

5590 Victoria Drive Social Housing / Mixed-use

Catalyst Community Developments Society

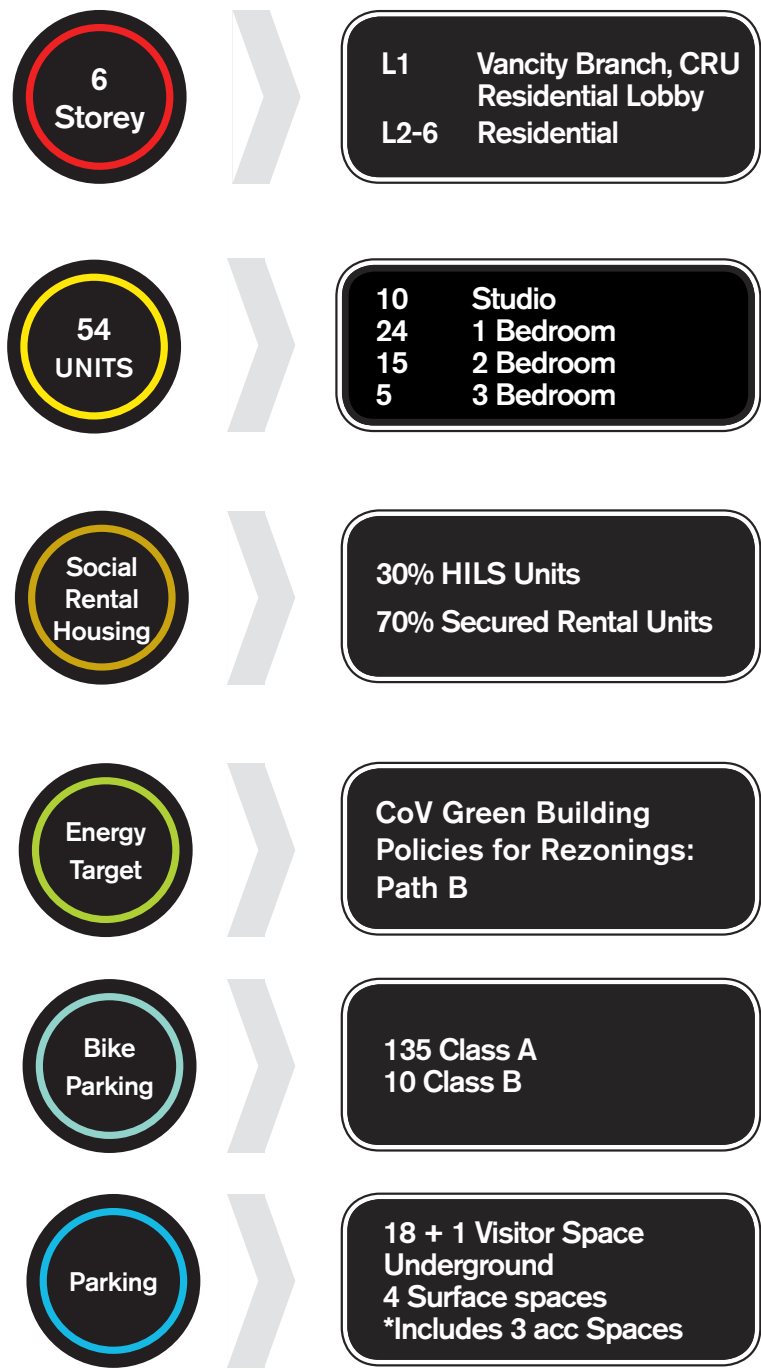
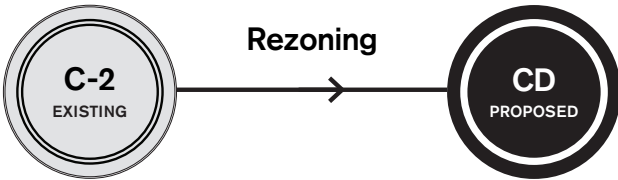
Virtual Open House Presentation
March 19th 2021



Executive Summary

This application seeks to rezone 5590 Victoria Drive from C-2 (commercial zoning) to CD (comprehensive development) for a 6-storey mixed-use project with 54 units of Social Housing, a Vancity community branch and a small CRU. The residential component located on the upper 5 floors will be 30% HILs units and 70% secured rental units.

The site is located at the intersection of Victoria Drive and East 40th Avenue at the north end of one of Vancouver's neighborhood commercial nodes. The site is currently occupied by a vacant Vancity branch with surface parking off the lane. Vancity has temporarily relocated their branch to a nearby site and will return to this site once the construction has completed. To the east of the site is an adjacent City lane which provides access for parking and loading. The site is located in an area that is densifying and is surrounded by several 4-6 storey mixed-use buildings. The continuing densification around the site coupled with the proximity to retail, public transit, schools and parks make 5590 Victoria Drive a good location for a mid-rise mixed-use building with Social Housing.



PROJECT DATA	
Civic Address:	5590 Victoria Drive
Legal Description:	Lots 2, 3 and 4
	Block 16
	DL 394
	Plan VAP2501
Current Zoning:	C-2
Proposed Zoning:	CD
Proposed Uses:	
Level 1 / Ground Floor:	Commercial
Level 2-6	Residential
Building Setbacks	
Victoria Drive:	2.43m (8')
E. 40th Ave	1.82m (6')
Lane	4.57m (15')
5554 Property (north)	0'
Proposed Building Height:	22.25m (73')
Number of Storeys:	6
Total Units:	54
Car Parking	25
Car Share	1
Loading:	
Commercial	1 Class B
Residential	1 Class A
Bike Parking	135 Class A
	10 Class B
Total Site Area:	1190 m ²
Gross Floor Area:	4381.15 m ²
Net Area	4007.85 m ²
<small>*Gross Area - less exclusions</small>	
FSR:	3.37



Project Rental Information

- 30% of the homes will be rented to households with incomes below Housing Income Limits (HILs) at rents based on a maximum of 30% of of HILs.
- Catalyst is a non-profit community housing developer, owner and operator.

UNIT TYPE	# OF UNITS	MONTHLY RENTAL RANGE	TARGET HOUSEHOLD INCOME RANGE
STUDIO	10	\$1,388 - \$1,725	\$55,500 - \$69,000
1 BEDROOM	24	\$1,388 - \$2,075	\$55,500 - \$83,000
2 BEDROOM	15	\$1,688 - \$2,625	\$67,500 - \$105,000
3 BEDROOM	5	\$1,950 - \$3,750	\$78,000 - \$150,000
TOTAL	54		

- The low end of the rental and household income range is based on an annual report provided by BC Housing and CMHC for HILs. These are the numbers for 2021.
- Catalyst is committed to providing at least 30% of the units at HILs rents and incomes.
- The high end of the rental and max household income range is based on a rents near market and will be reduced if possible.
- Rents will be adjusted prior to occupancy based on the final project information available at that time.

Site Context

The site is located at the north end of a vibrant neighborhood commercial center at Victoria Drive and 41st Avenue, within walking distance of schools and parks. It is 1190 meters square in area, comprising three lots on the corner of Victoria Drive and E. 40th Avenue with a lane separating it from the single-family dwellings to the east. It also shares a property line on the north side with a two storey commercial building. The site is currently underdeveloped with a single storey Vancity branch with surface parking at the rear.



Existing Site

- Vacated Vancity Branch
- 1 Storey
- 17 surface stalls accessed from lane

- Neighbouring properties:
- RS-1 residential to the east
 - 2 storey commercial building sharing the northern property line



1. VICTORIA DRIVE LOOKING SE



2. VICTORIA DRIVE LOOKING NE



3. LANE LOOKING SOUTH



4. LANE LOOKING NORTH



5. E 40TH LOOKING NW

Urban Design Analysis

- A Good Urban Fit
- 18' Sidwalks
 - Pededstrian Weather Protectio
 - Tree Planting
 - off-street Parking
 - Commercial Frontage
 - Minimal Shading & Overlooking

Pedestrian and Vehicular Movement

Pedestrian ambiance is enhanced by the shopping centre courtyard off Victoria Drive in the next block and the boulevard in the center of Victoria as well as generous sidewalks with street trees. The project will be increasing the sidewalk along Victoria Drive to 18 feet as well as providing street trees on Victoria Drive and E. 40th Avenue.

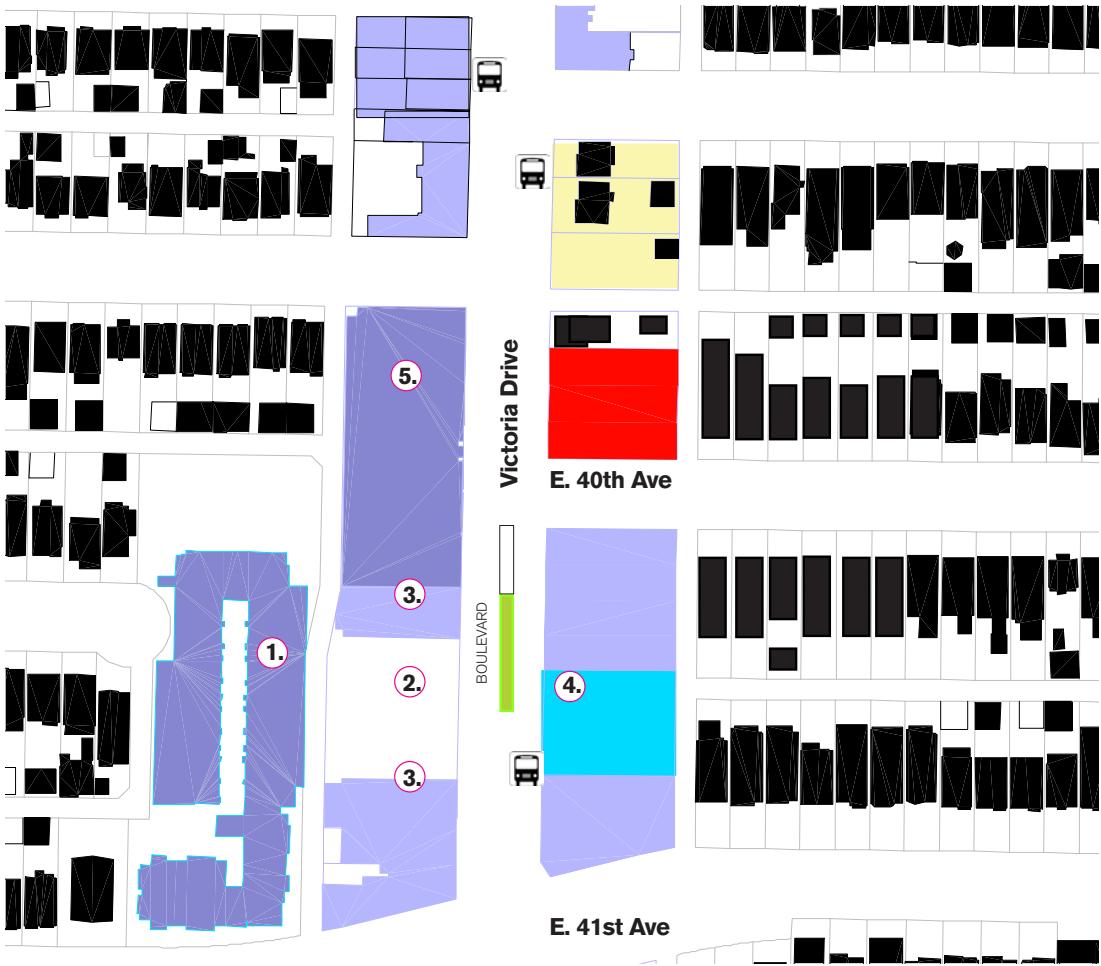
The site is highly accessible as it is close to several transit stops with direct routes to downtown and UBC with only a 15-minute bus ride to the Joyce Collingwood sky

train station. Similarly, the proximity to major roadways including Marine Drive and Kingsway allows for efficient connections to commute within the Lower Mainland.

Urban Form

The proposed rezoning is for a mid-rise building of six storeys, with an FSR of 3.37, providing massing and setbacks that respond to the HIGH STREET character of Victoria Drive and fit well with the adjacent single-family houses. The design proposes a simple street wall typology that faces Victoria Drive and E. 40th Avenue similar in scale to neighboring buildings. The building is seen as an anchor to the north end of the neighborhood commercial center and has minimal shading impact on adjacent streets.

While the overall street wall form of the proposal addresses the street it also responds to the single-family houses to the east with a generous setback at grade and an additional setback of the upper storeys mitigating shadowing and overlooking.



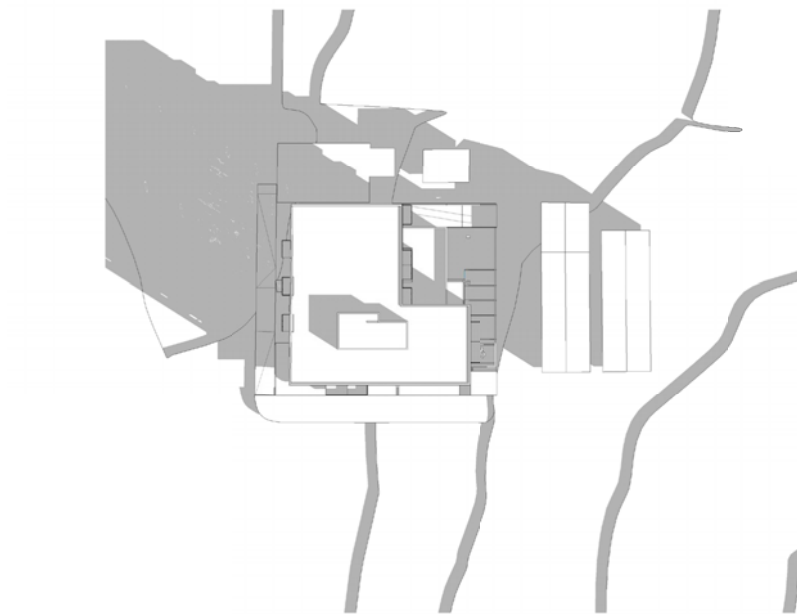
VICTORIA DRIVE LOOKING WEST



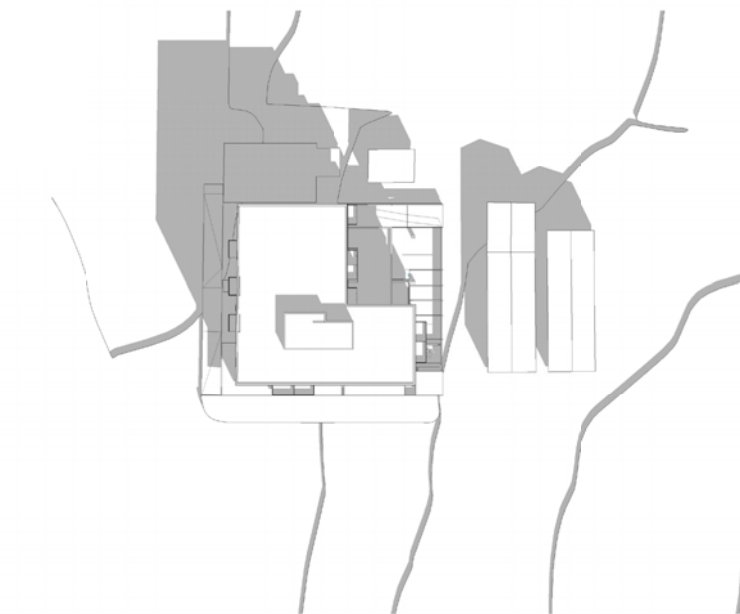
VICTORIA DRIVE LOOKING EAST

- 1. Victoria Mews - 4 storey mixed use 97 units
- 2. Surface Parking & Retail
- 3. Surface Parking & Retail
- 4. 5656 6 storey mixed use 48 units
- 5. 5555 Victoria Drive 4 storey mixed use 78 Units

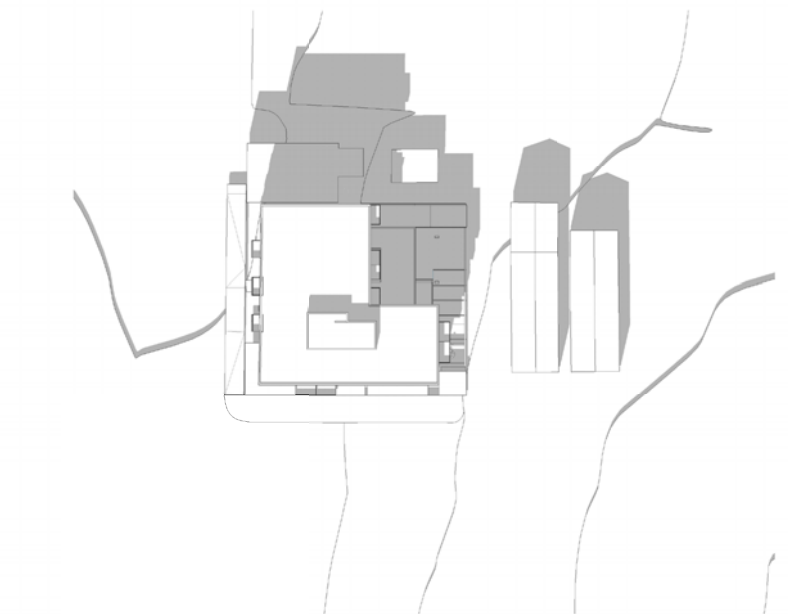
Shadow Analysis



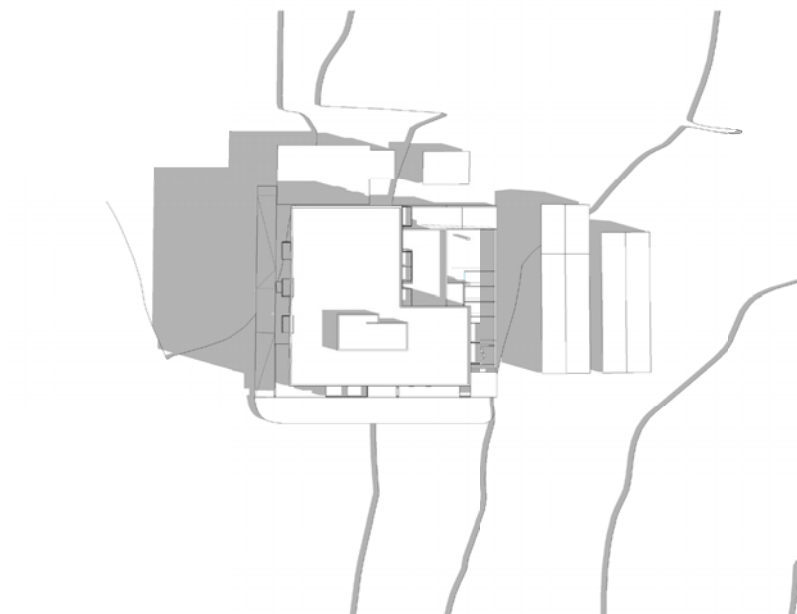
① SEPT/MARCH 21 10 AM PLAN



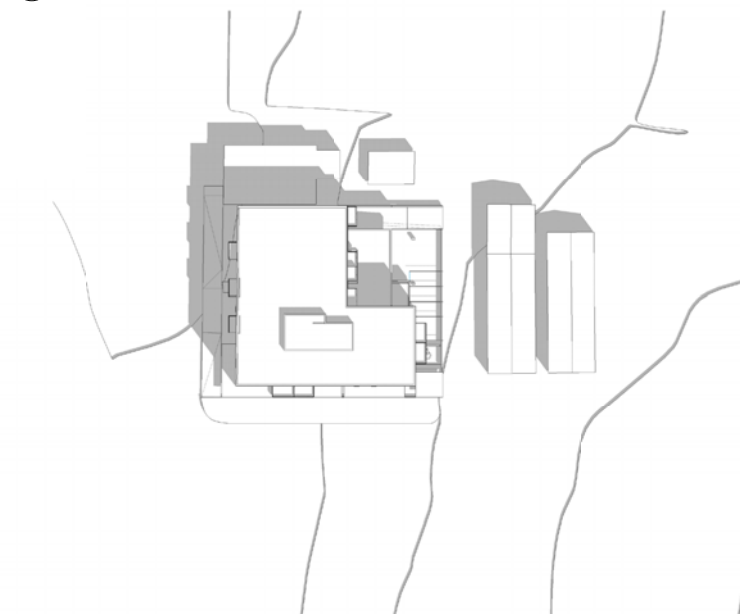
② SEPT/MARCH 21 12 PM PLAN



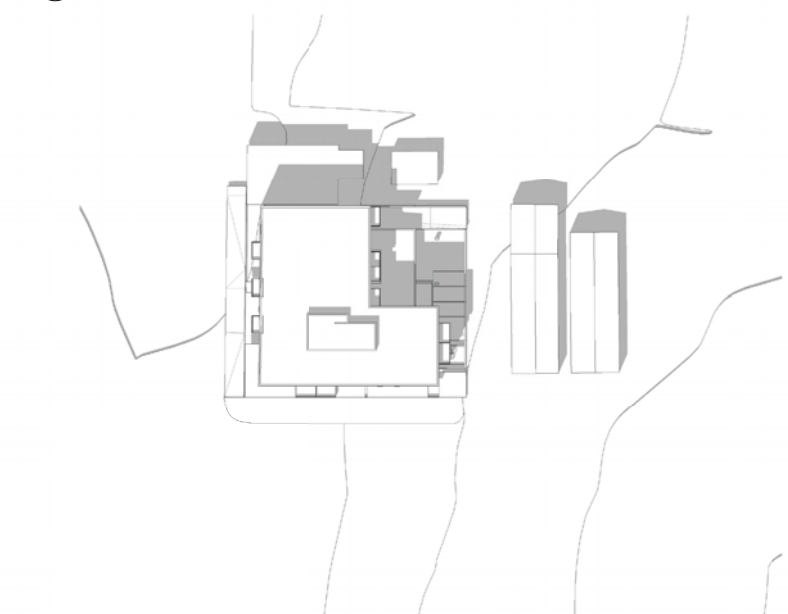
③ SEPT/MARCH 21 2 PM PLAN



④ JUNE 21 10 AM PLAN



⑤ JUNE 21 12 AM PLAN



⑥ JUNE 21 2PM PLAN

Design Rationale

Massing and Siting

The massing is articulated into two volumes, a single storey rectilinear base and a five storey L shaped block over. Both the base and the upper block are sited parallel to Victoria Drive and E. 40th Avenue on the required setbacks creating a street wall building that defines the public realm and establishes a strong corner presence on the north east corner of Victoria Drive and E. 40th Avenue.

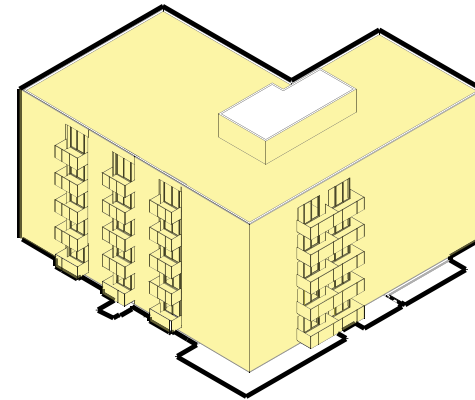
Form and Function

The commercial space is fully glazed, transparent, and has a canopy projecting over the sidewalk providing both weather protection and signage. The sidewalk width is increased to 18 feet and the commercial entries are recessed and fully accessible. All of which is intended to create a pedestrian friendly environment and increase the exposure of the commercial uses.

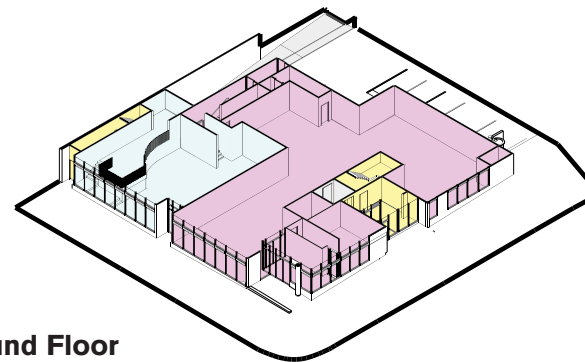
In contrast to the commercial space, the residential block above presents a solid but variegated surface to the street, establishing the strong street wall presence of the building.

The L shaped upper block also creates a roof terrace above the commercial space, protected from traffic noise and suitable for landscaping as it is on the concrete slab over the commercial space.

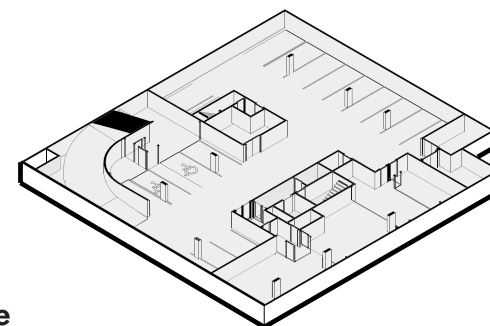
To articulate the south and west elevations, balconies are cantilevered and the cladding is subtly stepped out at each floor creating an interesting, layered reading of the form. The stepping out of the cladding (1.5" per floor) over the upper 5 floors not only creates a shadow line but also allows any moisture to weep out at each floor.



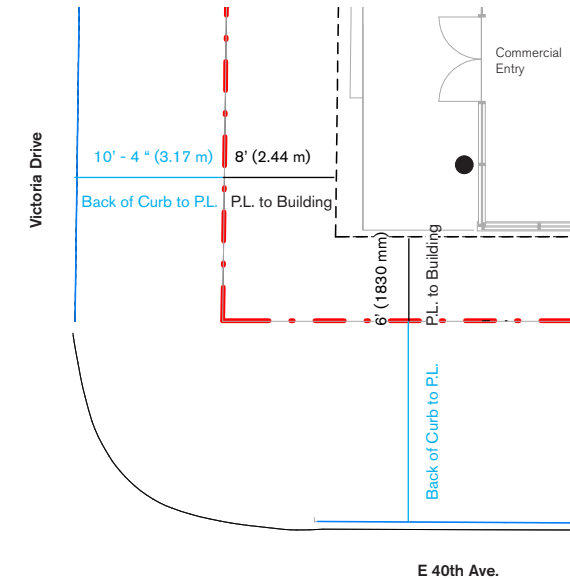
Level 2-6
Residential



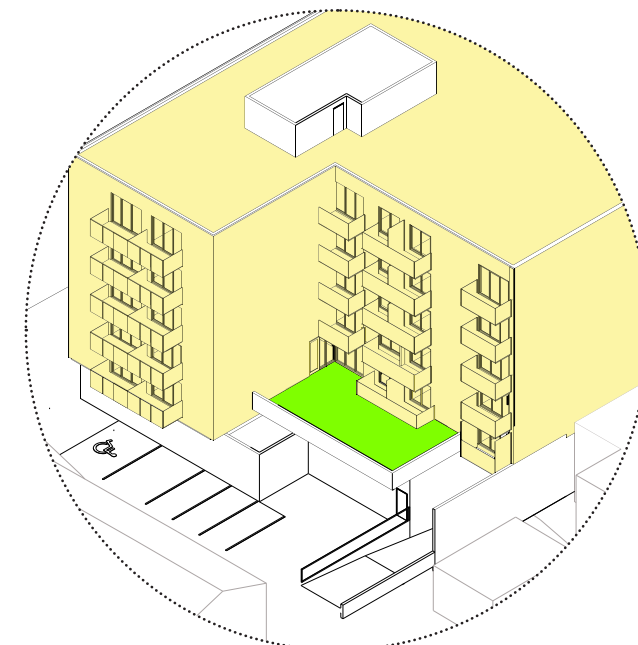
Ground Floor
Vancity
Residential
Residential



Parkade



Victoria Drive and E. 40th Ave
Set Backs



Landscaped Roof
Terrace

Design Rationale



Architectural Expression

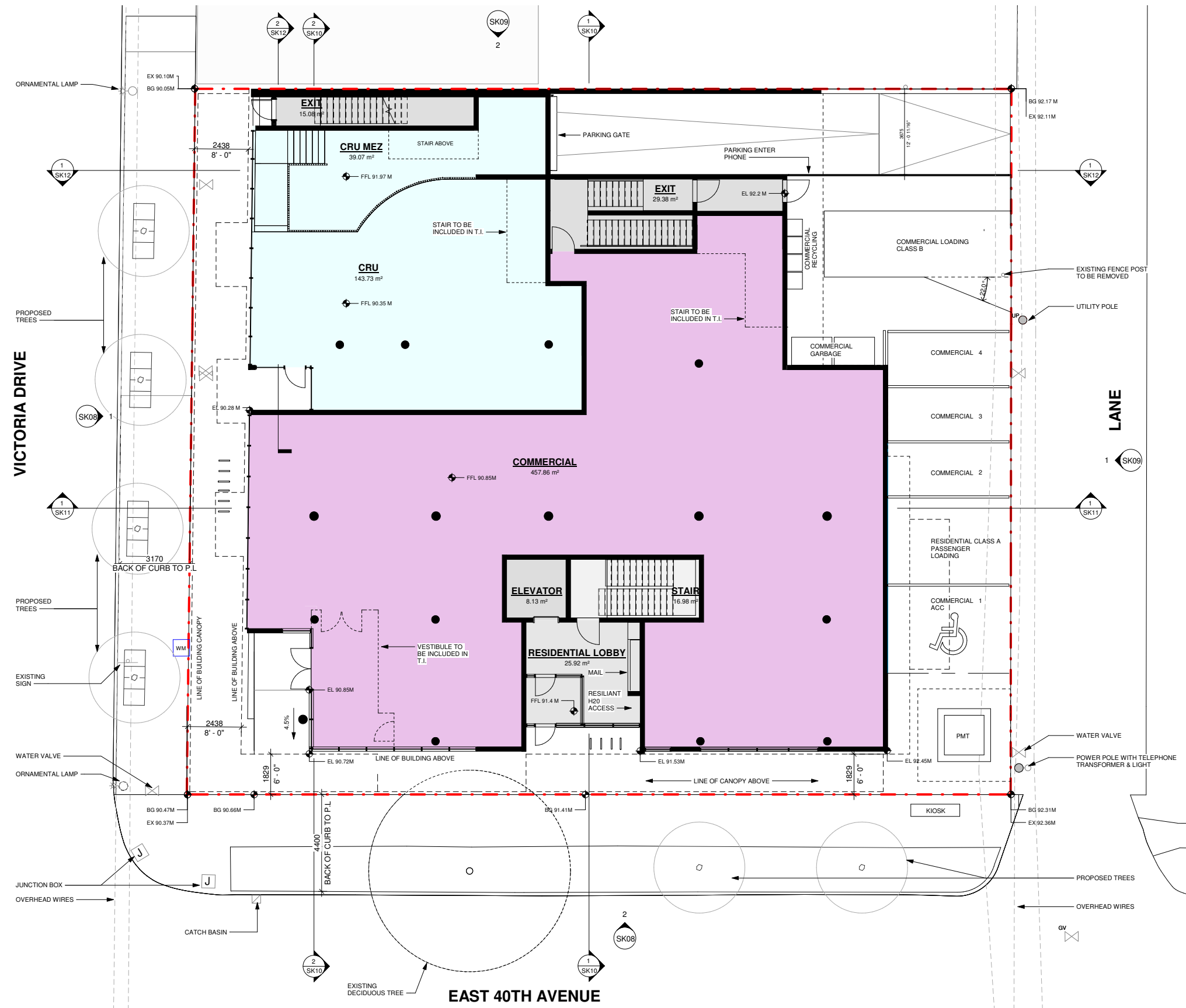
The Social Housing block is expressed as a heavier volume that appears to float over the light transparent glass box below emphasizing the separation of uses. This expression of volume is achieved by treating the walls of the block as the primary element of the elevation; continuous, with no articulation other than the subtle changes in the color of the cladding panels and the recessed windows. The wall panels vary in width only and are similar height to the window units. These windows serve only the bedrooms and are located randomly on the facade which, together with the variations in the panels, creates an overall wall surface texture reinforcing the surface expression of the L shaped volume for a street wall presence.

While the building is envisioned as a simple background building, the architectural language is intended to give it the appropriate presence on Victoria Drive to be a good fit for this mixed-use neighborhood center.

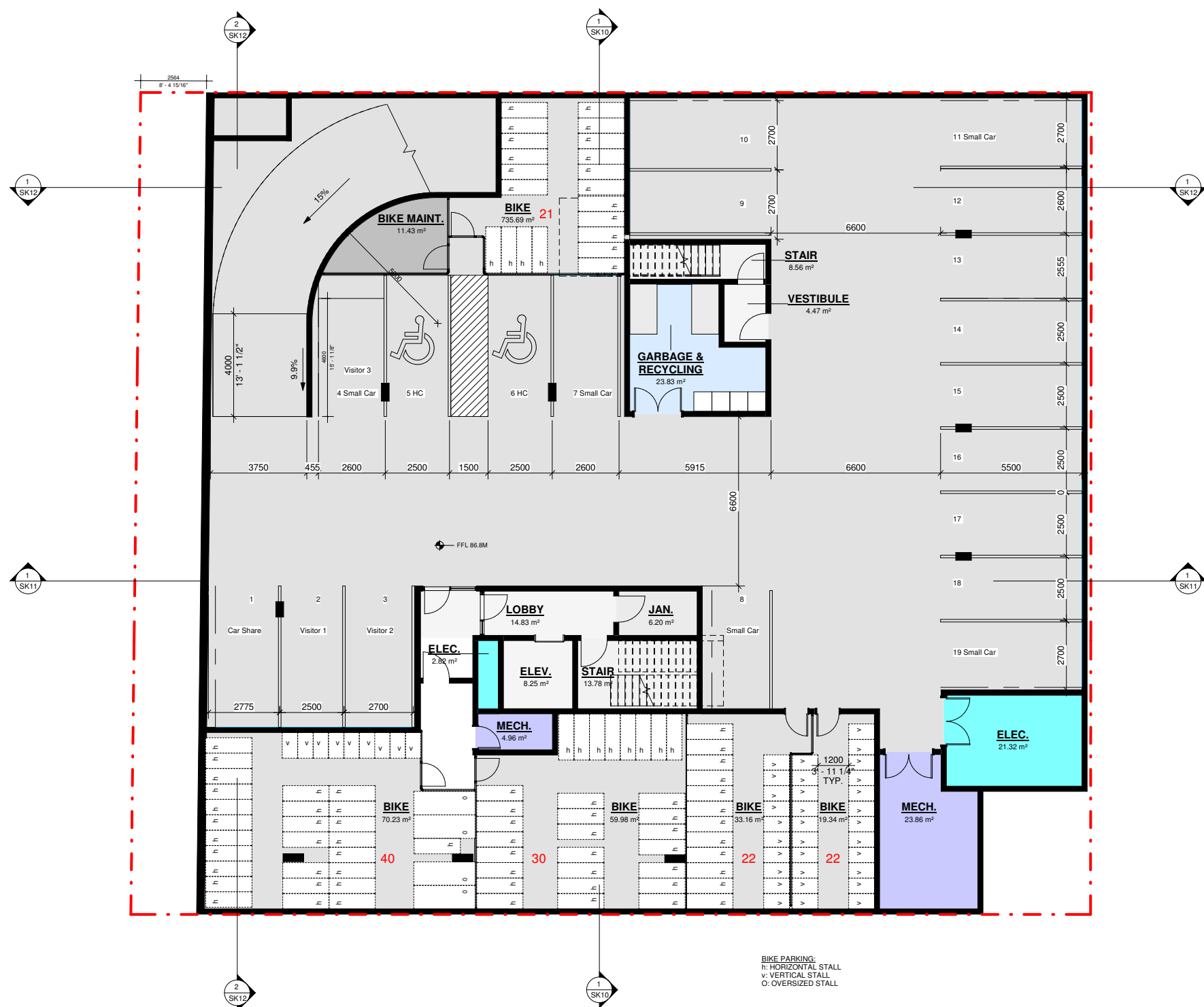




Ground Floor + Site Plan



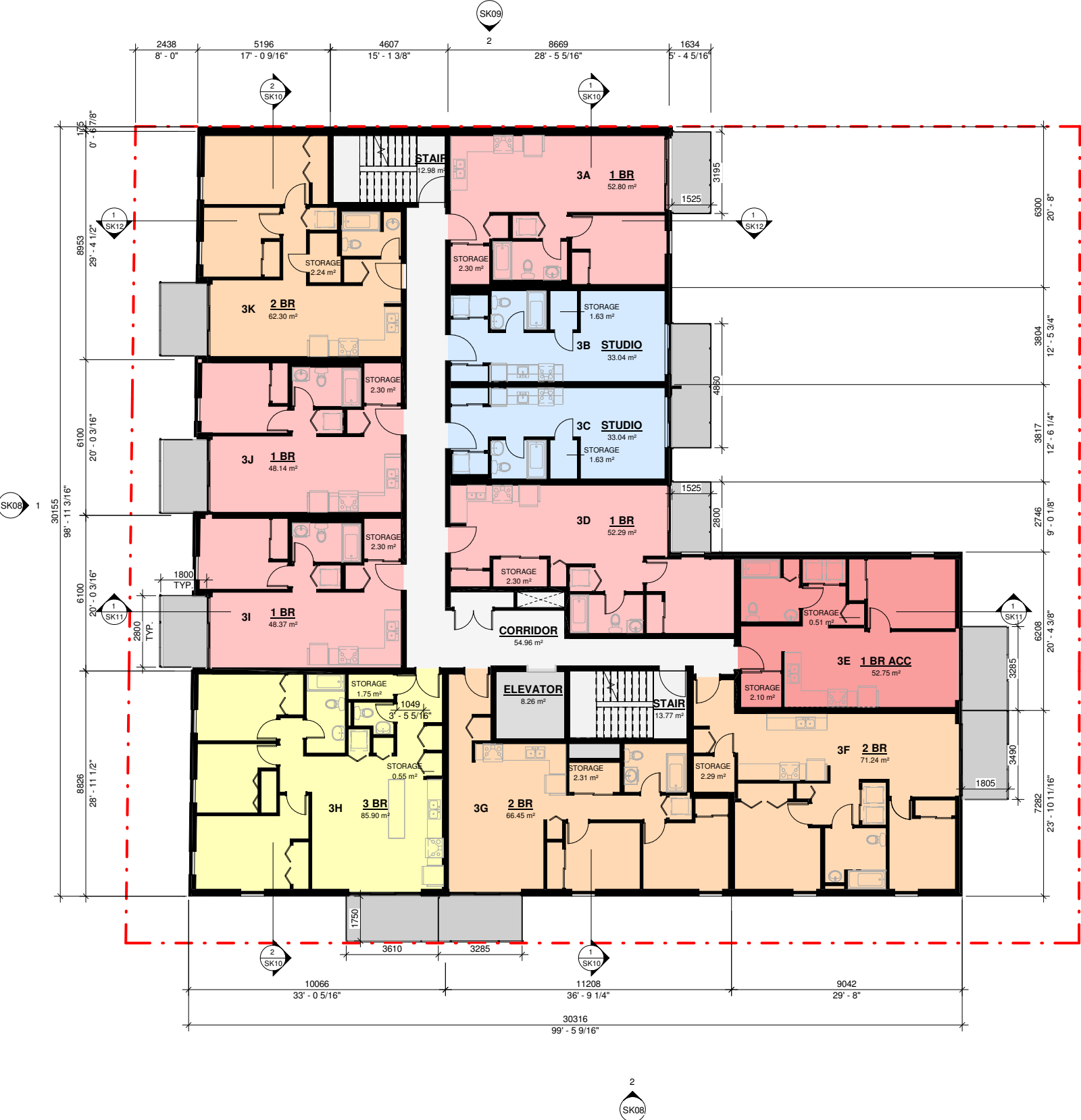
Parking Level



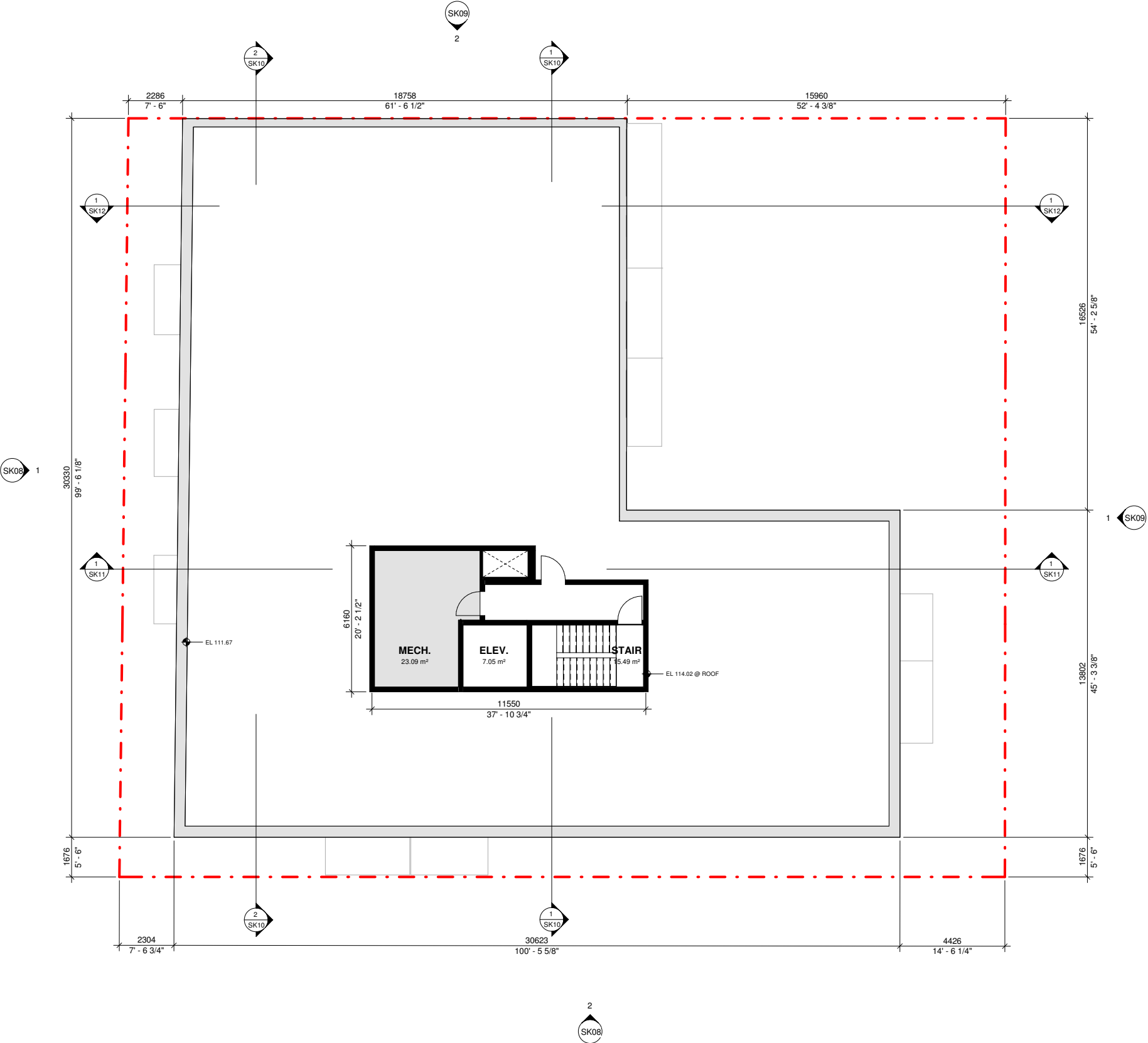
Level 2



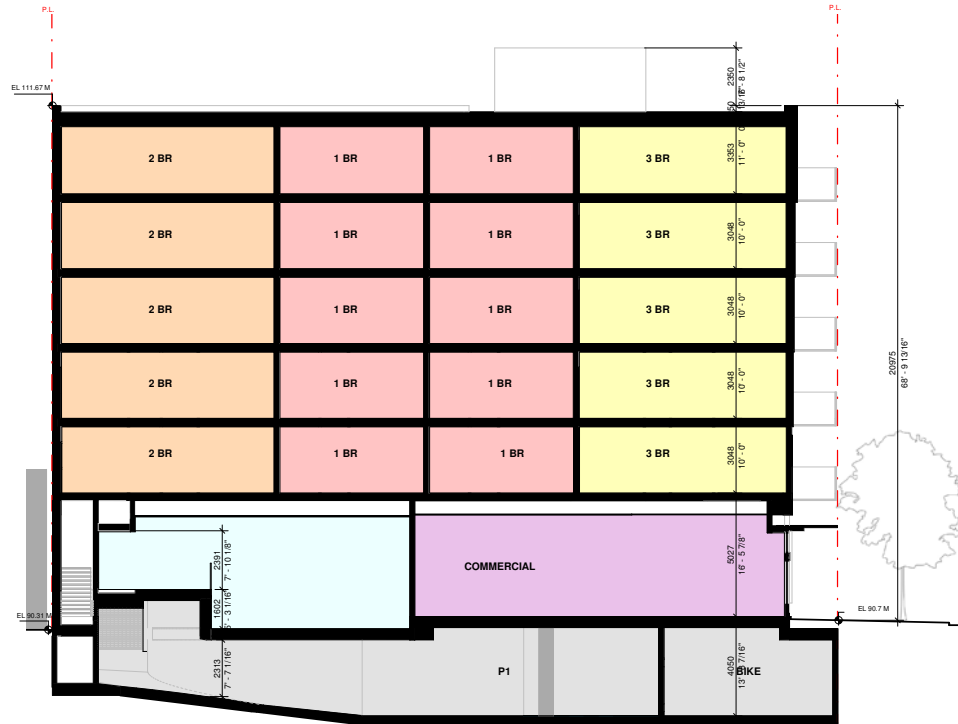
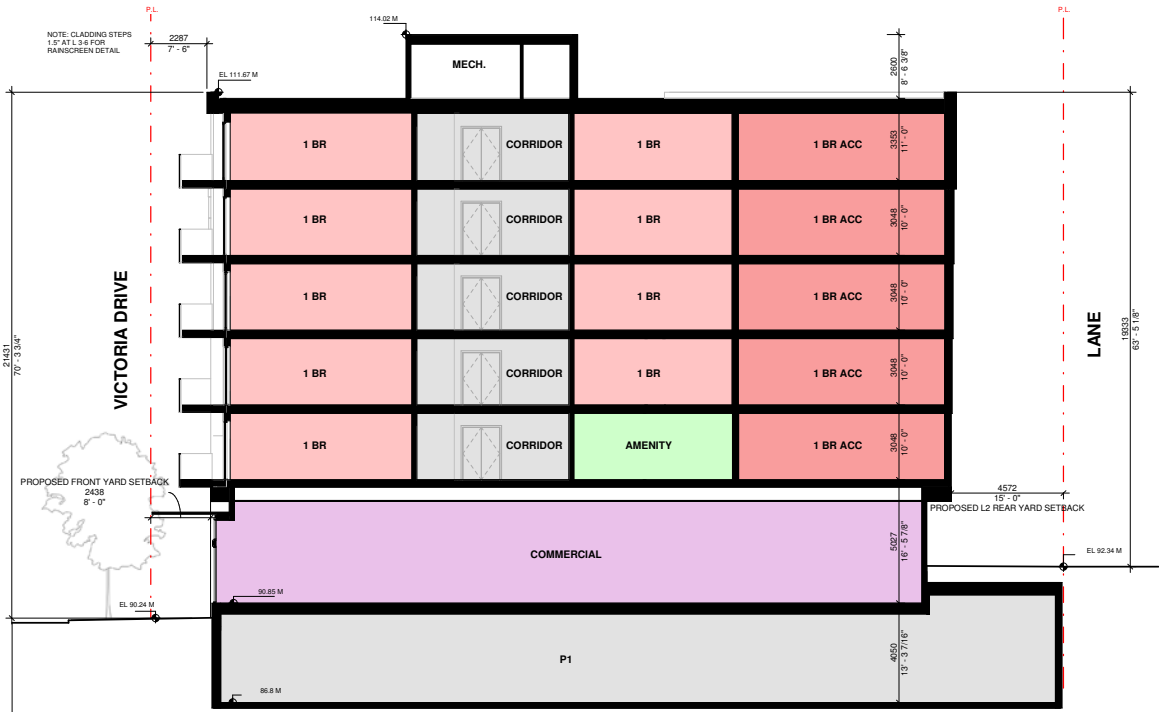
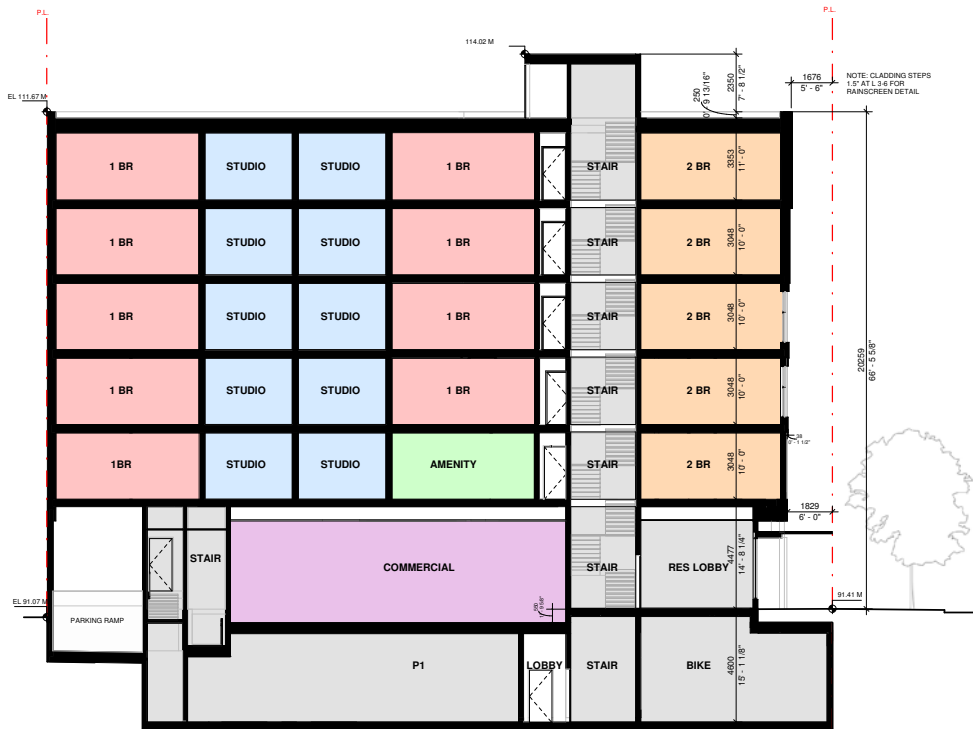
Level 3-6



Roof Plan



Sections



Elevations



1 WEST ELEVATION
1:100



2 SOUTH ELEVATION.
1:100

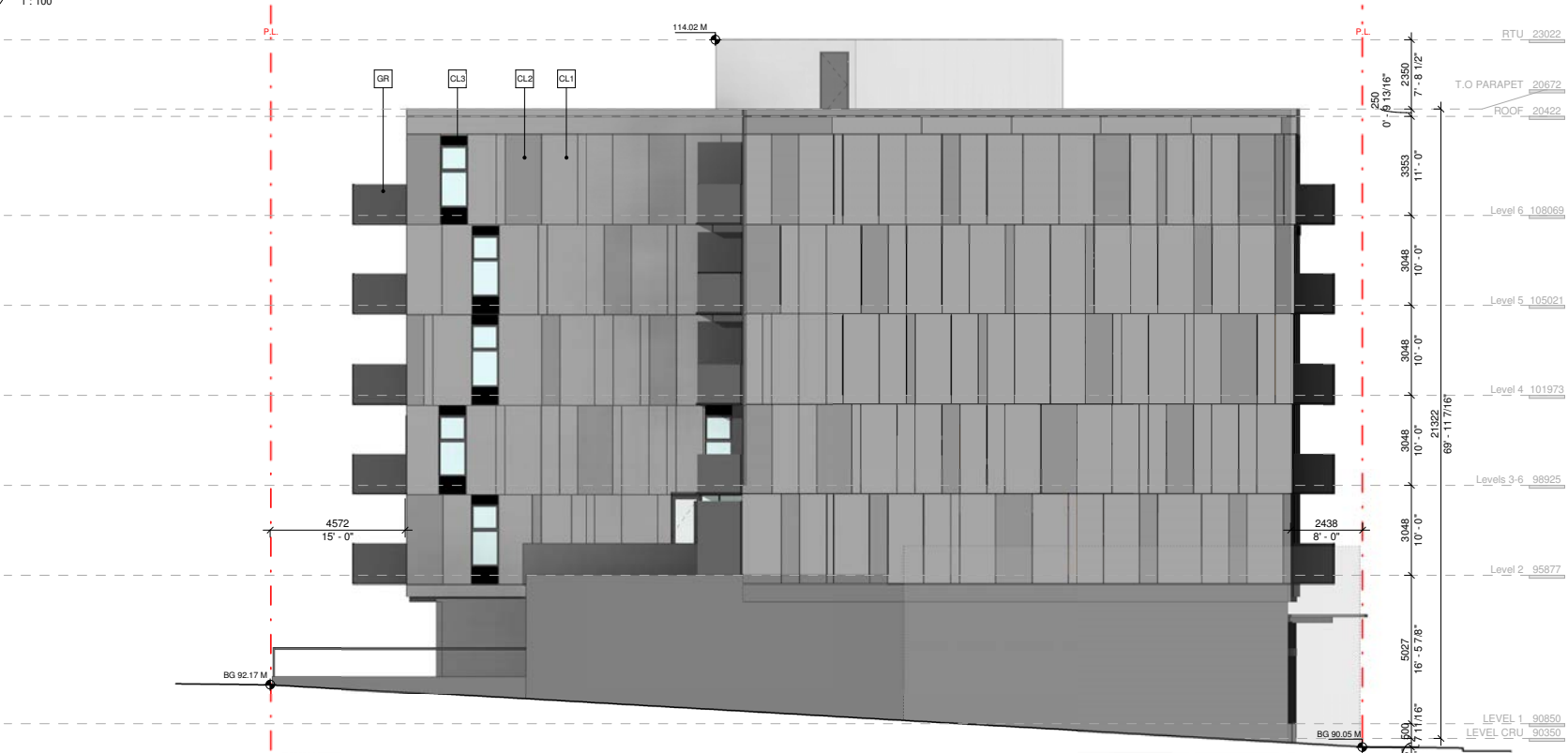
KEYNOTES

KEY VALUE	KEYNOTE TEXT
CL1	FIBER CEMENTITIOUS PANEL COLOUR #1
CL2	FIBER CEMENTITIOUS PANEL COLOUR #2
CL3	FIBER CEMENTITIOUS PANEL COLOUR #3
CL4	FIBER CEMENTITIOUS PANEL COLOUR #4
GR	GLASS RAILING

Elevations



1 EAST ELEVATION
1:100



2 NORTH ELEVATION
1:100

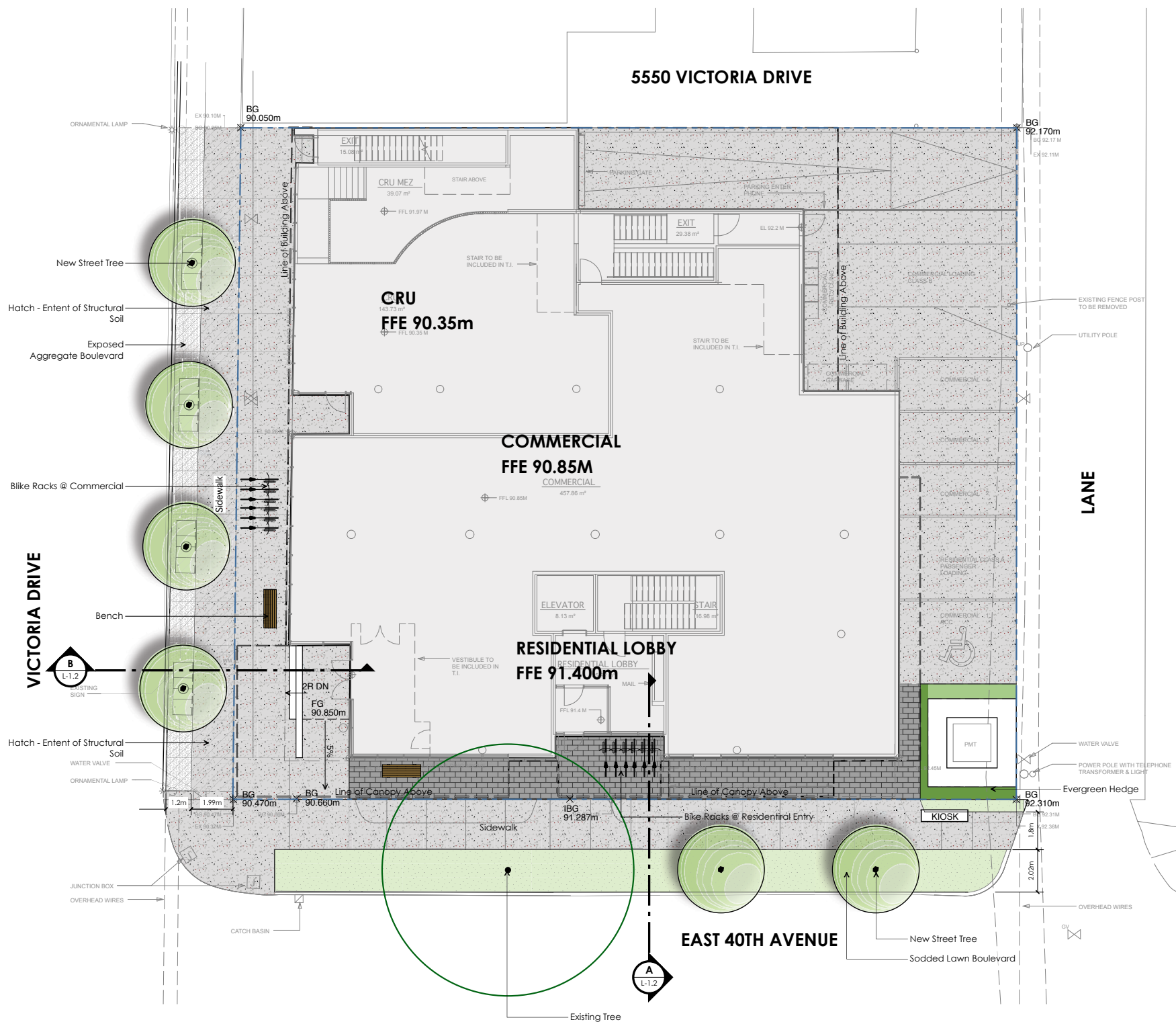
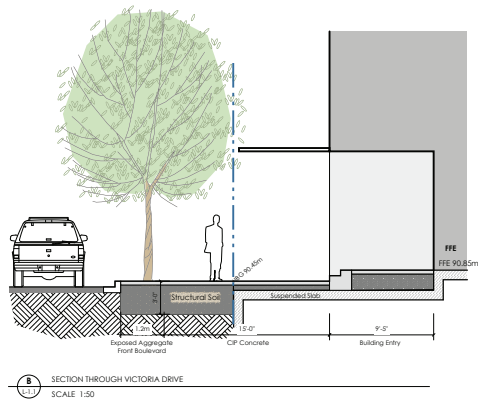
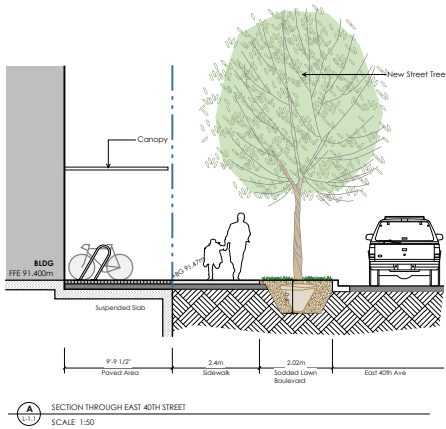
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CL4	FIBER CEMENTITIOUS PANEL COLOUR #4
GR	GLASS RAILING

Landscape: Site Plan

Design Rationale

The location of the site is adjacent to single family homes, separated by a lane that parallels Victoria Drive. E. 40th Avenue has an existing tree that will be retained and supplemented by other trees to complete that frontage. Victoria Drive will be upgraded to City standards and include new street trees and a sidewalk that will expand over the property line to provide a wider apron for the commercial frontage. Soft landscape and site furniture will be used to animate the streetscape and improve the edges of the site.



Landscape: Level 2 Terrace

Over the concrete base of the building, an outdoor amenity patio will be provided adjacent to the indoor amenity room. This space will have direct access from the internal building circulation so that it can be used independently while the amenity room is in use. Patios will be provided for the private use of the adjacent suites and screened from the common areas with planting. Perimeter planting with small trees will offer shade and habitat, while softening the views to the neighbouring property, lane and loading area. Flexible programming will be coordinated with to provide a multipurpose outdoor space that will be available for the use of all residents.

In addition to providing amenity for the residents, the soft landscape areas will provide habitat and storm water benefits. A mix of native and adaptive, drought tolerant plant material is proposed for the landscape areas. Evergreen shrubs, perennials and grasses, will comprise the majority of the plant palette, providing seasonal interest and a variety of habitat.

The resulting design is a balance of amenity for the residents and planting in locations where absorbent soil can be accommodated over the concrete structure of the parkade.

Site safety will be addressed throughout the site by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Accent lighting will be used to highlight design features and safety levels of lighting will be provided throughout the site.



Project Team Overview



CATALYST COMMUNITY DEVELOPMENTS SOCIETY

Since 2013, Catalyst has partnered with community organizations, non-profits and municipal governments to create projects that deliver on our mission – to unlock the value of community assets to create vibrant, affordable, and inspiring places for people to live and work in.

Catalyst projects typically are targeting households that earn at or near the average household incomes for the various communities in which we are providing housing. Rents are impacted by many and varied factors including but not limited to construction costs, operating costs, and location. We do not directly subsidize tenants.

Catalyst brings together decades of real estate development experience with shared non-profit values. We apply traditional real estate expertise, efficiency and cost management to every project we work on. Our goal is to help our non-profit partners achieve long-term financial sustainability, while also creating opportunities for Catalyst to build more affordable housing in BC.



HCMA ARCHITECTURE + DESIGN

HCMA designs buildings, brands, and experiences that maximize positive impact. We believe that human connections are critical to solving the fundamental problems of our time, so we create solutions that ignite conversation and build compassionate communities.

By shifting our perspective to learn from others, advocating for inclusive, accessible design, and striving to understand the deeper social context, we hope to contribute to a future where people and institutions come together to make a positive change.

In the ways that we design, share, and connect, we are catalysts for lasting social value. Most of all, we start each project by asking 'what's possible?', and invite you to join us in finding the answer.



DURANTE KRUEK LTD

Durante Kreuk is an award winning landscape architectural firm with over thirty years experience in the private and public realm design and development.

Our broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places. We multiply our thinking through a style of collaboration that nurtures the freedom to explore, push boundaries and ourselves.

Over the years our firm has developed a keen sense of clarity and practicality, which helps us reliably deliver the most challenging and unique solutions.

Thank you

HCMA Architecture + Design
hcma.ca

Vancouver
604.732.6620

Victoria
250.382.6650

Edmonton
780.306.4464
