

5 W 2

5 WEST 2ND AVENUE

PUBLIC HEARING

APRIL 14, 2022



SITE & FAMILY STORY

“TO EAT ROTIS FOR A LIFETIME”



Mohinder Sandhu immigrated from the United Kingdom to Canada on July 10th, 1964, where, shortly after his arrival in 1967, Mohinder had an opportunity to purchase 5 W 2nd Avenue at great personal sacrifice. He took this chance to buy the property, as he fondly tells his sons today with a Punjabi saying roughly translated, “to eat roti’s for a lifetime”. Meaning, the property would provide for his family well into the future. Then as now, the site is home to a modest 2-storey concrete block building constructed in 1941, that promises to be the signature holding in the family’s property portfolio.

Mohinder’s early years in Canada were modest. First, taking a position as a welder in Terrace, B.C., before relocating to Vancouver, working various jobs until becoming a welder for Jackson Scaffolding. To make the property payments for 5 W 2nd, Mohinder endured regular back-to-back double shifts. First, starting his day at seven in the morning with a full 8-hour shift at the Burrard Dry Docks in North Vancouver, then driving to a Kenmore truck manufacturer close to Lougheed Highway and Boundary Road for another 8-hour shift. With little time to go home and rest, he’d start again early the next day for another 16-hour day. A familiar immigrant story.

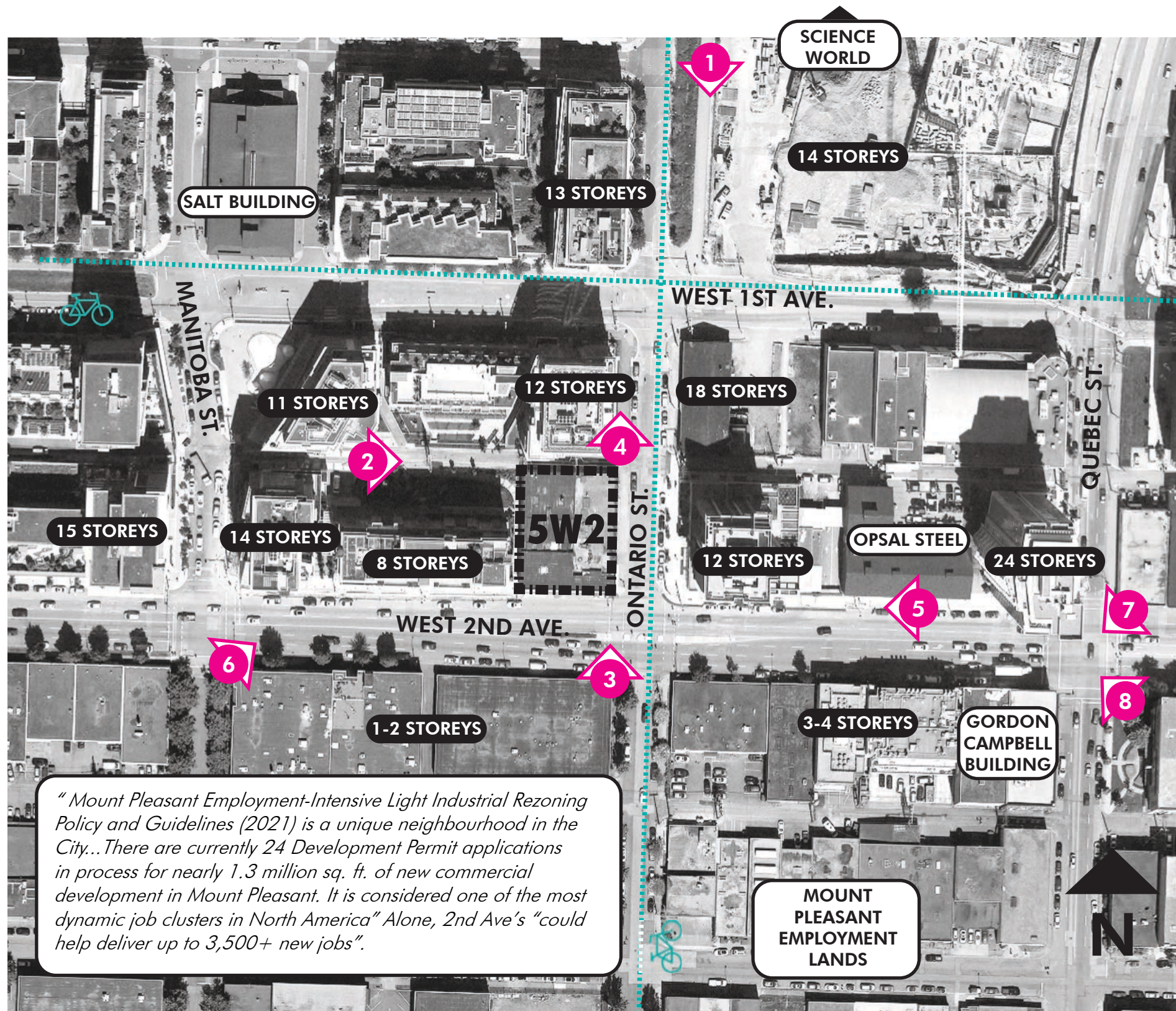
Today in his 90’s, Mohinder has handed management and vision for 5 W 2nd to his two sons, Sanjiv and Ranjiv Sandhu. Looking to the future, the Sandhu family want to continue their legacy and create a building that gives back. In their mixed-use 100% secured rental housing application on this site, a strong portion of its units will be for folks with moderate incomes. With this development of market rental and income-tied rental units, this will be one of many proposed ways the family intends to give back to the community that they’ve become an integral part of.



The intent of the building purchased those many decades ago comes full circle.



THE NEIGHBOURHOOD



5 W 2nd Avenue Recognizes the Importance of Rental Renewal.

- Within the Rental Housing Stock (RHS) Official Development Plan (ODP), the majority of purpose-built rental were built before 1980.
- Outside the RHS ODP, the majority of rental housing stock was built before 1940.
- South False Creek (SFC) had the lowest rental vacancy rate at under 0.5% pre-COVID and CMHC area data of 1% for Oct. 2021 with rates falling once again.
- SFC had the highest average rental rates (\$1,941).

5 W 2nd Avenue is in Keeping with the Upcoming Vancouver Plan.

- Geographic Equity - Ensure opportunities for inclusion of low and moderate-income households and diversify the housing stock across all residential areas.
- Rental Housing - Become a city for renters that provides more secure rental housing options, and mitigates displacement.
- Increase the supply of new purpose built market and below market rental housing through supportive land use policy and zoning, financial incentives and streamlined approval processes.
- Minimize displacement of renters, ensuring residents are able to remain in their neighbourhoods when planning for growth.

5 W 2nd Avenue Places Needed Affordable Rental Housing Adjacent Job Growth.

- Vancouver holds 1/3 of the region's jobs, and 1/2 of the jobs in the city occur in industrial/ employment areas, business districts and campus institutions.
- Properties to the south of 2nd Ave fall under the new Broadway Plan will have opportunity for intensification of up-to 6FSR and 152.5' buildings, doubling from much of the current zoning.

Identifies Photo Found on Page 8



Bikeway (Ontario St. & 1st Ave)

Number of Storeys

$$\frac{M_d}{h_g}$$


POINT GREY
DEVELOPMENTS



JTA
DEVELOPMENT CONSULTANTS

SEFC INDUSTRIAL LEGACY

1.



2.



3.



7.



6.



5.



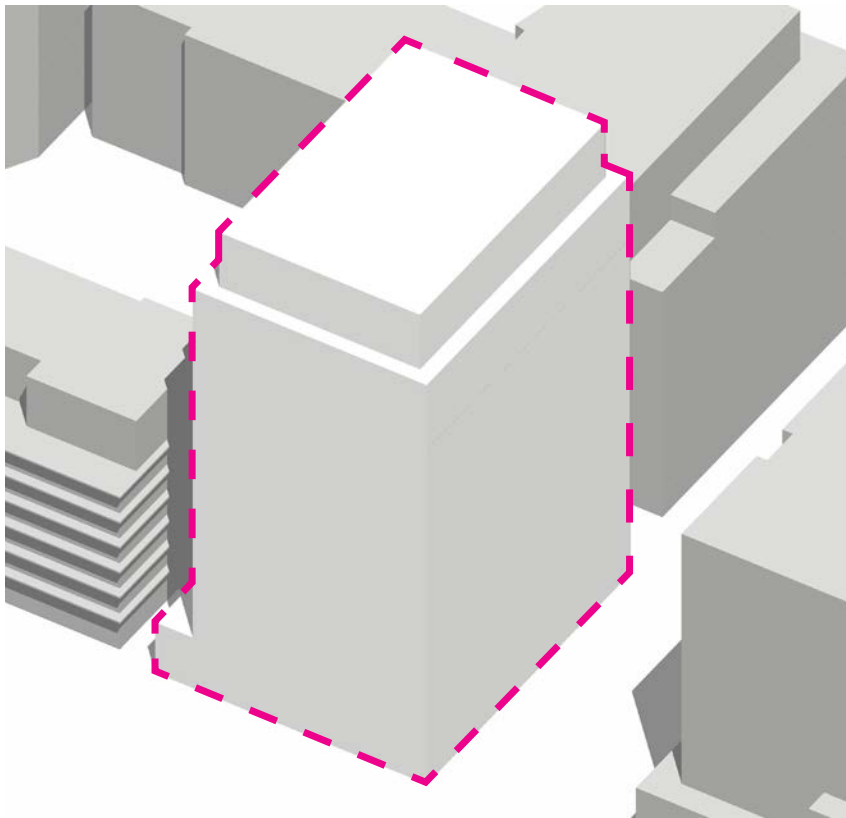
4.

From Southeast False Creek Public Realm Plan July 31, 2006:

"Southeast False Creek has been an industrial area since the late 1800s. Uses in the area included sawmills, foundries, shipbuilding, salt distribution, warehousing and the City's public work yard (Cambie Yard)... The heritage value of the SEFC resides in its pre-settlement natural history, First Nations history and post settlement history as an industrial area... an important part of the heritage value of SEFC is found in the relics of industry and public works, including buildings, structures, machines, soils."

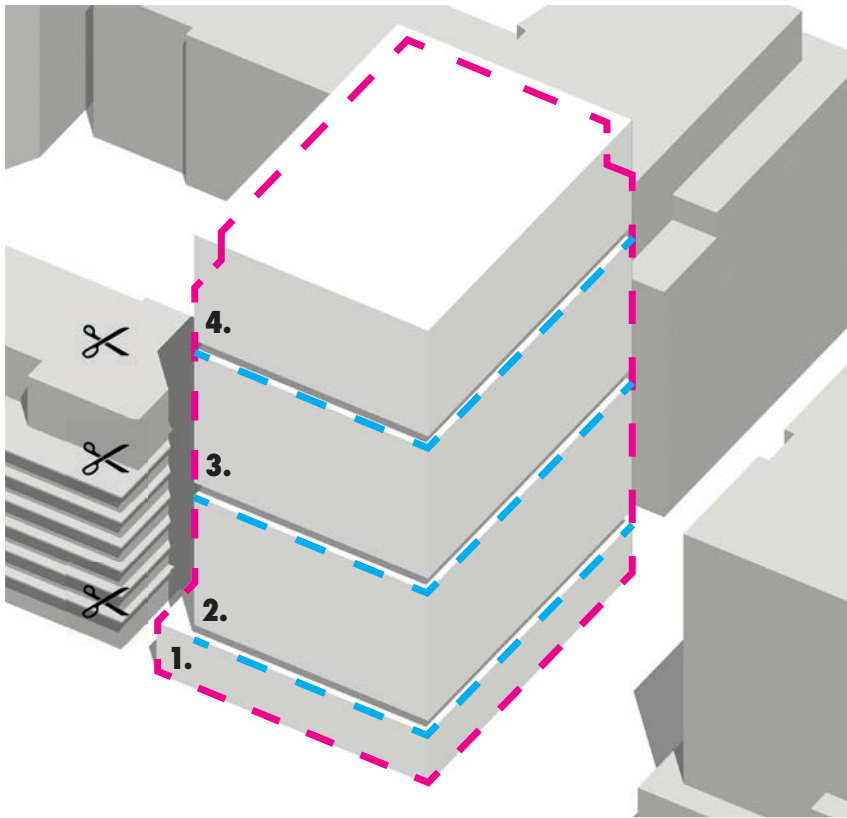
1. 388 West 1st Street 2. Gordon Campbell Building, W 2nd Ave + Quebec 3. 366 W 2nd Street 4. 398 W 2nd Ave 5. Aerial Photo of False Creek 1970s 6. The Best Cleaners Building 7. Wylie Street 1955

MASSING CONCEPT



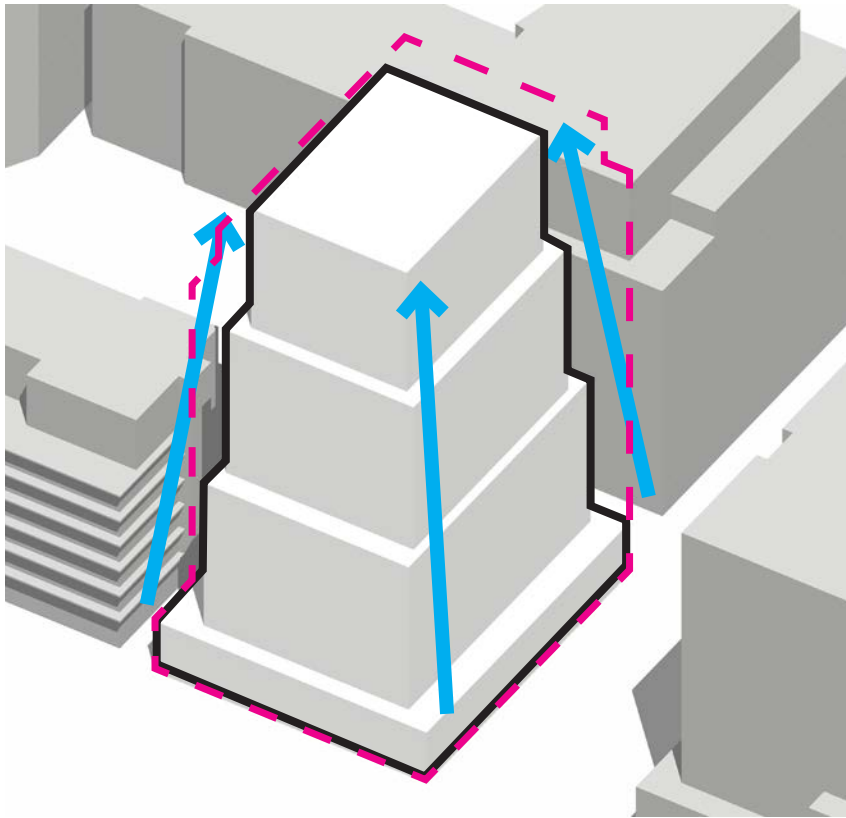
STEP 1.

The maximum anticipated building envelope is massed on the site. No massing articulation in a 16 + 2 penthouse storey configuration.



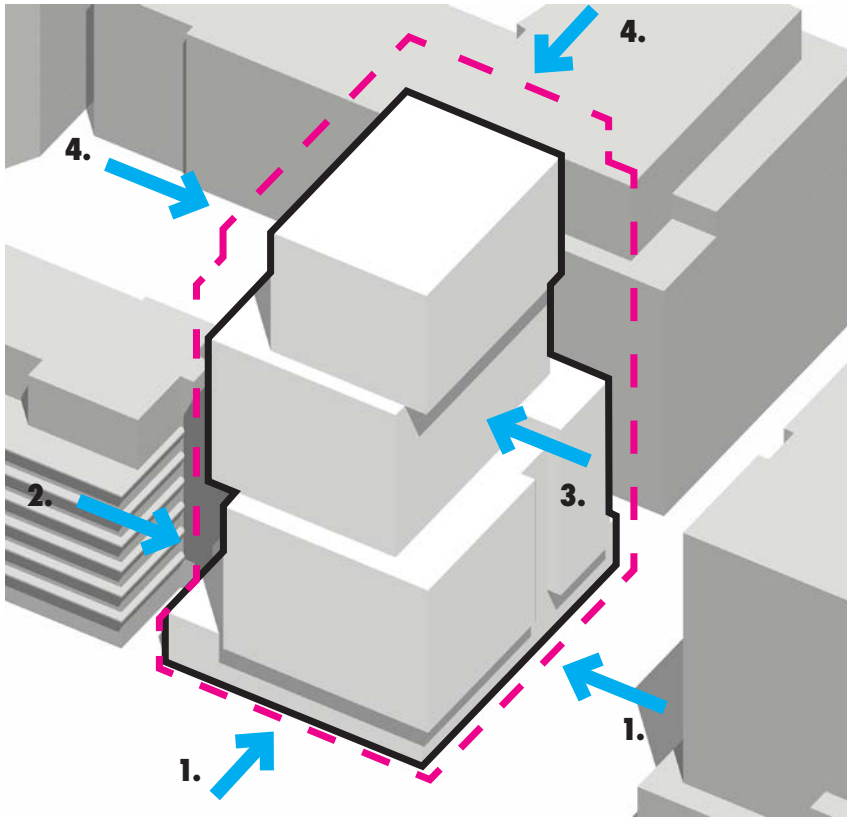
STEP 2.

The massing is cut into 4 vertical sections to enable further articulation to address the surrounding vertical context. 1. A podium relates to the street. 2. The tower base forms a streetwall and matches the height of the neighboring building to the West. 3. The tower mid-block matches the building height to the East. 4. The tower upper-block incorporates the +2 into a +5 penthouse.



STEP 3.

Each vertical mass is tapered to reduce the sense of mass at the higher floors of the building, while reducing shadowing.

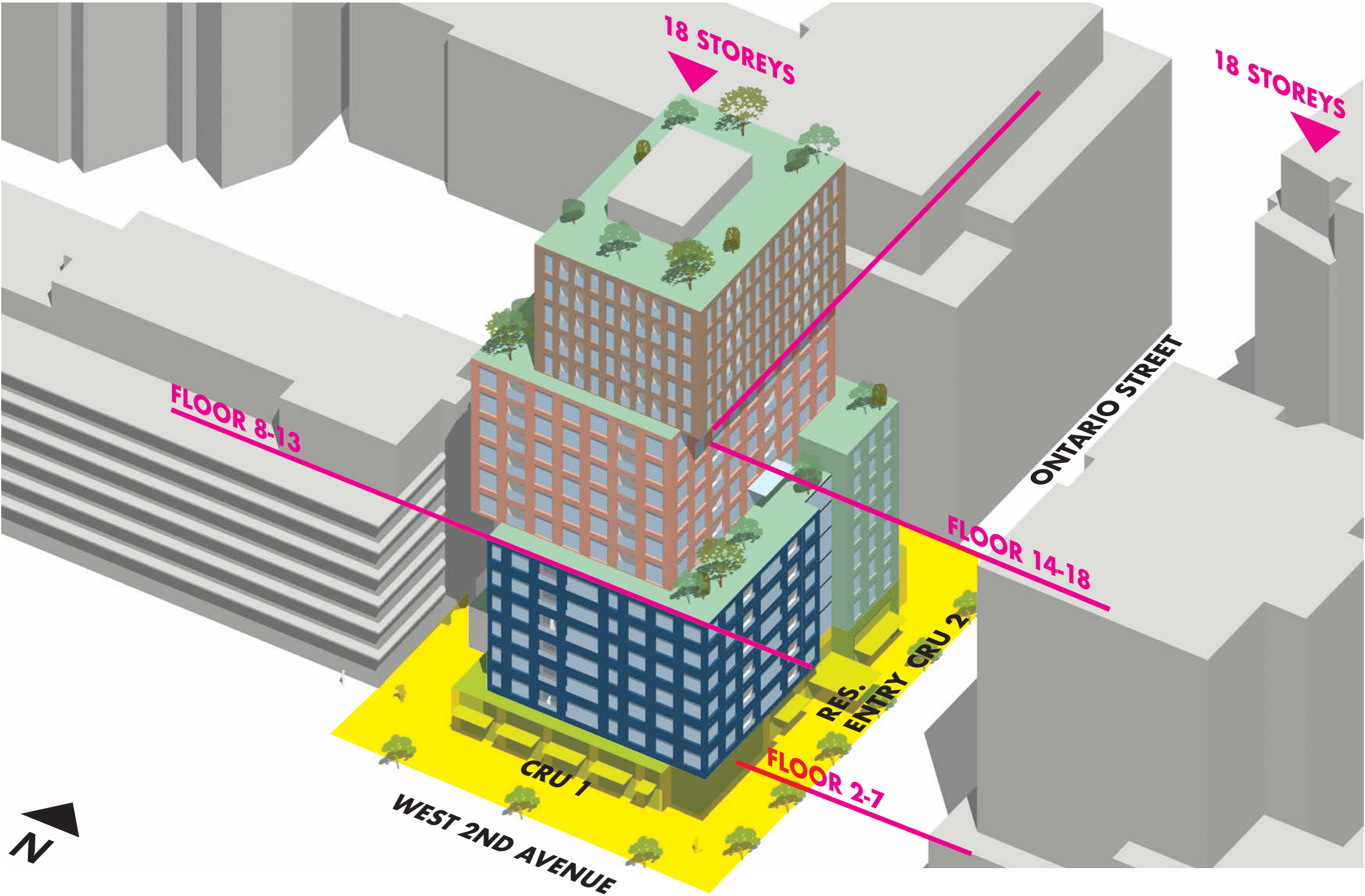


STEP 4.

Each mass is horizontally shifted and / or carved to respond to site conditions. 1. Podium is positioned to match adjacent buildings and form a continuous street wall. 2. The tower base is pushed to the East to maximize the side yard setback and create outdoor amenity space. 3. The tower mid-block is shifted to the west as it clears the height of the building to the West, creating a defined SEFC streetwall on the east. 4. The tower upper-block is pushed East and South to reduce shadowing towards the North-West.

HEIGHT

The varying heights of the tower massing have been set to relate to the surrounding context in a unique yet clear way. Each volume relates to height datums of the adjacent buildings. The tower low-block reinforces the existing streetwall along West 2nd Avenue and steps back at the 8th floor. The tower mid-block is set to be compatible with the building to the North and the building to the East, reaching 13 stories before being set back to form the tower upper-block. The tower upper-block, being further reduced in scale, has a floorplate similar to adjacent penthouse floors. While rising to 18 stories, the building's overall height may be described as 13 + 5.



PUBLIC POCKET

COV COMMENT:

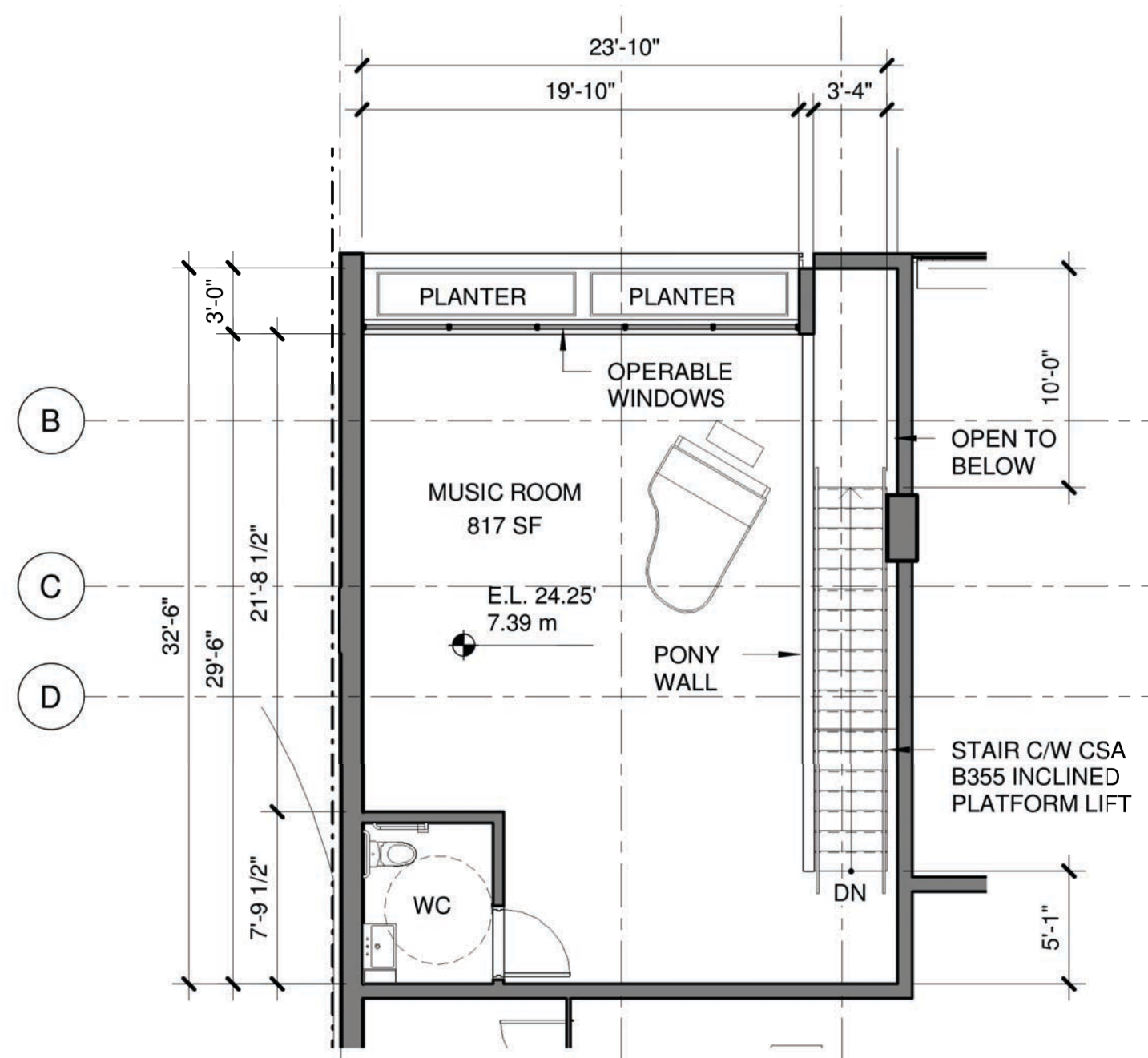
"Ensure the north-south walkway on the east side of the adjacent property remains a highly functional and safe space..."

DESIGN RESPONSE:

The SW corner of the building is setback from the street creating a new public pocket. This further strengthens the adjacent north-south walkway and enhances the public realm with the addition of an enhanced green wall, glazed canopy for weather protection, and generous storefront glazing for transparency and safety.



MUSIC SPACE



COV COMMENT:

Arts, Culture and Community Services
Design development of the private cultural space ("Music Room") to function primarily as an Artist Studio. The space should:

- Include floor-to-floor height to be minimum 3.66 m (12 ft.)
- Include strong visual identity, ground-level entrance, distinct street-level presence;
- Ensure laneway access to private cultural space is safe;
- Ensure design will be finished, at a minimum, to the same level as other CRUs with additional soundproofing measures.

DESIGN RESPONSE:

The music space has been located on the 2nd floor (ground floor mezzanine). This space will have a separate and dedicated entry to enhance visibility and use. Its strategic location is not adjacent to residential use to limit acoutical sound transfer.

Looking South from Corner
of W 1st Ave & Ontario Street

