

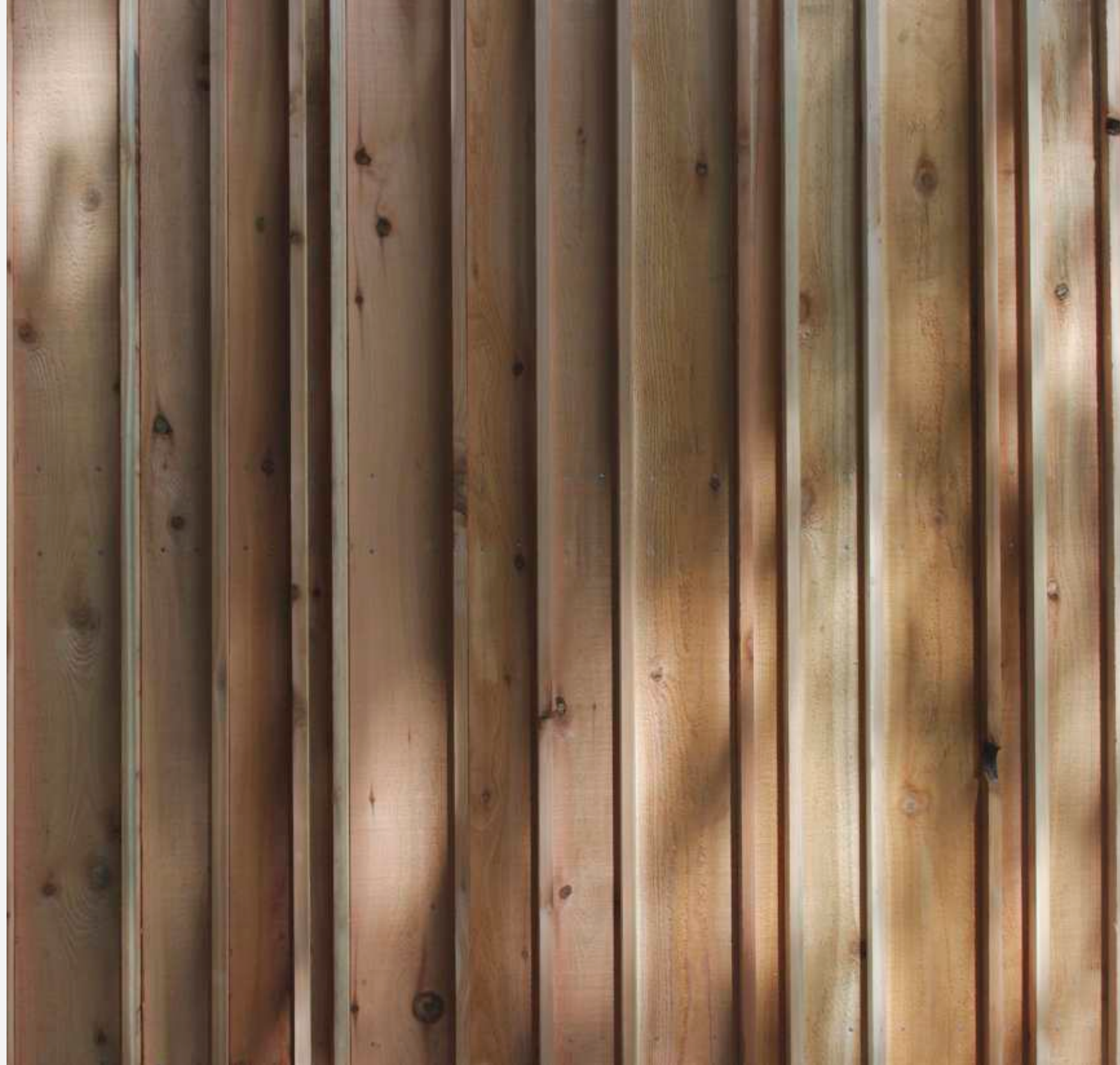
VIVIAN LIM

ARCHITECT AIBC

Selected Works

- 1 **TS'IL KAZ KOH CLAN HOUSE**
Community & Institutional
- 2 **VAFCS COMMUNITY CENTRE & SOCIAL HOUSING**
Community & Mixed-Use Towers
- 3 **NAK'AZDLI HEALTH CENTRE**
Community & Institutional
- 4 **SIV SOCIAL HOUSING**
Residential Tower
- 5 **THE CITY OF LOUGHEED PHASE 3**
Master Planning & Mixed-Use Towers
- 6 **5 W 2**
Mixed-Use Residential Tower
- 7 **THE ARTIST LANE**
Thesis Research
- 8 **PADDLESHACK**
Design Build

PORTFOLIO 2026



Project Title:

TS’IL KAZ KOH CLAN HOUSE

Client : Carrier Sekani Family Services
Location : Burns Lake, BC
Type : Family Services Building - Feasibility Studies
Date : Completed 2026

Overview:

Developed with Carrier Sekani Family Services and Ts’il Kaz Koh First Nation, this feasibility study established the program, site strategy, conceptual design, and Class D cost estimate (\$14.5M) for a new 641.5 m² Clan House supporting culturally grounded, 24-hour family healing, respite, prevention, and child-welfare services.

The study evaluated multiple potential sites based on infrastructure, environmental conditions, accessibility, privacy, cultural significance, and opportunities for land-based activities. Community and youth engagement helped shape a program centred on healing, family connection, and culturally supportive care. The proposed facility includes a central cultural gathering space, counselling and support rooms, a teaching kitchen, administrative areas, and flexible residential suites for individuals and families. Two conceptual building options were developed to explore different approaches to shared and residential spaces, establishing a clear framework for future design development.



Conceptual rendering



Space organization diagram

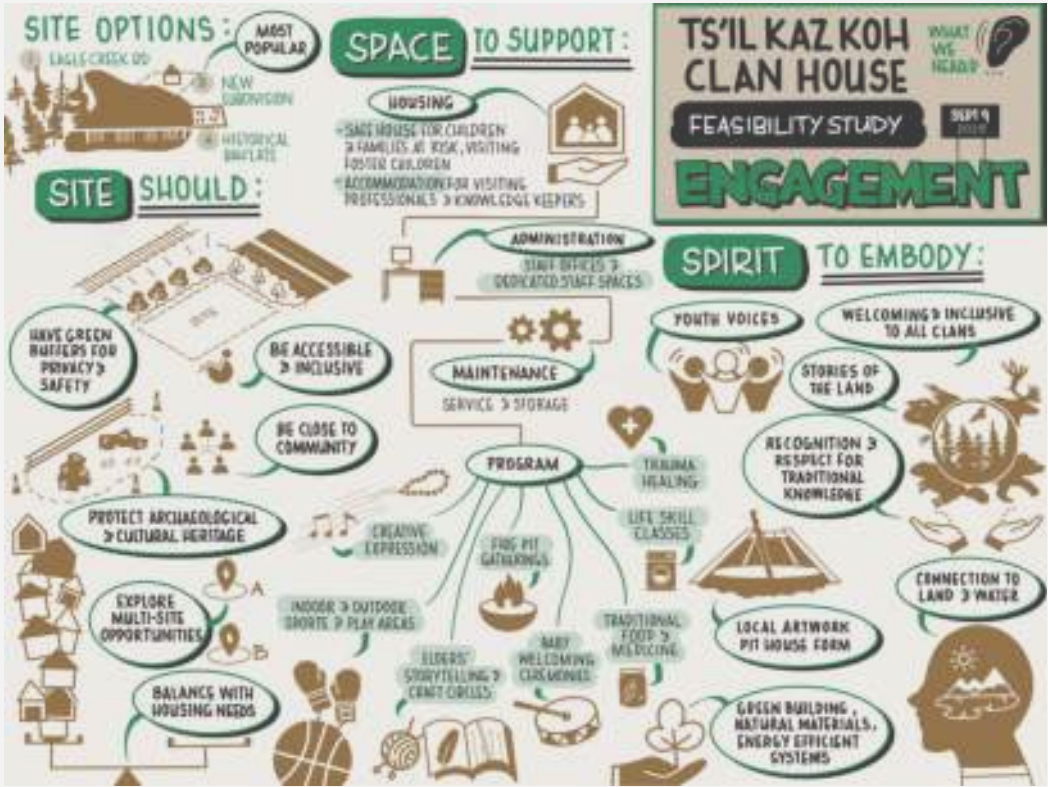
My Role:

COMMUNITY ENGAGEMENT & CONCEPTUAL DESIGN DEVELOPMENT

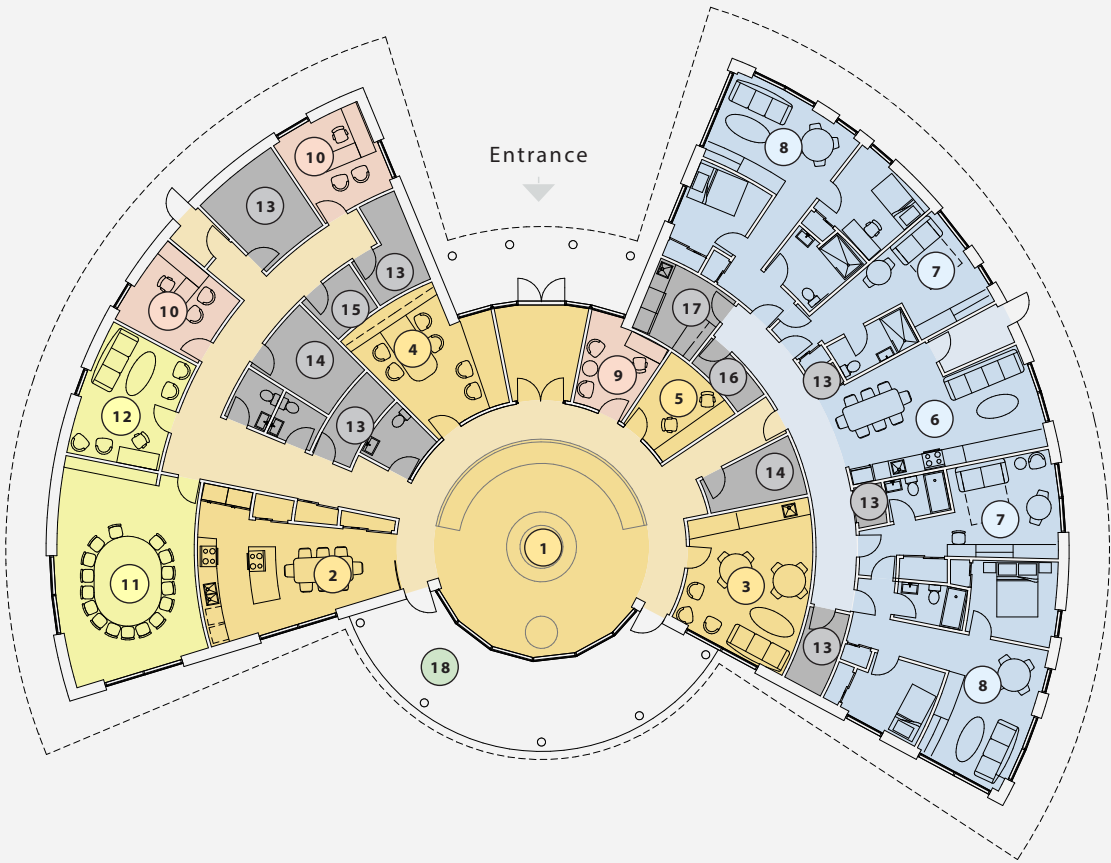
- Developed the program by translating community engagement findings and service requirements into programmatic needs.
- Coordinated design inputs and technical studies, including demographic, service delivery, geotechnical, civil, and site reconnaissance information.
- Evaluated potential sites against program requirements and site conditions, contributing to the recommendation of the new subdivision site as the preferred location.
- Integrated on- and off-reserve community engagement findings with the site and program analysis to inform the overall feasibility recommendations.



Suggested Site Plan



Engagement Poster Summary



LEGEND

Community

- 1 Gathering Space
- 2 Teaching Kitchen
- 3 Elders' / Culture Rm
- 4 Craft Rm
- 5 Education Rm

Housing Support

- 6 Private Common Area
- 7 Studio Suite
- 8 2 Bedroom Suite

Admin Support

- 9 Intake Office
- 10 Private Office

Meeting

- 11 Traditional Decision Meeting Rm
- 12 Quiet / Small Meeting Rm

Service / Support

- 13 Storage
- 14 Service Rm
- 15 Janitor Rm
- 16 Heat Treatment Rm
- 17 Laundry Rm

Outdoor

- 18 Food Prep Area

Building floor plan

Project Title:

VAFCS COMMUNITY CENTRE & MIXED-USE SOCIAL HOUSING

Client :

Vancouver Aboriginal Friendship Centre Society (VAFCS) & M'akola Development

Location :

Vancouver, BC

Type :

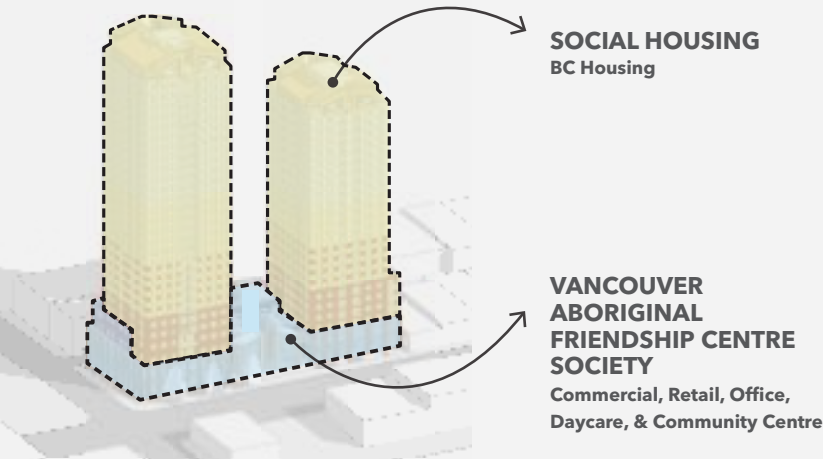
Mixed-use Development
Community Centre
Retail
Office
Daycare
Social Housing

Date :

2018 - Ongoing

Overview:

This rezoning study advances the replacement of an existing community centre and a mixed-use development for the Vancouver Aboriginal Friendship Centre Society (VAFCS), supported by BC Housing. The project includes cultural programming, commercial uses, health services, office space, underground parking and social housing towers above. The initial clien engagement defines the program needs, sets spatial priorities, and develops a schematic design that reflects VAFCS’s vision for an urban Indigenous community hub.



Program diagram



Conceptual rendering

My Role:

PROGRAMMING &
SCHEMATIC DESIGN DEVELOPMENT

- Led program development and coordinated client direction, translating project objectives and evolving priorities into a clear program and development framework.
- Reviewed and defined key site, program, and planning requirements to guide the schematic design and rezoning process.
- Prepared and coordinated the rezoning package for municipal review, incorporating architectural, planning, and technical requirements.
- Established a clear basis for future project development, documenting the program and planning requirements needed to resume the project when funding becomes available. *(Project currently suspended due to the pause of BC Housing’s Community Housing Fund program)*

LEGEND

Commercial/Office

- 1 Retail Unit
- 2 Health Clinic
- 9 Rental Office

Community Centre

- 3 Entrance + Reception Area + Gathering Space + Fireplace
- 4 Counselling Rooms
- 5 Gift Store + Trading Post
- 10 VAFCS Office
- 11 Staff Lounge
- 12 Smudging Room
- 13 Cultural Arts + Practice Room
- 14 Multi Purpose Hall
- 15 Catering Kitchen
- 16 Youth Recreation Room
- 17 Elders’ Lounge
- 20 VAFCS Daycare

Residential

- 6 East Tower Lobby
- 7 West Tower Lobby
- 18 Residential

Service / Support

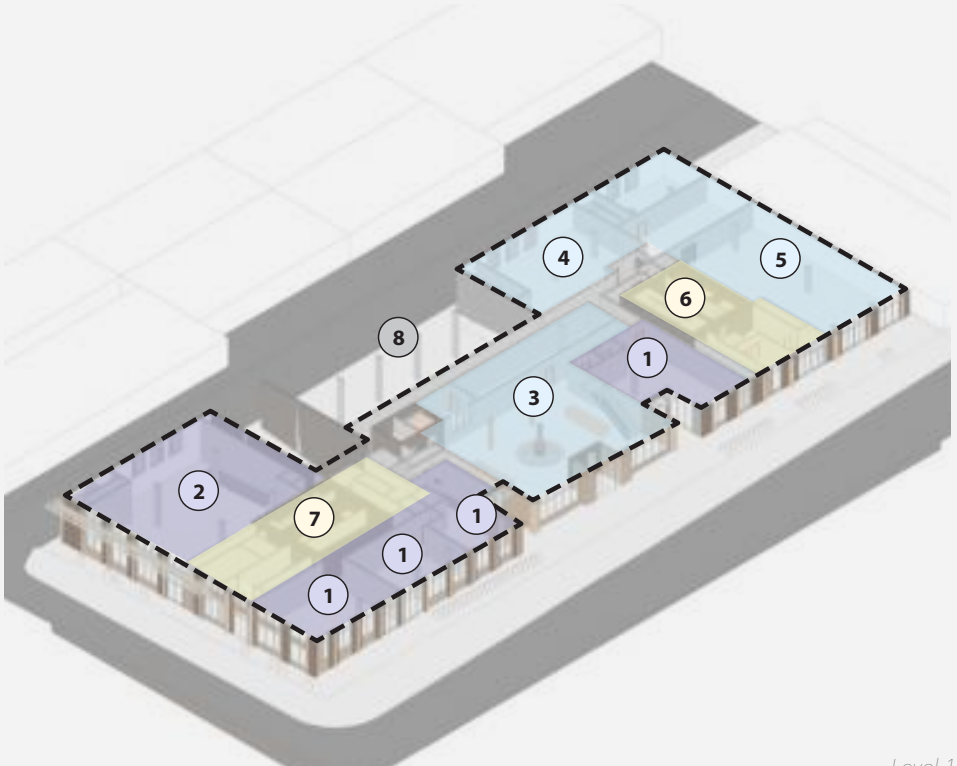
- 8 Loading Bays

Outdoor Area

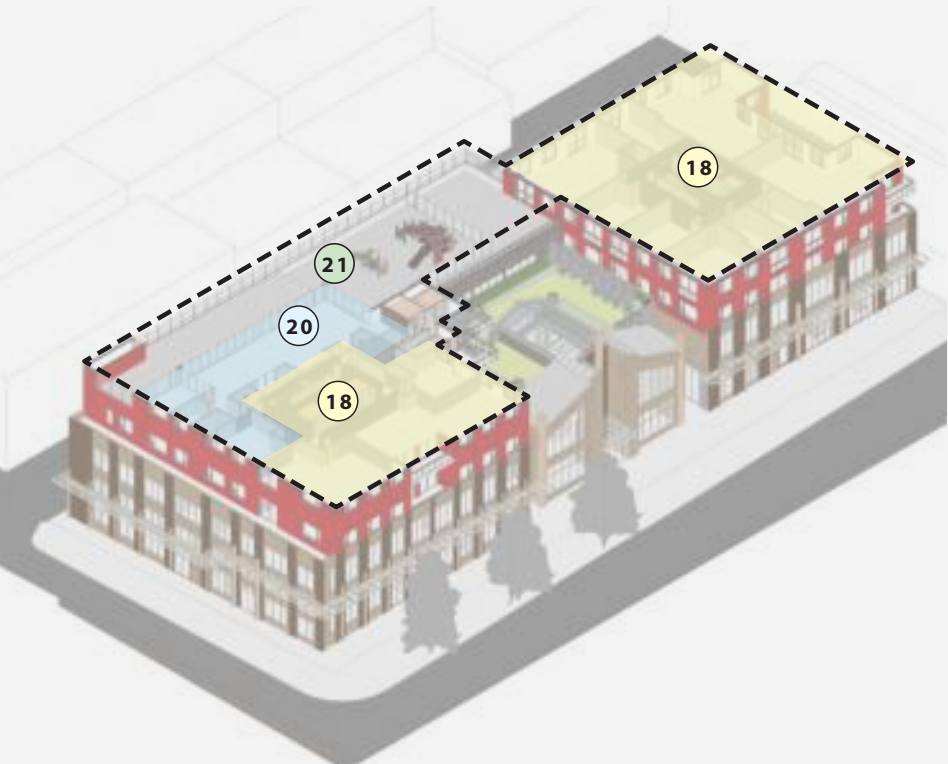
- 19 Non-Residential Patio
- 21 Daycare Play Area



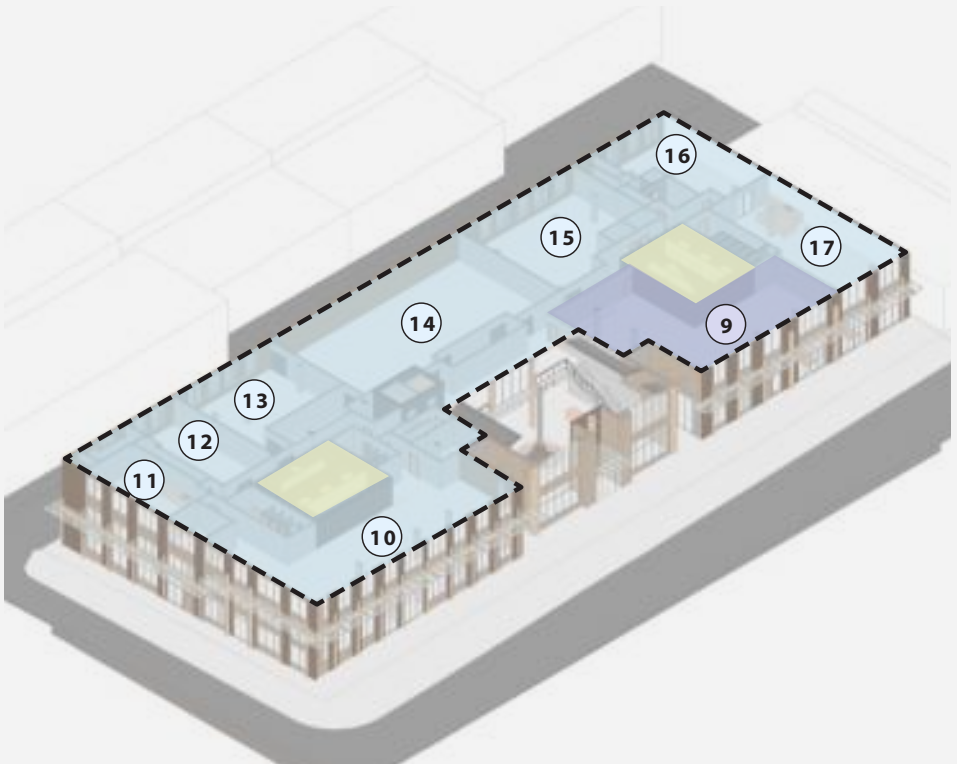
Level 3



Level 1



Level 4



Level 2

Project Title:

NAK’AZDLI HEALTH CENTRE

Client : Nak’azdli Whut’en First Nation
Location : Fort St James, BC
Type : Health and Wellness Centre - Feasibility Studies
Date : Completed 2025

Overview:

This feasibility study establishes a clear foundation for a new Nak’azdli Health Centre, addressing the Nation’s need for expanded health, wellness, maternal, and land-based healing services. It defines program requirements, evaluates four development options across two sites, and outlines the scope, scale, and cost parameters for a 1,100 m² purpose-built facility, with Class D estimates ranging from \$15.9M to \$18.3M. Community engagement indicates strong preference for Option 1B, a new build adjacent to the existing facility. The concept supports expanded clinical spaces, dedicated offices, maternal health rooms, traditional treatment areas, and outdoor healing spaces including a fire-pit gathering area, sweat lodge, and land-based activity zones.

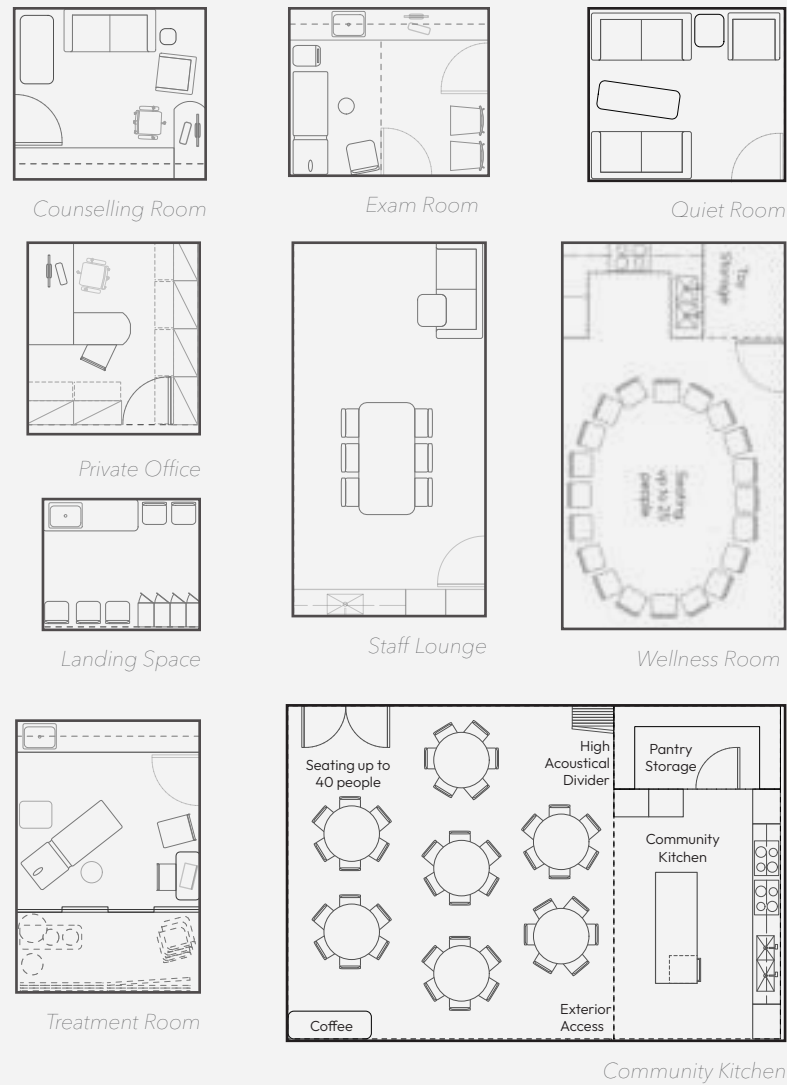


Conceptual Site Rendering

My Role:

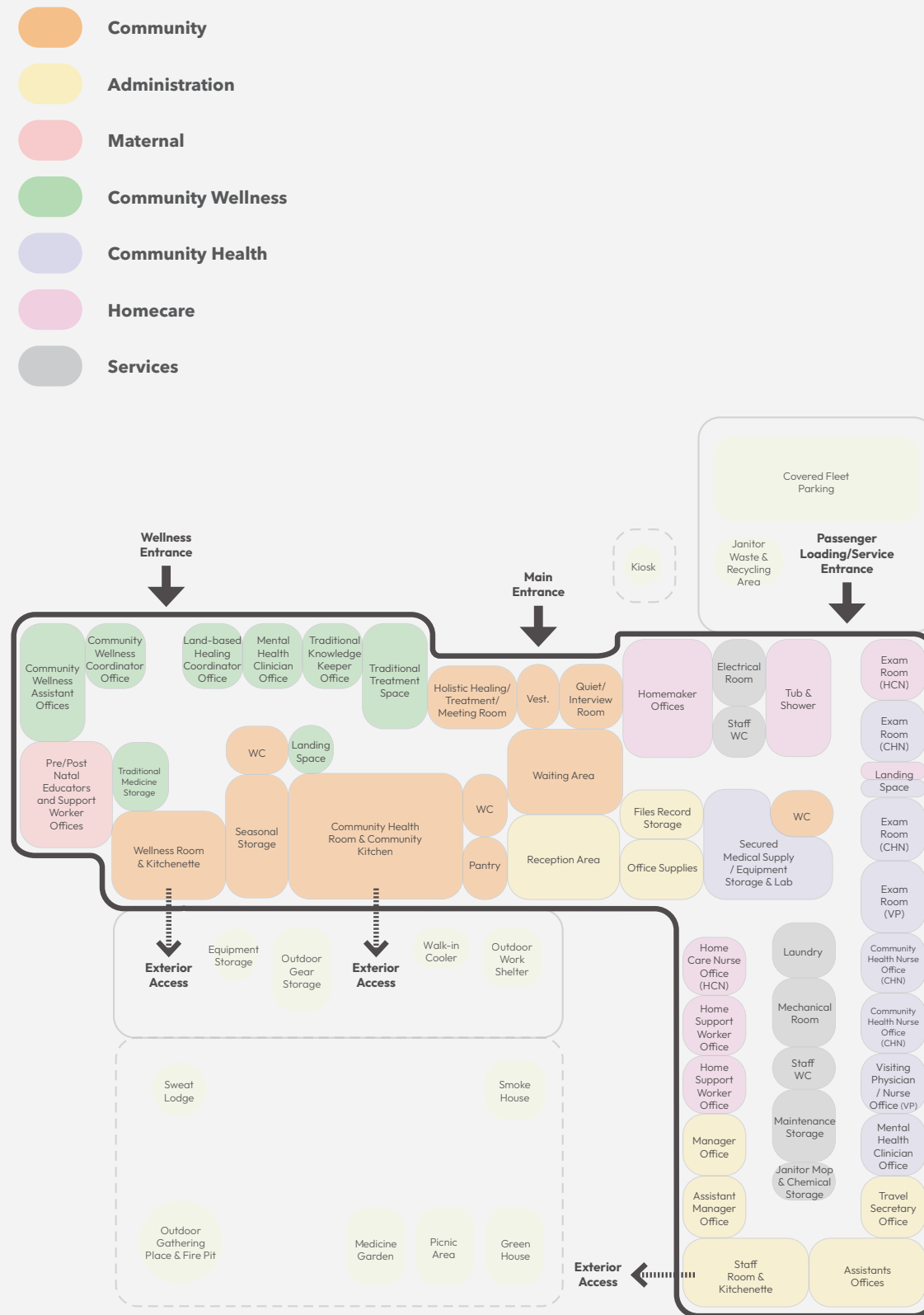
COMMUNITY ENGAGEMENT & CONCEPTUAL DESIGN DEVELOPMENT

- Coordinated input from leadership, staff, and client partners to develop a clear, actionable planning document.
- Work with FNHA and directed the structuring of program requirements, demographic analyses, service delivery assessments, and the synthesis of geotechnical, civil, and site investigations.
- Oversaw the development of engagement materials and consolidated community feedback into planning recommendations.
- Translated operational needs into spatial and functional requirements to inform project planning.
- Guided comparative site analyses aligned with community preferences, service adjacency opportunities, and the Land Use Plan.

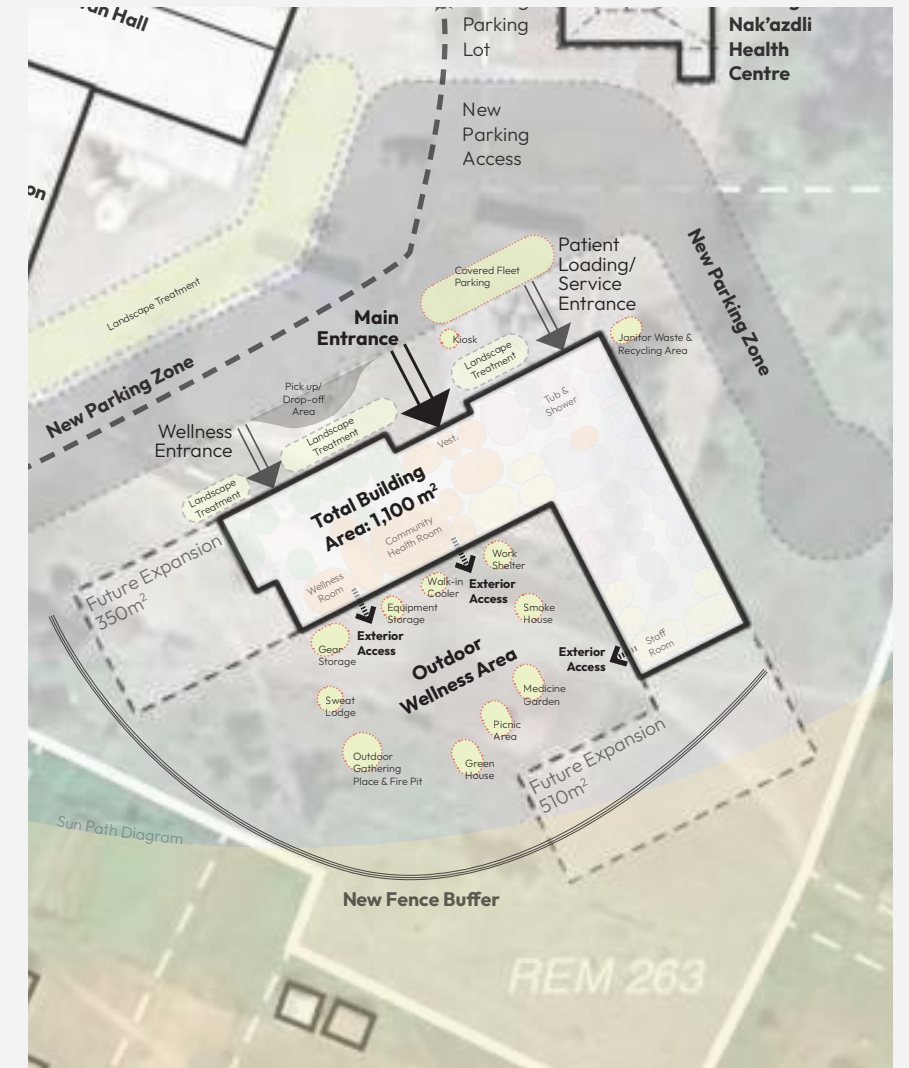


Individual space design layout

LEGEND



Building program organization



Proposed Site Plan

Project Title:

SOROPTIMIST INTERNATIONAL
VANCOUVER SOCIAL HOUSING

Client : Soroptimist International of Vancouver (SIV) & Purpose Driven Development

Location : Vancouver, BC

Type : Residential

Date : 2018 - 2026

Award : *Recipient of the 2022 WAN Female Frontier Award (Highly Commended)

Overview:

SIV Social Housing (Housing for Women by Women) is a BC Housing development created for and by women, supporting connection, well-being, and intergenerational community. The design team developed an aesthetic that reflects these values while meeting the functional and cost-effective requirements of affordable housing. The resulting form is simple and efficient, wrapped by a distinctive balcony expression that defines its identity: -

Soft, undulating horizontal ribbons create a fluid, organic presence that contrasts with the rigid, cubic towers nearby, reinforcing Soroptimist’s vision for a welcoming, supportive environment for women. Throughout the project, I ensured technical consistency, documentation quality, and construction-phase clarity, supporting the team in delivering a coherent, well-executed design.



Conceptual Rendering

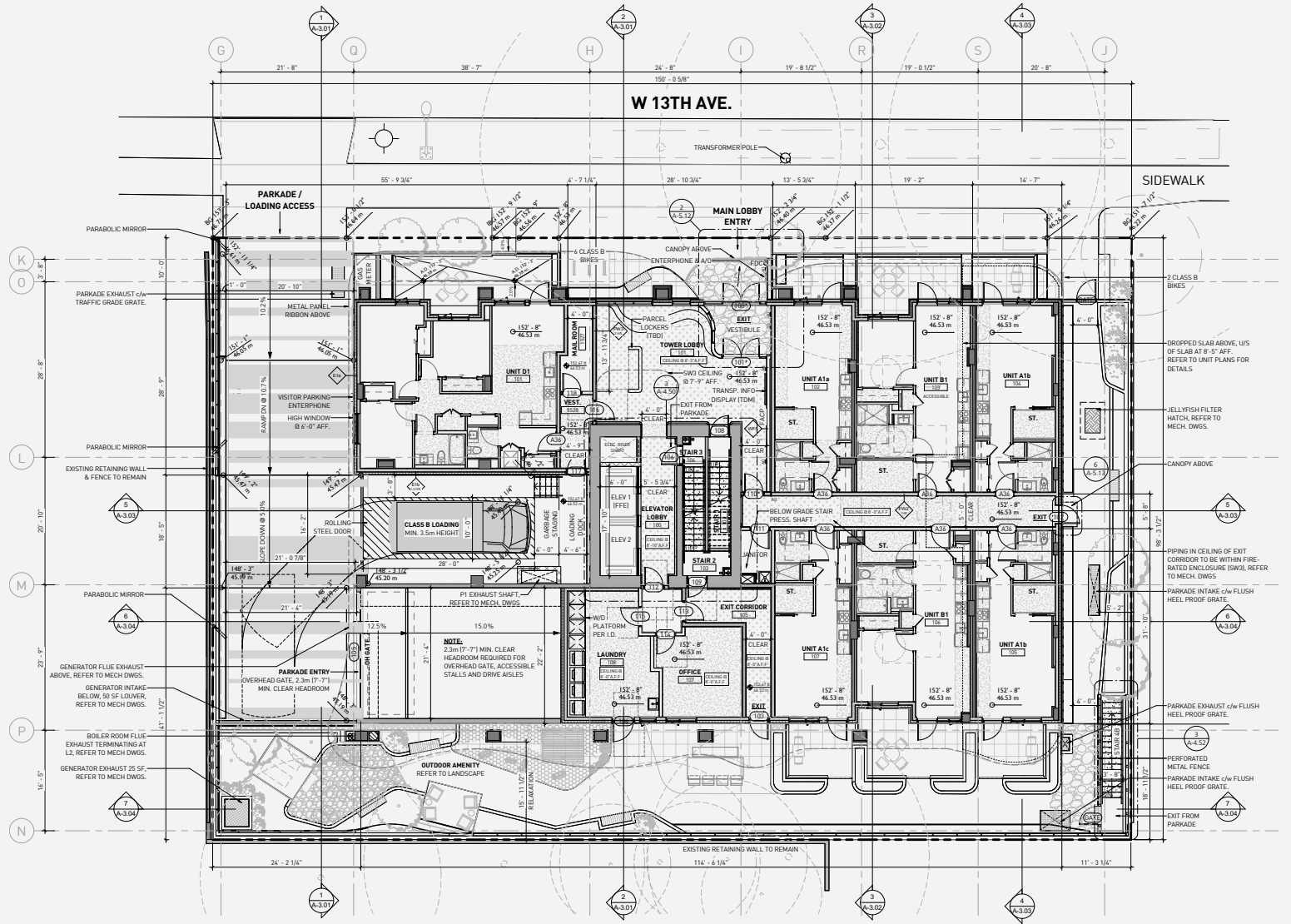
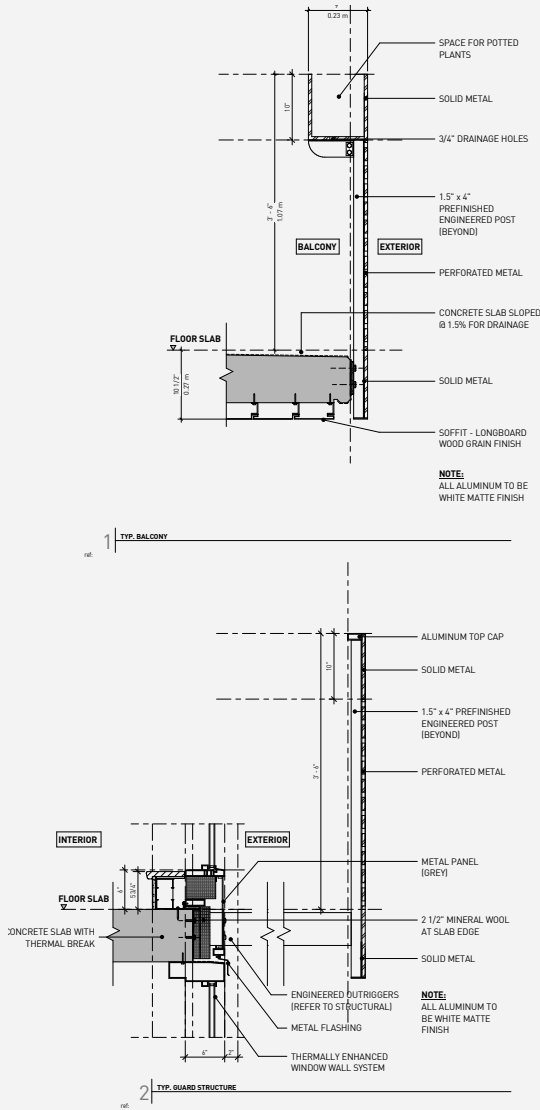
My Role:

DESIGN DOCUMENTATION & CONTRACT ADMINISTRATION

- Joined the project during the building permit stage and carried the work through construction administration.
- Led coordination across the design team, consultants, and contractor, keeping documentation aligned with project requirements and BC Housing standards.
- Provided architectural and technical direction to resolve coordination issues and address construction-related questions as they arose.
- Supported the project through approvals and construction milestones by maintaining clear communication, tracking outstanding issues, and protecting the overall design intent.



Balcony mockup



Site Plan

Project Title:

THE CITY OF LOUGHEED
PHASE 3

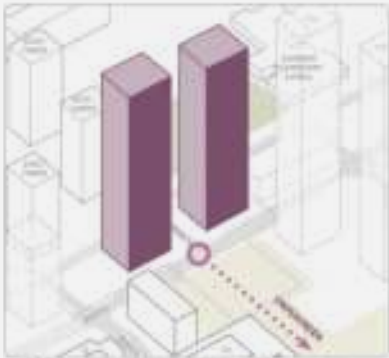
Client : Shape Properties Group
Location : Burnaby, BC
Type : Mixed-use Development
Public Urban Park
Retail
Social Housing
Market Housing
Date : 2024 - Ongoing

Overview:

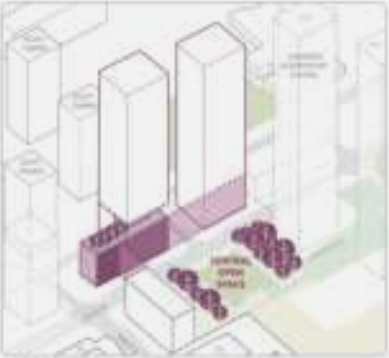
The City of Lougheed Phase 3 (TCOL3) is the third phase of the broader master plan. The development introduces two towers (Towers 7 and 8), a ten-storey social housing building, a seven-storey underground parkade, a central urban park, and a new roads connecting the site to the surrounding neighbourhoods and integrating the development with the existing mall.

The phase acts as a western gateway between lower-density residential areas and the higher-density core, strengthening the Cross Creek east-west public realm connection.

The architectural intent focuses on the relationship between the towers and the park, creating an immersive public realm that supports social interaction and community engagement. Throughout the project, I coordinated the design team and consultants to maintain a cohesive, defensible rationale, resulting in a clear package for advancing the next phase of work.



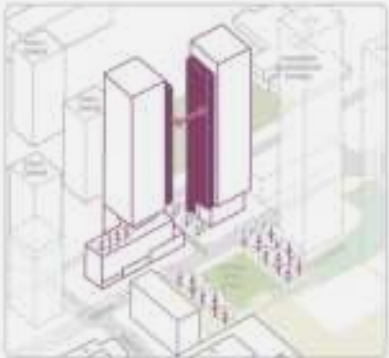
01 | VISUALLY TERMINATE CROSS CREEK AXIS



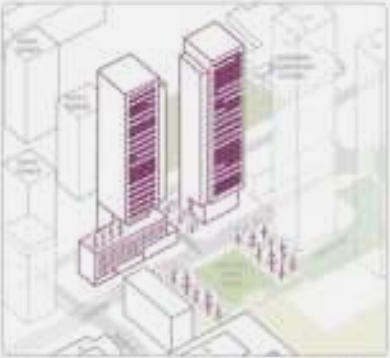
02 | FRAME PARK EDGES



03 | ENHANCE PUBLIC REALM CONNECTIVITY



04 | SCALE TOWER FRONTAGE AT ROAD A



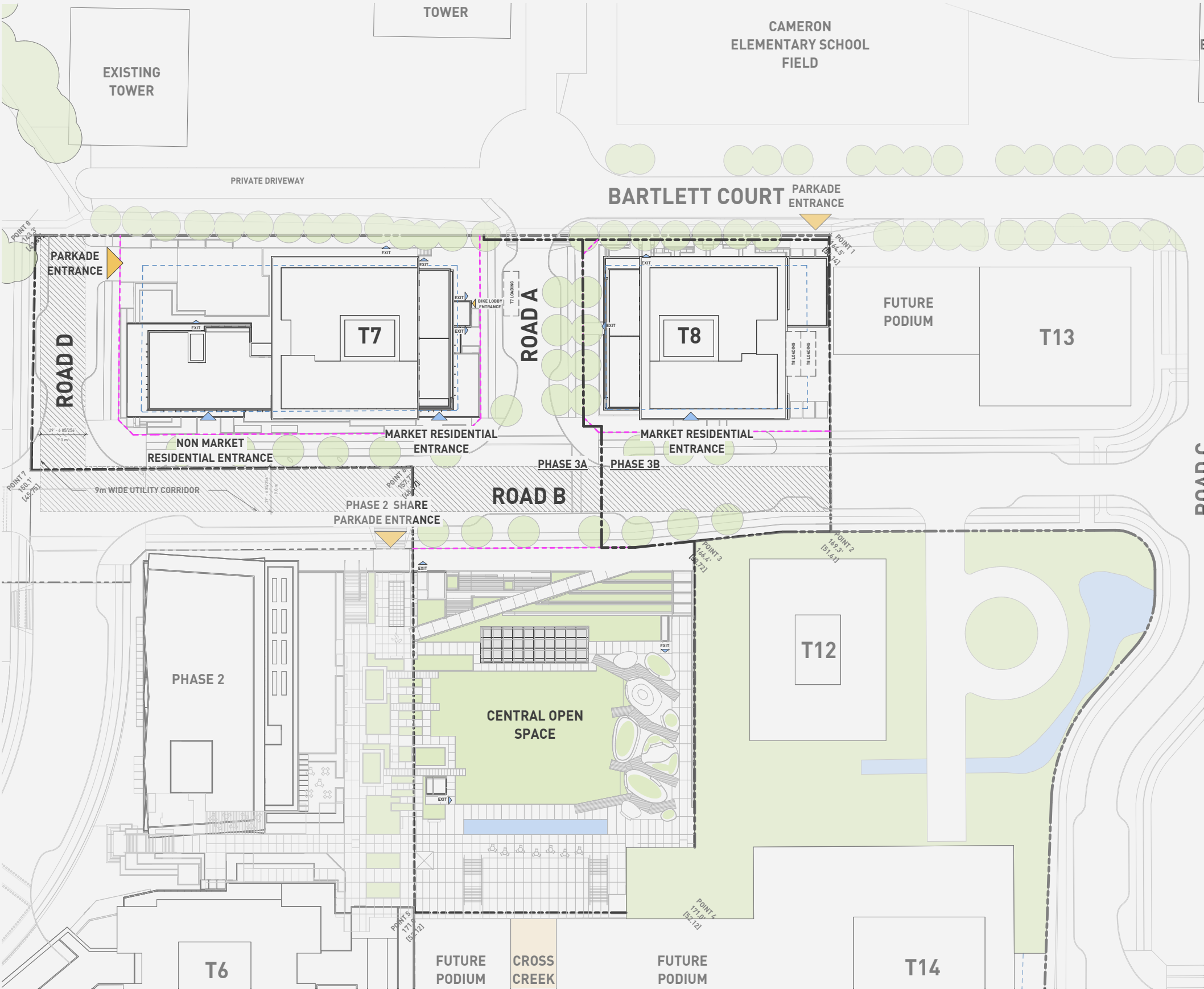
05 | ANIMATE PARK WITH FINE GRAIN BACKDROP

My Role:
MASTER PLANNING &
DESIGN DEVELOPMENT

- Oversaw project delivery from master planning through schematic design development, including client presentations, consultant coordination, and municipal submissions.
- Supported the master planning and design of a two-tower development, ten-storey social housing building, seven-storey underground parkade, and central urban park connecting the new development with the existing mall.
- Managed client expectations, program requirements, and evolving project priorities, translating them into clear design direction and project decisions.
- Directed multidisciplinary coordination and design development, resolving planning, design, and technical issues while maintaining the overall project vision.



Conceptual renderings



Site plan

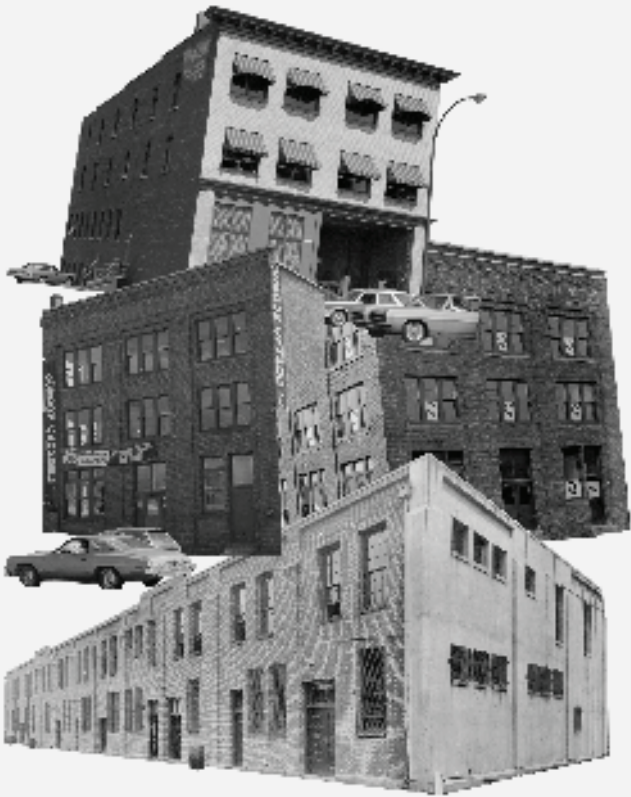
Project Title:

5 W 2

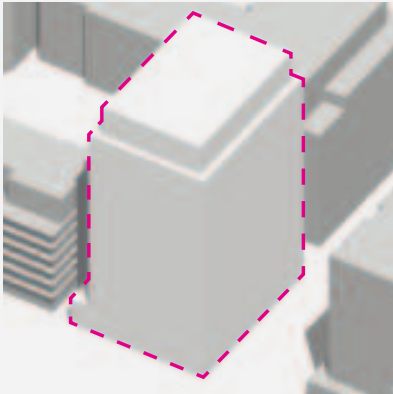
Client : Private
Location : Vancouver, BC
Type : Mixed Use-Residential
Retail
Social Housing
Market Housing
Date : 2019 - Ongoing

Overview:

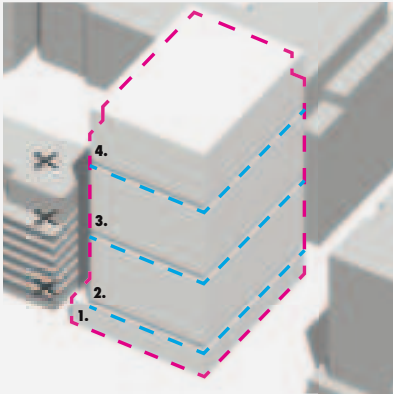
The project is a mixed use residential development located at the northwest corner of W 2nd Avenue and Ontario Street. The proposal includes 122 residential units with commercial retail space at grade. The architectural concept draws from the area’s industrial character, expressed through a series of robust, stacked brick residential massings that reinterpret the site’s industrial heritage within a contemporary mixed-use development.



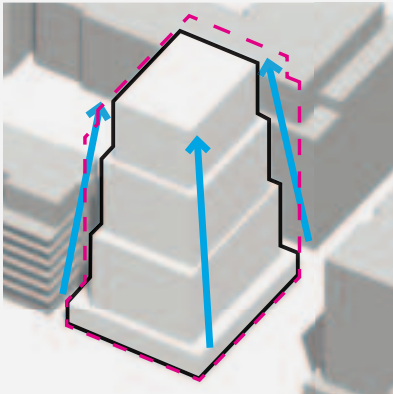
Conceptual Diagram



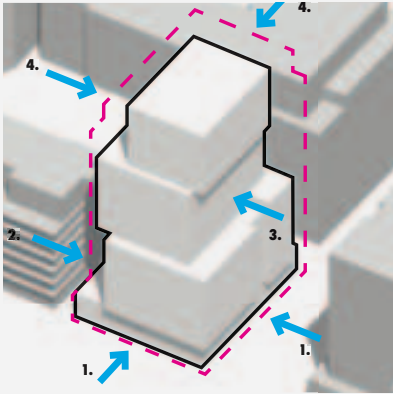
1 | Maximize



2 | Divide & Cut



3 | Taper



4 | Shift & Carve

Design Diagram



Conceptual Rendering

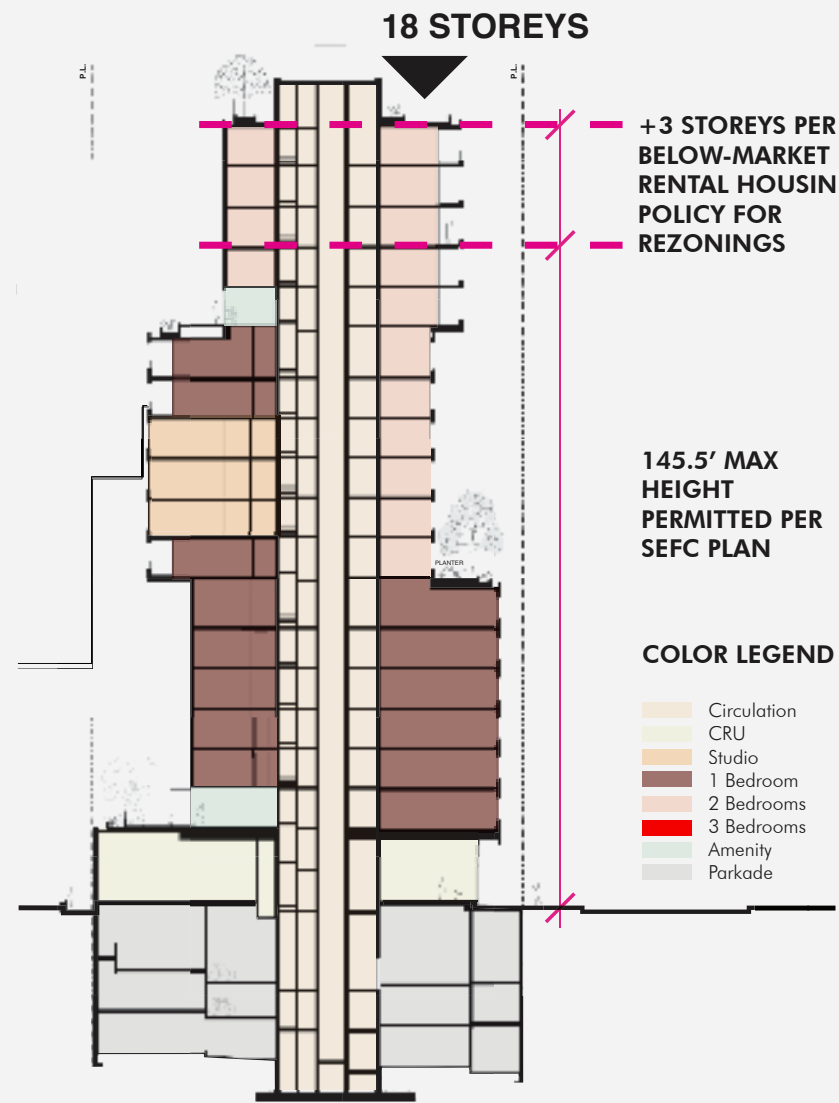
My Role:

REZONING & DESIGN DEVELOPMENT

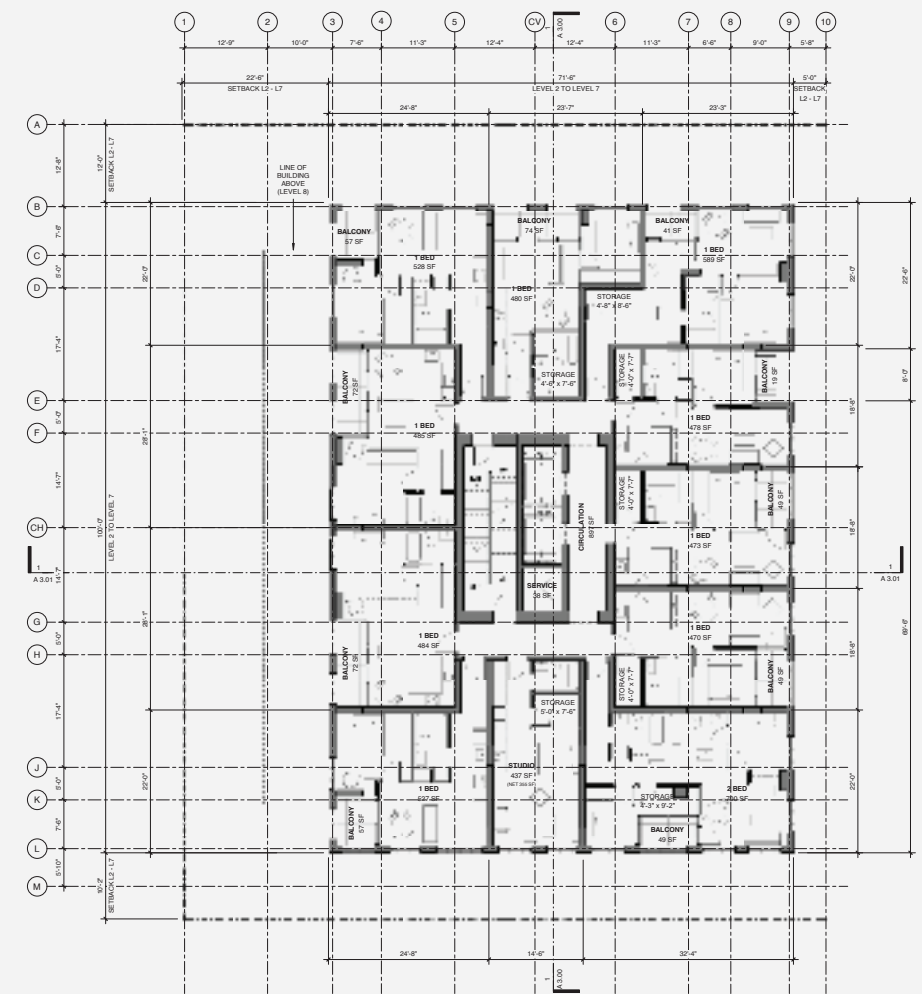
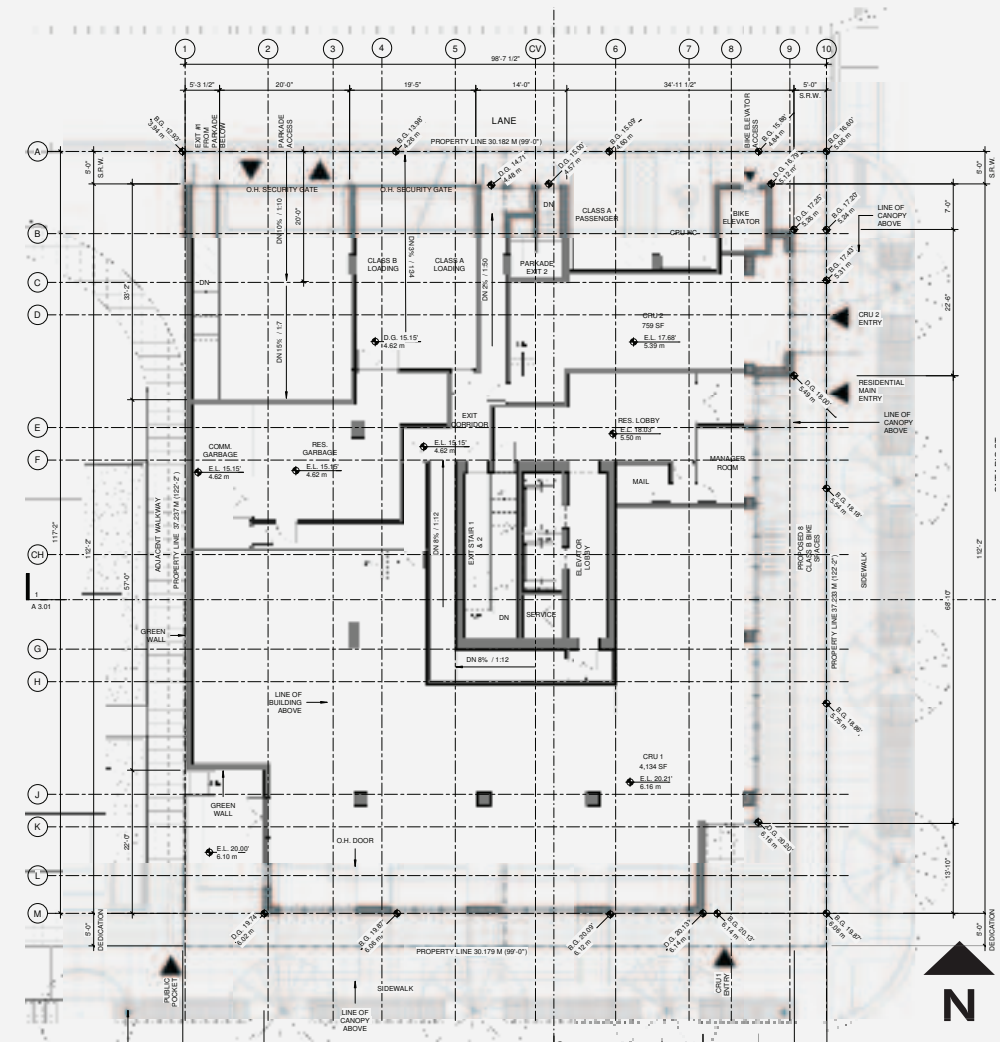
- Prepared the Rezoning Application set, integrating City of Vancouver policies, guidelines, and development requirements into the architectural design and submission.
- Planned and refined residential unit layouts and floor area calculations to support the project's overall program and density.
- Led weekly client meetings and consultant coordination, incorporating feedback and project requirements into ongoing design development.
- Researched materials, products, and specifications to inform the architectural design and documentation.



Conceptual Renderings



Section Diagram



Floor Plans

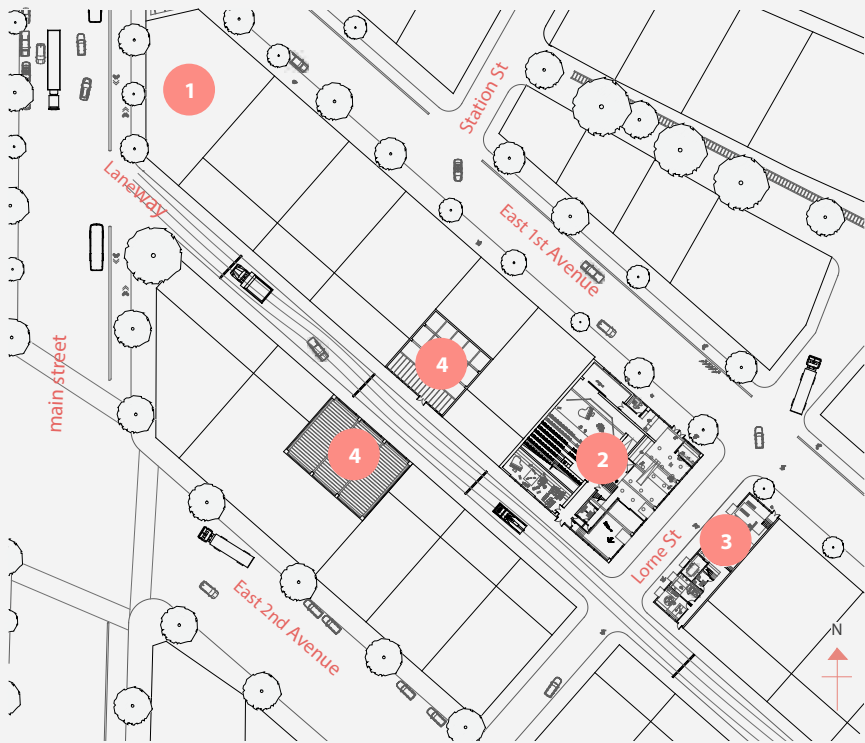
Project Title:

THE ARTIST LANE

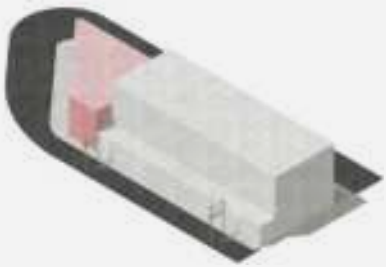
REIMAGINE ARTIST SPACES IN FALSE CREEK FLATS PLAN

This thesis explores how artist spaces can function as an urban tool for addressing sociopolitical gaps within Vancouver’s master planning process. Artist spaces in the city are often informal, hidden, or pushed to the margins, leaving them underrepresented in conversations about cultural infrastructure. The project reframes these spaces as visible, public contributors to urban life, capable of strengthening community connections and supporting more inclusive planning outcomes.

Working within the False Creek Flats Plan - a major initiative to transform an underused industrial district into a cultural and employment hub - the proposal introduces a cluster of artist studios across three blocks near Main Street and East 2nd Avenue. Four studio types - Anchor, Reuse, Connective, and Productive - reflect contemporary art practices and respond to the neighbourhood’s grain, creating a flexible network that can evolve with the community.



Site Plan



1 ANCHOR
An anchor facility seeks to capitalize on its immediate surrounding, a very public place that can host big events and provide large gathering area.



2 REUSE
Selected buildings should be reused to retain its' area character, which also thus provide a sense of place.



3 CONNECTIVE
New developments should respect and accentuate the existing fine grain of the site's informal alleyways.



4 PRODUCTIVE
A sprinkle of small studios that provide various spatial functions for different art practices, through subsidies from future developments as form of public amenities.

Studio types diagram

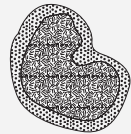
Redefine Terminology

Propose a clear distinction between "Arts Space" and "Industrial Space" in the False Creek Flats Plan. Within the plan, the loose term of allowing several types of industrial/ artist studios could eventually favour more profitable industrial businesses such as creative manufacturing, tech, high fashion, etc. Instead, the plan should clearly separate and distinguish the interchangeable terms of industrial and artist studios to provide greater clarity and ensure the provision of dedicated artist spaces remains a critical priority.

Before
Industrial Space



After
Industrial Space



Arts Space



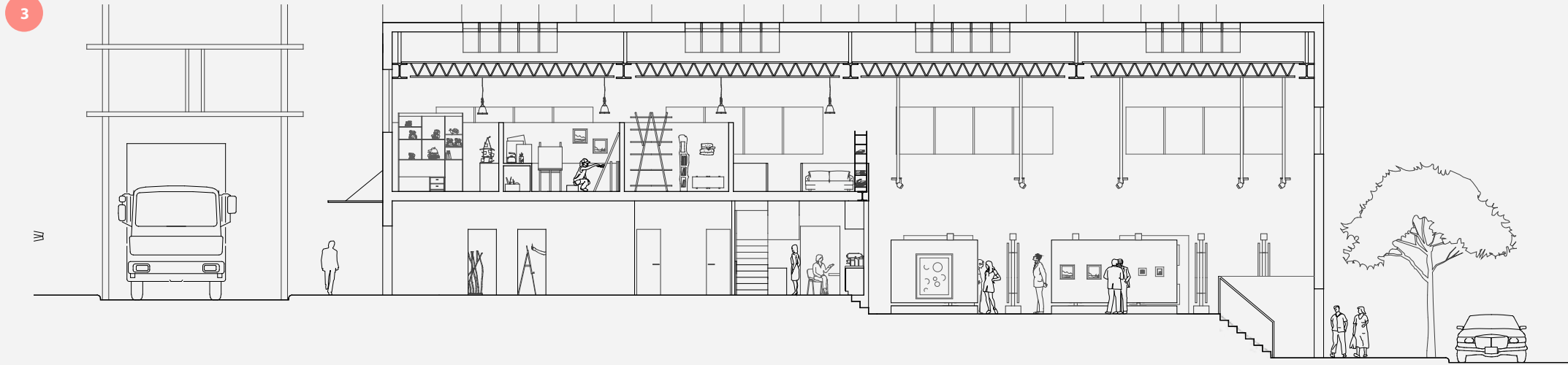
- Manufacturing
- Light Industrial
- Arts and Cultural Space
- Artist Studios/ Workshops
- Theatre
- Galleries

Redefine industrial terminology diagram



Conceptual rendering of 'Productive' studios

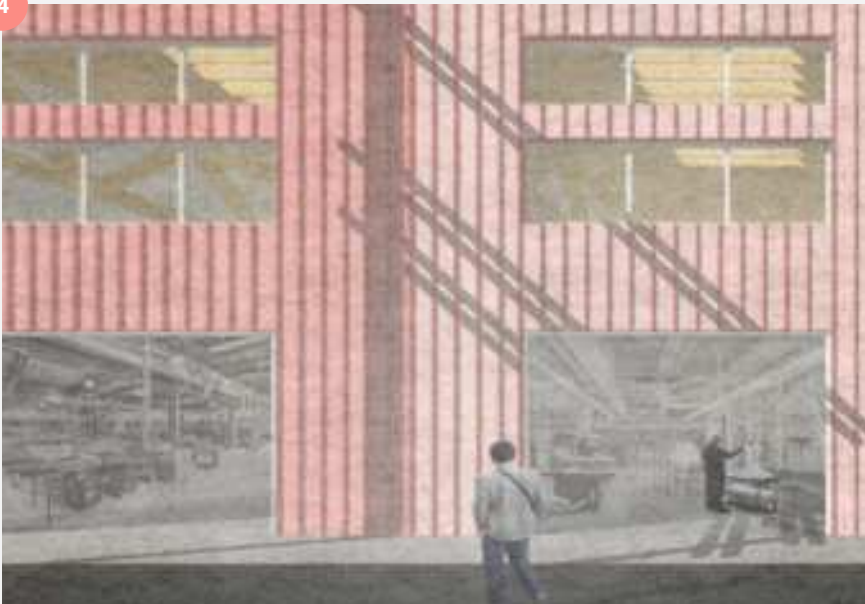
By embedding artist studios within a dense, active part of the city, the project encourages everyday encounters between artists and the public through casual observation, shared outdoor spaces, or curated viewings. The resulting urban typology fosters intuitive, sensory experiences and builds an ecosystem where creativity, public life, and the surrounding environment continually inform one another.



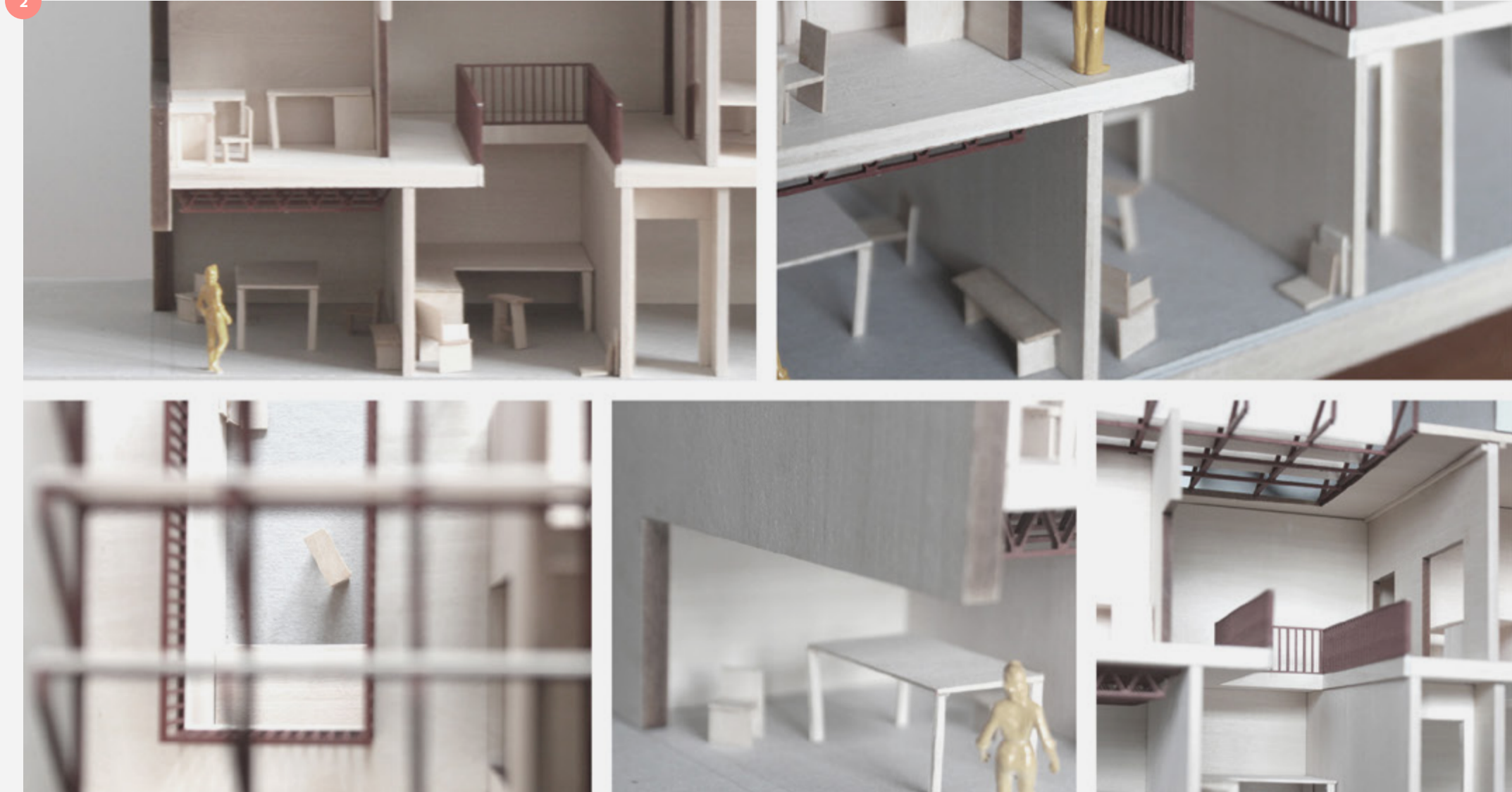
Section Studies of CONNECTIVE Studios



Conceptual Rendering of ANCHOR Studios



Conceptual Rendering of PRODUCTIVE Studios



Conceptual Model of REUSE Studios

Project Title:

PADDLESHACK

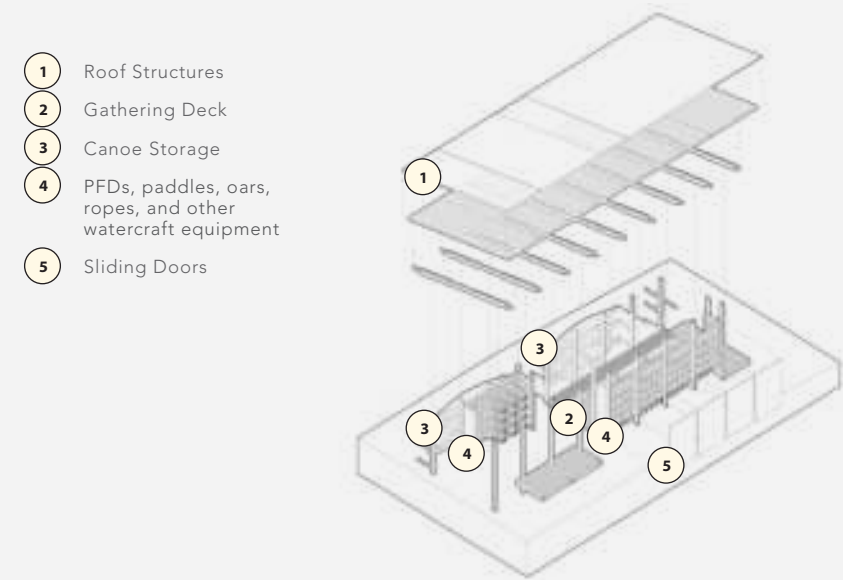
WATERFRONT STORAGE FACILITY

Client : Camp Fircom
Location : Gambier Island, BC
Type : Design Build Collaboration
Date : 2018

Collaboration with Lys Hermanski, Nicholas Dagenais-Lussier, Mark De Souza, Niloufar Goodarzi, Sam McFaul, Tory Michak, Kathy Oke, Alena Pavan, Natradee Quek, Sixue Wu

Overview:

Paddleshack sits at the top of the slope leading to Camp Fircom’s waterfront, providing organized, weather-protected storage for watercraft equipment while marking a key entry point from the forested trail. The structure reinforces the boundary of the active camp grounds and creates a clear portal for those arriving from the woods. Smaller items, including Personal Flotation Devices (PFD), paddles, oars, and ropes, are stored in enclosed closets behind sliding doors, while larger boats such as canoes, kayaks, and paddleboards rest on exterior supports. A generous platform supports demonstrations and camper preparation before ocean excursions. Built from local fir, hemlock, and cedar left untreated to weather naturally, the exposed bolted structure expresses a simple, durable concept rooted in material honesty.



Design diagram



All images courtesy of the School of Architecture and Landscape Architecture, UBC

My Role:

- Led the design and development of the sliding door storage system, including operational detailing and design resolution.
- Developed material quantity calculations, coordinated material orders, procurement requirements, and site delivery through barge.
- Oversaw the fabrication and assembly process over a two-month of building period, working collaboratively with a team of ten and managing tools and equipment storage.



All images courtesy of the
School of Architecture and Landscape Architecture, UBC



Thank you for viewing!

More work available
upon request

VIVIAN LIM
Architect AIBC

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limviviansw@gmail.com

