



PROJECT TEAM OVERVIEW

- Owner: Community Land Trust Group of Societies
- Design/Build Partner: TL Housing Solutions
- Operating Partner: Aaron Webster Housing Co-Operative
- Architect: RLA Architects Inc
- Landscape Architect: M2 Landscape Architecture
- Building Code: MR Consulting
- Civil: Binnie
- Electrical: Gager Electrical Consultants
- Mechanical: Williams Engineering
- Structural: Weiler Smith Bowers

RENTAL RATE INFORMATION

- 20% units rented at shelter rate
- 50% units rented at rent-geared-to-income based on 2019 HILS rates
- 30% units rented at lower end of market based on CMHC average rents



REZONING INTENT, REZONING AND DESIGN RATIONALE

The proposed co-operative housing development is located on the property of 1885 East Pender Street, incorporating 64 apartment homes near the north-west corner of Victoria and Pender.

The use and built form of the development complies with the parameters of Grandview-Woodland Community plan to be proactive in addressing current issues, managing growth, and builds upon the community's spirit and potential.

The proposal is designed with guidelines and principles set by the Community Land Trust to create and preserve opportunities for low- and moderate-income households.

The proximity to multiple bus routes allows us to apply for a 20% relaxation on our parking requirements while still adequately serving the tenants with multiple transportation options like bikes and a car share program.



PROJECT DESCRIPTION

The subject site is the former home of the Aaron Webster Housing Co-operative. This proposal is to develop the now vacant property with a new 6 storey co-operative housing development with one level of underground parking for the Aaron Webster Housing Co-operative.

The proposed massing of the building complies with the Grandview-Woodland Community plan to allow buildings up to six-storeys to provide renewed and additional secured rental housing while protecting character streetscapes.

The dominant exterior materials are hardipanel and a reverse board and batten siding. The building rests on monolithic frames that ground the base of the building to the site, while the feature coloured upper levels break up the massing with a mix of vaulted popups. The lightweight corner balconies round off the building for a well-proportioned, timeless appearance in a contemporary manner.

The main entrance for the apartment building is located on East Pender Avenue for convenient level access and for the desirable residential aspect of this street.

The indoor amenity room, adjacent to the entrance lobby opens up to the south orientation along East Pender Street.

One level of parking is provided under the apartment building with access from the lane behind. Secure bicycle storage is located in the parking level in the storage areas. It is expected that vehicle use may be reduced by the proximity to the transit routes and walkable amenities; however, at this time, there is a need to provide the 31 stalls for the existing co-op members.

A landscaped main entrance point provides welcome and direction from the street to the building. Landscape elements consist of planted areas for privacy and visual appeal with a row to street trees to soften Pender Street and provide solar screening from southern sun.



SUSTAINABLE DESIGN

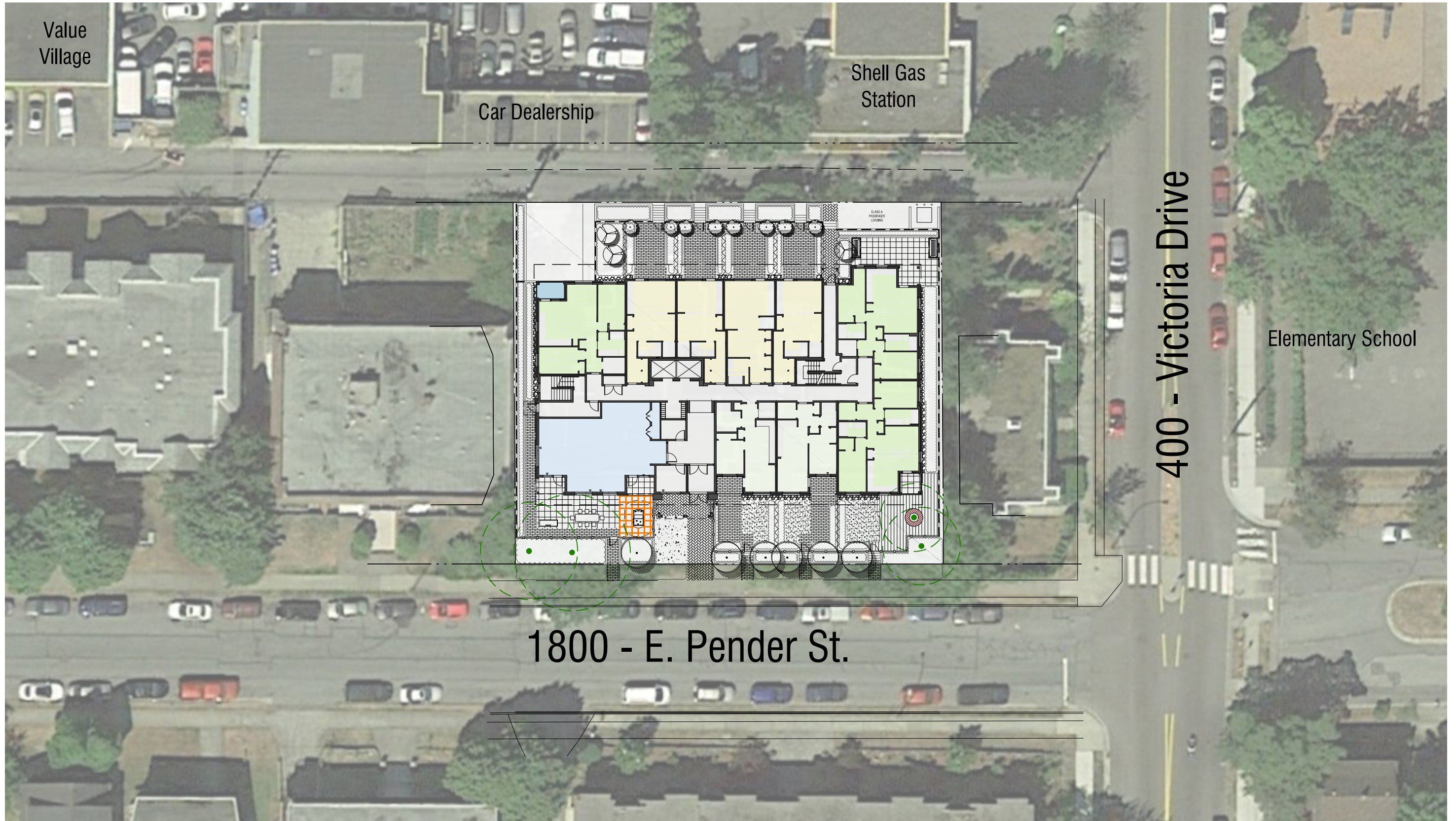
As per the environmental requirements of the CMHC and the National Housing Co-Investment Fund, the project is designed to achieve a minimum 25% decrease in energy consumption and greenhouse gas emissions over the same project designed to the requirements of the 2015 National Energy Code for Buildings. In addition, BC Housing's design guideline requirements of BC Energy Code Step 4 and Thermal Comfort requirements will be met in order to achieve a maximum of 20 overheating hours. The new Aaron Webster Housing Co-operative will be designed and built to comply with the City of Vancouver's Low Emissions Green Buildings requirements in order to satisfy the Performance Limits brought forth in the Green Buildings Policy for Rezoning.

The project represents dense, compact, energy efficient housing on multiple transit routes close to jobs, schools, parks, and shops. It represents a significant step forward in energy efficiency and carbon footprint reduction. The project features design strategies to reduce passive energy consumption. Horizontal sun screens on the south and vertical sun screens on the east and west living spaces will reduce summer heat gain. This passive cooling strategy can justify the absence of A/C and reduce the buildings energy load.

CONCLUSION

This development proposal is fully consistent with City policies and, specifically, meets the objectives of the Grandview-Woodland Community Plan. Additionally, the project seeks to adopt the principles and guidelines set forth by the Community Land Trust, BC Housing, and CMHC for developing livable communities. The form of development respects the existing neighbours, and supports and reinforces the emerging pattern for future development in East Vancouver.





Value Village

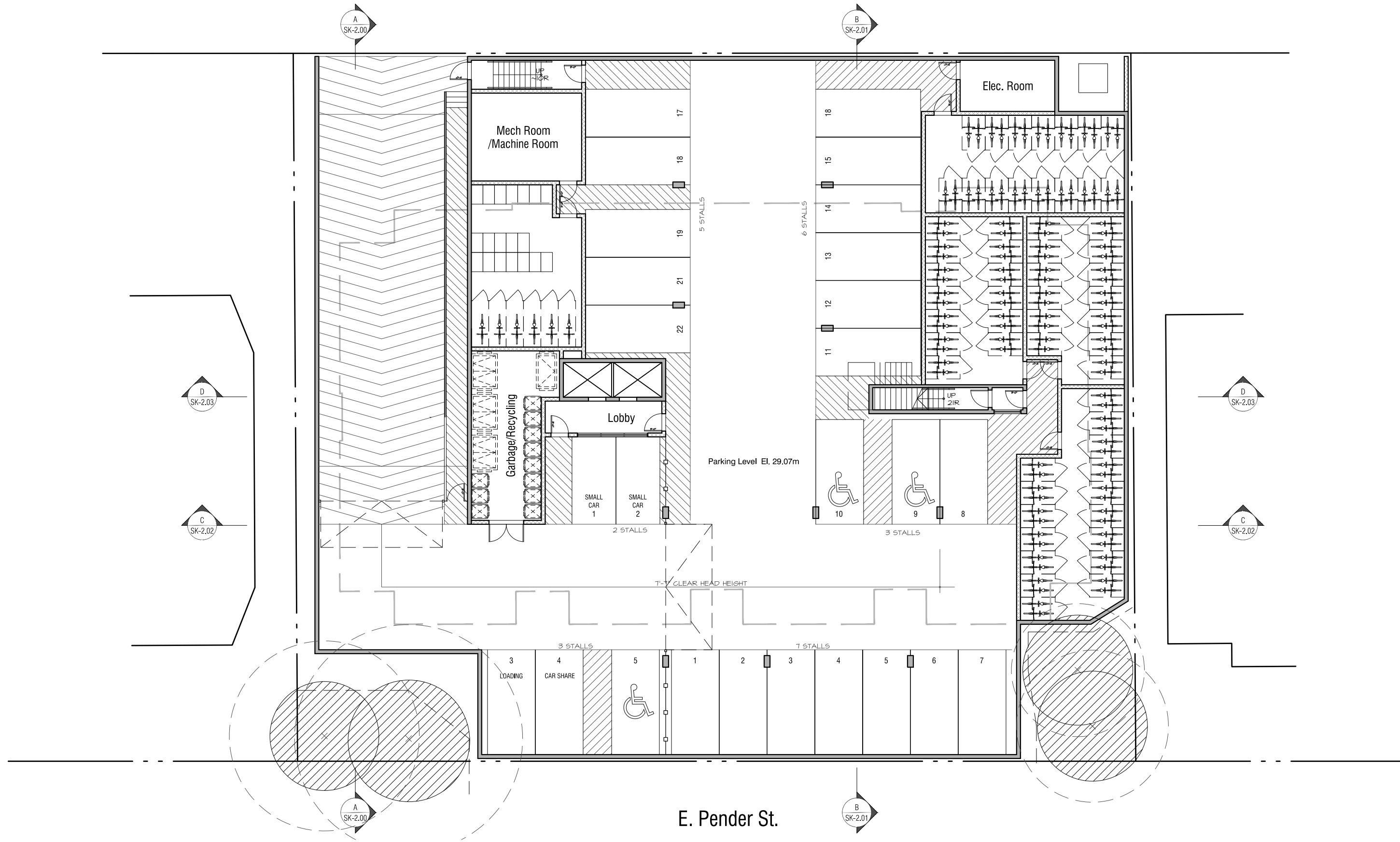
Car Dealership

Shell Gas Station

400 - Victoria Drive

Elementary School

1800 - E. Pender St.



Floor Plan - Parking



Floor Plan - Main

A
SK-2.00

Lane

B
SK-2.01



D
SK-2.03

D
SK-2.03

C
SK-2.02

C
SK-2.02

A
SK-2.00

E. Pender St.

B
SK-2.01

A
SK-2.00

Lane

B
SK-2.01



D
SK-2.03

D
SK-2.03

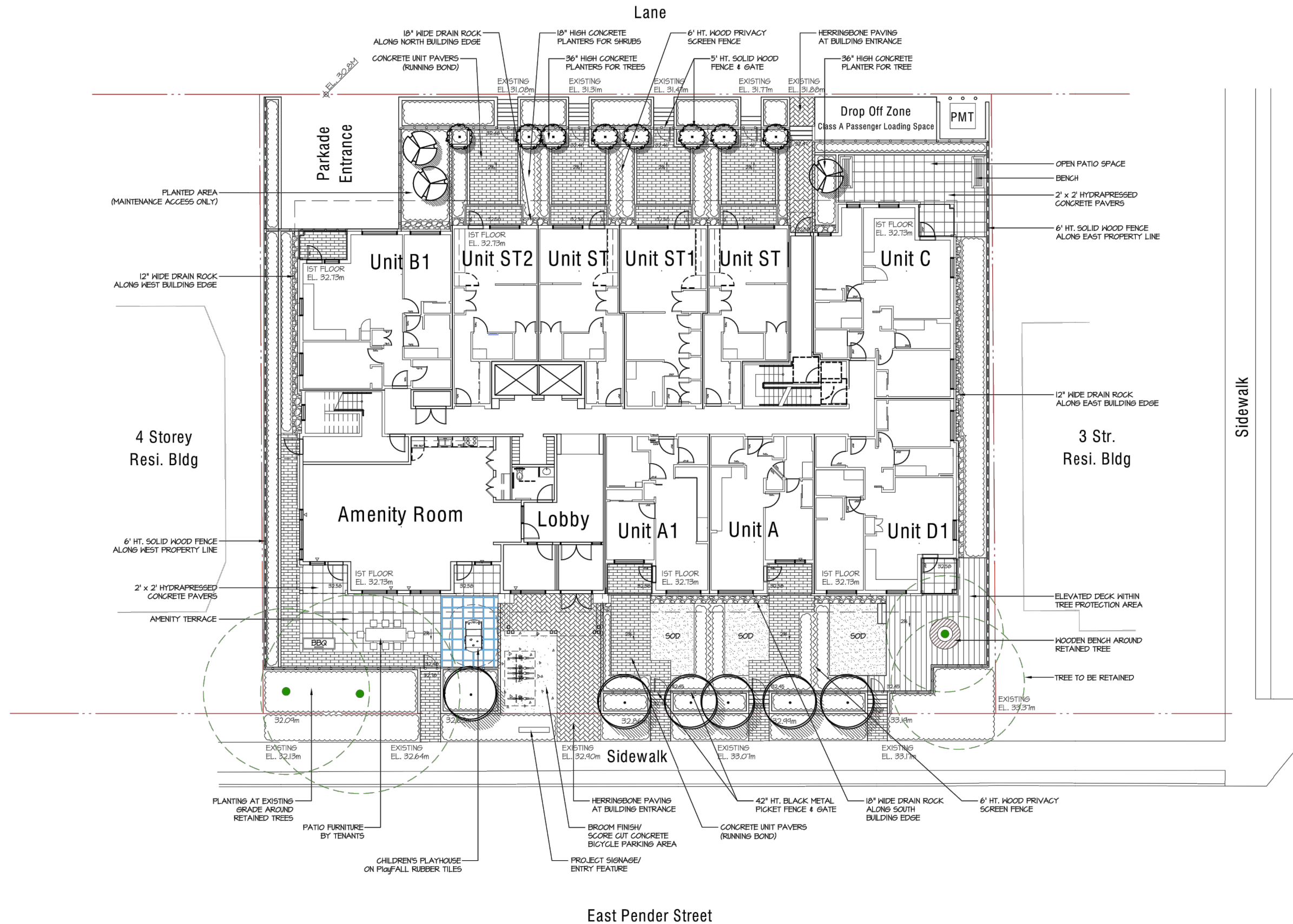
C
SK-2.02

C
SK-2.02

A
SK-2.00

E. Pender St.

B
SK-2.01



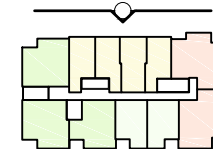


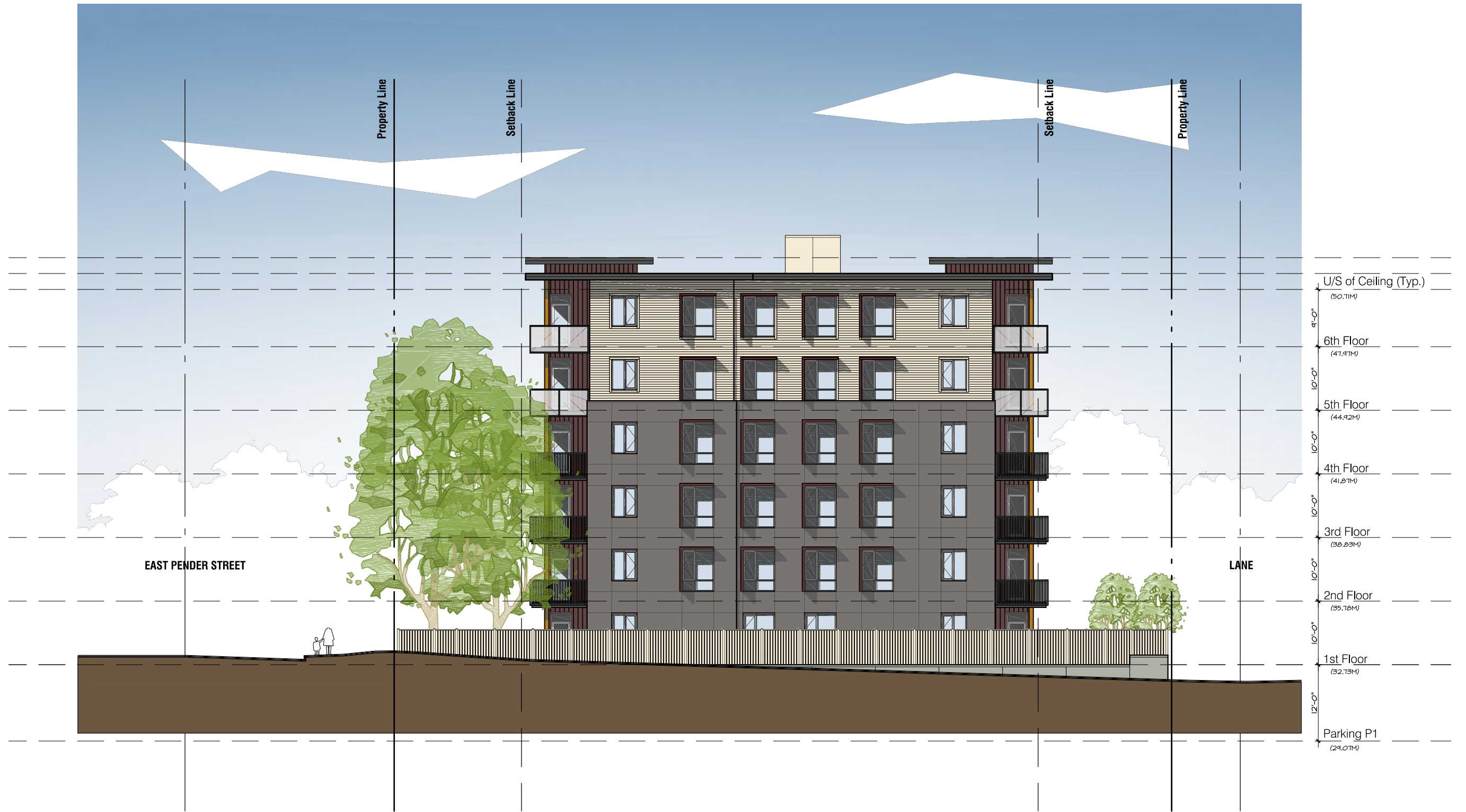
Elevation - South



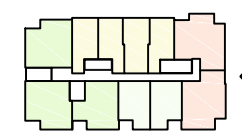


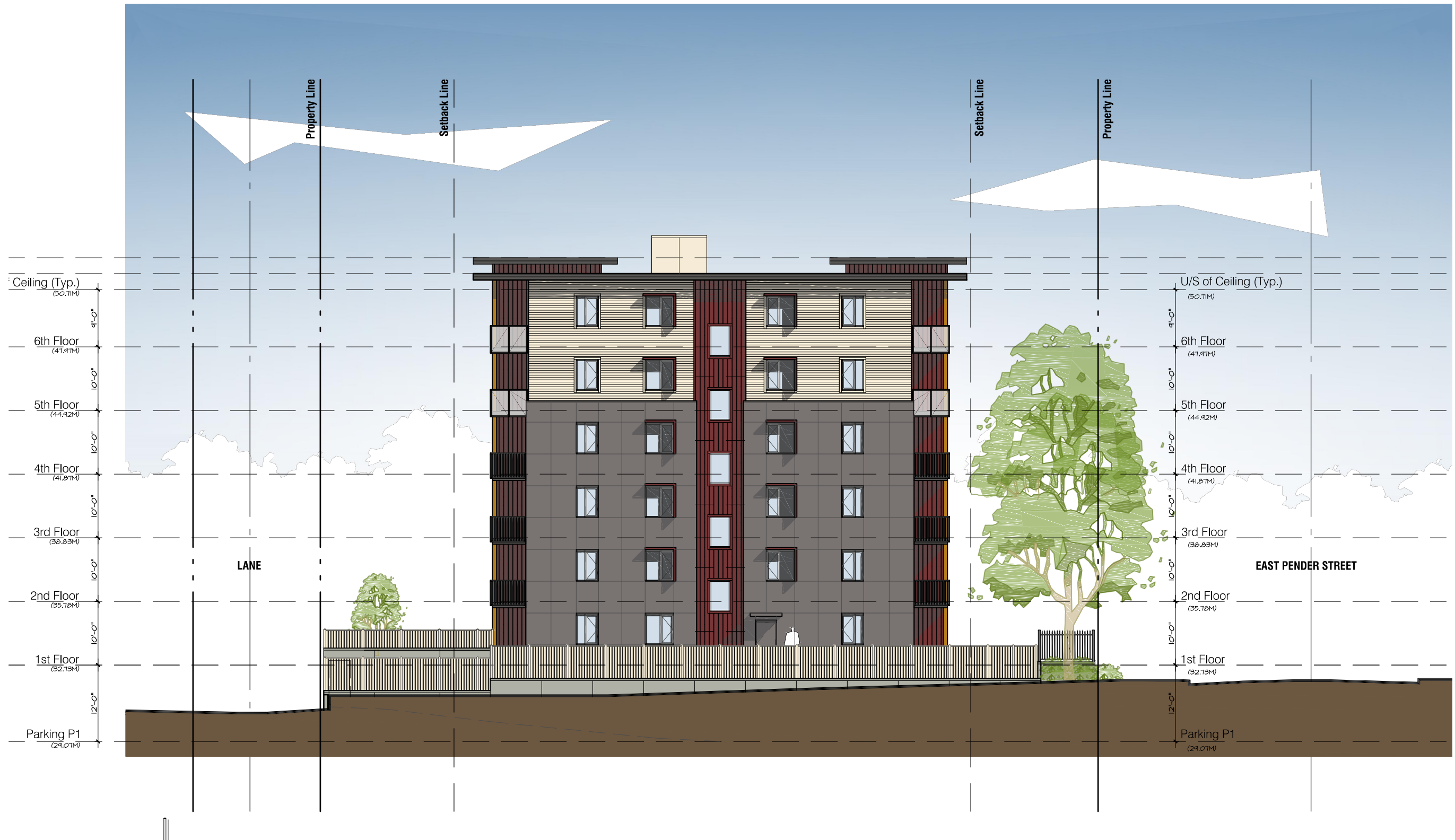
Elevation - North



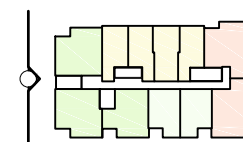


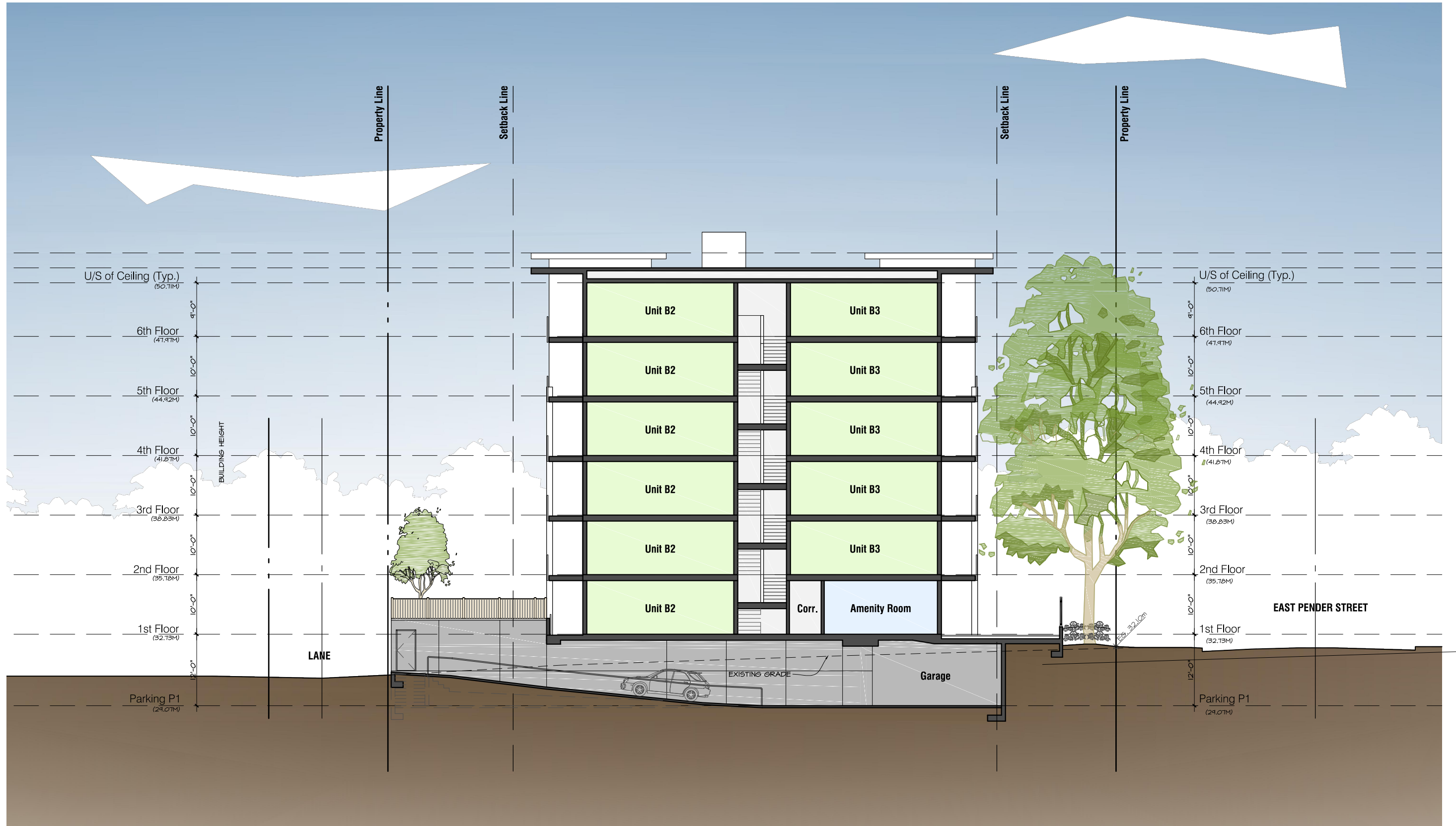
Elevation - East



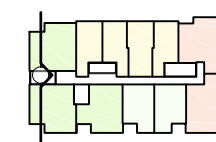


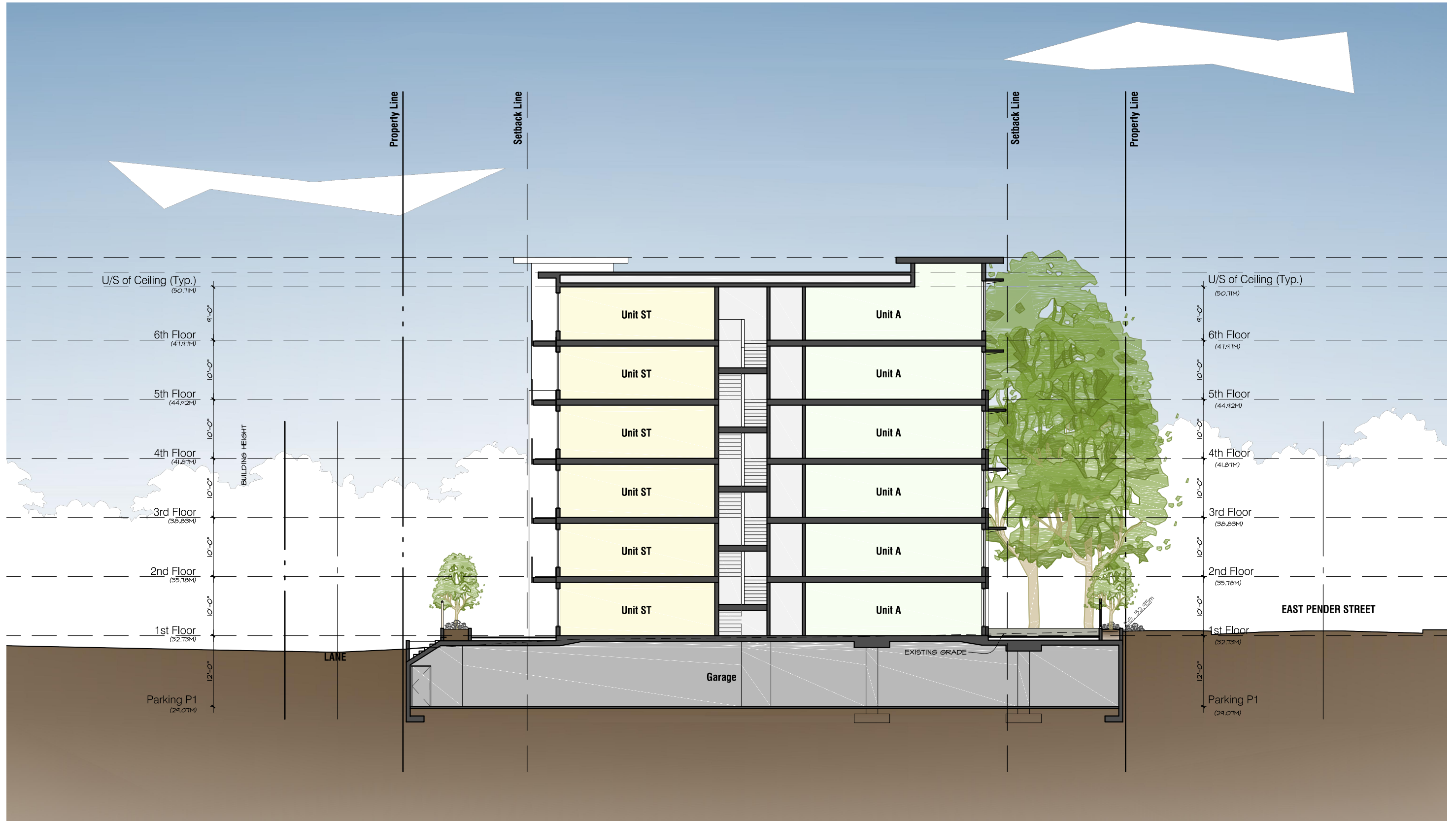
Elevation - West



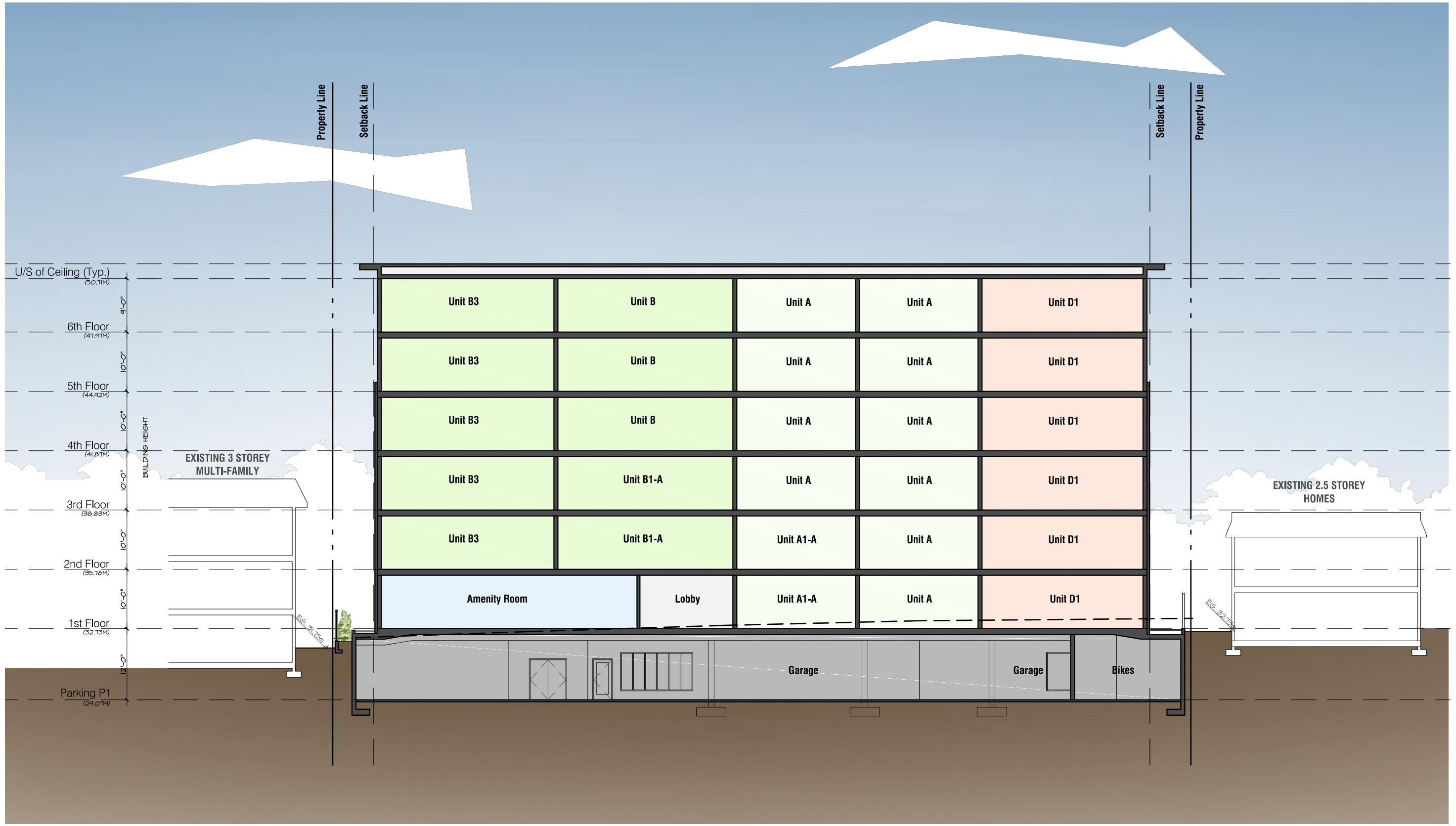


Section - A-A

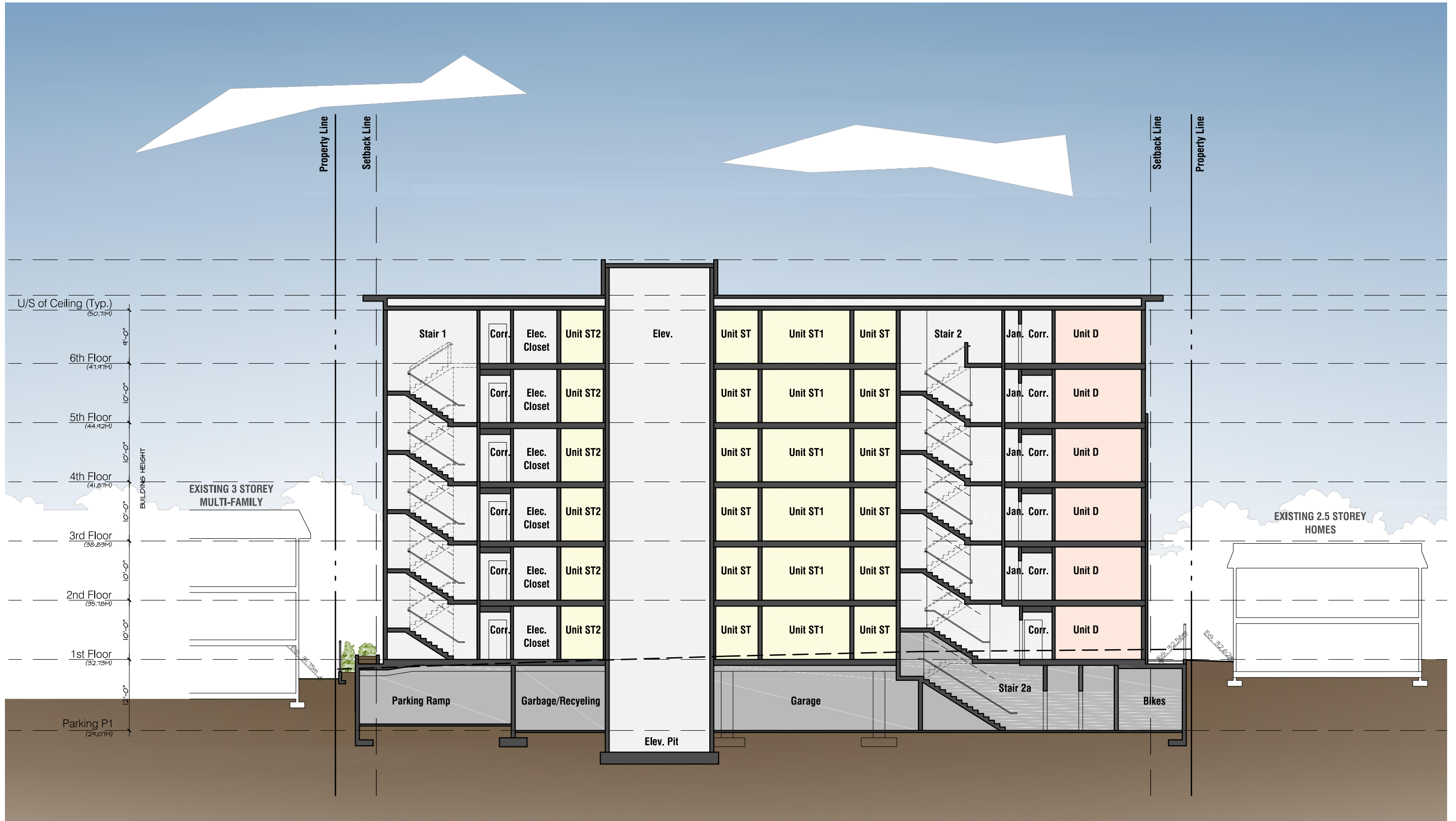




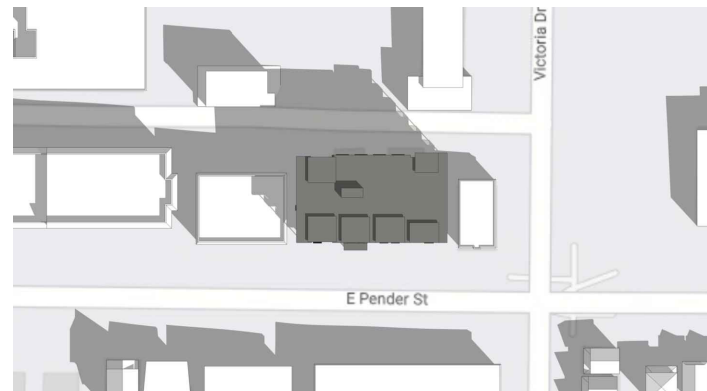
Section - B-B



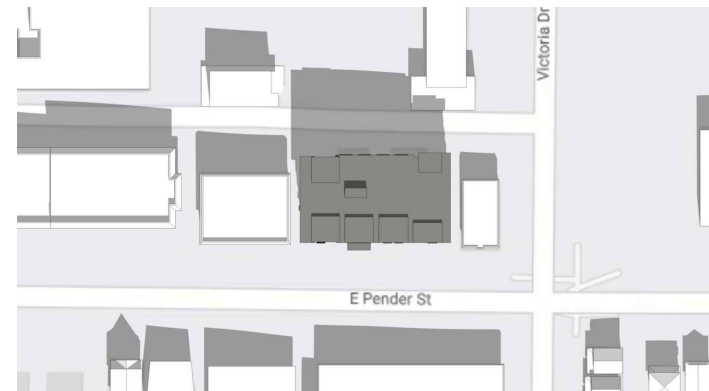
Section - C-C



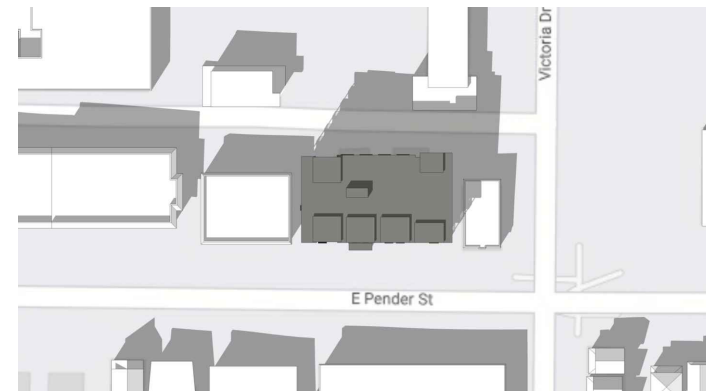
Section - D-D



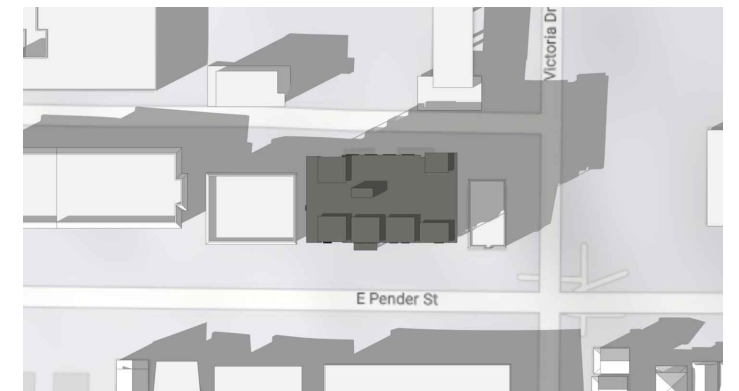
March 21, 10am



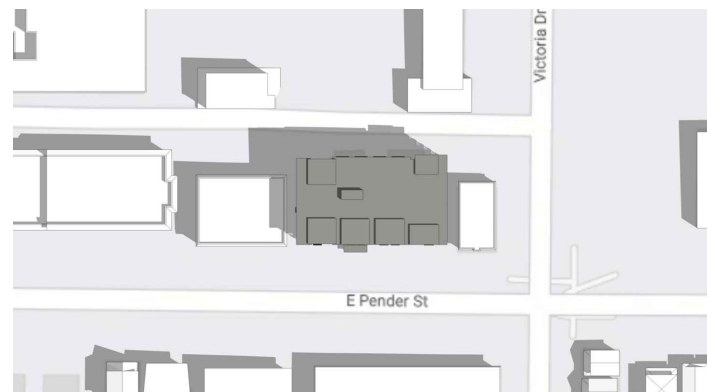
March 21, 12pm



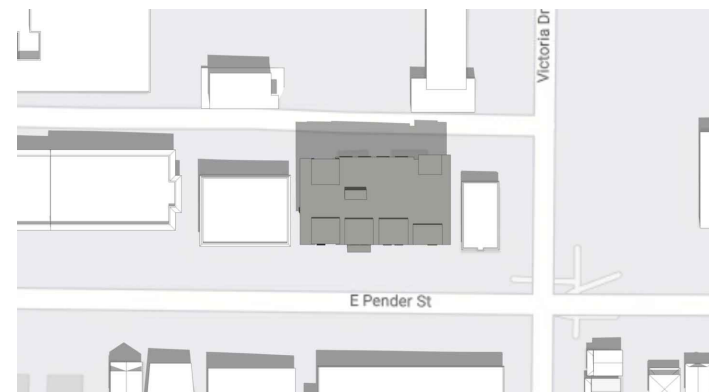
March 21, 2pm



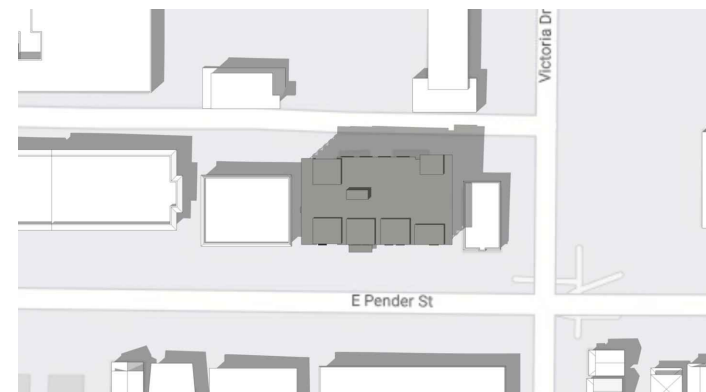
March 21, 4pm



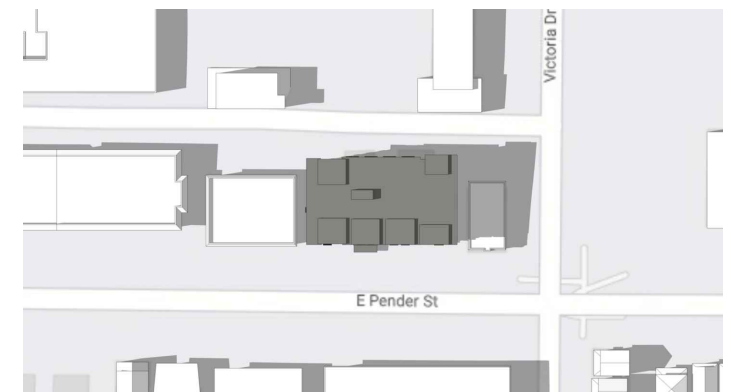
June 21, 10am



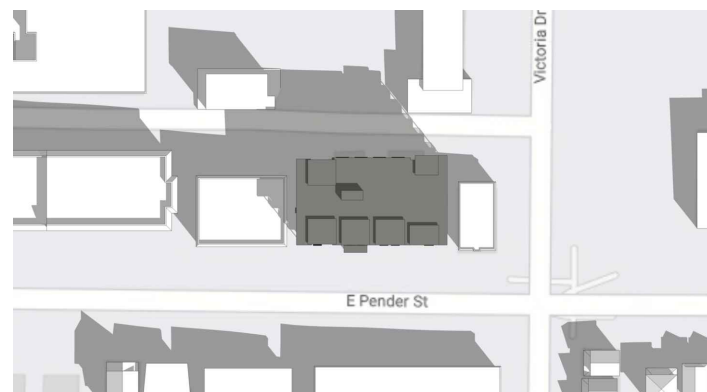
June 21, 12pm



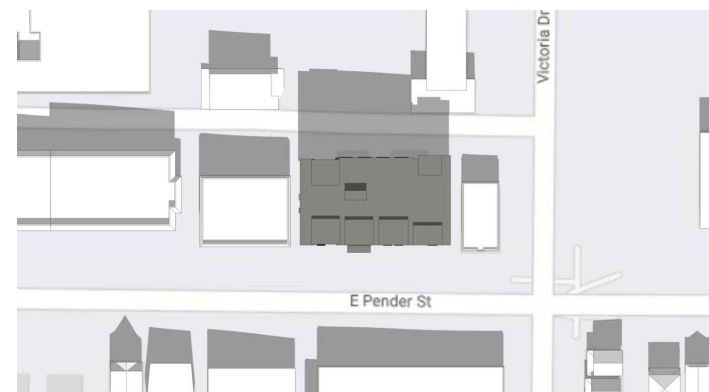
June 21, 2pm



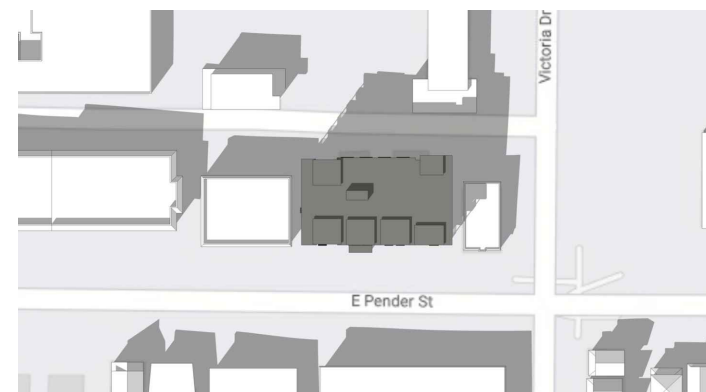
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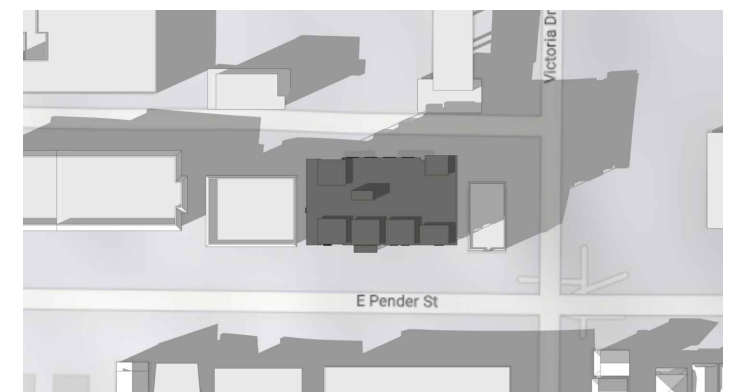
Sept 21, 10am



Sept 21, 12pm



Sep 21, 2pm



Sep 21, 4pm