



VMC AFFORDABLE HOUSING PROJECT

PUBLIC HEARING
24 January 2017



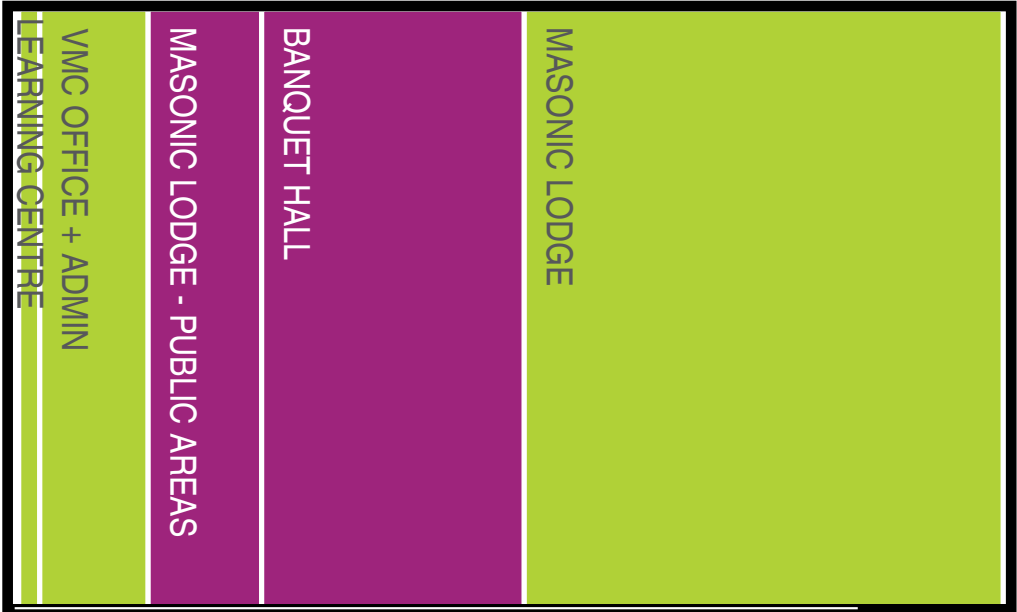
McKinnon Block
Hastings & Granville



The Vancouver Masonic Centre (1971)
Design rendering from the perspective of 7th Avenue

Gross Area

Existing



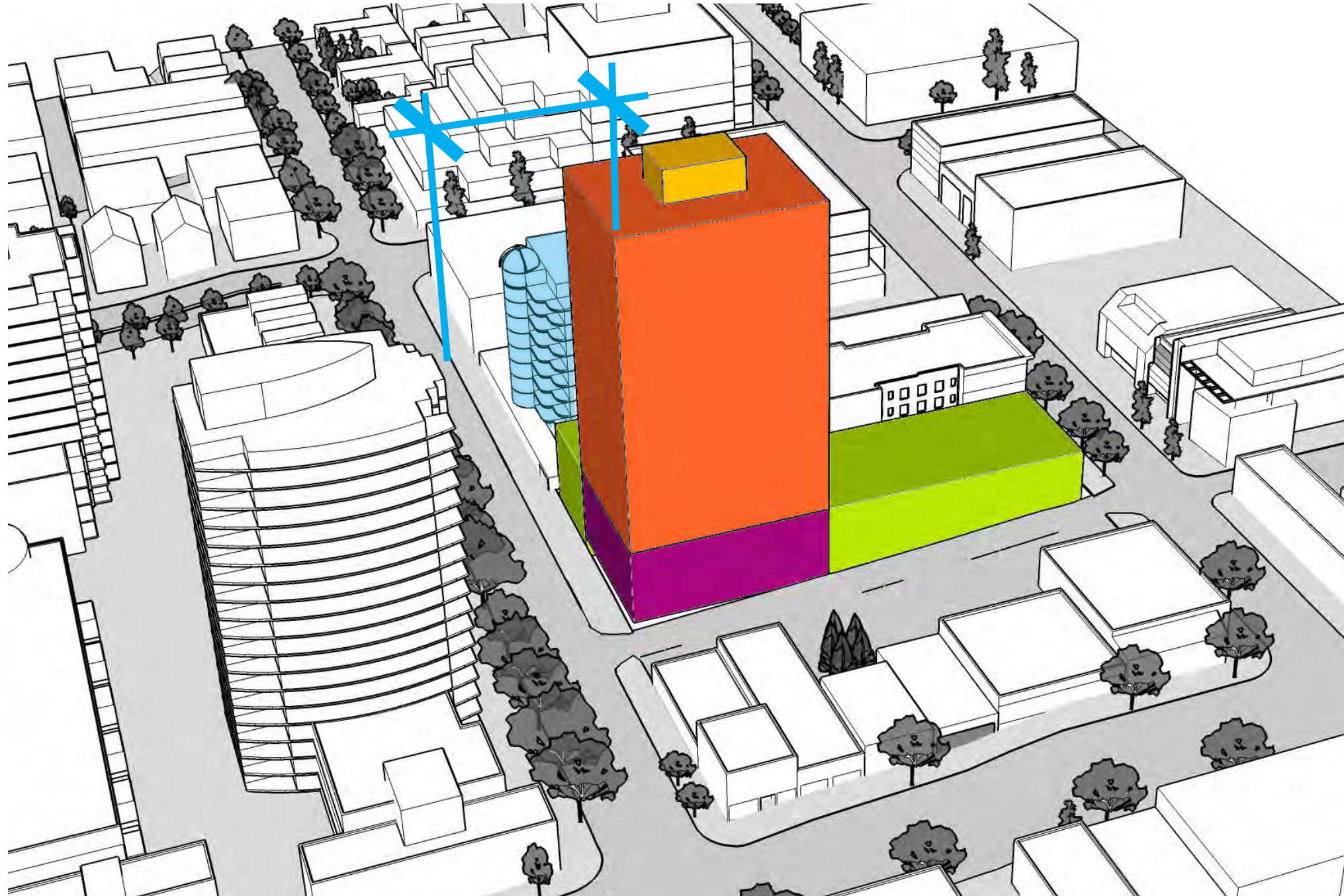
45,358 sq.ft

Proposed



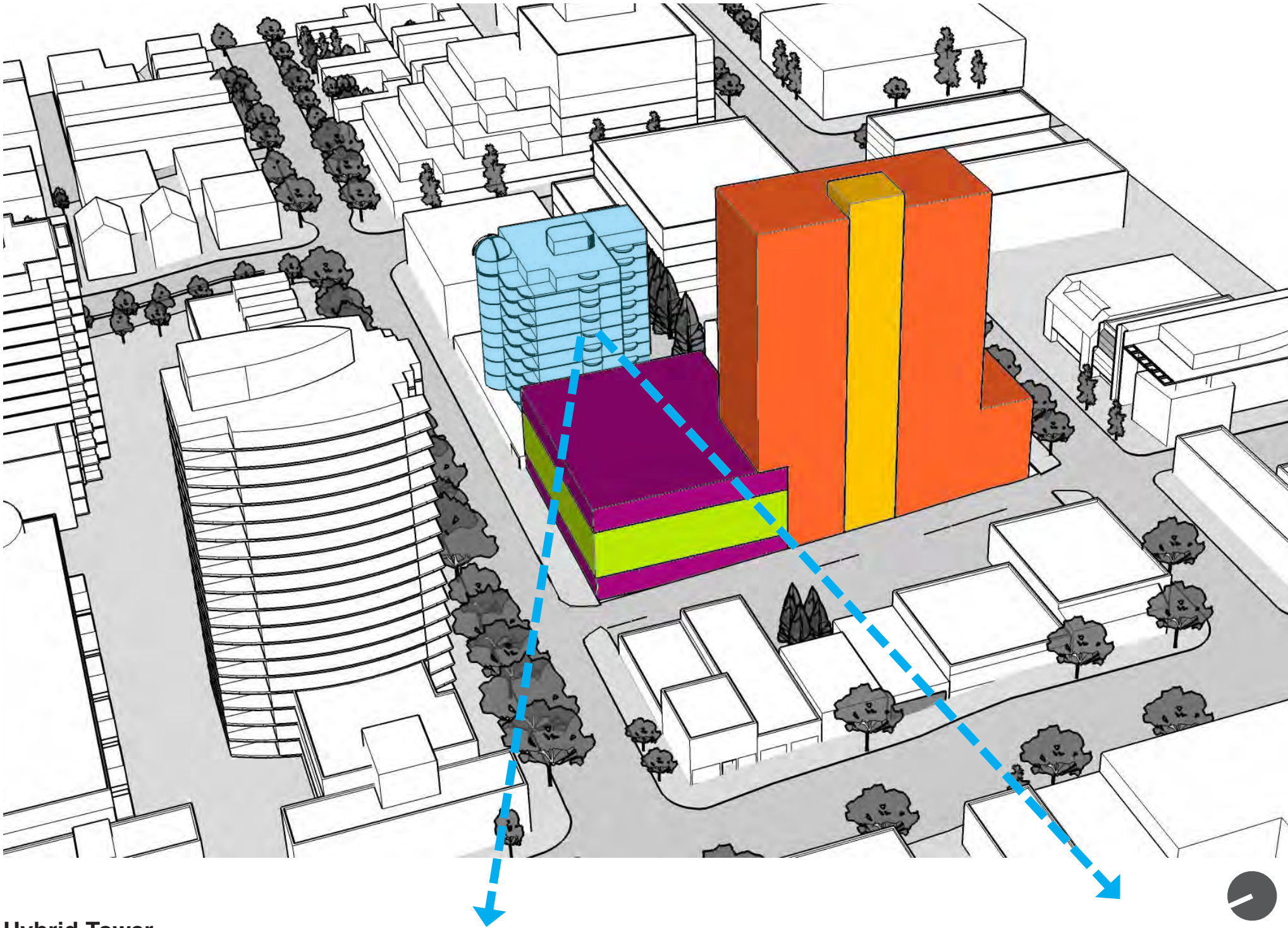
33,903 sq.ft

Tower Location Options



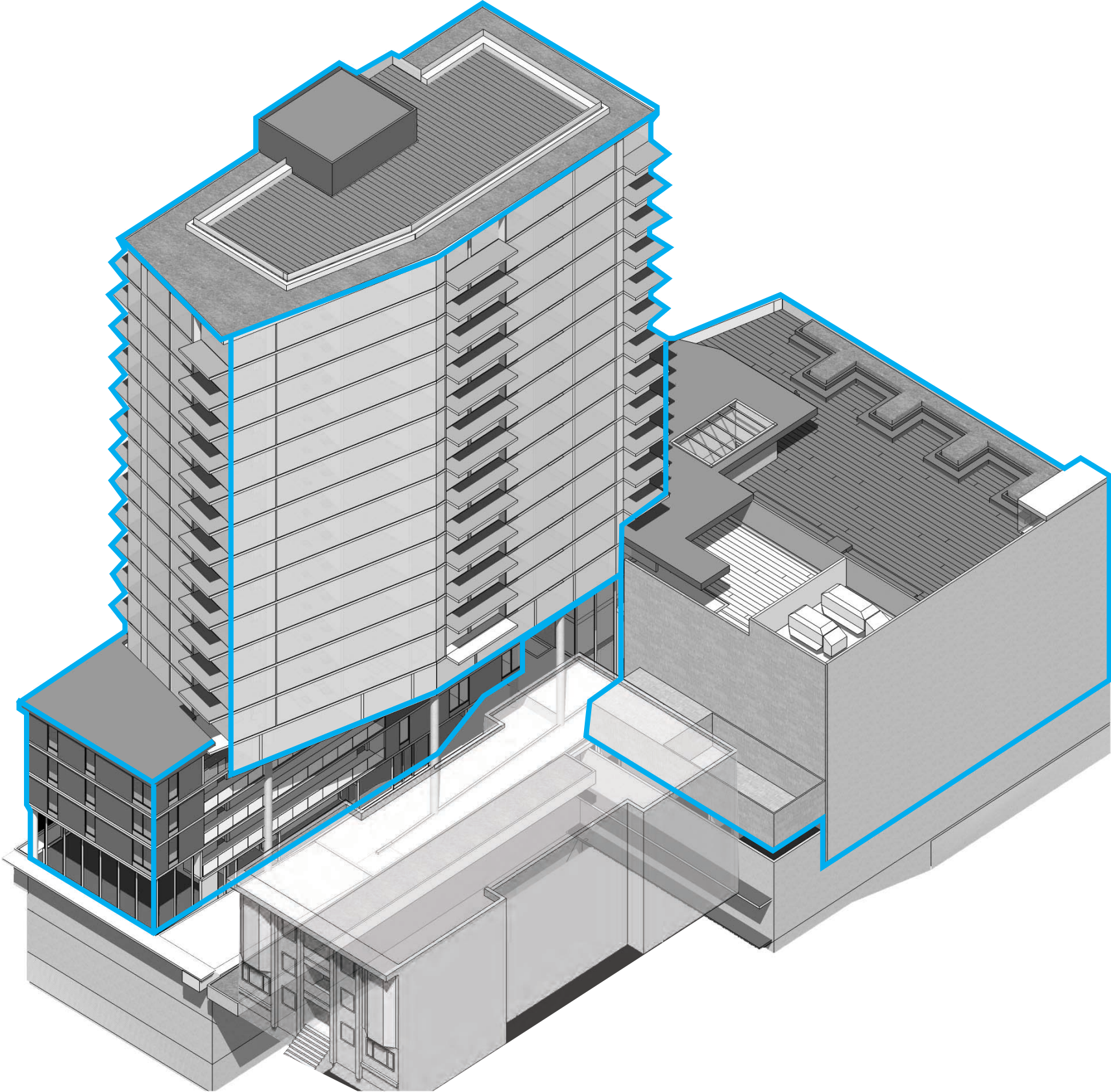
North Point Tower

Tower Location Options

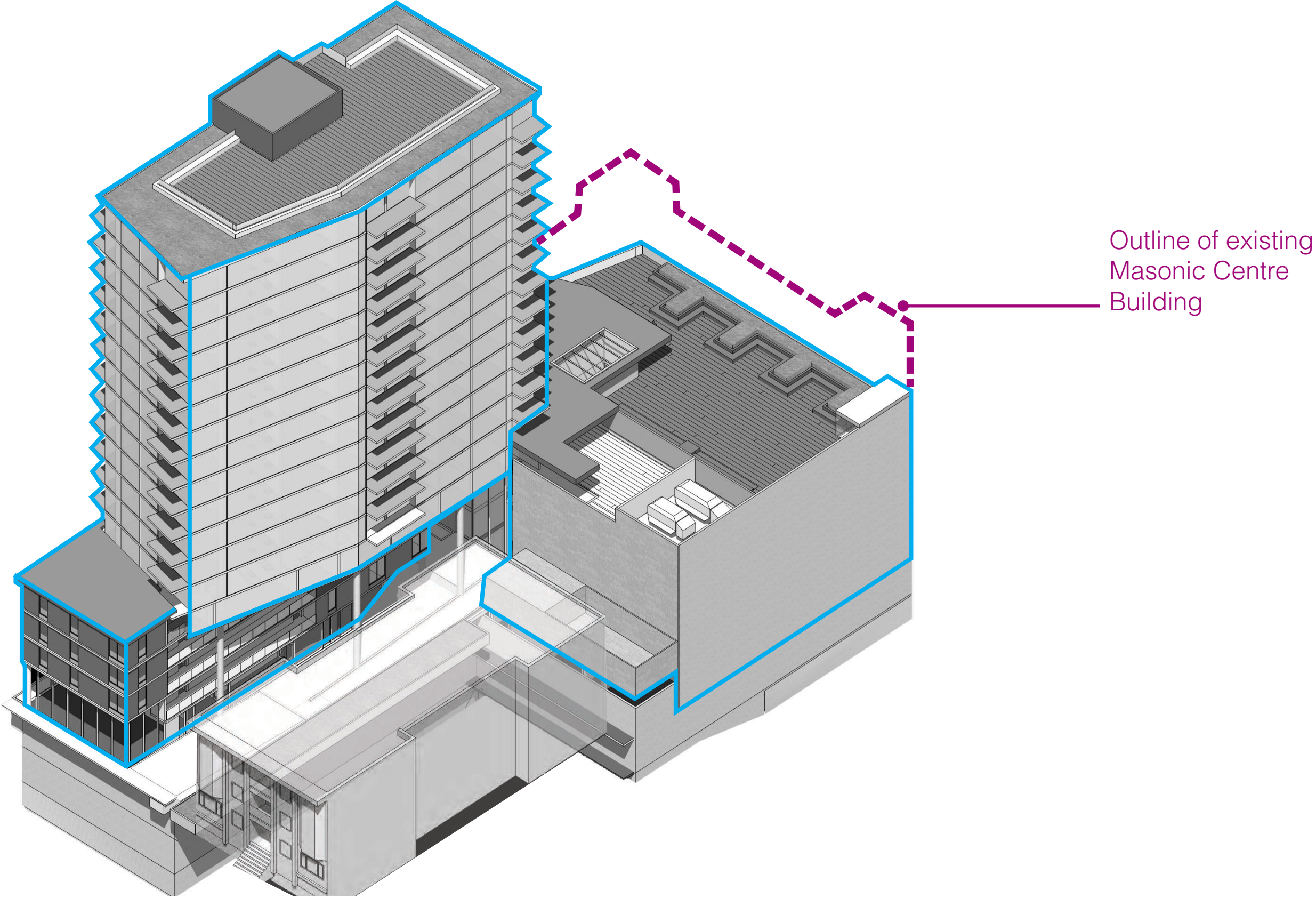


Hybrid Tower

Mews Design - Rezoning Massing



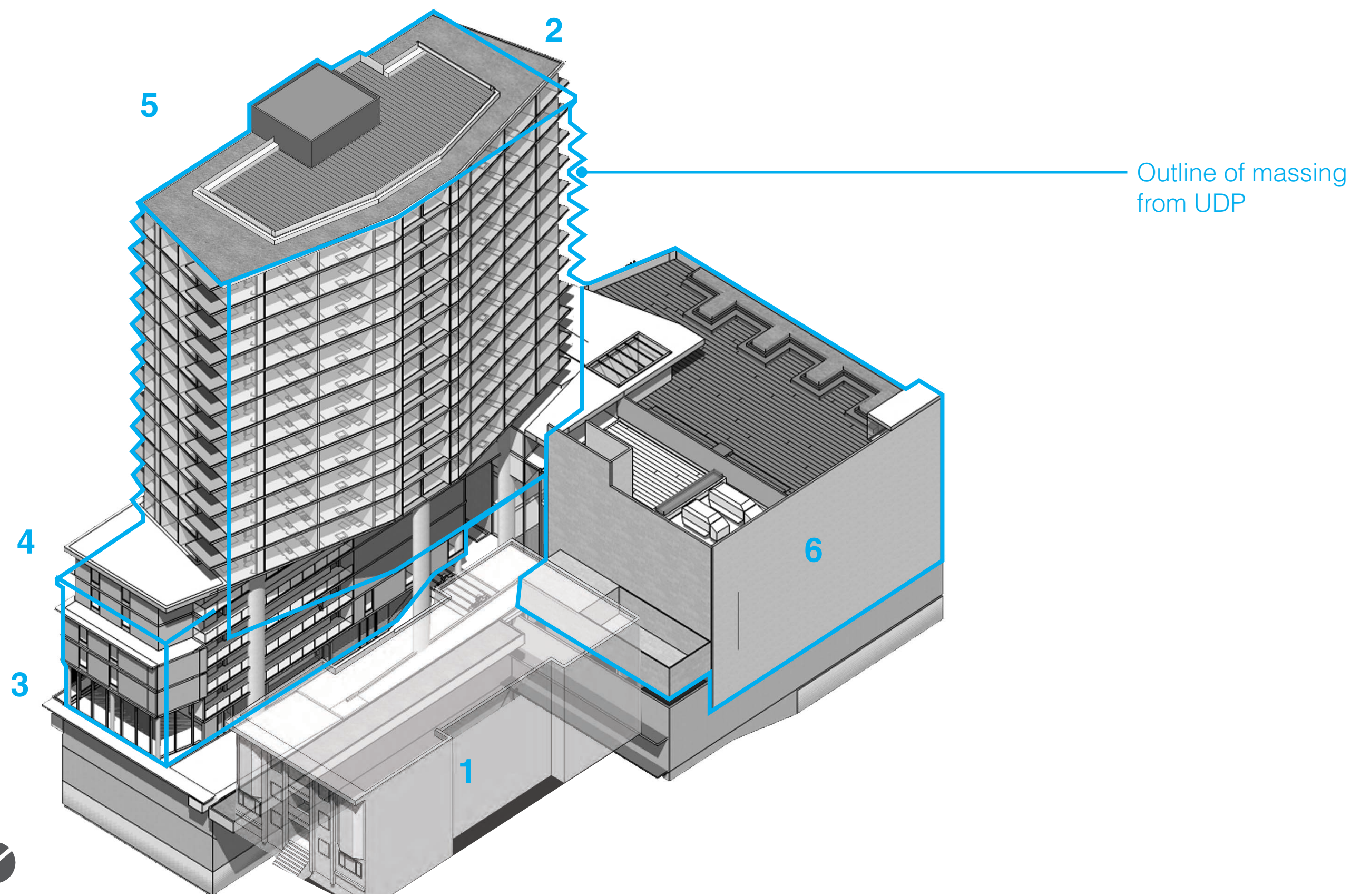
Mews Design - Rezoning Massing



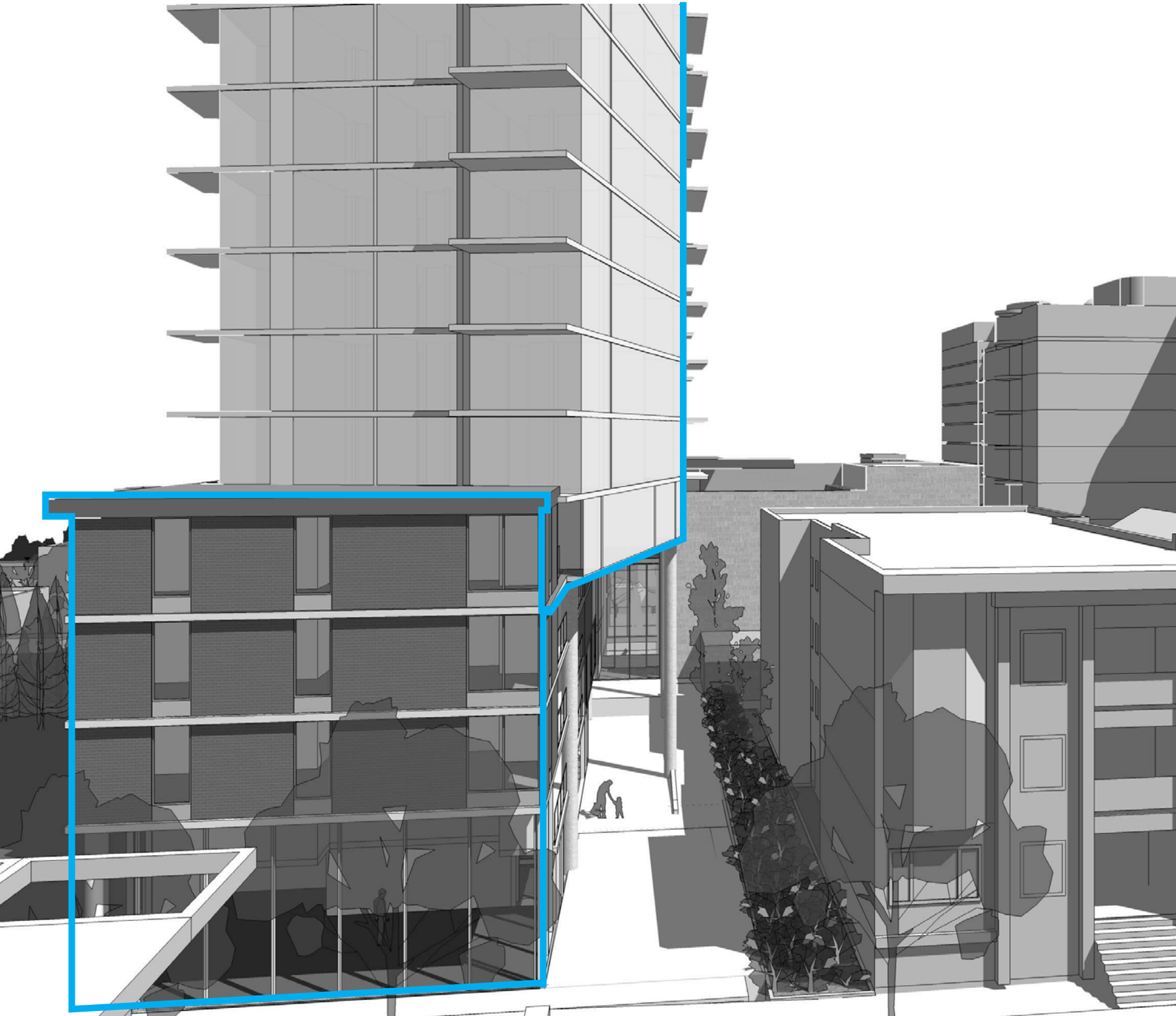
Outline of existing
Masonic Centre
Building



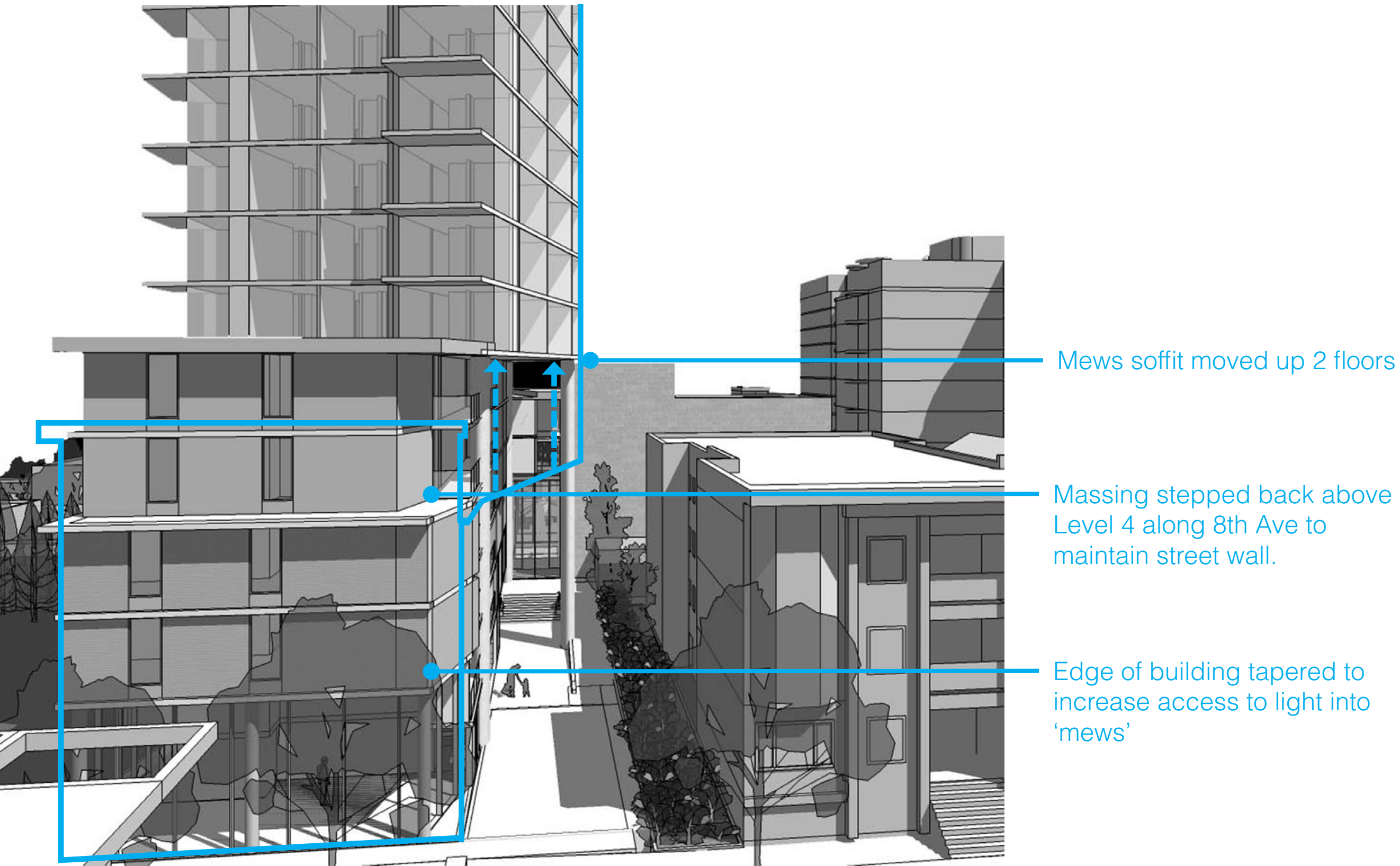
Mews Design - Heightened Mews



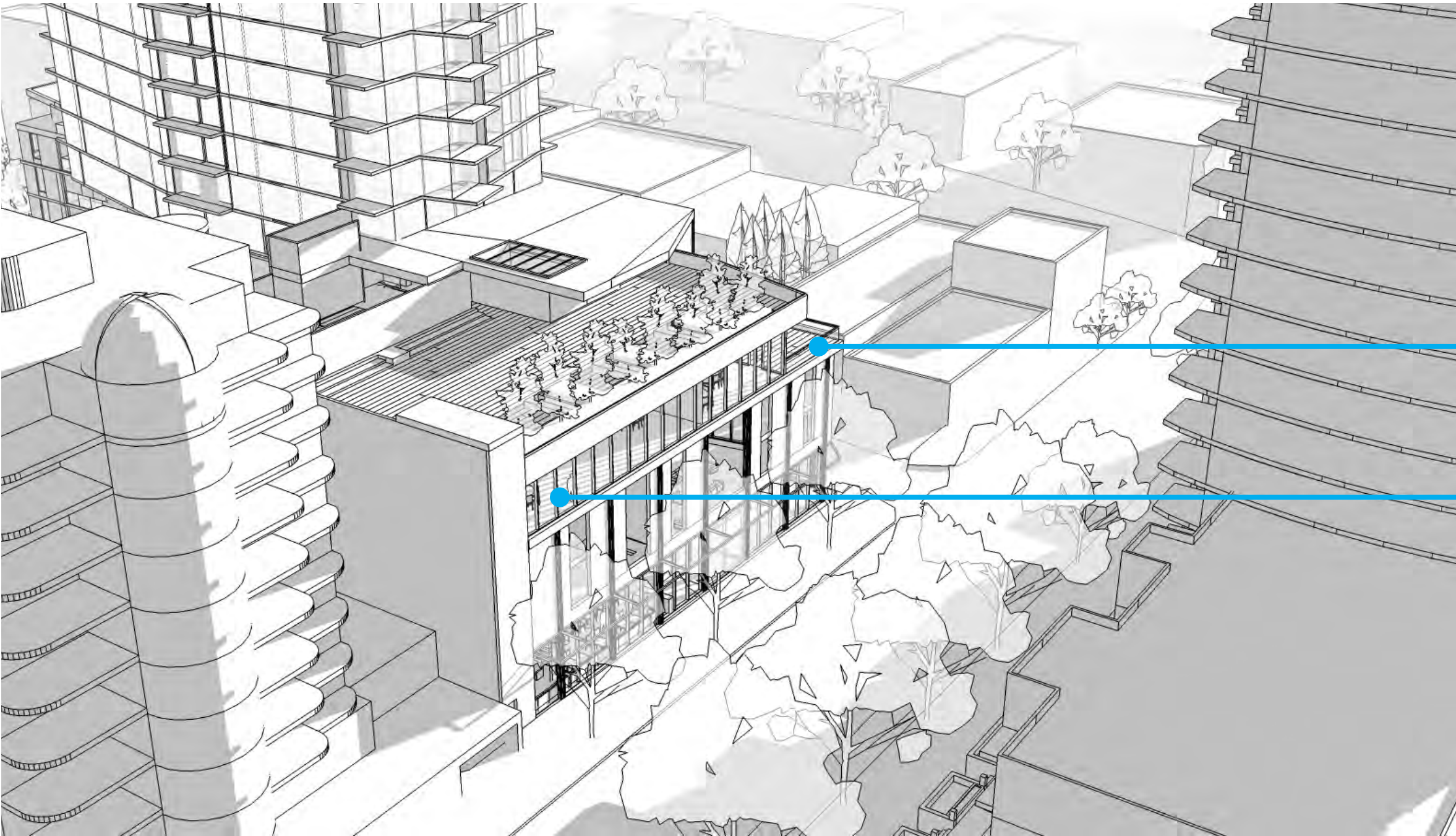
Mews Design - Rezoning Massing



Mews Design - Heightened Mews



Noise Mitigation - Proposed

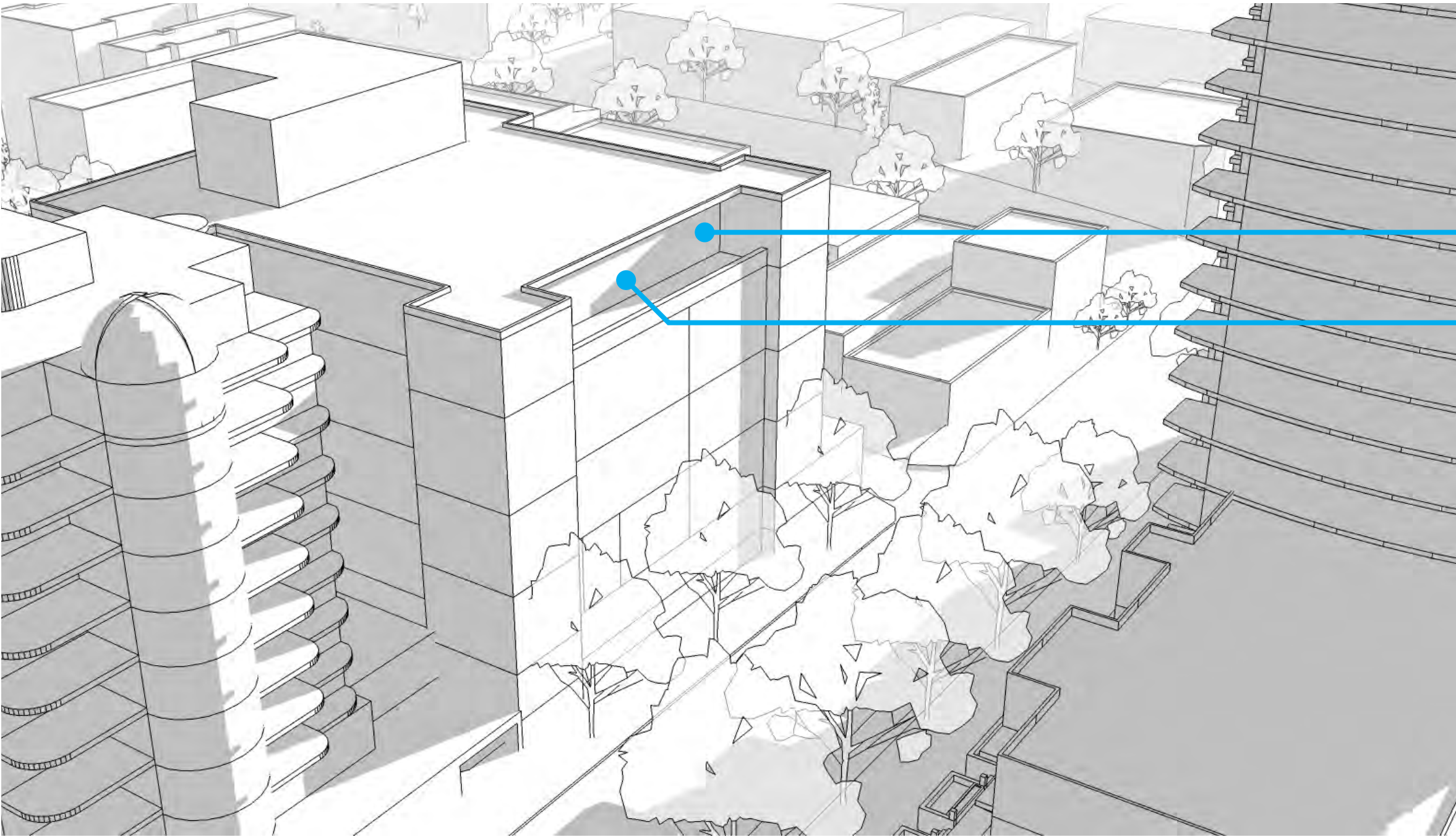


Open patio moved to west corner; controlled hours of use defined by Operational Letter

Advanced acoustic protection on Banquet Hall Glazing



Noise Mitigation - Existing Building



Existing Patio along 7th Avenue

Single pane patio glazing









A Vital Location for Rental Housing

The aerial perspectives to the right demonstrate the relationship between vital urban corridors and residential density. Granville Street and the Broadway corridor are flanked by towers that allow residents access to the commercial amenities and transportation infrastructure at these key corridors.

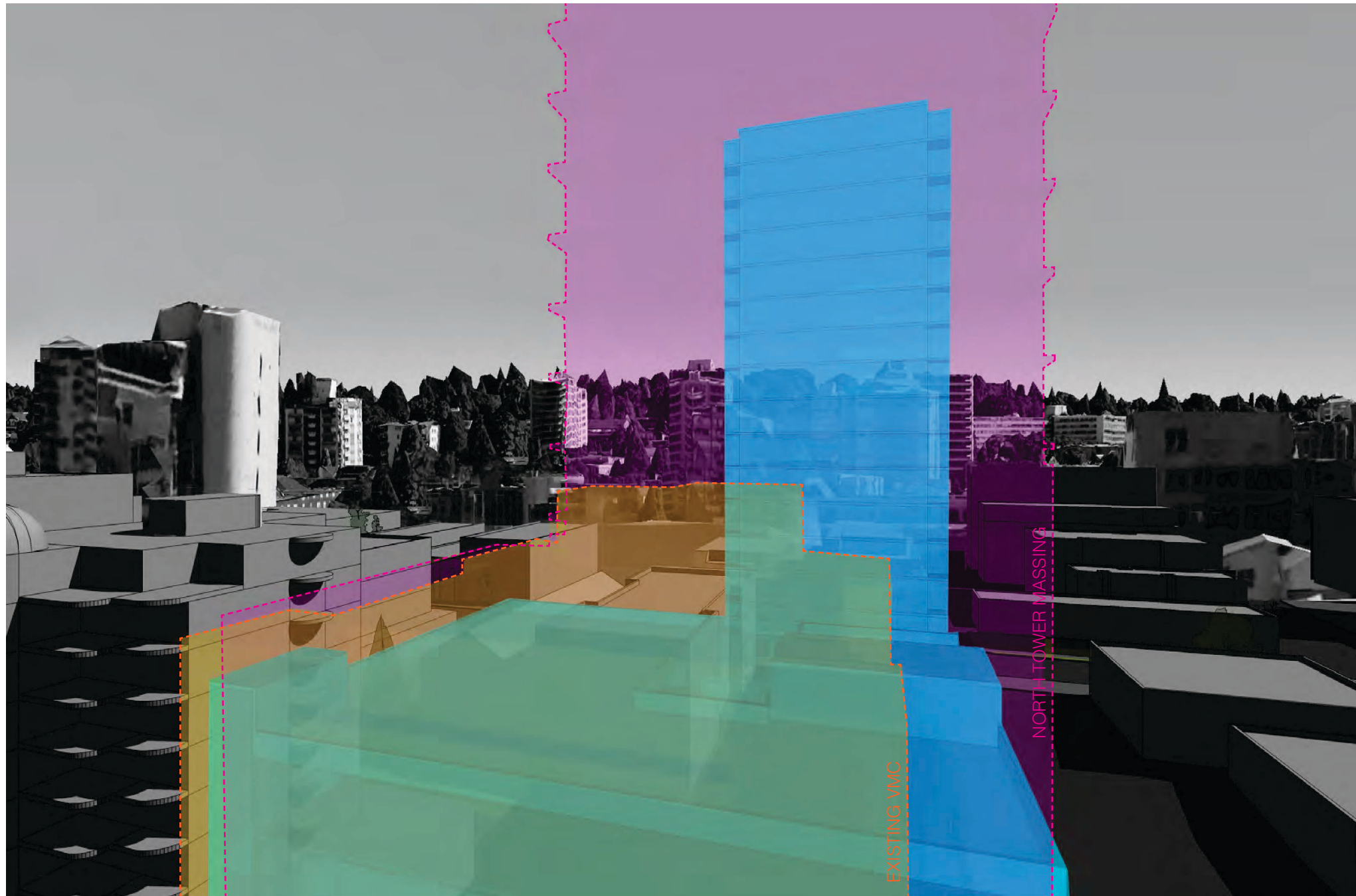
This project seeks to reinforce this urban pattern, but with the significant difference of introducing a rental housing tower within an area of the city that is dominated by commercial and market housing towers. Of the 20+ towers in this area, only 1 currently offers non-market residential housing.

-  **Bus Rapid Transit (Future Rail Rapid Transit)**
-  **Frequent Transit Network (Bus)**
-  **Bikeway**
-  **Bus Rapid Transit Stop**



Housing Choices for Vancouver

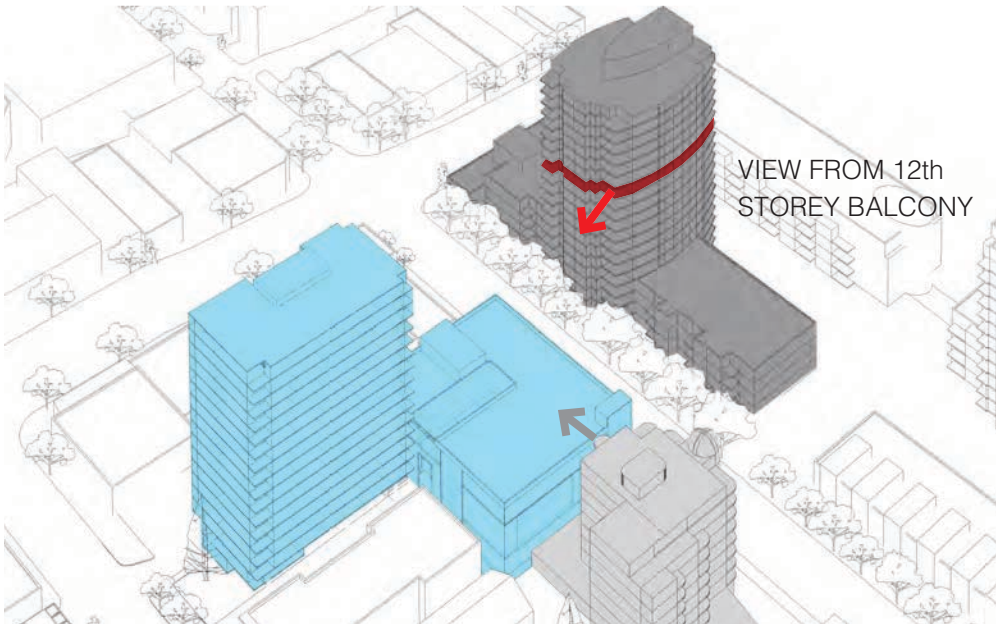




View From 19 Storey Building North Of Site

The views from the neighbouring residential tower east of the site are improved considerably by this proposal. The reduced height of the proposed Masonic Building at the North end of the site allows for west-facing views towards English Bay and North Shore Mountains that are currently blocked by the existing Masonic Centre.

The diagrammatic purple silhouette illustrates the detrimental affect on views which would result from a tower massing at the north end of the site. Besides the tower itself having a significant impact on the skyline, the resultant massing of the Masonic Centre would have to be considerably increased and heightened to make up for the space which is occupied by the Tower in this location.

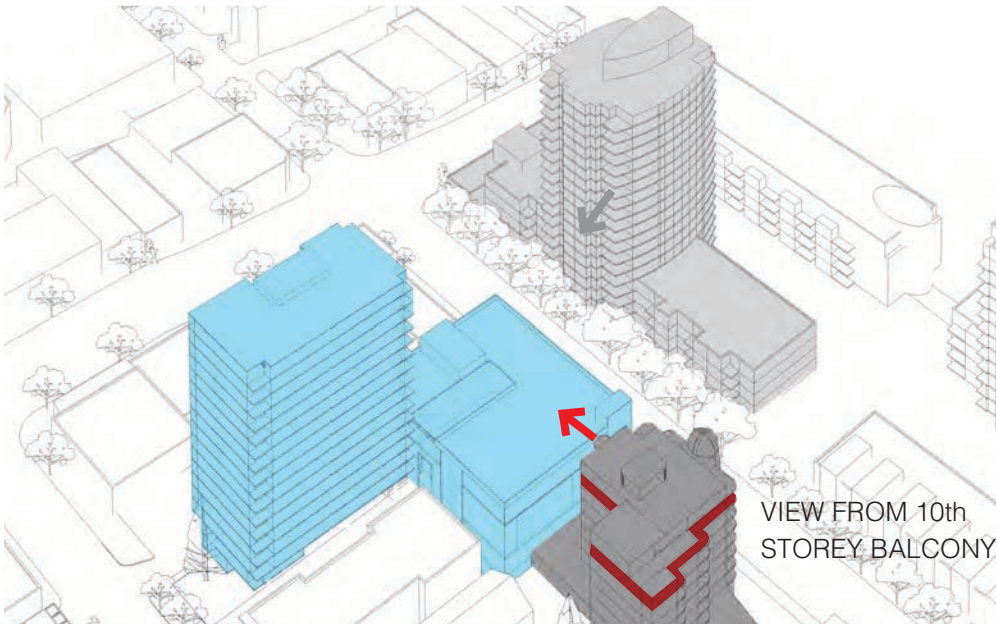




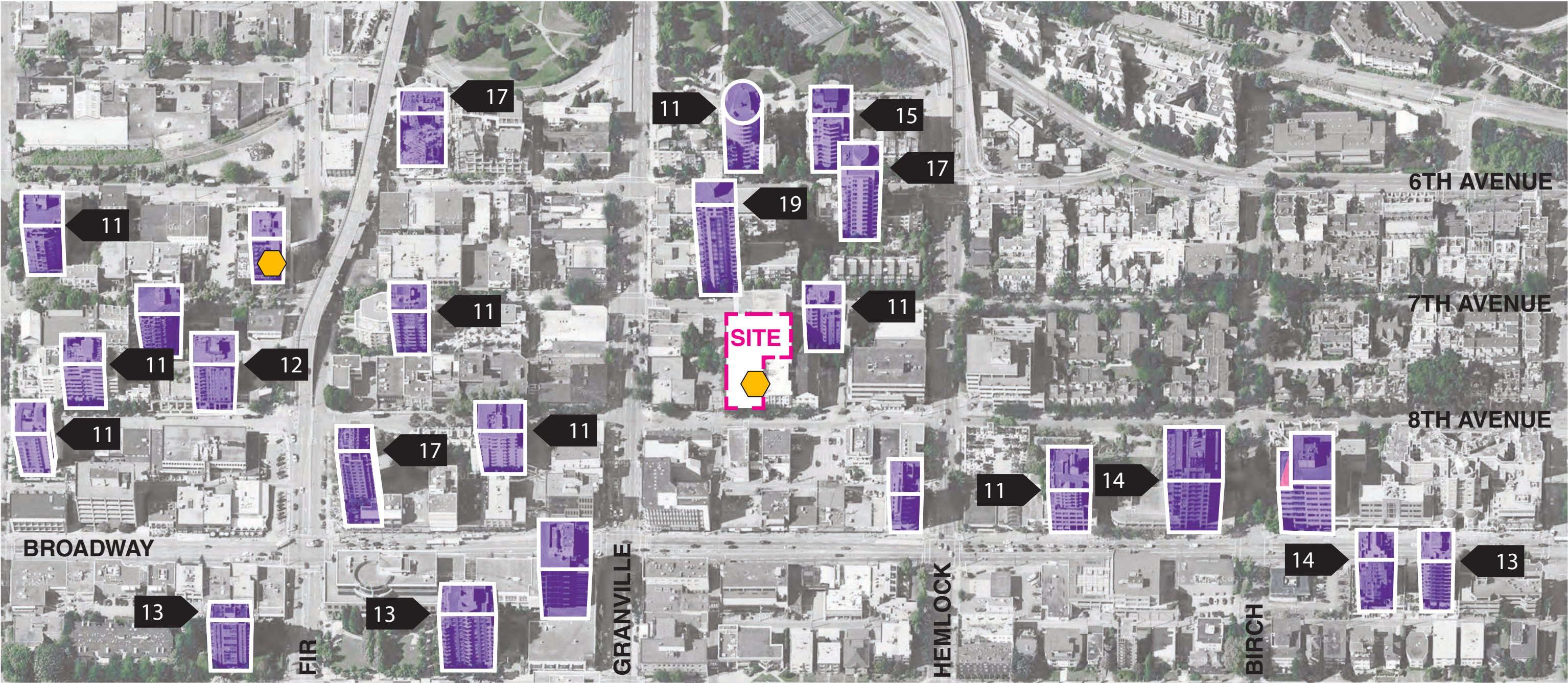
View from 11 Storey Building East of Site


Views from the neighbouring residential tower east of the site are improved considerably by this proposal. The reduced height of the proposed Masonic Building at the North end of the site allows for west-facing views towards English Bay and the North Shore Mountains that are currently blocked by the existing Masonic Centre.

The diagrammatic purple silhouette illustrates the detrimental affect on views that would result from a tower massing at the north end of the site. Besides the tower itself having a significant impact on the skyline, the resultant massing of the Masonic Centre would have to be considerably increased and heightened to make up for the space that is occupied by the Tower in this location.



Tower Heights



 Non-market Residential Housing

