

Providing safe, secure and affordable housing

In December 2017, the apartment building at 1766 Frances Street, owned by Vancouver Native Housing Society, was damaged by fire. The Society is now planning to redevelop the site to provide safe, secure affordable rental housing with an emphasis on serving Indigenous individuals and families in Vancouver.

The new housing is proposed to be nine storeys (29.3 m / 96' 2") and would include:

- A mix of studios, one, two, three and four-bedroom apartments for a total of 81 social housing units, which will be affordable rental units, offered at rents geared to tenant incomes
- A total of 32 family units containing two or more bedrooms, accounting for 39% of the building's units and 43% of the building overall
- Energy-efficient, Passive House Construction
- Culturally-appropriate housing to meet the needs of Vancouver's growing urban Indigenous communities
- A proposed floor space ratio of 4.06 and a proposed floor space area of 65,474 square feet or 6,082 square metres
- 100% affordable housing with rental rates set at 30% of a household's income

Five percent of the units would be accessible and the remaining units would be adaptable.



Vancouver Native Housing Society

Redevelopment at 1766 Frances Street

Project Team



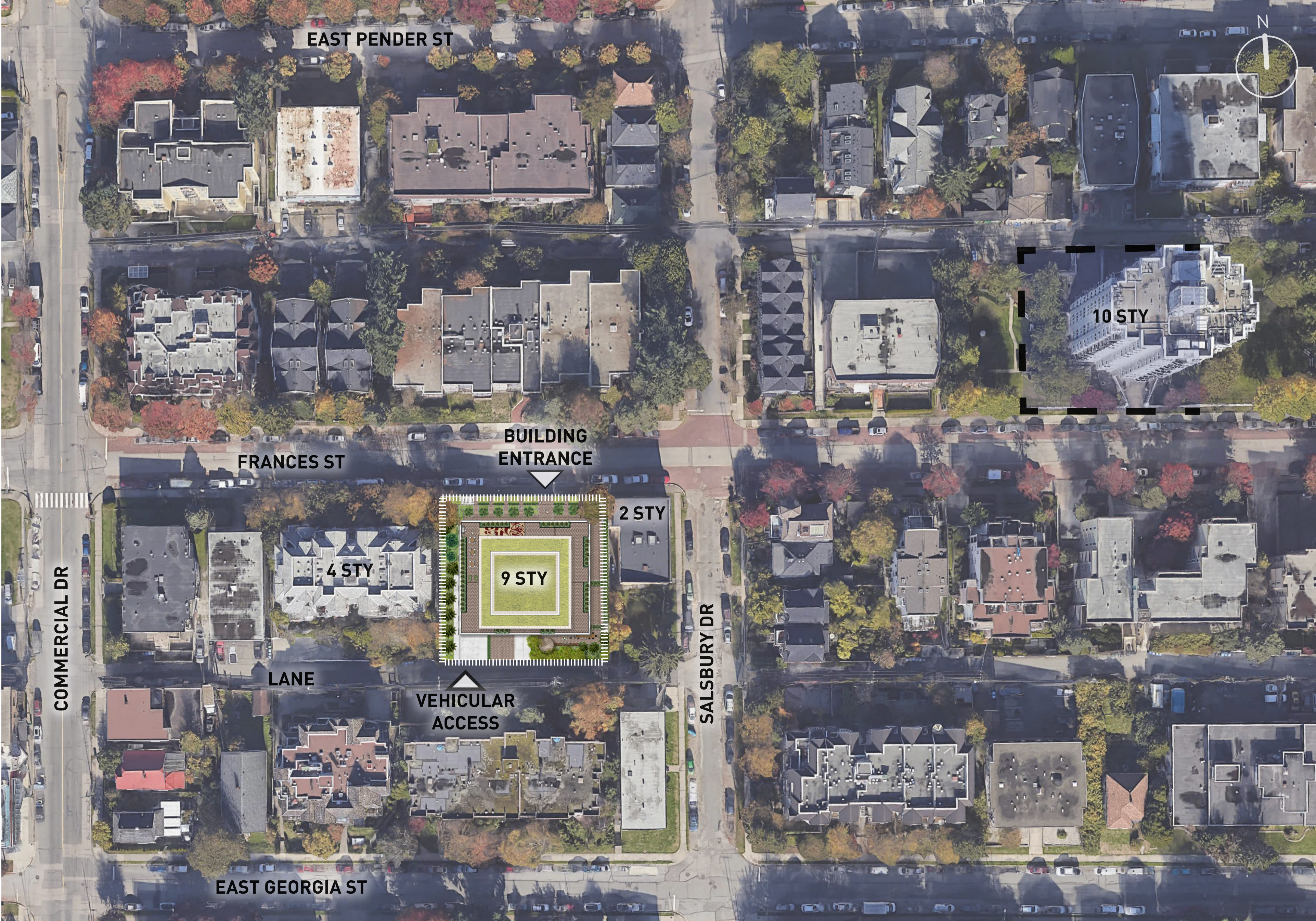
Artists' rendering of the proposed housing project



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Redevelopment at 1766 Frances Street

Area context



This project is proposed for the current site owned by Vancouver Native Housing Society at 1766 Frances Street, located on the corner of Frances Street and Salsbury Drive in Vancouver.

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Redevelopment at 1766 Frances Street

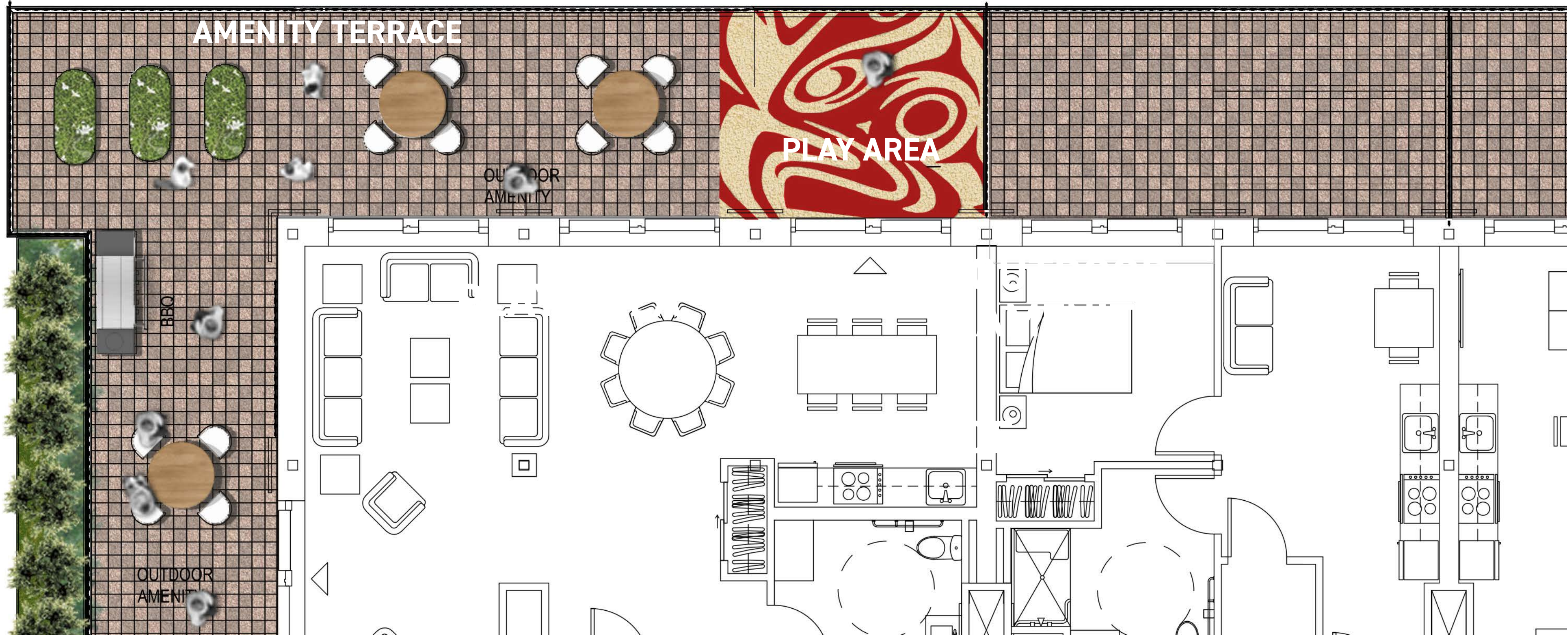
Landscape plan



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Redevelopment at 1766 Frances Street

Landscape plan and amenity area



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Redevelopment at 1766 Frances Street

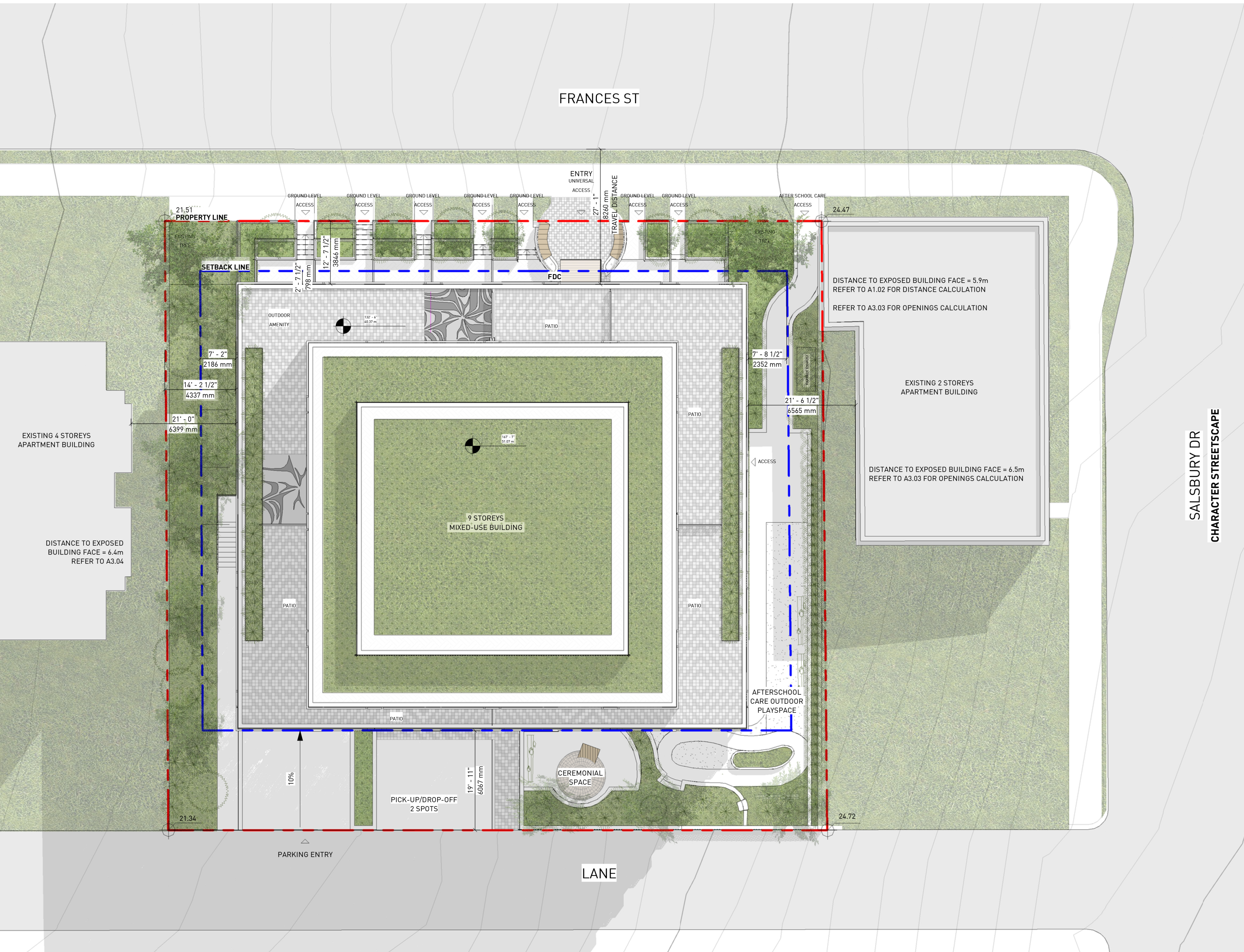
Landscape plan and amenity area



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Redevelopment at 1766 Frances Street

Site plan



Legal Address: 1766 Frances Street, Vancouver BC

Site Area: 1,497.8 m² (16,122.18 sq. ft)

Local Area: East Vancouver

Current Zoning: RM-4 (Multiple Dwelling)



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Redevelopment at 1766 Frances Street

Policies and guidelines

Current Zoning: RM-4 Multi-Family Dwelling

Permitted Uses: Multiple Conversion Dwelling;
One-Family Dwelling; Rooming House; Two-Family Dwelling; Community Care Facility – Class A; Accessory Buildings

Density: 0.75 FSR

Height: 10.7 m

Proposed Zoning: CD-1

Permitted Uses: Multiple Conversion Dwelling;
One-Family Dwelling; Rooming House; Two-Family Dwelling; Community Care Facility – Class A; Accessory Buildings

Density: 4.06 FSR

Height: 29.3 m / 96' 2"

City of Vancouver Policies and Guidelines applicable to the project:

- Grandview Woodland Community Plan (2016) – Grandview North-West Residential Apartment sub-area Policies for Land Use and Built Form
- Allow for a variety of building heights, scales and uses within residential apartment areas.
 - Create a gradual transition to higher forms.
 - Density bonuses allowed for affordable housing in Grandview woodland (zoning regulations in density bonus zones enable further development opportunities beyond base density)
 - Additional density bonuses allowed for passive house energy efficient standard

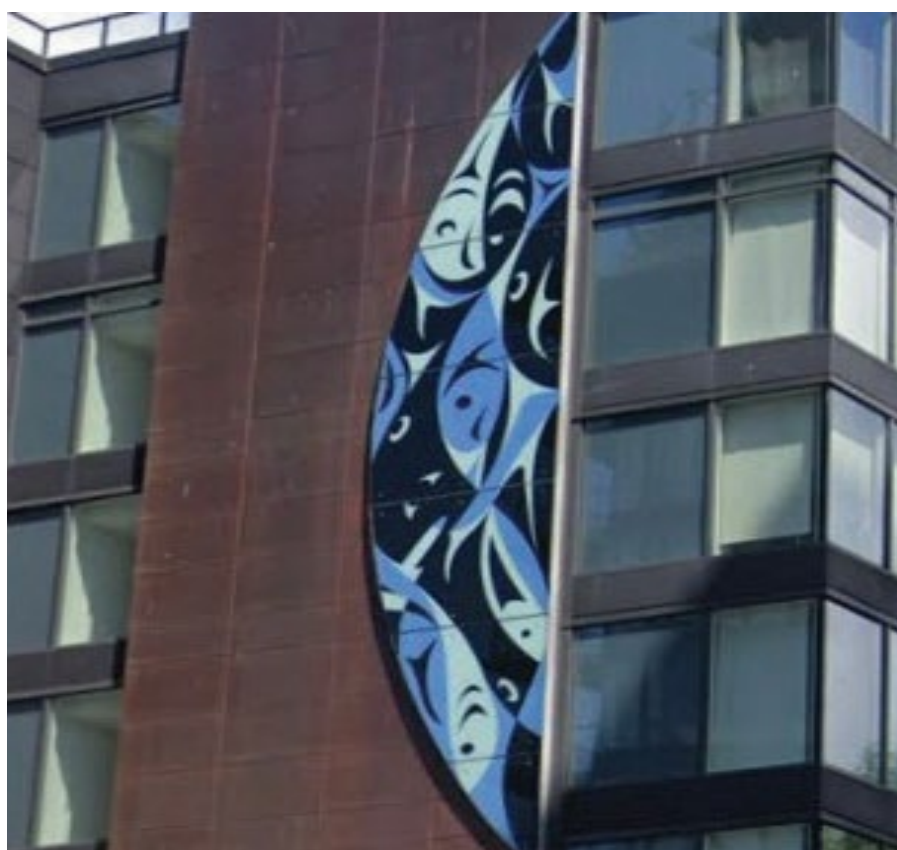
- RM-4 District Schedule
- Rental Incentives Guidelines (2019)
- Housing Vancouver Strategy (2017)
- High-Density Housing for Families with Children (1992)
- Family Room: Housing Mix Policy for Rezoning Projects
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Urban Forest Strategy (2014)
- Urban Agriculture Guidelines for the Private Realm
- Tenant Relocation and Protection Policy (last amended 2019)
- Development Cost Levy Bylaw
- Development Cost Levies Information Bulletin (2018)
- Parking Bylaw, 6059
- Social Housing or Rental Tenure (SHORT) Pilot Program
- Housing Vancouver 3-Year Action Plan

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Redevelopment at 1766 Frances Street

Supporting our urban Indigenous community

This project is an important opportunity to fill the need for Indigenous housing in Vancouver. Vancouver Native Housing Society is committed to creating space for urban Indigenous Peoples to practice, honour and celebrate their cultures. The new building would offer a sweat lodge and a long table for gatherings. The building's architecture, design and landscaping will incorporate Indigenous art, native plants and other Indigenous elements.



Indigenous outdoor art inspirations



Weaving theme design narrative



Incorporating various paving surfacing materials and natural seating elements



Rubberized surfacing



Sweat Lodge



Trembling Aspen cluster around Sweat Lodge



Western Red Cedar (basket weaving and medicinal use)



Vine Maple (carving, bowls and hunting bows)



Wild Ginger (medicinal use)



Red Flowering Currant (edible berries)



Evergreen Huckleberry (edible berries)



Salal (edible berries)

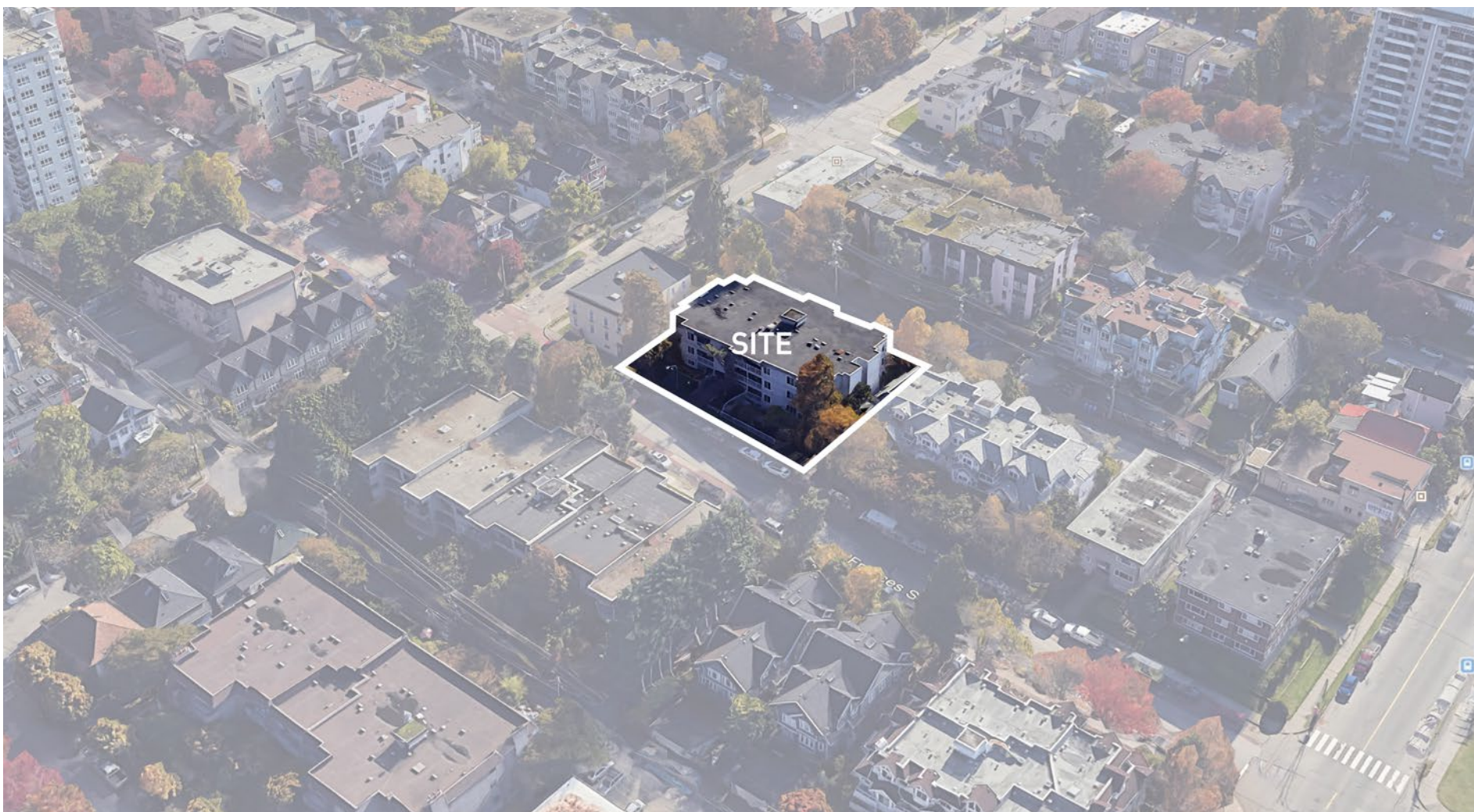
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Redevelopment at 1766 Frances Street

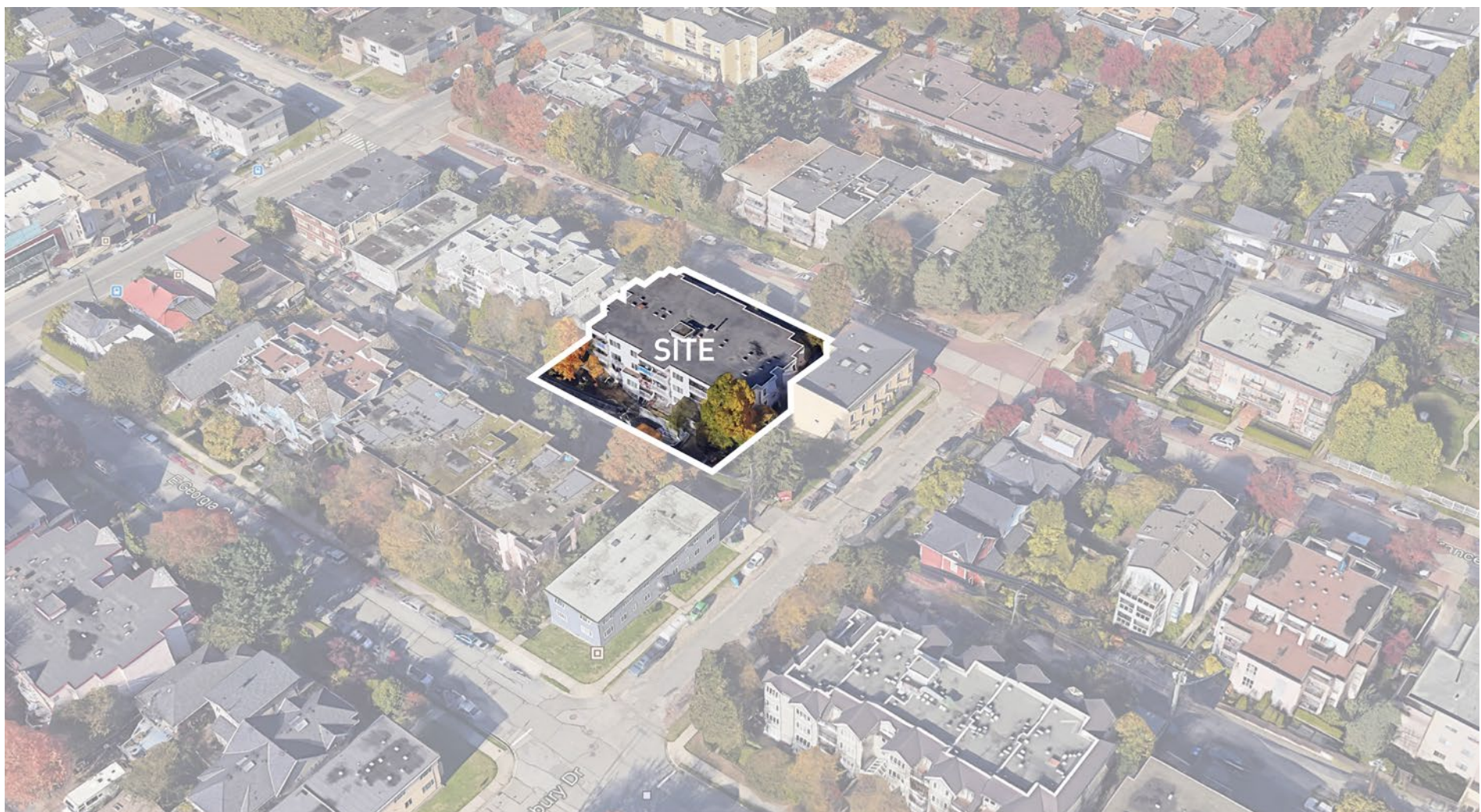
Ensuring former tenants are accommodated

This project represents an important opportunity to provide comfortable, secure homes for the people who were displaced by the fire in 2017. All former tenants would be welcomed back into the safe and modern new homes when the building is complete, at no increase in rent, provided they continue to meet their previous rent subsidy criteria. Moving expenses would be covered by Vancouver Native Housing Society for those who choose to exercise a right of first refusal on the new units.

Vancouver Native Housing Society will continue to work closely with tenants that have been displaced to ensure they are aware of the redevelopment timeline and can create plans to return to their homes.



Existing site bird eye view (northwest corner)



Existing site bird eye view (southeast corner)



Existing site (view from Frances Street)

- EXISTING SITE:**
1766 Frances Street, Vancouver
- EXISTING SITE AREA:**
16,122.18 sq. ft. / 1,497.8 m²
- SITE DIMENSIONS:**
132 ft. x 122 ft.
- EXISTING ZONING:**
RM-4

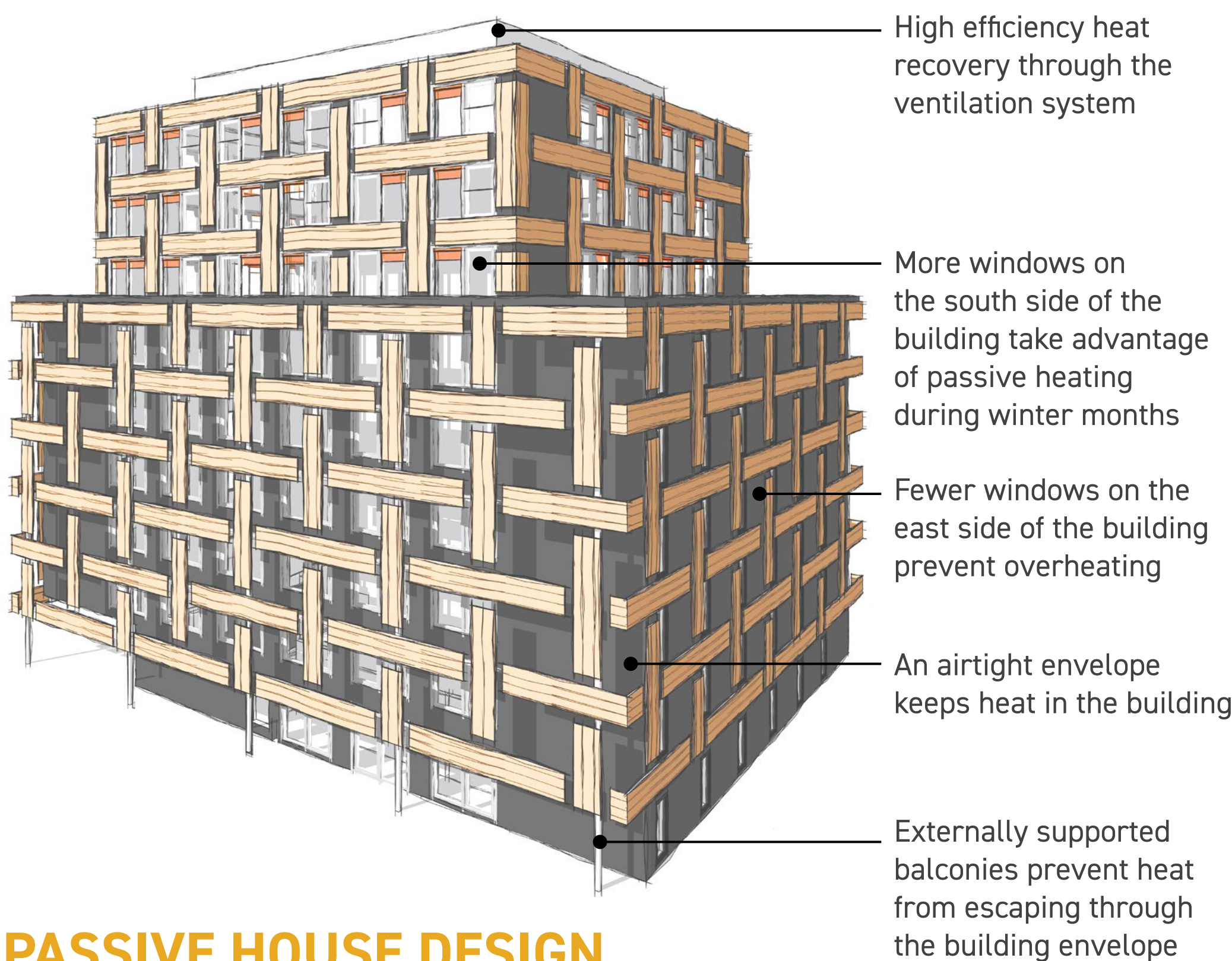
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Redevelopment at 1766 Frances Street

Building a sustainable future

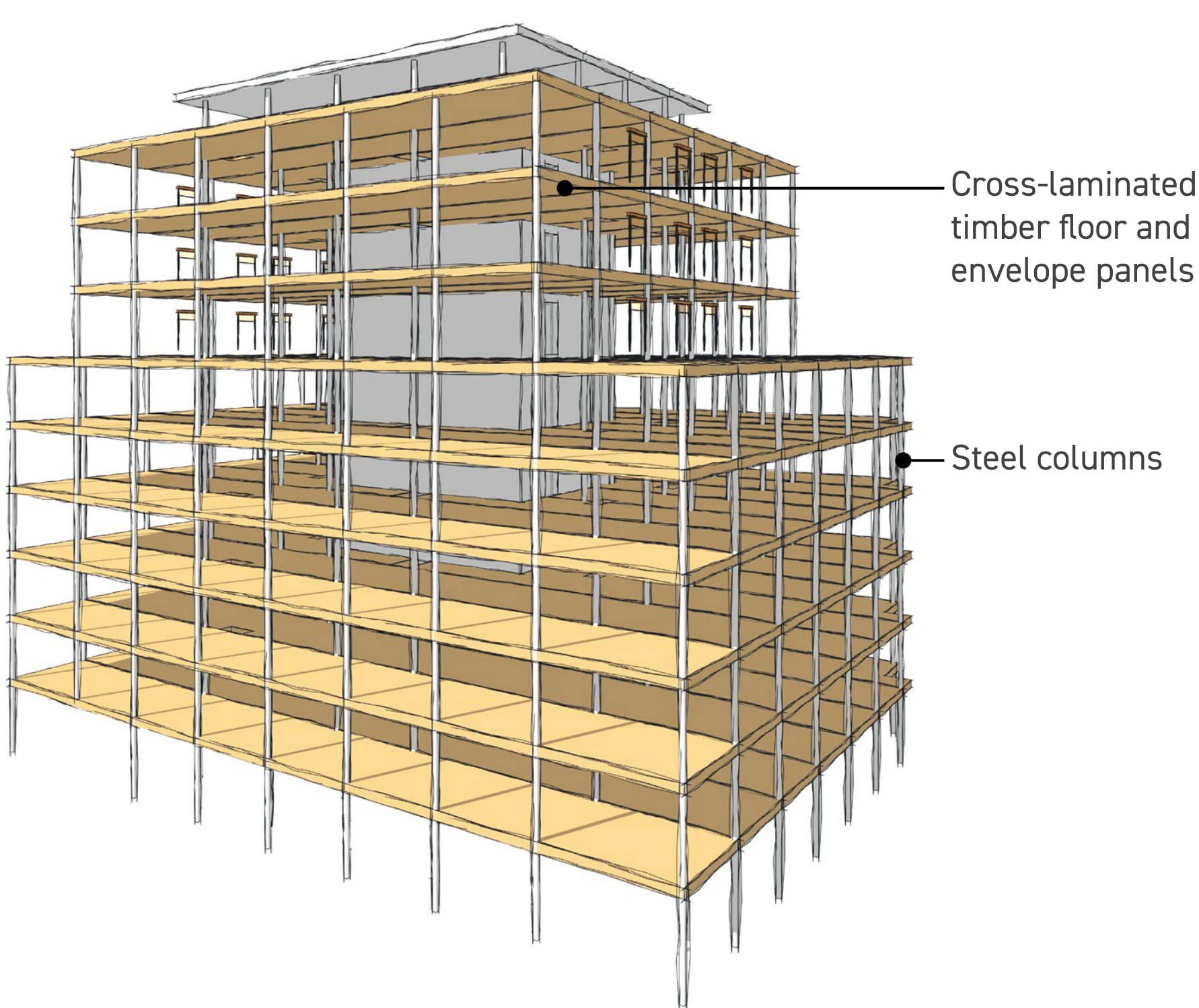
Supporting environmental sustainability is a key component of the vision for this project. Vancouver Native Housing Society has commissioned a building design that will showcase the highest level of energy efficiency, with the goal of achieving Passive House certification.

In keeping with the principles of Indigenous environmental stewardship, the proposed structure will feature mass timber floor slabs in order to reduce the project's greenhouse gas emissions and overall environmental footprint. The site will have ample bike parking and 100% of the residential parking stalls will provide energized electrical outlets for Electric Vehicles (EVs).



PASSIVE HOUSE DESIGN

A passive house is designed to require little energy to heat and cool the space.



MASS TIMBER CONSTRUCTION

Mass timber reduces the overall carbon footprint of the building's construction.

Vancouver Native Housing Society would also support a gardening program in which tenants could grow their own food, traditional Indigenous medicines and plants that could be used in ceremony. The gardening program would aim to build community, support Indigenous food sovereignty and enable tenants to reduce their environmental footprint.



Focus on edible and native landscape plantings



Raised planters for seasonal vegetables and herb plantings

Two existing Linden trees have been incorporated into the design for retention.



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Redevelopment at 1766 Frances Street

Redevelopment process

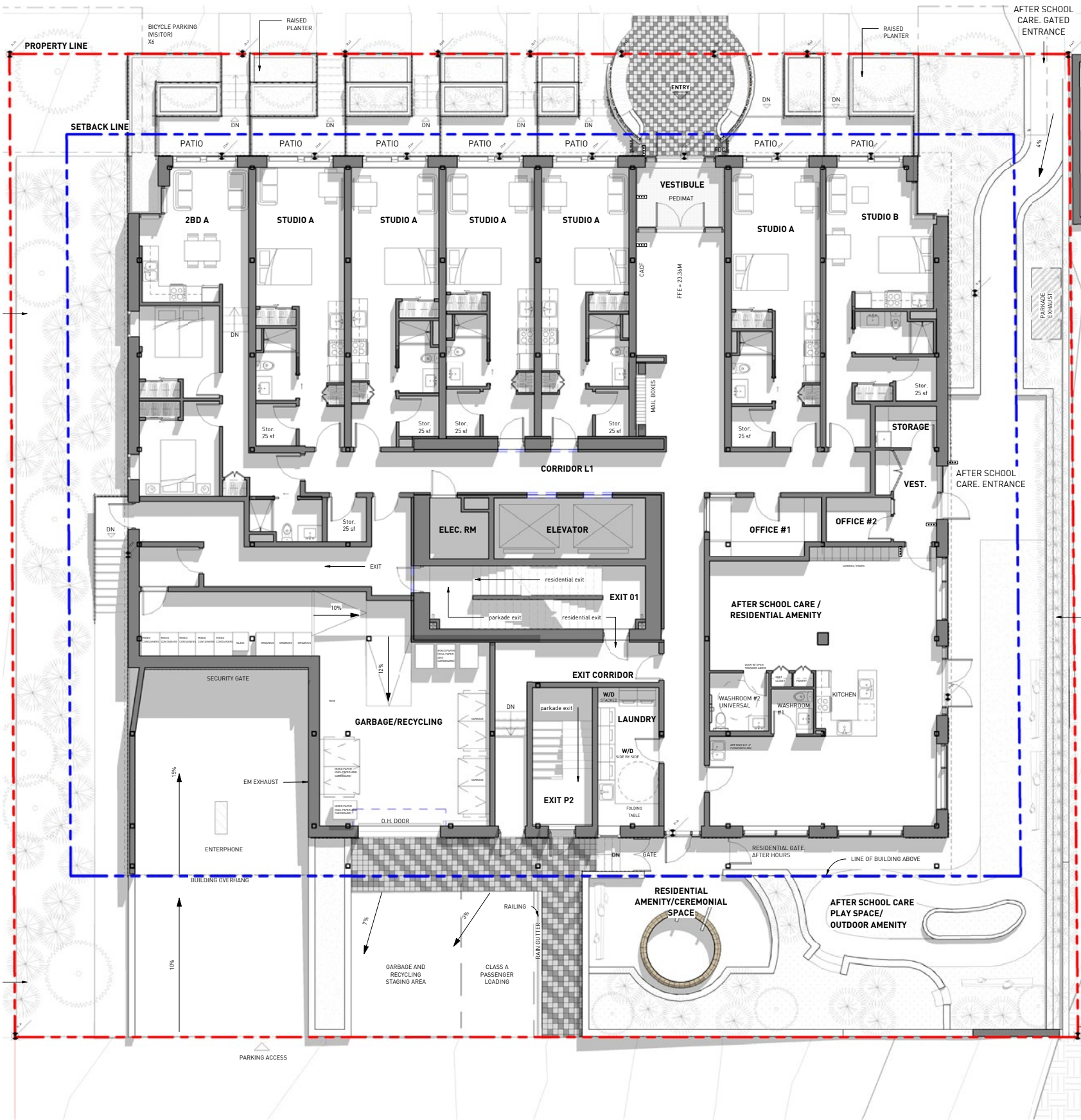


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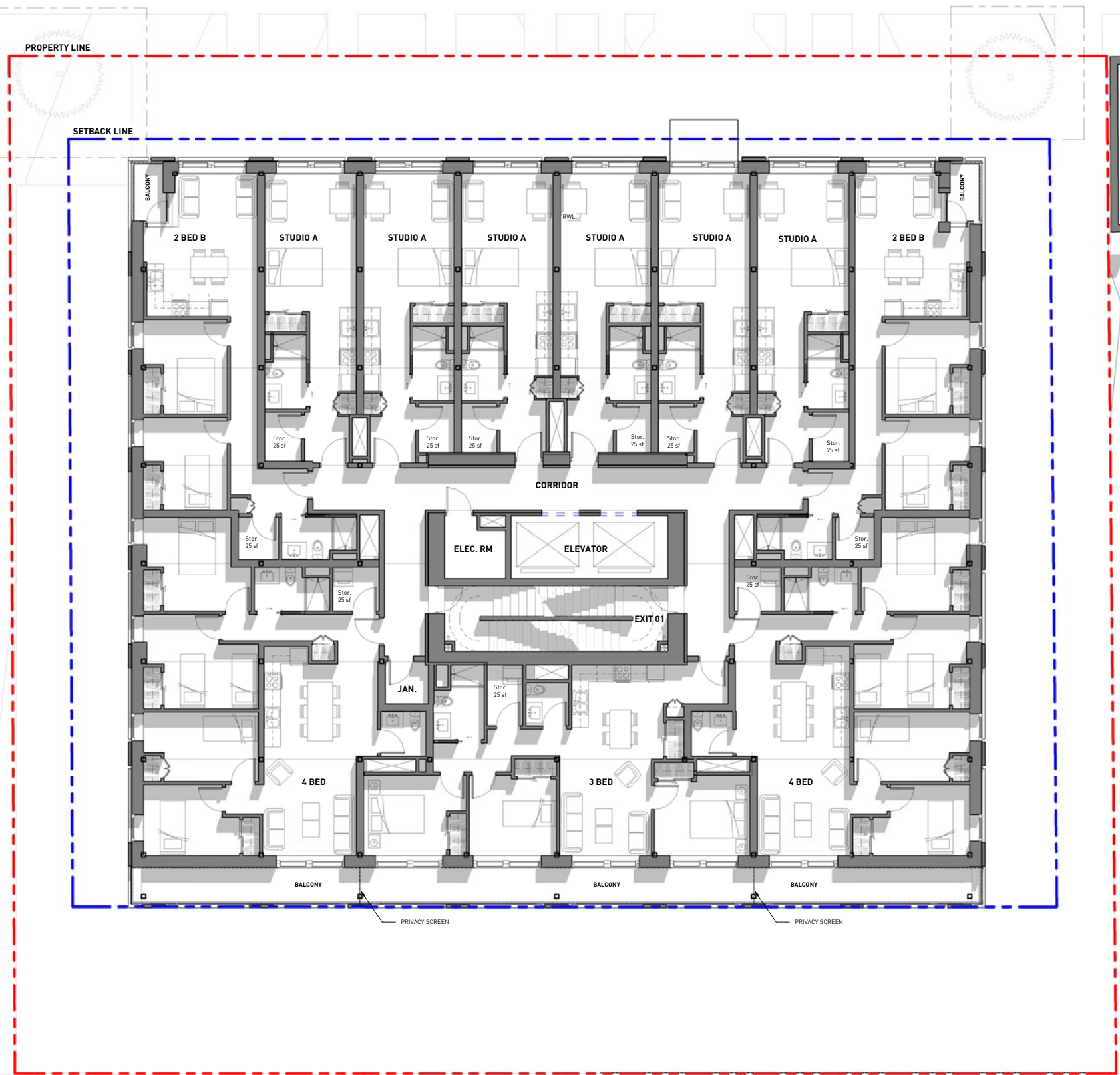
Redevelopment at 1766 Frances Street

Architectural floor plan design

LEVEL 1



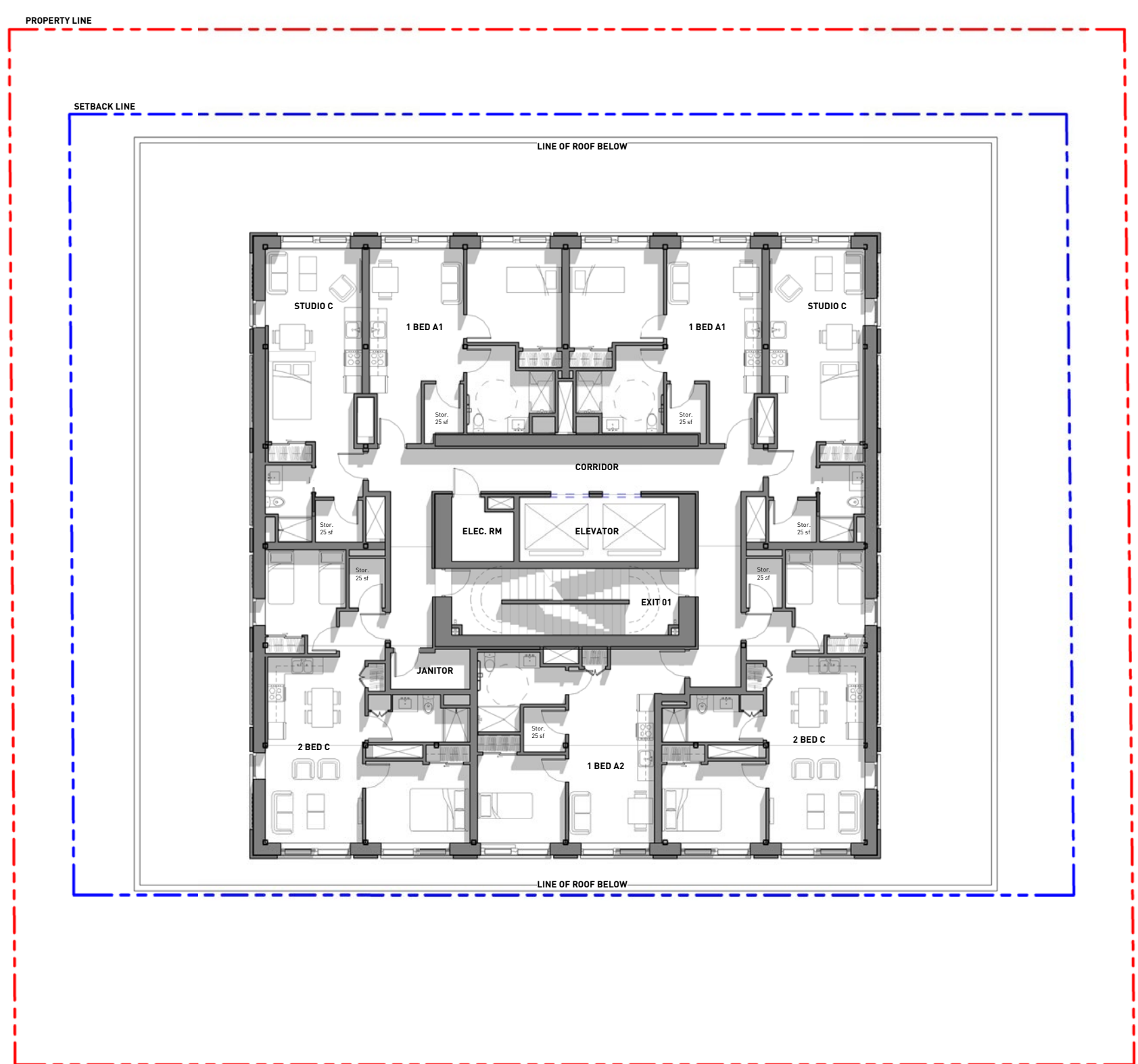
LEVELS 2-6



LEVEL 7



LEVELS 8-9



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Redevelopment at 1766 Frances Street

Cultural design reference

The culturally respectful architectural design of the facade panels, balcony guard expression and floor paving references the Coast Salish Peoples' basket weaving tradition. The wood expression celebrates the first inhabitants of this area, calling it Khupkhahpay'ay, meaning "Cedar Tree."



CEREMONIAL SPACE/
SWEAT LODGE
OUTDOOR AMENITY



LANDSCAPE PAVERS
BASKET WEAVE PATTERN AND
RUBBERIZED OUTDOOR AMENITY
SURFACE WITH FIRST NATIONS' MOTIF



WOVEN BASKET
ENVELOPE AND GUARDRAIL DETAIL



PUBLIC ART
INCORPORATED INTO BUILDING
ENTRANCE

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Redevelopment at 1766 Frances Street

Architectural elevation design

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

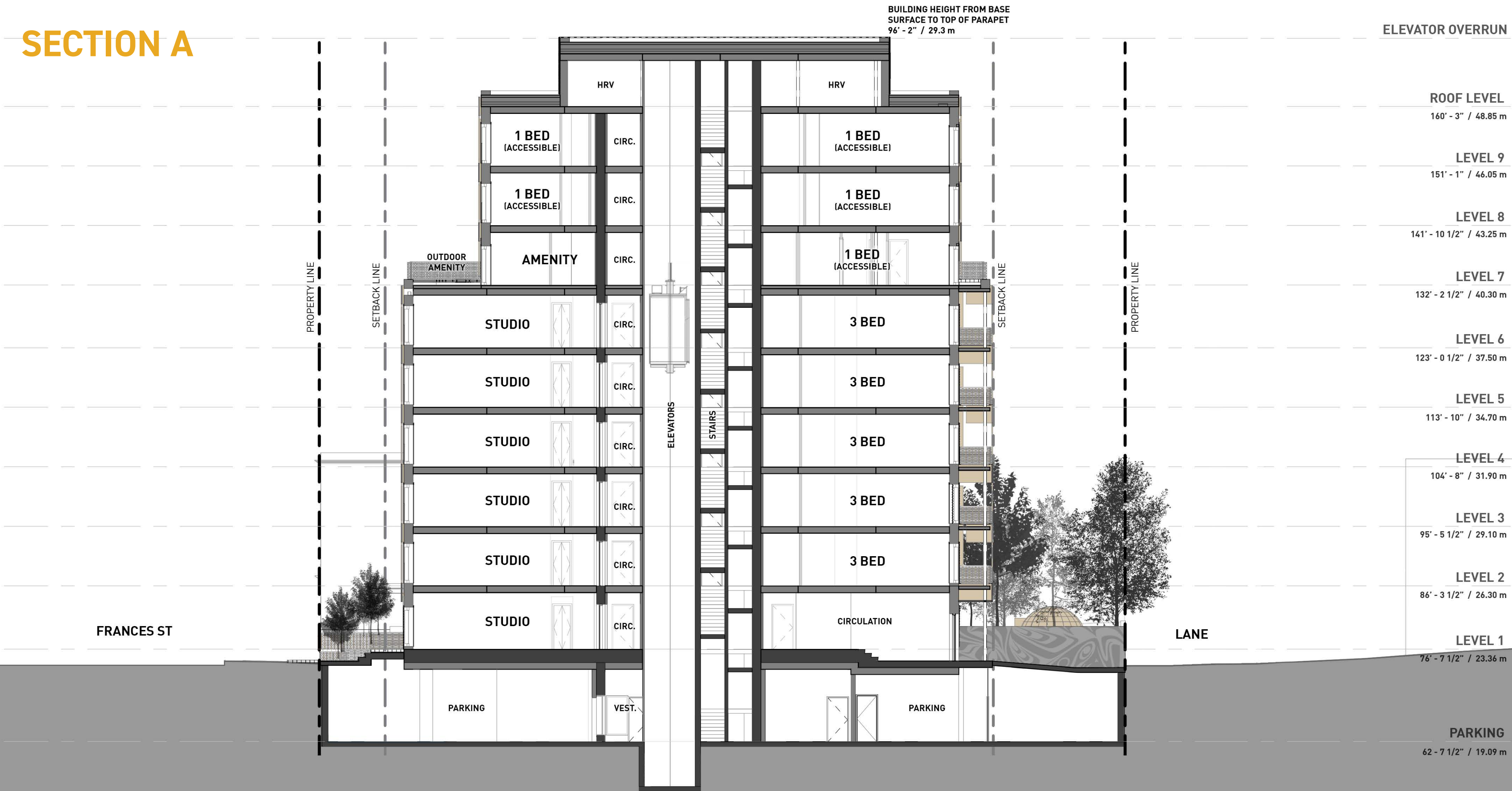


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Redevelopment at 1766 Frances Street

Architectural section drawings

SECTION A



SECTION B

