



West 8th Avenue and Arbutus Street

2086 and 2098 West 7th Avenue,
2091 West 8th Avenue





New warm, safe homes with supports at West 8th Avenue and Arbutus Street

Vancouver is in a housing crisis and more than 2,000 people across the city are experiencing homelessness.

Creating warm, safe homes with supports for people experiencing or at risk of homelessness in our communities continues to be a top priority for BC Housing and the City of Vancouver.





What is supportive housing?

Supportive housing provides permanent, affordable rental homes with wrap-around support services for residents.



How supportive housing is managed

Supportive housing is managed by non-profit housing operators that bring professional building management experience and expertise providing customized supports tailored to meet the unique needs of each resident.

If approved, the new homes at West 8th Avenue and Arbutus Street would be managed by MPA Society.

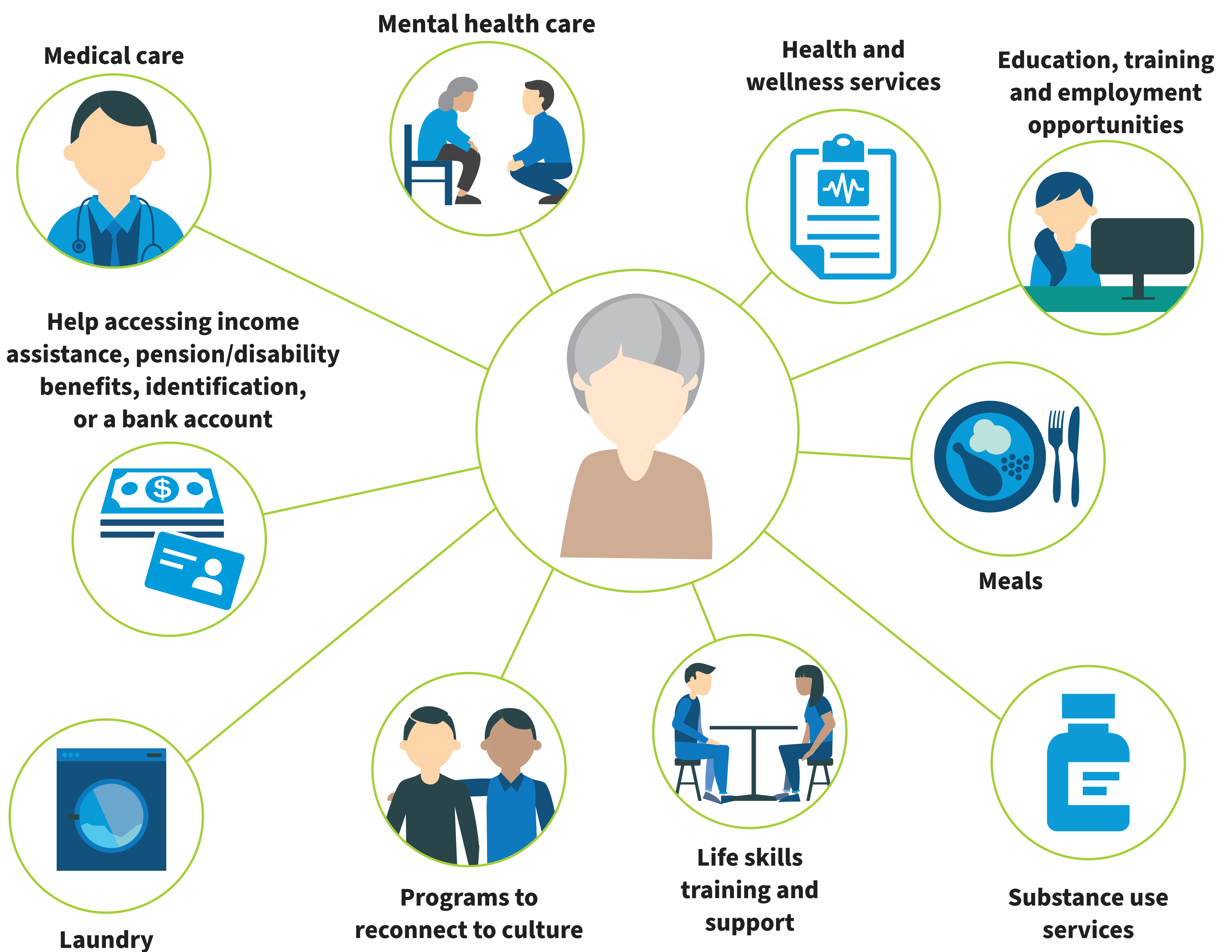
All residents in supportive housing have made a choice to live there, pay rent, and are able to access the services provided by non-profit housing operators, health care professionals and other community-based programs.

In addition to caring for the residents, the non-profit operator is also responsible for taking care of the building and the property.



A vital connection to programs and services

Trained support workers partner with each resident to develop a customized plan to meet their personal and housing goals. Some supports are offered inside the building while others are offered in the local community.





Area context



Context plan



1 View of 2086-2098 W7th & 2091 W8th from Arbutus Street (looking South)



2 View of 2086-2098 W7th & 2091 W8th from 7th Avenue at Arbutus Greenway (looking South)



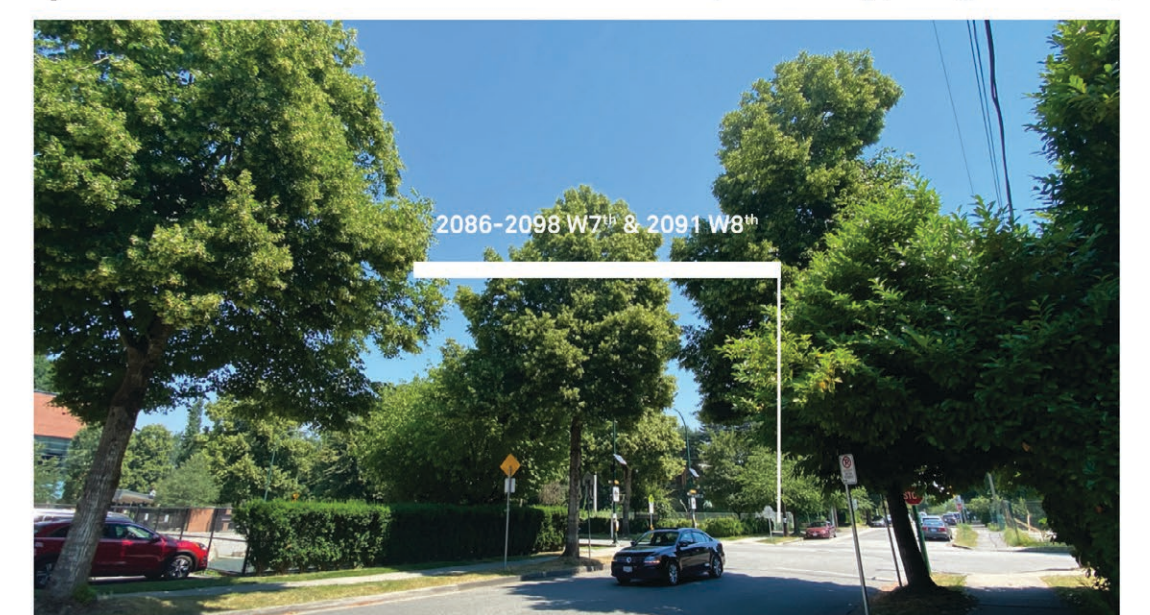
3 View of 2086-2098 W7th & 2091 W8th from 8th Avenue at Greenway (looking North-West)



4 View of 2086-2098 W7th & 2091 W8th from Broadway at Greenway (looking North-West)



5 View of 2086-2098 W7th & 2091 W8th from 10th Avenue at Greenway (looking North)

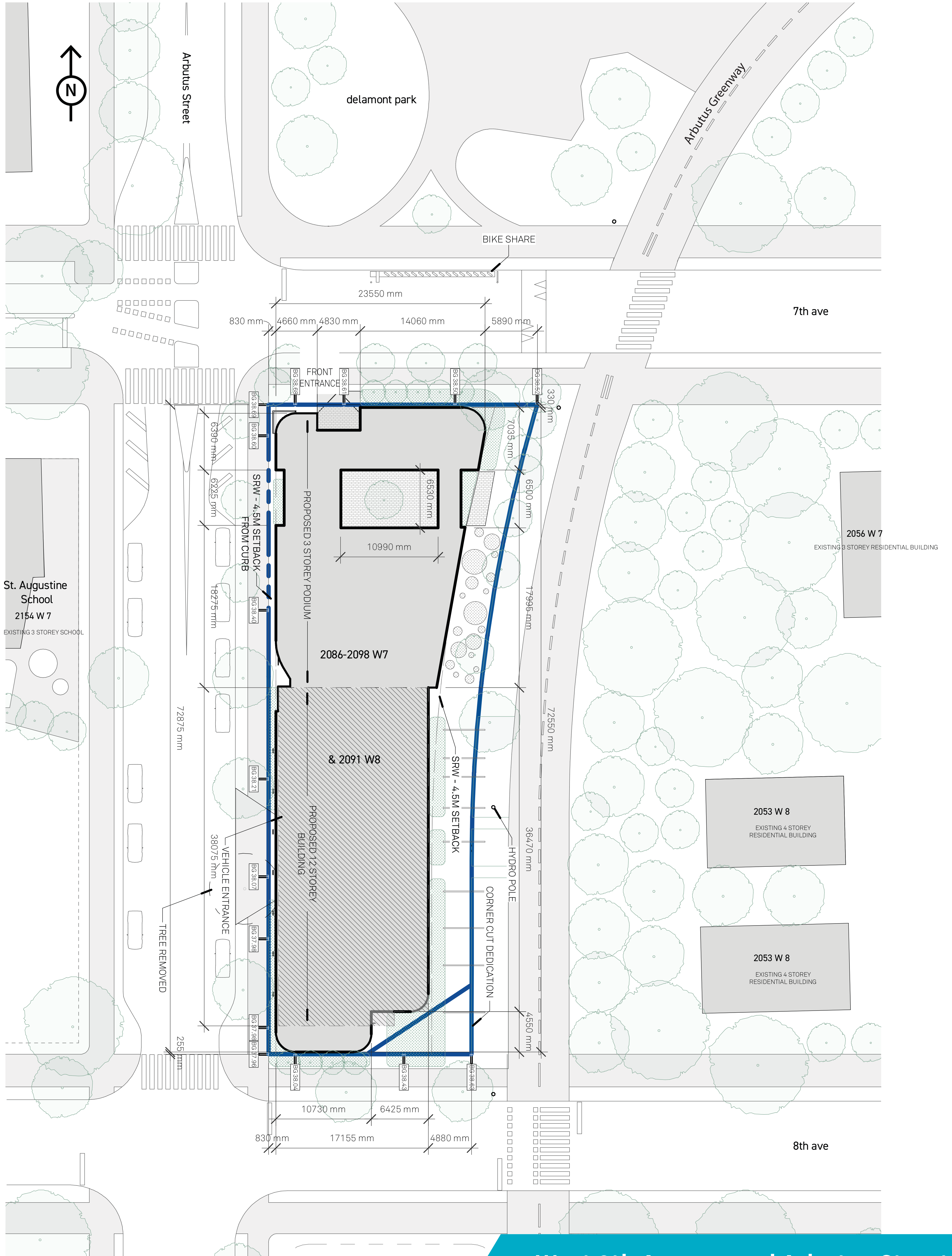


6 View of 2086-2098 W7th & 2091 W8th from 8th Avenue (looking North-East)

Existing site photos



Site plan





New warm, safe homes with supports at West 8th Avenue and Arbutus Street

The proposal for the new building at 2086 and 2098 West 7th Avenue, 2091 West 8th Avenue is for the development of a 13-storey residential building. The new building would provide approximately 140 studio homes with supports for adults, seniors and people with disabilities who are experiencing or are at risk of experiencing homelessness, with priority given to people in the local community.

- All units would be studio apartments with a private bathroom and kitchen
- The project features 100% universal* units with 14% of suites providing full accessibility
- The building would also include amenities such as laundry, a dining area, multiple programming spaces throughout the building, bike storage for all residents, and off-street parking



* Universal per CMHC definition. All universal units will also be adaptable per Vancouver Building By-law requirements.



Project principles

The following principles were developed to guide decision-making on the project:

1. Modular is the preferred method of construction.
2. Design decisions are guided by the budget.
3. Implement a repeatable design to maximize off-site manufacturing, minimize work on site, and benefit from floor plate replicability.
4. Design within the neighbourhood context by considering the surrounding area densities, height, character, residential land use & planning context.
5. Design for beauty & simplicity to achieve architectural appeal through cost effective building design, with particular attention paid to mitigating larger forms, massing, and excessive repetition.
6. Customization of façade should consider site and building size within the neighbourhood context while keeping the principle of replicability in mind.
7. Energy efficiency & sustainability strategies must ensure that the building meets the City's energy and sustainability targets.
8. Integrate site specific landscaping with the public realm and building design as a means of achieving customization, permanency and visual connection with the existing neighbourhood.
9. Given the supportive nature of these housing projects, conscientious design of outdoor amenity space must be provided in-lieu of balconies. This may include rooftop open space if ground floor space is not available or insufficient.
10. Design to ensure functionality for both operator and residents.

Architectural project objectives

The following objectives were developed to guide the design features of the project:

1

Create high quality, durable and dignified homes that create a precedent for future supportive housing projects.

2

Demonstrate excellence in sustainability by being the first modular steel tall building to be Passive House Certified.

3

Design a contextually relevant building that respects the unique neighbourhood character.

4

Provide a wide spectrum of amenity spaces, from highly social to very quiet, so that residents and staff have a variety of spaces to relax and connect.

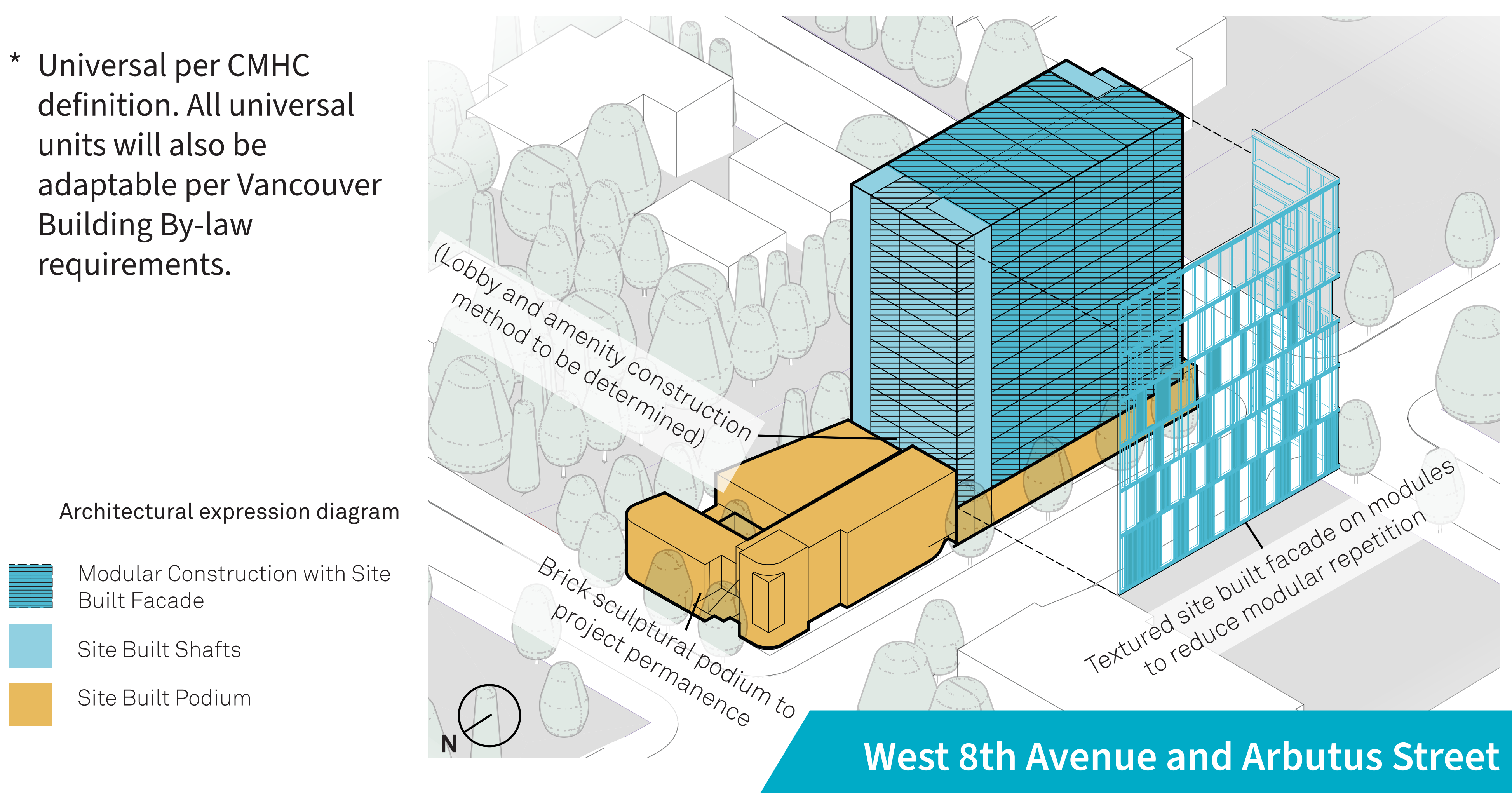


Building design features and elements

Create high quality, durable and dignified homes that create a precedent for future supportive housing projects

- The character of this project is designed to be welcoming, warm and quietly elegant
- The entry has been strategically located on a residential street to provide the residents with a more private approach to their home
- By creating light-filled, functional spaces for support staff throughout the building, the project is prioritizing the health and wellness of residents and staff
- The project features 100% universal* units with 14% of suites providing full accessibility
- To further support the unique needs of the residents, each living unit contains a dedicated space for the storage of a mobility aid, such as a wheelchair or walker
- The project includes a significant focus on durable, long-lasting equipment, fixtures and finishes

* Universal per CMHC definition. All universal units will also be adaptable per Vancouver Building By-law requirements.





Building design features and elements

Demonstrate excellence in sustainability by being the first modular steel tall building to be Passive House Certified

- The project will be pursuing Passive House Certification
- All fixtures will be specified as low flow fixtures to reduce the project's potable water demands
- All suites are provided with operable windows to allow access to fresh air, as well as air conditioning for climate control
- The project's focus on durable, long-lasting equipment and materials will ensure that its carbon footprint remains very low

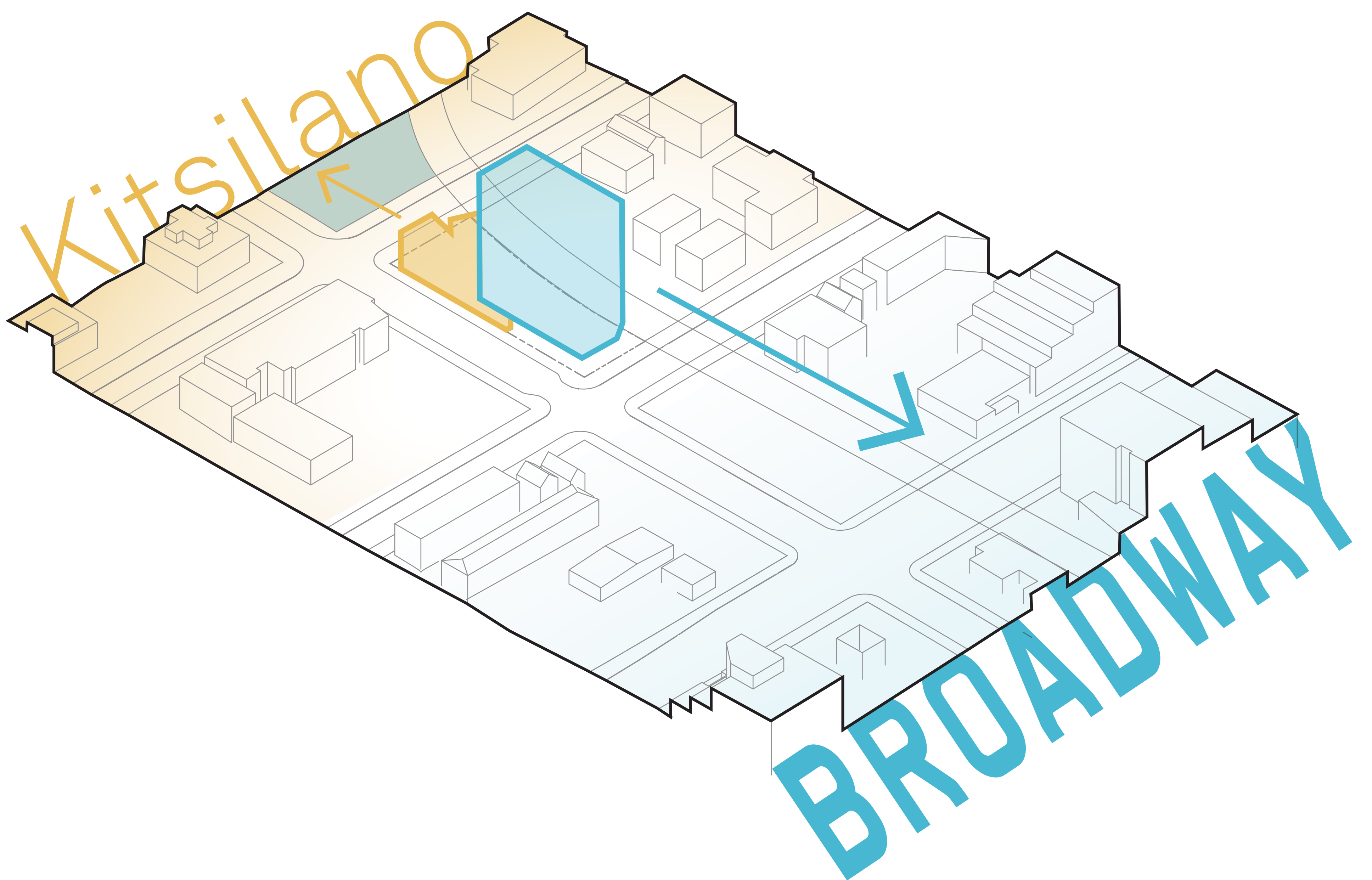




Building design features and elements

Design a contextually relevant building that respects the unique neighbourhood character

- The building is located in a transitional zone between the expanding, mixed-use, mid-height Broadway corridor and the low to mid rise residential forms of Kitsilano
- The project massing responds to both conditions by pushing the 12 storey mid rise form south towards Broadway and by creating a low rise, two to three storey volume facing West 7th Avenue

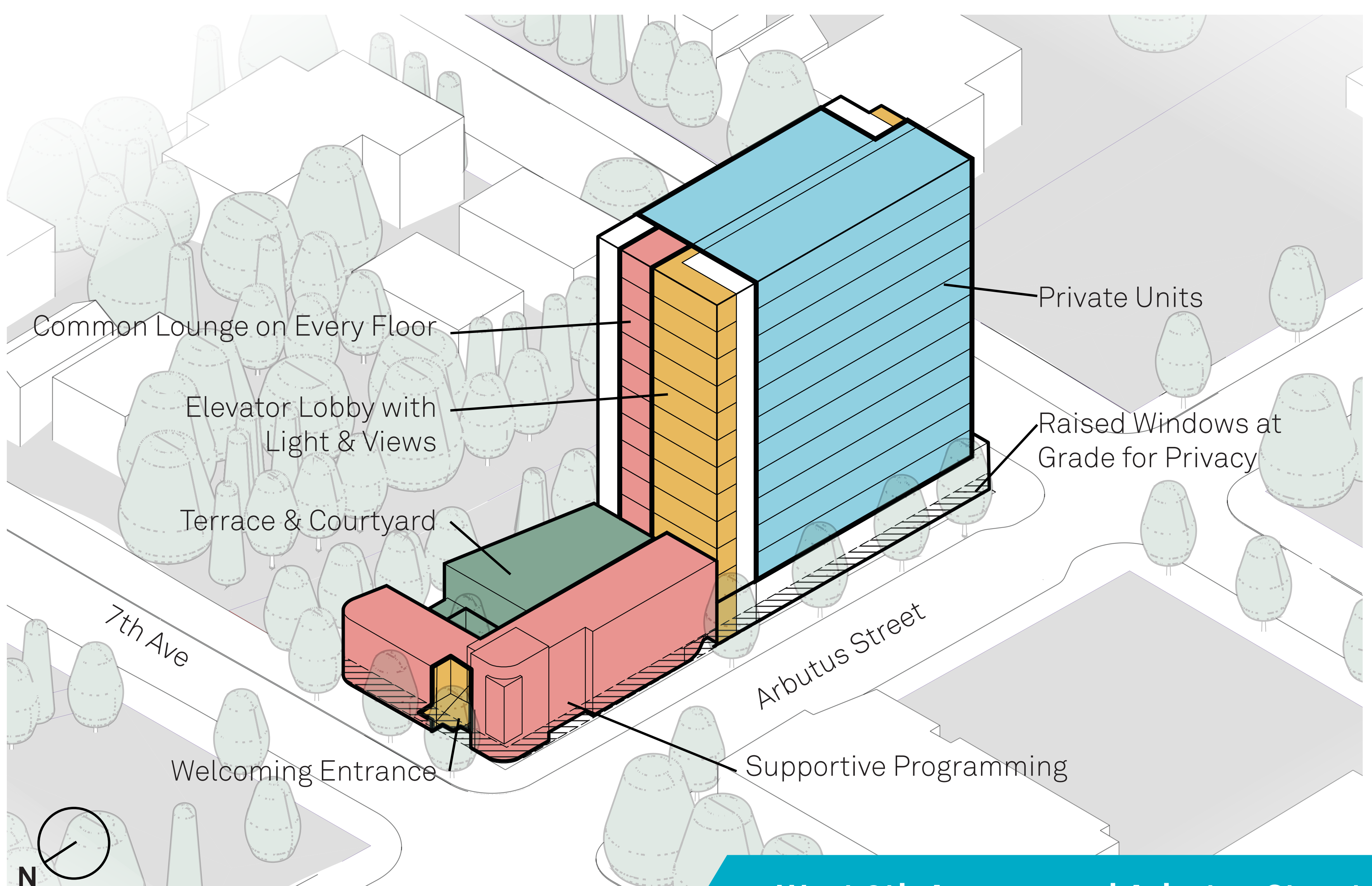




Building design features and elements

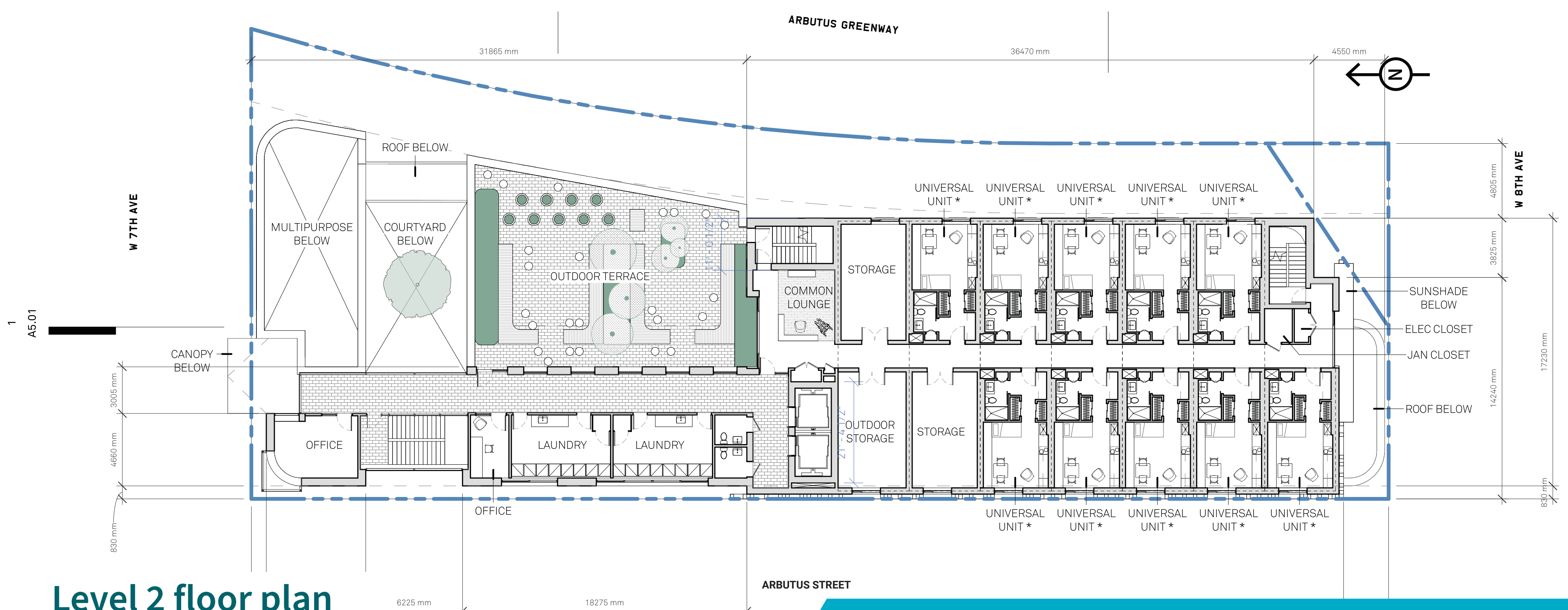
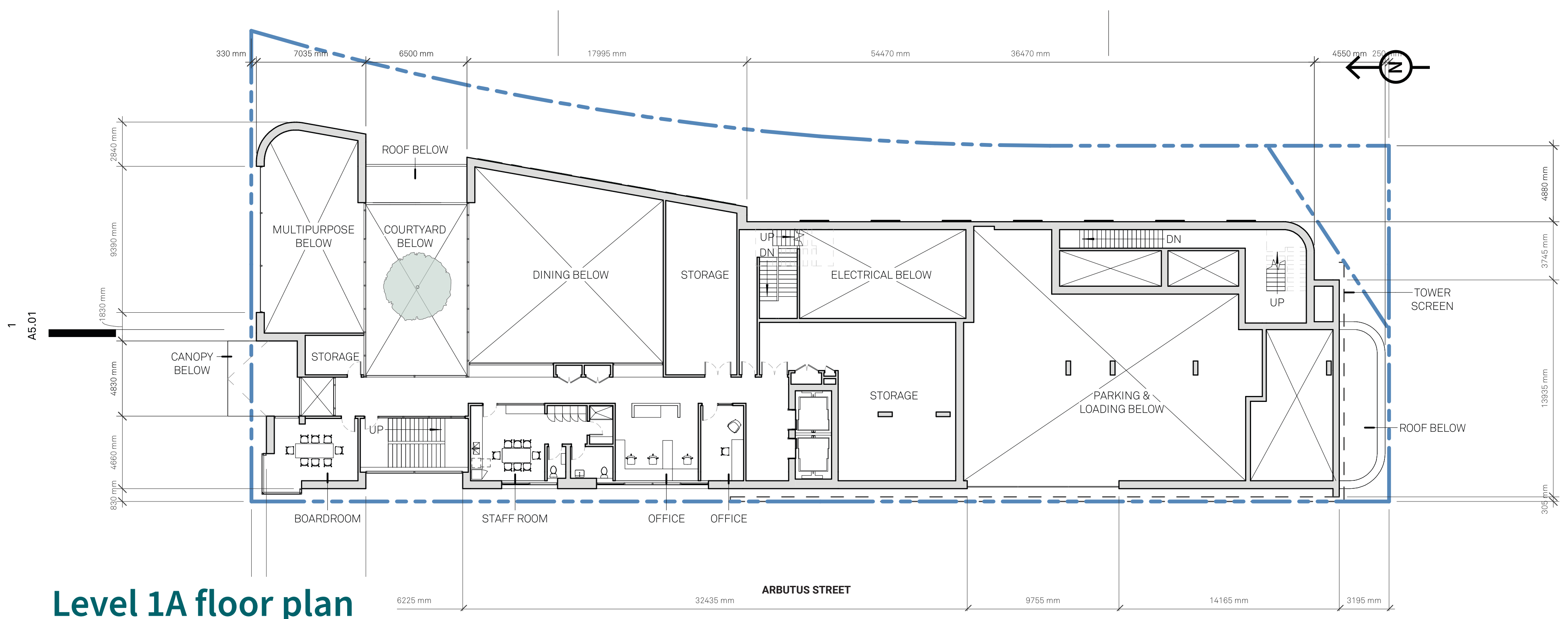
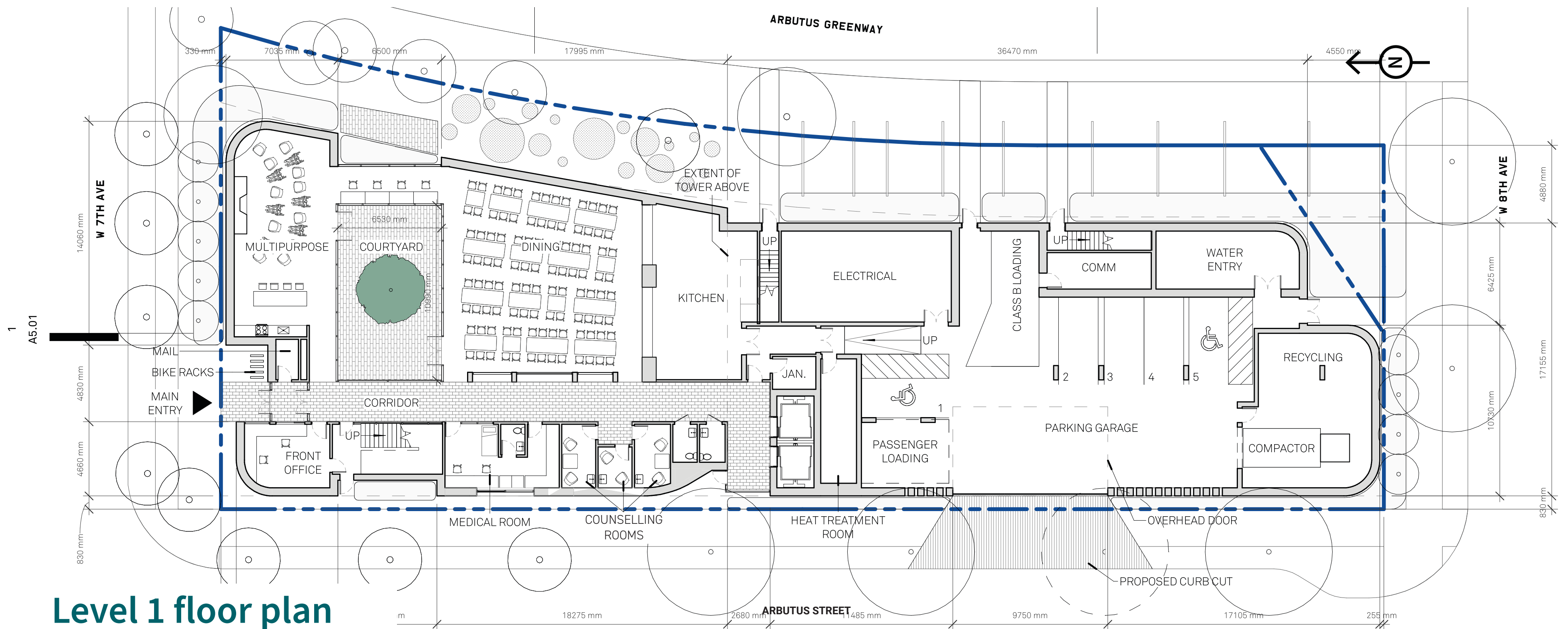
Provide a wide spectrum of amenity spaces from highly social to very quiet, so that residents and staff have a variety of spaces to relax and connect

- The main amenity space is modest in scale to ensure an inviting, warm setting for relaxing and participating in activities. Residential floors would also include a smaller scale lounge reserved for the residents of that floor
- The outdoor spaces have an ecosystem of spaces to ensure that outward-facing opportunities for connection are available, as are places of refuge
- The project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Greenway



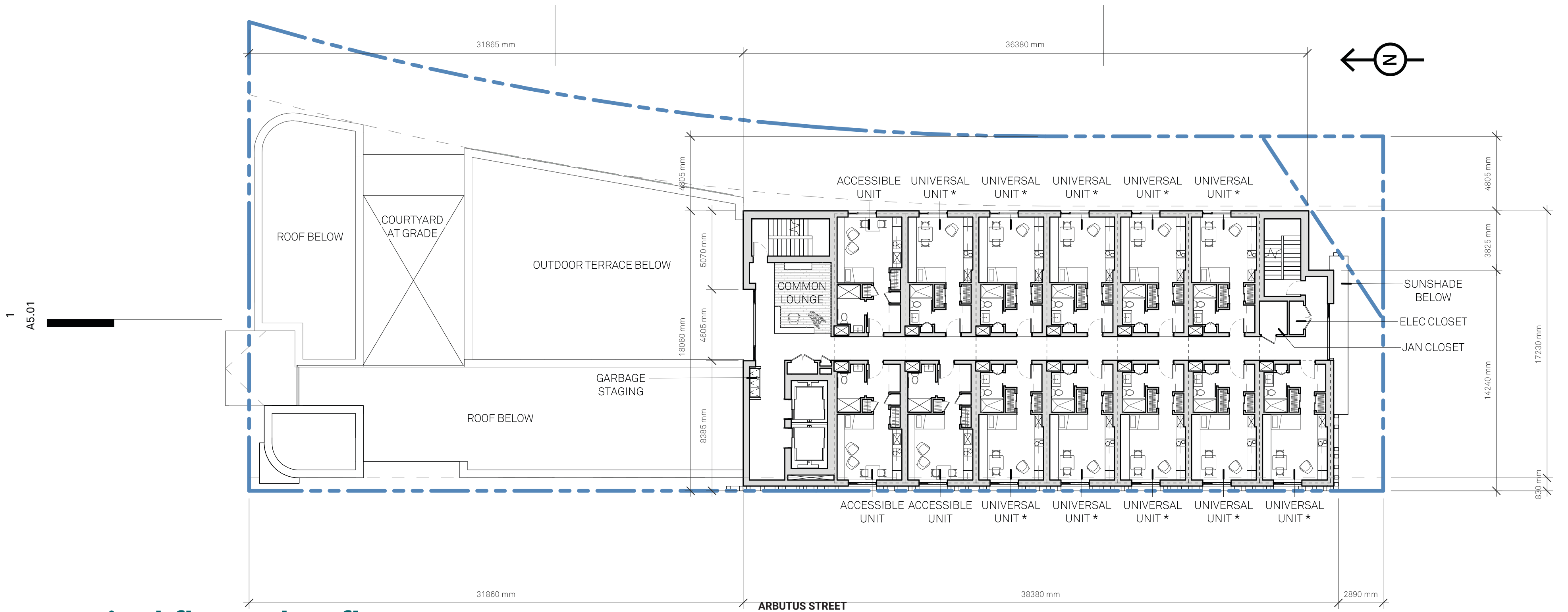


Architectural floor plan design

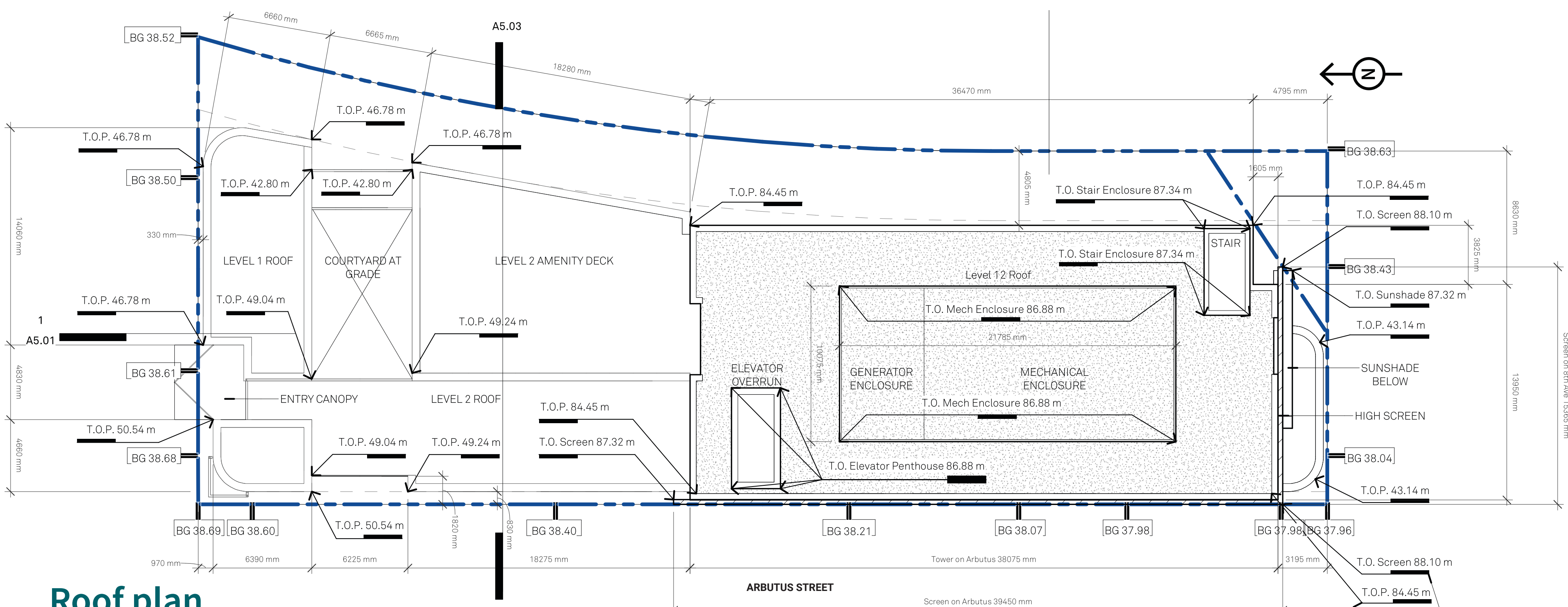




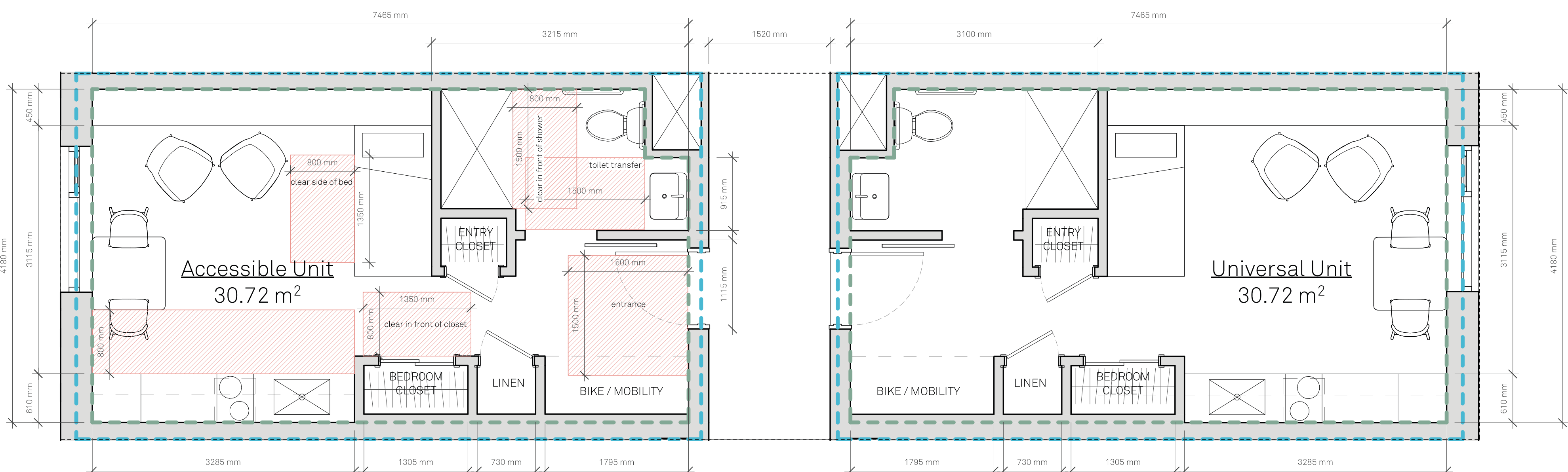
Architectural floor plan design



Typical floor plan floors 3 to 11



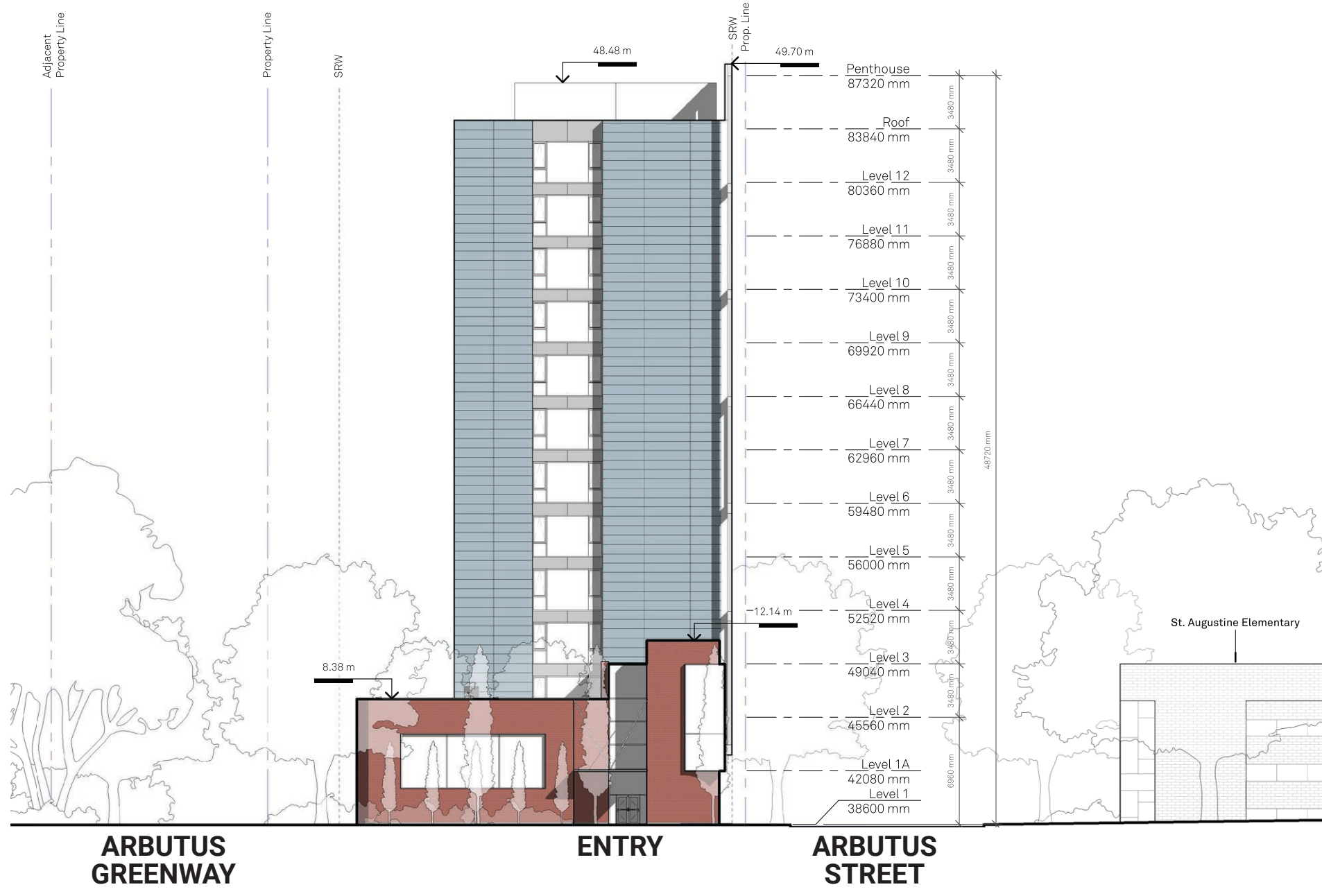
Roof plan



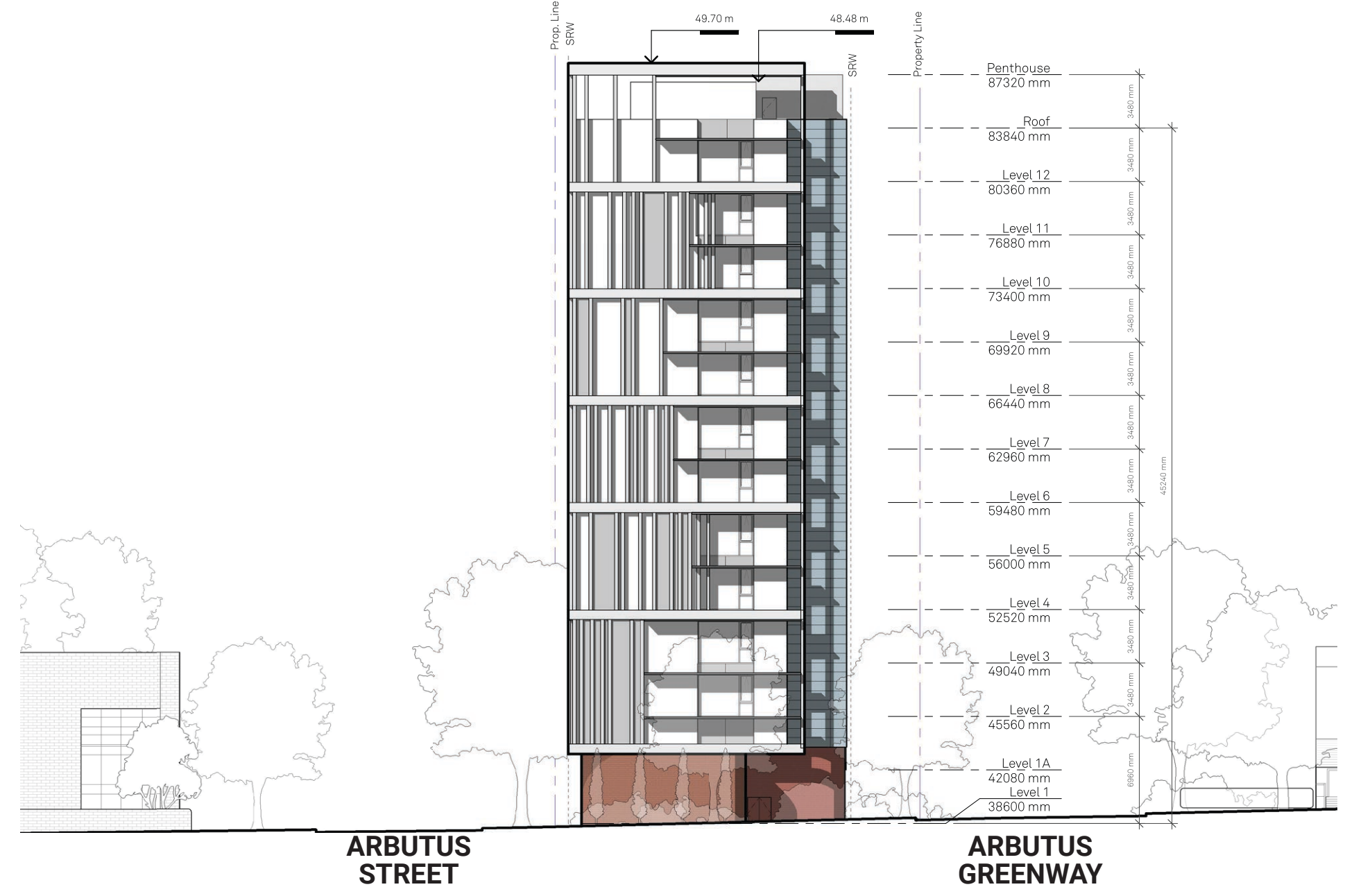
Enlarged unit plans



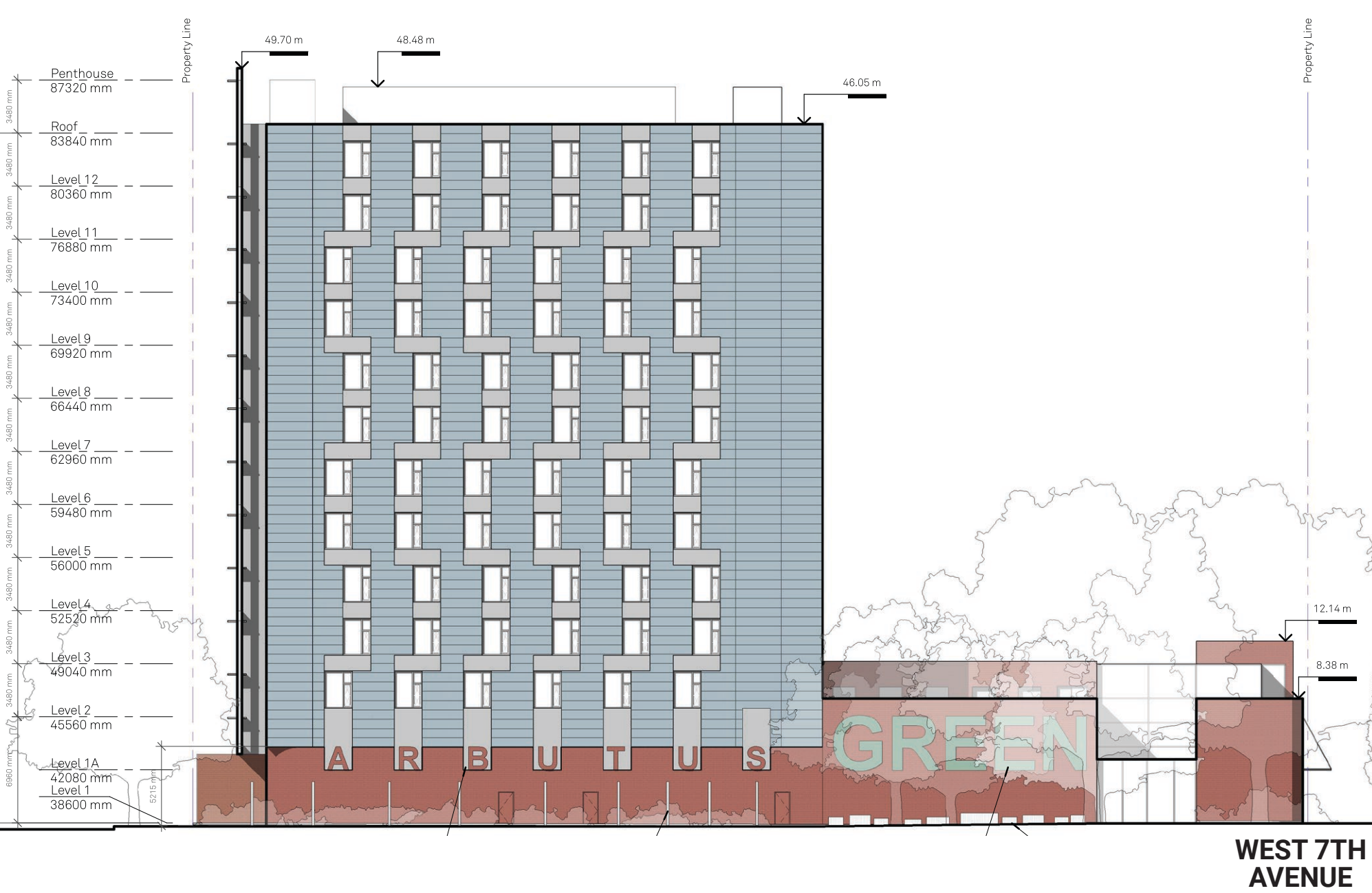
Architectural elevation design



North elevation



South elevation



West elevation



East elevation



Project partners



H U
M A
* N

