

Welcome

Brightside Community Homes Foundation is proposing to redevelop its Edward Byers and Loyal Orange buildings, located at 1425 and 1451 East 12th Avenue, to ensure we're able to meet the needs of current and future residents in the long-term.

Timeline

In July 2019, we started engaging with the community in Grandview Woodland at Car Free Day on Commercial Drive, online and through door-to-door conversations with immediate neighbours. We held a pre-application open house on July 25 to hear early feedback from the community. There will be other opportunities to learn about the project and provide input as we head into the City's review process.



If you have any comments or questions about this process, please email east12th@brightsidehomes.ca.



Key Project Statistics

Site Area 3,337 sqm (total)	GFA 9,084 sqm (total)	Net FA 8,541 sqm (total)	FSR 2.56 (total)	Unit Count 157	Building Height	Parking 1 level underground
west site 1,423 sqm	west site 4,174 sqm	west site 3963 sqm	west site 2.79	1 Bed Units 58 (37%)	6 Storeys	Vehicle Parking 33 spaces
east site 1,914 sqm	east site 4,910 sqm	east site 4578 sqm	east site 2.39	Studios 99 (63%)		Bicycle Parking 162 bicycles

The sites are located within the Grandview-Woodland neighbourhood. The community is anchored by the region's most significant rapid transit interchange at the Broadway-Commercial skytrain station, approximately 600 meters east of the subject site.

Street Context



Building Design



Artist's rendering, subject to change

Concept Rationale

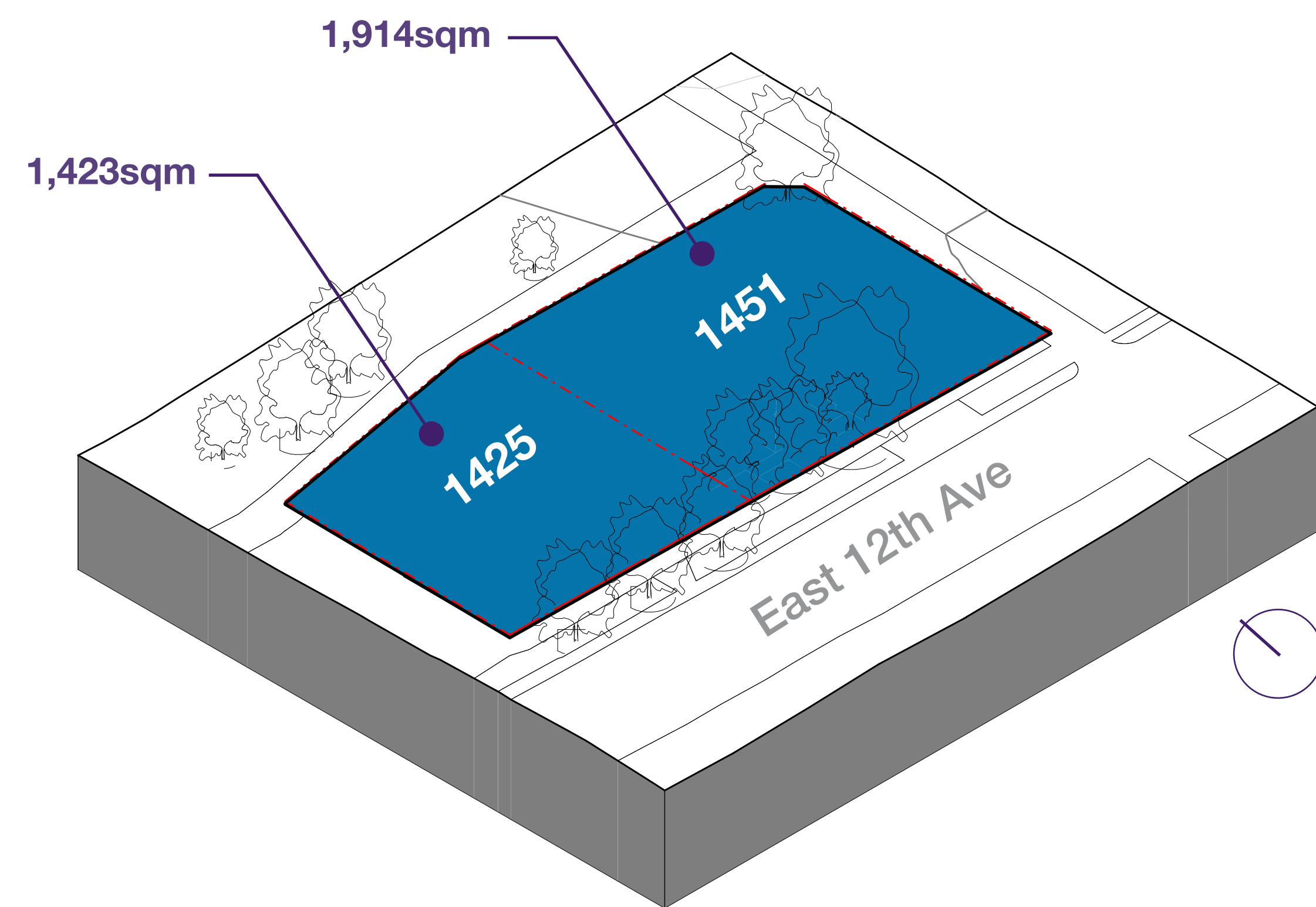
This project is defined by a response to the Brightside ideals, namely the mandate to build and foster resilient communities for those who struggle to meet the demands of market housing. This project is targeted primarily towards seniors and the particular challenges facing aging in place.

The concept for this project is defined by a simplicity in the architectural form and a strategic response to site constraints and opportunities. The building is organized by the constraints of the site, suggesting creation of two L-shaped blocks that nestle within pragmatic site setbacks, utilizing the optimal building footprint given the context.

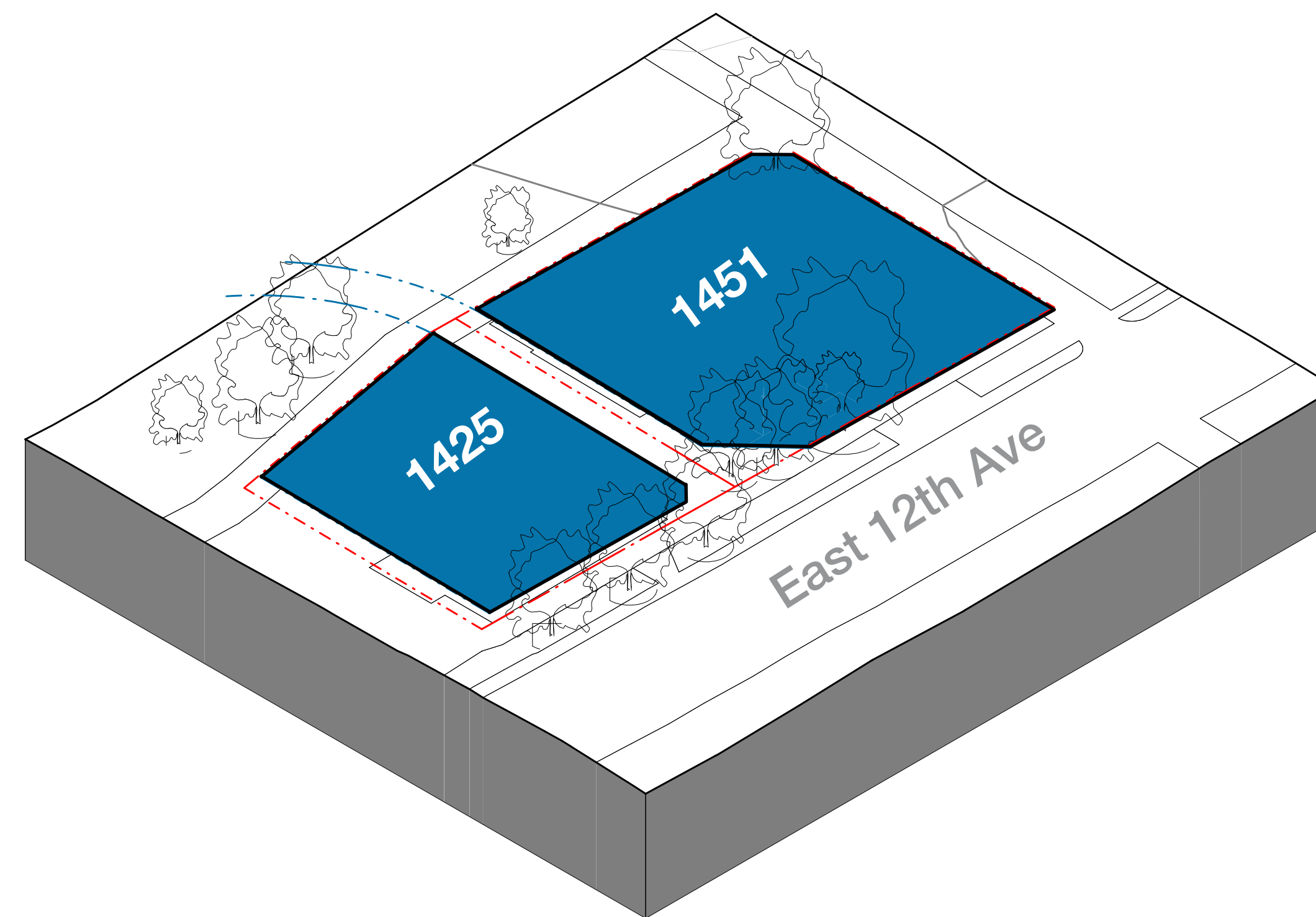
This project is to be designed and constructed to the international Passive House standard, thereby achieving a drastic reduction in emissions and energy consumption, while assuring high levels of occupant comfort.

Site Constraints

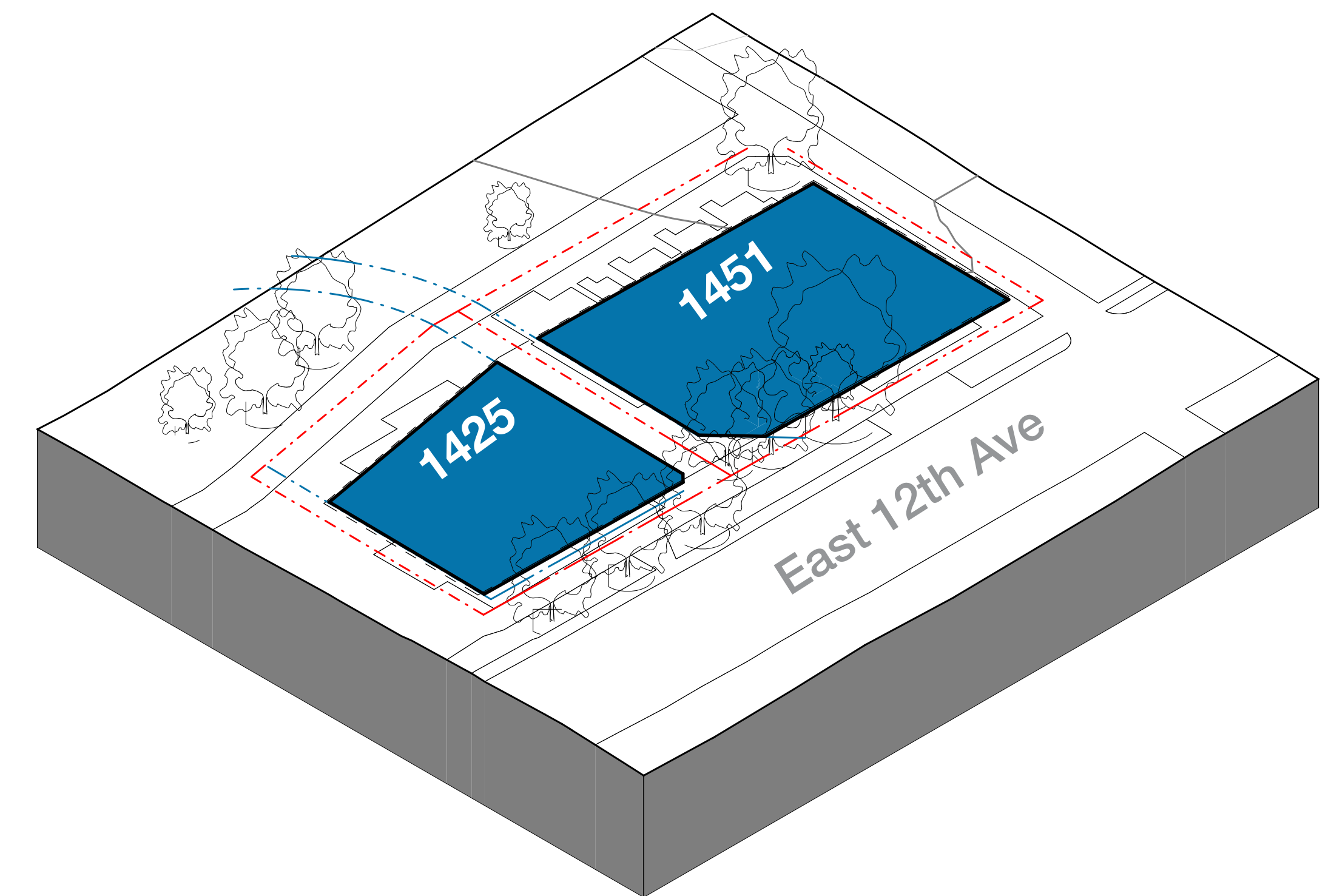
Available Site Area



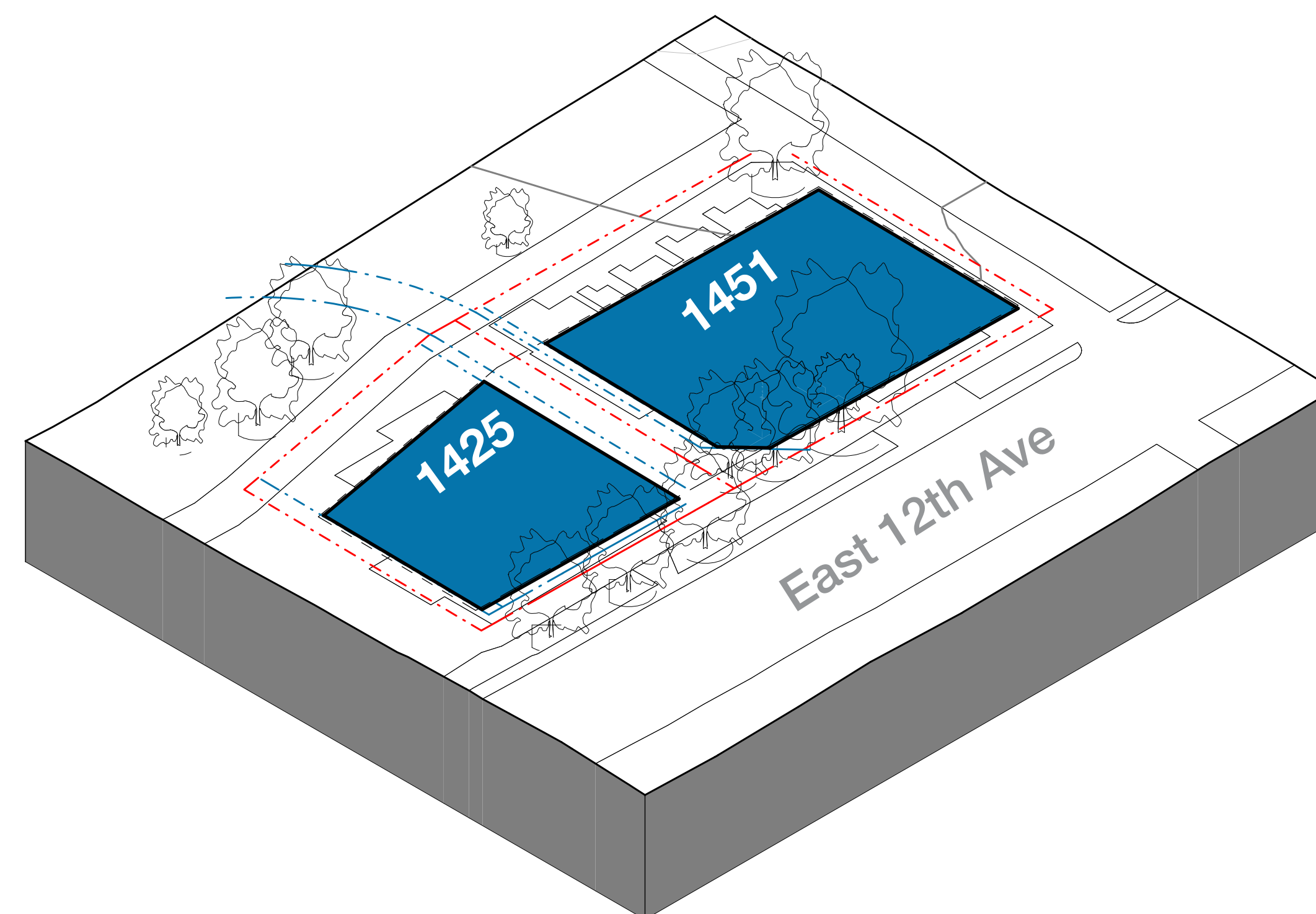
Existing Site (combined)
Total Site(s) Area: 3,337sqm



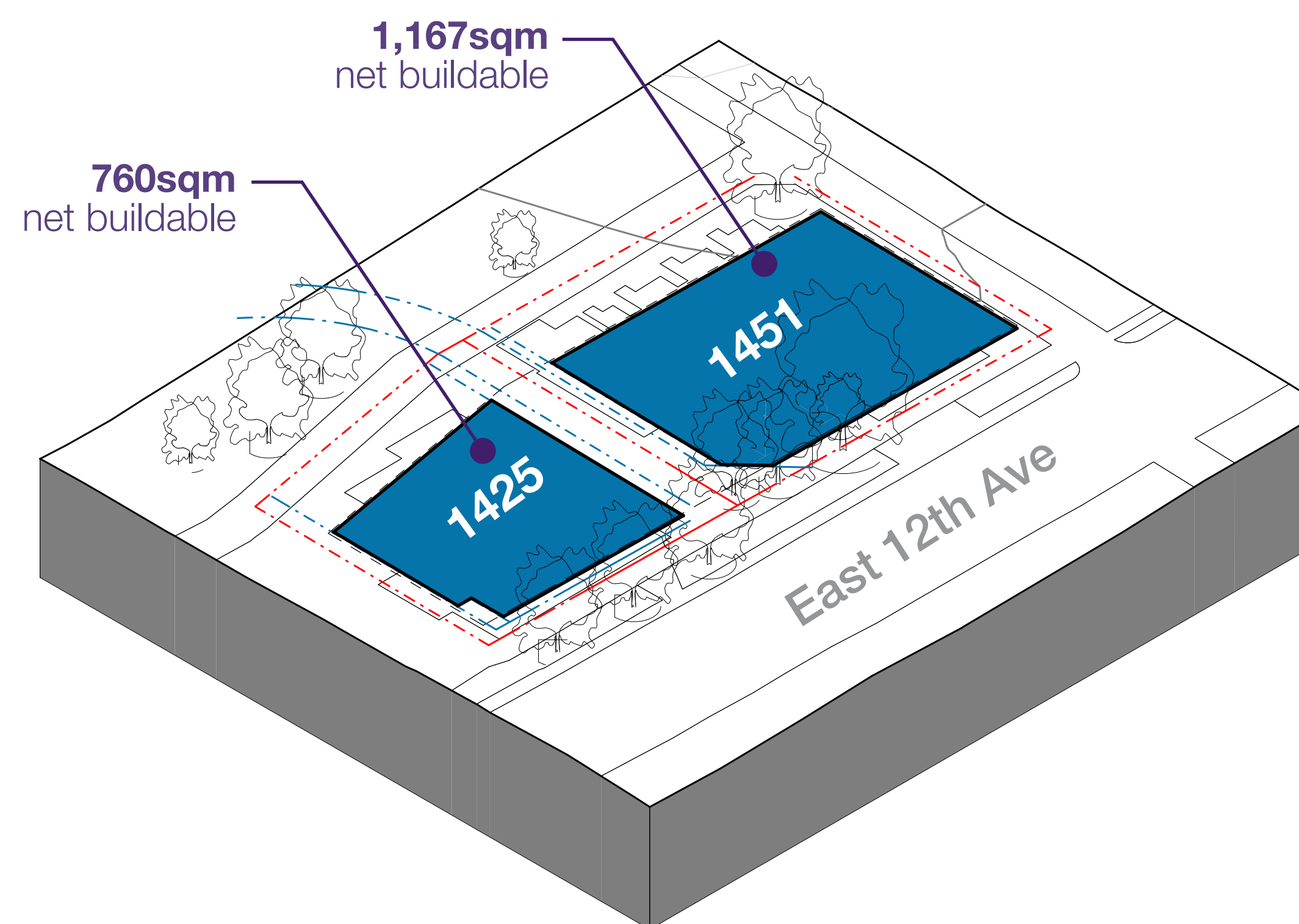
Subtract Existing Metro Vancouver Rights of Way
Remaining Site Area: 2,880sqm



Subtract Building Setbacks
Remaining Site Area: 2,008sqm



Subtract Requested Increase to Right of Way
Remaining Site Area: 1,942sqm



Subtract Additional Requested Increase to Right of Way
Buildable Site Area: 1,928sqm

Massing and Process

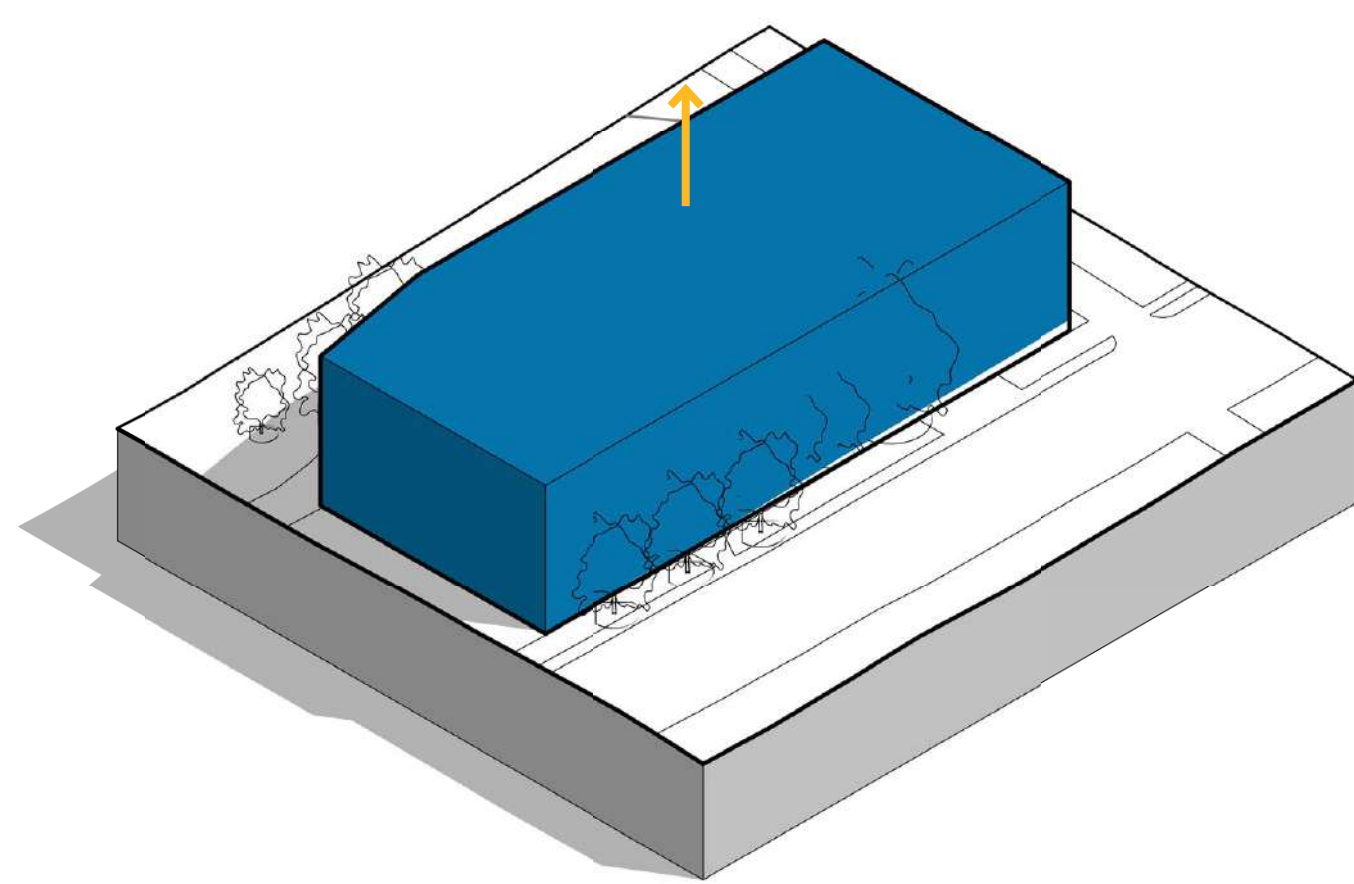
L-block Development

The project responds to existing constraints and neighbouring conditions, including respecting the multiple perimeter right-of-ways.

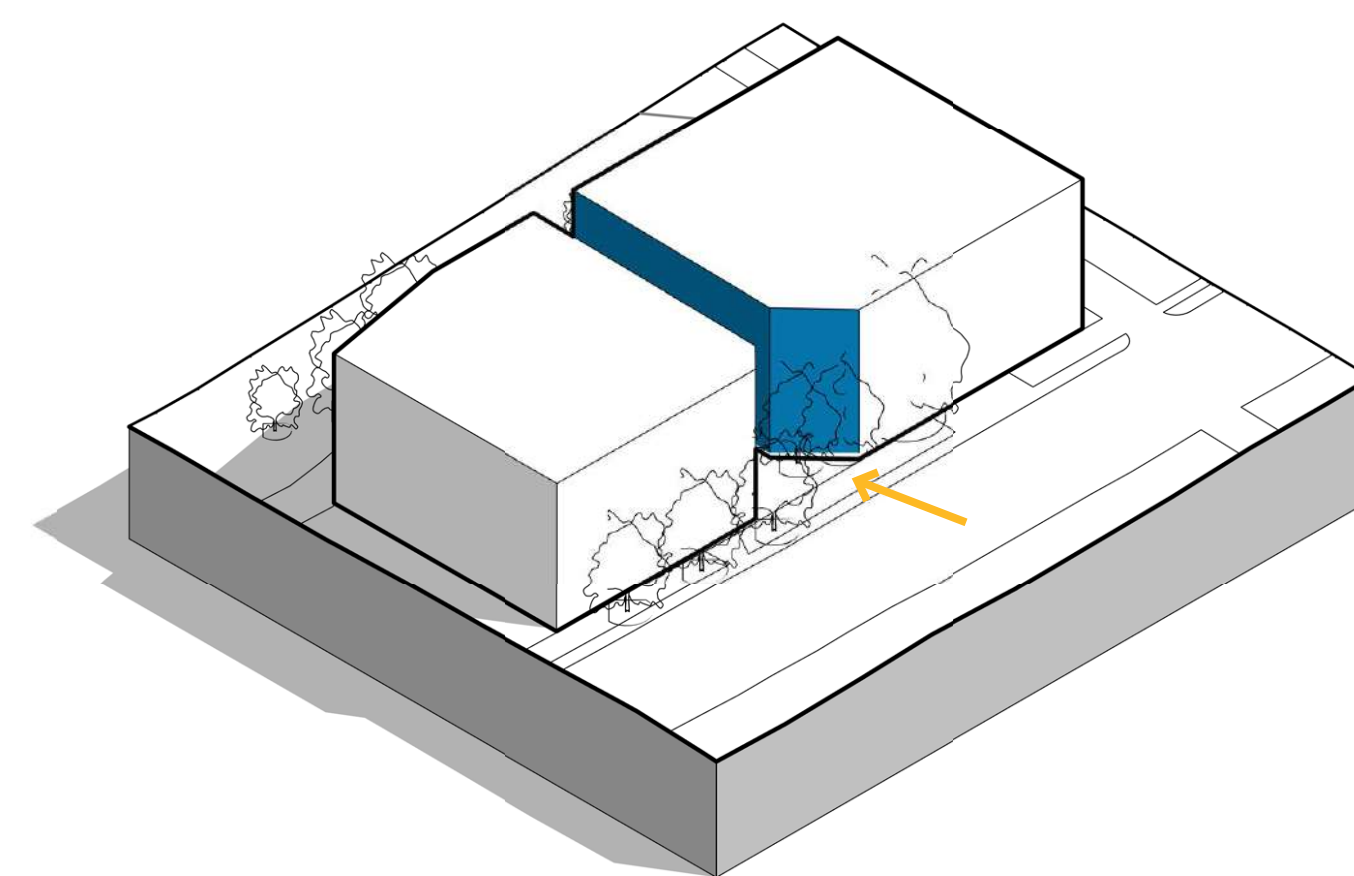
The optimized L-block massing is carved away to create communal courtyards, as well as carved to preserve a large specimen tree in the northeast corner.

Mirroring of the west building from the optimized form respects the neighbouring property to the west by reducing the building face along the property line, reducing shadow impacts and overlook concerns.

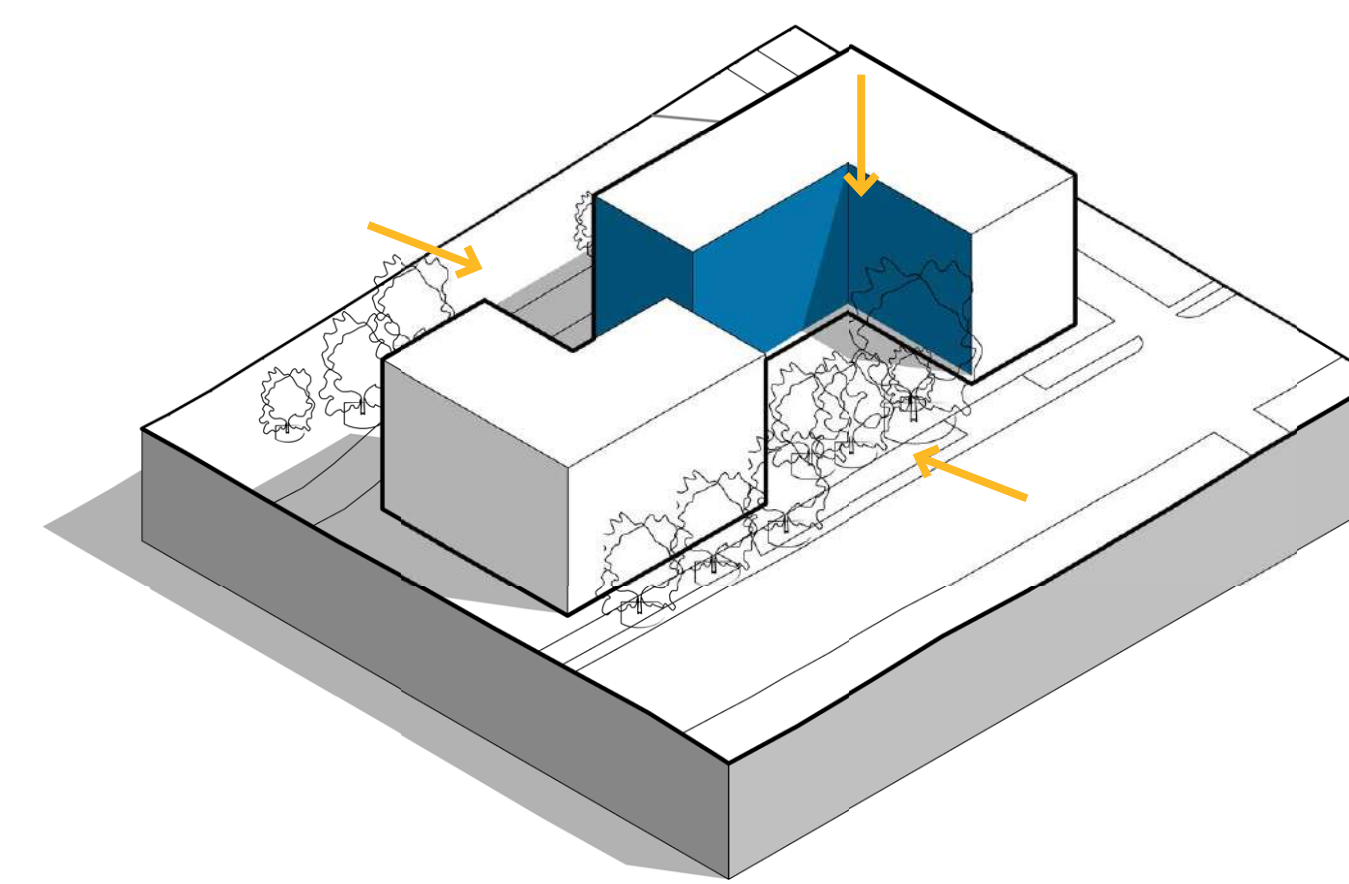
Utilizing forms such as the 'L-block' to optimize density on the property while still offering abundant outdoor communal space.



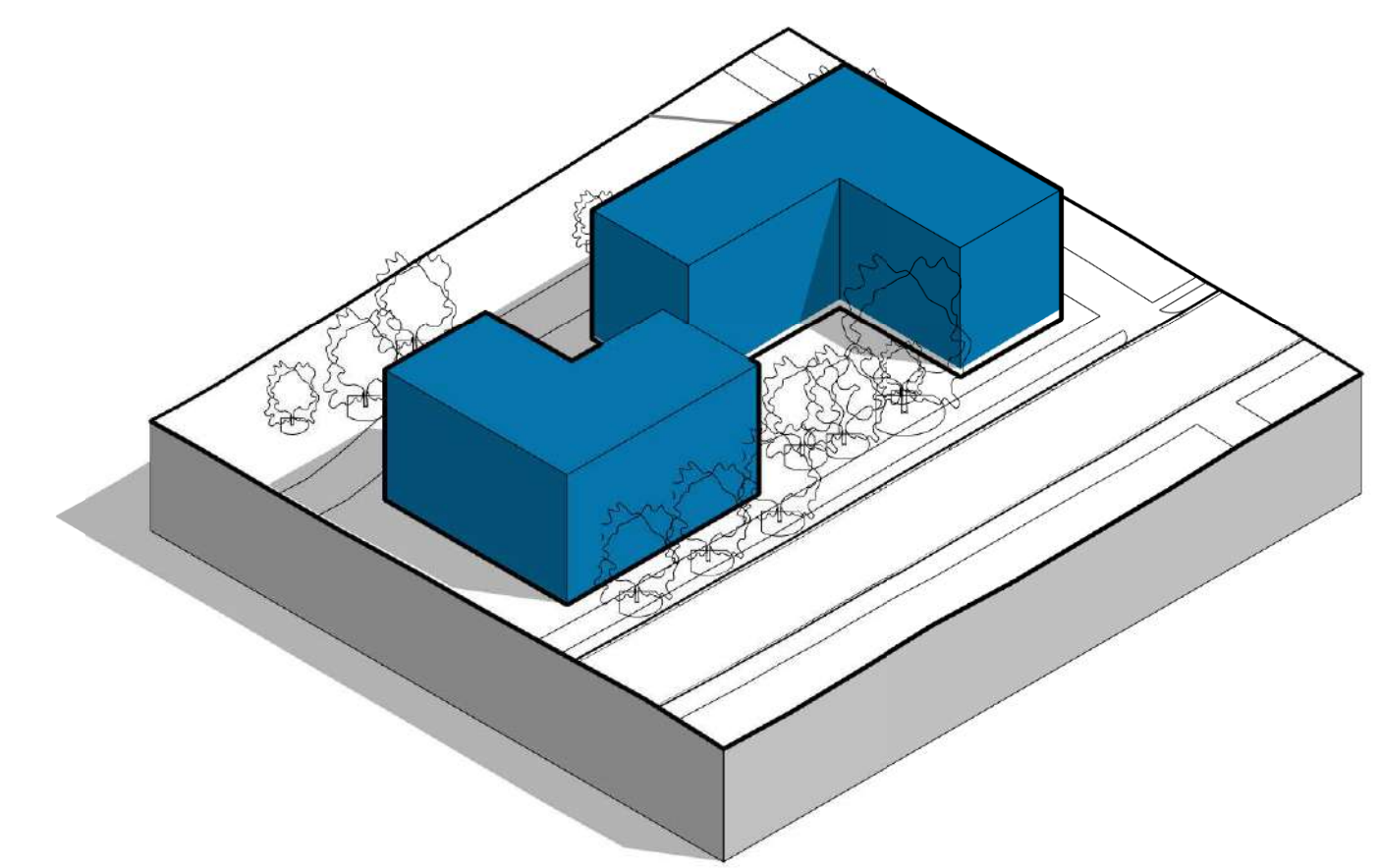
Extrude site boundary to 6-storeys



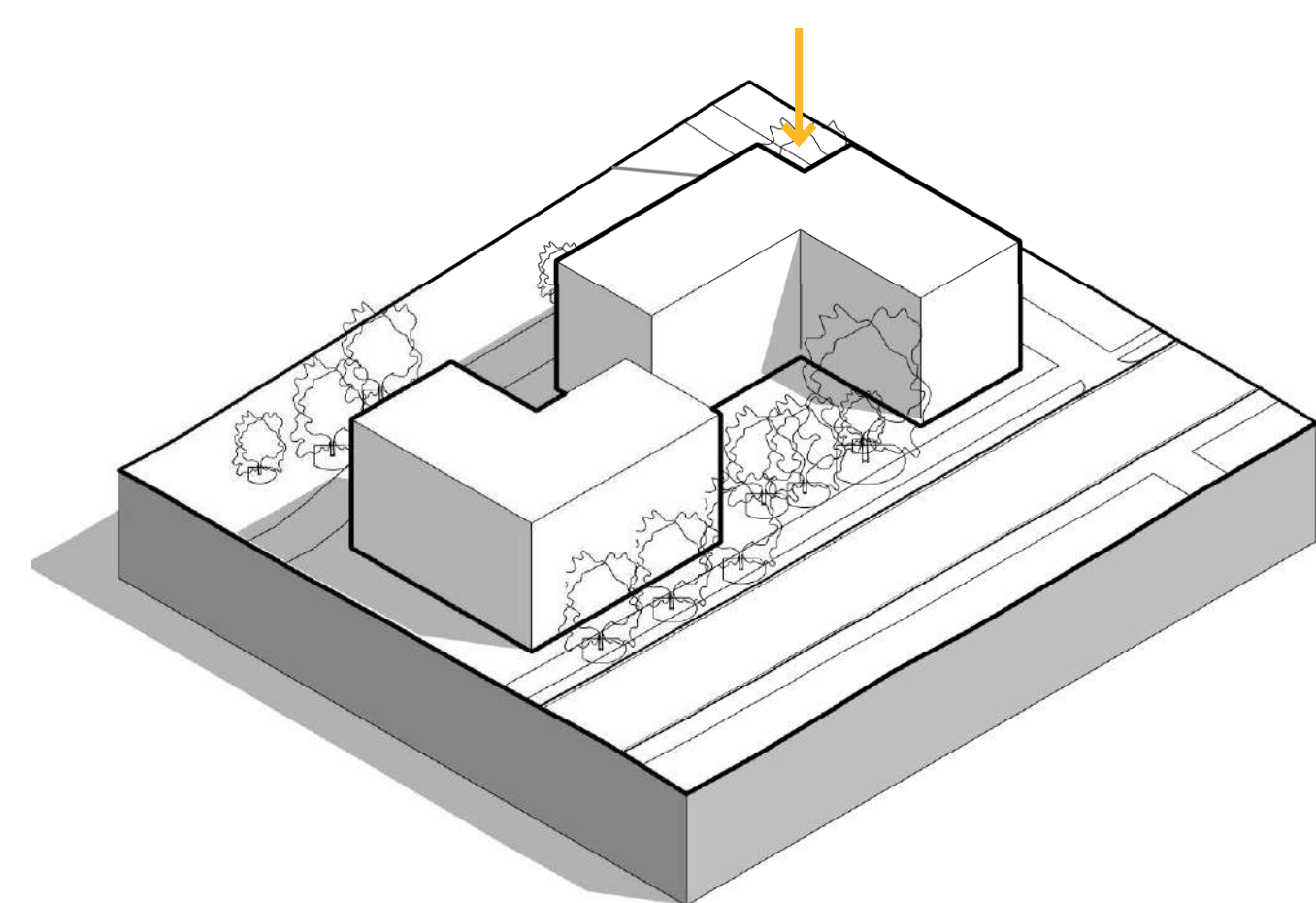
Carve away Metro Vancouver R.O.W.



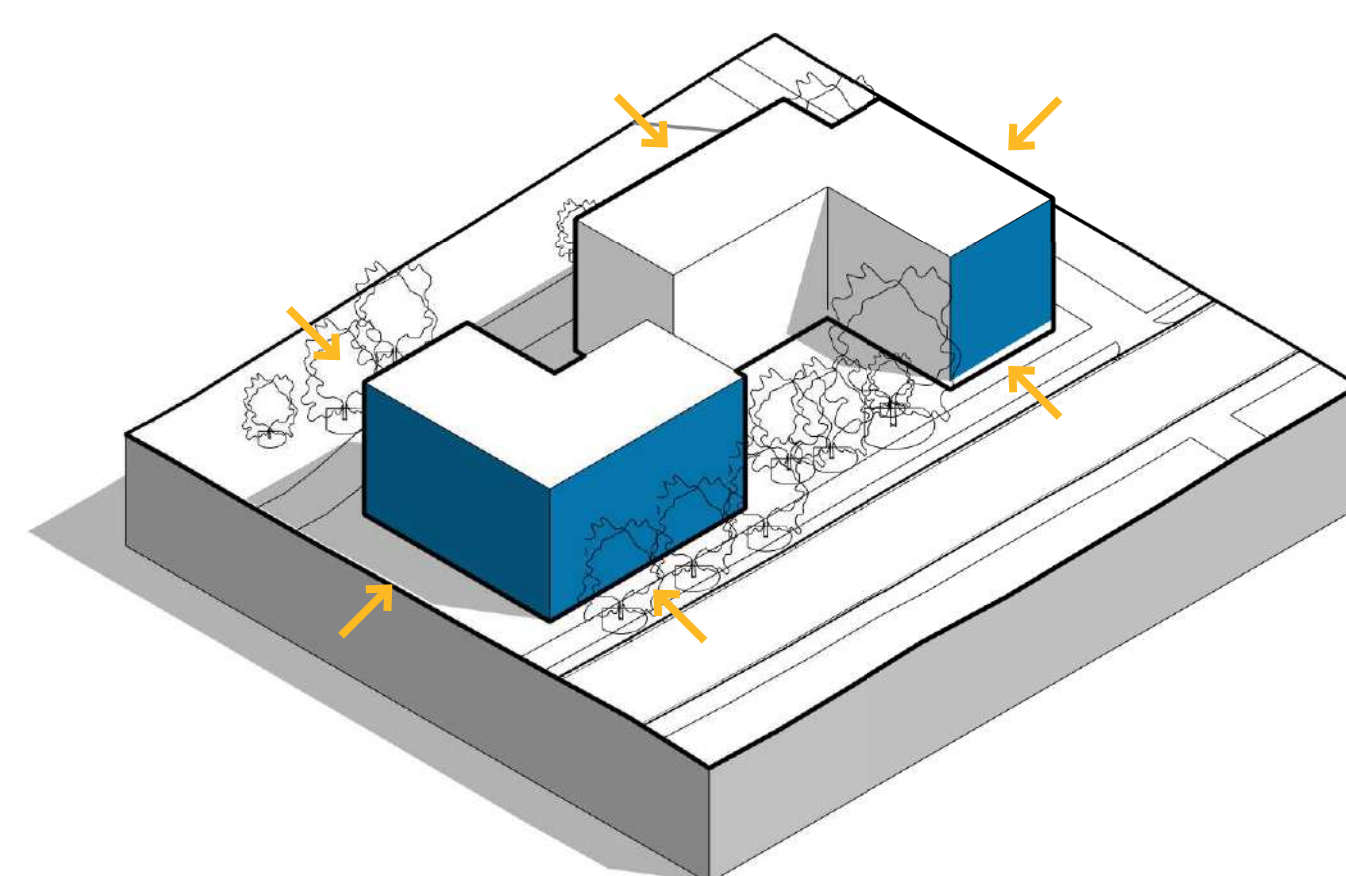
Carve to create community courtyards



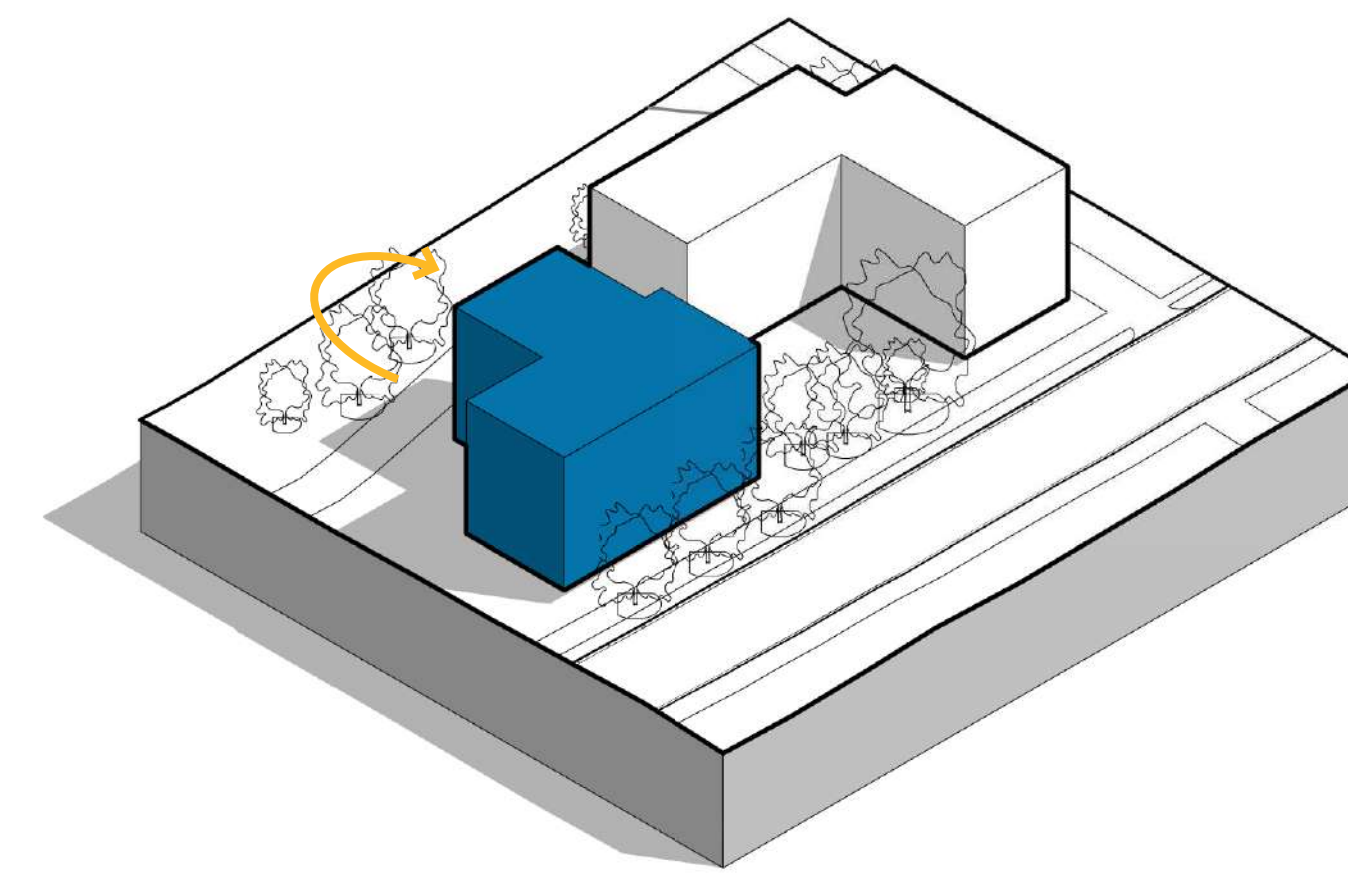
Optimized L-block massing



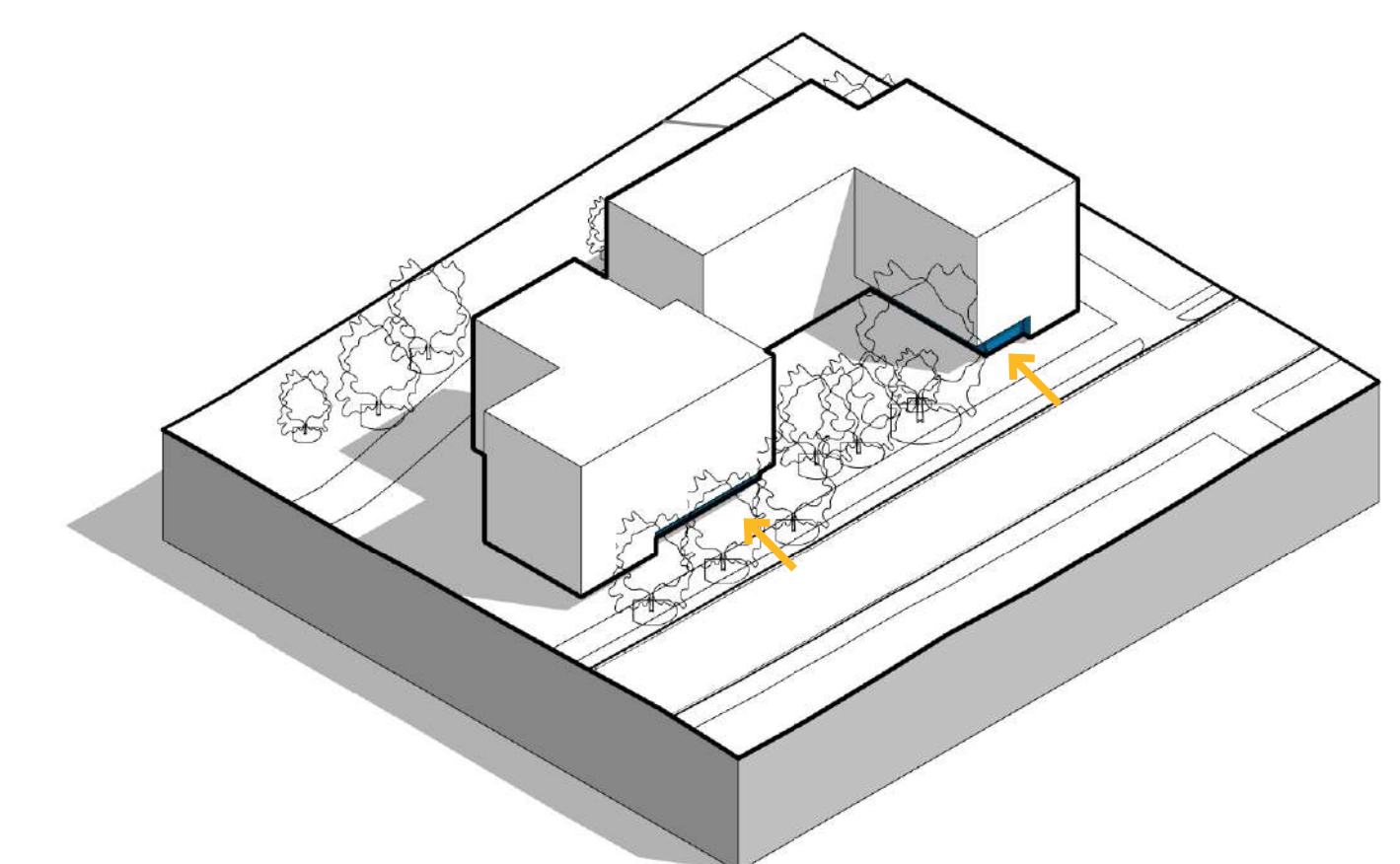
Carve away massing at northeast corner to retain mature tree



Increase perimeter setbacks to minimize shadowing and overlook



Mirror west building to reduce mass along property line and reduce overlook



Recess at ground floor to reinforce building entry identity

Massing and Process

Form Studies

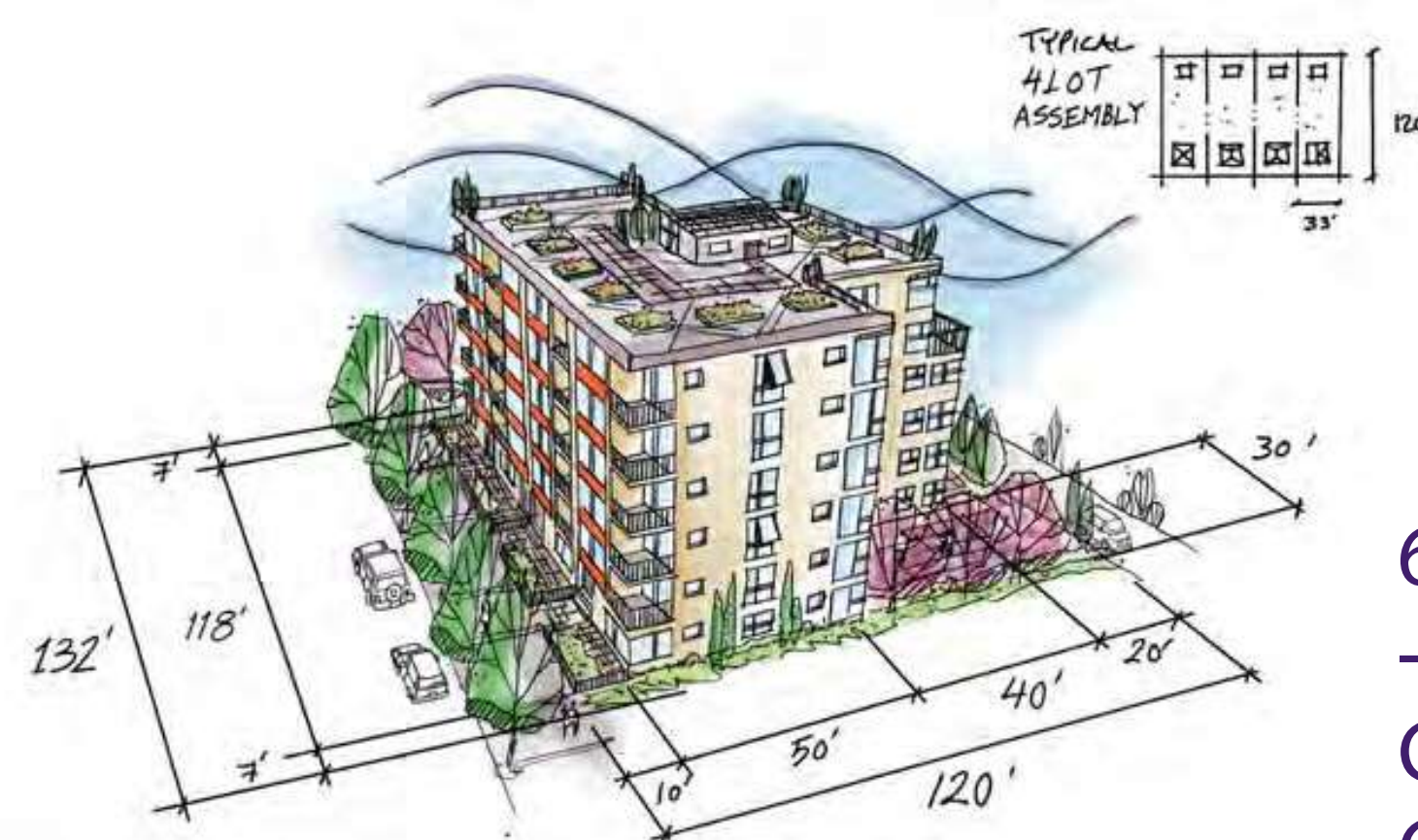
In developing the proposed project massing, a variety of studies were undertaken, looking to the Grandview-Woodland Community Plan (GWCP) for form and density guidance.

The goal of the massing studies was to achieve optimal building density, providing sufficient affordable housing units and amenity, balanced with provision of ample communal outdoor space, to achieve project viability.

Studies of various block and alphabet forms have been considered as has height where applicable, as identified within the GWCP.

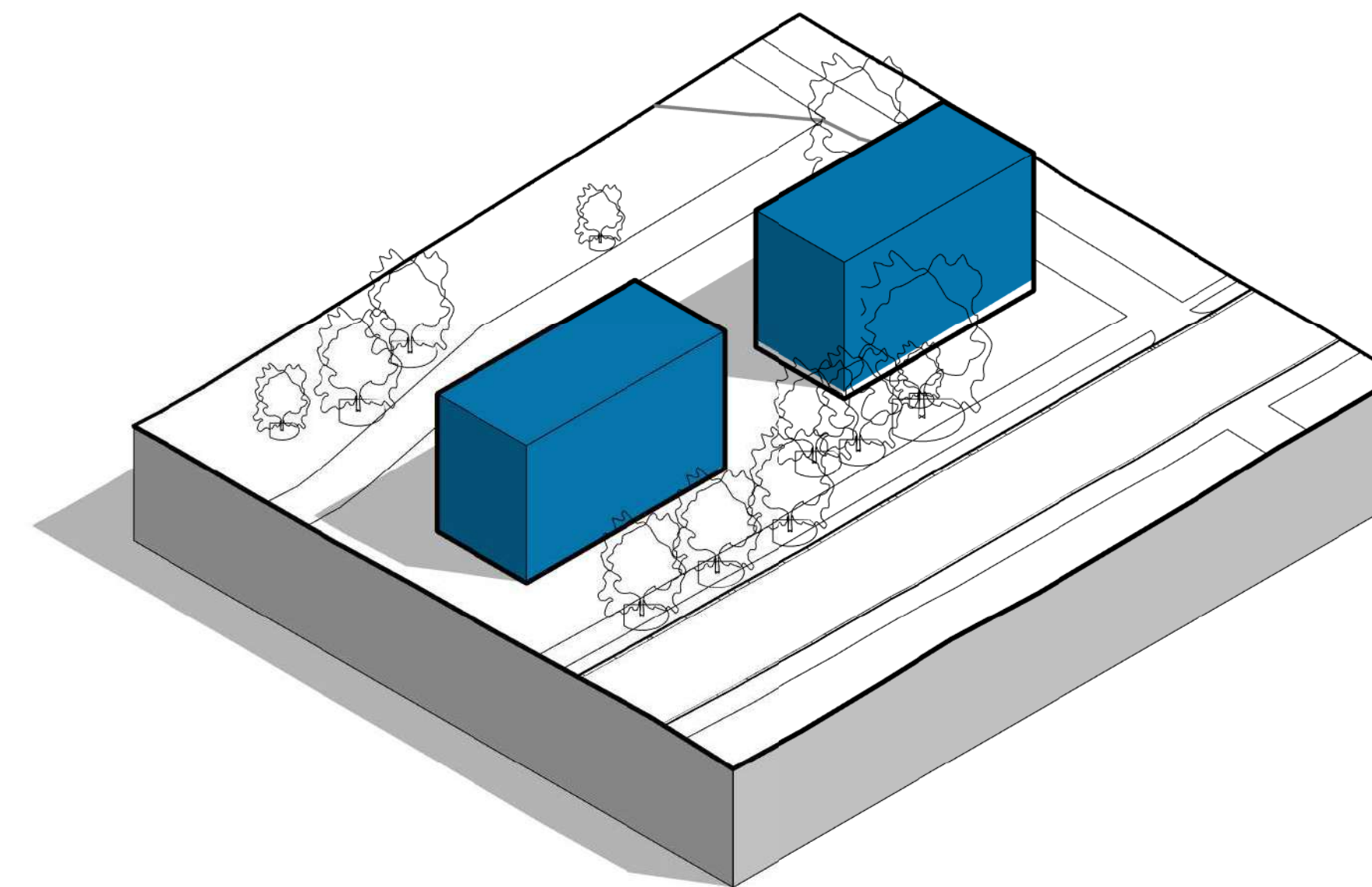
The T-shape building as per GWCP was explored but ultimately not chosen due to:

- Reduced resident livability due to reduction in usable outdoor amenity space due to shading.
- Privacy concerns created by additional corner conditions.
- A reduction in overall building efficiency which makes the project not financially viable.

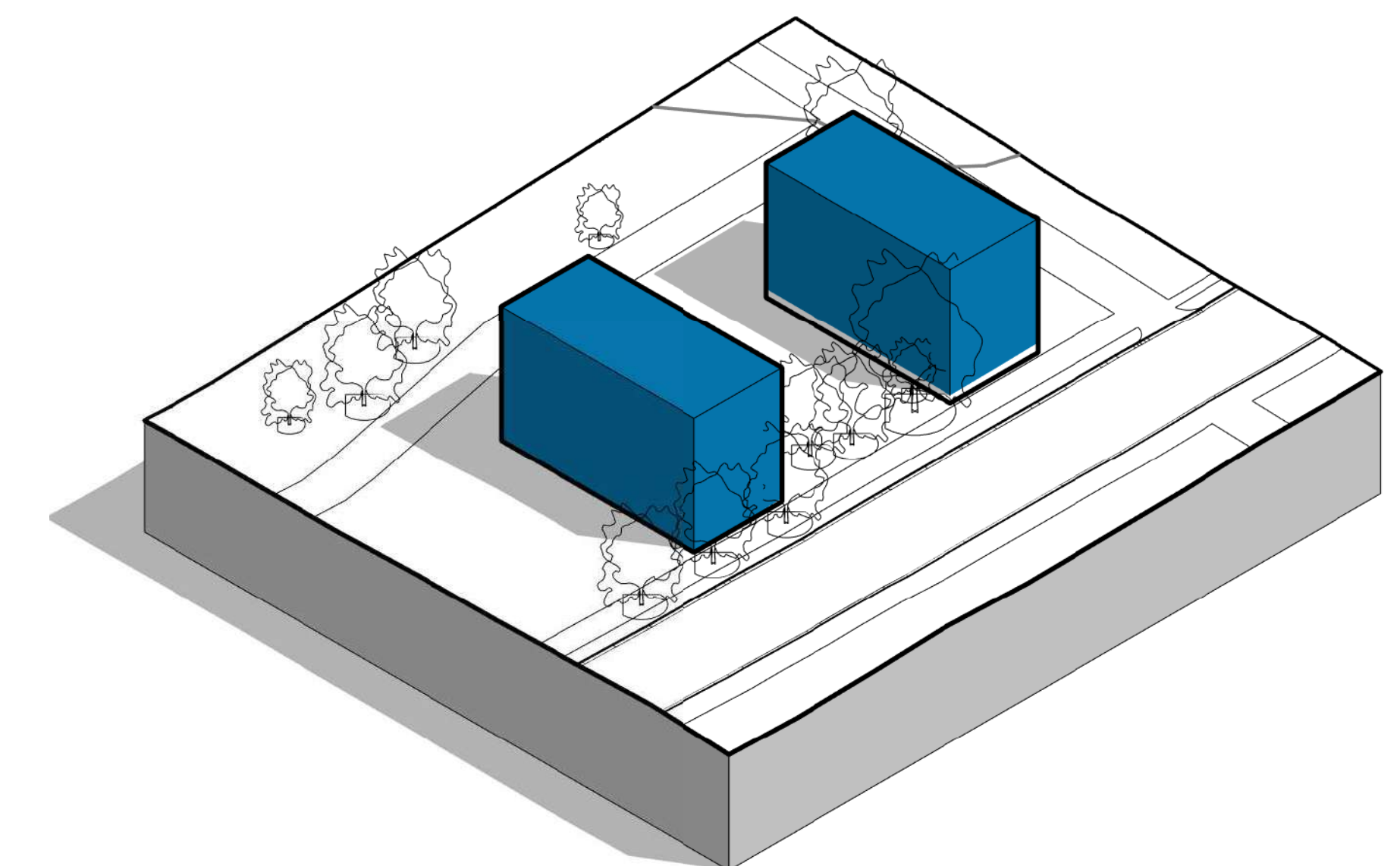


6 Storey 'T' Typology
- figure 6.52
Grandview-Woodland
Community Plan

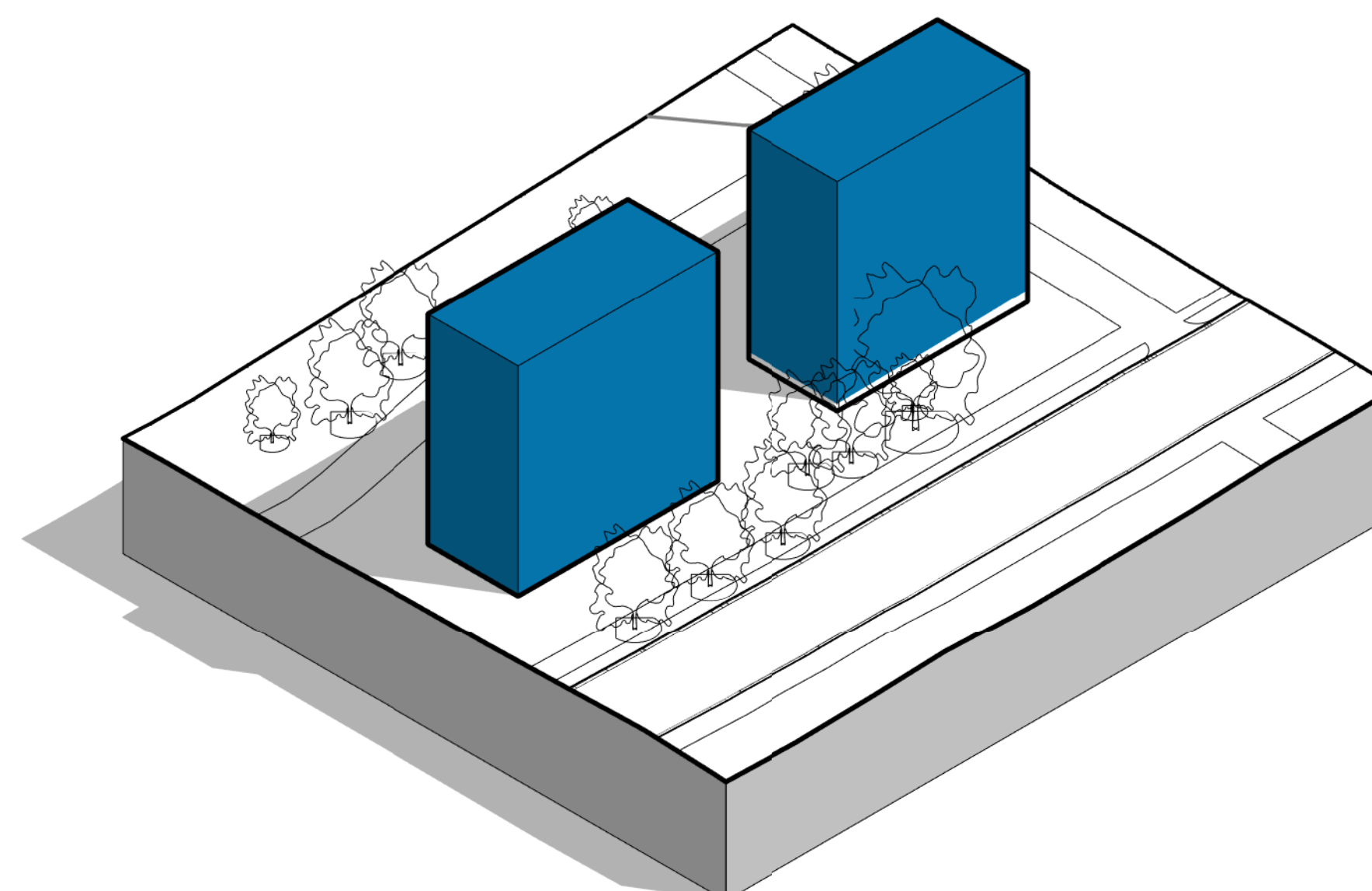
Considerations



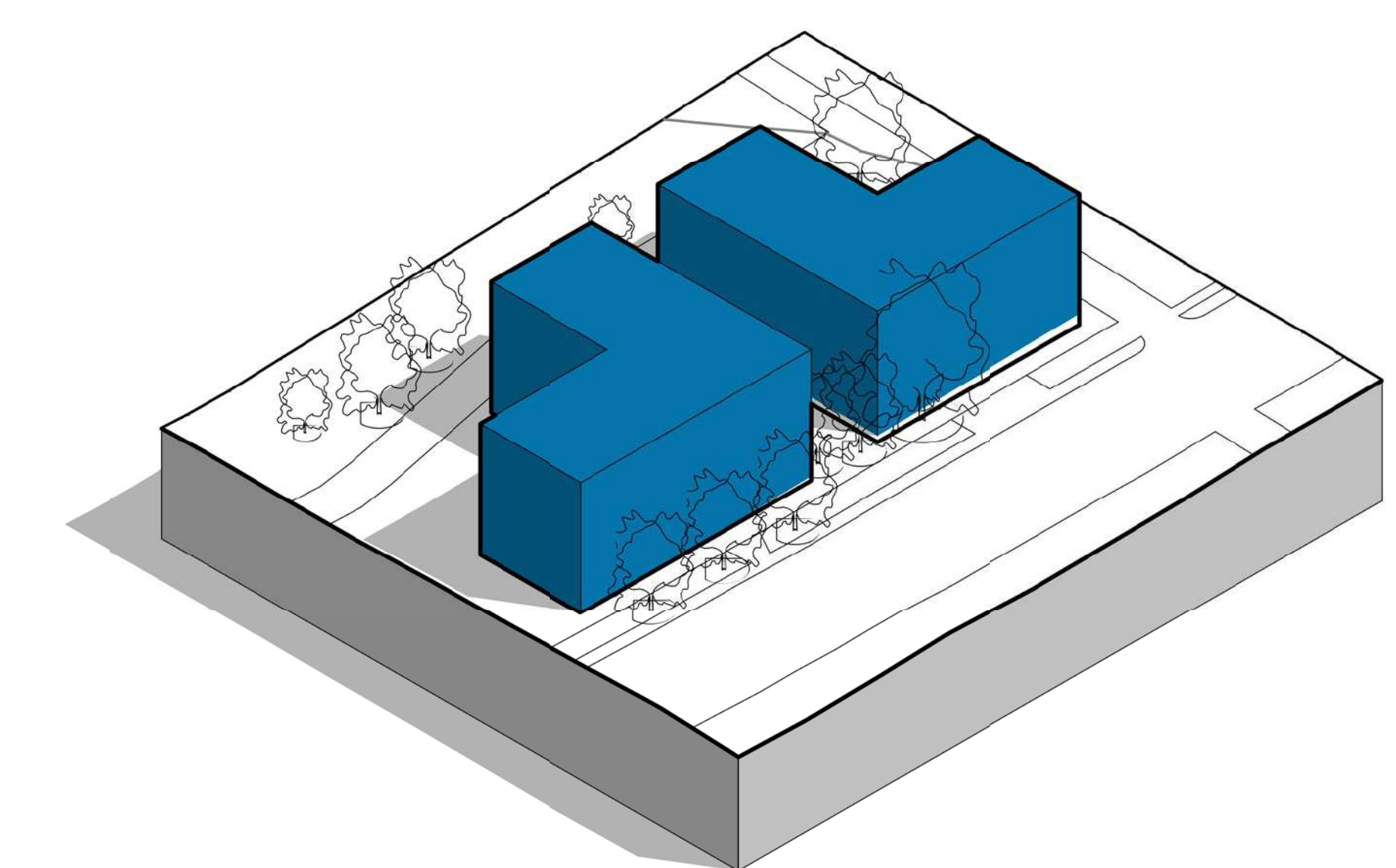
- Study Option 1:
Block form parallel to E. 12th Ave. extruded 6 storeys
- Reduced footprint equates to a considerable loss of affordable housing units.
 - Wide frontage to street creates heavily shadowed rear yard across entire site.



- Study Option 2:
Block form perpendicular to E. 12th Ave. extruded 6 storeys
- Reduced footprint equates to a considerable loss of affordable housing units.
 - Narrow street frontage.
 - Lacks identity.



- Study Option 3:
Block form parallel to E. 12th Ave. extruded 10 storeys
- Building height is not contextual.
 - Site and adjacent properties are heavily shadowed by tall form.

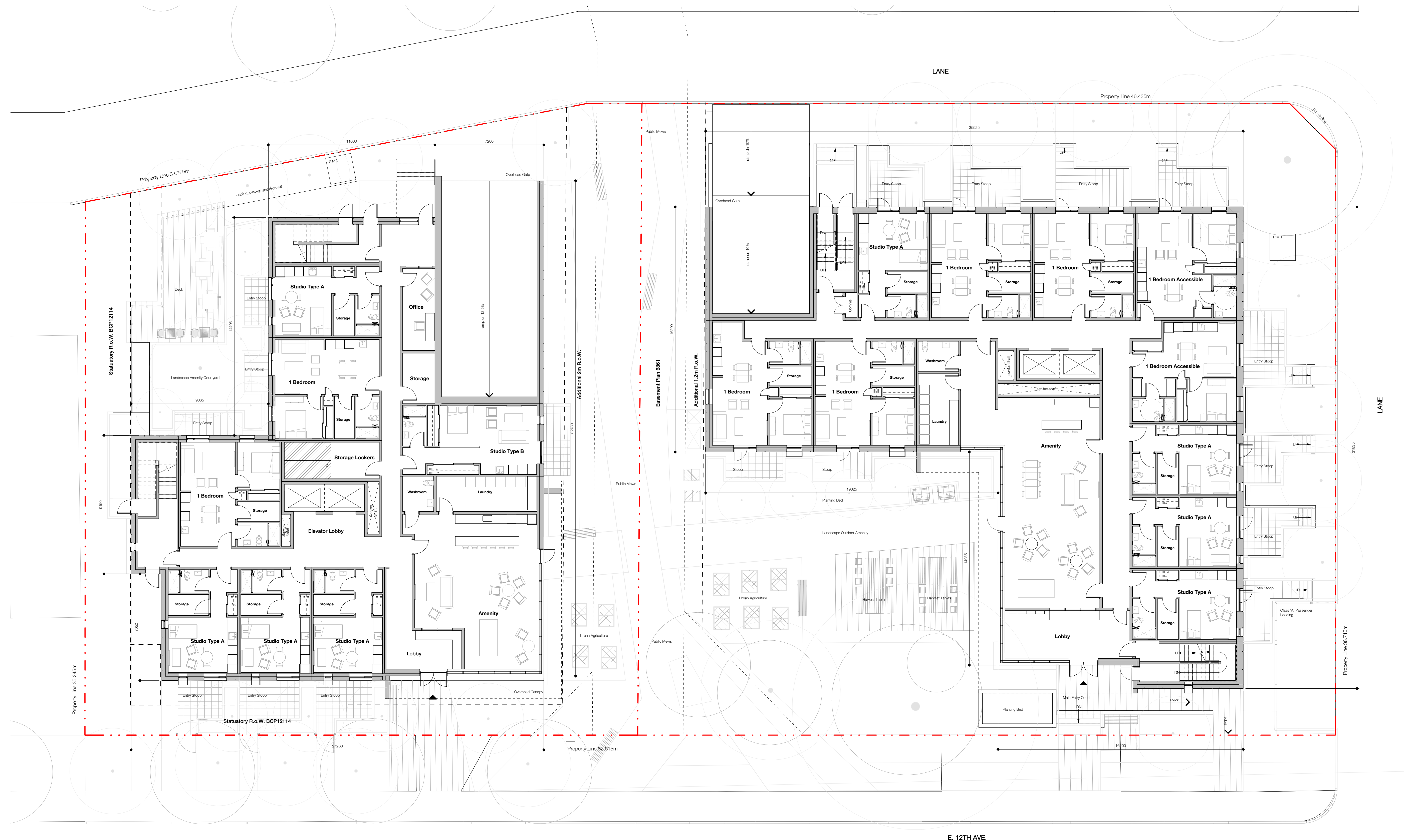


- Study Option 4:
T-Block form extruded 6 Storeys
- Lack of usable outdoor communal space.
 - Narrow passage between buildings negatively impact livability.
 - North facing outdoor space is heavily shadowed.

Building Plans

Building Description

The two L-shaped buildings are envisaged as bookends to a shared landscape and programmed courtyard commons space between. Active amenity spaces are proposed at ground level facing into the courtyard from east and west, providing a communal vantage point from which to visually and actively take part in the community opportunities offered both inside and out. These amenity spaces include accessible common laundry and kitchen spaces, providing opportunity to engage and to share everyday experiences, and promoting a sense of community.



Ground Floor Plan



Building Plans

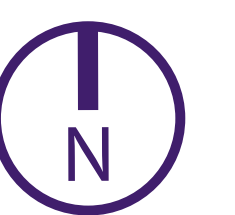
Building Description

The project is comprised of studio and one-bedroom suites designed to offer flexibility for residents with mobility challenges.

Public and private spaces designed to accommodate mobility aids where possible.



Typical Floor Plan - floors 2-6



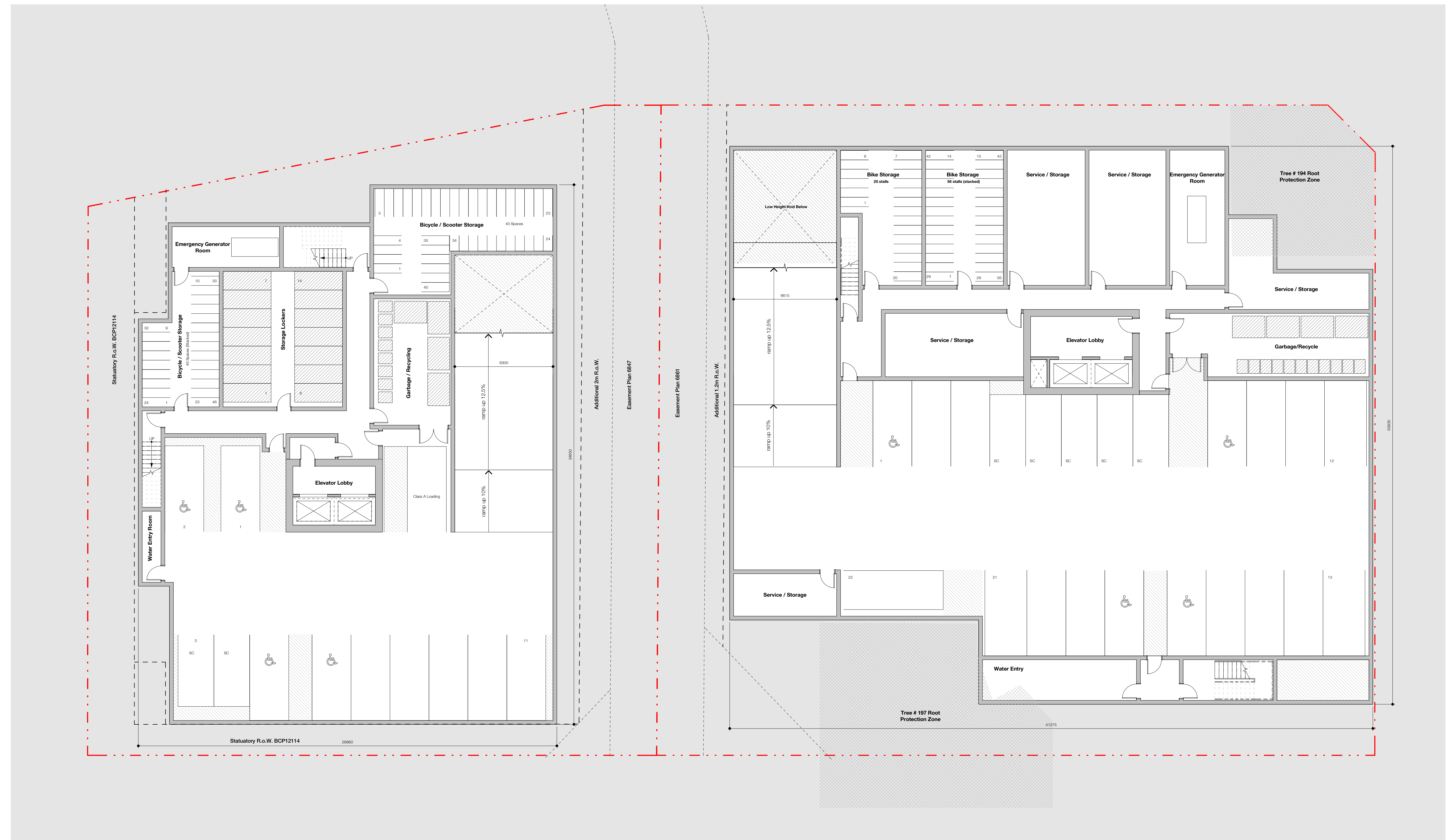
Public Open House

Building Plans

Parking

The proposed development will offer secure underground vehicular parking in both the east and west buildings. Bicycle parking will also be provided and accessible to all residents, located securely within the parkade. Scooter parking will be offered for those in need and located in conjunction with the bicycle parking.

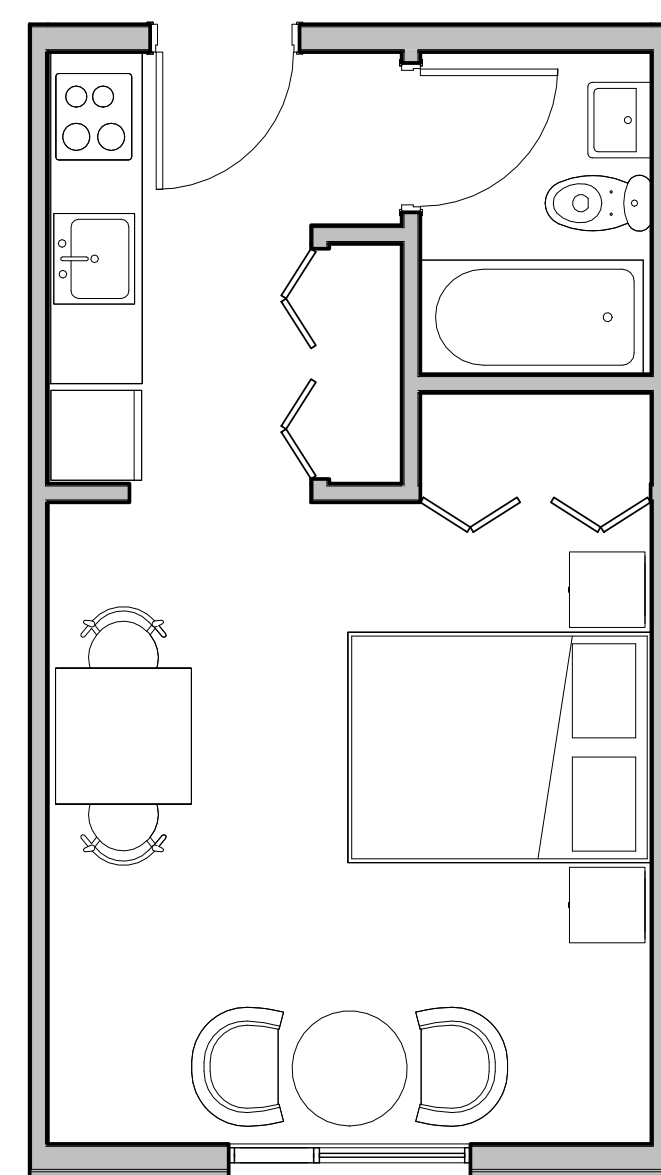
Parking requirements have been reviewed based on the City of Vancouver Parking By-Law.



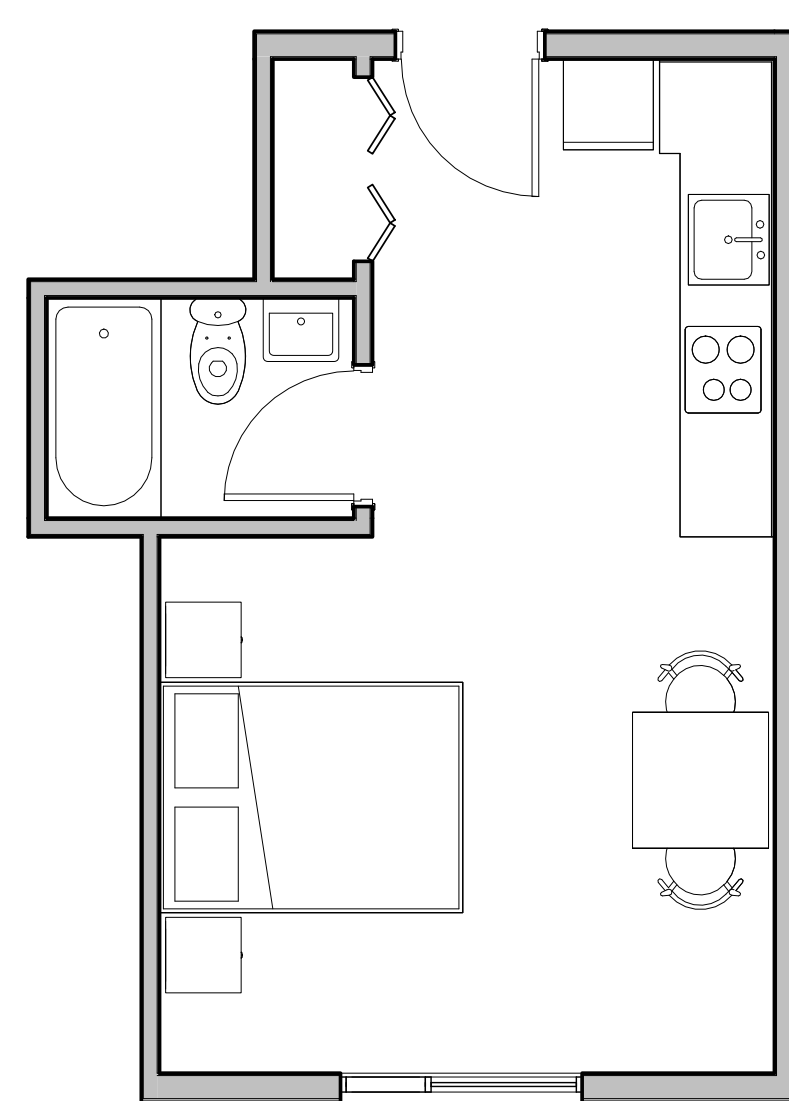
Parkade Floor Plan

Unit Layouts

Existing Unit Plans

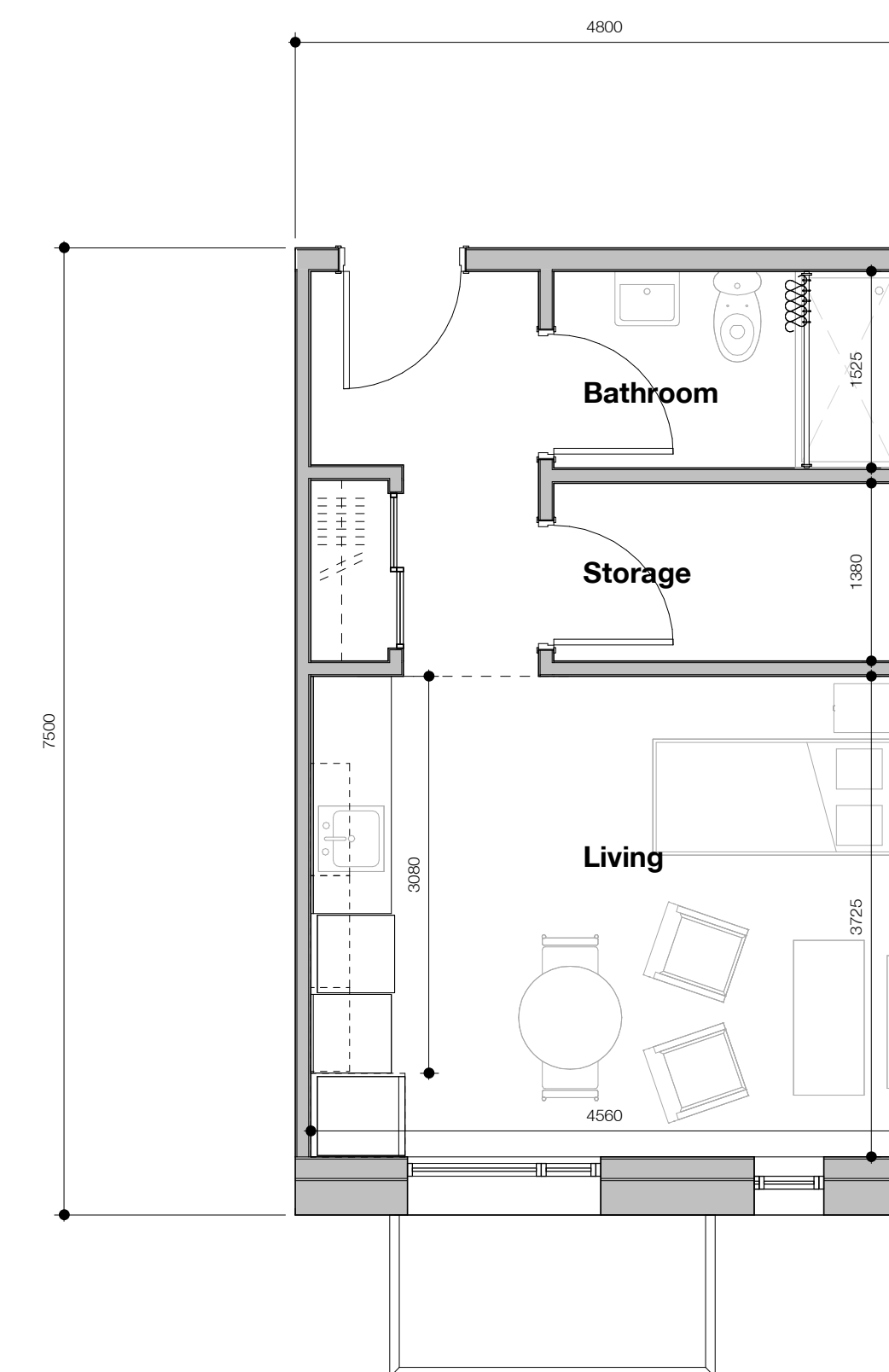


Loyal Orange
Existing Studio Plan
Area: 32.3sqm. (350sqft)

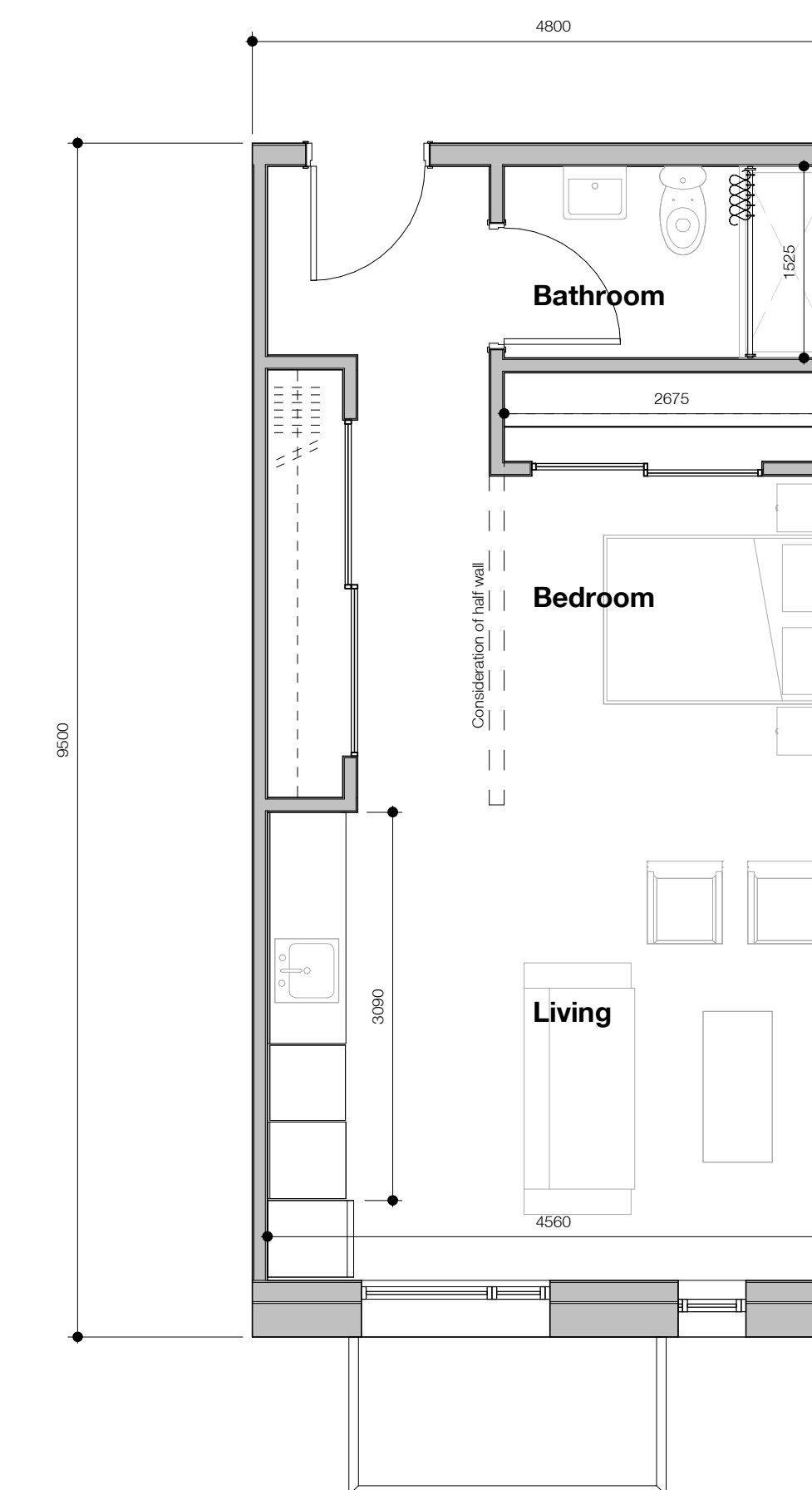


Edward Byers House
Existing Studio Plan
Area: 30.4sqm. (325sqft)

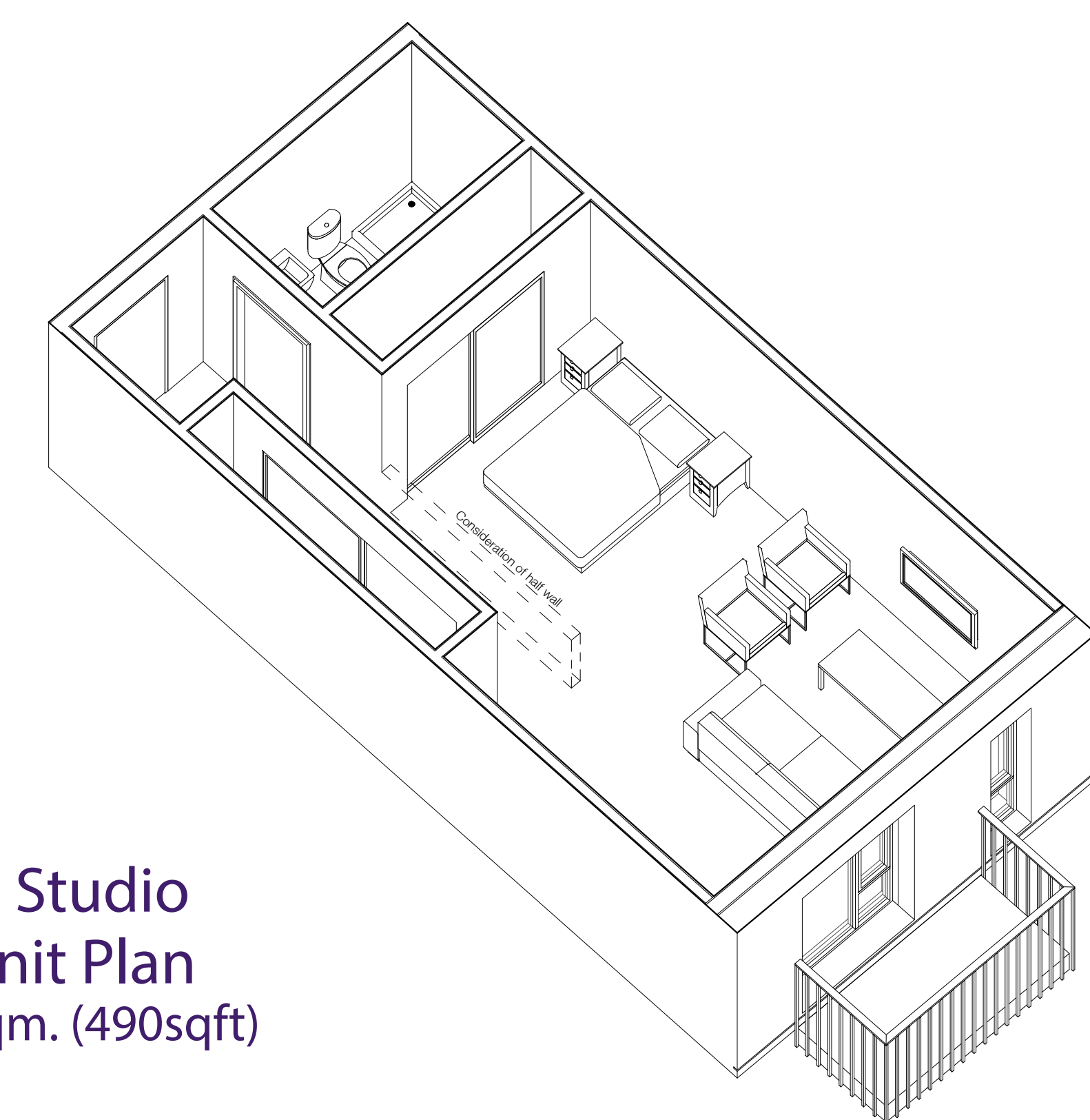
Proposed New Unit Plans



● Proposed Studio
Type 'A' Unit Plan
Area: 36.0sqm. (390sqft)

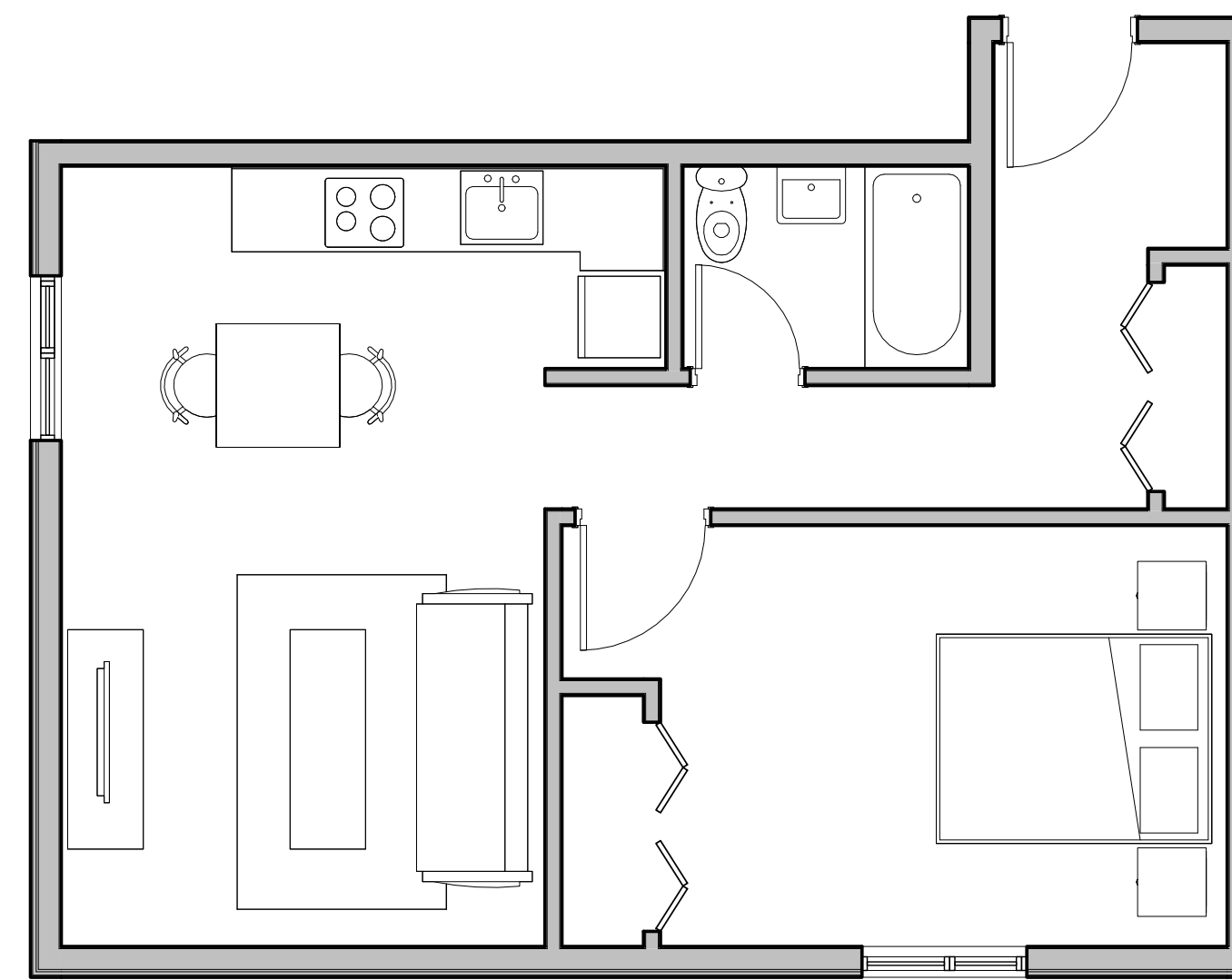


● Proposed Studio
Type 'B' Unit Plan
Area: 45.6sqm. (490sqft)



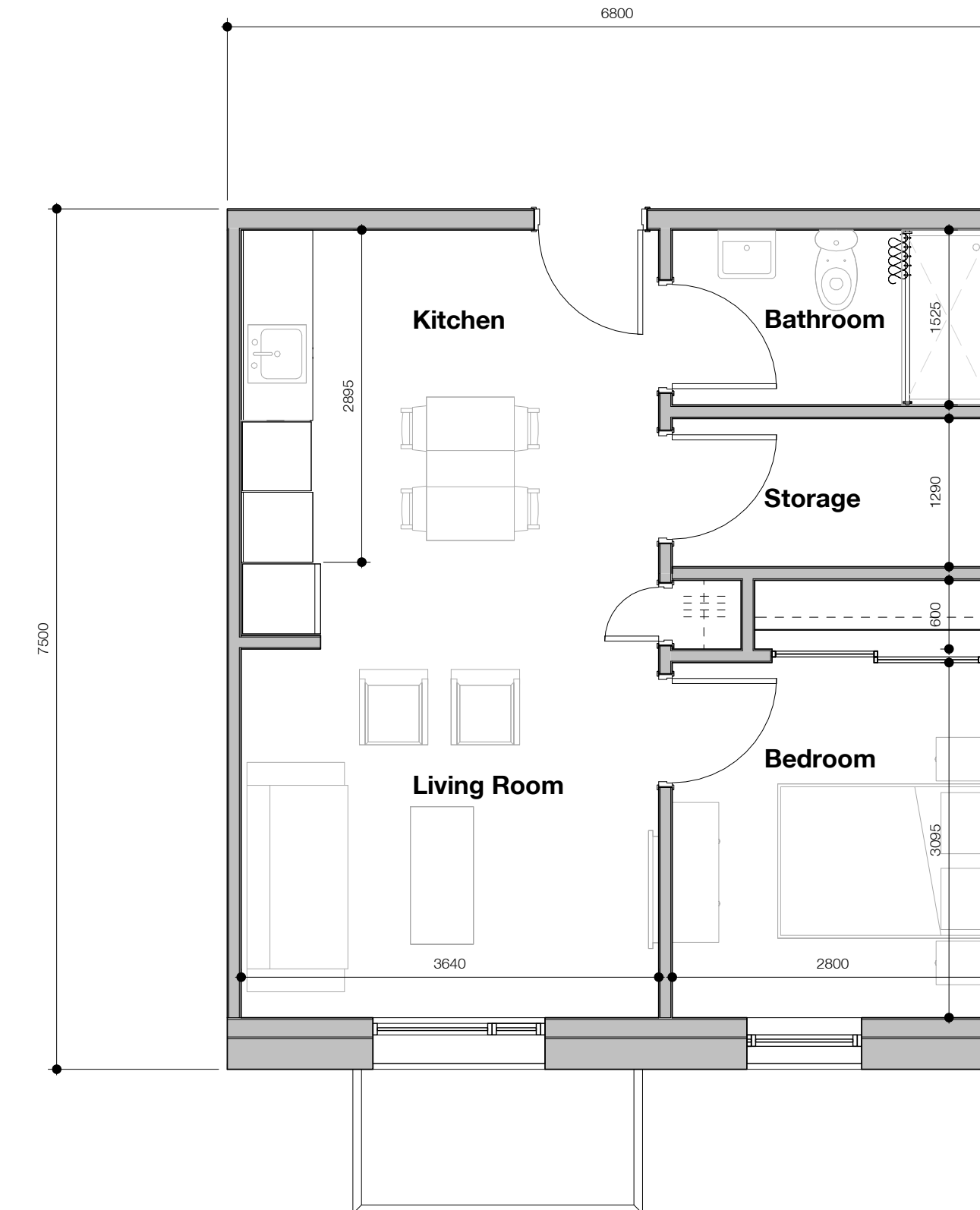
Unit Layouts

Existing Unit Plans

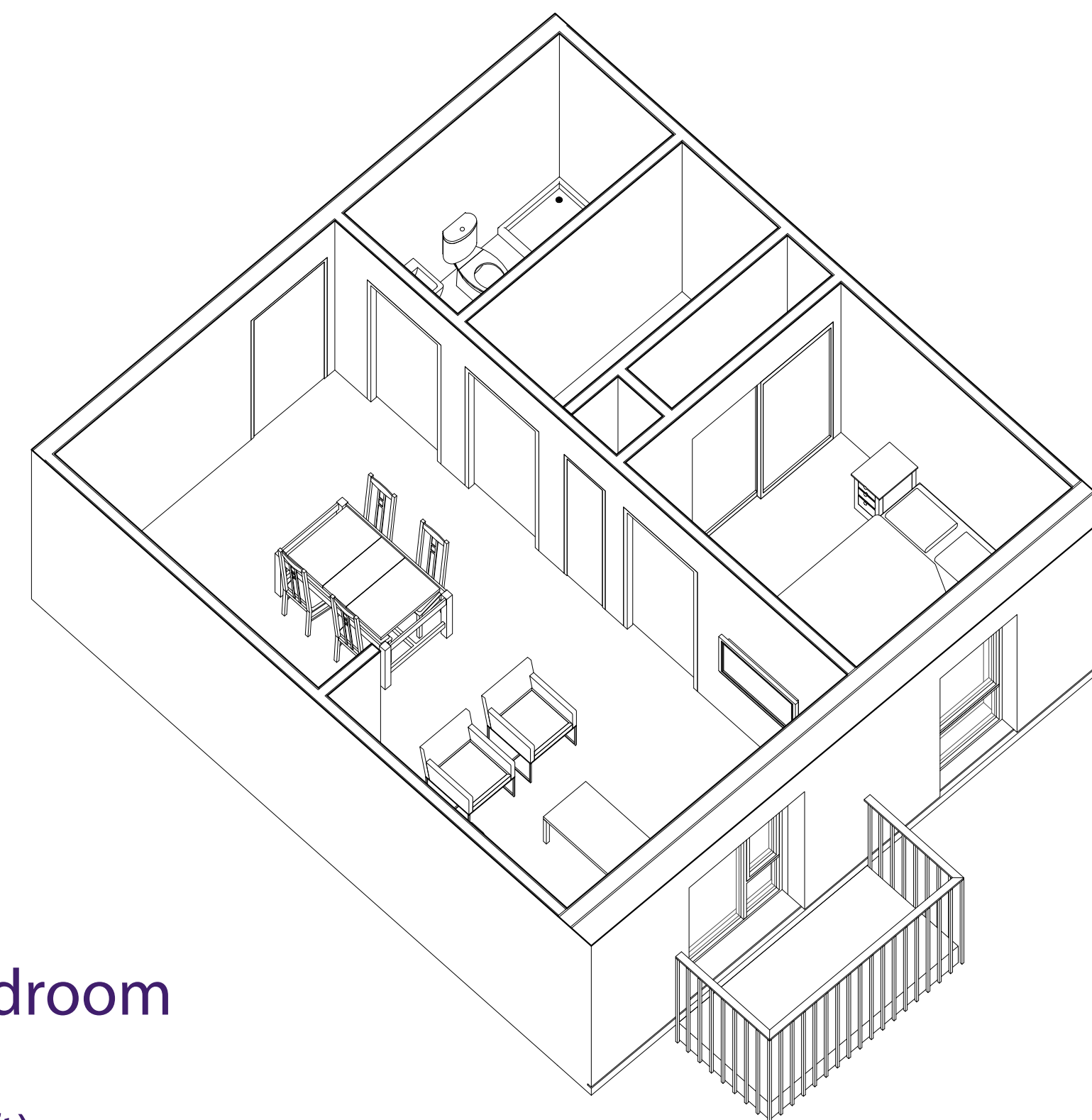


Loyal Orange
Existing One-Bedroom Plan
Area: 55.6sqm. (600sqft)

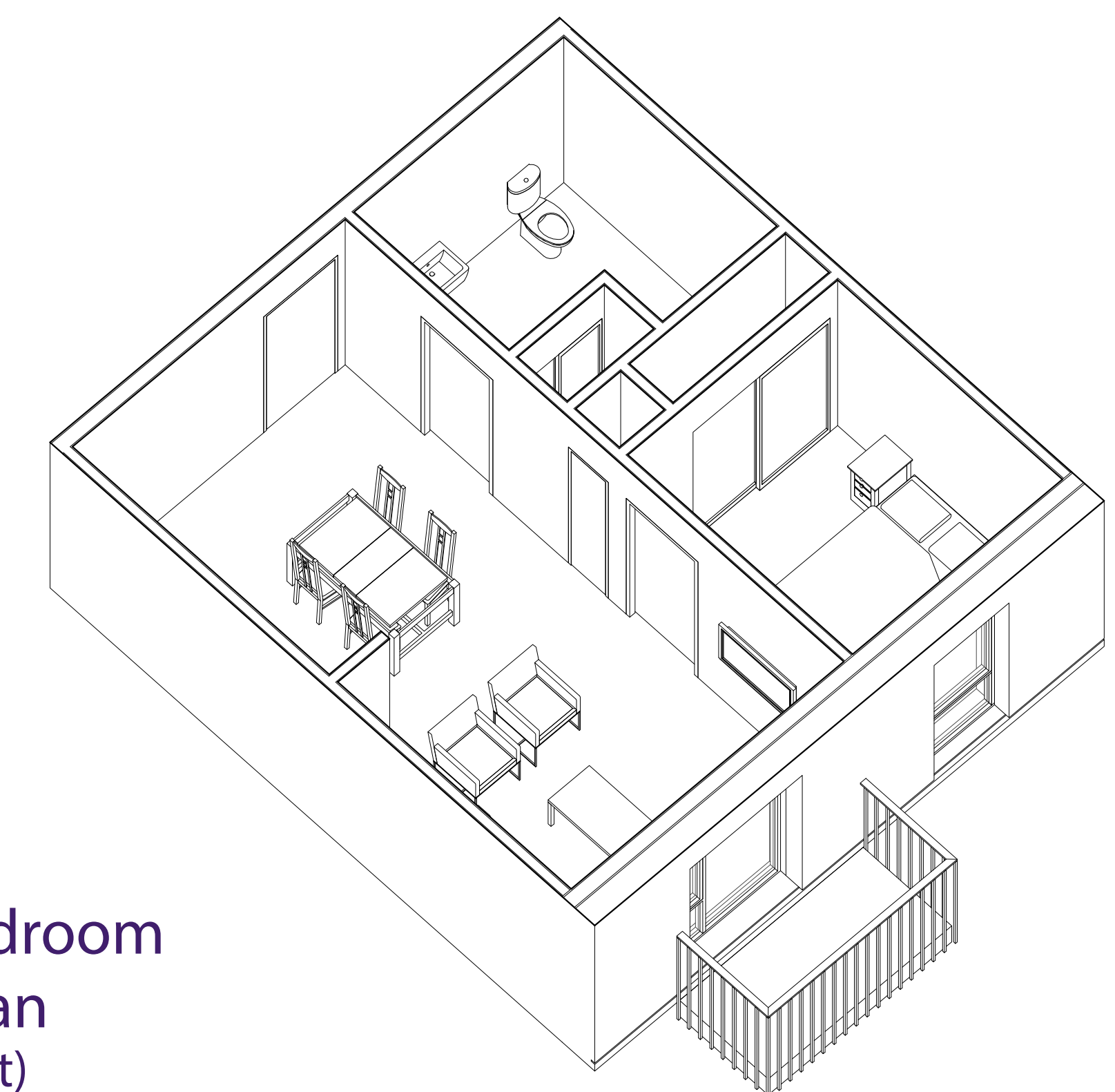
Proposed New Unit Plans



● **Proposed One-Bedroom Unit Plan**
Area: 51.0sqm. (550sqft)

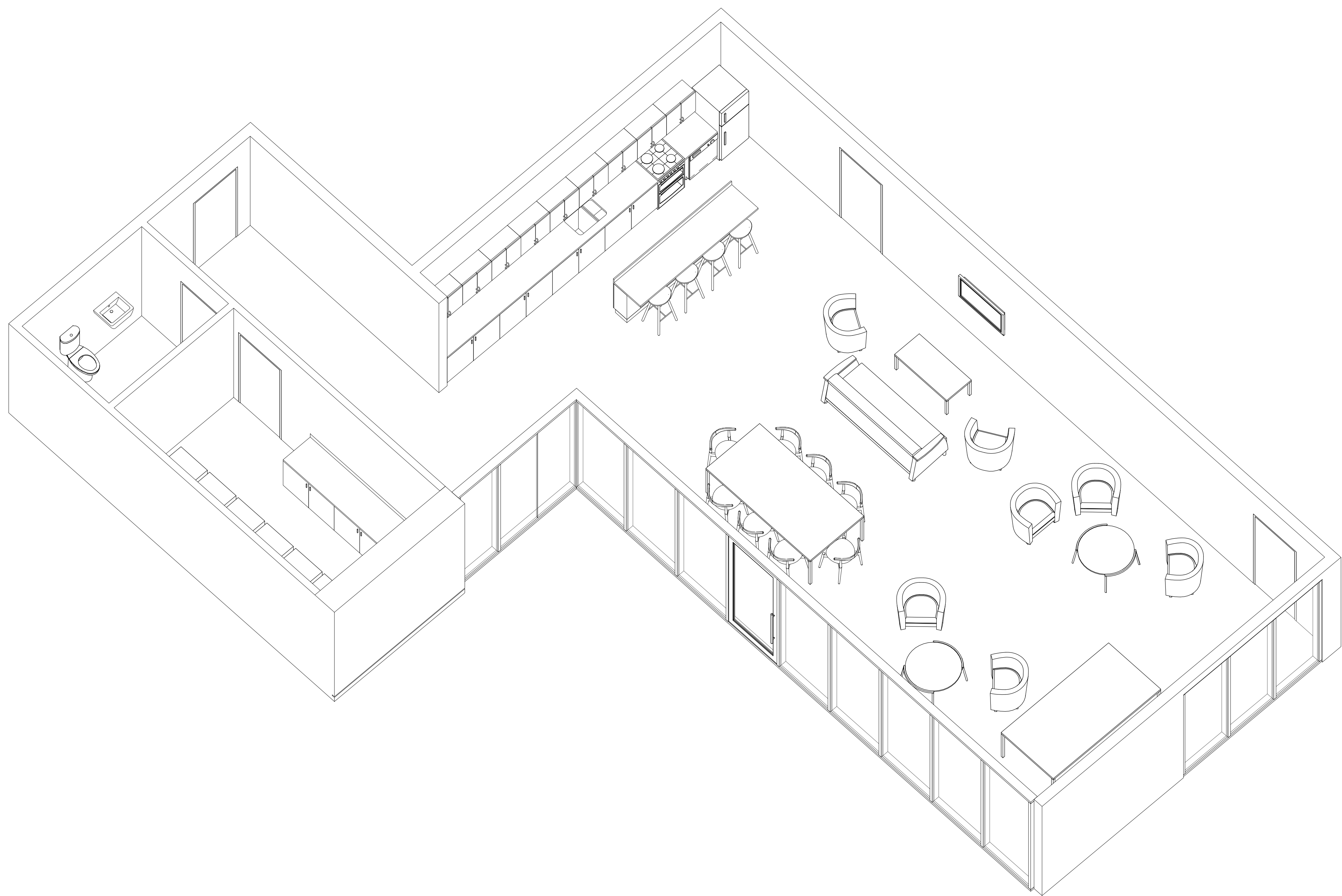
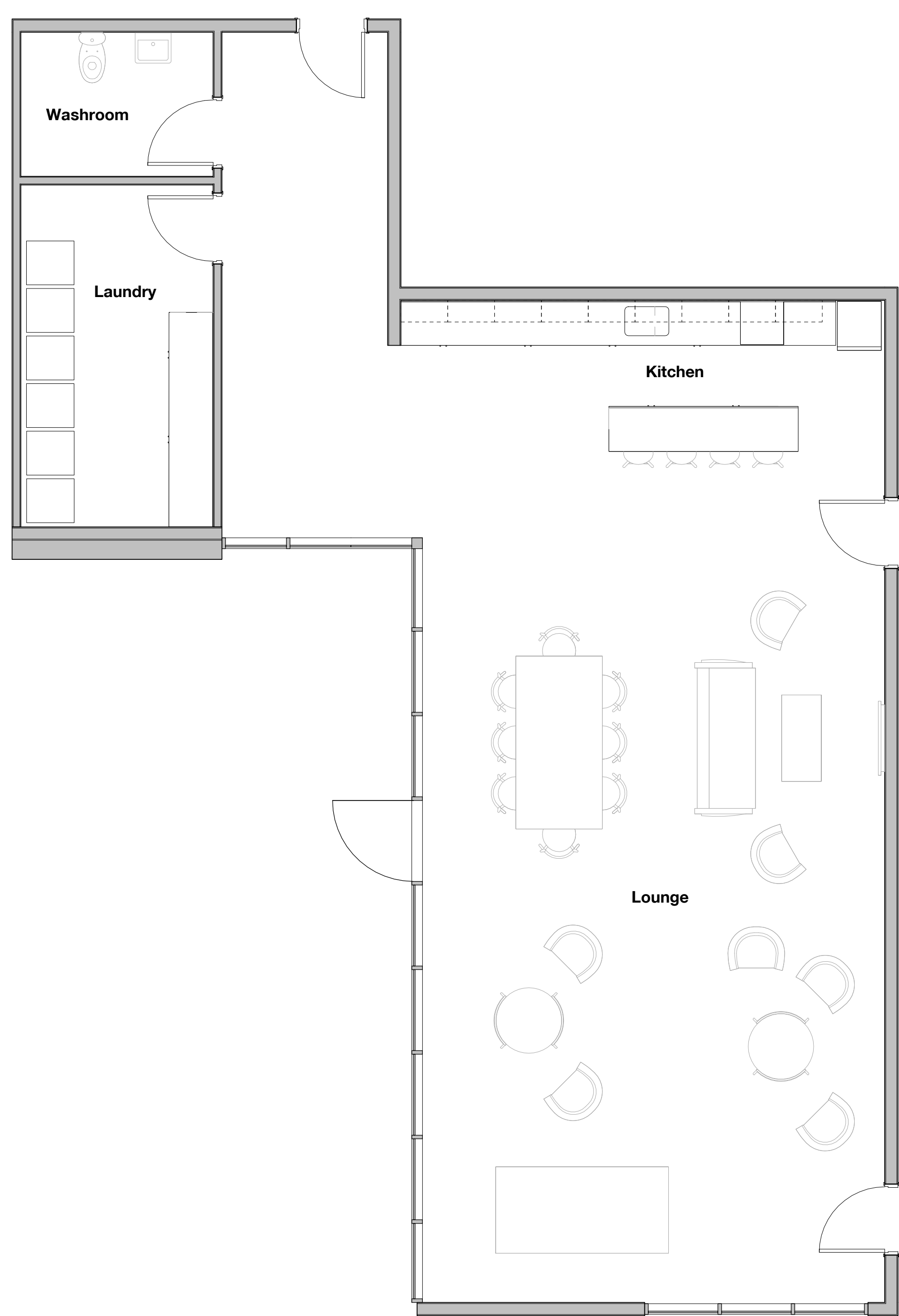


● **Proposed One-Bedroom Accessible Unit Plan**
Area: 51.0sqm. (550sqft)

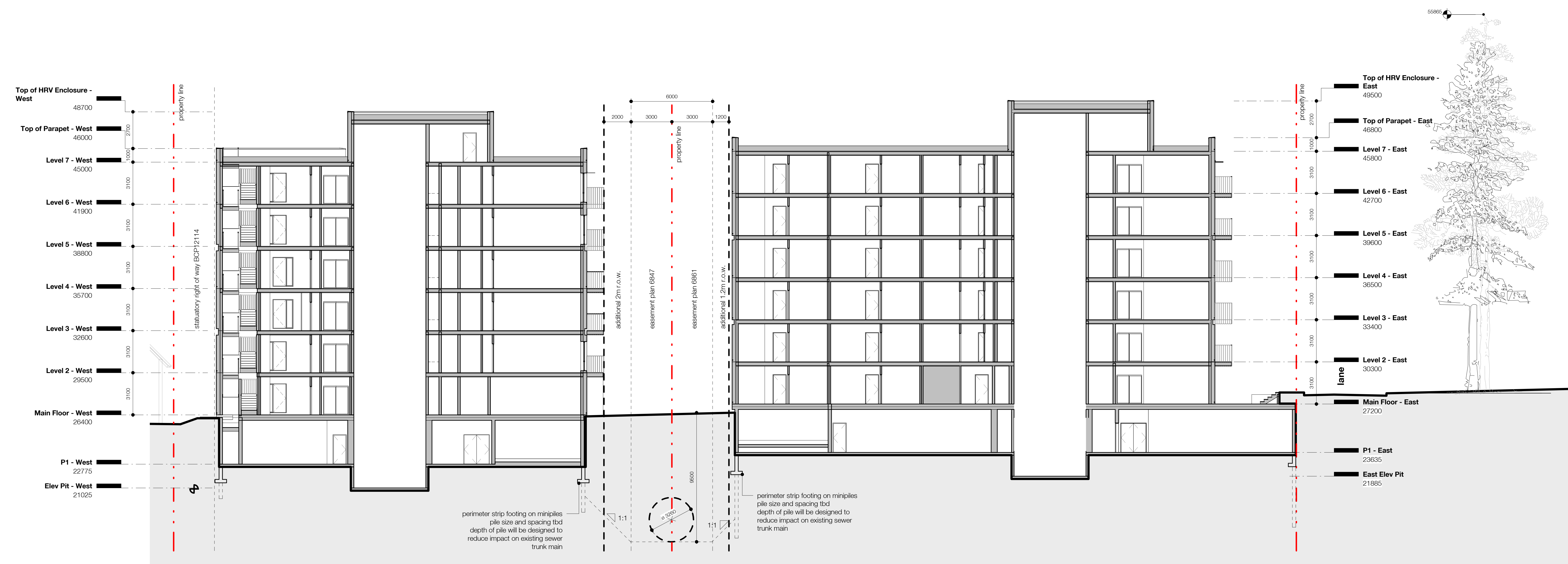


Amenity Layout

East Building Amenity Layout



Building Sections



Site Section

Building Sections



West Building Section



East Building Section

Context Elevations



South Elevation (East 12th Ave.)



North Elevation (Lane)

Building Elevations



East Building - West Elevation



East Building - East Elevation



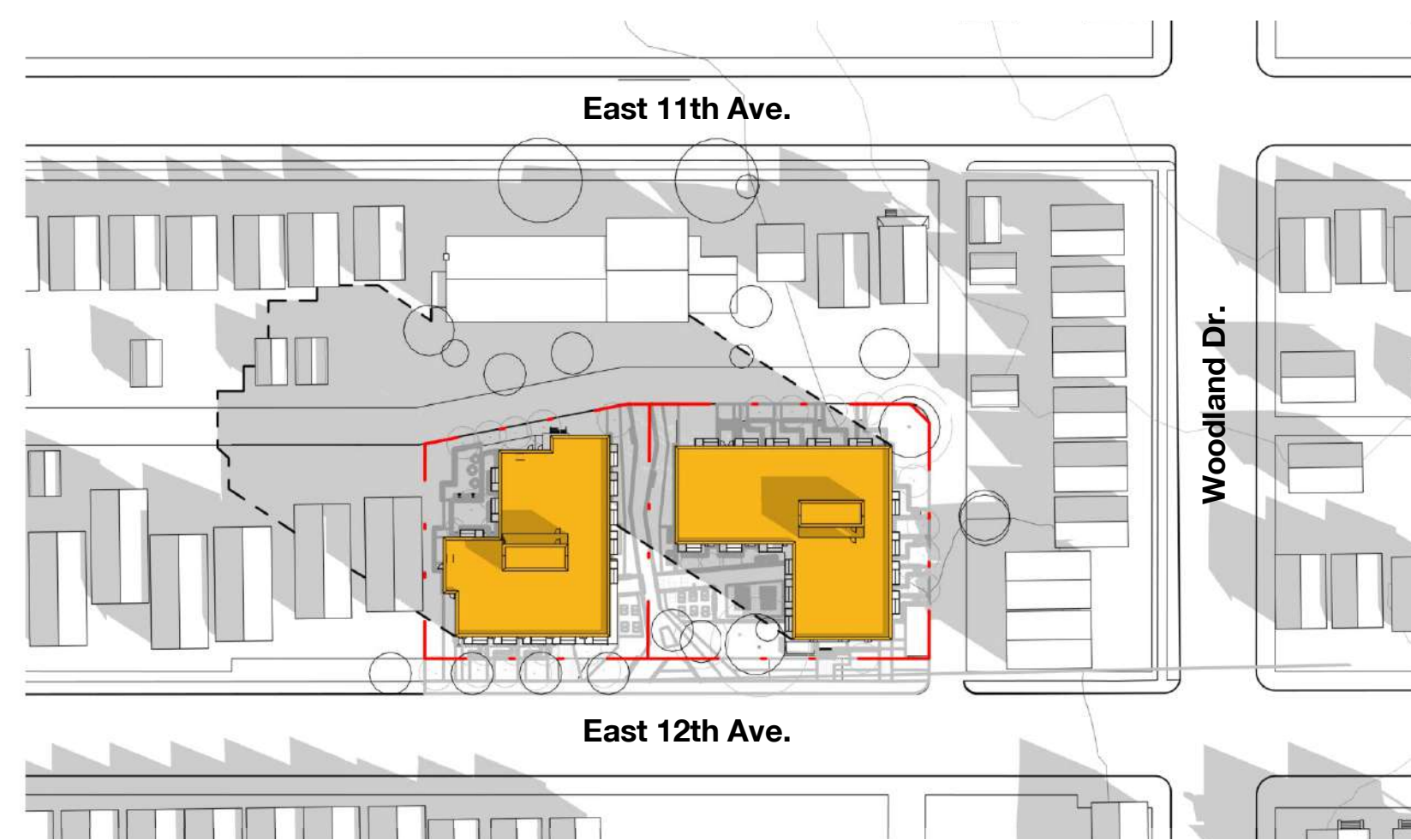
West Building - West Elevation



West Building - East Elevation

Shadow Studies

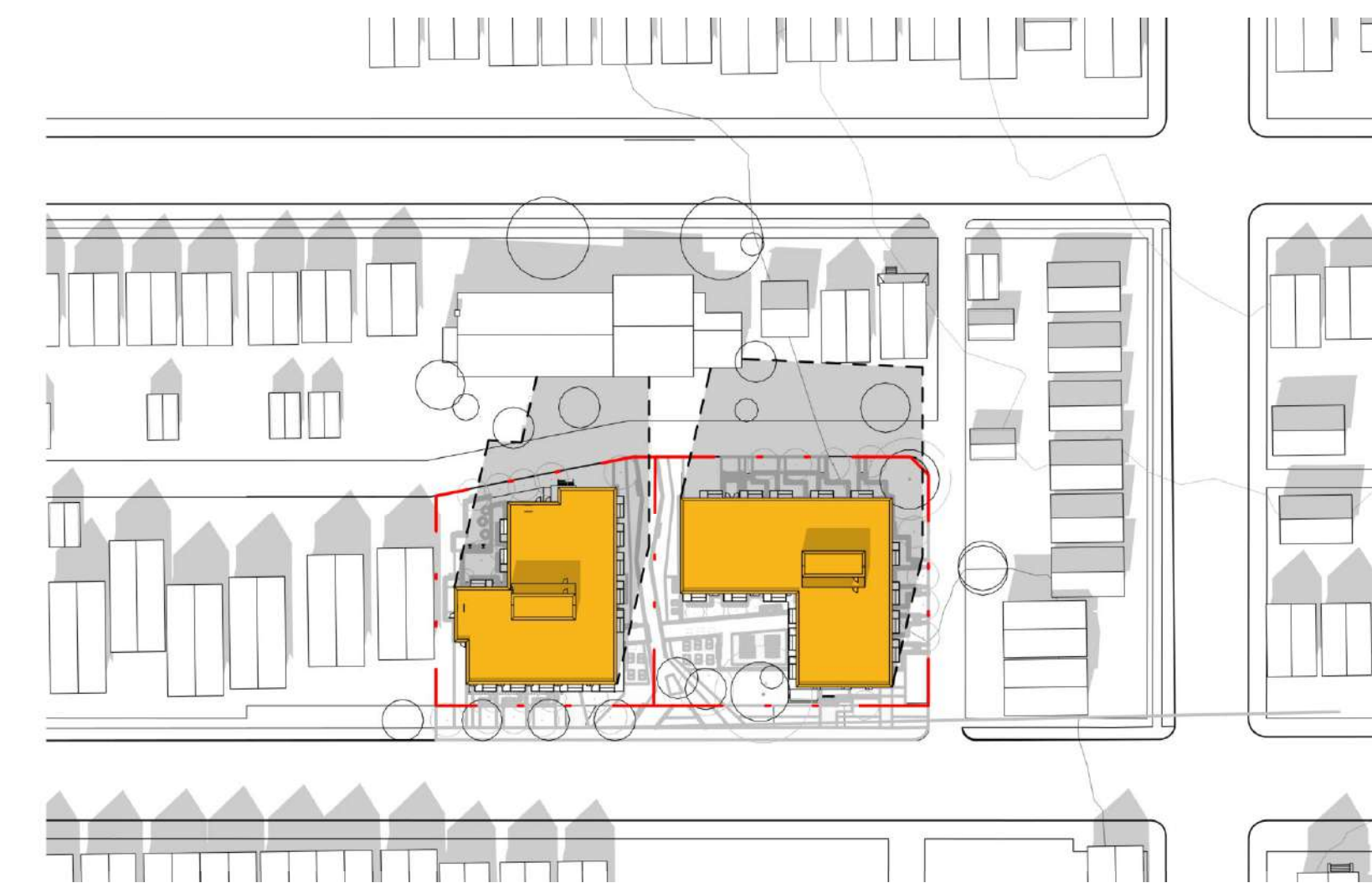
Equinox - March 21



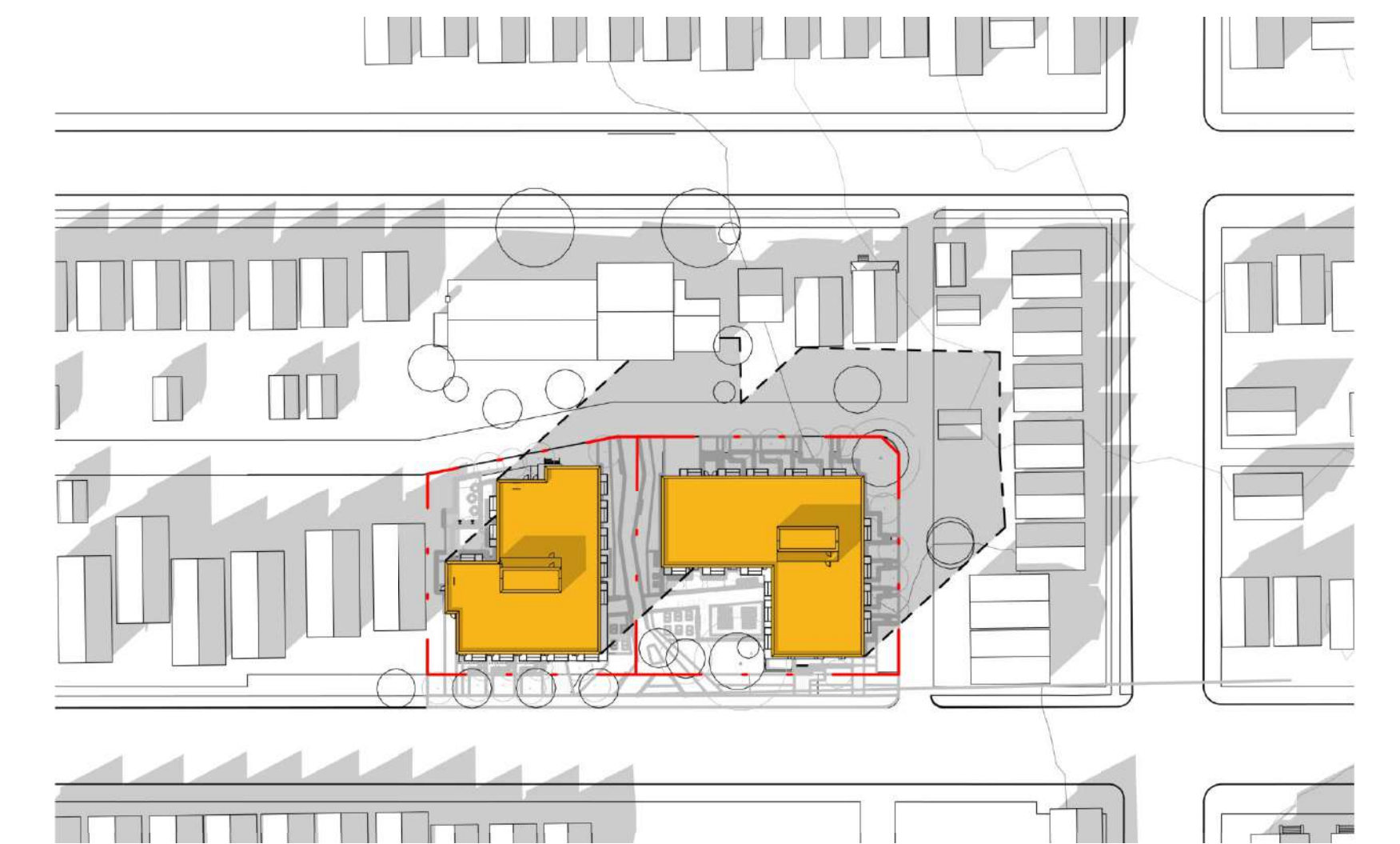
10:00am



12:00pm

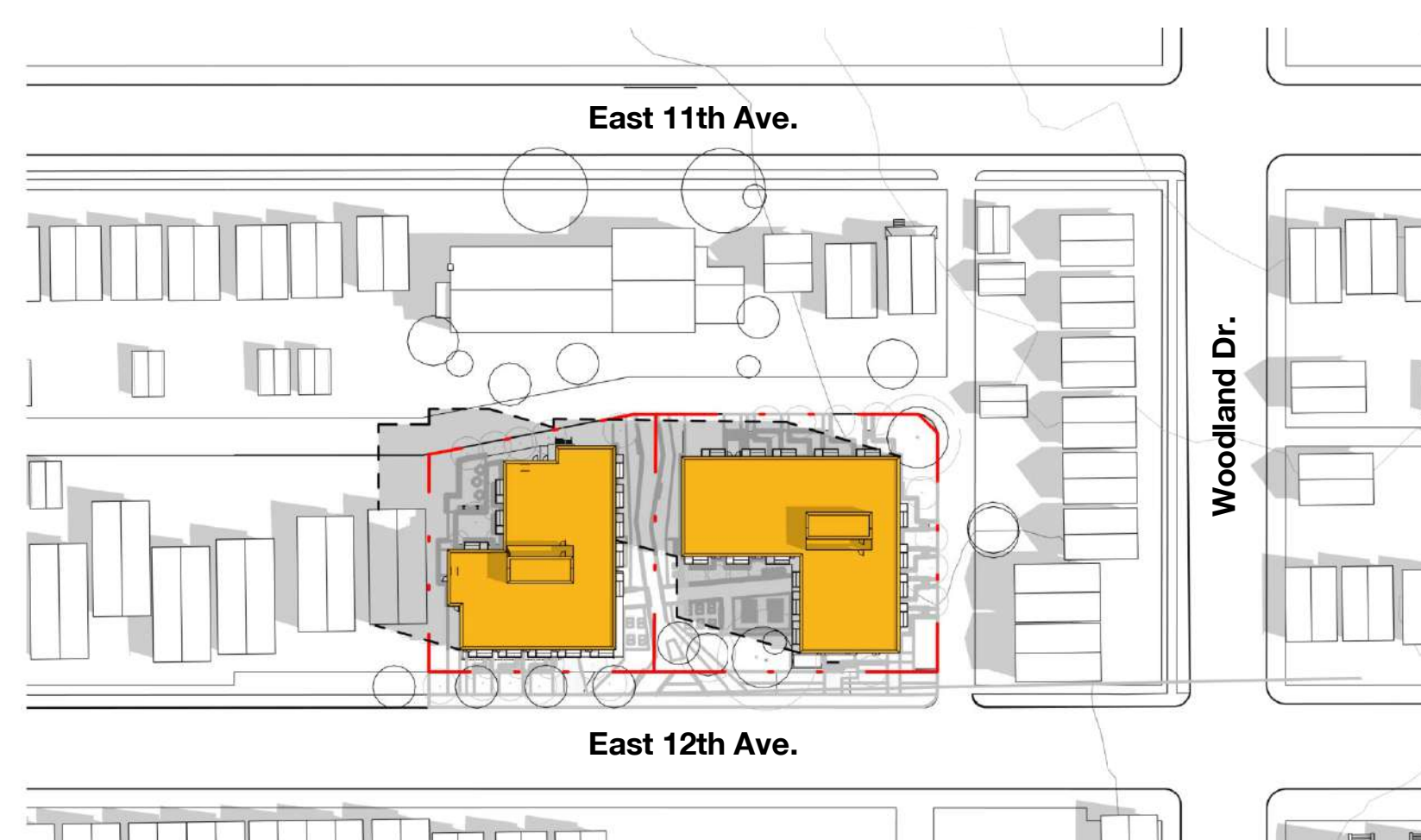


2:00pm

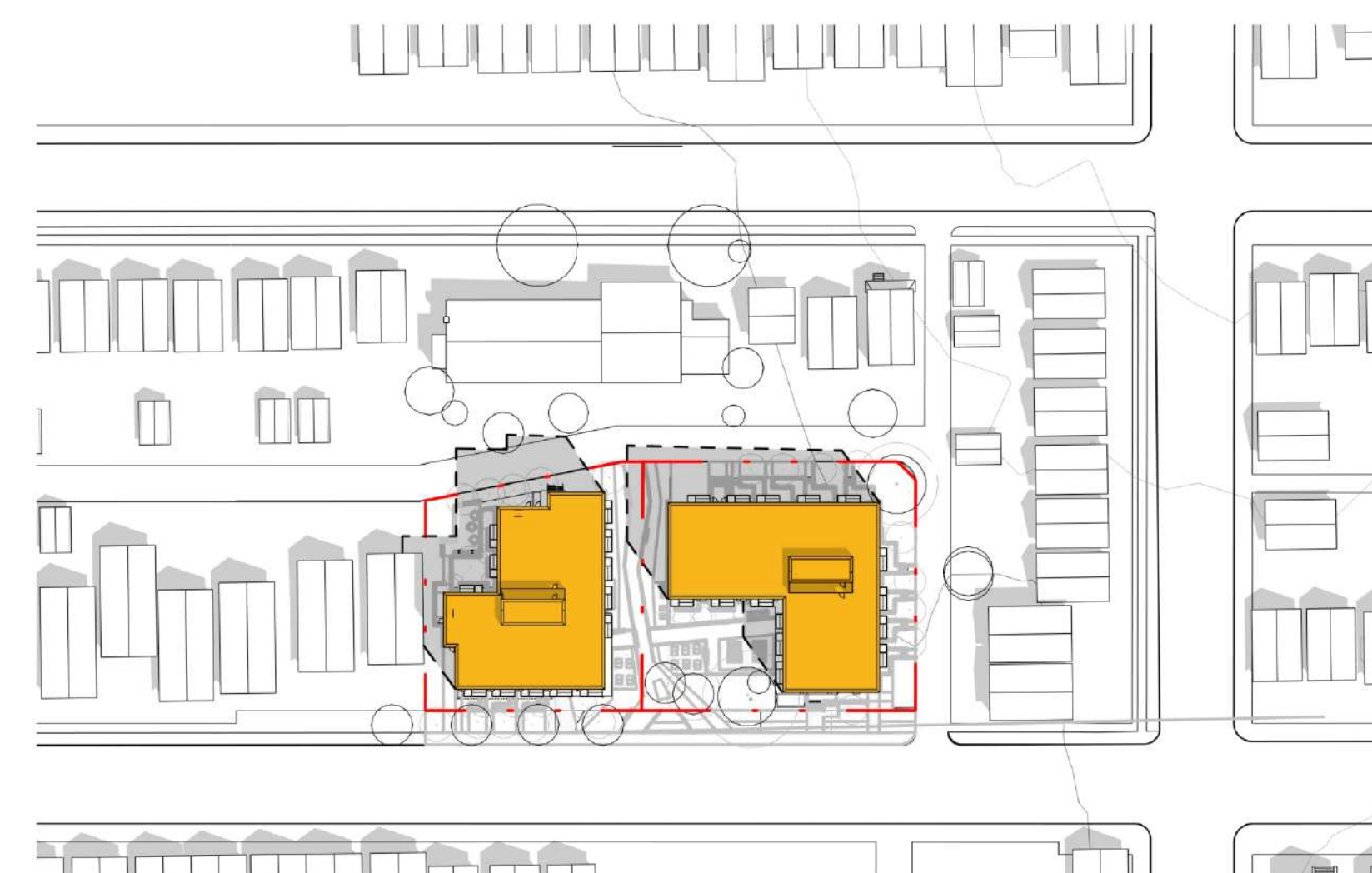


4:00pm

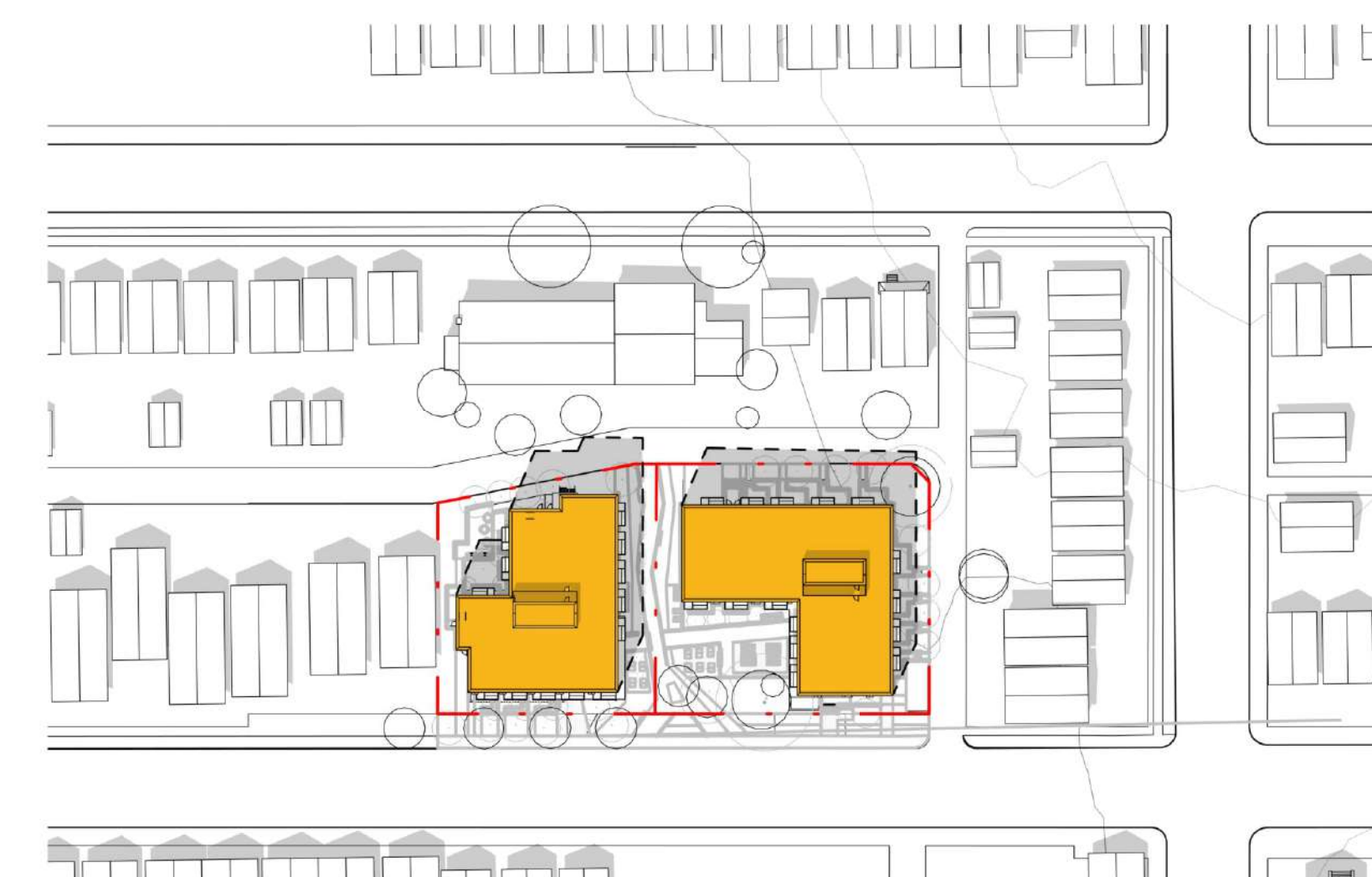
Summer Solstice - June 21



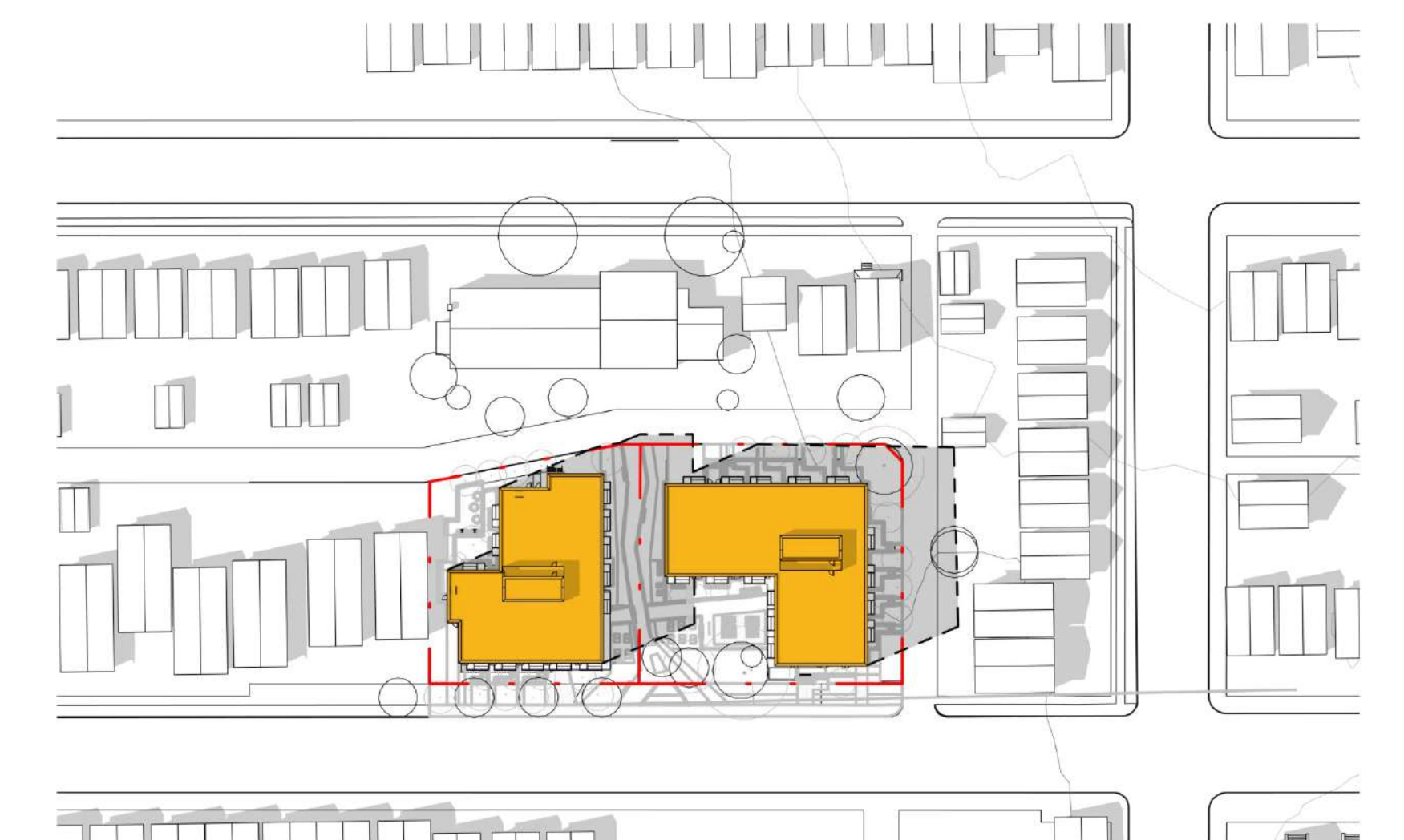
10:00am



12:00pm

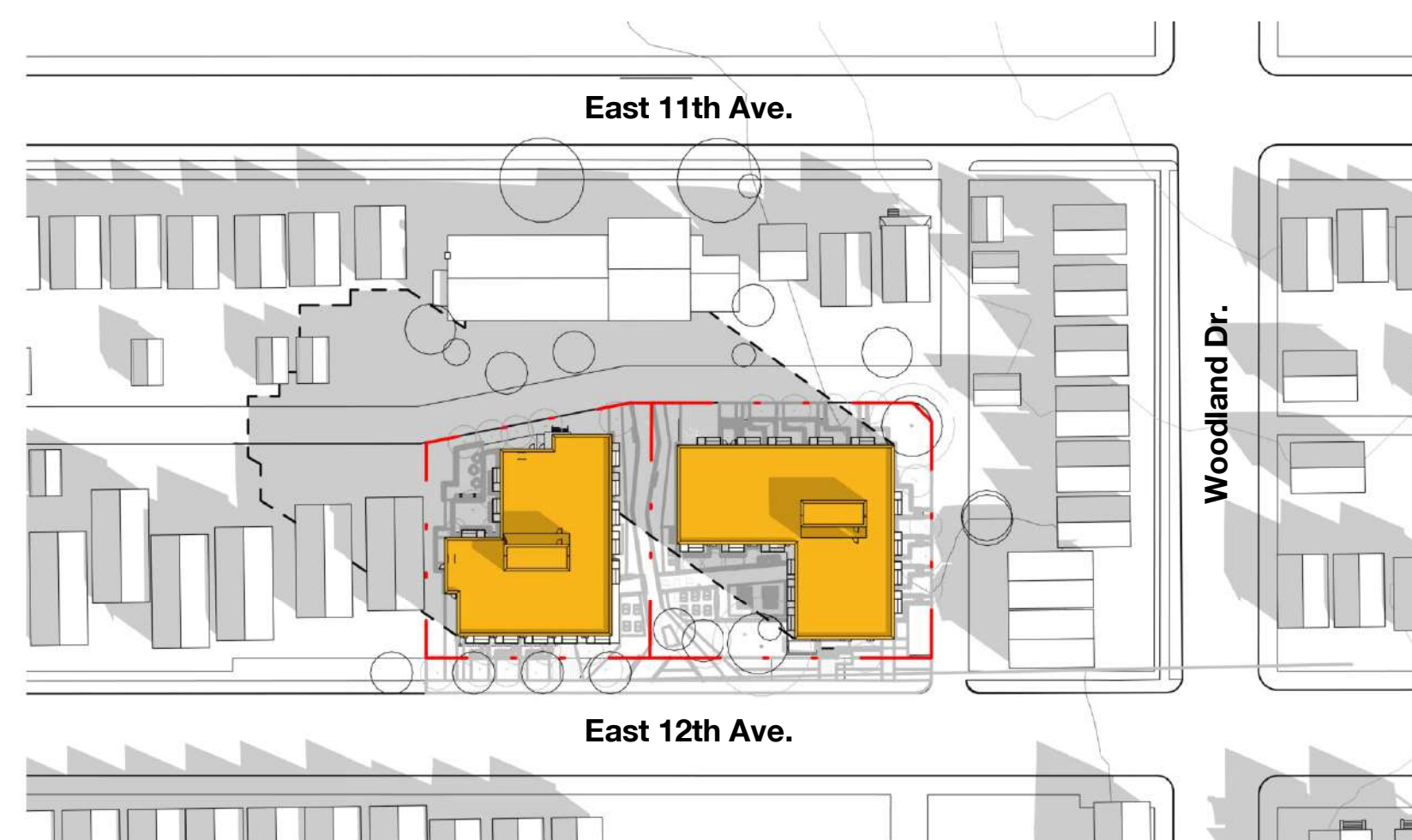


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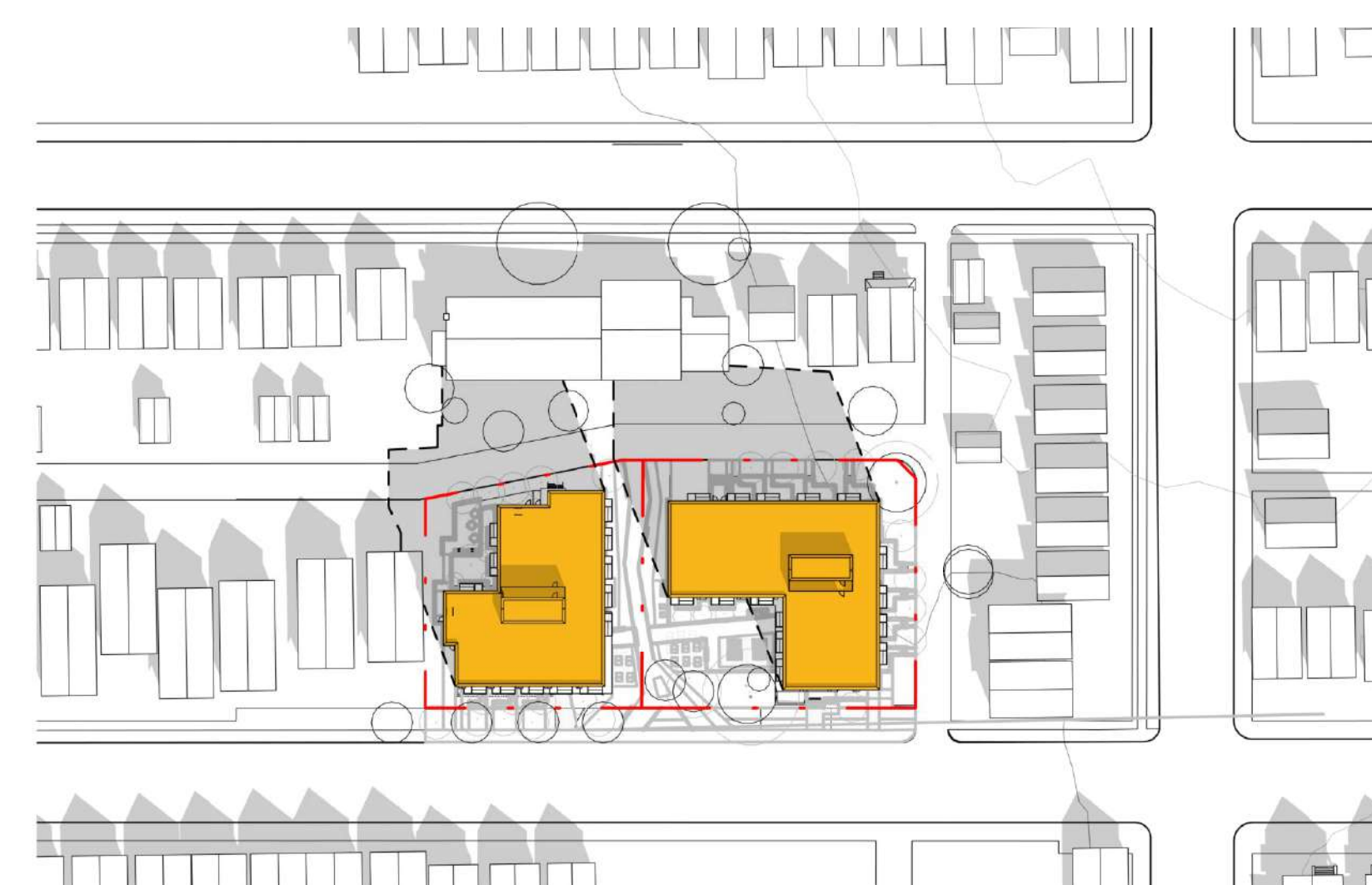


4:00pm

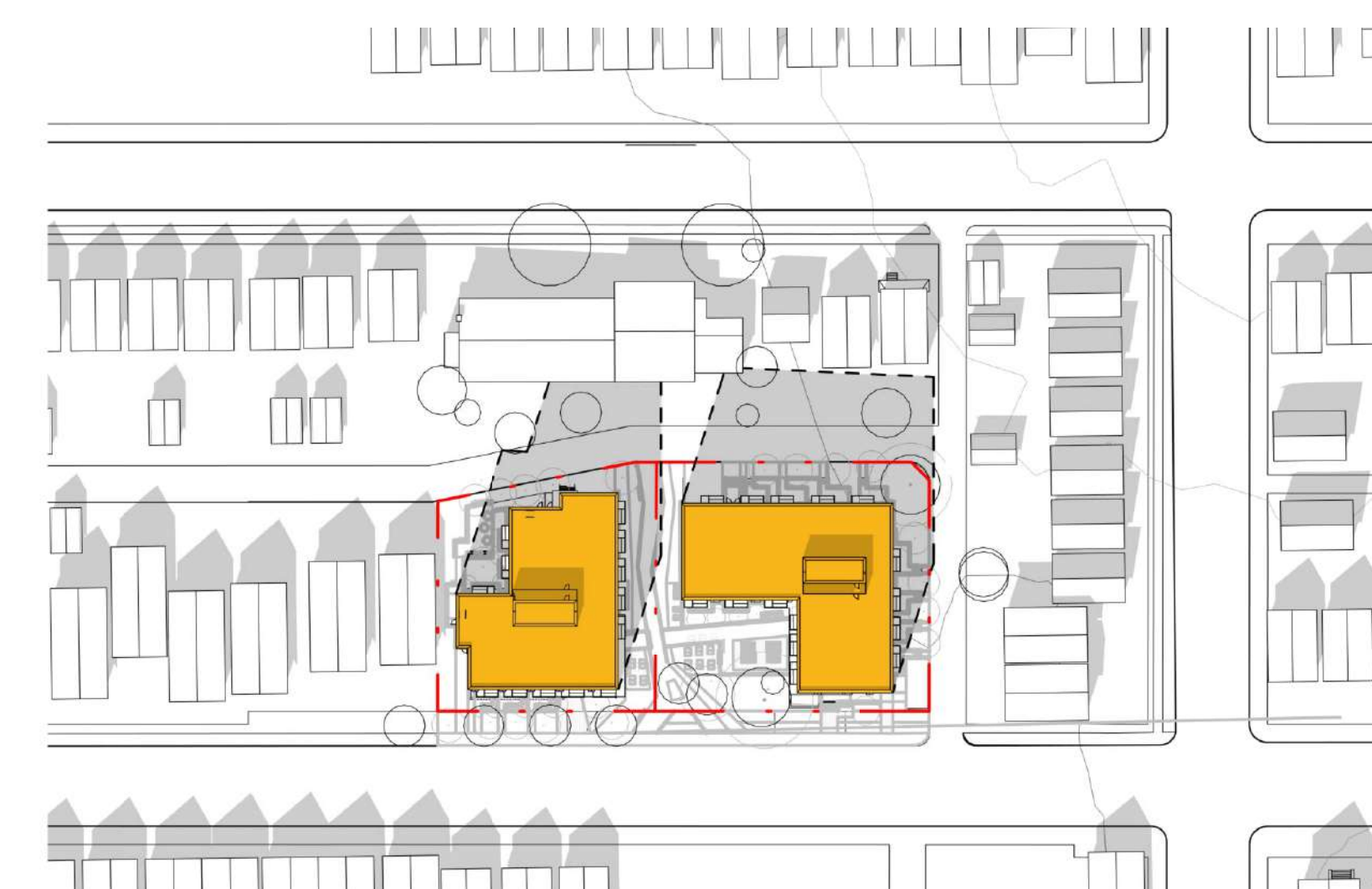
Equinox - September 21



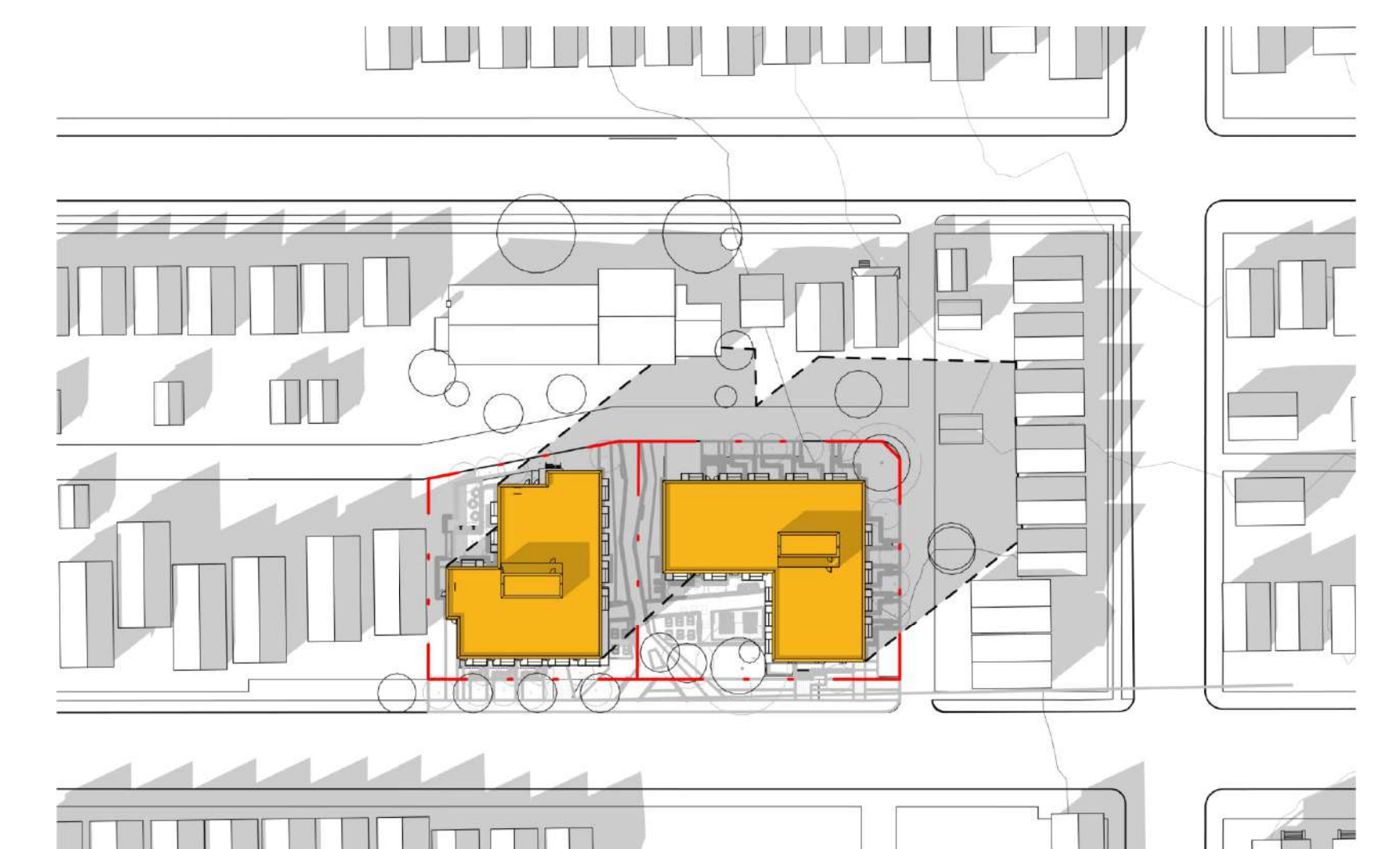
10:00am



12:00pm

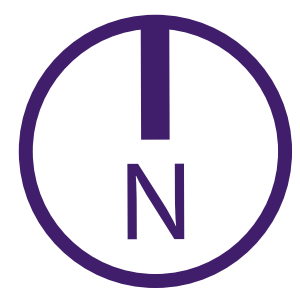


2:00pm



4:00pm

Landscape - Site Plan



- ① Outdoor Amenity Space - Front
Harvest Tables
BBQ
Community Garden
- ② Outdoor Amenity Space - Back
Social Seating / Games tables
Bird Habitat Feature
- ③ Urban Agriculture
- ④ Public Mews
- ⑤ Entry Court
- ⑥ Parking Bay



Landscape - Design Rationale

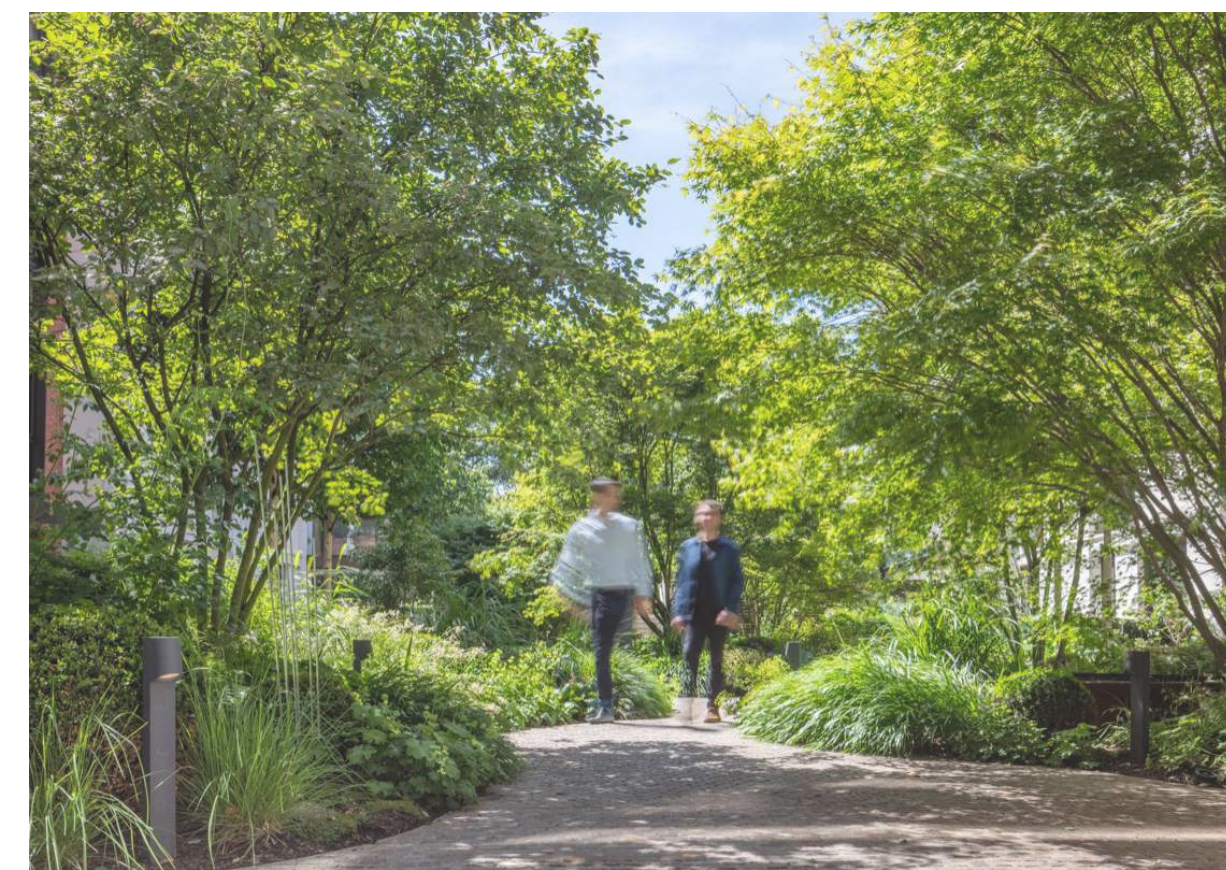
The Brightside development on East 12th is poised to become a vibrant and resilient community that supports seniors and people with disabilities. Located in the Grandview-Woodlands neighbourhood, the site fronts 12th street- an active arterial connection within walking distance to the Broadway-Commercial skytrain station. This location provides residents with convenient access to amenities and positions this community at the heart of its neighbourhood.

The Landscape Plan balances the vibrancy of this central location with the project's mandate to create beautiful outdoor spaces that foster a sense of ownership and pride while celebrating its connection to its context. A pollinator pathway lines the internal north-south connection, providing varied habitat for insects and birds as well as a public, yet serene, through-fare. Ample community garden plots are centrally located to benefit from southern sun exposure while creating opportunities for social interaction, food-production and community-building. A central courtyard space takes advantage of the shelter provided by the existing, mature Norway Maple by positioning a harvest table below, and a seating edge for use year-round. A back communal amenity space offers opportunities for more intimate social interactions in a naturalized setting. This includes elements that support bird habitat (edible planting and bird houses) that support the City's Bird Strategy and encourage stewardship and seasonal interest year-round.

Residential patios animate the north and east laneways, supporting the Grandview-Woodlands Community Plan's policy that endeavours to improve residential laneways and the right of way.



Public Mews



Unit Entries



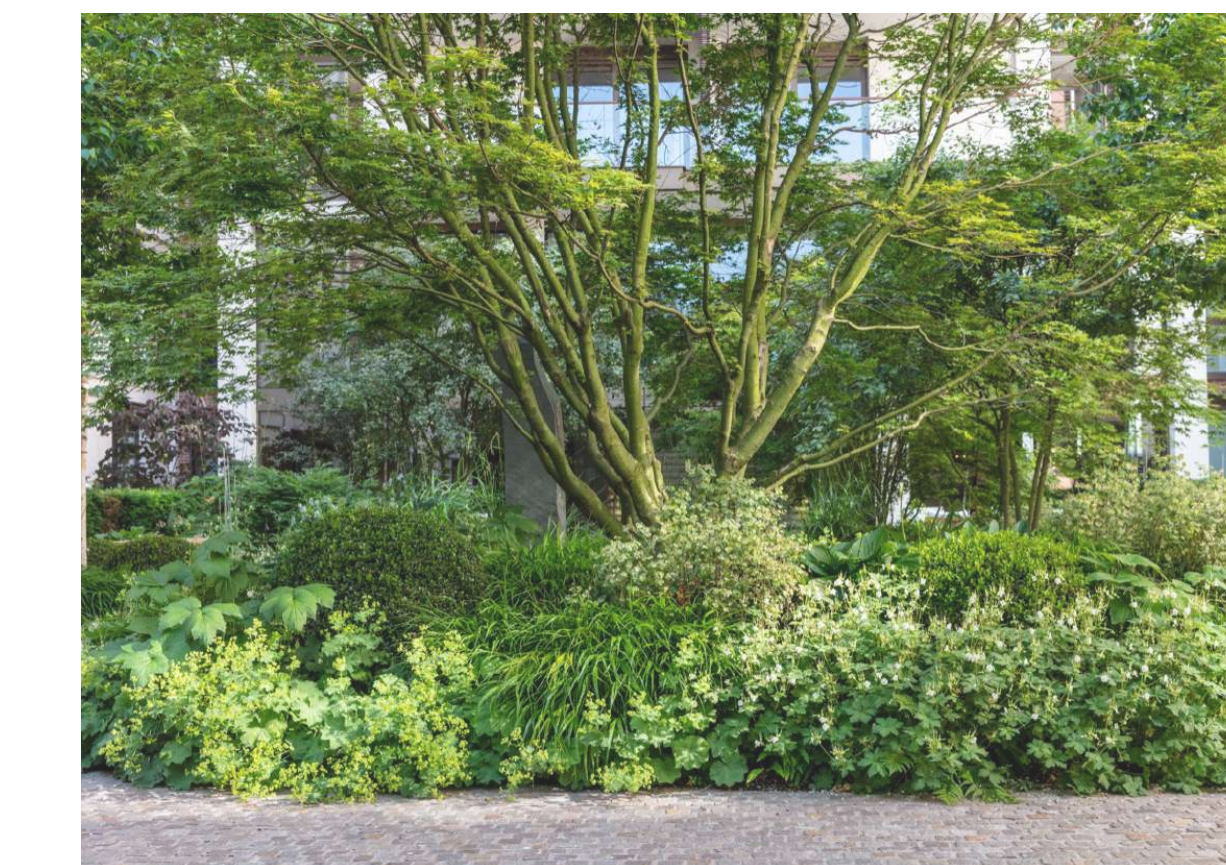
Outdoor Dining and Gathering



Bird Habitat and Watching



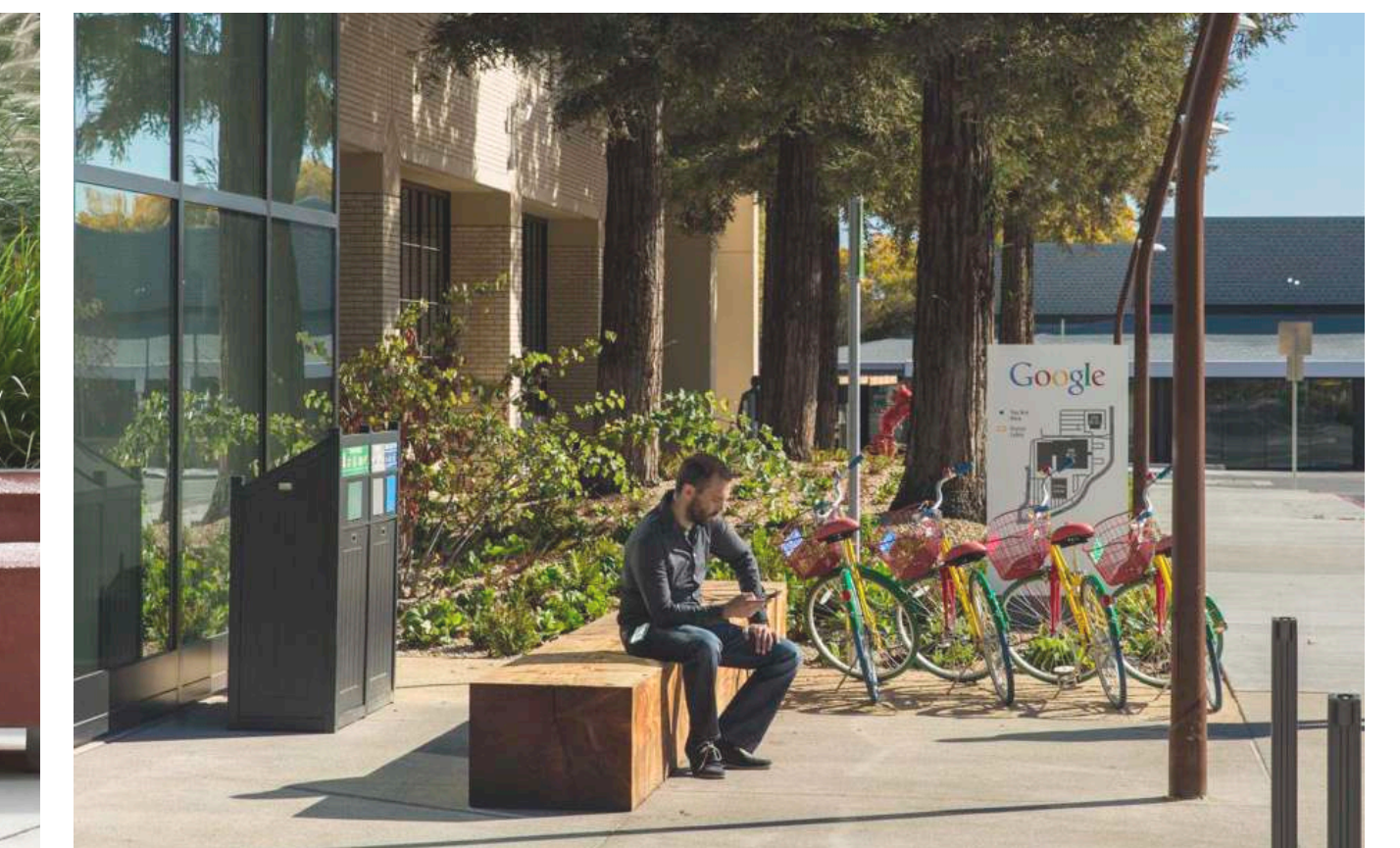
Pollinator Gardens



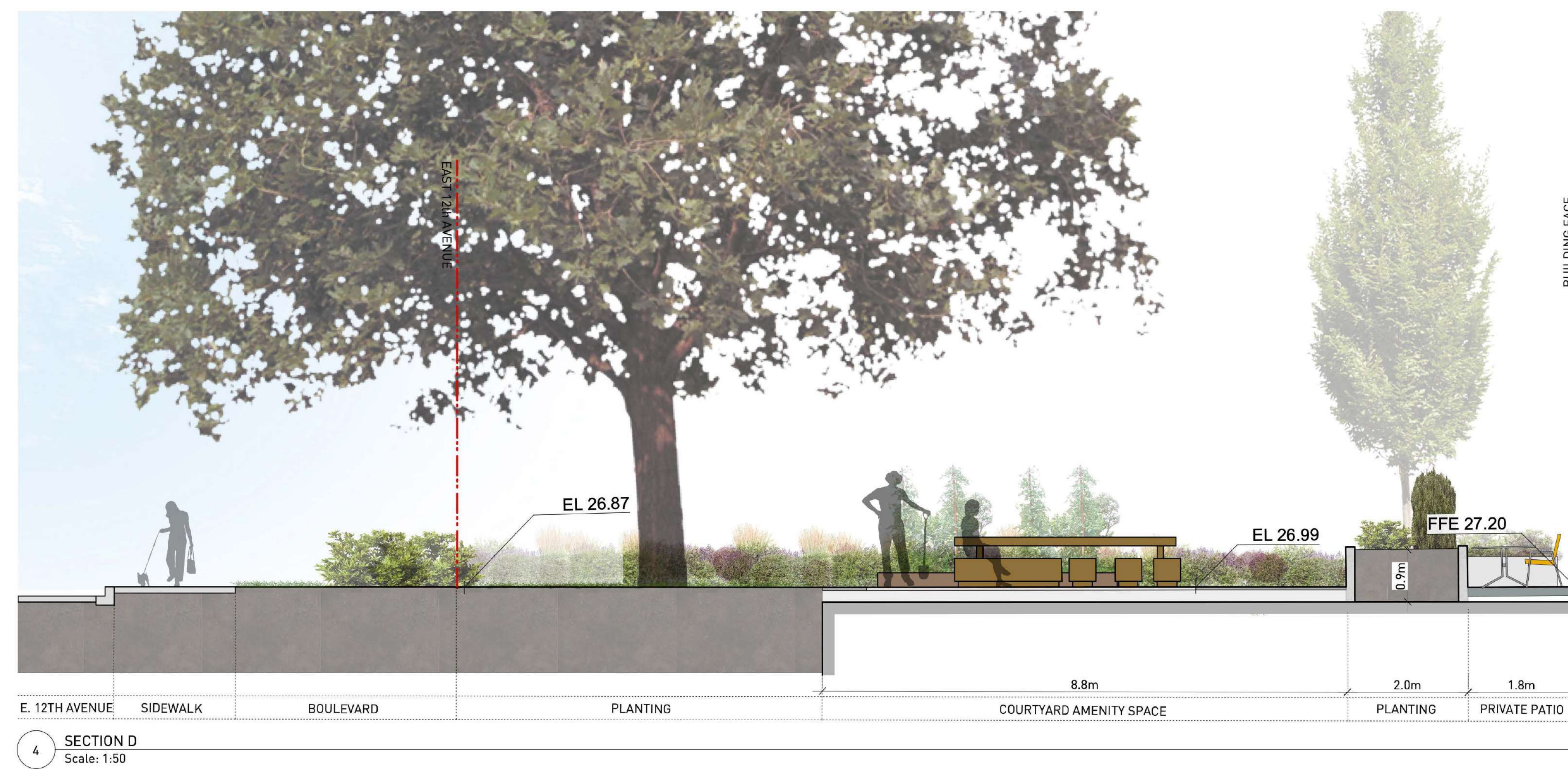
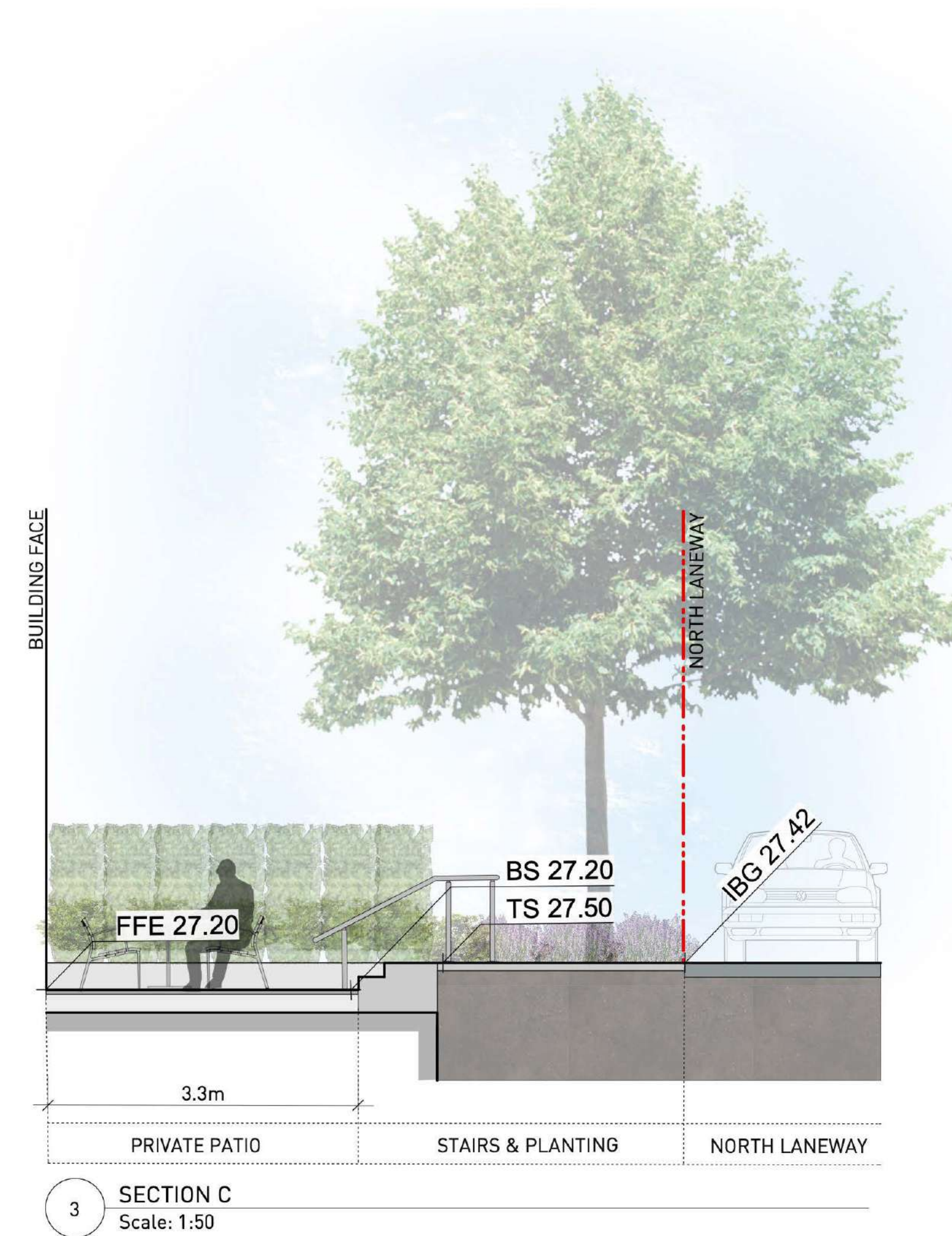
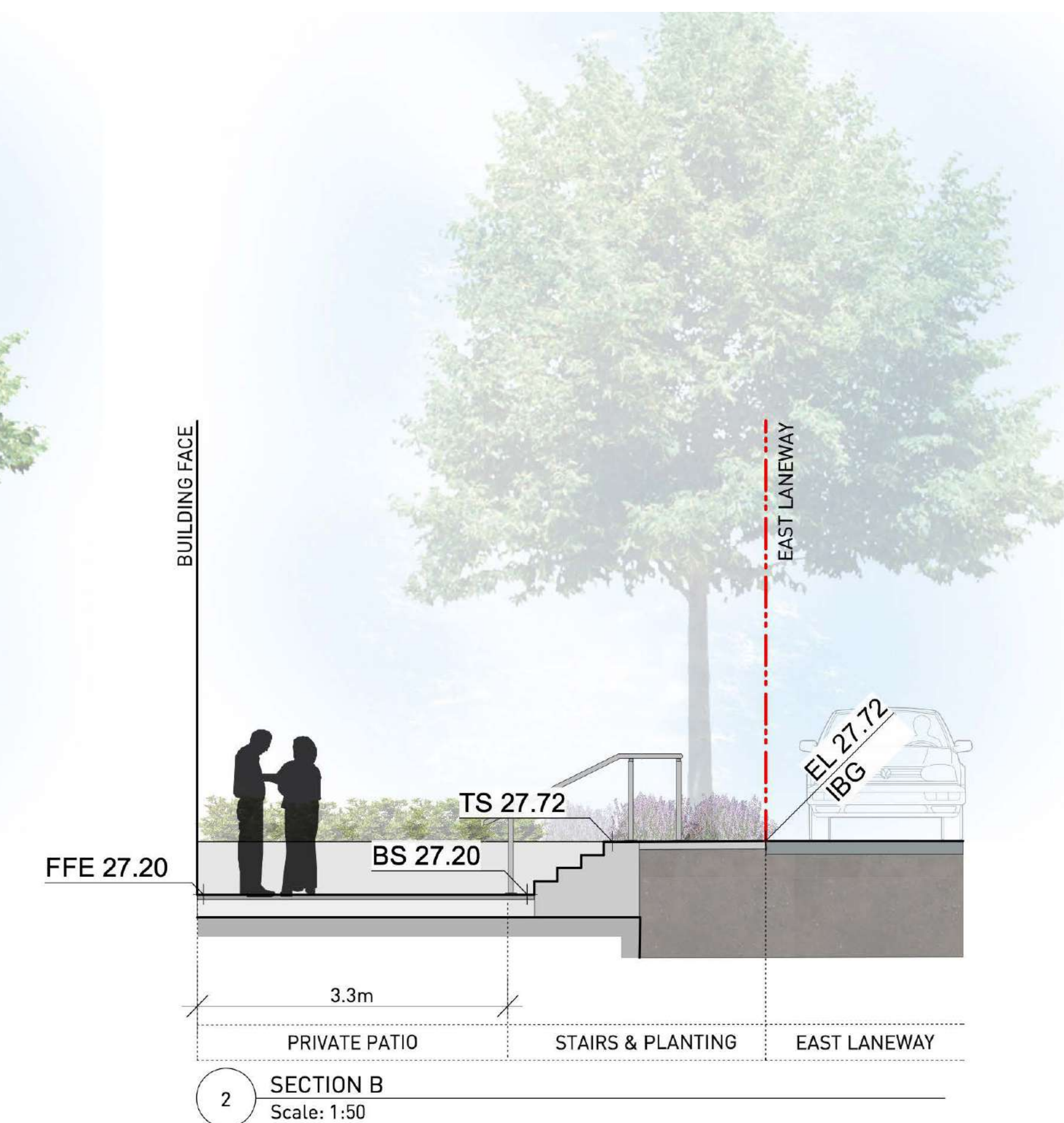
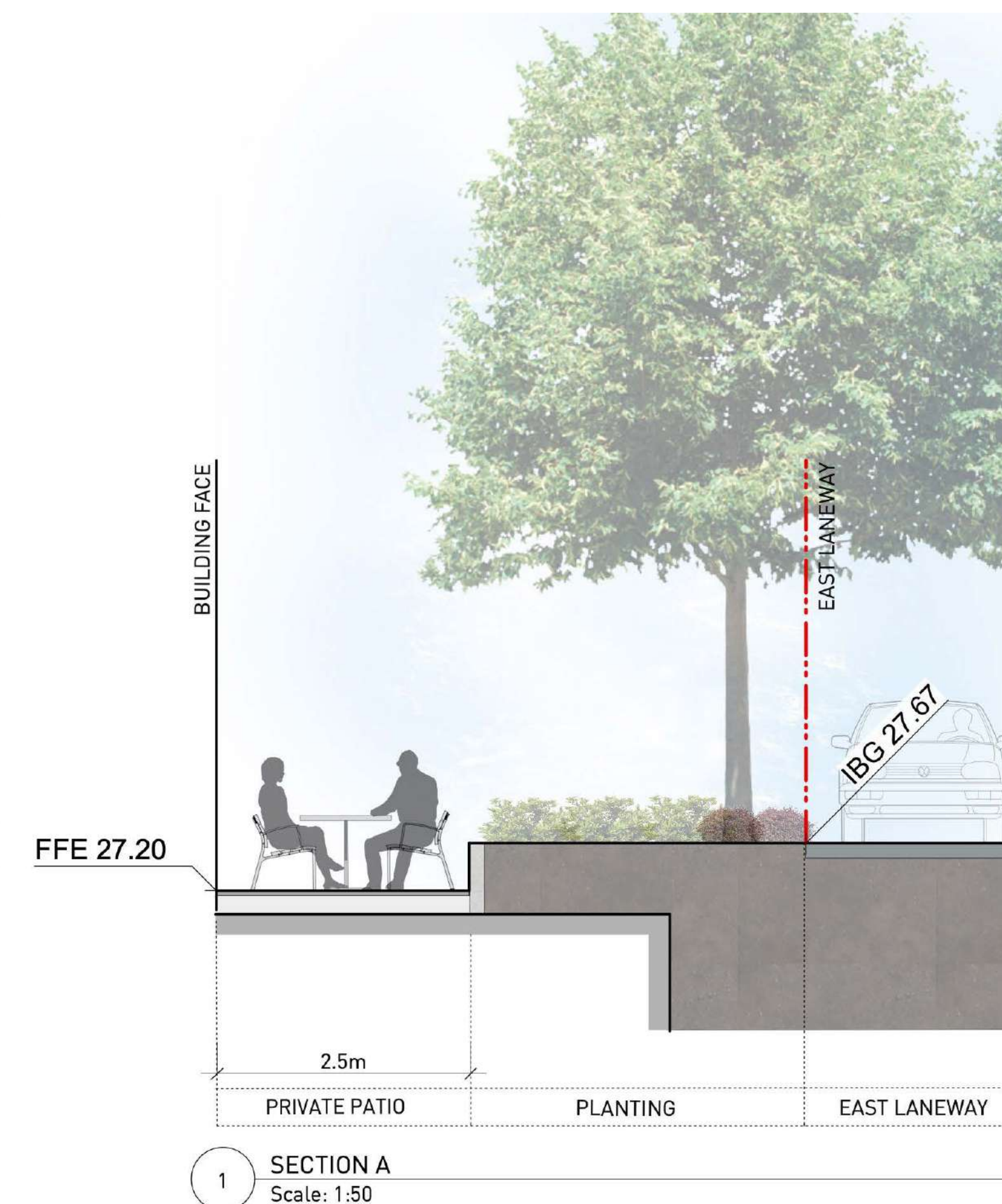
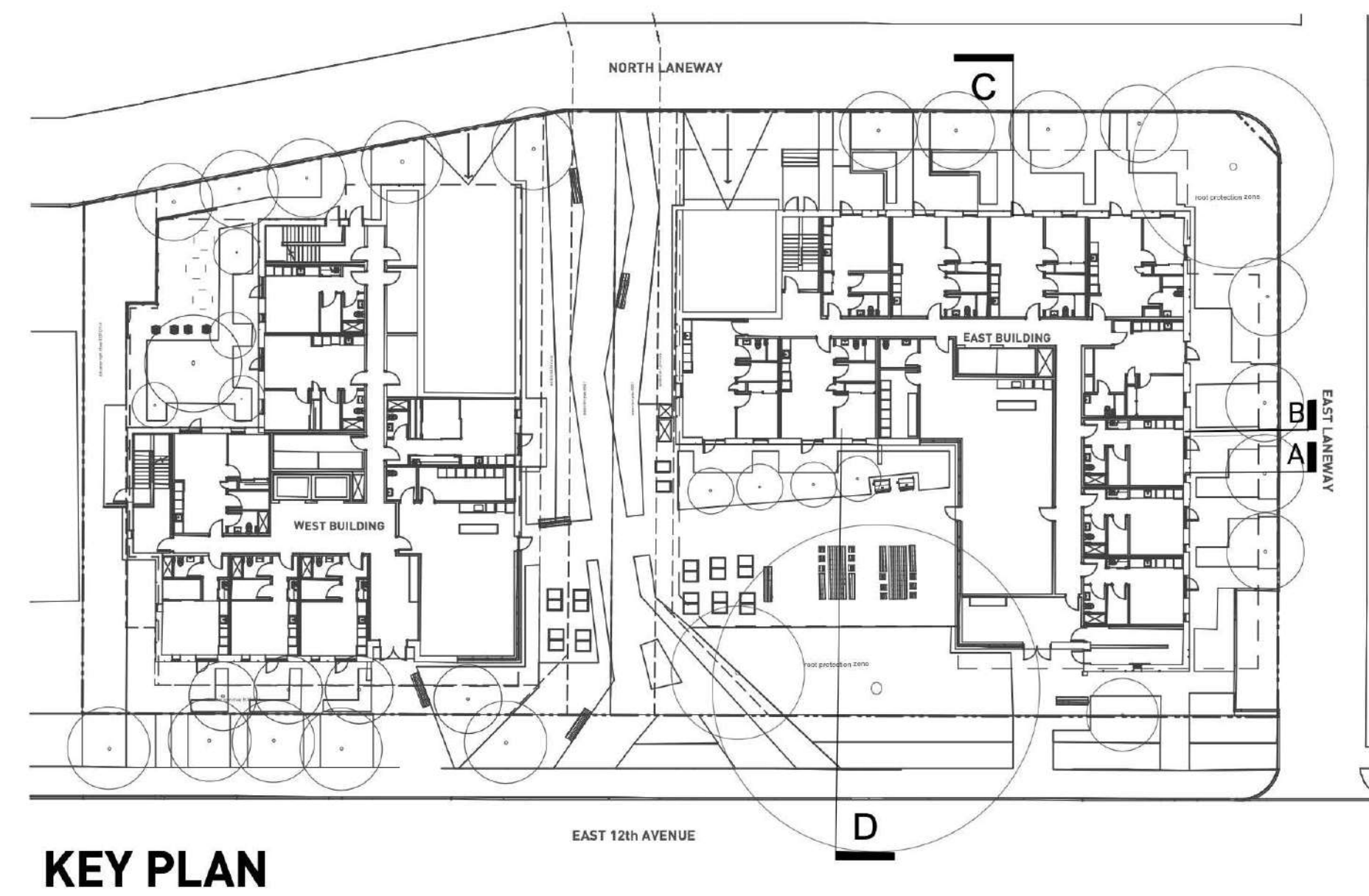
Shade Garden



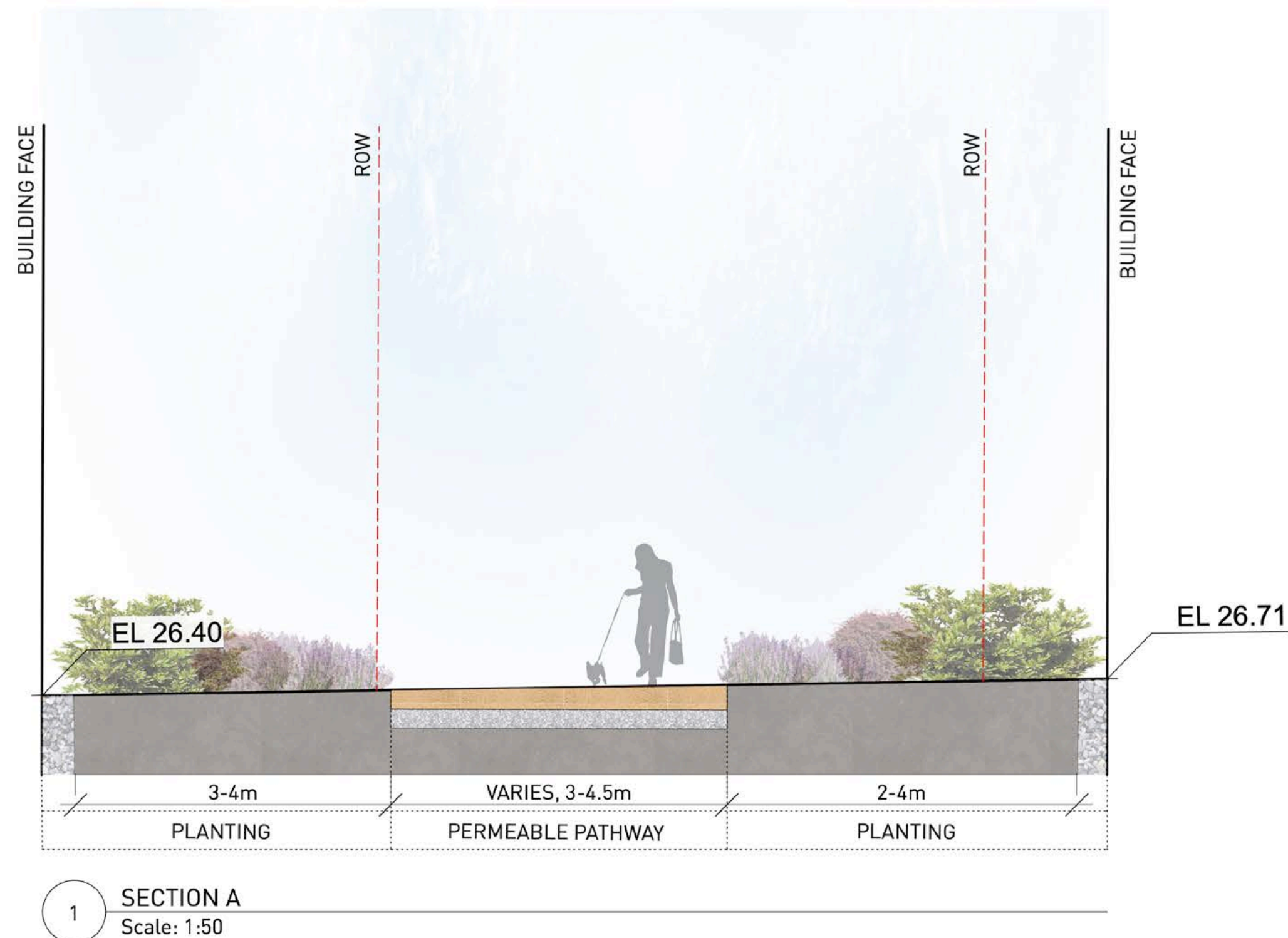
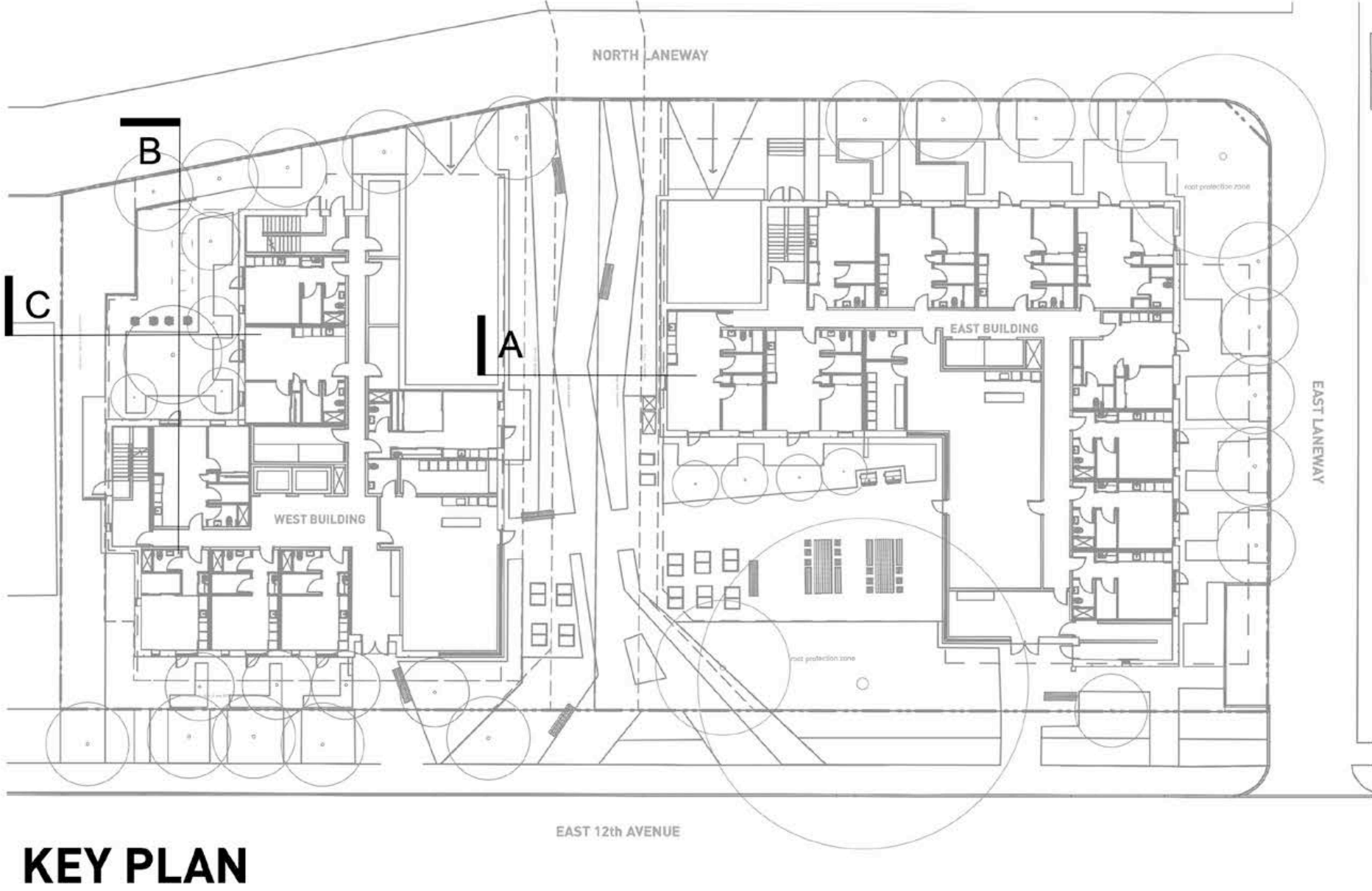
Entry Courts



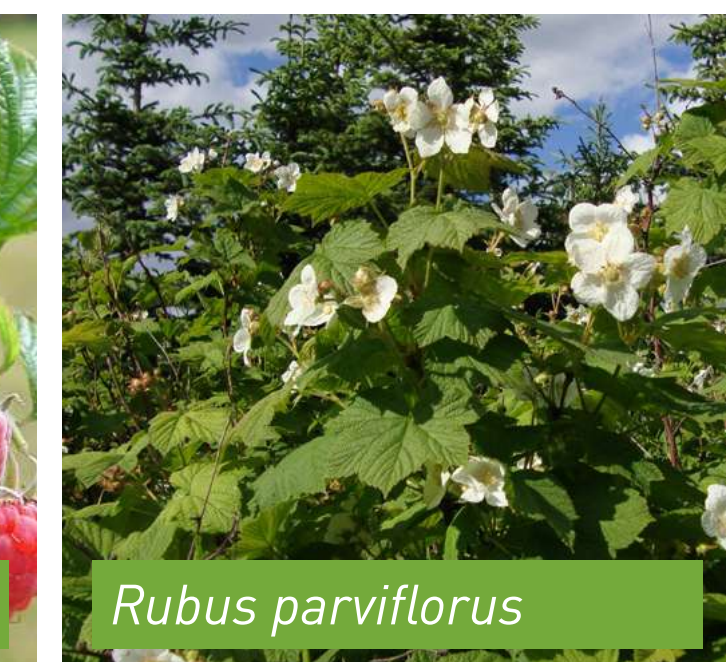
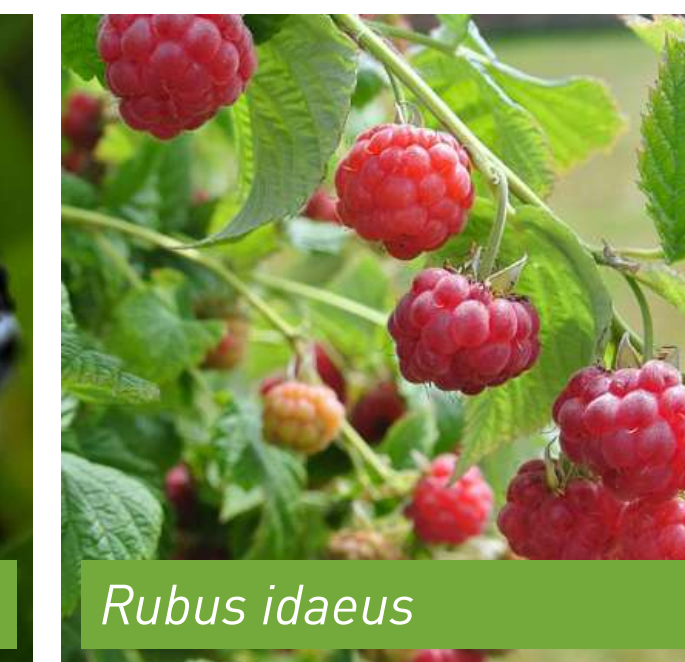
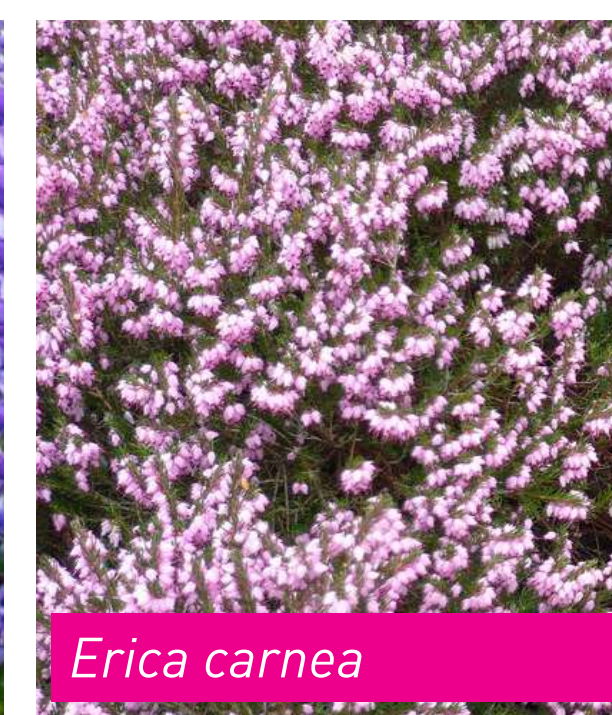
Landscape - Sections



Landscape - Sections

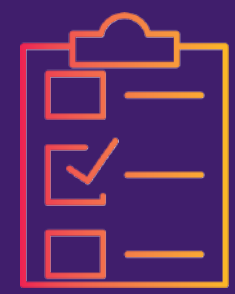


Landscape - Planting Strategy



What We've Heard So Far

In July 2019, we conducted preliminary engagement in the Grandview-Woodland neighbourhood leading up to our pre-application open house in order to understand and obtain the input of our neighbours as we begin the City process.



We received **89** responses to our short survey, and 26 responses to our pre-application open house comment card.



Of our respondents, **50%** are renters or co-op members and **50%** are homeowners. **69%** of respondent to the pre-application open house comment card noted that they came to support the project.



92% of respondents agreed or strongly agreed that they are supportive of increasing the number of affordable rental homes in the community.



95% of respondents agreed or strongly agreed that the environmental sustainability of a redevelopment project is important.

From early feedback, these are some of the themes of importance to the community, and what Brightside is planning to do to address these priorities:

- **More affordable housing in Vancouver, including for seniors.**

Brightside's proposal would replace 57 older units with 157 new rental homes for seniors. Brightside will offer every resident of Edwards Byers House and Loyal Orange Manor the opportunity to return at the same rental rates geared to income once the development is complete.

- **The environmental sustainability of the redevelopment is important.**

The buildings would be designed and constructed to achieve a reduction in emissions and energy consumption.

- **Ensuring that residents are able to return at their current rents, and supporting residents during redevelopment.**

Brightside would offer every resident of Edward Byers House and Loyal Orange Manor the opportunity to return at the same rental rates geared to income once the development is complete, and support for all residents during the relocation period to find suitable accommodation.

- **Accessibility is a priority.**

The proposal would better meet the aging-in-place needs of seniors with more accessible buildings that include elevators.

- **Additional amenity spaces that are accessible to the community, green space, community kitchens and gardens.**

Brightside's proposed plan would provide ample indoor and outdoor amenity spaces such as those suggested, that would strengthen the community.



Commercial Drive Car Free Day July 2019



Pre-App Open House July 2019

Let's Talk Rental Housing

Rental Market Report CHMC (2017):

- Renters comprise of over 50% of the households in Vancouver. Almost 66% of the homes in Grandview Woodland are rented.
- 76% of all new households in Vancouver from 2011 to 2016 were renter households.
- For the third consecutive year, average rents have increased faster (5.9%) than the provincially-allowable increase (3.7%).
- Vancouver's rental vacancy rate has been below 1% for the past decade. A healthy vacancy rate is considered to be between 3% and 4%.

City of Vancouver Community Profiles 2016, Grandview Woodland:

- The vacancy rate in Grandview Woodland was estimated to be at 0.4% at the end of 2017.

Canadian Rental Housing Index (2015):

- 46% of renter households are spending more than 30% of their annual income on rent and utilities.
- 25% of renter households are spending more than 50% of their annual income on rent and utilities.

Let's Talk Seniors Housing

In 1952, inspired by the vision and dedication of a small group of people, and with the support of various levels of government, Brightside, then the called the Housing Foundation of BC, was incorporated under the Society Act of BC as a non-profit society providing low-cost housing to senior citizens in Vancouver. Today, we have the same mandate but much larger community impact, including families and people with disabilities.

In addition to providing affordable housing, Brightside places important focus on community development that fosters strong social connections and resilience among its residents.

The residents currently living at Edward Byers and Loyal Orange are seniors. This redevelopment will allow Brightside to support more seniors than we currently do.

57 replacement units in Edward Byers House and Loyal Orange Manor will remain at Shelter Aid For Elderly Renters (SAFER) rates (a provincial subsidy). For 2019, the rates are \$803 for singles and \$866 for couples in Vancouver.

Brightside is exploring financing grants to achieve below market rates for the balance of the units. Exact rates subject to financing grants and construction costs.

2018 BC Seniors' Poverty Report Card Statistics

- British Columbia has the highest seniors (64+ years old) poverty rate in Canada.
- Almost 1 in 5 B.C. seniors are living in unaffordable housing.
- Almost 6,000 seniors are on BC Housing's Housing Registry.
- The number of homeless seniors in Metro Vancouver grew by 284% between 2008 and 2017.
- Metro Vancouver had the highest seniors poverty rate of any urban area in British Columbia in 2015 according to Statistics Canada.



Brightside BBQ

Brightside Tenant Relocation Plan

As part of the redevelopment, existing residents at Edward Byers House and Loyal Orange Manor will have to be temporarily relocated before the demolition of the existing building. Brightside's priority as an organization is to the existing residents. It is important to Brightside that residents having to relocate as a result of the redevelopment find safe and secure homes, and know that they will remain a part of the Brightside community if they choose to do so.

Resident Notice and Ongoing Resident Communications

Brightside has hired internal Resident Relocation Coordinators, who will assist residents throughout the relocation process by answering questions on the redevelopment and relocation process, assist residents in finding alternative accommodations that maintains affordability, and connect residents with other resources as required.

Further, Brightside will provide ongoing updates to residents during the redevelopment project. Brightside will commit to providing updates via email or newsletter; our intention is to ensure existing residents continue to feel they are a part of the Brightside community.

Compensation

Brightside is offering residents financial support in the amount of \$1,000 per household or one month's free rent, whichever is greater, to cover expenses such as mail transfer and other related expenses that may arise.

Moving Expenses

Brightside will arrange and pay for moving and packing expenses on behalf of the residents, or will provide residents with the flat rates prescribed by the City's Tenant Relocation and Protection Policy, plus an additional 15%. This compensation will apply both to the move out of the existing building and to the move into the new building.

Right of First Refusal

Returning residents will be offered the Right of First Refusal for the new units, should they choose to return to the buildings once construction is complete and assuming they continue to meet Brightside's application and income testing requirements. The returning residents will be offered rents at previous rent calculations.