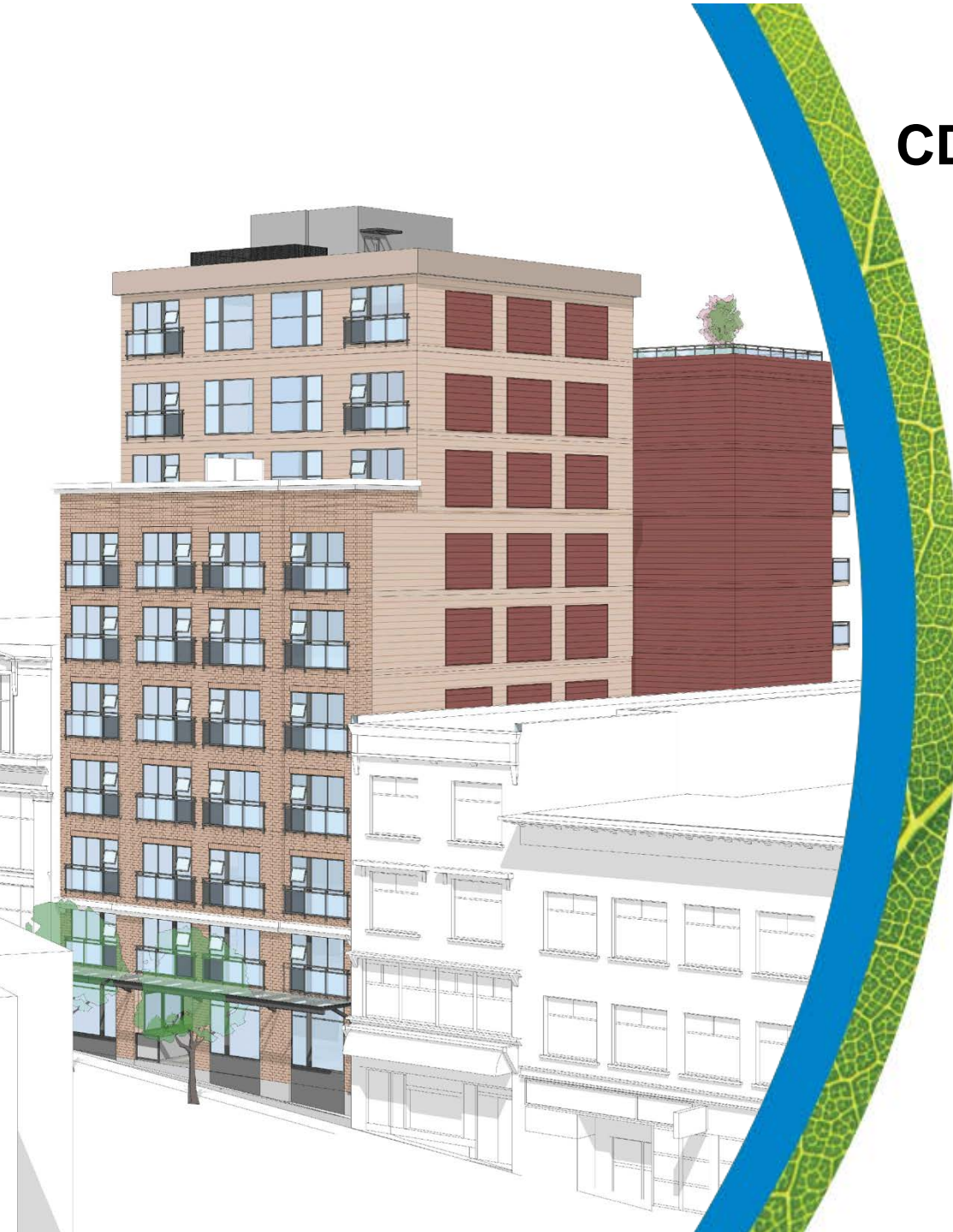
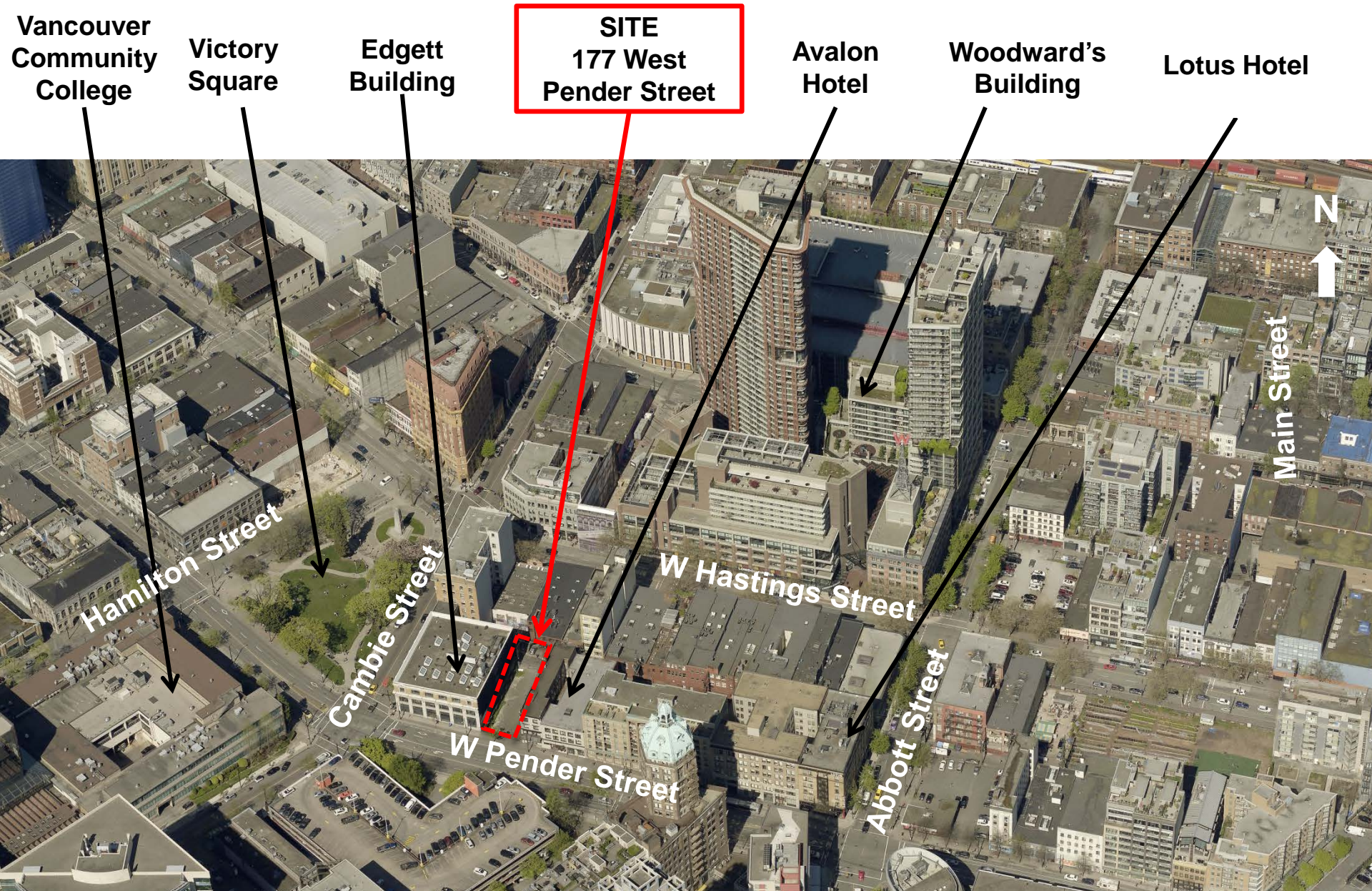


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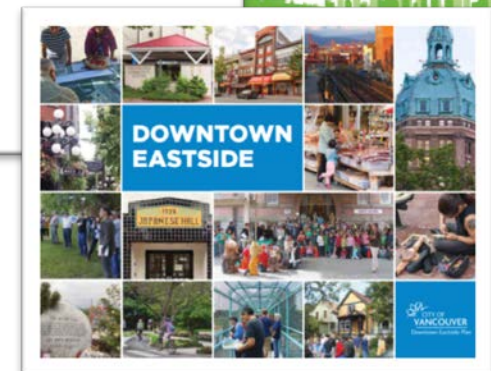
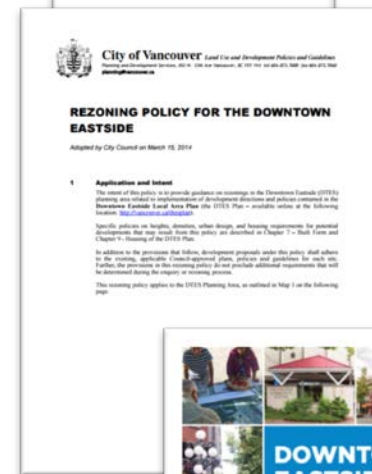
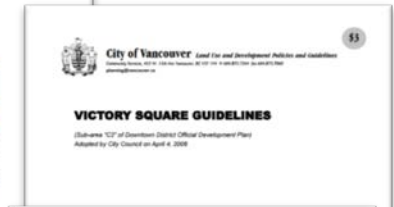
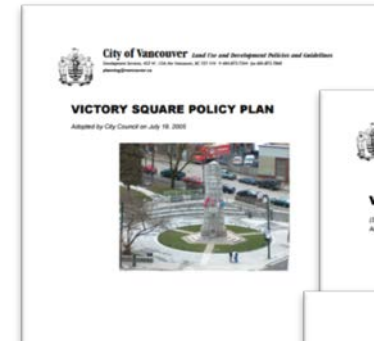
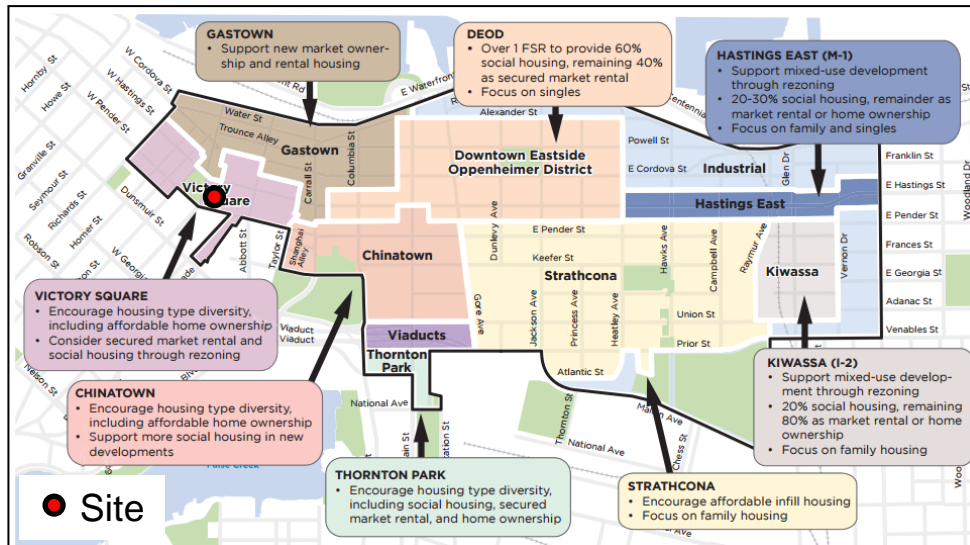


Site Context



Downtown Eastside Plan: Victory Square

- Encourage housing type diversity
- Consider social housing and secured market rental through rezoning



Actions for New Affordable Supply (12,000 homes)



- Social Housing: 90 units
 - 82 micro-dwelling units (91%)
 - 8 studio units (9%)
- Density: 6.93 FSR
- Height: 32 m (105 ft.)
- Indoor common amenity room at Level 1 and common roof patio above Level 9



Rezoning Application:

- June 2017

Open House:

- July 31, 2017

Support for:

- Building design
- Proposed social housing
- Proposal to include zero vehicle parking spaces

Concern for:

- Potential blank walls
- Livability of small units



Livability:

- Increase height to 33.3 m (109 ft.)
- Allow for 9 ft. ceilings in micro units



Amenity Space:

- Rooftop urban agriculture
- Indoor amenity space
- Increase in density to 6.98 FSR



Progress towards units in the City's Downtown Eastside Plan

		TARGETS	CURRENT PROJECTS				GAP
		10-year (2023)	Completed	Under Construction	Approved	Total	(2023 Target)
Social Housing inside the DTES	<i>Total Units</i>	1,400	465	303	47	815	565
	<i>Units at Welfare Rate</i>		367	119	21	516	
Secured Market Rental Housing Units		1,650	74	312	148	534	1,116

1. To September 30, 2017 - unit numbers exclude the units in this proposal.
2. DTES Plan targets for secured market rental include 100% rental projects, new units achieved through mixed projects, such as the DEOD 40% rental inclusionary policy and conversion of SRO rooms to self-contained units.

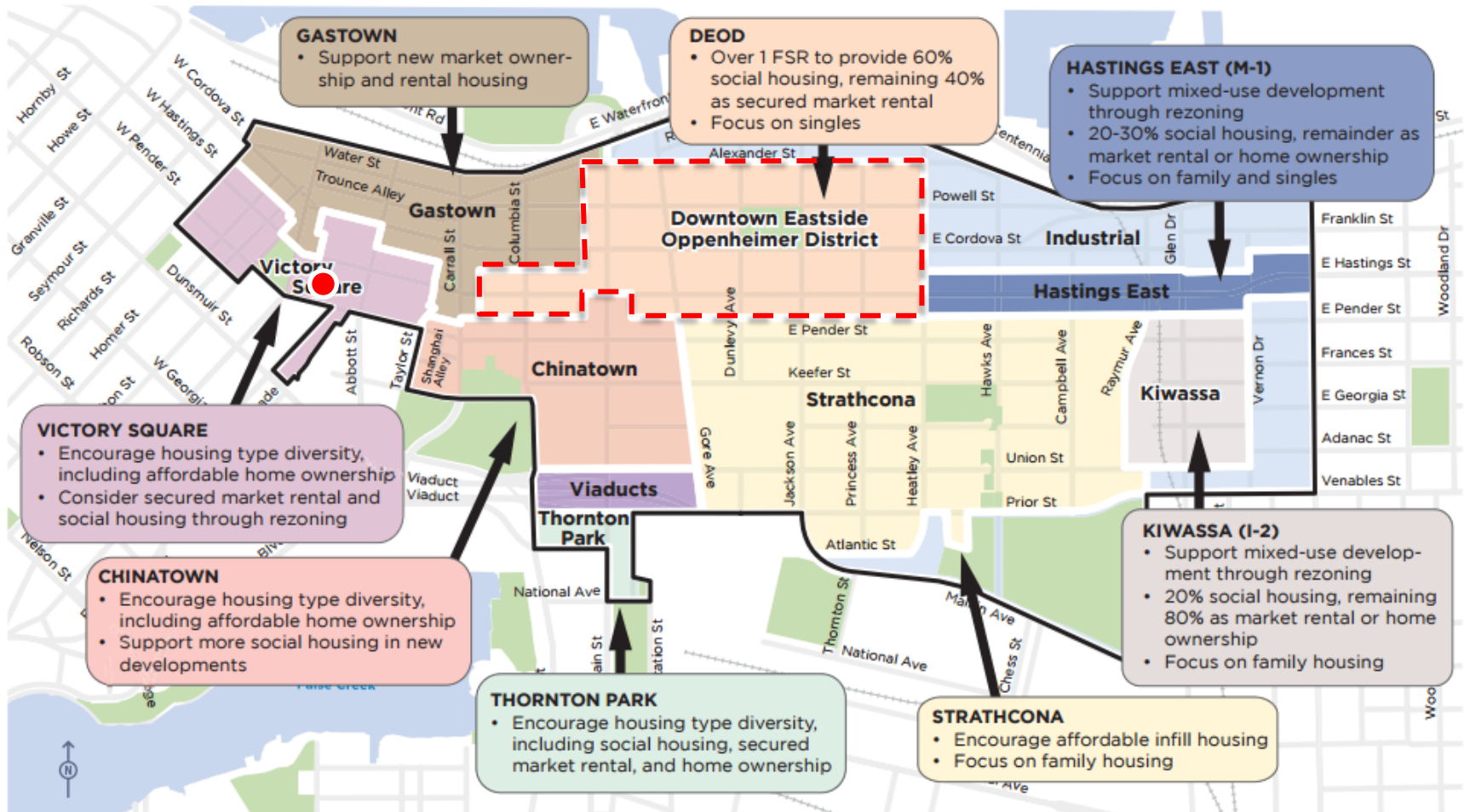
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Reference Slides

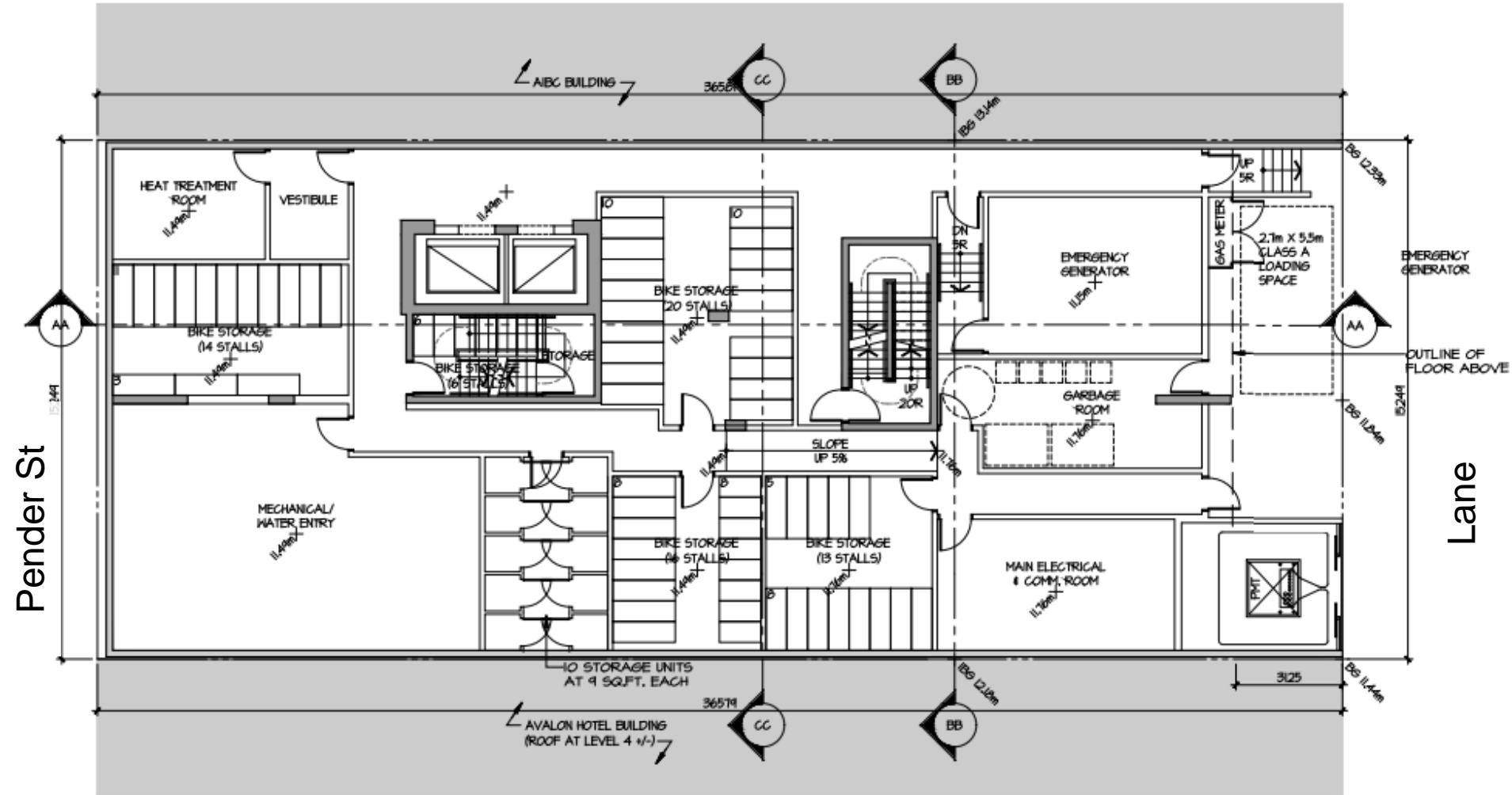
Downtown Eastside Plan Housing Objectives



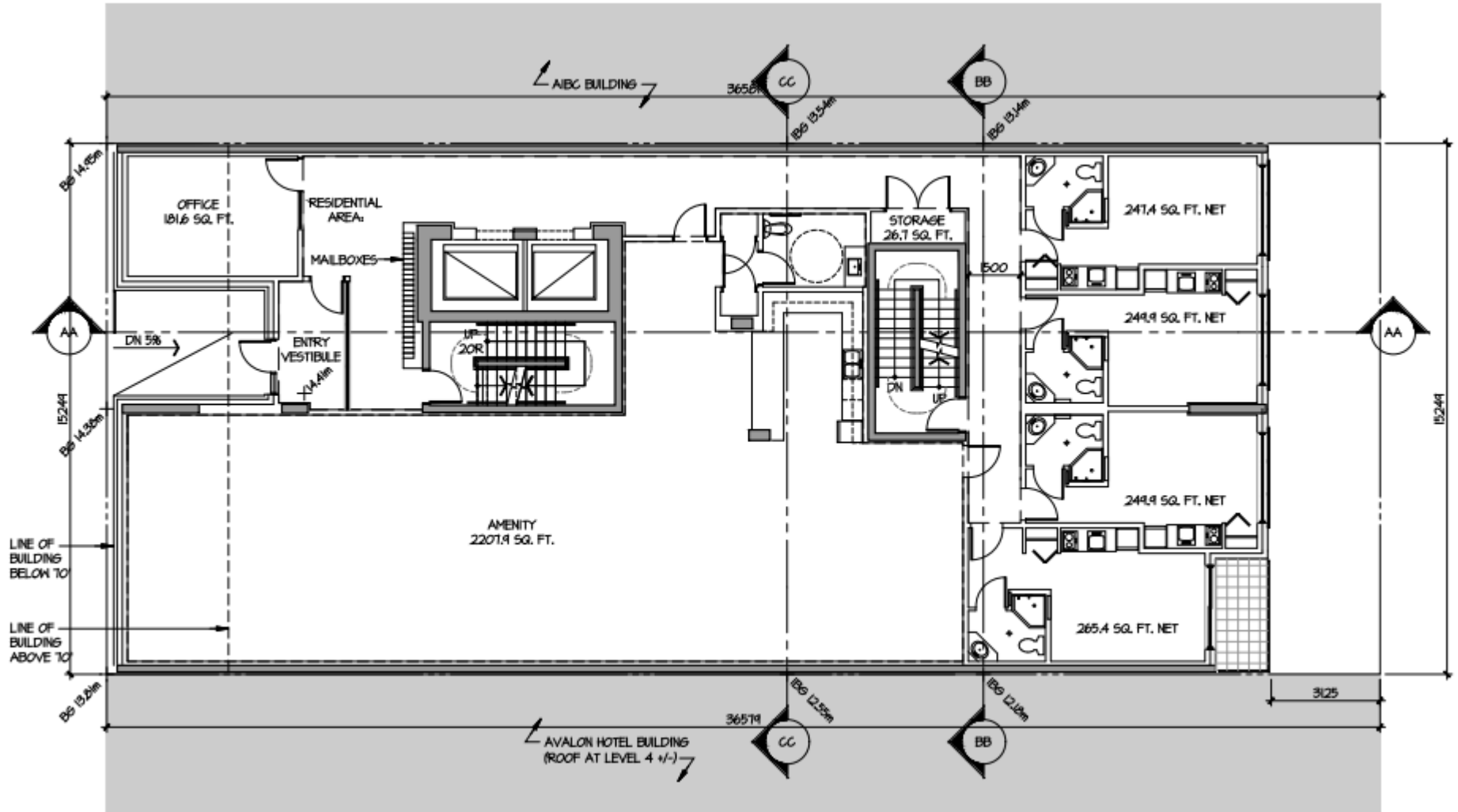
LEGEND

- Area Boundary
- Site
- Streets
- Railway
- Parks and Open Space

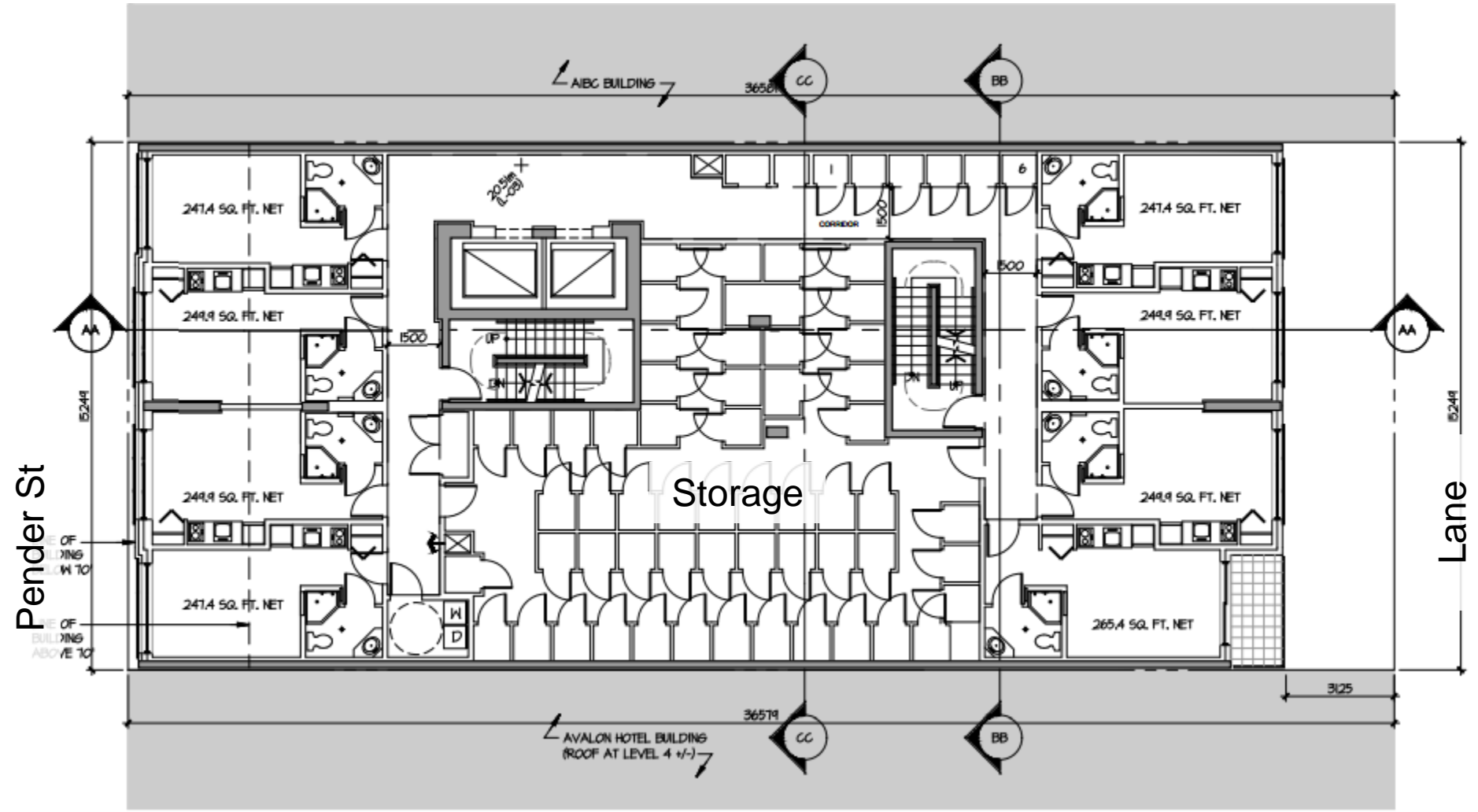
Basement Plan



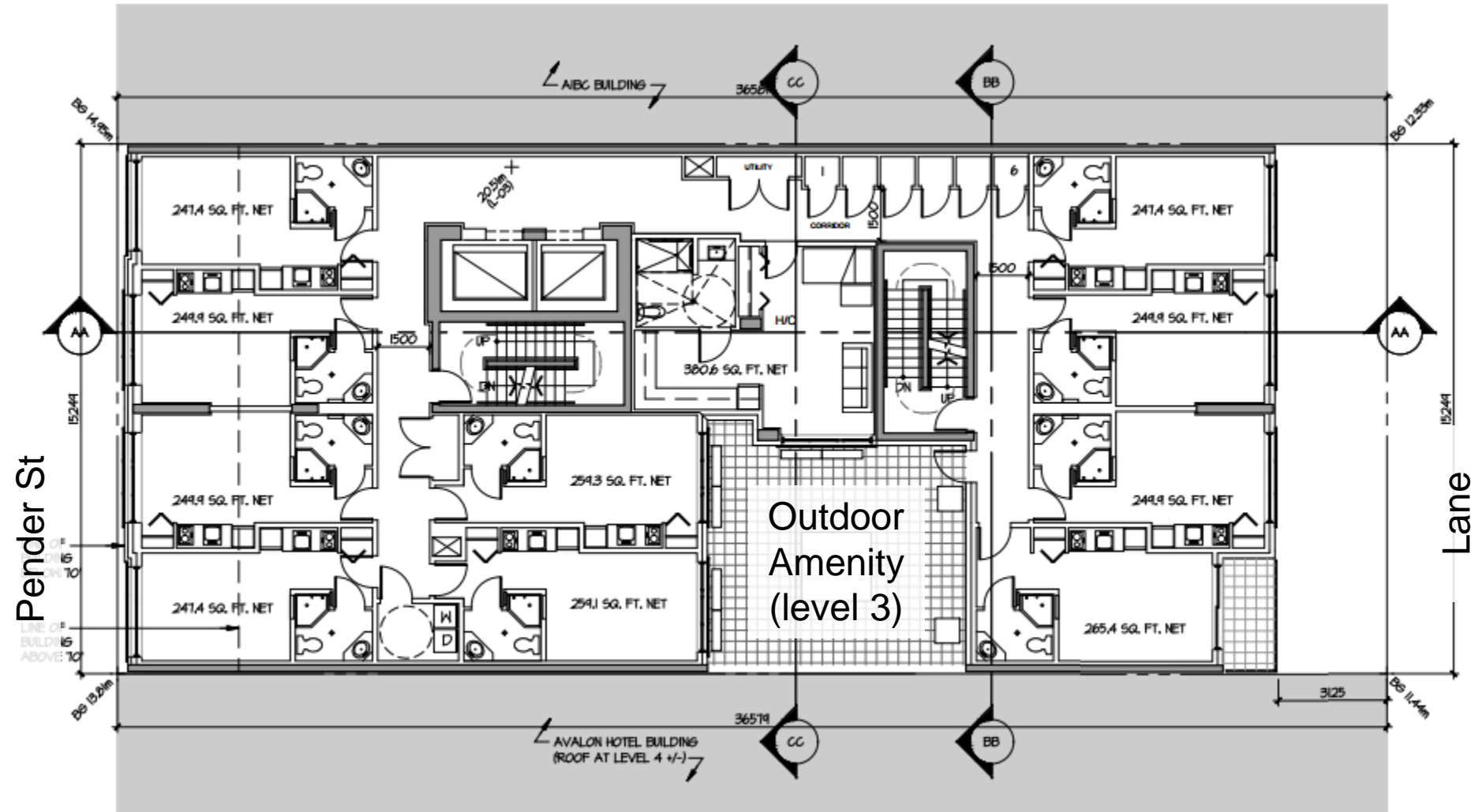
Ground Floor Plan



Level 2 Plan



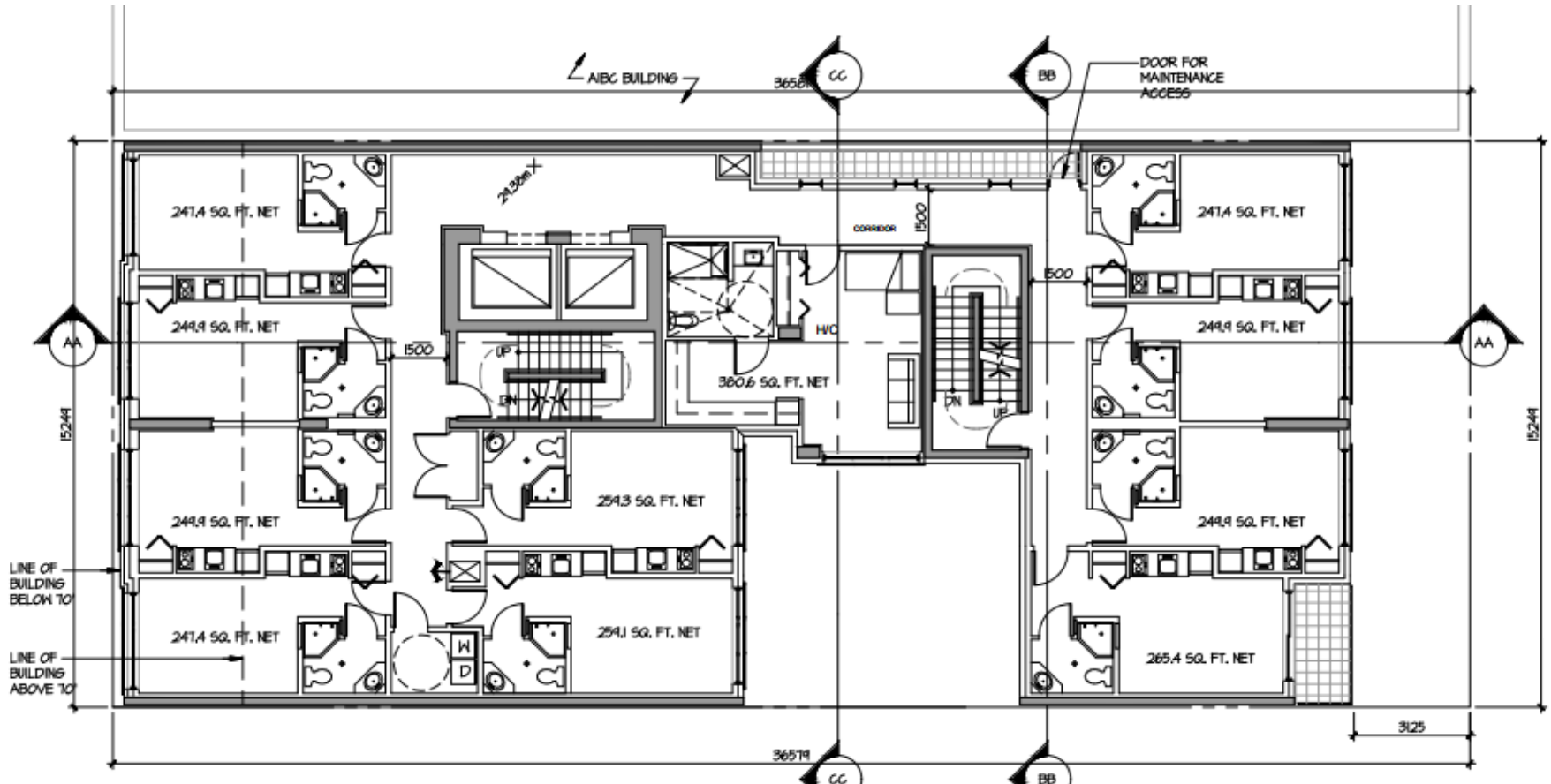
Level 3-5 Plan



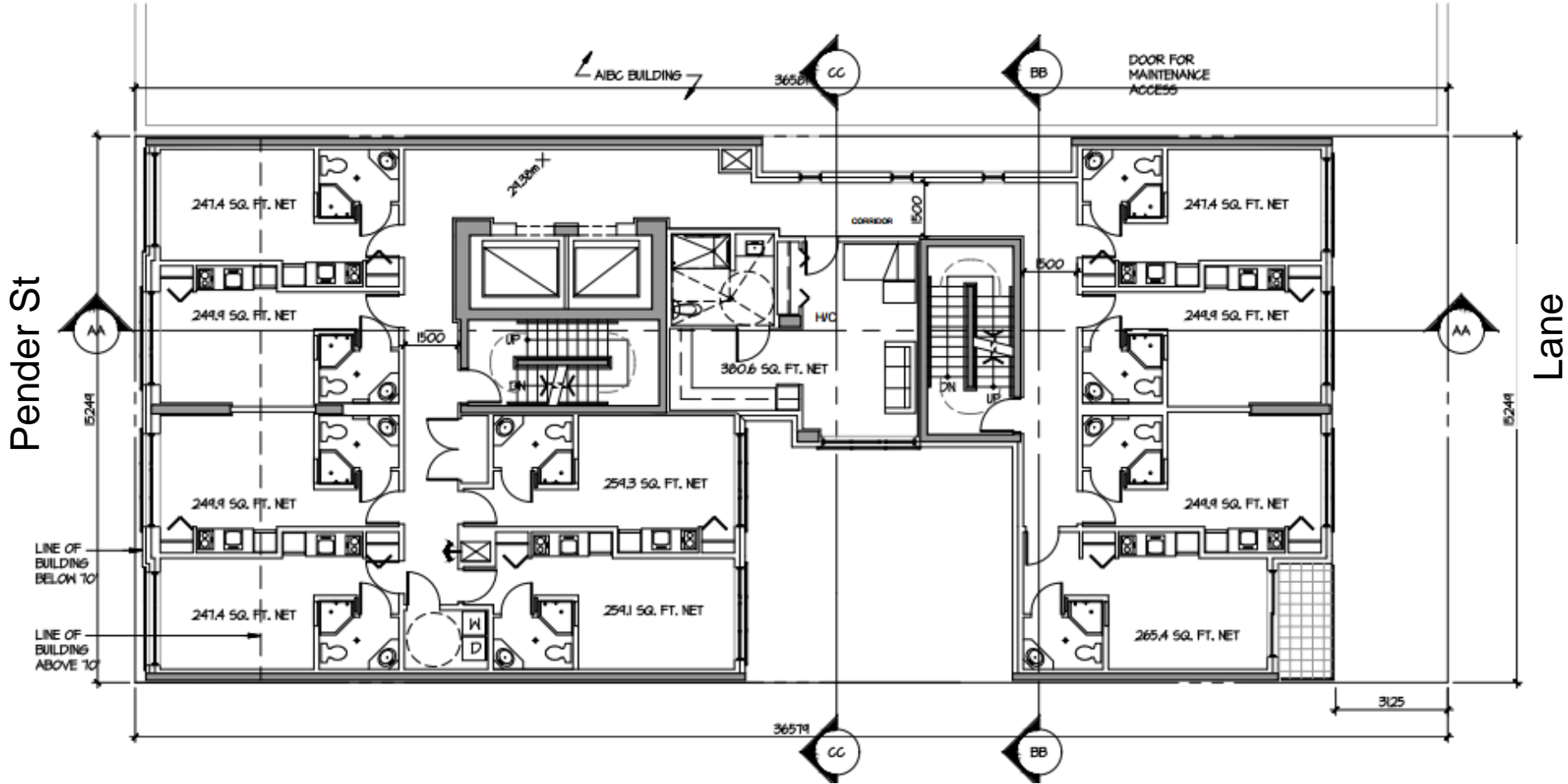
Level 6 Plan

Pender St

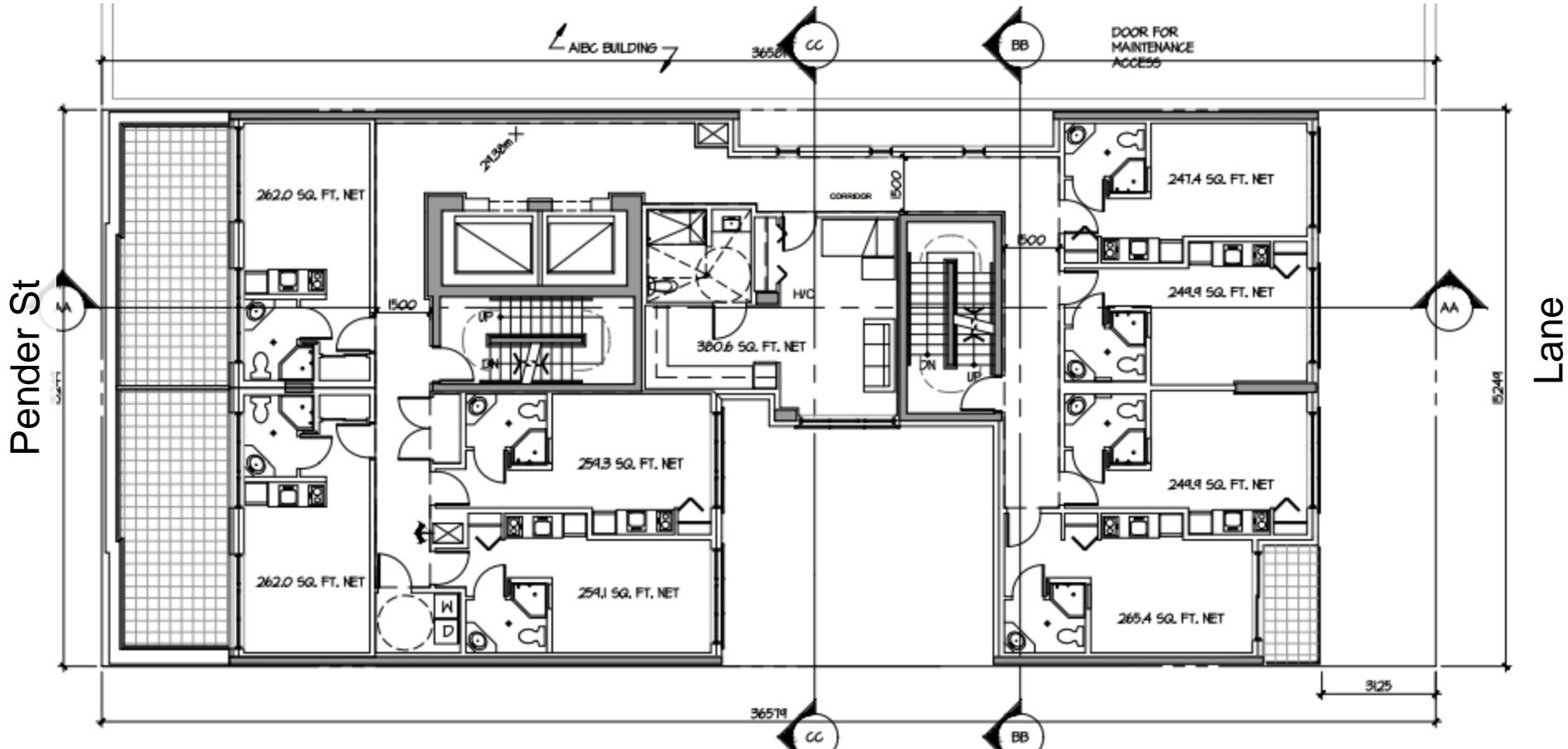
Lane



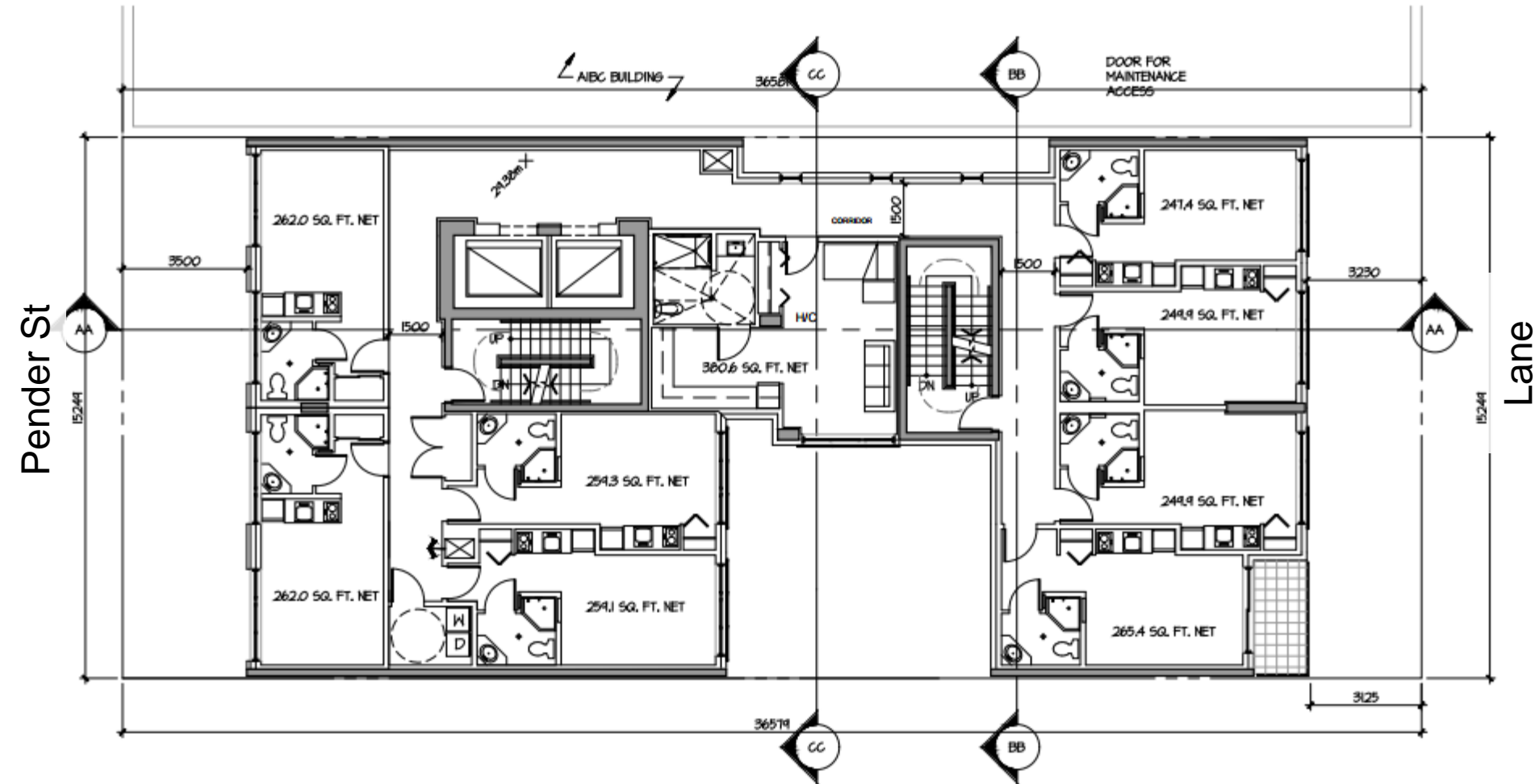
Level 7 Plan



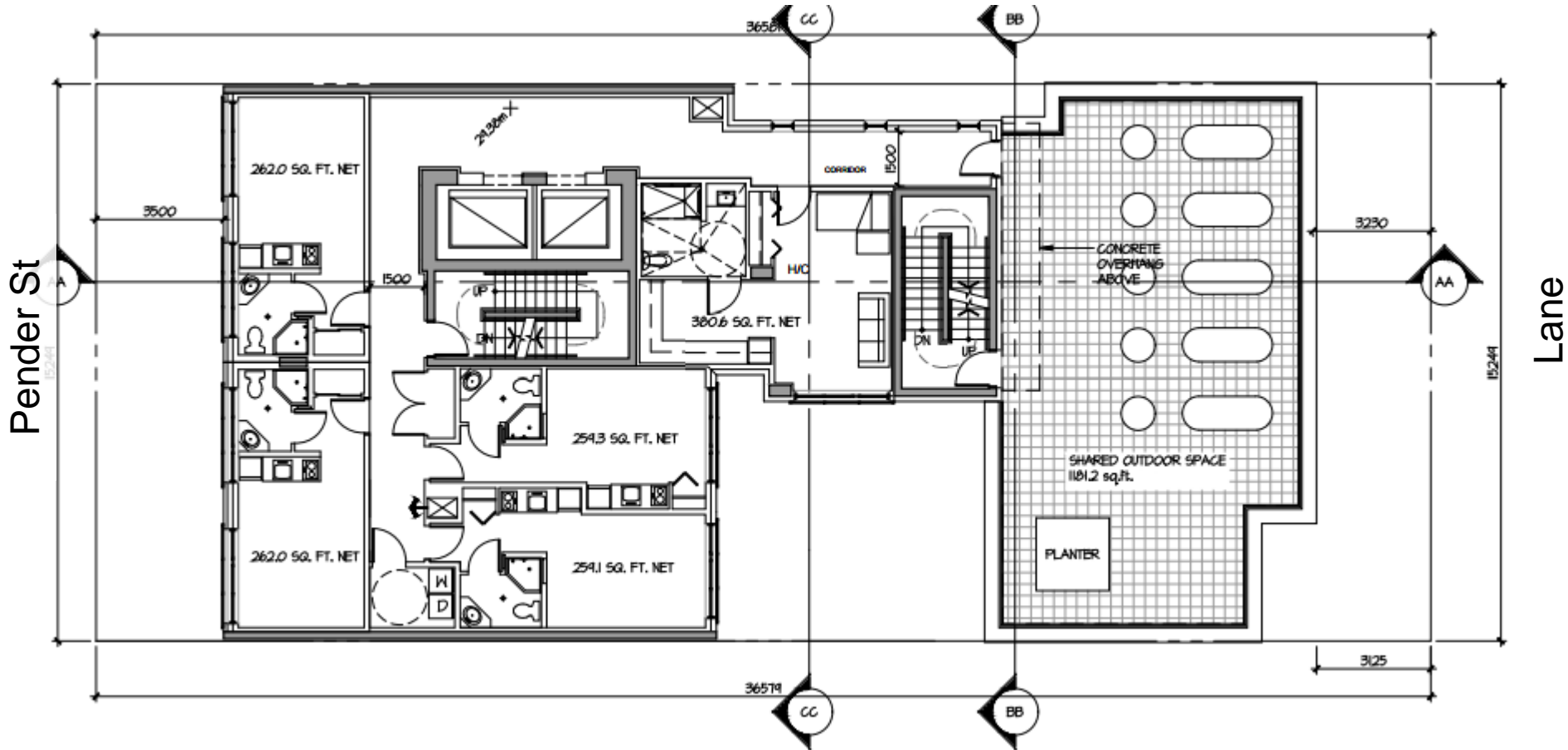
Level 8 Plan



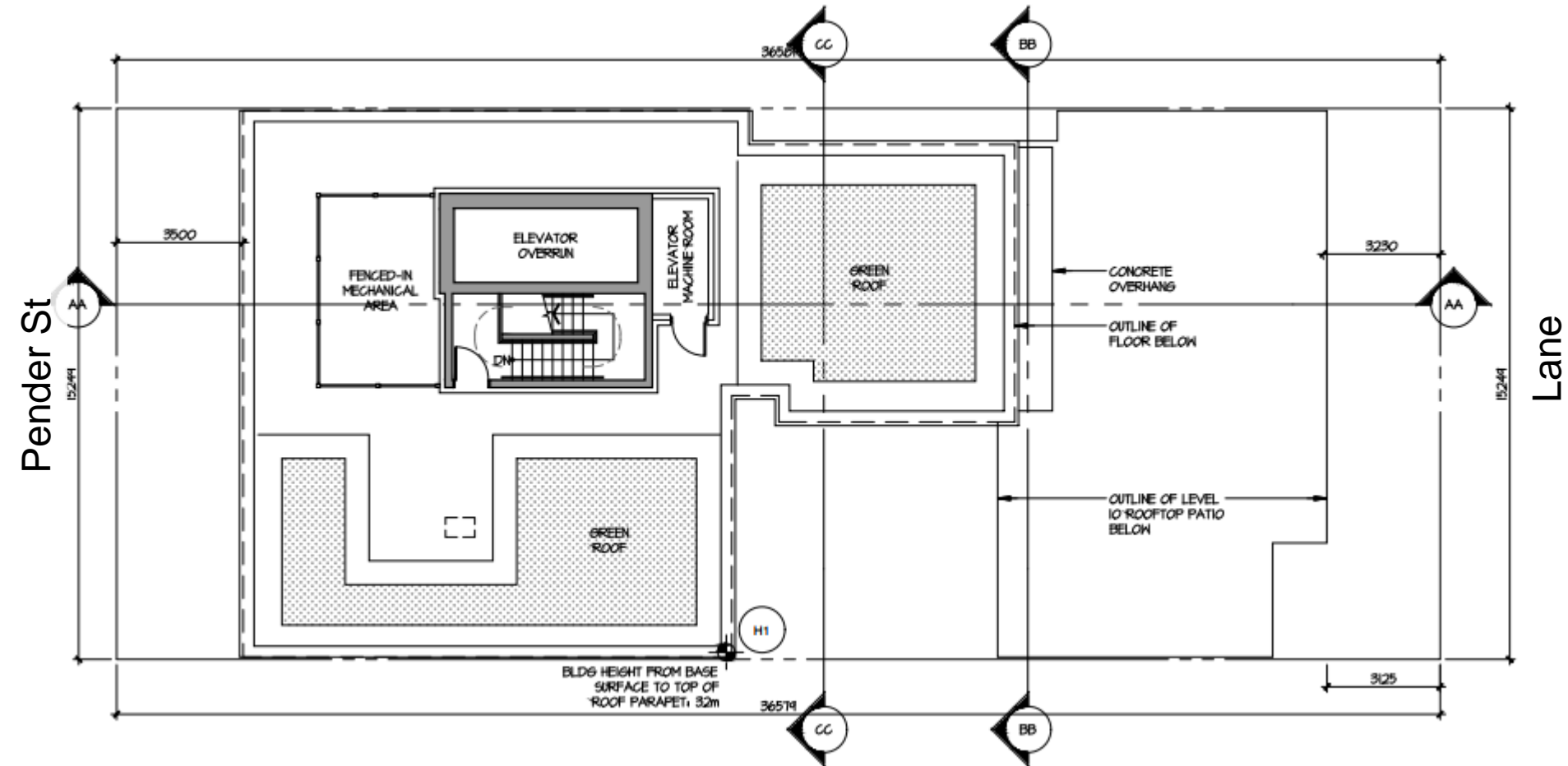
Level 9 Plan



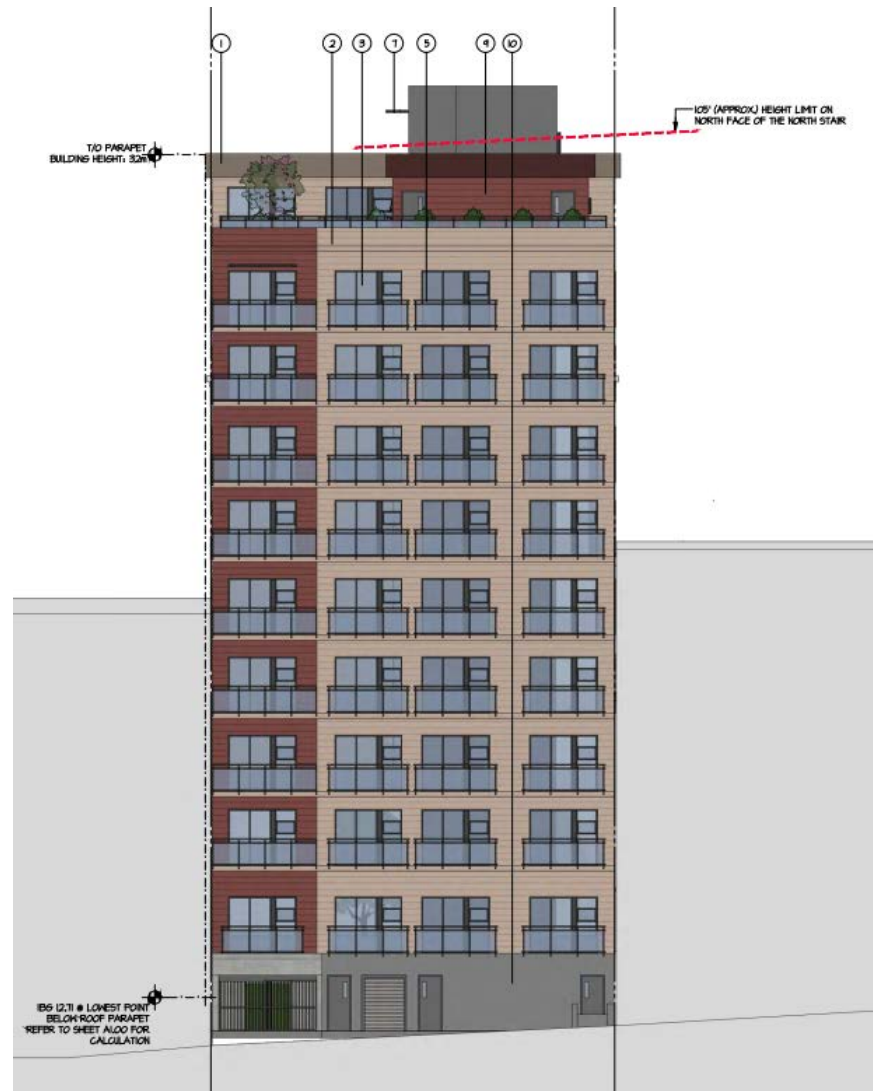
Level 10 Plan



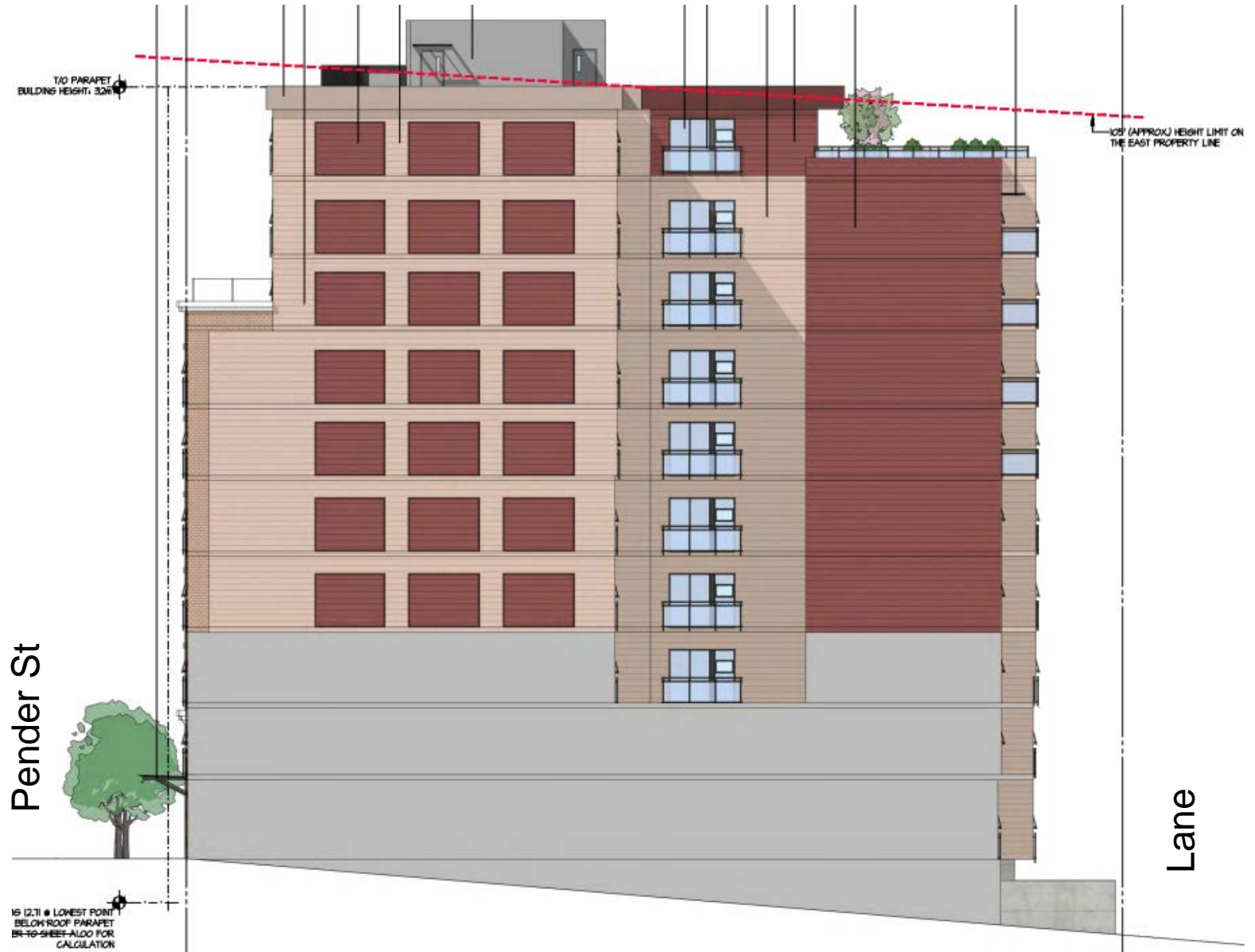
Roof Plan



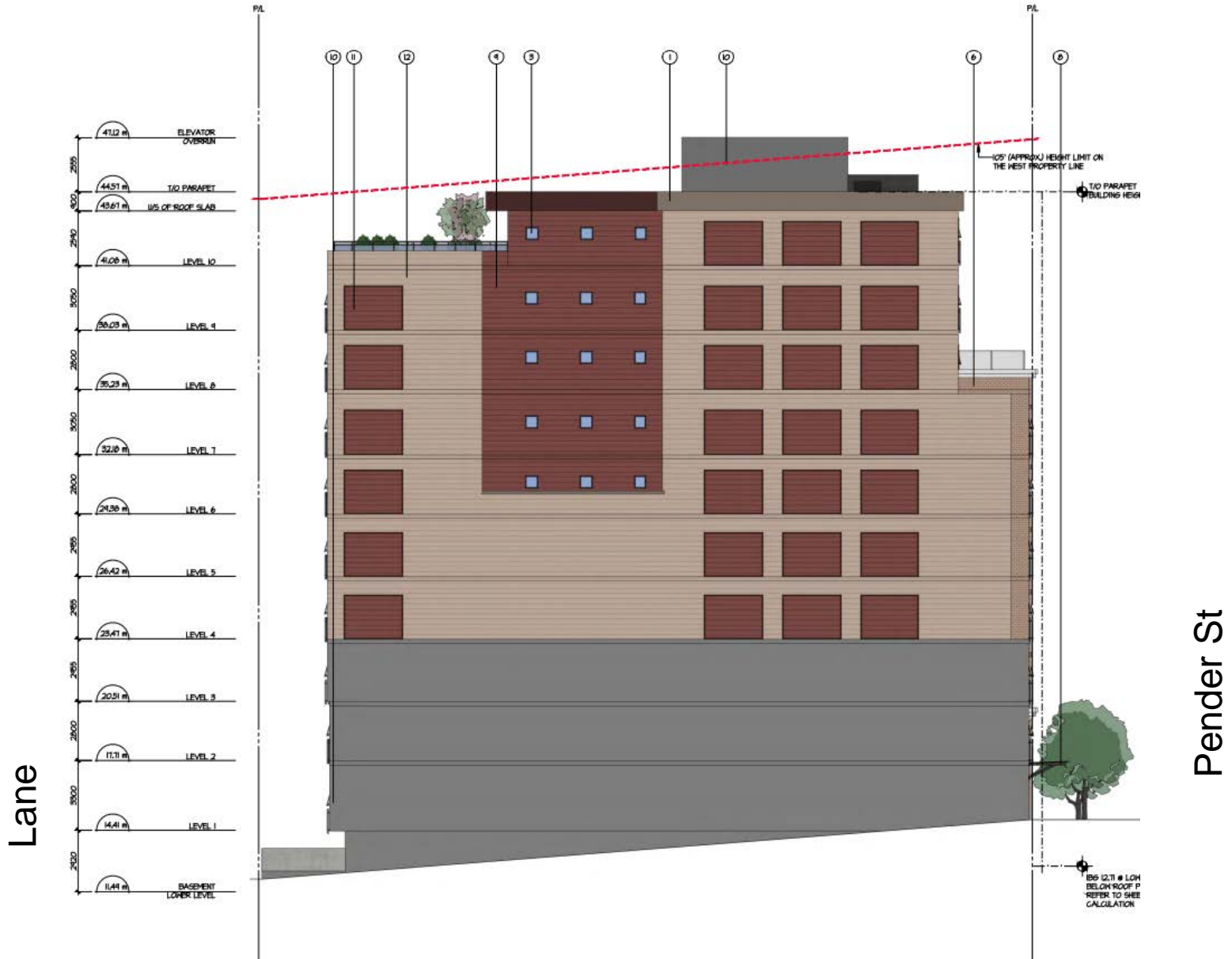
North (Lane) Elevation



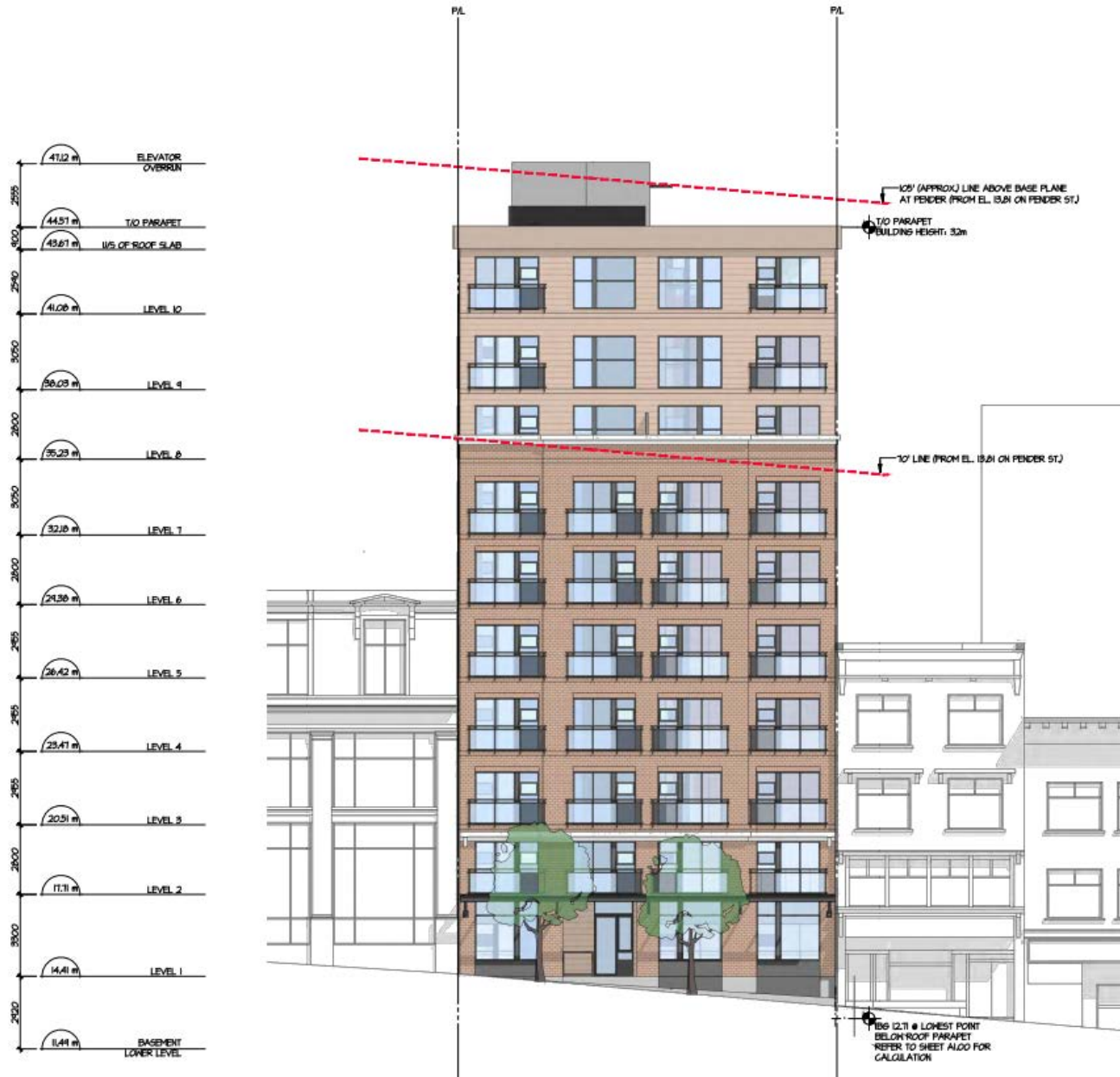
East Elevation



West Elevation



South (Pender St) Elevation



Shadow Studies



10:00 AM March 22th Spring Equinox



12:00 PM March 22th Spring Equinox



2:00 PM March 22th Spring Equinox



10:00 AM September 22th Fall Equinox



12:00 PM September 22th Fall Equinox



2:00 PM September 22th Fall Equinox

