite Plans 1/4" - Level 6
- A3.7 1/4" - Roof Plan

Elevations

- A4.1 North & East Elevations
- A4.2 West & South Elevations

Sections

- A4.3 Section A-A
- A4.4 Section B-B
- A4.5 Section C-C
- A4.6 Section D-D
- A4.7 Section E-E & F-F
- A4.8 Section G-G
- A4.9 Section H-H
- A4.10 Section I-I

Schedules

- A-5.1 Wall Schedule
- A-5.2 Floor & Roof Schedule
- A-5.3 Door Schedule
- A-5.4 Window Schedule
- A-5.5 Construction Notes

Details

- A-D.1 Foundation & Footings
- A-D.2 Concrete & Masonry
- A-D.3 Ground Floor & Second Floor Slab Edge Details
- A-D.4 Concrete Decks & Planters
- A-D.5 Typical Exterior Wood Framed Walls
- A-D.6 Party & Corridor Walls
- A-D.7 Concealed Service Spaces/Fire/Sound Resistive Assemblies
- A-D.8 Concealed Service Spaces/HRV Ducting
- A-D.9 Typical Window Installation Details
- A-D.10 Guardrails
- A-D.11 Wood Framed Decks
- A-D.12 Wood Framed Stairs
- A-D.13 Wood Framed Roof & Deck Details
- A-D.14 Handicap Accessible & Adaptable Details
- A-D.15 Wall Sections
- A-D.16 Guard Rails
- A-D.17 Misc Flashings

PROJECT TEAM:

Client Project Manager

CDG  
Contact: Ronaye Mathew  
102-4272 Albert Street  
Burnaby V5C 2E8  
Ronaye Mathew  
Phone: (604) 670-0742  
Project No: --

Architectural

Cornerstone Architectural  
Contact: Sandra Rohrer  
Michael Gosselin  
#307 - 611 Alexander Street  
Vancouver, BC V6A 1E1  
Phone: (604) 253-8800  
Project No: 1524

Code & Certified Professional

Camphora Engineering  
Contact: Susana D. Ched  
Victor Machado  
2479 Brimley  
Vancouver, BC V8R 5G8  
Phone: 604-800-9822  
Project No: 170712

Surveyor

Terra Pacific Land Surveying Ltd.  
Contact: Chris Wright  
22371 St. Anne Ave  
Maple Ridge, BC V2X 2E7  
Phone: (604) 463-2509  
Job No: 16056  
File No: L1 62-28

Landscape

Deurante Kreuk Ltd.  
Contact: Jennifer Stamp  
102-1637 West 5th Ave.  
Vancouver V6J 1N5  
Phone: 604-684-4811  
Project No: 16081

Acoustical

BAP Acoustics Ltd.  
Contact: Eric de Saint  
#201A - 101 Klahanie Drive  
Port Moody, BC V3H 9C3  
Phone: (604) 462-0995  
Project No: AC2512-EDS

Interior Design

Nielson Design Consultants  
Contact: Ben Nielson  
5385 Wakefield Beach Lane  
Surrey BC V3M 3A8  
Phone: 604-741-0886  
Project No: --

Geotech

Horton Engineering Inc.  
Contact: Karim Karimzadeh  
Ulysses Yeh  
Unit 220-18 Gossie Place  
North Vancouver V7M 3G3  
Phone: 604 873-1181  
Job No: 117-4175

Structural

London Math Associates  
Contact: Jim Math  
103-1847 West Broadway  
Vancouver V6J 1Y6  
Phone: (604) 739-8544  
Project No: CMST-07

Building Envelope

Aquascent Engineering Ltd.  
Contact: Aeron MacLellan  
Oliver Bolduan  
201-61155 Ladner Trunk Road  
Delta V4K 1W4  
Phone: (604) 646-9910  
Project No: --

Mechanical

Daig  
Contact: Keith McDonnell  
406-611 Alexander Street  
Vancouver V6A 1E1  
Phone: 604-255-1169  
Project No: --

Electrical & Lighting

Nemetz (SA) & Associates Ltd  
Contact: Brian Velappan (E.L. Eng.)  
Christine Tomala (Light.)  
2009 West 4th Ave  
Vancouver V6J 1N3  
Phone: 604-736-6562  
Project No: --

Sprinkler

Cardinal Engineering Ltd.  
Contact: Ryan Parry  
709-6110 Glenville Street  
Vancouver, BC V6C 3T3  
Phone: 604-736-6562  
Project No: --

PH Certifier

ROH Building Science Inc.  
Contact: Brittany Coughlin  
22-4 West 8th Ave  
Vancouver V5Y 1N5  
Phone: 604 873-1181  
Project No: --

Contractor

Peak Construction Group  
Contact: Chris Johnstone  
Doug Wilson  
#310 - 2626 Croydon Drive  
Surrey, BC V3Z 0S8  
Phone: 604-631-6993  
Project No: --



207 - 611 Alexander Street  
Vancouver, British Columbia  
V6A 1E1  
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Built to the Passive House Standard

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8	18/08/24	FINAL TENDER
7	18/06/23	TENDER
6	18/02/27	BP STAGE 1 APPLICATION
5	18/01/30	DP APPLICATION REVISED
4	17/12/11	DP APPLICATION FOR CONSTRUCTION
3	17/06/22	DP APPLICATION
2	16/07/14	RECONING APPLICATION
1	CONCEPT DEVELOPMENT	
REV.	YY MM DD	BSUE

PROJECT:

PROJECT:

LITTLE MOUNTAIN COHOUSING PROJECT

4985 QUEBEC STREET VANCOUVER, BC

BUILDING CODE: ZONING:

VMBL 2014

DEVELOPMENT PERMIT # DP-2017-00687

BUILDING PERMIT # BP - 2017 - 06127

DRAWING:

COVER SHEET

DRAWN: REVIEWED:

SCALE:

PLOT DATE:

2019 March 12

PROJECT NO. DRAWING NO.

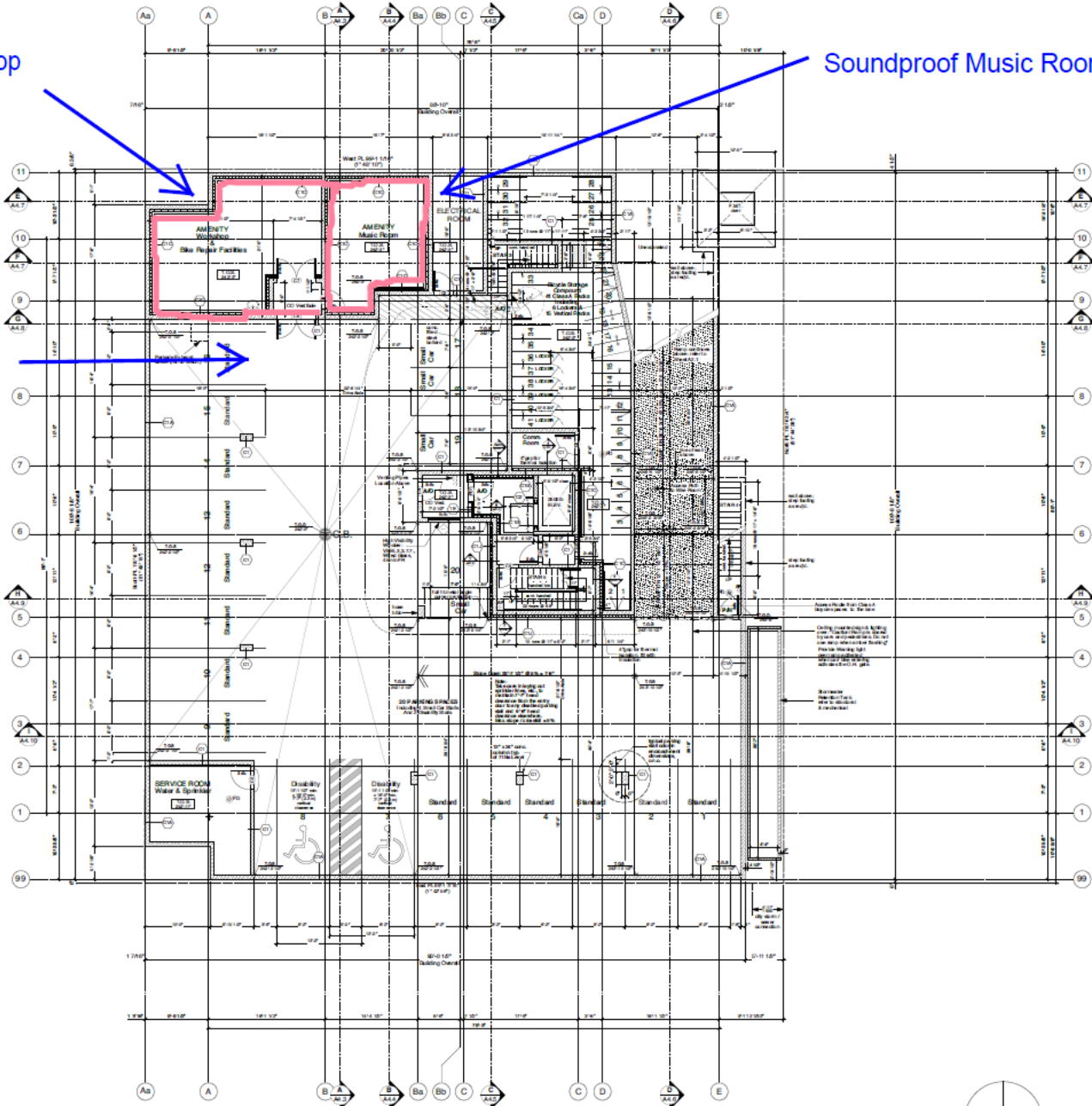
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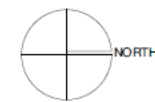
Workshop

Soundproof Music Room

Canoe and Kayak Storage



1 Parkade Plan P1  
1/8" = 1'-0"



PARKADE GENERAL NOTES:

THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW.

PARKING STALL MINIMUM SIZES:

STANDARD CAR STALL: 9'0" x 5'0" (STP) 9'0" x 5'0" (NTP)  
SMALL CAR STALL: 8'0" x 4'0" (STP) 8'0" x 4'0" (NTP)  
DISABILITY STALL: 9'6" x 5'0" (STP) 9'6" x 5'0" (NTP)  
\*See (P-4.13) MINIMUM CLEAR HEIGHT OVER REQUIRED

POWER AND DATA/ELECTRICAL CHANGING:

provide charging infrastructure for a minimum of 20% of parking stalls. Consideration should be given to the following: vehicle charging equipment, provide one acceptable for every two stalls (subject to the local code). Refer to the electrical consultant for further details.

Drawing Notes:

LEGEND KEY: (Dimensions in Feet & Inches)

100	Material	100	Top of Finished Floor
101	Deck Slab	102	Top of Concrete Slab
103	Cast-in-Place	104	Top of Floor Slab
105	Rain Water Leader	106	Top of Floor Slab
107	Roof Drain	108	Top of Floor Slab
109	Roof Drain	110	Top of Floor Slab
111	Automatic Door Opener	112	Top of Floor Slab
113	Roof Drain	114	Top of Floor Slab
115	Top of Cast-in-Place	116	Top of Floor Slab
117	Top of Deck Slab	118	Top of Floor Slab
119	Top of Deck Slab	120	Top of Floor Slab
121	Top of Deck Slab	122	Top of Floor Slab
123	Top of Deck Slab	124	Top of Floor Slab
125	Top of Deck Slab	126	Top of Floor Slab
127	Top of Deck Slab	128	Top of Floor Slab
129	Top of Deck Slab	130	Top of Floor Slab
131	Top of Deck Slab	132	Top of Floor Slab
133	Top of Deck Slab	134	Top of Floor Slab
135	Top of Deck Slab	136	Top of Floor Slab
137	Top of Deck Slab	138	Top of Floor Slab
139	Top of Deck Slab	140	Top of Floor Slab
141	Top of Deck Slab	142	Top of Floor Slab
143	Top of Deck Slab	144	Top of Floor Slab
145	Top of Deck Slab	146	Top of Floor Slab
147	Top of Deck Slab	148	Top of Floor Slab
149	Top of Deck Slab	150	Top of Floor Slab
151	Top of Deck Slab	152	Top of Floor Slab
153	Top of Deck Slab	154	Top of Floor Slab
155	Top of Deck Slab	156	Top of Floor Slab
157	Top of Deck Slab	158	Top of Floor Slab
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197	Top of Deck Slab	198	Top of Floor Slab
199	Top of Deck Slab	200	Top of Floor Slab

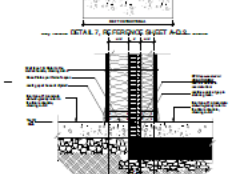
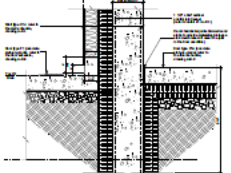
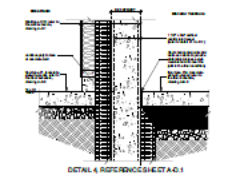
SYMBOL LEGEND:

1	Wall Type	101	Door Type (Glass Partitions)
2	Window Type	102	Door Type (Glass Partitions)
3	Material Designation	103	Door Type (Glass Partitions)
4	Drop Above	104	Door Type (Glass Partitions)
5	Drop Below	105	Door Type (Glass Partitions)
6	Drop Above to accommodate VOT	106	Door Type (Glass Partitions)
7	Drop Below to accommodate VOT	107	Door Type (Glass Partitions)
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9	Drop Below to accommodate VOT	109	Door Type (Glass Partitions)
10	Drop Above to accommodate VOT	110	Door Type (Glass Partitions)
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99	Drop Below to accommodate VOT	199	Door Type (Glass Partitions)
100	Drop Above to accommodate VOT	200	Door Type (Glass Partitions)

REVISIONS & FIELD NOTES:

Revisions shown on drawings shall be in accordance with the following:

- 1) Correcting or Missing Walls / Columns: Type of concrete or masonry wall.
- 2) Correcting or Missing Windows: Type of window.
- 3) Correcting or Missing Doors: Type of door.
- 4) Correcting or Missing Partitions: Type of partition.
- 5) Correcting or Missing Stairs: Type of stairs.
- 6) Correcting or Missing Ramps: Type of ramp.
- 7) Correcting or Missing Elevators: Type of elevator.
- 8) Correcting or Missing Mechanical Equipment: Type of equipment.
- 9) Correcting or Missing Electrical Equipment: Type of equipment.
- 10) Correcting or Missing Plumbing Equipment: Type of equipment.
- 11) Correcting or Missing Fire Protection Equipment: Type of equipment.
- 12) Correcting or Missing Security Equipment: Type of equipment.
- 13) Correcting or Missing Accessibility Equipment: Type of equipment.
- 14) Correcting or Missing Other Equipment: Type of equipment.



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3	17-08-22	DP APPLICATION
2	16-07-14	REZONING APPLICATION
1	YY-MM-DD	CONCEPT DEVELOPMENT

PROJECT:

**LITTLE MOUNTAIN COHOUSING PROJECT**

4985 QUEBEC STREET  
VANCOUVER, BC

BUILDING CODE:

VBCL 2014

DEVELOPMENT PERMIT # DP-2017-00687

BUILDING PERMIT # BP-2017-00127

DRAWING:

PARKADE P1

DRAWN

REVIEWED

SCALE:

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

PLOT DATE:

2019 March 12

PROJECT NO.

1524

DRAWING NO.

A 2.0

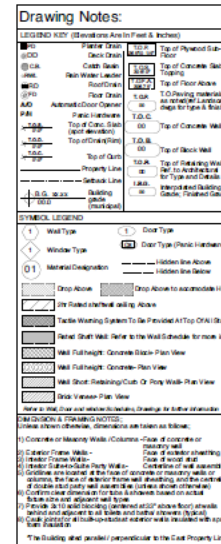












Elevator Nook on  
each floor

- Guest Room

10	19.03.12	ISSUED FOR CONSTRUCTION
9	18.12.14	PARTIAL IPC - PARKADE
8	18.06.24	FINAL TENDER
7	18.06.25	TENDER
6	18.02.27	BP STAGE 1 APPLICATION
5	18.01.30	DP APPLICATION REVISED
4	17.12.11	ISSUE FOR RECOMMENDATION COORDINATION
3	17.06.22	DP APPLICATION
2	16.07.14	REZONING APPLICATION
1		CONCEPT DEVELOPMENT
REV.	YY MM DD	ISSUE

**PROJECT:**

**LITTLE MOUNTAIN  
COHOUSING PROJECT**

4985 QUEBEC STREET  
VANCOUVER, BC

<b>BUILDING CODE:</b> VBBL 2014	<b>ZONING:</b>
------------------------------------	----------------

DEVELOPMENT PERMIT # DP-2017-00667  
BUILDING PERMIT # BP-2017-00102

**DRAWING:**  
Suite Plans 1/4"

### Suite Plans 1/4- Second Floor Suites

DRAWN	REVIEWED
-------	----------

**SCALE**  
SCALE:  $1:4^{\circ} - 1:0^{\circ}$

**PLOT DATE**  
2019 March 12

PROJECT NO.

1524 A 3.2

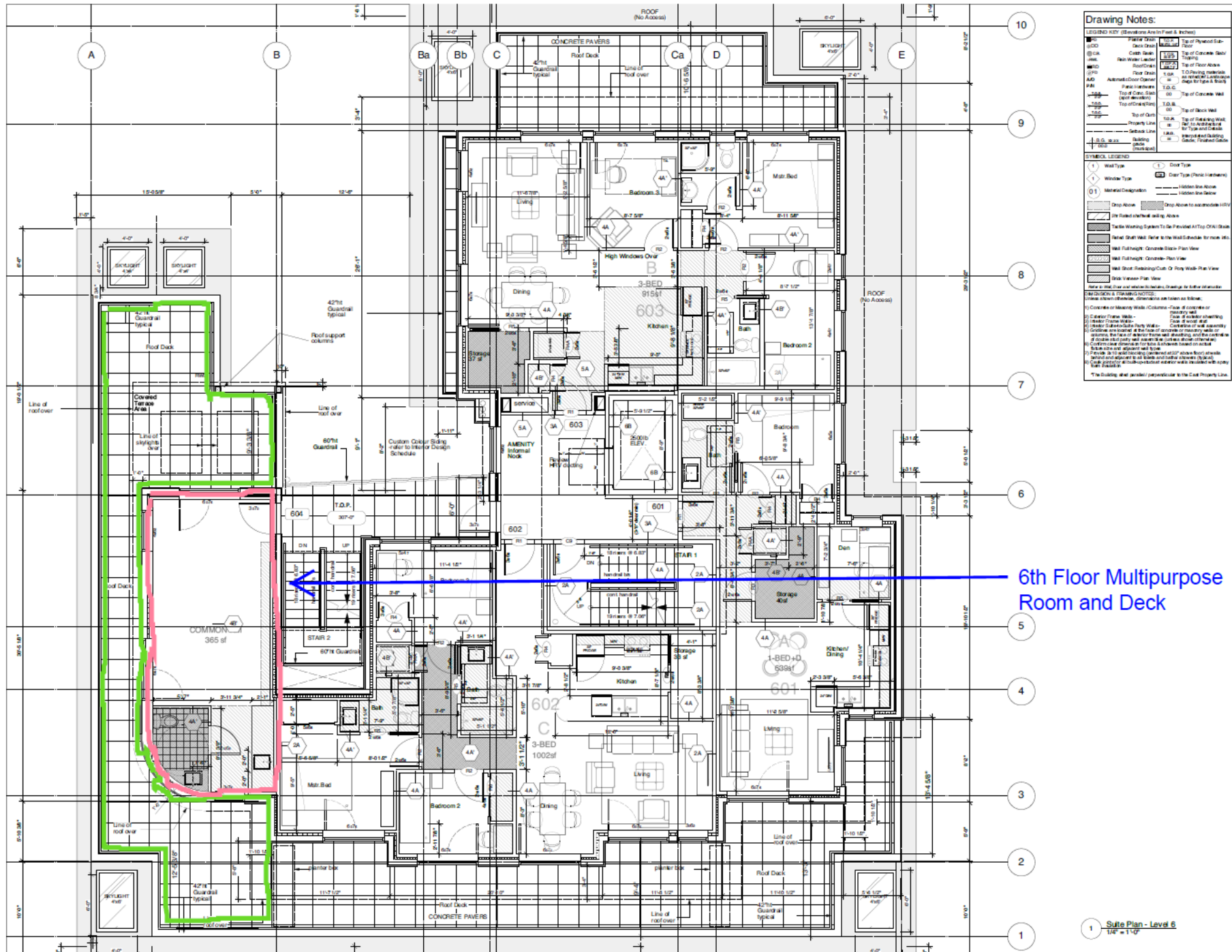












**Drawing Notes:**

1. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
2. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
3. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
4. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
5. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
6. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
7. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
8. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
9. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)
10. CONCRETE OR MASONRY WALLS (Column-base of concrete or masonry wall) - (See Note 2)

**SYMBOL LEGEND:**

Symbol	Description
1	Wall Type
2	Door Type
3	Window Type
4	Door Type (Partial Opening)
5	Material Designation
6	Drop Above
7	Drop Above to accommodate 100%
8	Drop Above to accommodate 100%
9	Drop Above to accommodate 100%
10	Drop Above to accommodate 100%
11	Drop Above to accommodate 100%
12	Drop Above to accommodate 100%
13	Drop Above to accommodate 100%
14	Drop Above to accommodate 100%
15	Drop Above to accommodate 100%
16	Drop Above to accommodate 100%
17	Drop Above to accommodate 100%
18	Drop Above to accommodate 100%
19	Drop Above to accommodate 100%
20	Drop Above to accommodate 100%

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 Tel: 604.681.8888  
 Fax: 604.681.8888

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Prior to commencement of the Work, it is the Contractor's responsibility to review and verify existing dimensions, distances and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work.

**PH** Built to the Passive House Standard

10	19.09.12	ISSUED FOR CONSTRUCTION
9	18.12.14	PARTIAL IFC - PARKADE
8	18.08.24	FINAL TENDER
7	18.06.23	TENDER
6	18.02.27	BP STAGE 1 APPLICATION
5	18.01.30	DP APPLICATION REVISED
4	17.12.11	BP APPLICATION FOR CONSTRUCTION
3	17.06.22	DP APPLICATION
2	16.07.14	REZONING APPLICATION
1	CONCEPT DEVELOPMENT	
REV.	YY MM DD	BSUE

**PROJECT:**  
**LITTLE MOUNTAIN COHOUSING PROJECT**  
 4985 QUEBEC STREET  
 VANCOUVER, BC

**BUILDING CODE:** ZONING:  
 VBC 2014  
 DEVELOPMENT PERMIT # DP-2017-00867  
 BUILDING PERMIT # BP-2017-00127

**DRAWING:**  
 Suite Plans 1/4"  
 Sixth Floor Suites

**DRAWN:** **REVIEWED:**

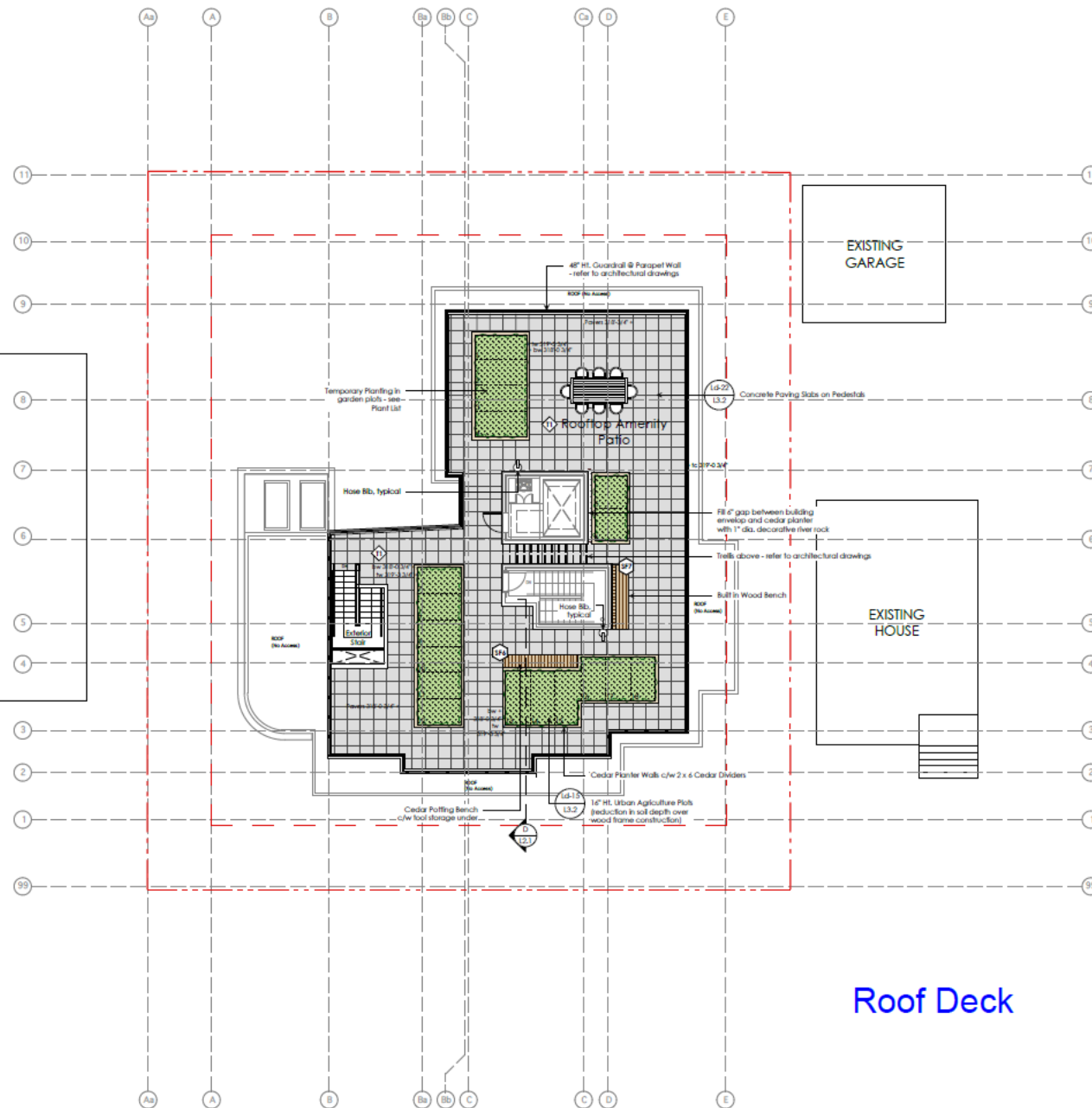
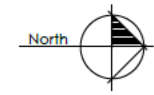
**SCALE:** 1/4" = 1'-0"

**PLOT DATE:** 2019 March 12

**PROJECT NO.** **DRAWING NO.**

**1524 A 3.6**





Roof Deck

8	2019.03.12	IFC
7	2018.12.18	Partial IFC
6	2018.08.24	Issued for Final Tender
5	2018.08.20	Issued for Construction - Review
4	2018.05.23	Issued for Tender
3	2018.01.18	Issued for DP Prior To
2	2017.04.22	Issued for DP
1	2017.05.14	Issued for Workshop
-	2016.07.14	Issued for Rezoning
no.	date:	item:

Revisions:



Project:

Little Mountain Co-housing  
4985 Quebec Street  
Vancouver BC

Drawn by: JES/JC

Checked by: JES

Date: 2019.03.12

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

Drawing Title:

Level 7  
Landscape Concept Plan

Project No.:  
16081

Sheet No.:

L1.2



















# Sample text slide

- This can be either text
- or images or graphics