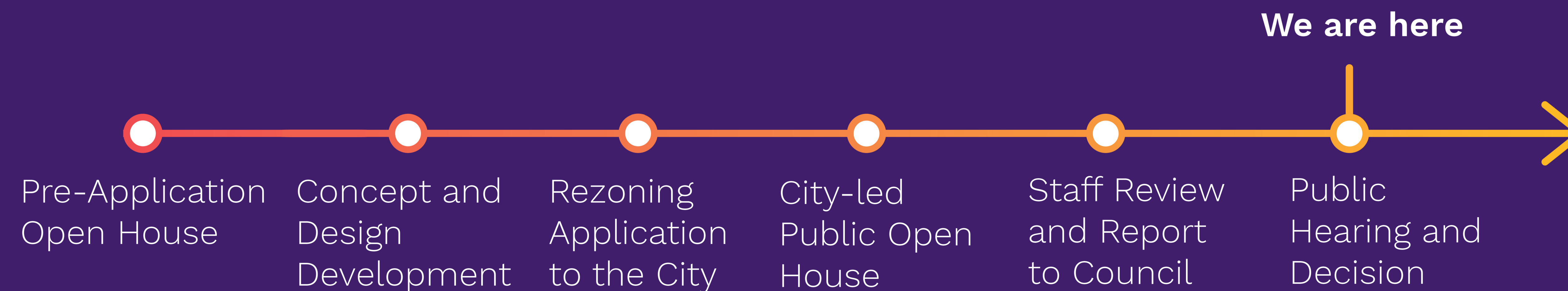


Welcome

Brightside Community Homes Foundation is proposing to redevelop its MacLeod Manor building, located at 8725 French Street, to ensure we're able to meet the needs of current and future residents for the long term.

Timeline

In February 2020, we started engaging with the Marpole community through door-to-door conversations and online with immediate neighbours and stakeholders. The City is now leading this Public Hearing online due to COVID-19.



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

Meet the Project Team



Applicant

BRIGHTSIDE COMMUNITY HOMES FOUNDATION

Brightside is one of Vancouver’s longest-standing non-profit societies. With nearly 70 years of experience providing social housing to independent-living seniors, families, and people with disabilities, Brightside is committed to providing safe and secure homes for those struggling to meet the demands of market housing, and works towards a future where people of all income levels live within a vibrant and healthy community. Brightside owns and manages 26 properties in Vancouver providing homes for over 1,000 residents.

Development Manager



COLLIERS STRATEGY & CONSULTING

Colliers Strategy & Consulting is the Development Manager for 8725 French Street. They are supporting the Project Team through the City of Vancouver process to ensure Brightside can build more social housing in Vancouver while maximizing affordability for their residents. They advise on the best construction methodologies, assist with arranging financing, and provide oversight of tender, award, and construction.

Architect



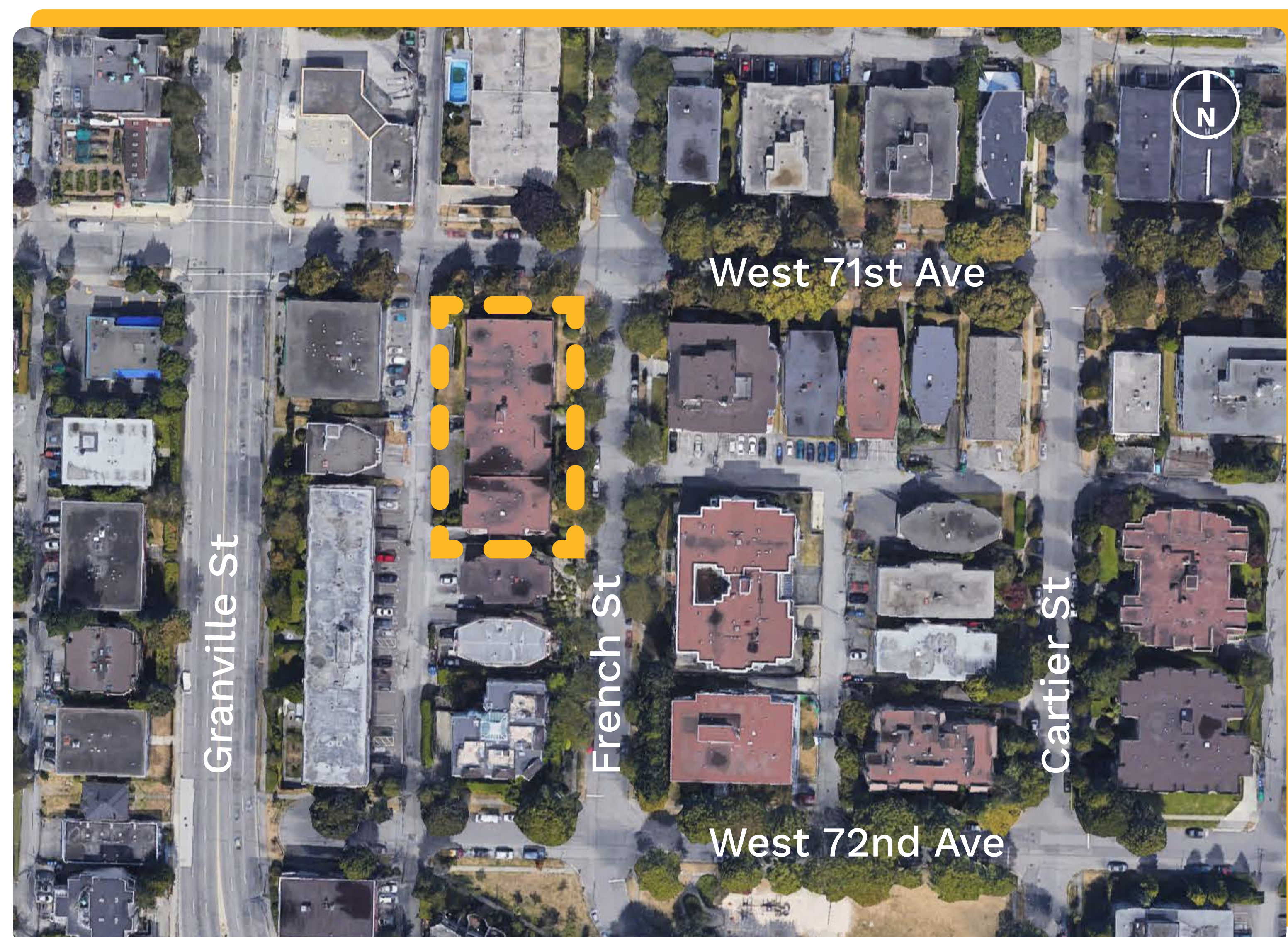
INTEGRA ARCHITECTURE INC.

Integra Architecture Inc. is an award-winning firm located in the heart of downtown Vancouver. They are working to ensure that the character of the redevelopment follows the contemporary style of the emerging architecture in the Marpole Neighbourhood and along the Granville Corridor. Creating an incremental quality to the perceived development of the block is an important consideration in the design and contribution to the diversity of the streetscape.

About MacLeod Manor

Constructed in 1964, MacLeod Manor is located at 8725 French Street in the Marpole neighbourhood. MacLeod Manor is a three-storey wood-framed building with a total of 46 homes including studios, one-bedroom and two-bedroom suites for seniors, families, and people with disabilities.

Although Brightside has taken steps to maintain the property at a high standard, it is aging and does not offer accessibility features often required for seniors aging in place.



Proposed building site



Marpole neighbourhood

Project Overview

Proposal

MACLEOD MANOR

The proposed project would replace the existing, aging three storey rental apartment building with a new, six-storey, secured, affordable rental building that would provide a total of 100 homes at rents that exceed the levels of affordability defined under the City’s Social Housing definition. By providing a new high-performance building that doubles the number of secured, non-profit owned, affordable rental homes, we believe this project supports the mission of Brightside and many City policies and objectives.

Brightside’s number one concern is the welfare of all its residents, and our priority is to minimize the impact to current residents living at MacLeod Manor ahead of, and during, the redevelopment of the site. While all residents will need to temporarily relocate while construction takes place, Brightside is working with every resident to ensure appropriate accommodation and supports are secured. Current residents of MacLeod Manor will be offered the opportunity to return once the development is complete at Brightside’s current rental calculation based on each household and their level of income.

In line with Brightside’s mandate, the project addresses the need for affordable rental housing in Vancouver by proposing 100 affordable rental homes for seniors, families and people with disabilities. As a non-profit housing provider, Brightside has a proven track record through our partnerships of delivering homes with the greatest level of affordability possible.

Key Project Goals

- Provide additional secured, non-market housing to residents of Vancouver in a period of crisis.
- Provide accessible housing for families, seniors, and people with disabilities.
- Create opportunities for a social community to grow and foster a sense of ownership and pride.
- Establish distinctive and active spaces, where connections to life, culture, and identity can flourish.
- Design indoor and outdoor spaces that are robust, beautiful, and connected to their context.
- **Pursuing Passive House Certification** reducing the building’s carbon footprint and energy usage while maximizing liveability and occupant comfort.



8725 French Street
(MacLeod Manor)



8725 French Street
(MacLeod Manor)

Site Plan

Key Project Statistics

SITE AREA 2,150 SQM (TOTAL)

GFA 6,030 SQM (TOTAL)

FSR 2.68 (TOTAL)

UNIT COUNT 100

46 Replacement Units

54 New Units

UNIT MIX

29 Studios (29%)

47 1 Bedroom (47%)

14 2 Bedroom (14%)

10 3 Bedroom (10%)

BUILDING HEIGHT

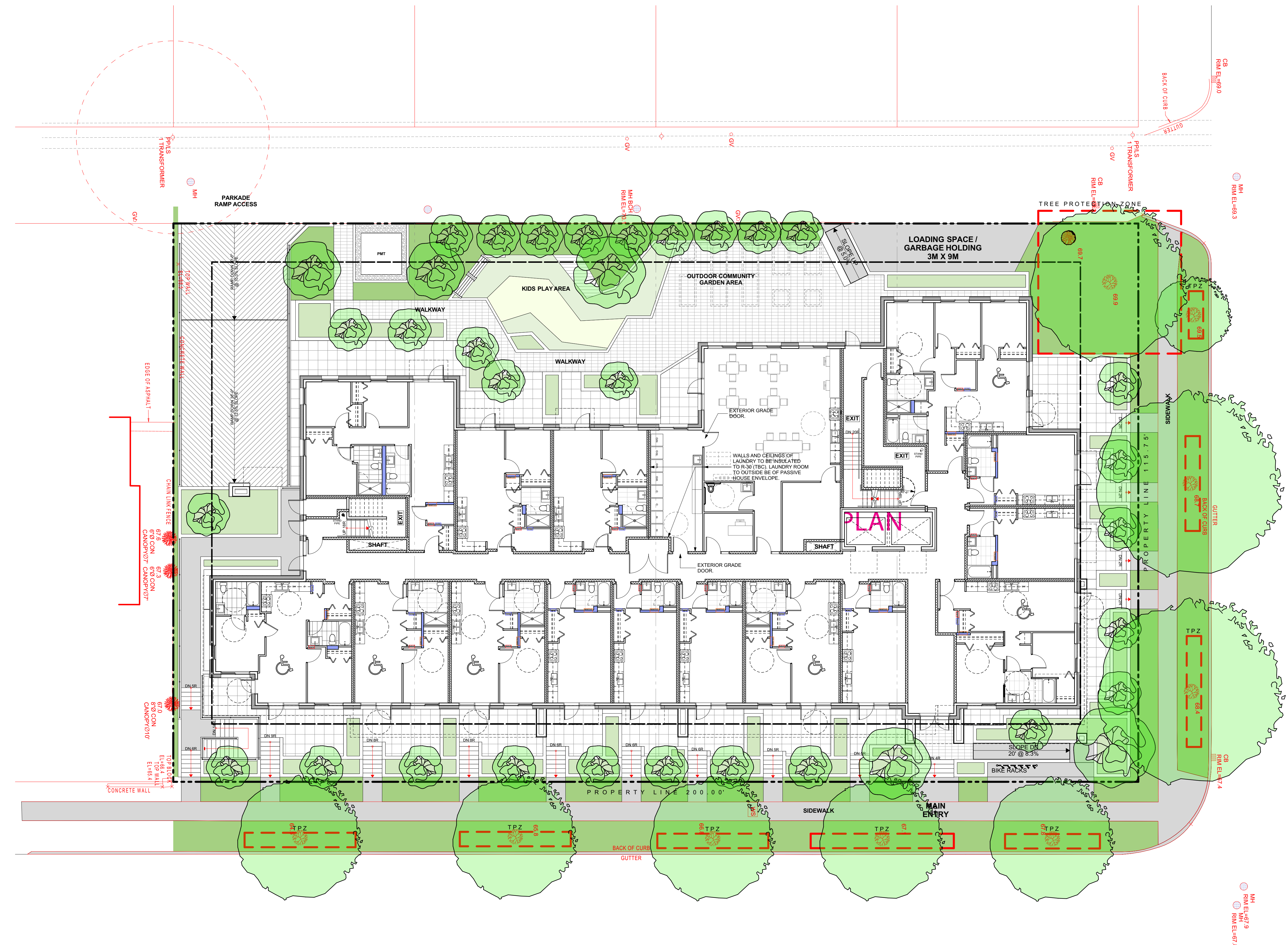
6 Storeys

PARKING 1 LEVEL UNDERGROUND

Vehicle Parking 26 spaces

Bicycle Parking 179 bicycles

The site is located within the Marpole neighbourhood and along the Granville Corridor.



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 rental project is geared toward families, people with disabilities and seniors.

The concept for this project is defined by the character of the development that follows the contemporary style of the emerging architecture in the Marpole Neighborhood and along the Granville Corridor. Creating an incremental quality to the perceived development of the block is an important consideration in the design

and contribution to the diversity of the streetscape.

This project is to be designed and constructed to the City of Vancouver's Green Building Policy, thereby achieving a drastic reduction in emissions and energy consumption, while assuring high levels of occupant comfort.

Conceptual Image

Artist's rendering, subject to change



French Street

Conceptual Image

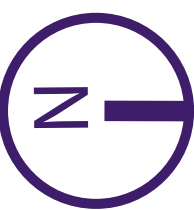
Artist's rendering, subject to change



French Street

71st Avenue

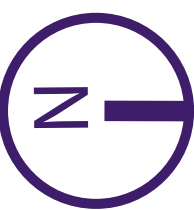
Building Plans



2nd to 4th Floor Plans

Images subject to change

Building Plans



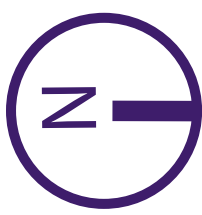
Level 5 Floor Plan

Images subject to change

Building Plans



Level 6 Floor Plan



Images subject to change

Building Plans

Parking

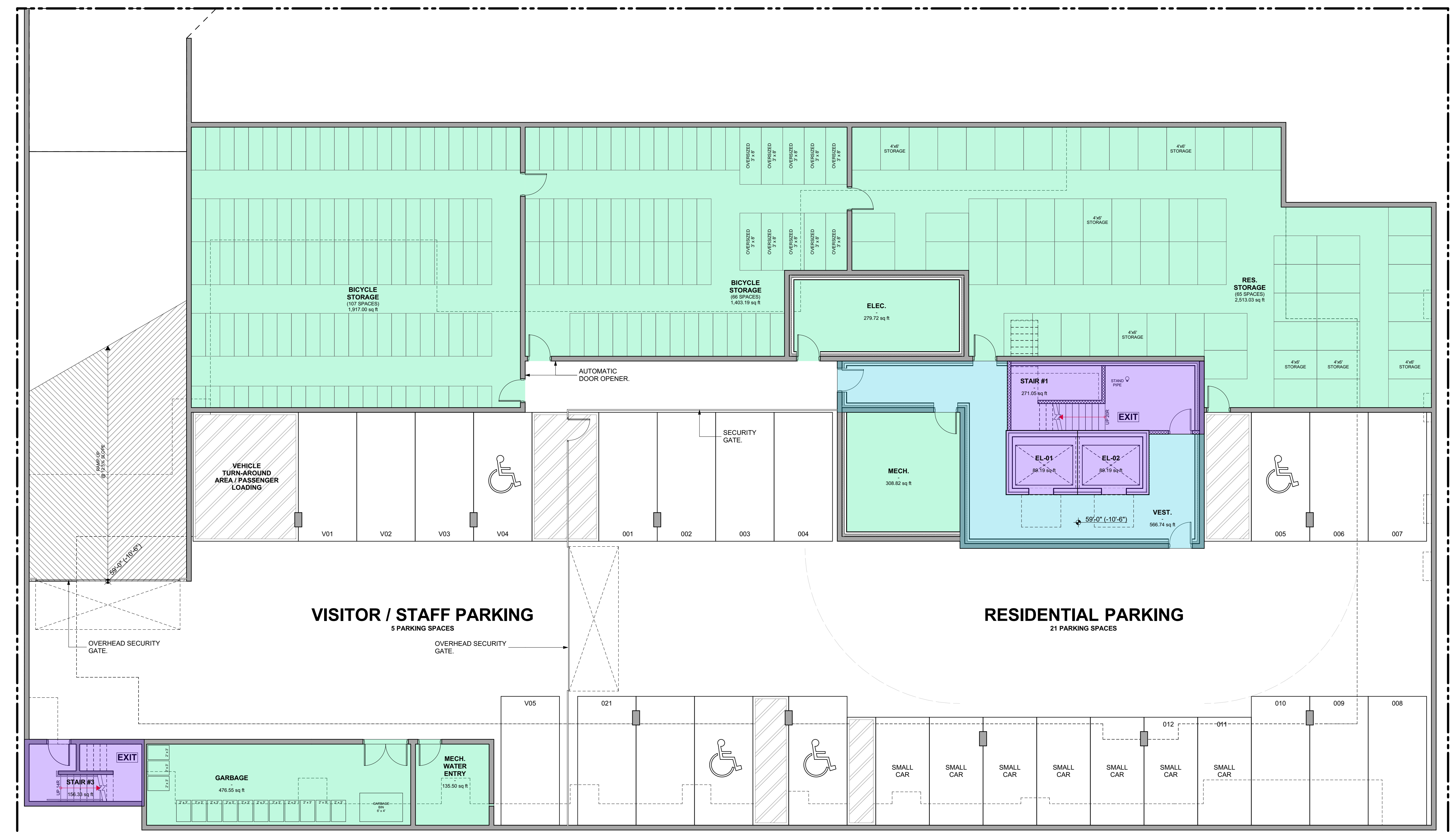
The proposed redevelopment will offer secure underground vehicular parking in the building.

Bicycle parking will also be provided and accessible to all residents, located securely within the parkade:

- Vehicle Parking **26** spaces
- Bicycle Parking **179** bicycles

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

Images subject to change



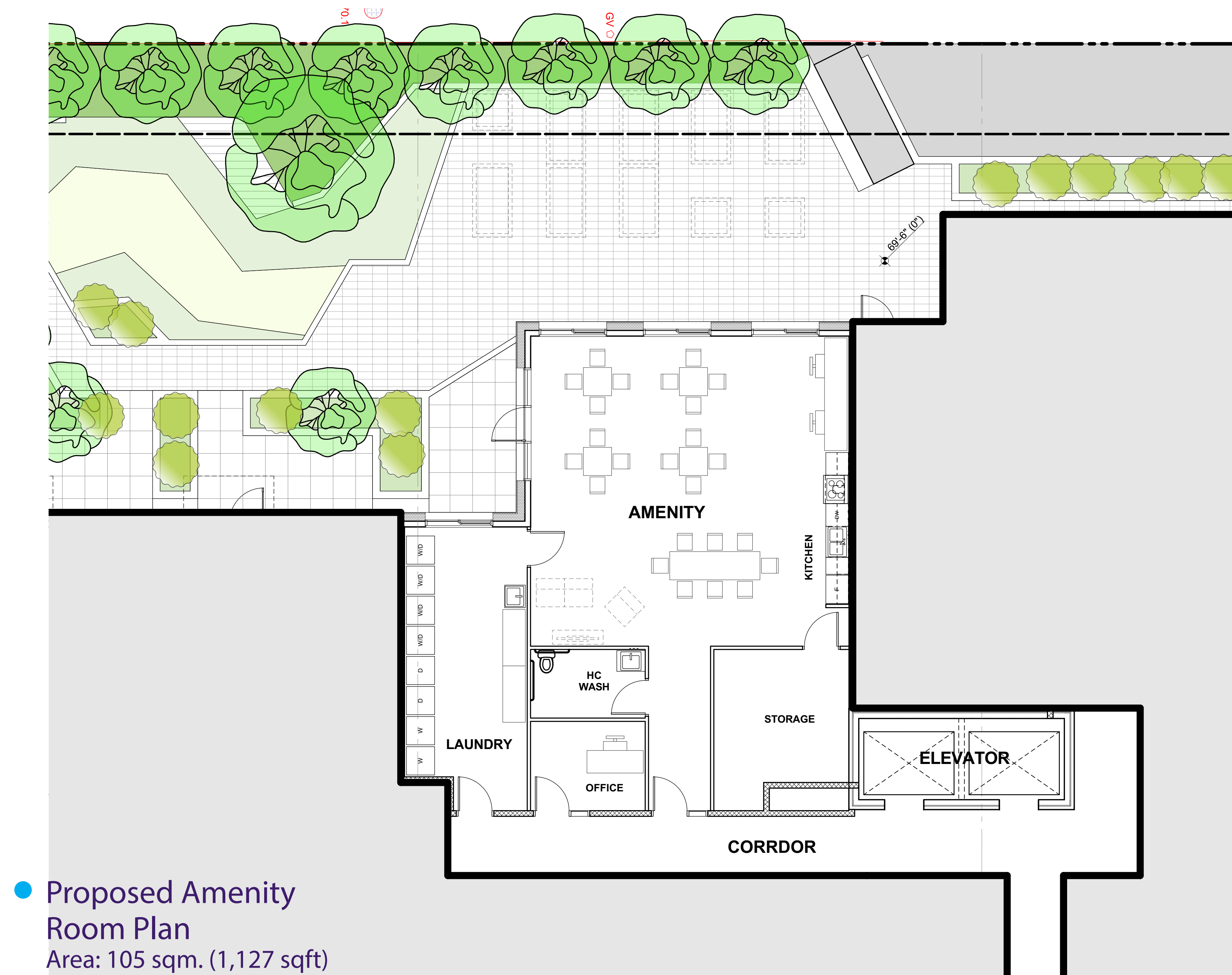
Parkade Floor Plan



Amenities

Amenity Spaces

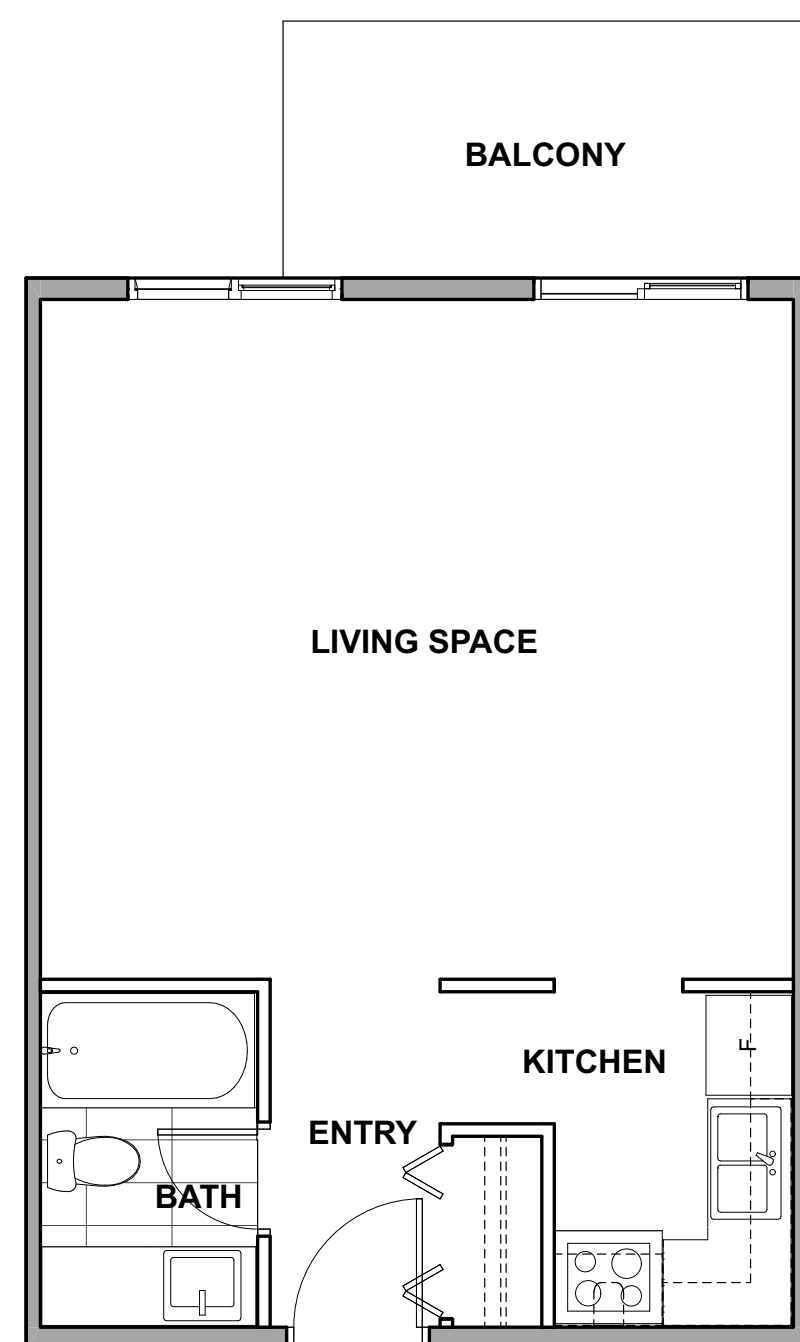
Active amenity spaces are proposed at ground level facing into the courtyard from the west, providing a communal vantage point from which to visually and actively take part in the community opportunities offered both inside and out. These amenity spaces include accessible common laundry and kitchen spaces, providing opportunities to engage and to share everyday experiences, and promoting a sense of community.



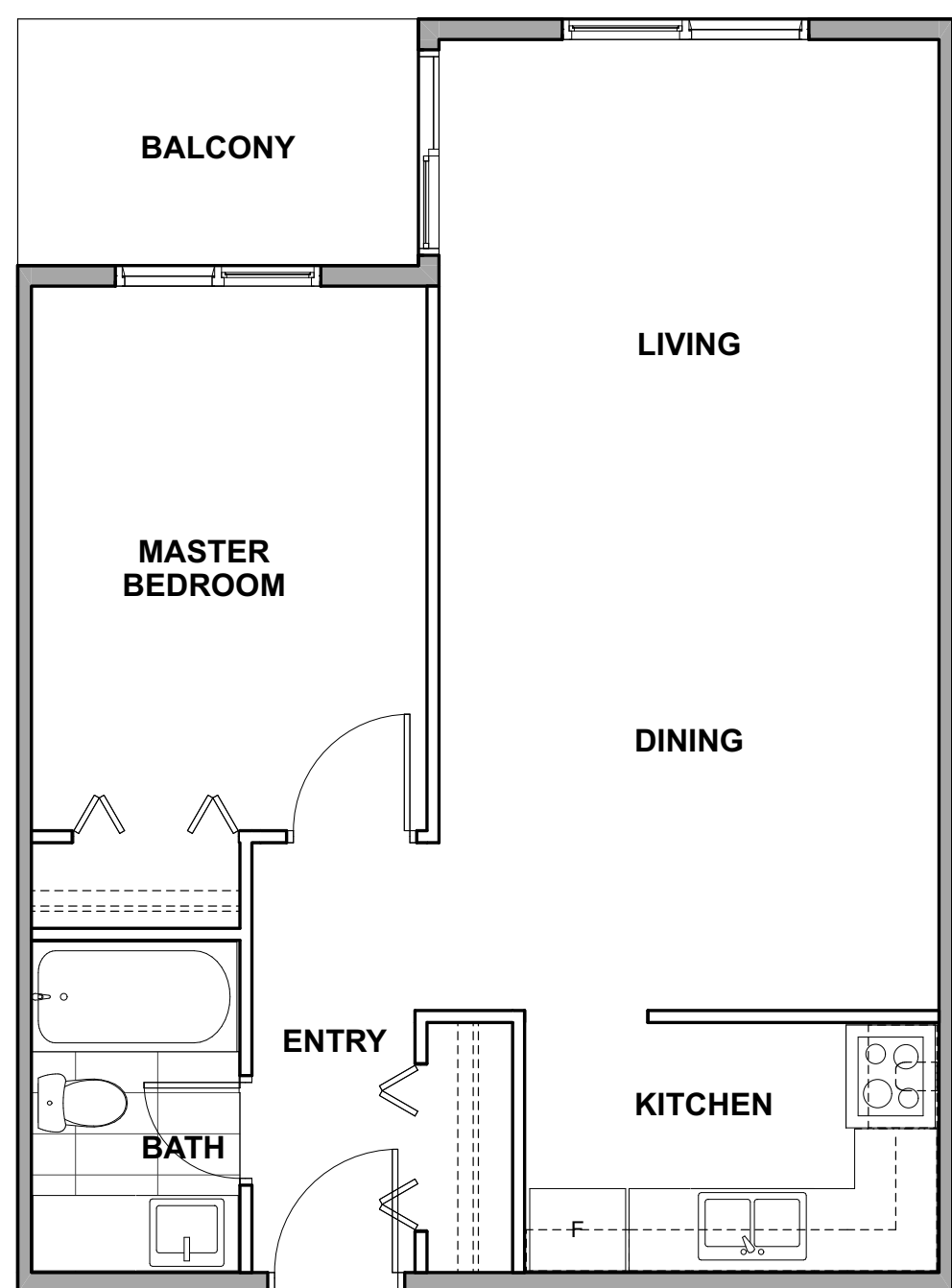
Images subject to change

Units

Existing Unit Plans (MacLeod Manor)



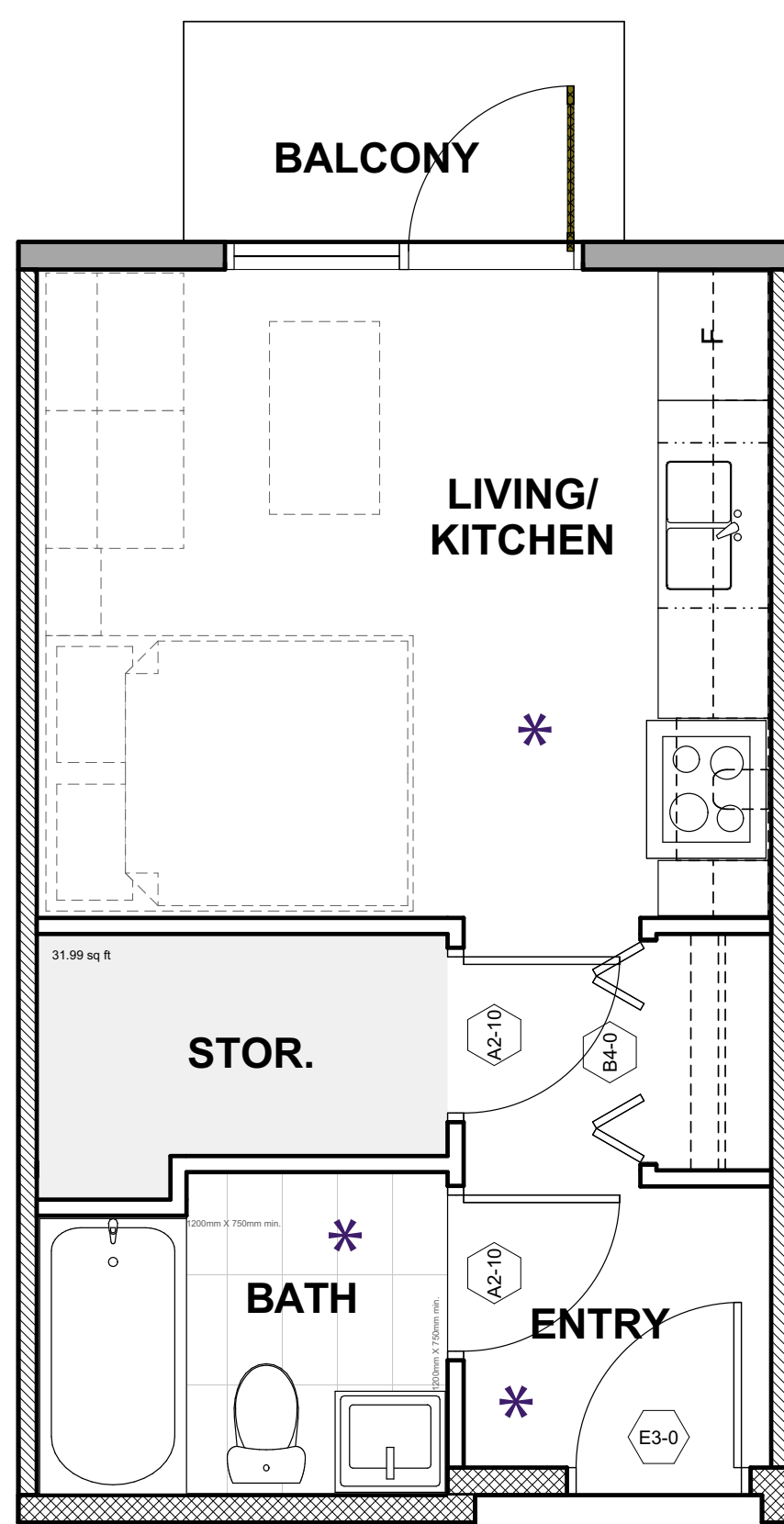
Existing Studio Plan
Area: 42.4sqm. (456sqft)



Existing 1 Bedroom Plan
Area: Approx. 60.0sqm. (646 sqft)

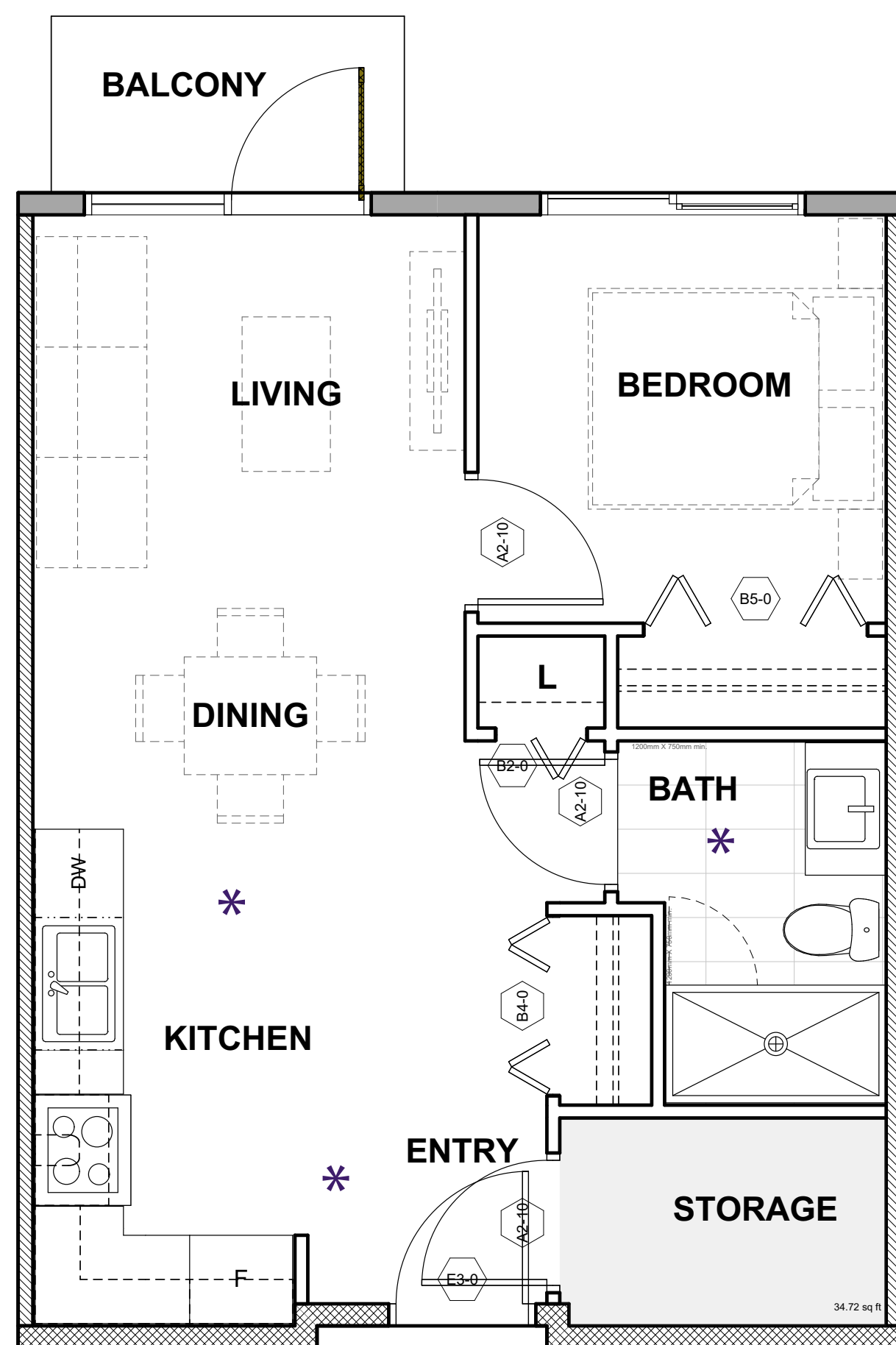
Images subject to change

Proposed New Unit Plans



● Proposed Studio Unit Plan
Area: 30.0sqm. (323sqft)

** areas of improved accessibility*

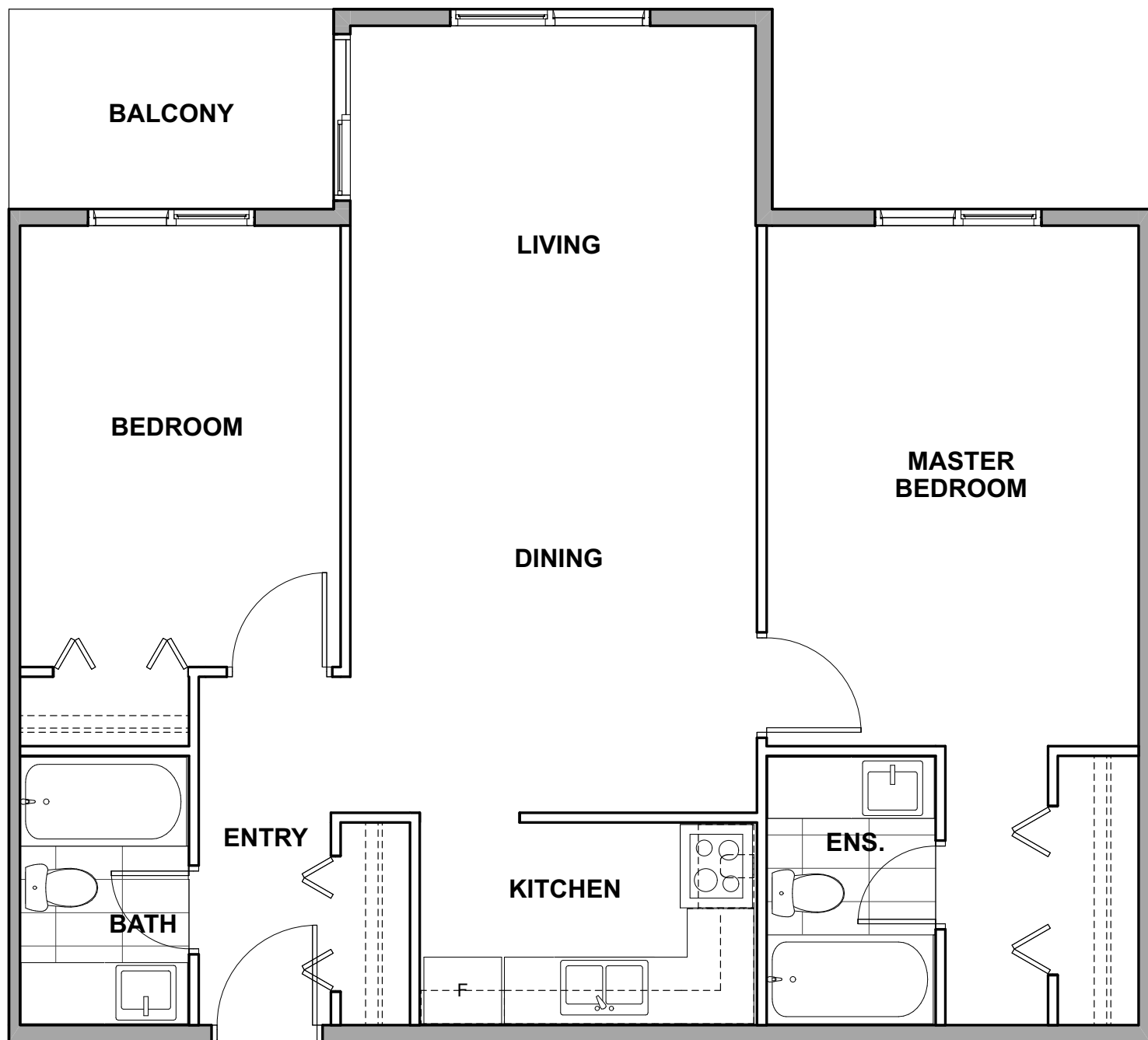


● Proposed 1 Bedroom Unit Plan
Area: 48.4sqm. (521sqft)

** areas of improved accessibility*

Units

Existing Unit Plans (MacLeod Manor)



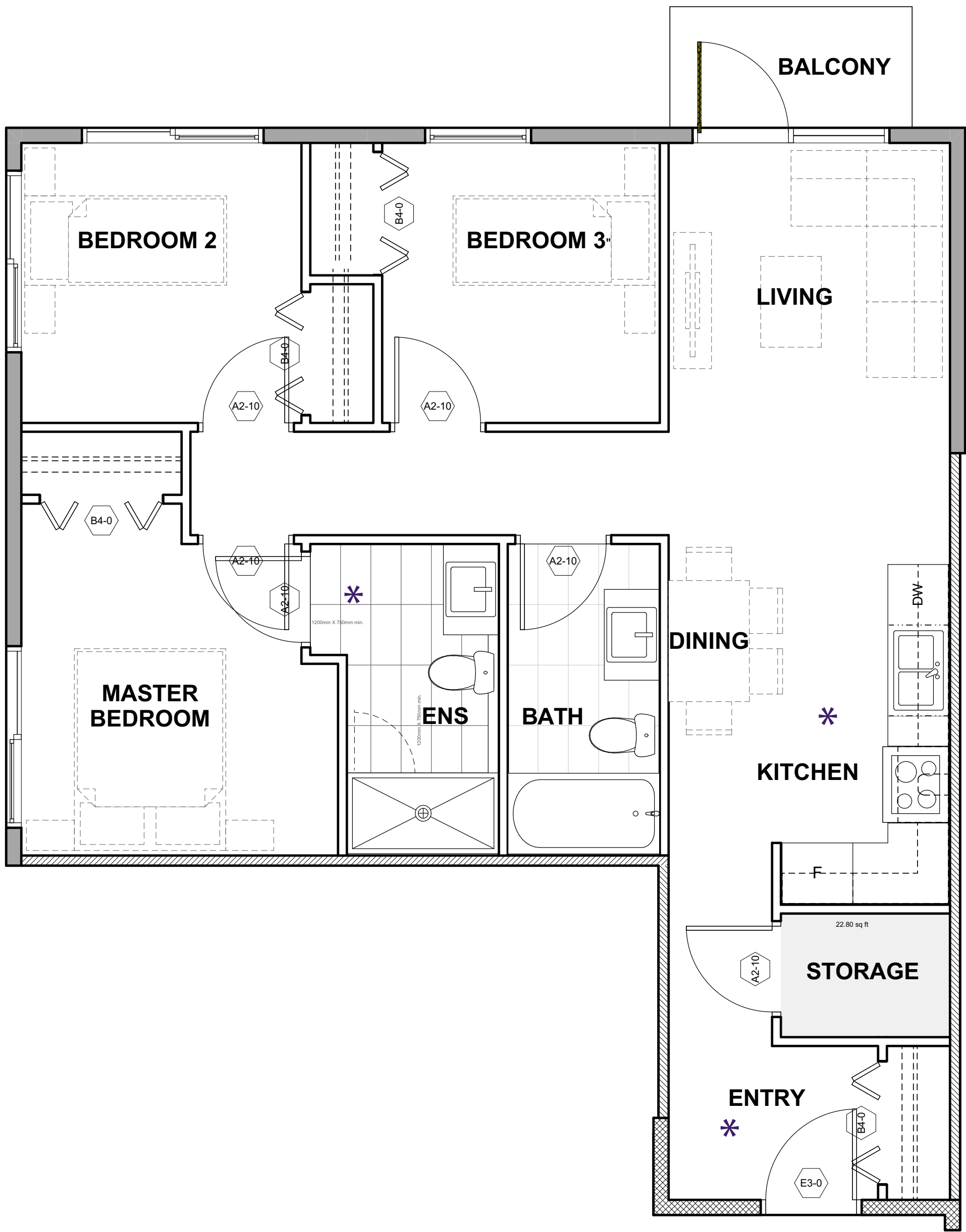
Existing 2 Bedroom Plan
Area: Approx. 86.9sqm. (935 sqft)

Proposed New Unit Plans



● Proposed 2 Bedroom Unit Plan
Area: 65.9sqm. (709sqft)

** areas of improved accessibility*



● Proposed 3 Bedroom Unit Plan
Area: 82.2sqm. (885sqft)

** areas of improved accessibility*

Images subject to change

Building Elevations



East Elevation (French Street)



West Elevation (Lane)

Images subject to change

Building Elevations



North Elevation (West 71st Avenue)

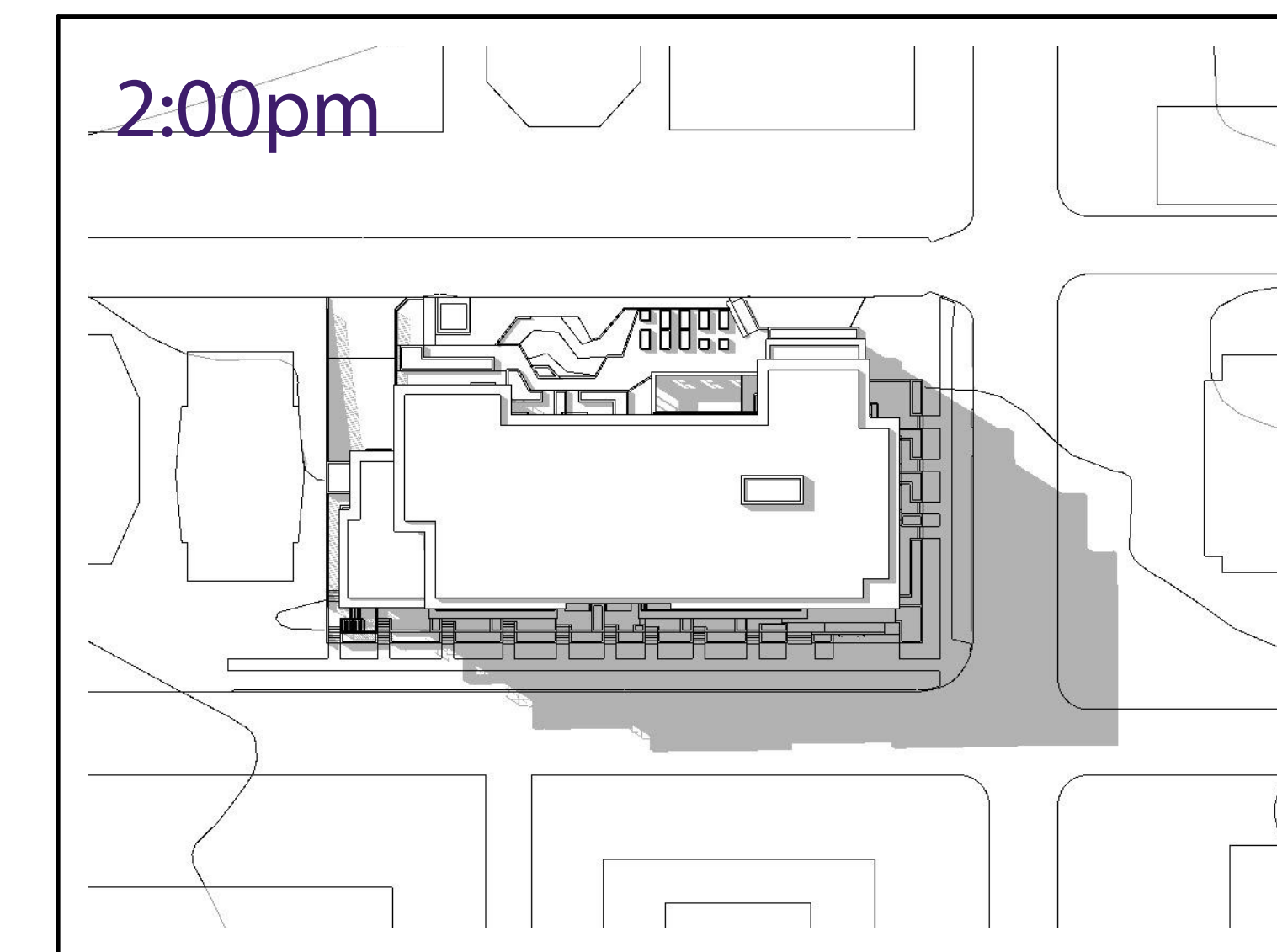
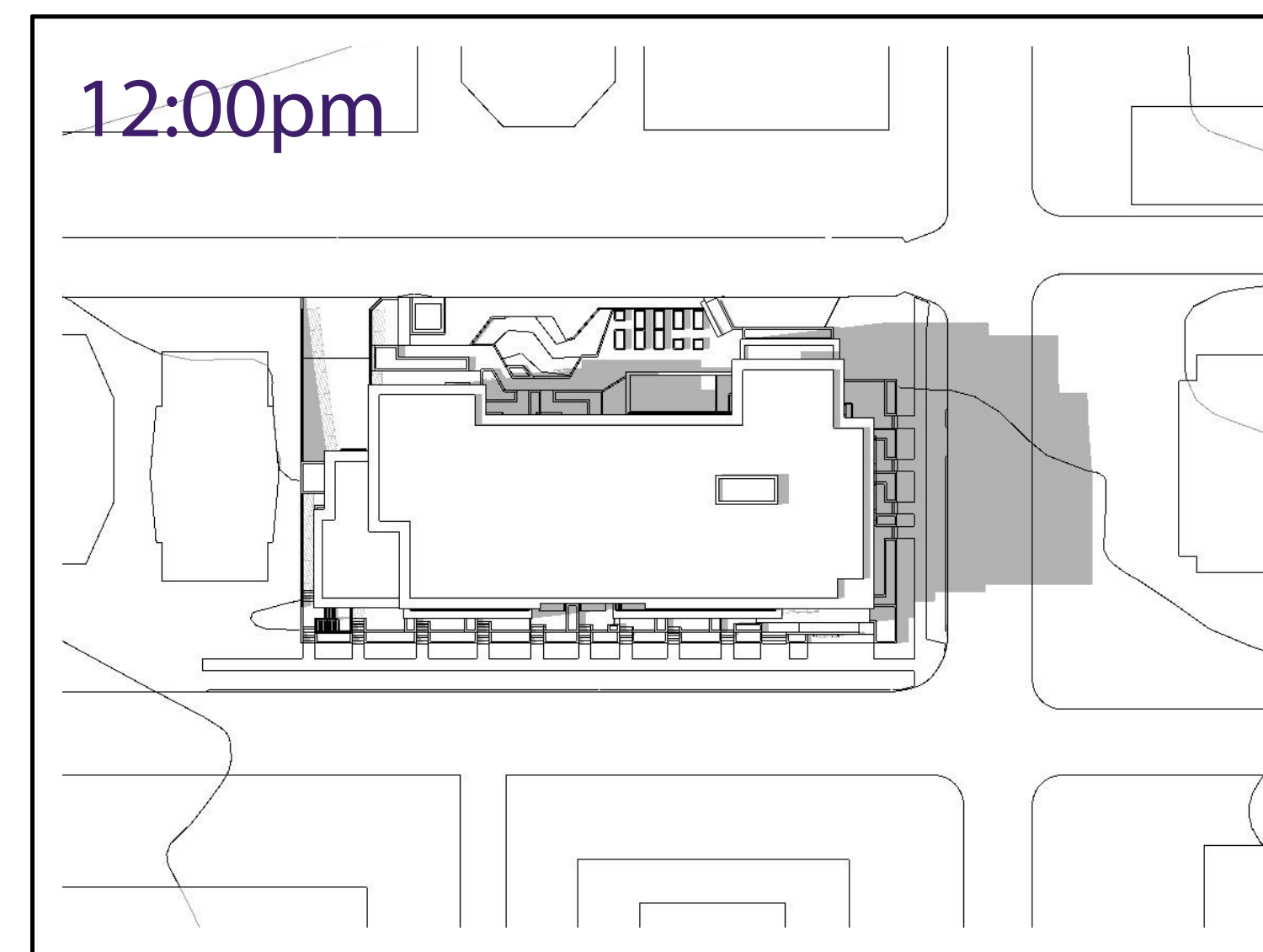
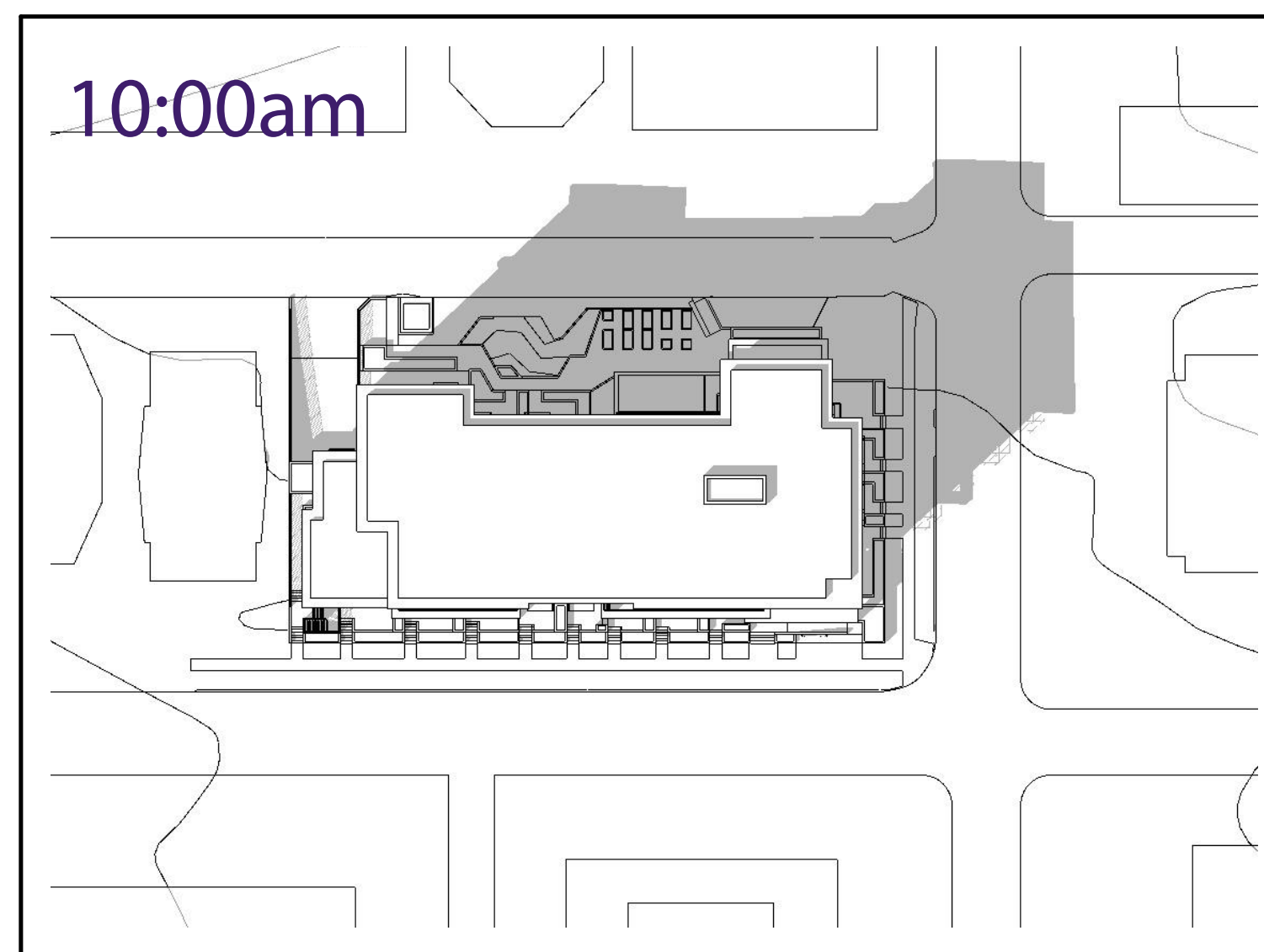


South Elevation

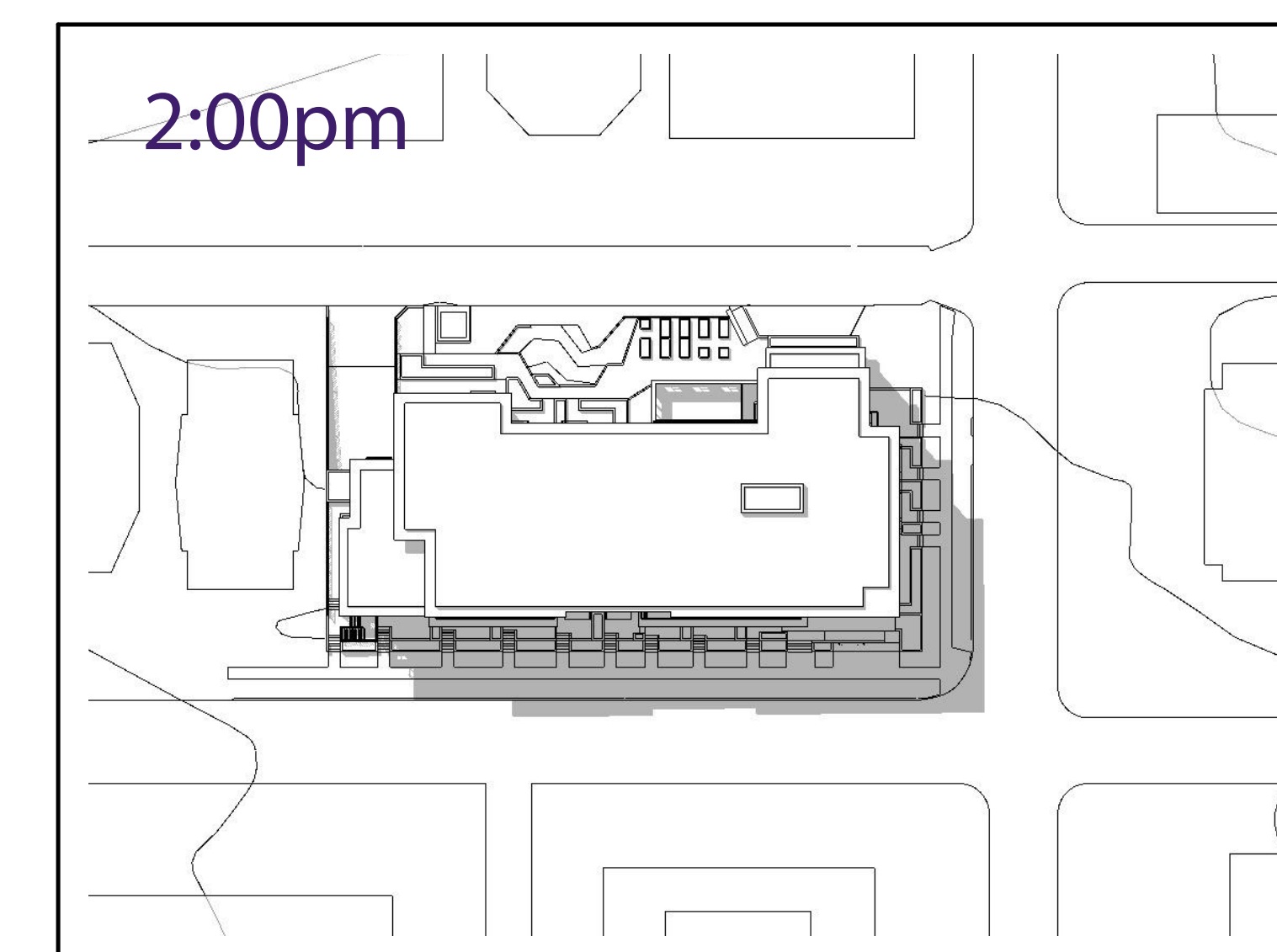
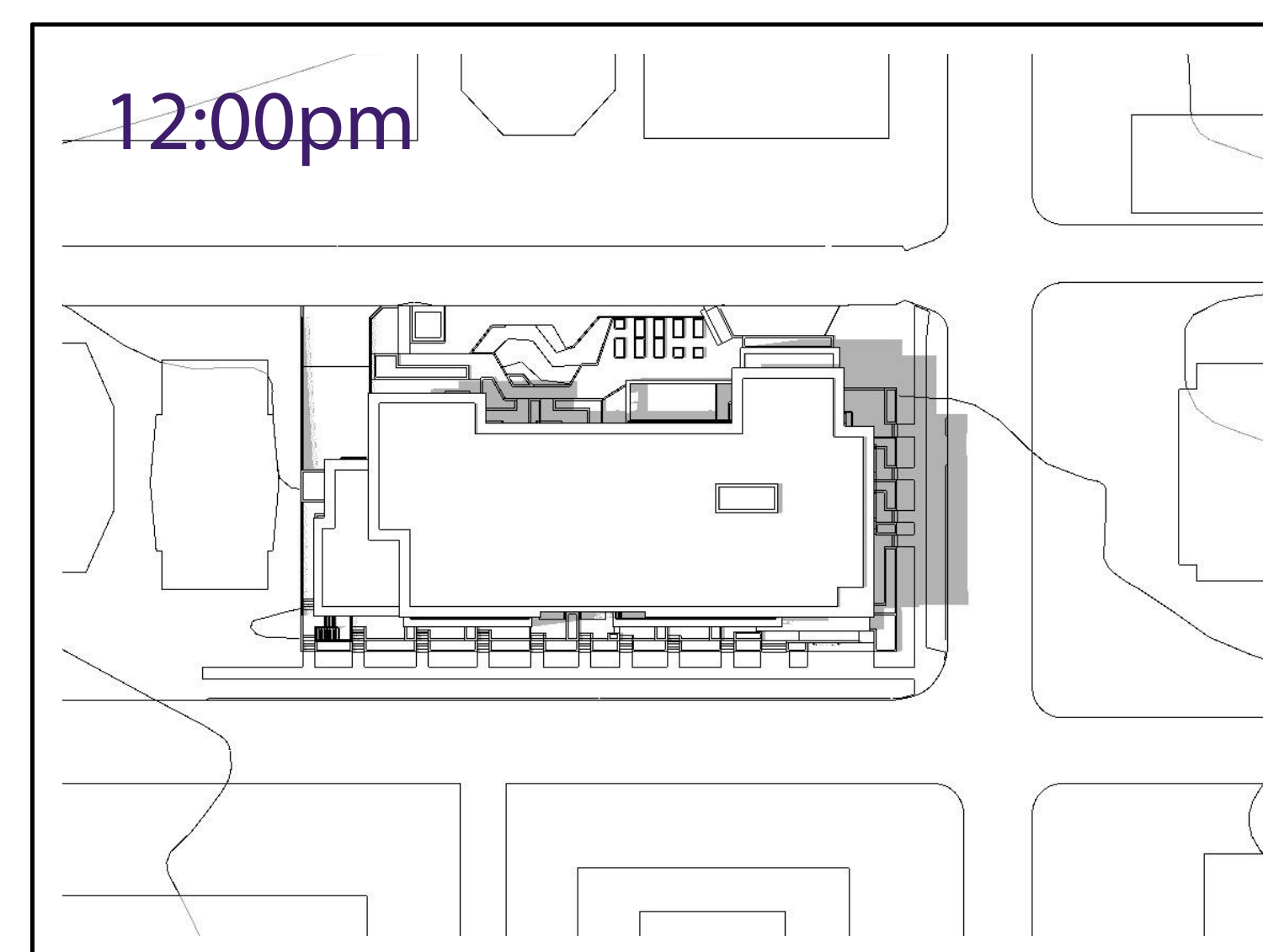
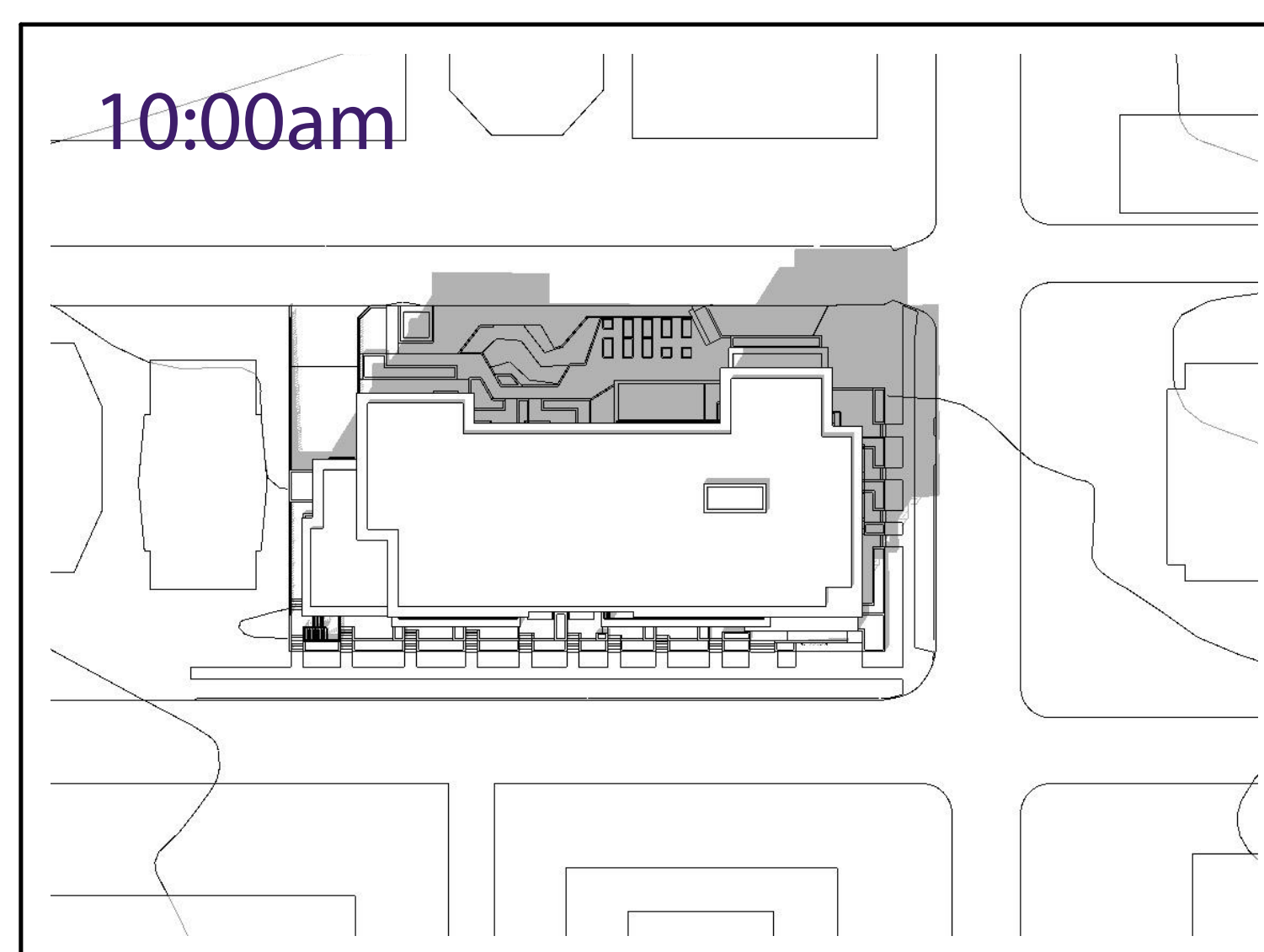
Images subject to change

Shadow Studies

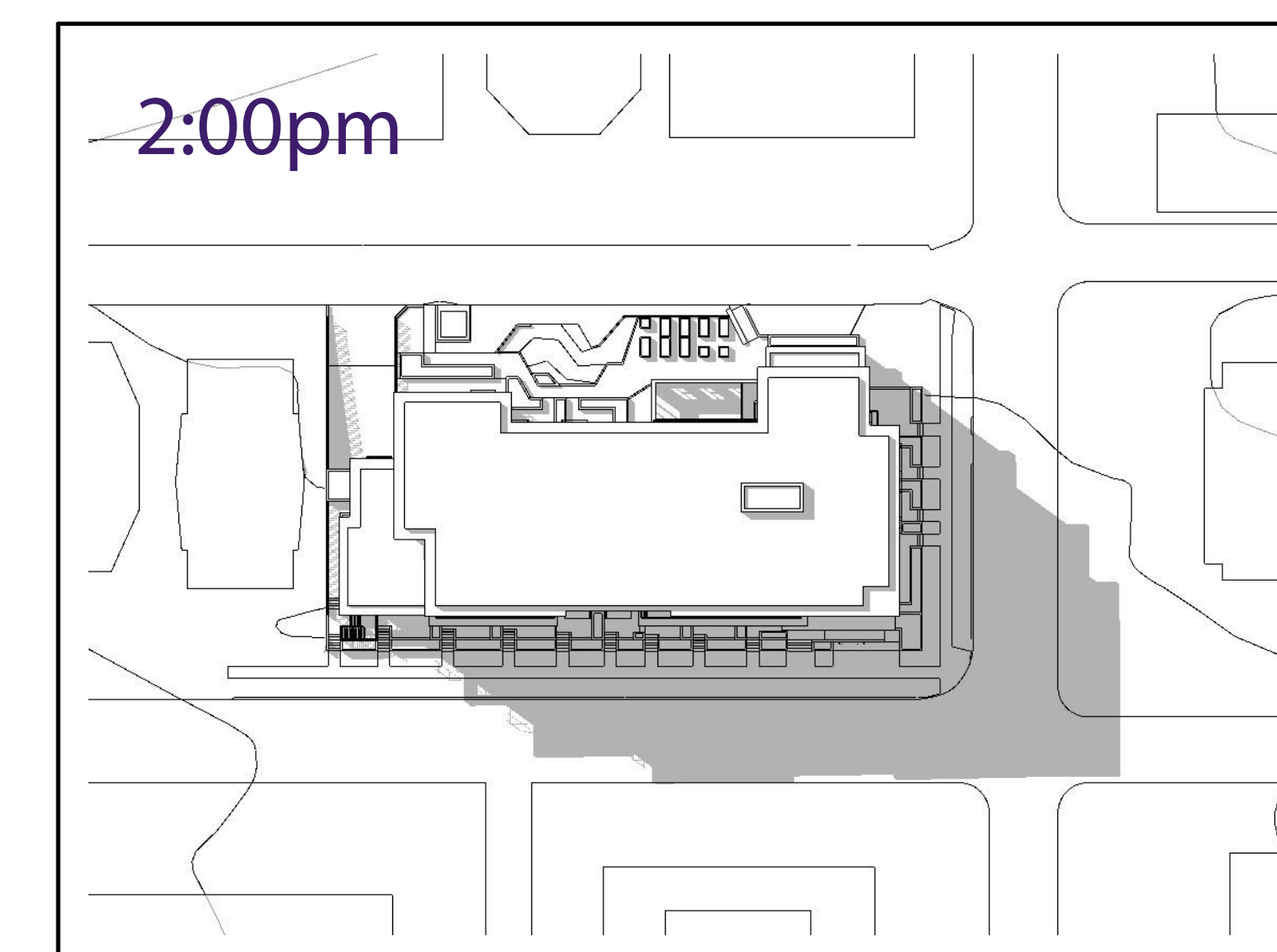
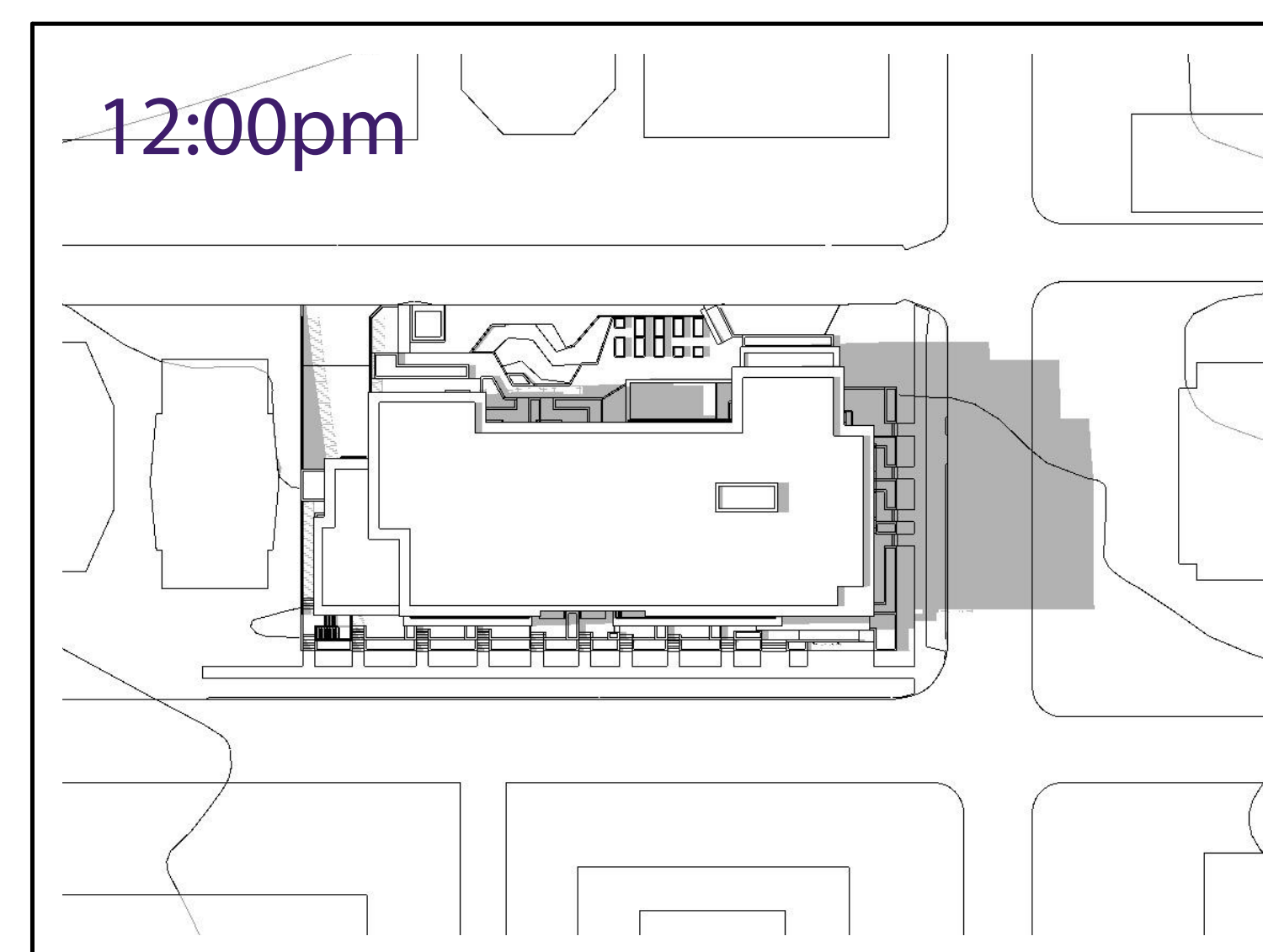
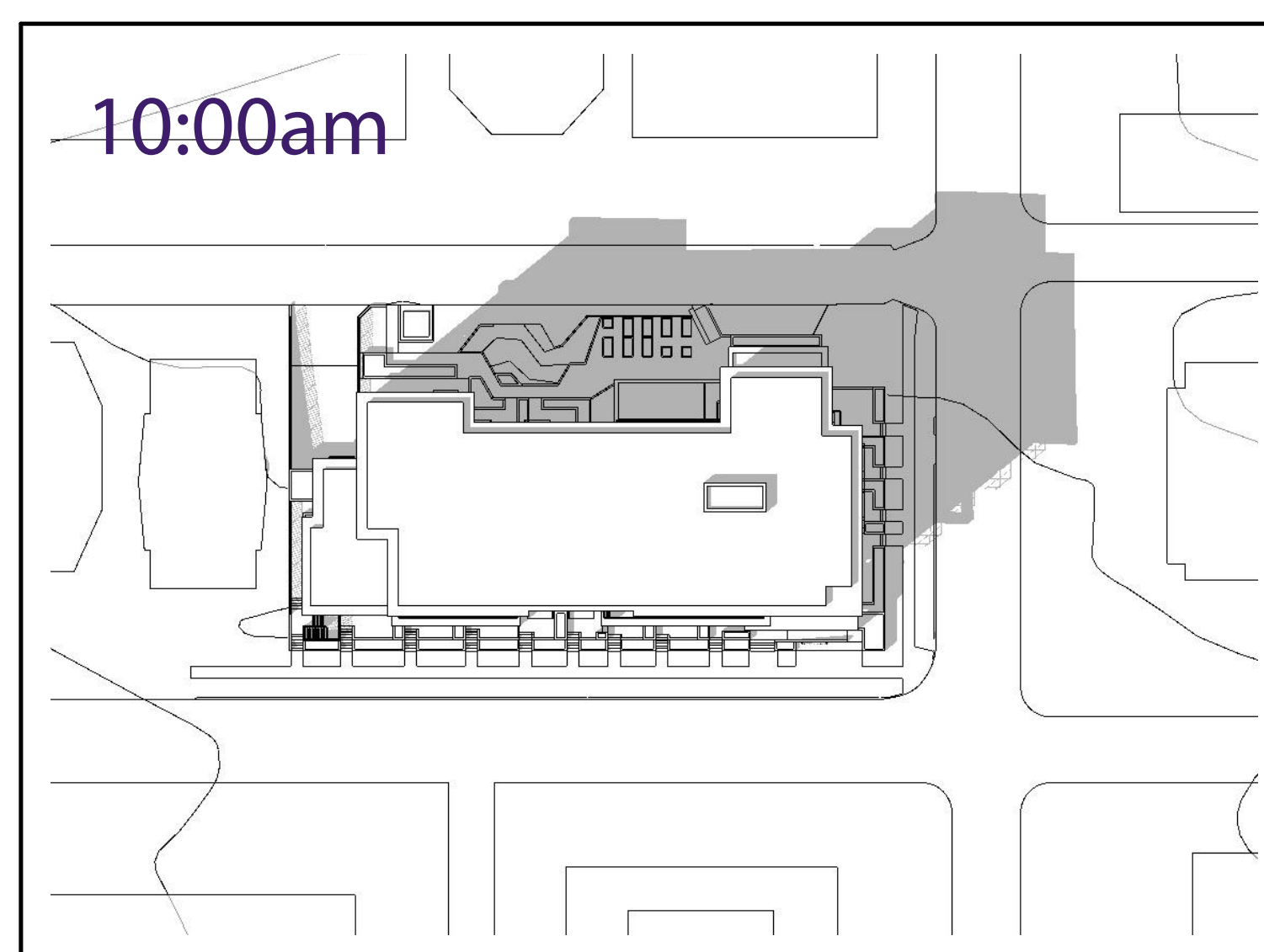
Equinox - March 21



Summer Solstice - June 21



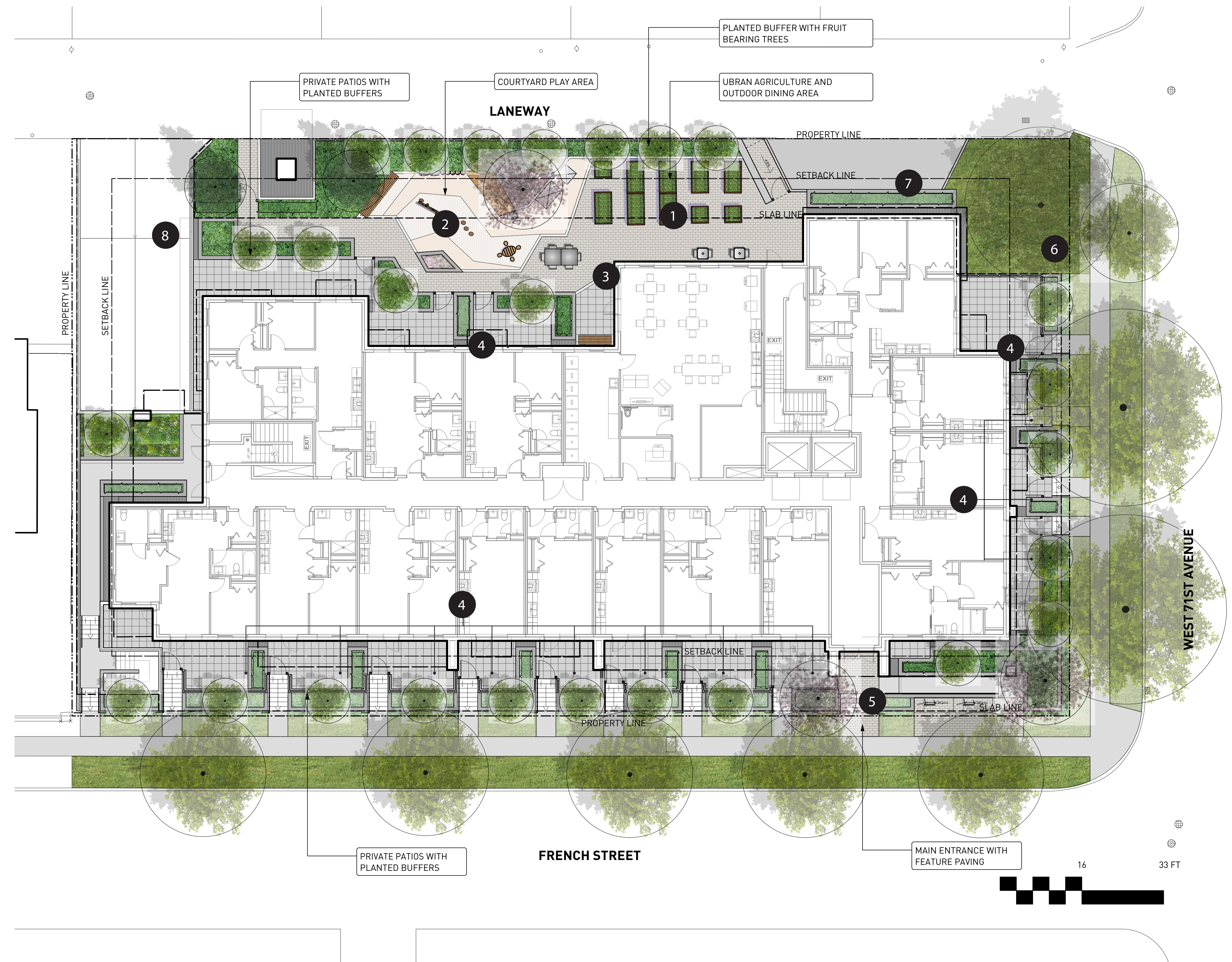
Winter Solstice - December 21



Landscaping – Site

Outdoor Shared Amenity Spaces

- 1 Urban Agriculture
- 2 Natural /Informal Play with Deck/Stage
- 3 Communal Seating
- 4 Townhouse Patios
- 5 Building Entry
Includes accessible ramp and bike racks
- 6 Existing Horse Chestnut Tree
- 7 Parking Bay
- 8 Parkade Entrance



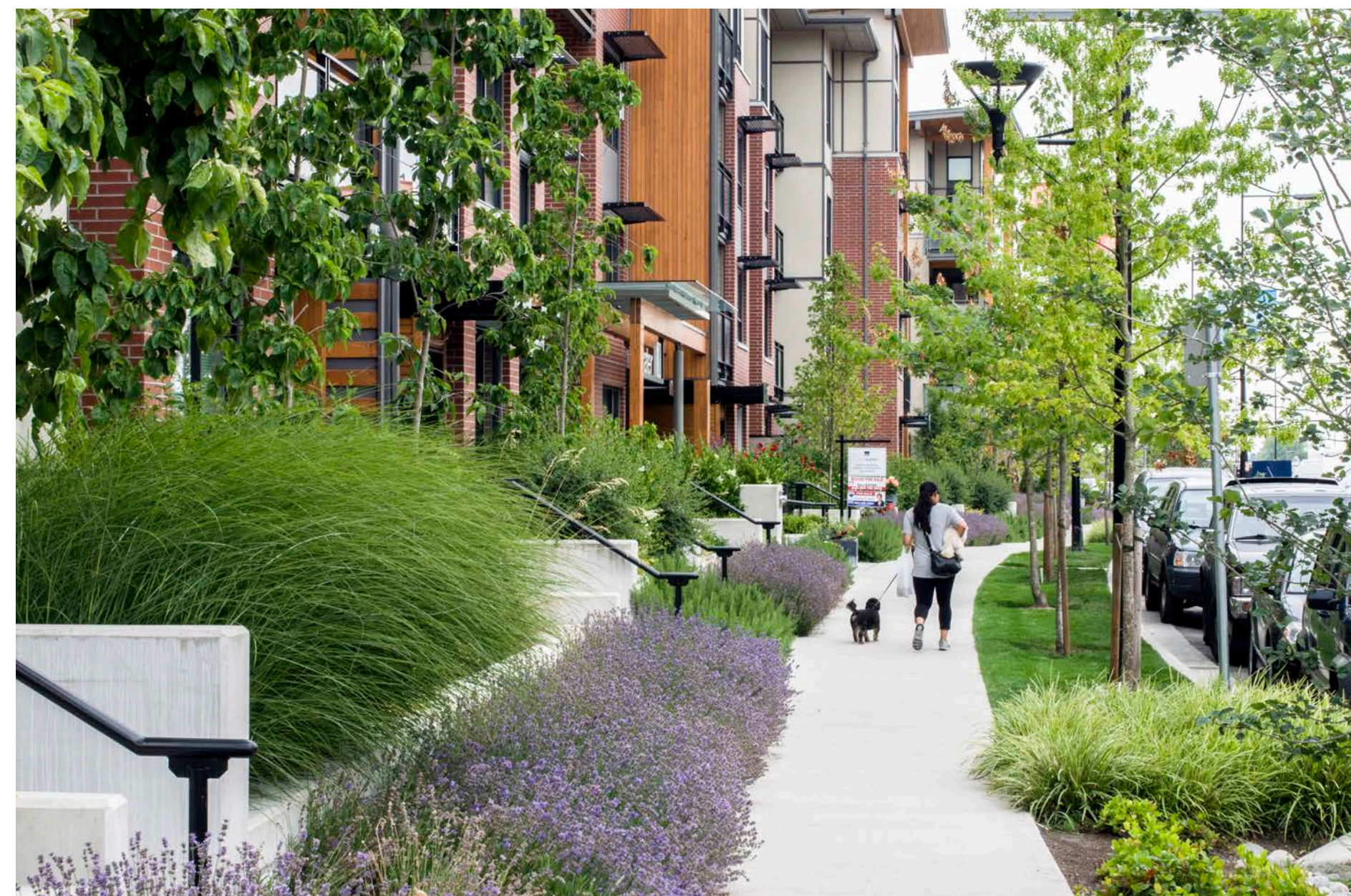
Landscaping – Precedents



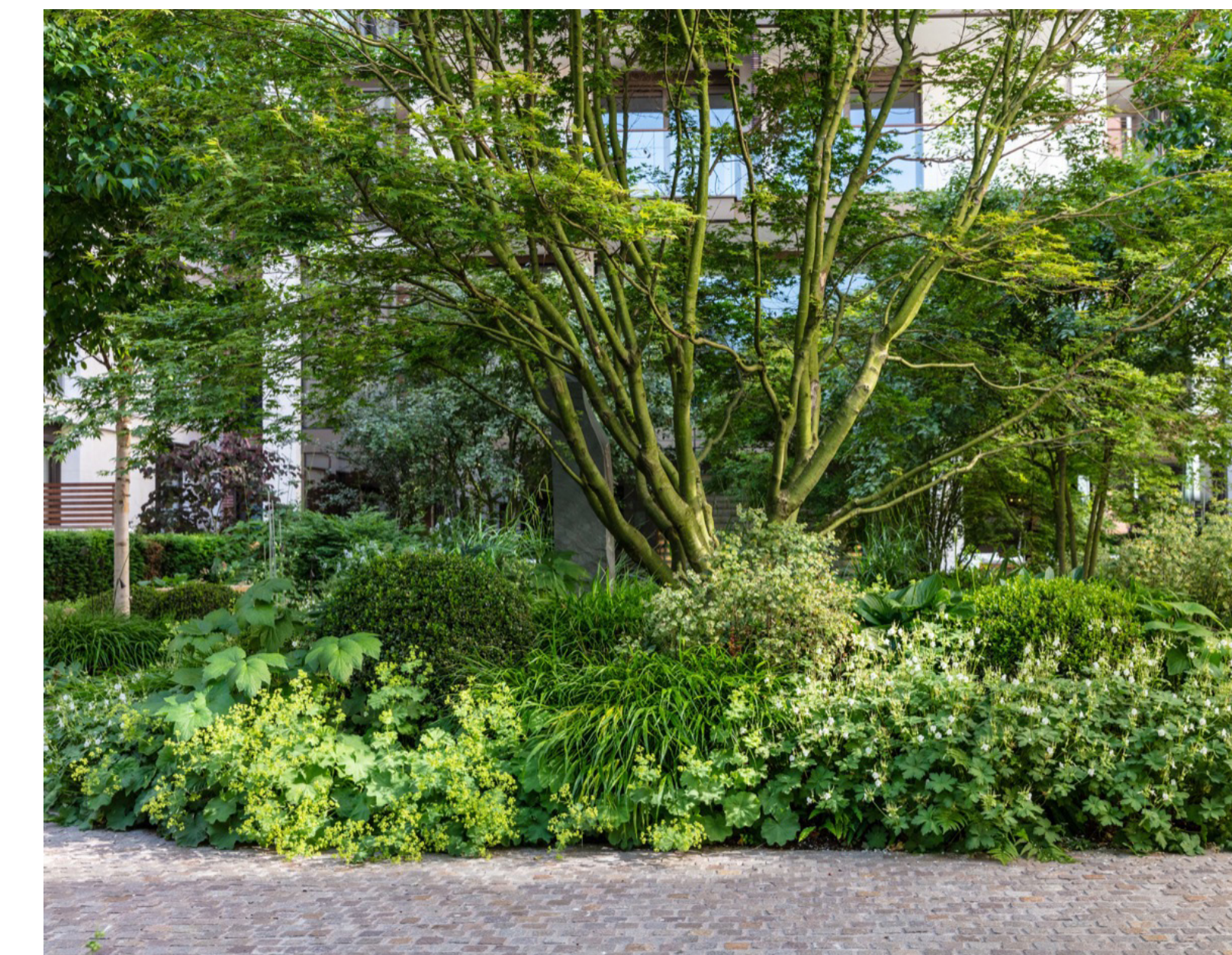
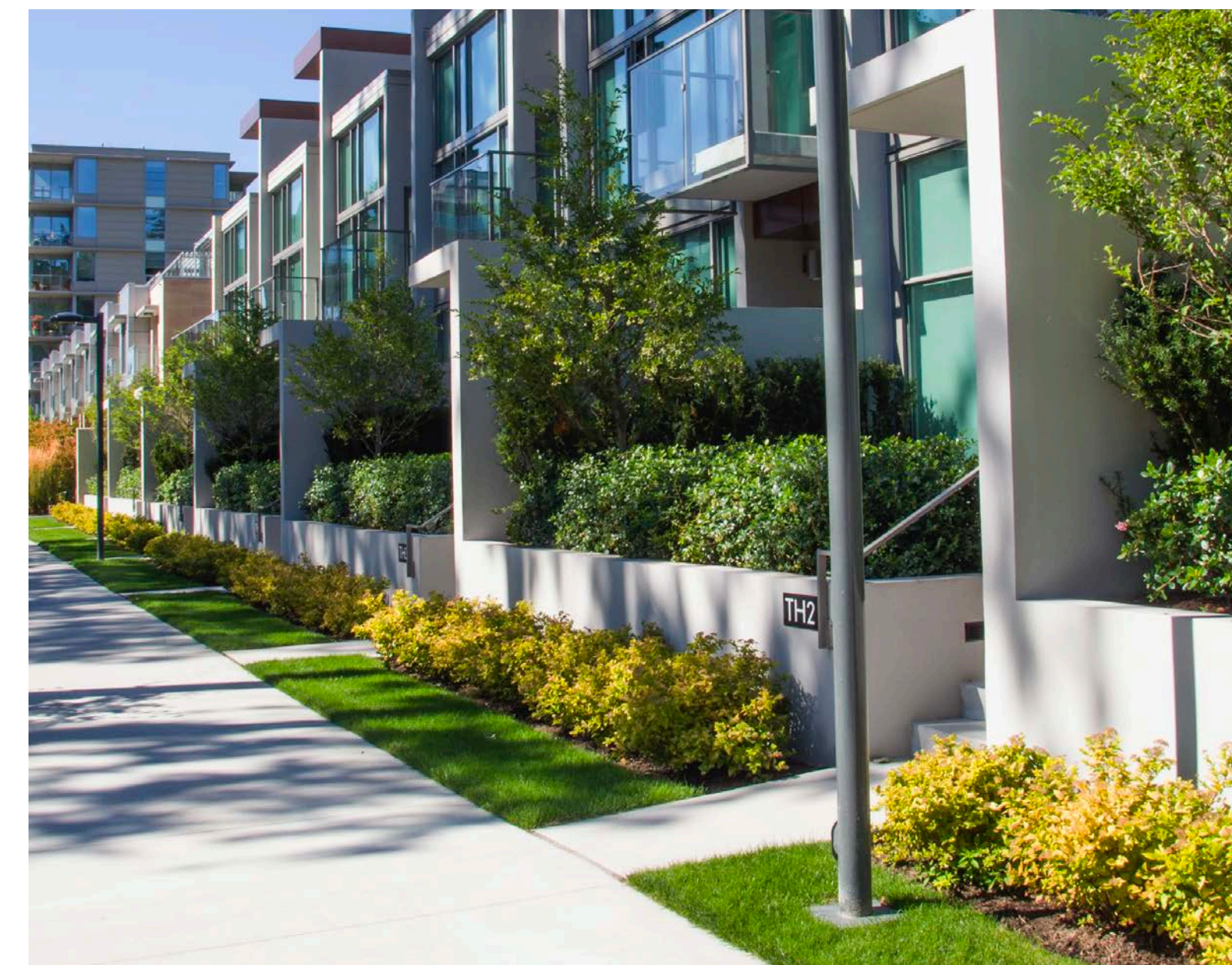
Play and Explore



Urban Agriculture



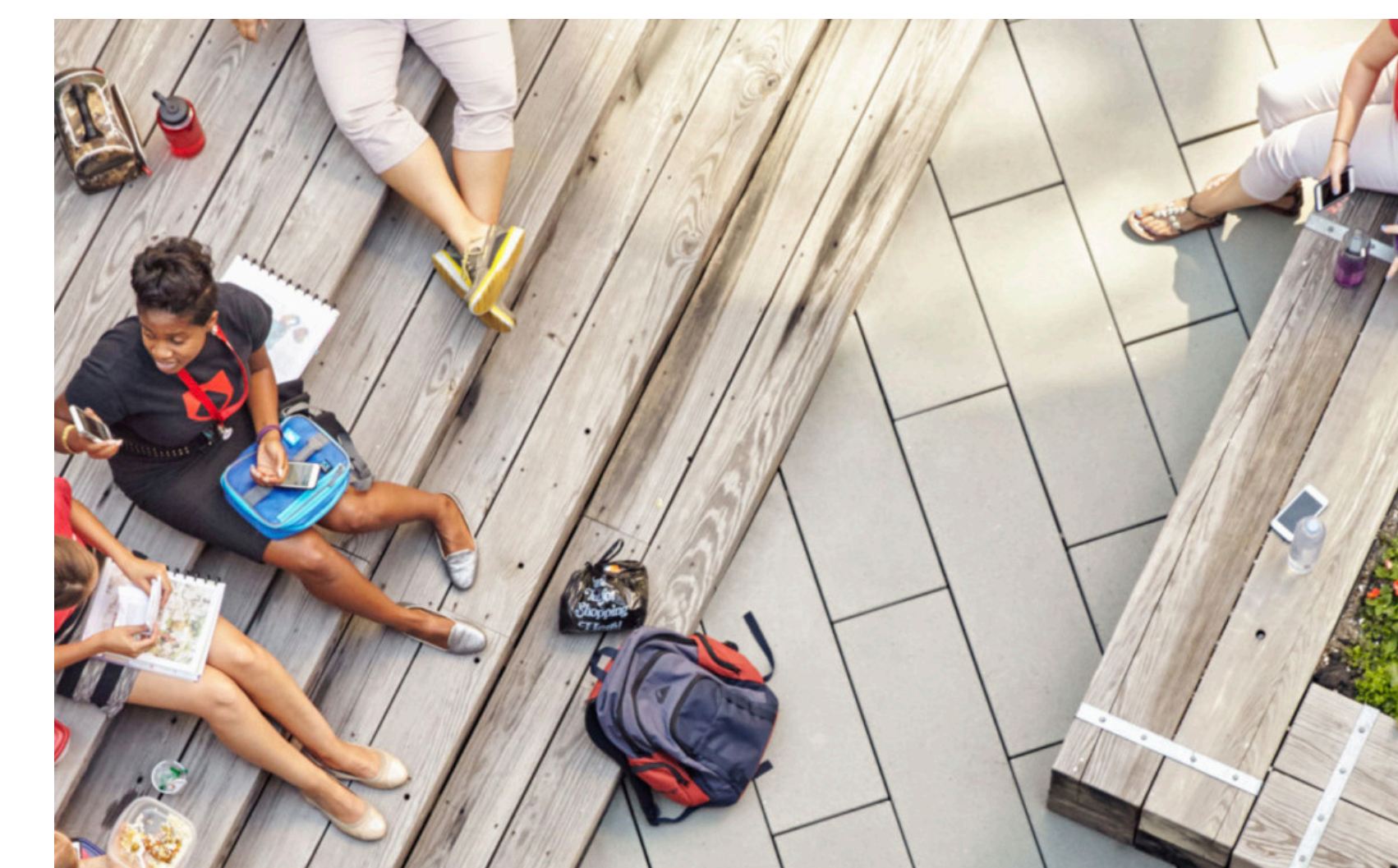
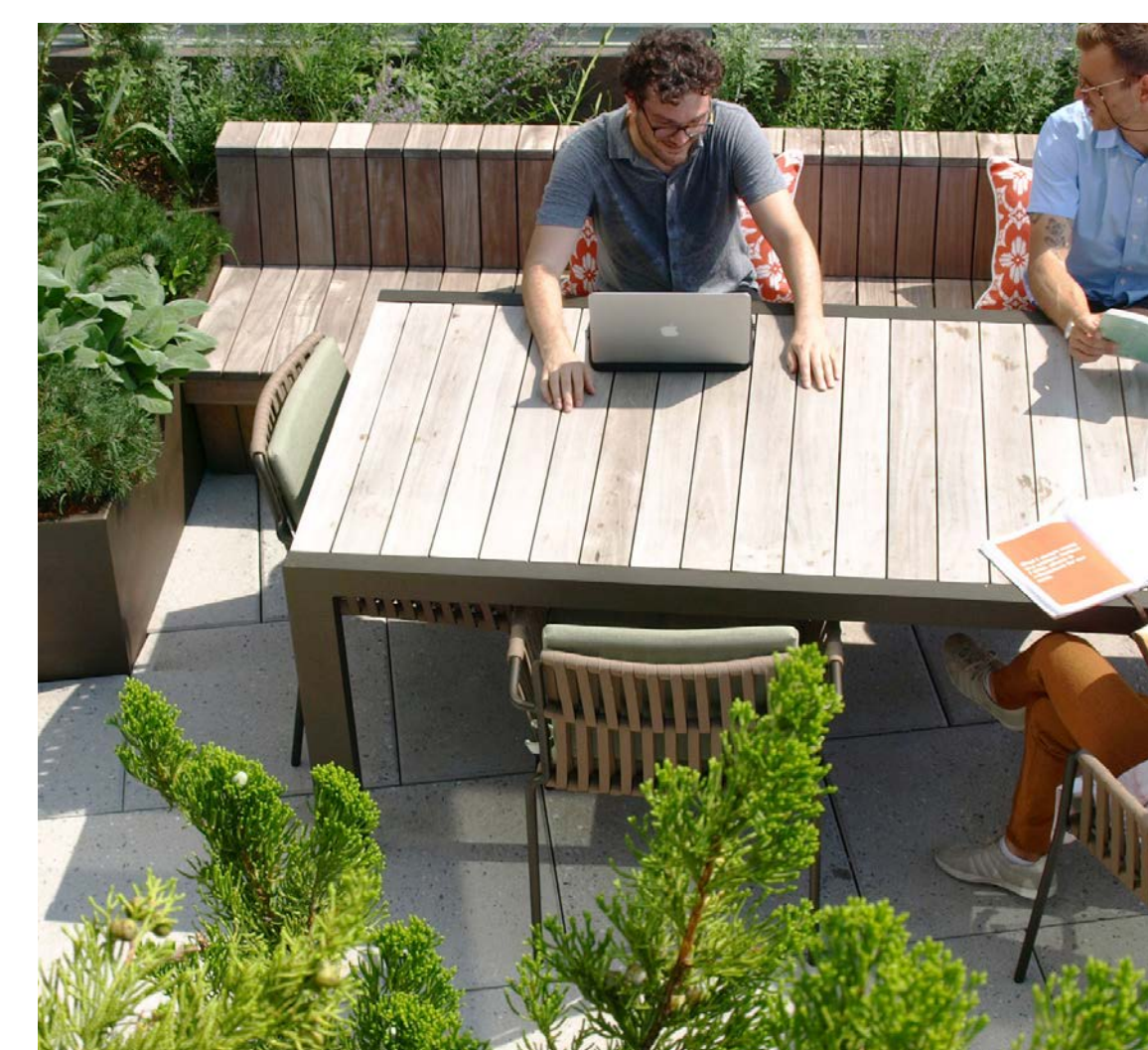
Townhouse Street Frontages



Climate Adaptive and Pollinator Planting



Community Courtyard



Let's Talk Family, Seniors, and Rental Housing

Social Housing

According to the most recent Vancouver Census, 13.1% of tenant households are subsidized housing, and 43.5% of tenant households are spending 30% or more of their income on shelter costs.

Source: 2016 Census

Canadian Rental Housing Index (2018):

- 22% of renter households are spending more than 50% of their annual income on rent and utilities.

In B.C., more than 29,420 families live in provincially-subsidized housing. Over 54,850 seniors' households across British Columbia receive support for housing, including more than 20,090 in independent social housing.

Source: bchousing.org

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.



Brightside Community BBQ

Rental Market Report CHMC (2019):

- For the fifth consecutive year, average rents have increased faster (4.7%) than the provincially allowable increase (2.5% in 2019).
- Vancouver's rental vacancy rate is currently at 0.9%.

Rental Market Statistics Summary by Zone CHMC, Marpole:

- The vacancy rate in Marpole was estimated to be 1% in October 2019.

Family Housing

According to data from the last census (2016) there are 3,740 residents under 18 years of age in Marpole.

- 17.6% of families, and 55.6% of lone parent families, with children under 6 are below the after-tax Low Income Measure.

Source: earlylearning.ubc.ca

Brightside Resident Relocation Plan

As part of the redevelopment, existing residents at MacLeod Manor will have to be temporarily relocated before the demolition of the existing building. We are committed to going beyond the City of Vancouver's minimum requirements under its Tenant Relocation & Protection Policy. Brightside's priority as an organization is to offer current residents the opportunity to remain 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 have been assisting residents through the relocation process by answering questions on the redevelopment and relocation process, assisting residents in finding alternative accommodations that maintains affordability, and connecting residents with other resources as required.

Further, Brightside is providing ongoing updates to residents during the redevelopment process. 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 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

Existing residents will be offered the Right of First Refusal for the new units, should they choose to return to the building once construction is complete and assuming they continue to meet Brightside's application and income testing requirements.

The 46 existing residents will be offered the chance to come back at rents in proportion with their current rent and/or geared to household income. The current units are a mix of studios, one-bedroom and two-bedroom units, and currently rent between \$475 – \$1,325.

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