



MIRANDA

45685 PATTEN AVENUE CHILLIWACK

Date Received: October 24, 2023

Received From: Randy Reber

Folder Number: D\F01339 + D\F001705

Subject Property: 45685 Patten Avenue

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MIRANDA

45685 PATTEN AVENUE, CHILLIWACK B.C.

Originally constructed in 1980, the Miranda is a three-storey residential building with a total of 20 apartment units. The building is owned and managed by Mamele'awt Qweesome Housing Society (MQHS). The housing and support services for people in the Fraser Valley are provided by MQHS in a manner that supports tenant safety, goals to offer a healthy living environment with opportunities for aging in place.

Some of the older residents, and those with disabilities will have to relocate to a new community without the addition of elevator access to the upper floors.

The proposed changes to the building will include the addition of a new hydraulic elevator, two renovated suites with accessible washrooms, a new energy efficient, high performance building envelope and new packaged terminal air conditioner (PTAC) units that will offer cooling during the hot summer months.

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Proposed south elevation

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PROPOSED CHANGES

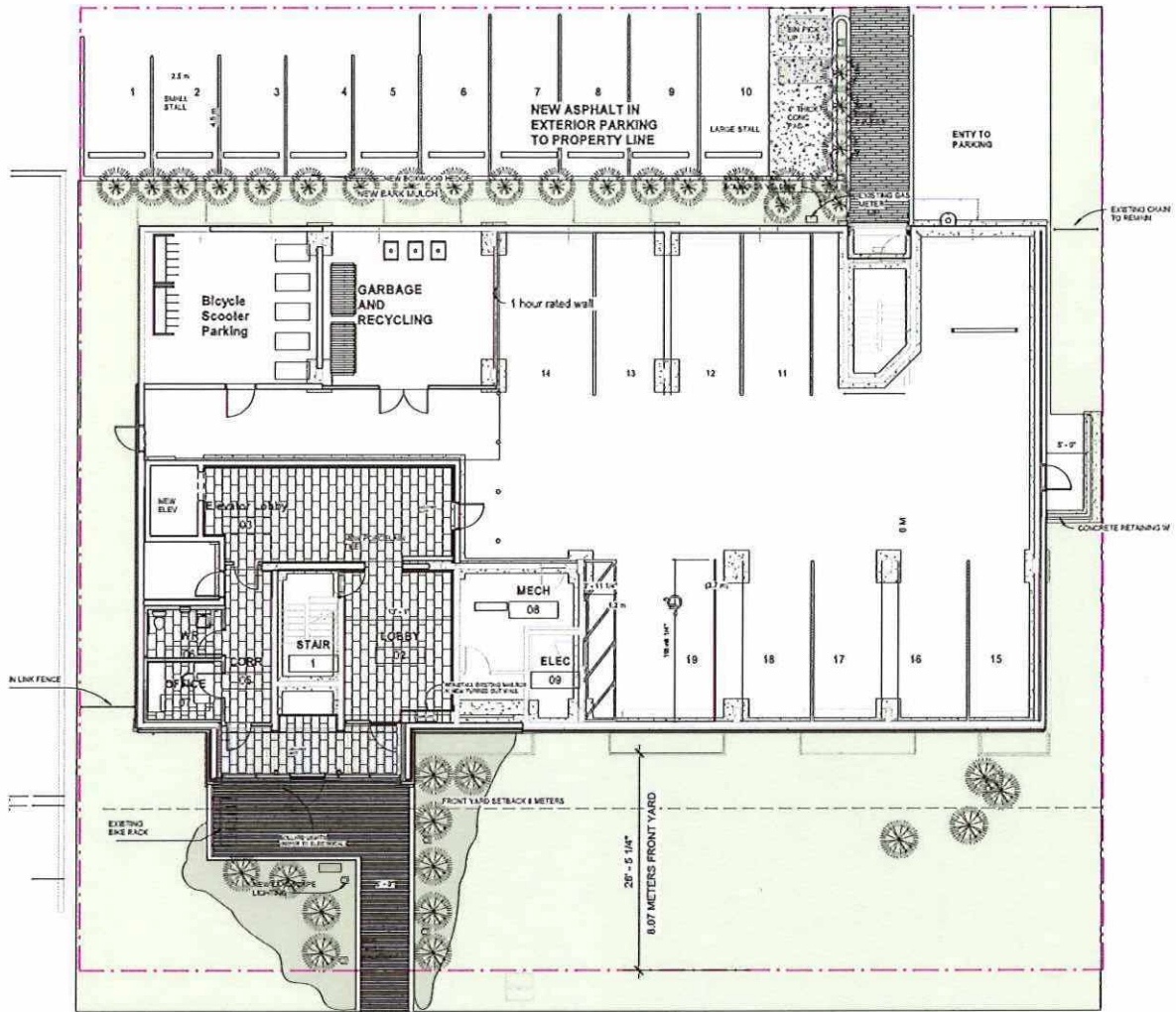
Development Permit and Development Variance Permit applications have been made to the City of Chilliwack to facilitate the proposed renovation.

The following variances have been requested:

- 1.0 Reduce the number of off-street parking spaces from 24 spaces to 19 spaces;
- 2.0 To waive the requirement for a private amenity area for the apartment units.

- A new high performance exterior insulated building envelope with new thermally efficient windows and sliding doors will replace the existing stucco and concrete block facade.
- New accessible entrance with automatic operating doors will allow wheelchair access to current building code requirements.
- A larger lobby area that will allow for community gatherings and meetings.
- A new bike and scooter storage room in the at grade parkade will allow residents to park and charge their scooters and ebikes.
- The proposed changes will have minor impacts on the exterior form which will include an elevator on the west elevation. The new elevator is located inside the exterior walls. The changes can only be made by reducing the parking stalls to 18 stalls. Many of the residents do now own their own cars.

LANE



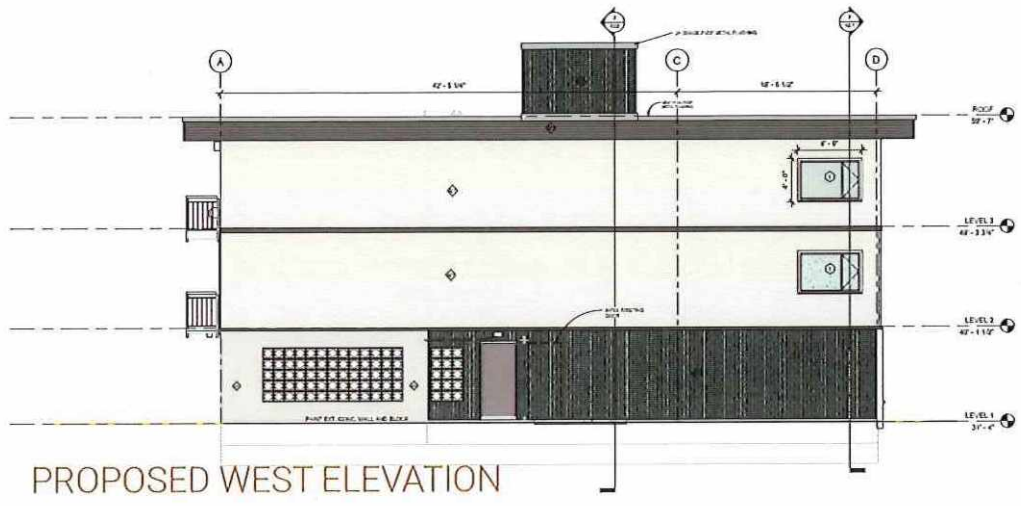
PROPOSED SITE PLAN

The parking garage will utilize 4 parking stalls to include a new bicycle and scooter storage parking and charging area. The lobby will be fully renovated to include a new elevator lobby, accessible washroom and enclosed vestibule. The existing boundaries of the building will remain, however new exterior insulated cladding will update the exteriors and improve energy efficiency.

SECURITY

The front entrance will be modified with new exterior lighting, new aluminum glazed storefront vestibule, new masonry veneer walls, new metal roof, new concrete pavers at exterior, and new porcelain tiles at the interior. Landscape lighting, and transparent entrances as part of the ctped plan is planned to reduce crime. Enterphone and fob security will be included on the exterior entrances.

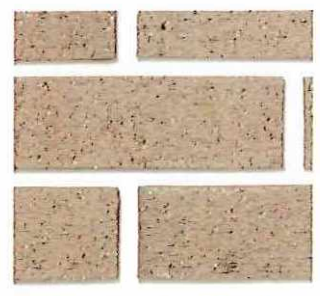
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PROPOSED NORTH ELEVATION

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MASONRY CLADDING



VINYL CLADDING



METAL CLADDING



METAL SOFFITS

Your feedback is welcome and we are interested to hear your comments and suggestions. You may contact MQHS if they have any questions/feedback. Feedback can be issued in the form of email or telephone to the following addresses:

Mamele'awt Qweesome Housing Society

Attention: Randy Reber

Email: rreber@mqhs.ca or reception@mqhs.ca

Address: PO Box 3563, Mission B.C., V2V 4L1

Telephone: (604) 768-3325

Aboriginal Housing Management Association

Attention Atoine Archie, Project Manager

Address: 615 - 100 Park Royal, West Vancouver B.C. V7T 1A2

Telephone: (604) 356-9823, aarchie@ahma-bc.org

Elemental Architecture and Interiors Inc.

Terra Shimbashi, Architect AIBC

email: terra@eaii.ca

Address: Unit 118 - 3989 Henning Drive, Burnaby B.C. V5C 6P8

Telephone: (604)3 51-1034

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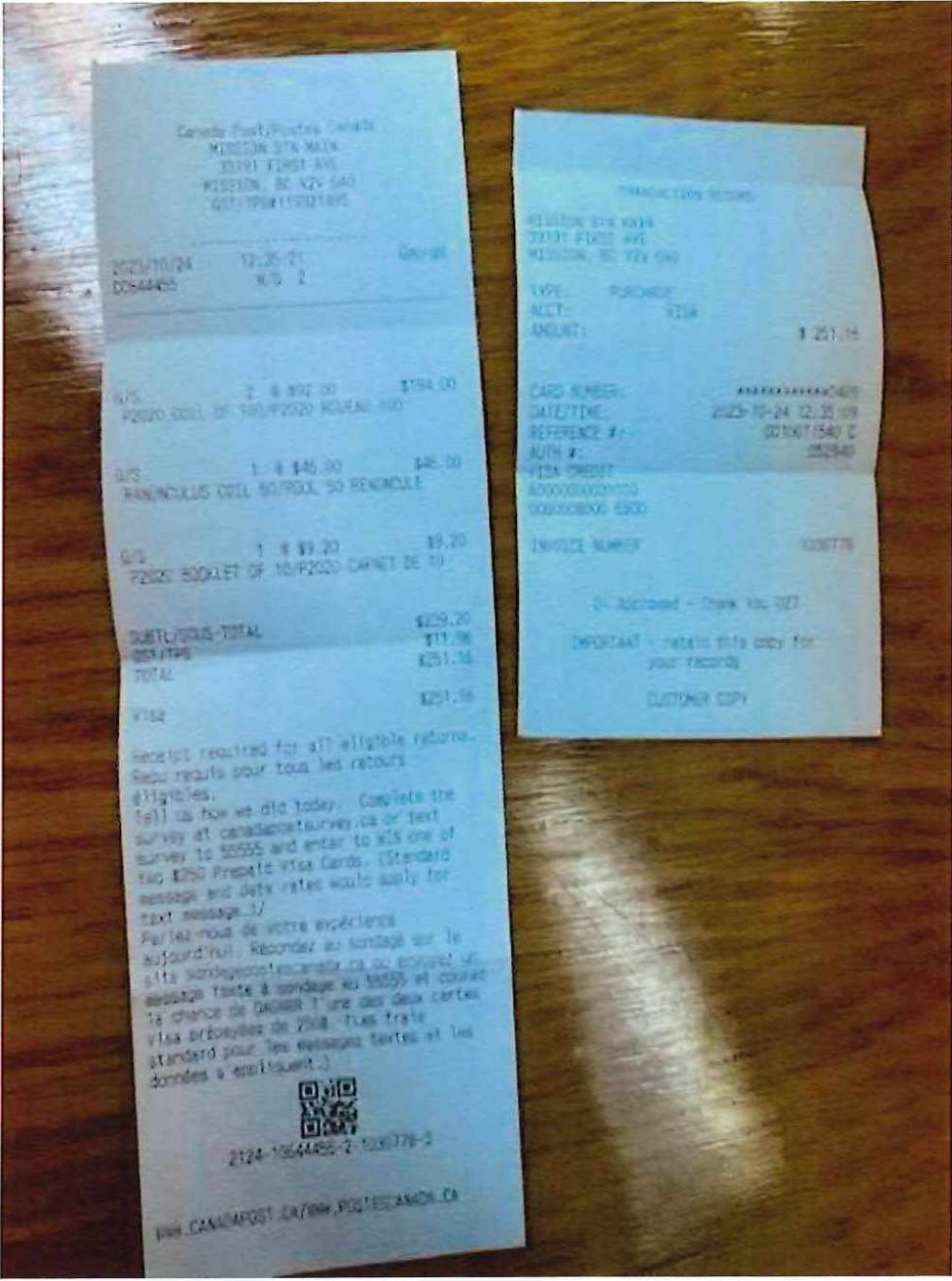
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Oct 24 2023

Mail out list

Unit #s	Civic	Street Name
N/A	45700	Spadina Avenue
N/A	45726	Spadina Avenue
101-112, 202, 203, 301-307, 401-407	92470	Edward Street
102, 104, 106, 108, 201-208, 301-308, 401-408, 501-508, 601-608, 701-708, 801-808, 901-908, 1001-1008, 1101-1108, 1201	9197	Mary Street
100-112, 114-124, 200-212, 214-224, 300-312, 314-324, S1	45650	Patten Ave
101-104, 201-206, 301-306, 401-406	45699	Patten Ave
101-108, 201-208, 301-308, 401-408	45665	Patten Ave
101-110, 201-210	45685	Patten Ave

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