

RENDERING



ARTIST'S RENDERING (SUBJECT TO CHANGE)



TL HOUSING SOLUTIONS



eta landscape architecture

418-496 ALEXANDER STREET, VANCOUVER, BC

ISSUED FOR REVIEW SEPTEMBER 3, 2021

AERIAL CONTEXT PLAN



STREET VIEWS



1- STREET VIEW: LOOKING NORTH-WEST



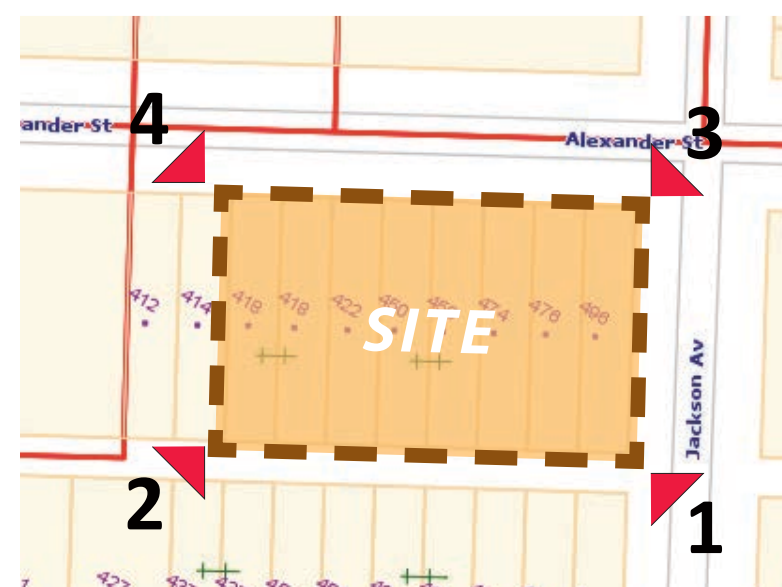
2- STREET VIEW: LOOKING NORTH-EAST



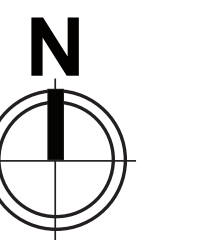
3- STREET VIEW: LOOKING SOUTH-WEST



4- STREET VIEW: LOOKING SOUTH-EAST



KEY PLAN



STREETSCAPES

ALEXANDER STREET - LOOKING NORTH



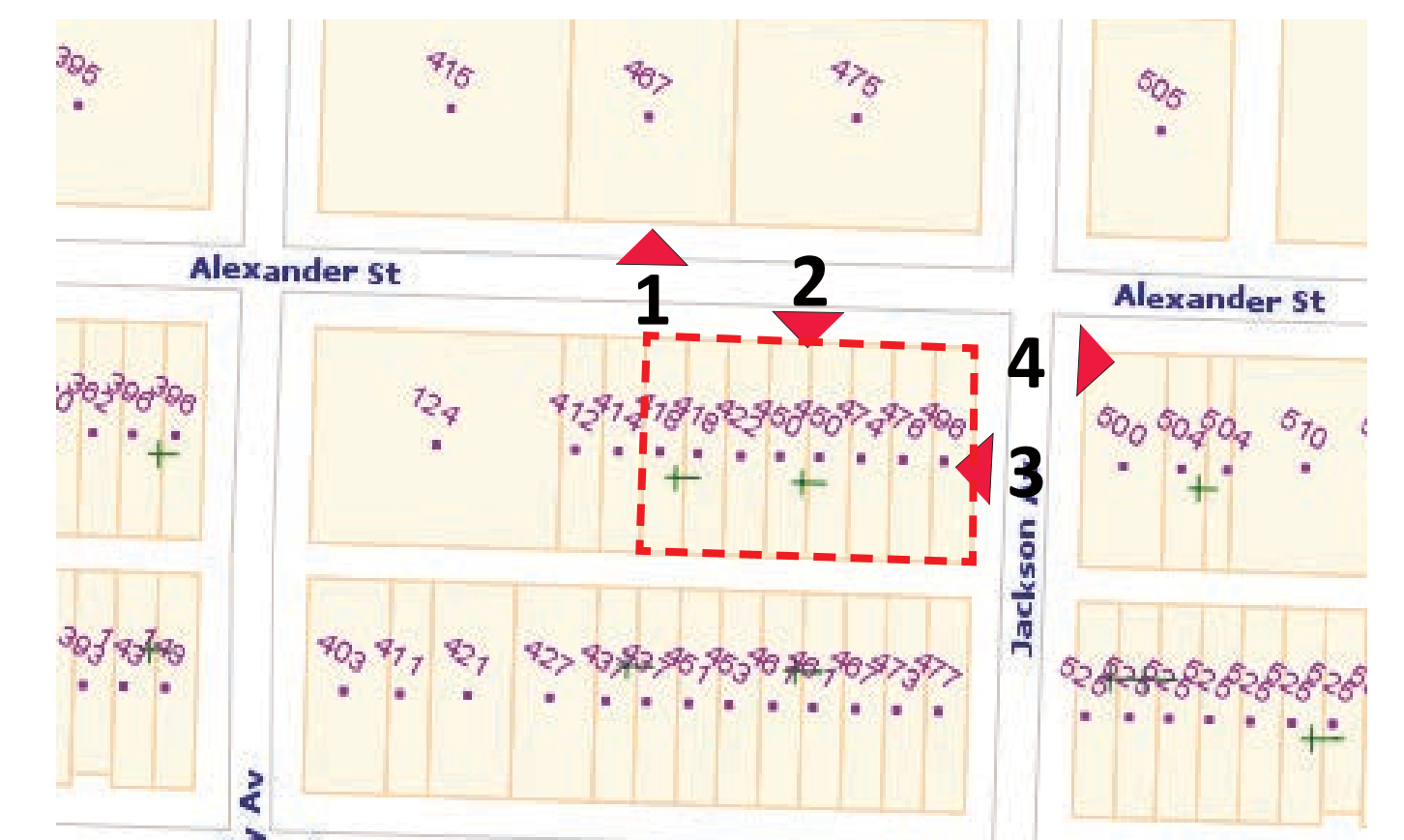
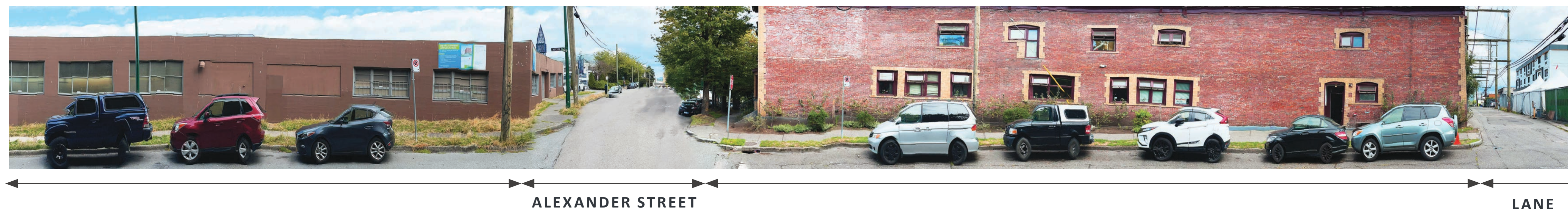
ALEXANDER STREET - LOOKING SOUTH



JACKSON AVE - LOOKING WEST



JACKSON AVE - LOOKING EAST



KEY PLAN

SERVICE PROVIDER AND INTENDED RESIDENTS

ATIRA

Atira Women's Resource Society (AWRS) is a non-profit organization dedicated to supporting women and children affected by violence by offering safe and supportive housing and by delivering education and advocacy aimed at ending all forms of gendered violence.

AWRS's programs include the operation of housing units for women, and non-residential programs specifically designed as a response to needs identified by women as gaps in services. Atira Development Society (ADS) was established in 1994 by Atira Women's Resource Society (AWRS) as a sister-society dedicated to relieving poverty. ADS achieve this vision by constructing, operating and maintaining emergency shelters, affordable housing for persons of low or low to moderate income, and housing programs for persons who are affected by gender inequality and gender-based violence. Both organizations center the needs of persons affected by gender inequality and gender-based violence in their operation.

RENTAL RATE INFORMATION

The rents in this building are expected to be a mix of very low income/shelter rates, rent-geared-to income (not exceeding 30% of annual income), and affordable market (a slightly reduced rate than what could be achieved on the open market).

Approximate rates are the following:

| UNIT TYPE | SHELTER RATE | RGI RATE | AFF. MARKET RATE |
|-----------|--------------|----------|------------------|
| STUDIOS | 375\$ | 963\$ | 1854\$ |
| 1-BEDS | 375\$ | 963\$ | 1854\$ |
| 2-BEDS | 570\$ | 1181\$ | 2826\$ |
| 3-BEDS | 660\$ | 1365\$ | 2826\$ |

Once the building is operational, ADS intends to partner with AWRS and Atira Property Management (APMI). AWRS will operate the daycare and the 38 transition housing units. APMI will manage the building in its entirety. Atira's programs are all designed from feedback provided by women and children and from our staff, the vast majority of whom reflect and have similar lived expertise as the women we serve.

INTENDED RESIDENTS

Atira Development Society operates buildings for all genders but with women-centred leases. The proposed residents will be a mix of single women and women with children, including women-headed families which may include a male partner and will include children and youth.

SOCIAL ENTERPRISE

Atira's intention is to use the social enterprise space as an office for Atira Property Management.

DAYCARE

There will be 37 spaces at the 450 Alexander Street Early Care & Learning Centre (ECLC) for children living in the community, with priority access for children of the building's residential tenants. The centre will include programs for children aged 0 -3 years and for children aged 3-5 years. The ECLC will be operated by AWRS. AWRS currently operates three ECLCS's, with three more planned by the end of 2022. We will design this program with a focus on high-quality, play-based learning and an awareness of the potential for integrating the needs of more vulnerable children. Balancing individual and group need and offering programs that value each child as strong, capable and resilient.



VIEW CONE ANALYSIS

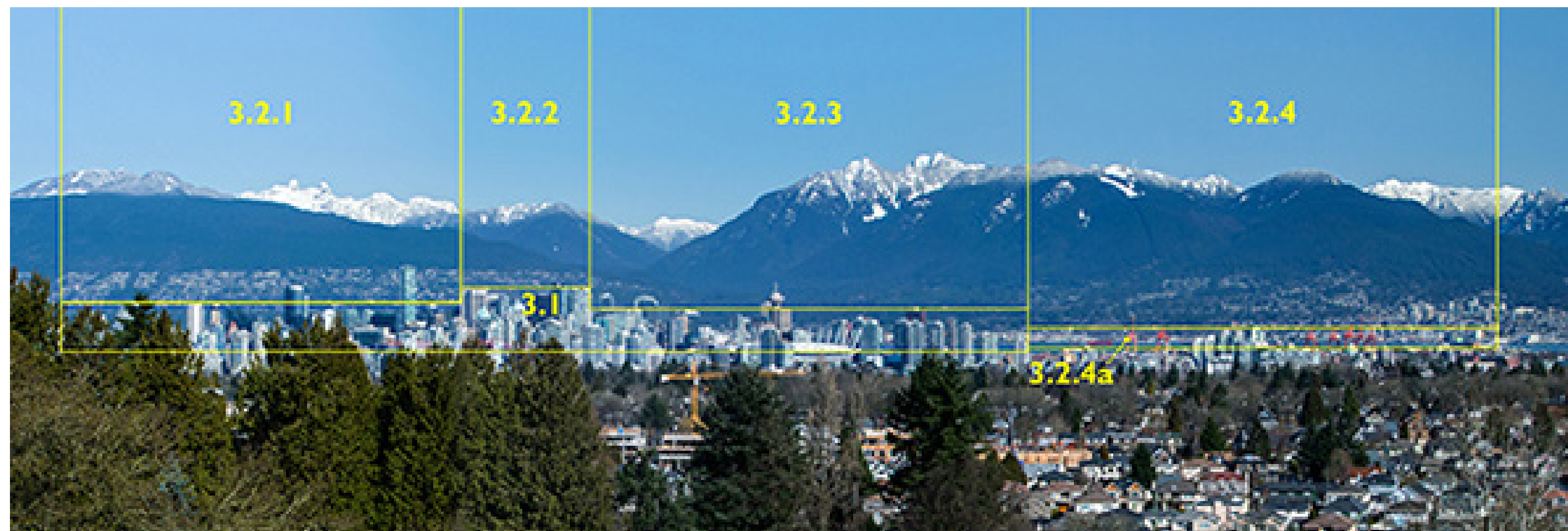
VIEW CONE G 1.2 : OLYMPIC VILLAGE



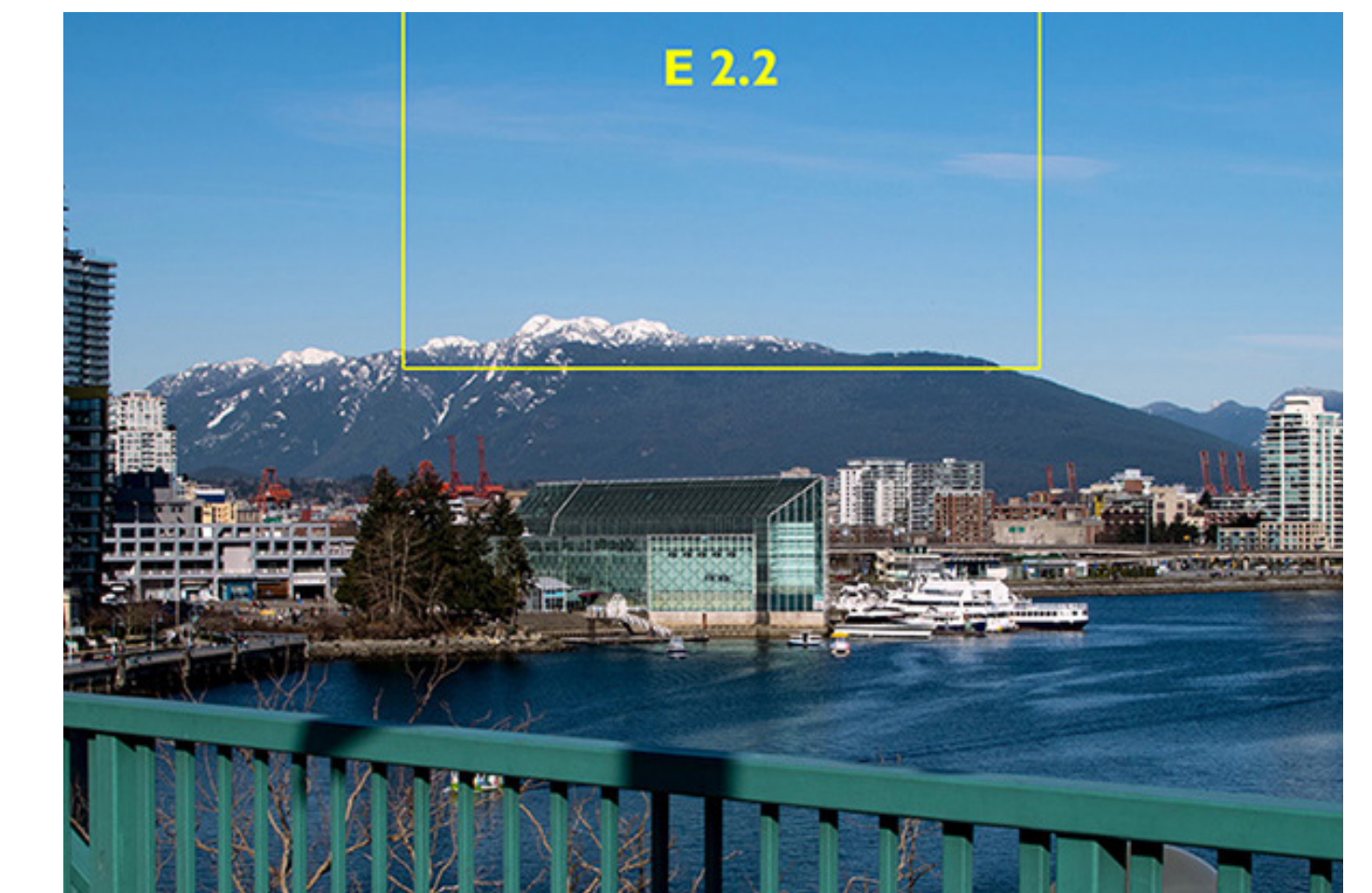
VIEW CONE 22 : MAIN STREET



VIEW CONE 3.2.4 : QUEEN ELIZABETH PARK



VIEW CONE E 2.1 & E 2.2 : CAMBIE BRIDGE



VIEW CONE IMAGES AND MAP OBTAINED FROM CITY OF VANCOUVER WEBSITE

DESIGN RATIONALE

DESIGN INTENT

The intent of this application is to develop a mixed-use social housing project cultivated in response to a vision of building a vibrant community. The site is located at the corner of Jackson Avenue and Alexander Street. The proposed development includes three components, including 181 social housing units, an at-grade daycare facility and a social enterprise office for Atira.

DENSITY AND BUILDING FORM

The project team has worked closely with City of Vancouver staff to determine an appropriate height and density for a mixed-use commercial and affordable residential housing development at this site.

While the proposed building height is greater than what is anticipated in the Downtown Eastside Plan, 100 ft for this site, at 16 storeys with a 6 storey podium the proposed height provides a comfortable transition from existing and proposed surrounding developments as well as offers a comfortable streetwall along Alexander Street. The height of the proposed building has been carefully determined to minimize the effects of shadows on the street and neighborhood buildings. The proposed form has been designed to contribute to the streetscape while minimizing disruption to the existing infrastructure within the neighborhood.

The proposed density of 5.67 FSR for this development is slightly greater than what is anticipated in the Downtown Eastside Plan; this increase is driven in part by the opportunity to deliver critical housing stock in the City, to provide social enterprise spaces at grade and as well as the surrounding context including the recently approved rezoning at 124 Dunlevy Street (located west of the site).

The tower is intentionally placed at the corner of Alexander Street and Jackson Avenue in order to provide maximum separation from the properties on the west side of the lot while the tower height has been carefully considered to achieve the least amount of shadow impact on the adjacent Japanese Hall across the street.



BUILDING YARDS AND SETBACKS

Generous setbacks have been proposed to the north, south and east of proposed development at grade, and to the west at level 2 and above to sensitively transition from adjacent uses, and provide adequate building separation and privacy. Further setbacks are proposed to preserve the existing trees at street level.

ENTRANCES

The building's entrances will be used to establish a desirable and strong identity for the proposed development, contributing positively to the streetscape and integrating well into the overall building facade design.

All of the entrances will be clearly distinguishable through their architectural design and treatment. The residential entrance will be provided on Jackson Ave, and the social enterprise space and the child care centre space will have entrances on Alexander Street. The at-grade access to the daycare will provide a safe and effective entryway for families.

PARKING

Parking will be provided below grade, accessed from the rear lane to minimize disruption along Alexander Street. Long-term bicycle storage will also be located below grade.



MATERIALS

The facade, which will be primarily constructed of a window wall system with cementitious panels, is designed to be responsive to the neighbourhood context - where plays with texture, colour and patterning is used to create visual interest. The materials have been carefully selected to deliver a high-performing, long lasting exterior that will endure maintenance. Interior finishes will also be carefully selected to be long lasting to minimize future replacement and maintenance.

JAPANESE INFLUENCED DESIGN ELEMENTS

Brick and tile inserts will be expressed on the building's exterior facade to reference the historic Vancouver Japanese School across the street and the 1912 Japanese brick building situated at the intersection of Jackson Avenue and Alexander Street.

The location of the mullions and the square proportions of the window configurations on the building development will further pay homage to the traditional style adopted by many Japanese heritage buildings in the surrounding neighborhood, including the windows expressed on the facade of the Japanese Hall. The subtle treatment of the windows establish a balance between traditional and modern design aesthetics that connects to the historical context of the existing site.



Proposed residential entry



Brick facade of 1912 building at 500 Alexander Street



Brick and Tile at 318 & 324 Powell Street



Japanese Hall at 487 Alexander Street

DESIGN RATIONALE

LANDSCAPE

Situated in the heart of Japantown in the Downtown Eastside, the landscape component of this project offers greatly needed family-oriented programming. It also provides a generous amount of green space, offering both respite from the urban surrounds, and increased rainwater infiltration. It pays homage to the cultural context via incorporated Japanese elements.

The first level street frontage has been programmed according to the standard OCP for the area, and Vancouver Street Restoration Manual Standards. It features the standard aggregate strip adjacent to concrete sidewalk, tree grates, bike racks and benches.

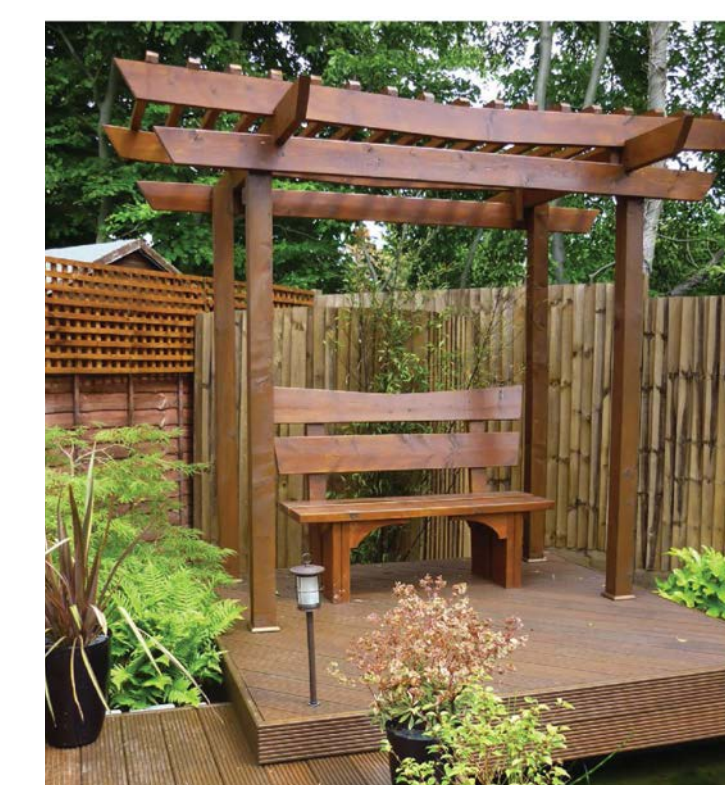
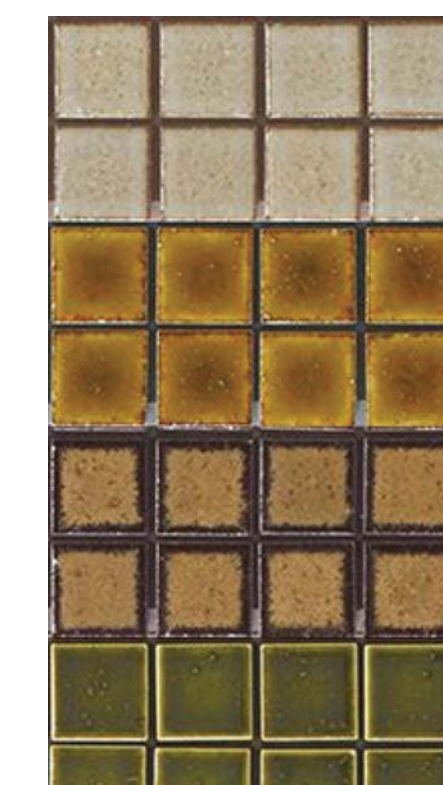
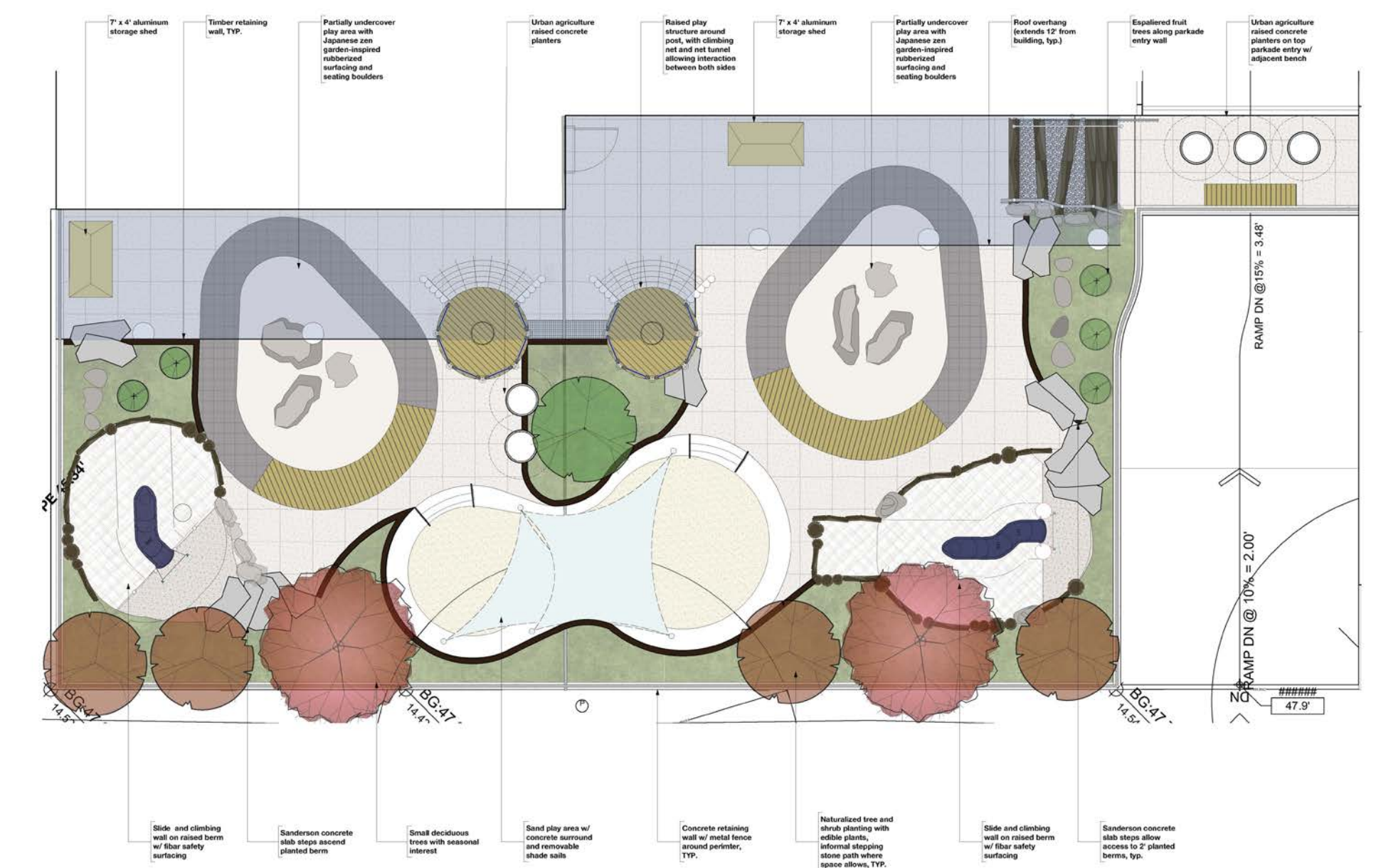
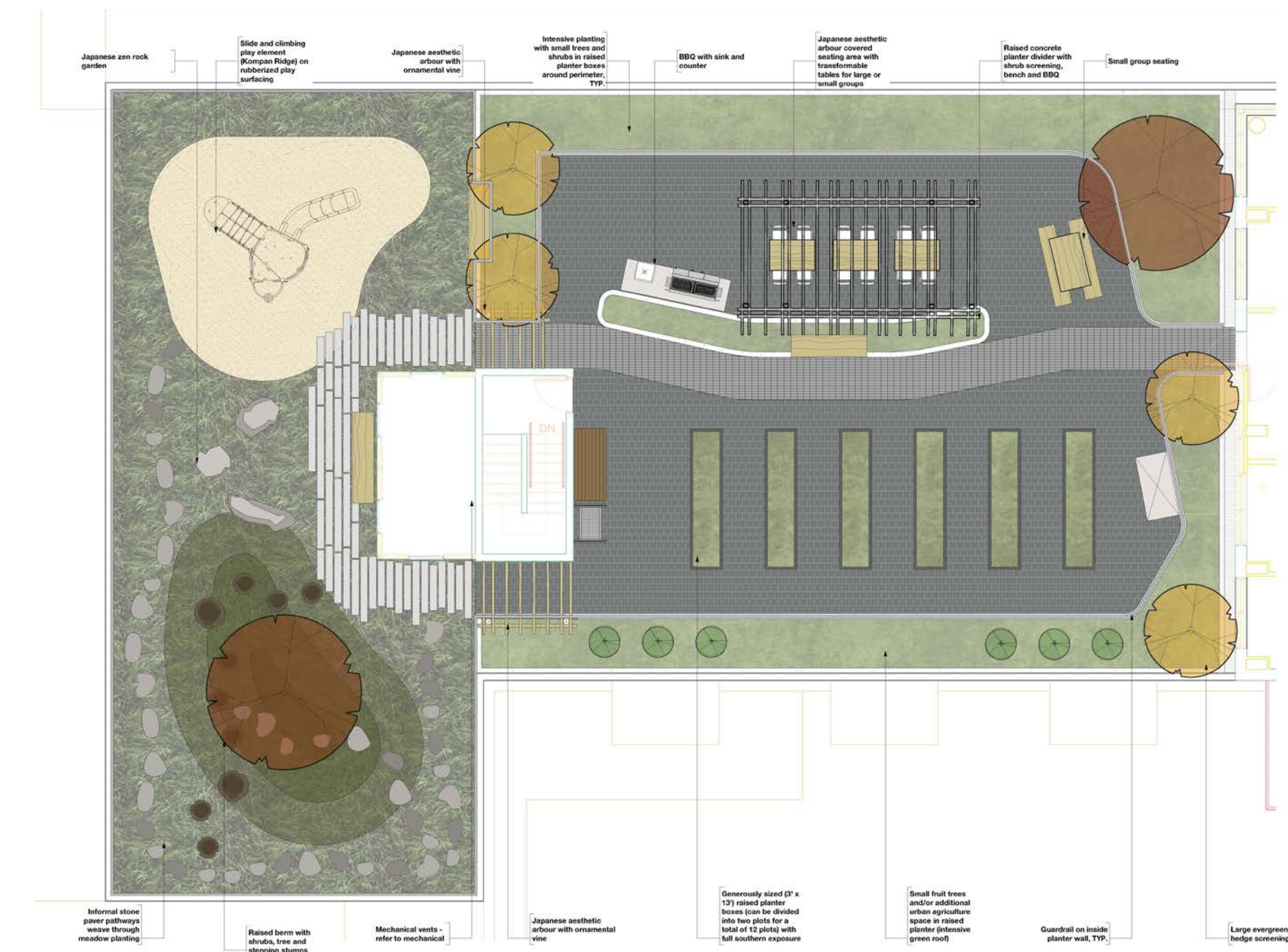
The children’s play area in the south is replete with diverse programming in five significant areas, contains a significant amount of green space and urban agriculture, and uses site constraints to its advantage. Raised berms contain edible shrubs and perennials, through which children can explore, pick and eat. Trees with seasonal interest and edible fruit are plentiful, bringing nature and shade to an otherwise very urban location. Dedicated urban agriculture space to grow vegetables is provided to each agegroup. Creative potential is found in the loose material play offered by the large sand play area with seasonal solar protection via removable shade sails, as well as from loose material from plants and organic material, such as the red samaras/winged fruit of the Amur maples. Fantasy play is provided by the two raised play structures that wrap around the roof overhang posts, and allow interaction between the two age groups via a net tunnel. Social play is encouraged in larger communal gathering areas such as the seasonally adaptable artificial turf/log tricycle track centres that provide some shelter on rainy days. Active play – sliding, climbing, jumping, running, and wheeled toy riding – is encouraged via slides, net climbers, climbing walls, and tricycle tracks with fun undulating wooden decks.

On the L7 rooftop, the most striking aspect is the abundant amount of greenspace: Intensive green roof fills approximately half of the roof area. On the west side is a meadow, which captures and infiltrates all runoff from the hardscaped rooftop area. At the south end of the meadow

is a tall berm planted with shrubs and a feature tree, dotted with informal stone pathways and stepping stumps.

In the middle of the meadow is featured a Japanese zen garden with seating, and to the north, a slide and climbing structure on rubberized surfacing. The eastern portion of the roof is buffered on all sides by extensive planting: raised concrete planters with shrubs and trees. An abundant amount of raised urban agriculture planters takes advantage of the southern solar exposure. Japanese maples, Japanese influenced arbours with vines, and Japanese tile accents add character and connect the landscape to the neighbourhood. To the north are seating options for large and small groups, a large arbour, and BBQ with sink and counter. Generous space surrounds this area, allowing for social distancing and ample wheelchair access.

To conclude, this soulful, green and diversely programmed design will be a wonderful addition to the revitalization of Vancouver’s Downtown Eastside, as well as provide livable and desirable housing to families.



SUSTAINABILITY

PERFORMANCE LIMITS

Following the City of Vancouver's options for Performance Limits outlined under Path B of the Green Buildings Policy for Rezoning, the project's systems design and modeling to date includes equipment suitable for meeting the requirements for projects not using an LCES.

A energy model has been conducted to identify building design parameters required to be in compliance with the performance limits for Residential High-Rise buildings and Commercial office space not connected to a City recognized LCES. The daycare space will follow a separate energy requirement to demonstrate a 35% in Energy Use Intensity (EUI) relative to VBBL.

The design team and project owner confirm the project will be designed in compliance with the prescribed threshold requirements outlined in the Green Buildings Policy for Rezoning.

AIRTIGHTNESS TESTING

Whole-building and suite airtightness testing and reporting is required for this residential building. The project owner has committed to meet this requirement.

ENHANCED COMMISSIONING

An enhanced commissioning process is required for all building energy systems. The project owner has committed to meet this requirement.

ENERGY SYSTEM SUB-METERING + REPORTING

Separate master metering for each energy utility, along with sub-metering of all major energy end-uses and major space uses is required. The building owner must enter an agreement with the City of Vancouver to share utility data for minimum three (3) years and provide assistance for building future owners. The project owner has committed to meet this requirement.

REFRIGERANT EMISSIONS + EMBODIED EMISSIONS

Preliminary embodied emissions calculations for all major building materials have been conducted based on the building's rezoning concept design. As current designs do not include detailed structural information, various comparable mixed-use developments in Vancouver were referenced. As more detailed information is available specific to this project, the life cycle assessment model will be refined and updated.

VERIFIED DIRECT VENTILATION

The building's ventilation system will provide outdoor air directly to all occupiable spaces, in the quantities defined by code.

LOW EMITTING MATERIALS

All interior finishes will be selected to minimize volatile organic compounds and added urea formaldehyde to improve the indoor environmental quality.

INDOOR AIR QUALITY TESTING

Prior to occupancy, testing for formaldehyde, particulates, ozone, total volatile organic compounds and carbon monoxide will be conducted. The results will be compared to City targets and will be reported for occupancy permit.

INTEGRATED RAINWATER MANAGEMENT + GREEN INFRASTRUCTURE

In consultation with the City of Vancouver's Best Management Practice Toolkit, the project site Integrated Rainwater Management Plan includes green and grey infrastructure measures considered appropriate for the building type, design, project location and surrounding area.

RESILIENT DRINKING WATER ACCESS

The building's design will provide access to potable water which utilizes City operated system pressure (not electrically aided). Points of water access will be provided and available to all occupants with plans for them to be located on the ground floor.



STREESCAPE



STREETScape - ALEXANDER STREET



STREETScape - JACKSON AVENUE

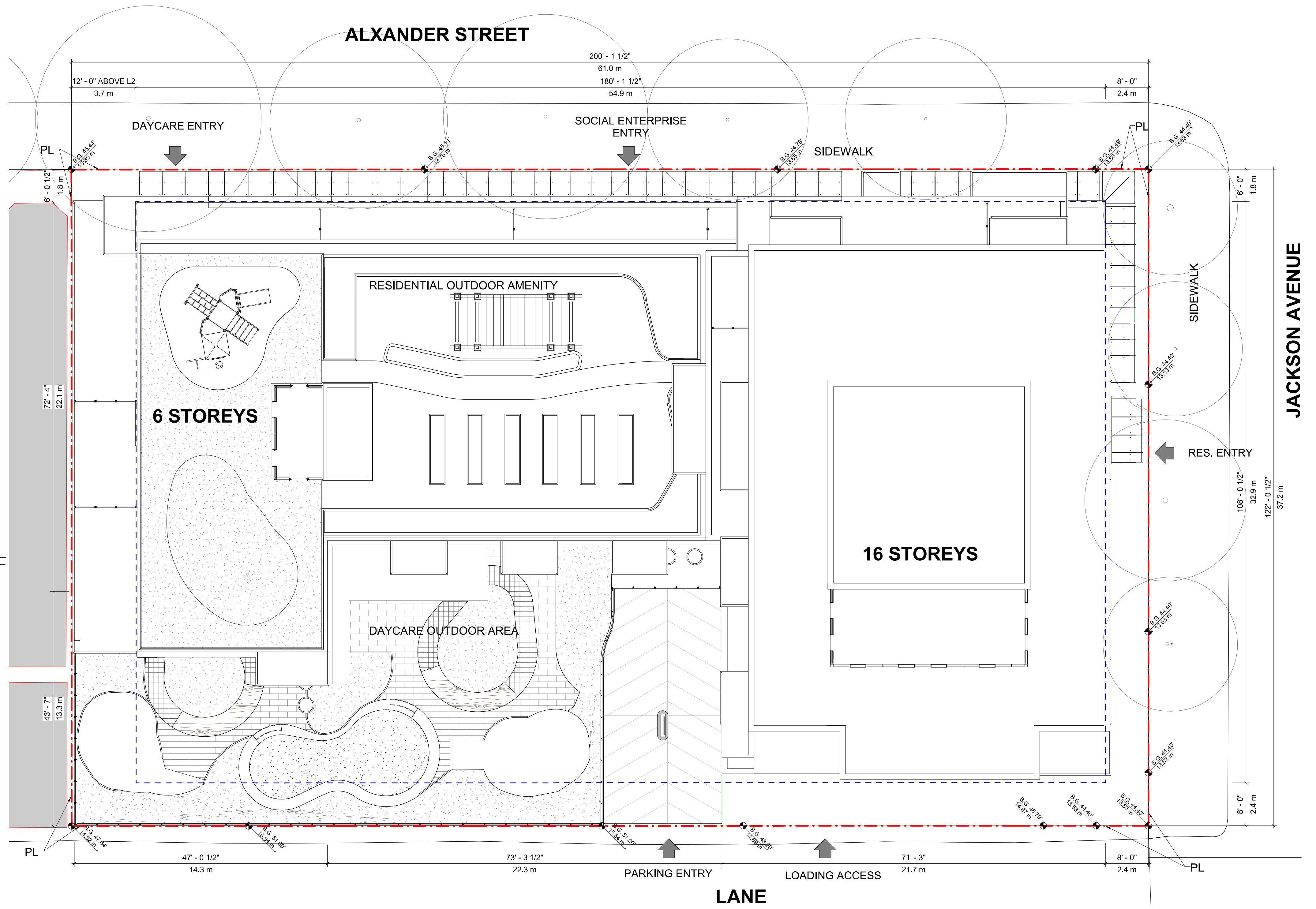


STREETScape - LANE

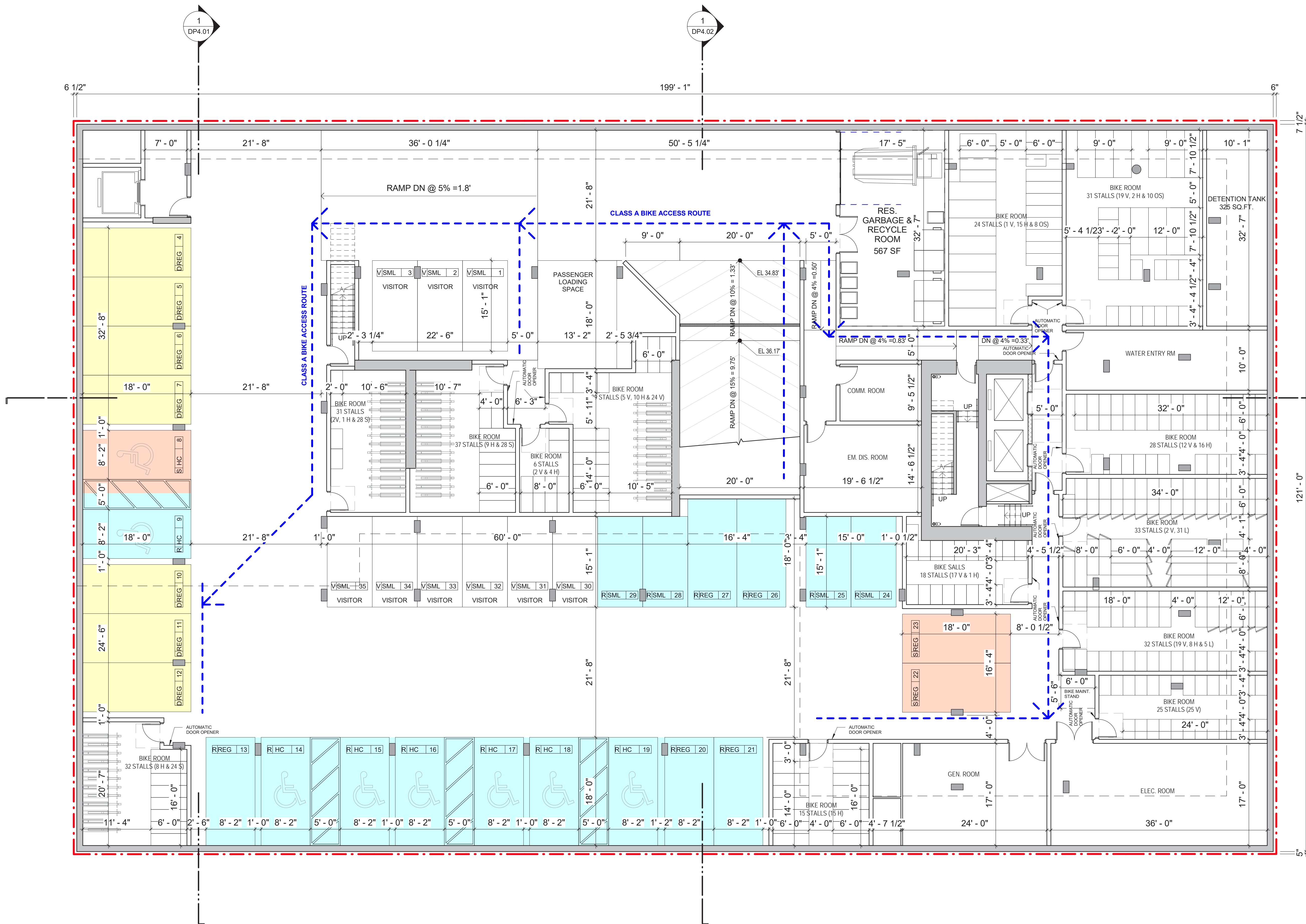
SITE PLAN

KEY PROJECT STATISTICS

| | |
|-------------------------|---|
| SITE AREA | 24,415 SQ.FT. |
| GROSS FLOOR AREA | 150,652 SQ.FT. |
| EXCLUSIONS | 12,255 SQ.FT. (5,992 SQ.FT. IN-SUITE STORAGE) (1394 SQ.FT. AMENITY) (4869 SQ.FT. DAYCARE) |
| TOTAL FSR AREA | 138,397 SQ.FT. (133,363 SQ.FT. RESIDENTIAL) (5,034 SQ.FT. SOCIAL ENTREPRISE) |
| FSR | 5.67 (5.46 RESIDENTIAL) (0.21 SOCIAL ENTREPRISE) |
| BUILDING HEIGHT | 16 STOREYS 160' (48.8M) TO T.O.P. ROOF 172.5' (52.6M) TO T.O.P. MECH. ROOF |
| VEHICLE PARKING | 35 SPACES (1 PASSENGER LOADING SPACE) (8 ACCESSIBLE COUNTED 16) |
| BICYCLE PARKING | 354 CLASS A 10 CLASS B |
| UNIT MIX | |
| STUDIO | 15 |
| ONE-BED | 87 |
| TWO-BED | 56 |
| THREE-BED | 23 |



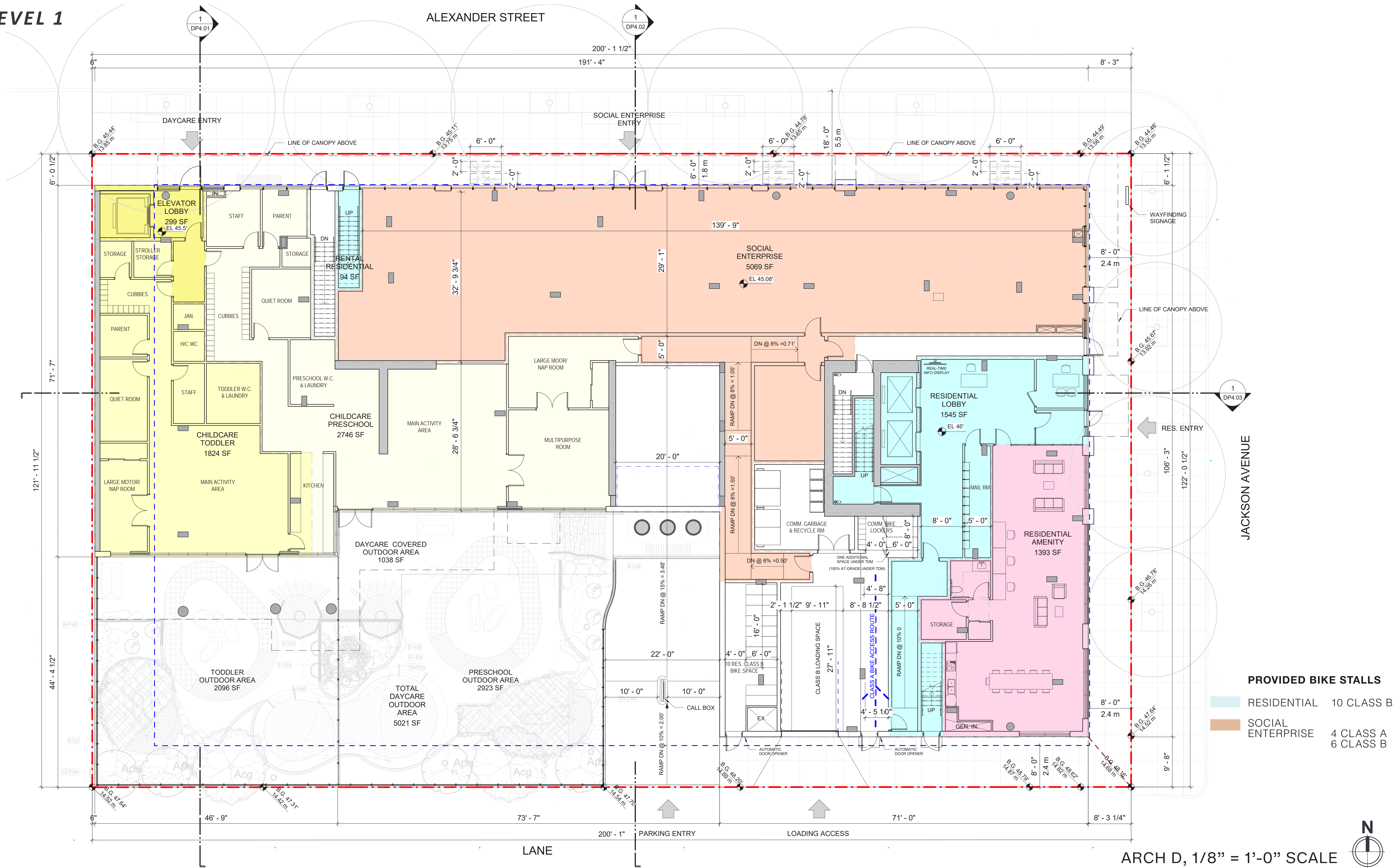
LEVEL P1



| | |
|--|-------------------|
| PROVIDED PARKING STALLS | |
| RESIDENTIAL | 16 (7 H/C STALLS) |
| SOCIAL ENTERPRISE | 3 (1 H/C STALL) |
| DAYCARE | 7 |
| PROVIDED BIKE STALLS | |
| RESIDENTIAL | 351 CLASS A |

ARCH D, 1/8" = 1'-0" SCALE

LEVEL 1



PROVIDED BIKE STALLS

| | | |
|---------------------------------------|-------------------|------------------------|
| ■ | RESIDENTIAL | 10 CLASS B |
| ■ | SOCIAL ENTERPRISE | 4 CLASS A 6 CLASS B |

ARCH D, 1/8" = 1'-0" SCALE



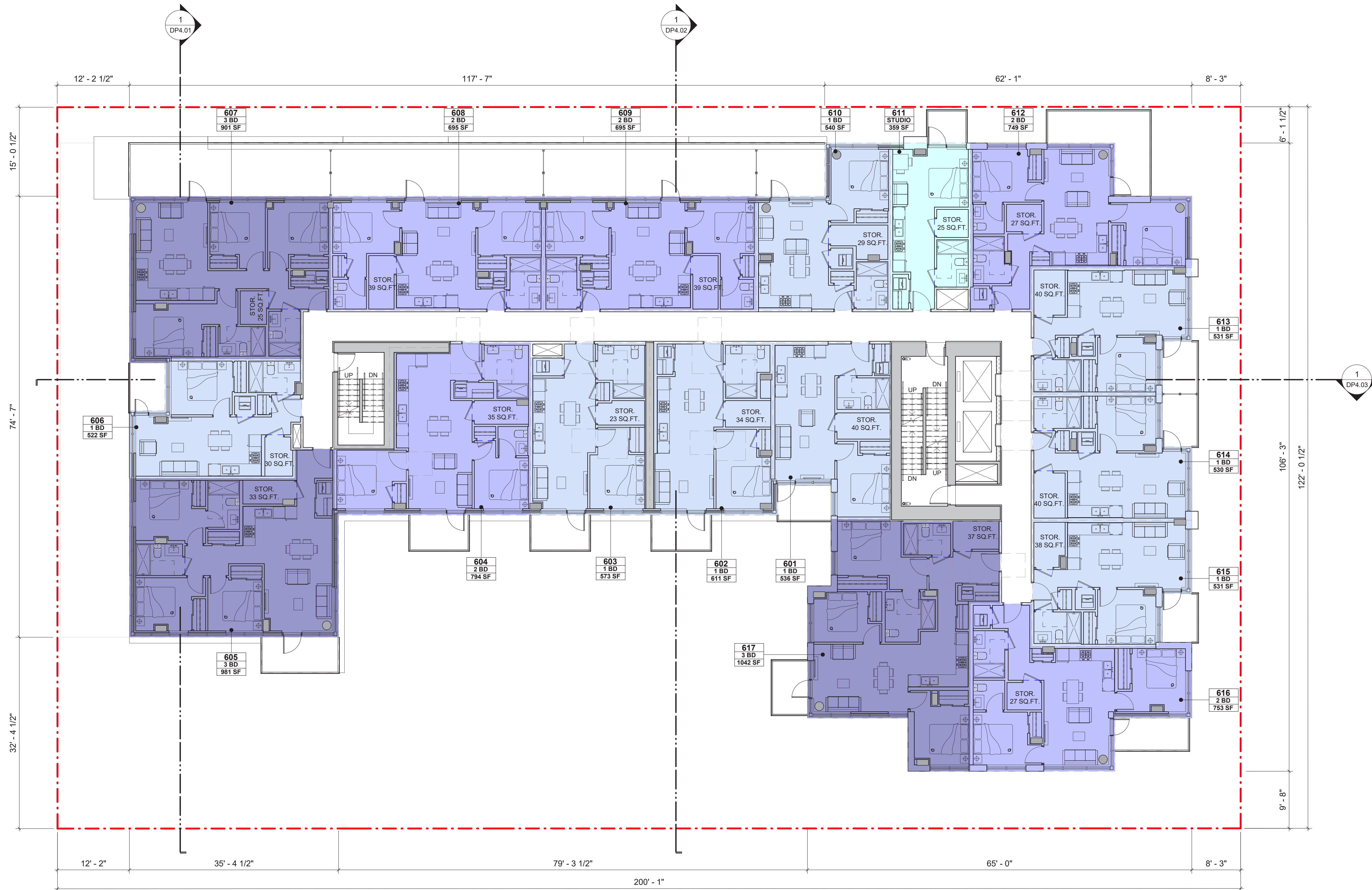
TYPICAL PODIUM LEVELS



ARCH D, 1/8" = 1'-0" SCALE



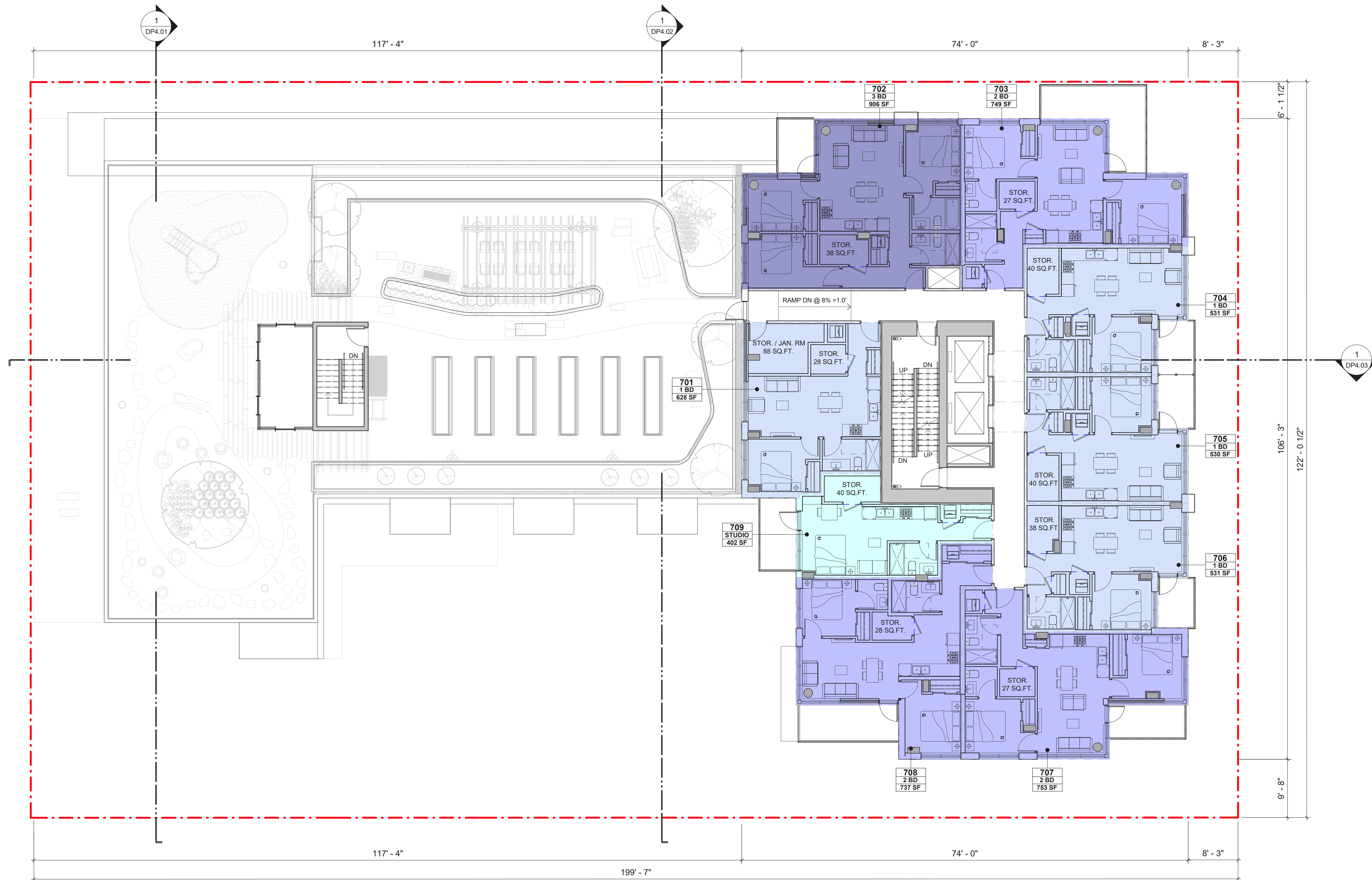
LEVEL 6



ARCH D, 1/8" = 1'-0" SCALE



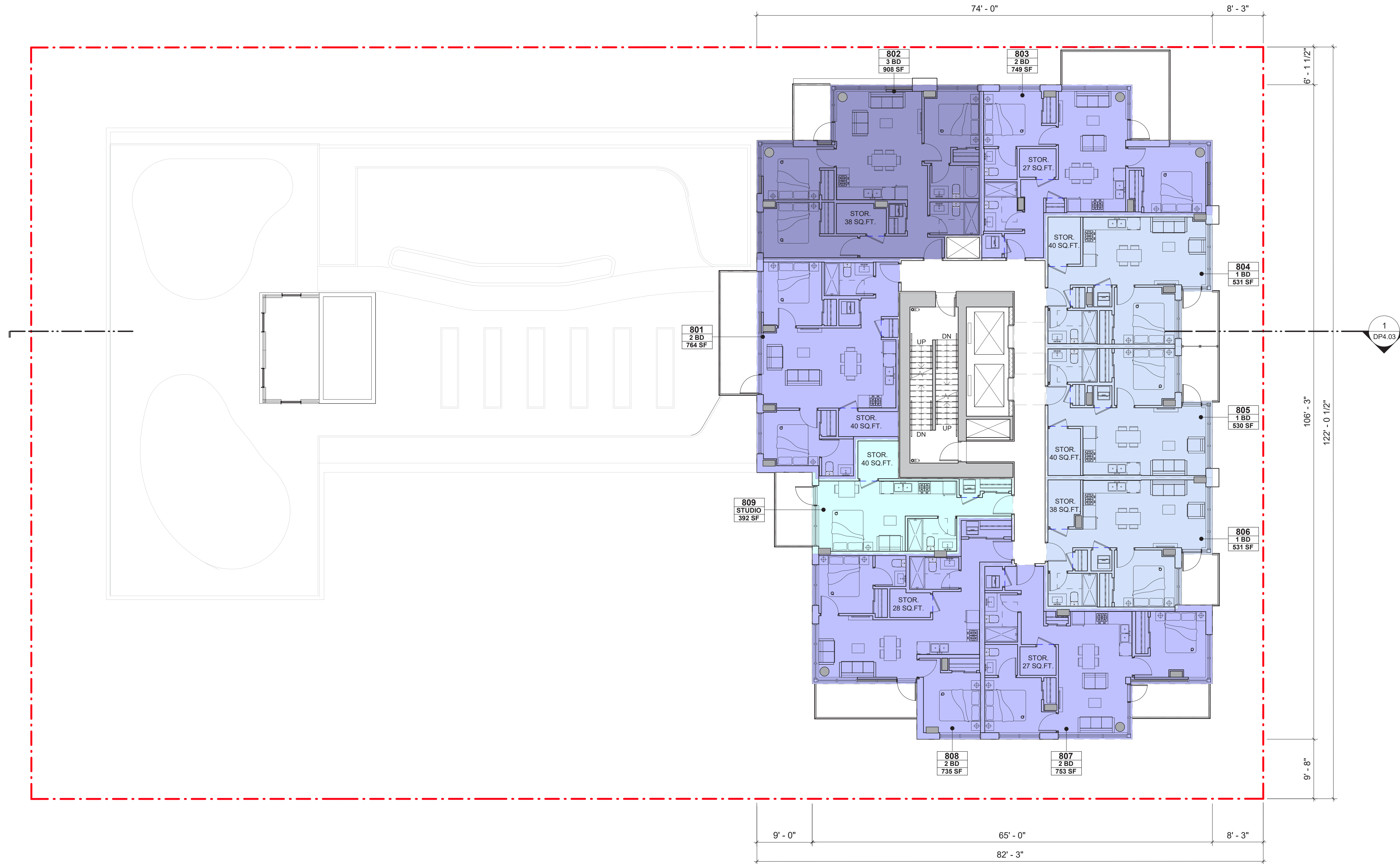
LEVEL 7



ARCH D, 1/8" = 1'-0" SCALE



TYPICAL TOWER LEVELS



ARCH D, 1/8" = 1'-0" SCALE



ELEVATION - NORTH



| EXTERIOR FINISHES LEGEND | |
|--------------------------|---|
| Key Value | Keynote Text |
| 1 | BRICK CLADDING |
| 2 | CEMENTITIOUS PANEL CLADDING - OFF WHITE |
| 3 | CEMENTITIOUS PANEL CLADDING - GREY |
| 5 | SPANDREL PANEL/SHADOW BOX |
| 6 | TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL |
| 9 | TEMPERED GLASS PRIVACY SCREEN |
| 10 | CLEAR TEMPERED LAMINATE GLASS CANOPY |
| 13 | TYPICAL TOWER GLAZING: LOW-E COATING ON CLEAR/DOUBLE GLAZING ON WARM GREY ALUMINUM FRAMES |

ARCH D, 3/32" = 1'-0" SCALE

ELEVATION - SOUTH



| EXTERIOR FINISHES LEGEND | |
|--------------------------|---|
| Key Value | Keynote Text |
| 1 | BRICK CLADDING |
| 2 | CEMENTITIOUS PANEL CLADDING - OFF WHITE |
| 3 | CEMENTITIOUS PANEL CLADDING - GREY |
| 5 | SPANDREL PANEL/SHADOW BOX |
| 6 | TEMPERED CLEAR GLASS AND ALUMINUM GUARDRAIL |
| 9 | TEMPERED GLASS PRIVACY SCREEN |
| 10 | CLEAR TEMPERED LAMINATE GLASS CANOPY |
| 13 | TYPICAL TOWER GLAZING: LOW-E COATING ON CLEAR/DOUBLE GLAZING ON WARM GREY ALUMINUM FRAMES |

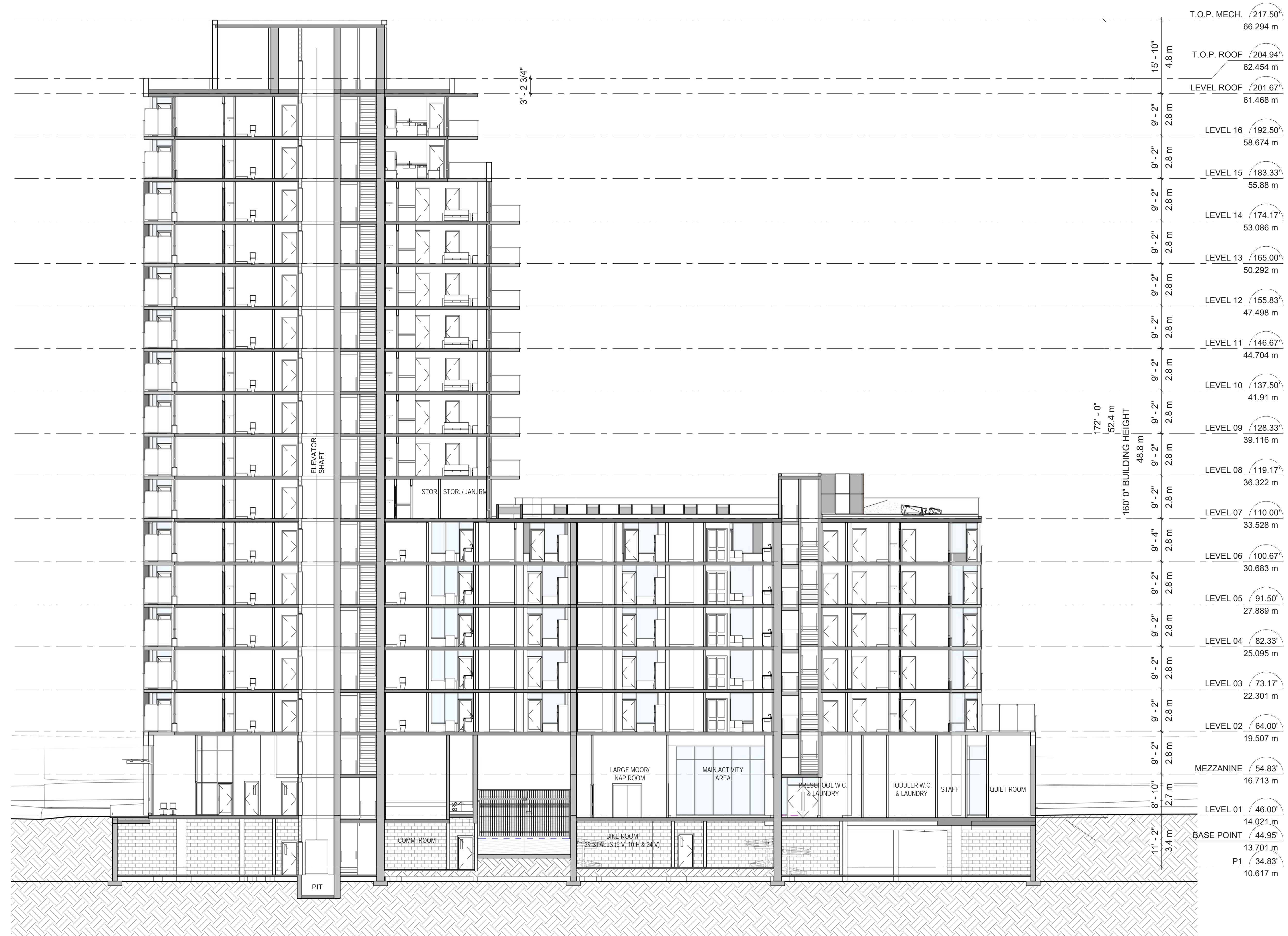
ARCH D, 3/32" = 1'-0" SCALE

ELEVATIONS - EAST & WEST



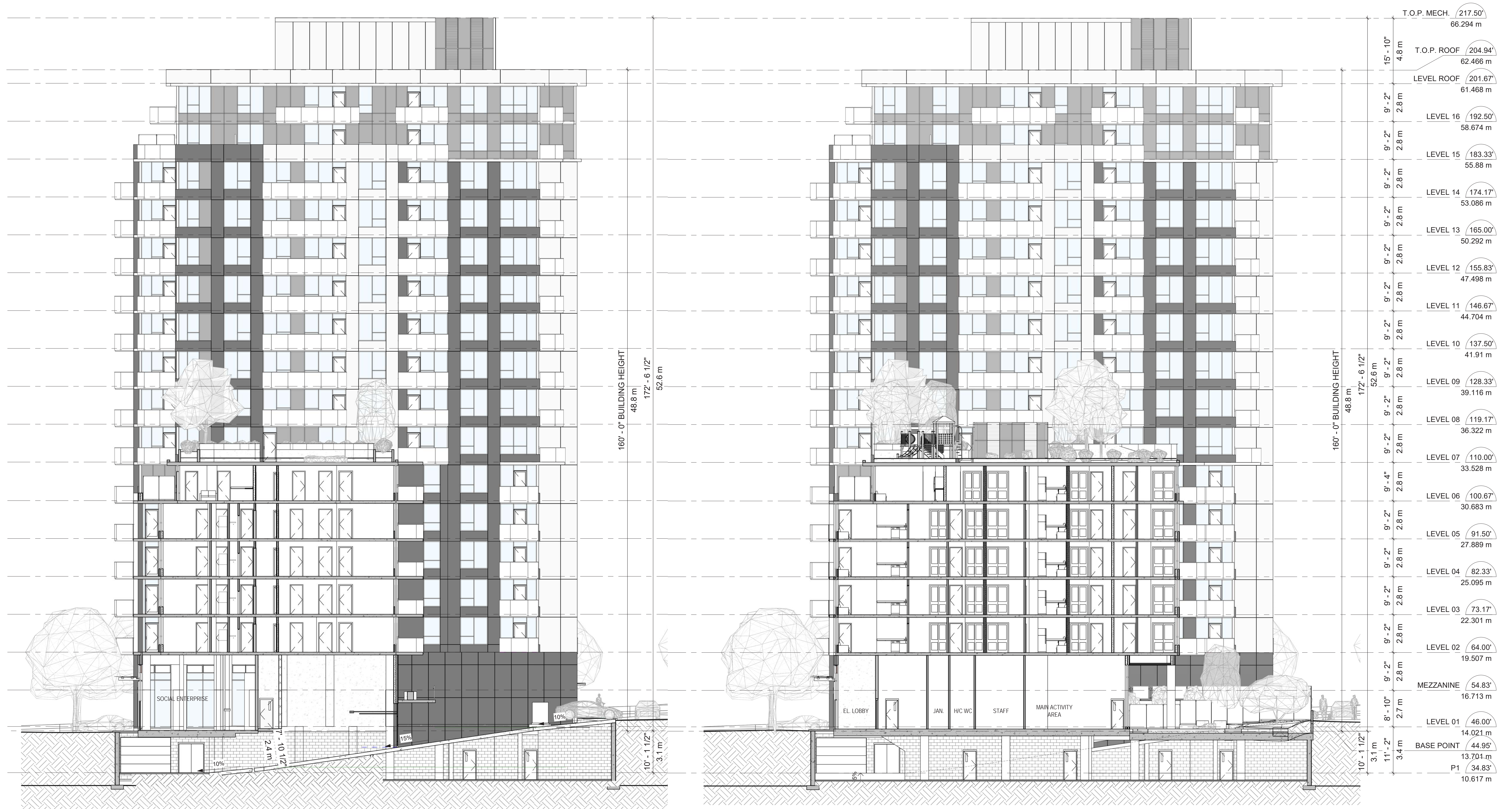
ARCH D, 3/32" = 1'-0" SCALE

SECTION 1



ARCH D, 1/8" = 1'-0" SCALE

SECTIONS 2 & 3



ARCH D, 1/8" = 1'-0" SCALE

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MASSING VIEW



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MASSING VIEW



MASSING VIEW



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MASSING VIEW



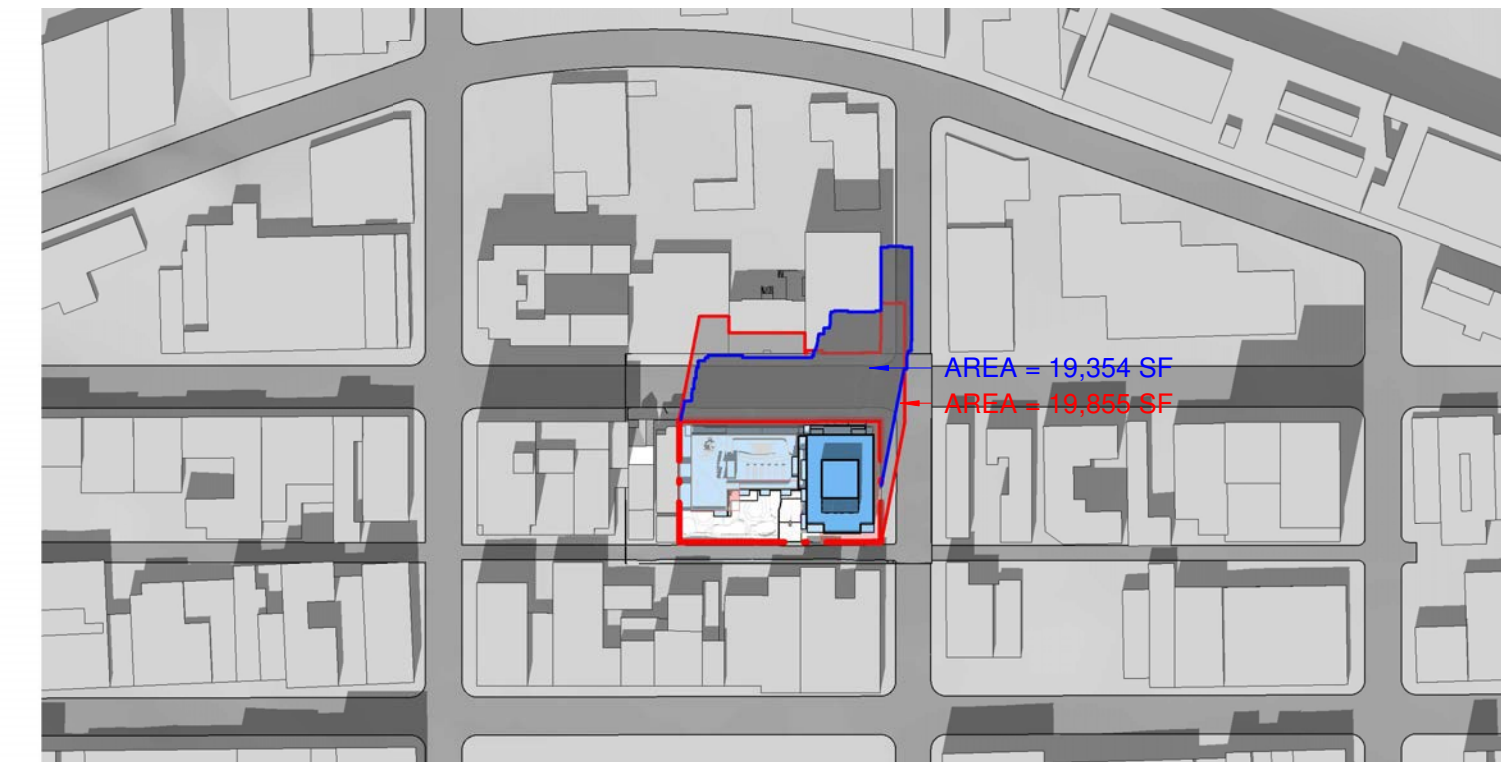
SHADOW STUDY



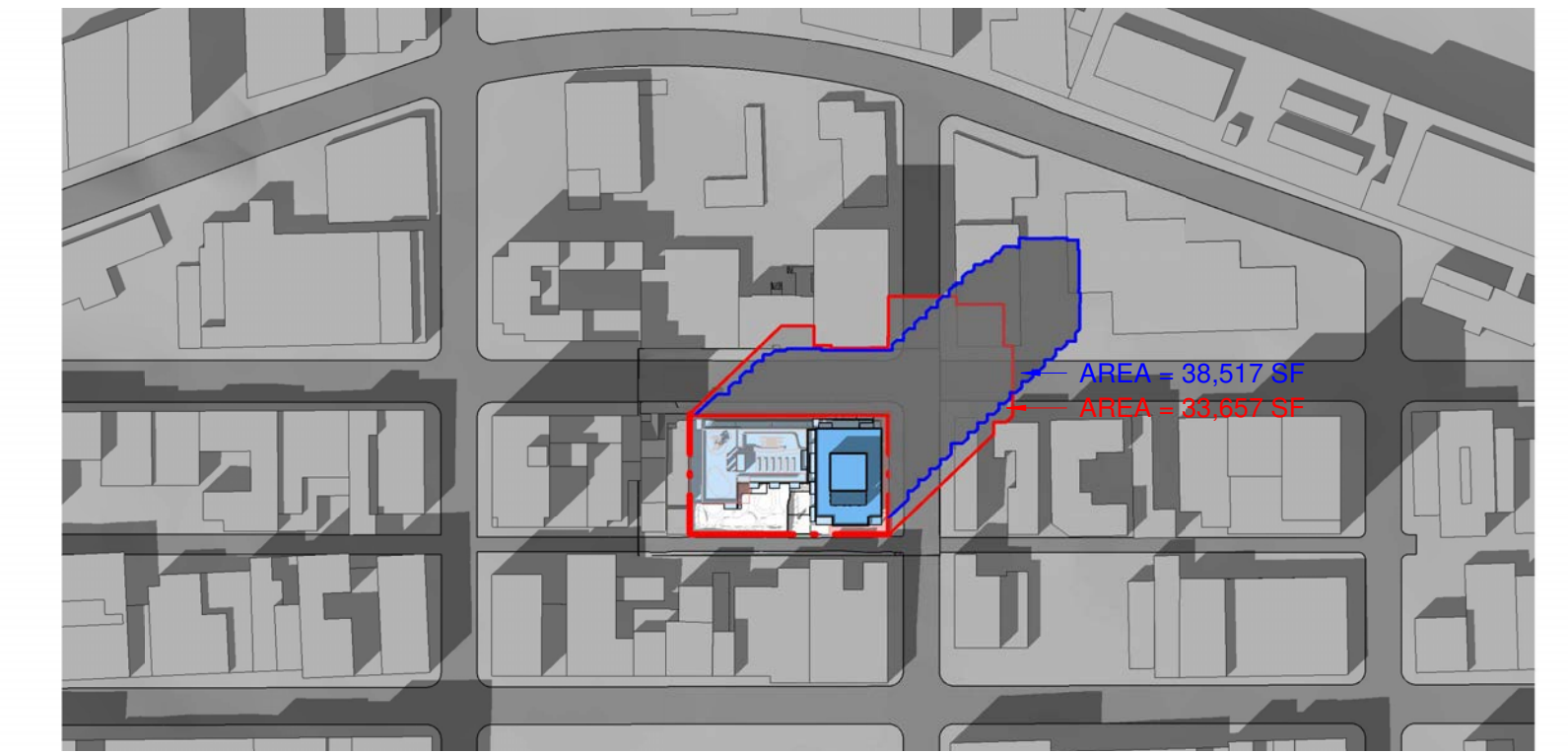
MARCH 21ST - 10:00 AM



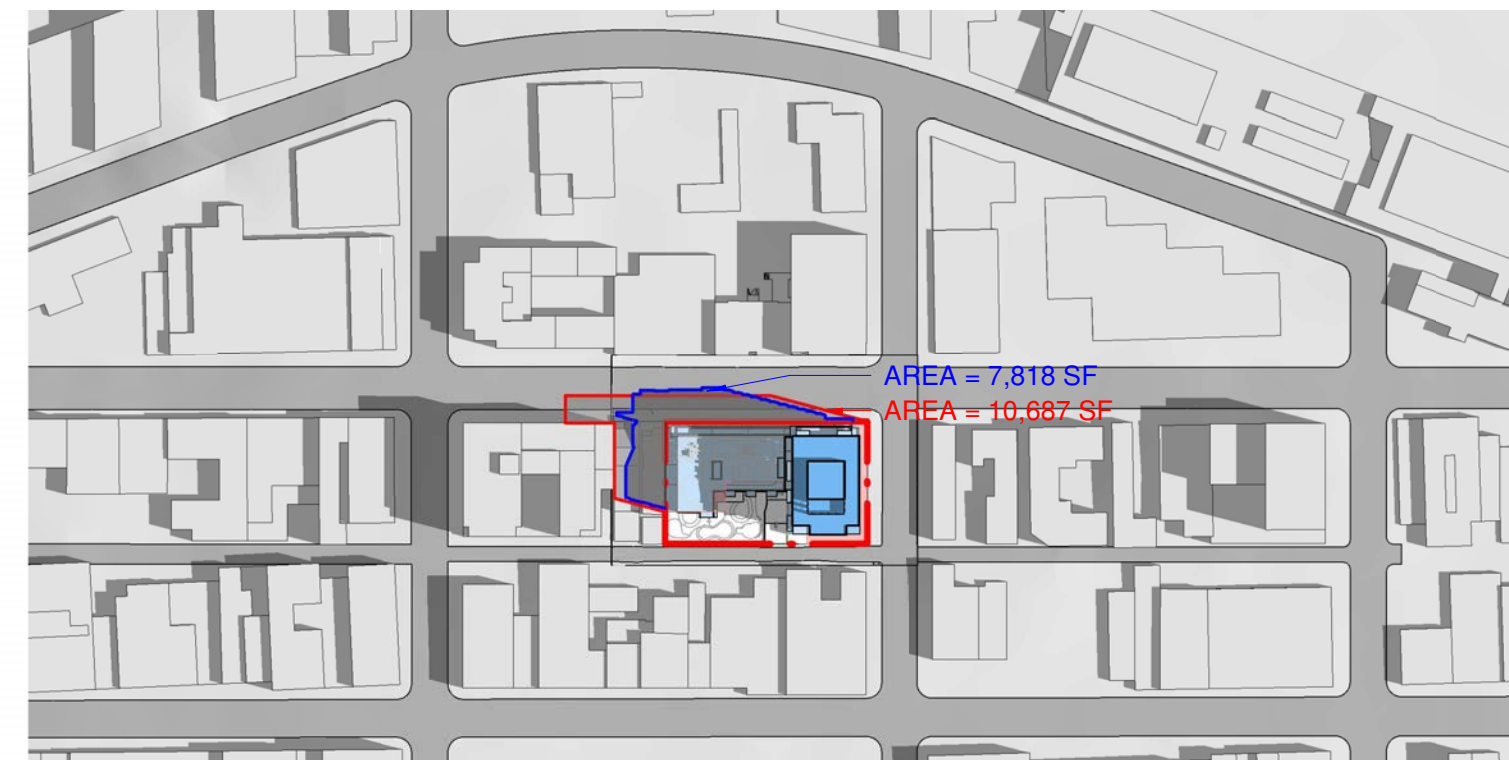
MARCH 21ST - 12:00 PM



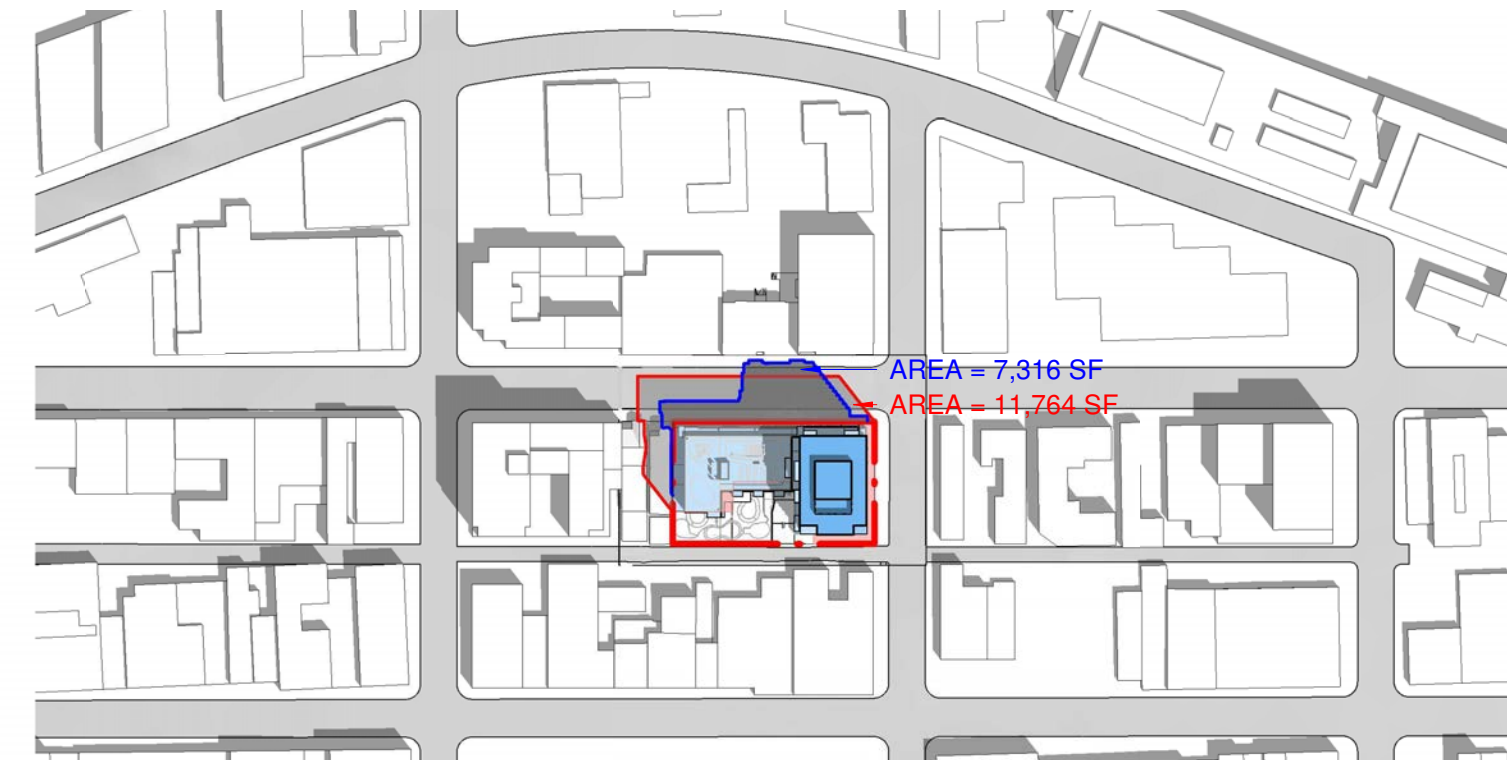
MARCH 21ST - 2:00 PM



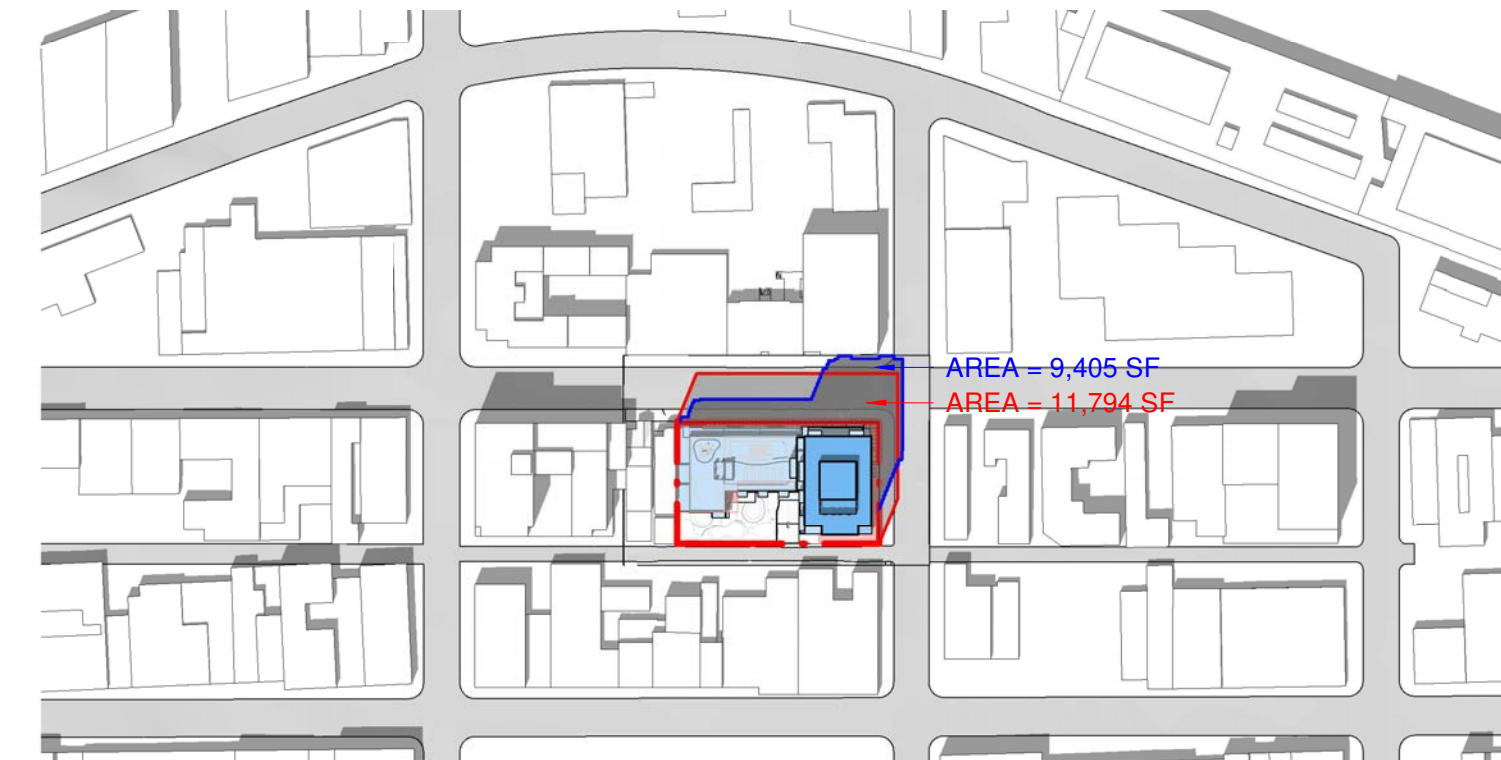
MARCH 21ST - 4:00 PM



JUNE 21ST - 10:00 AM



JUNE 21ST - 12:00 PM



JUNE 21ST - 2:00 PM



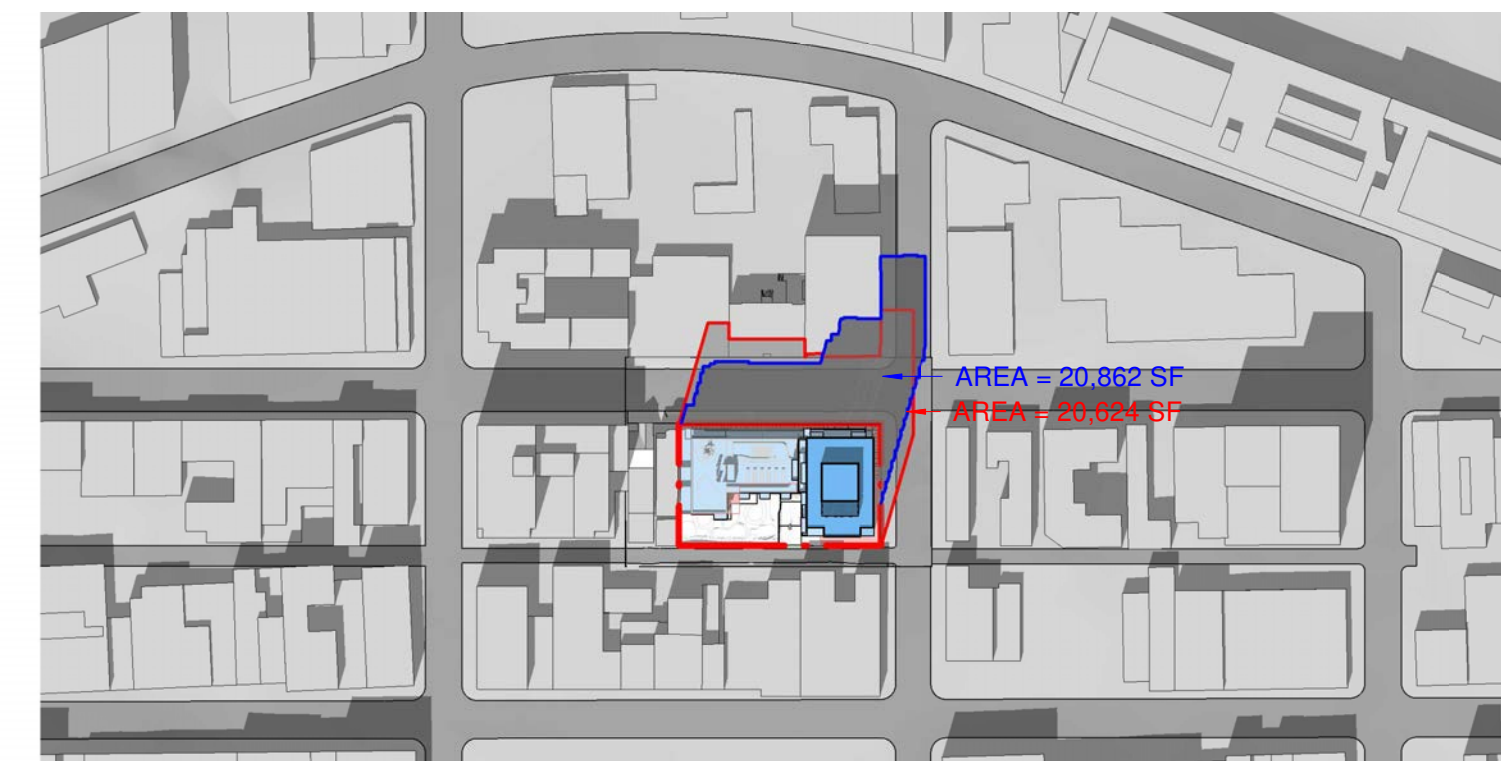
JUNE 21ST - 4:00 PM



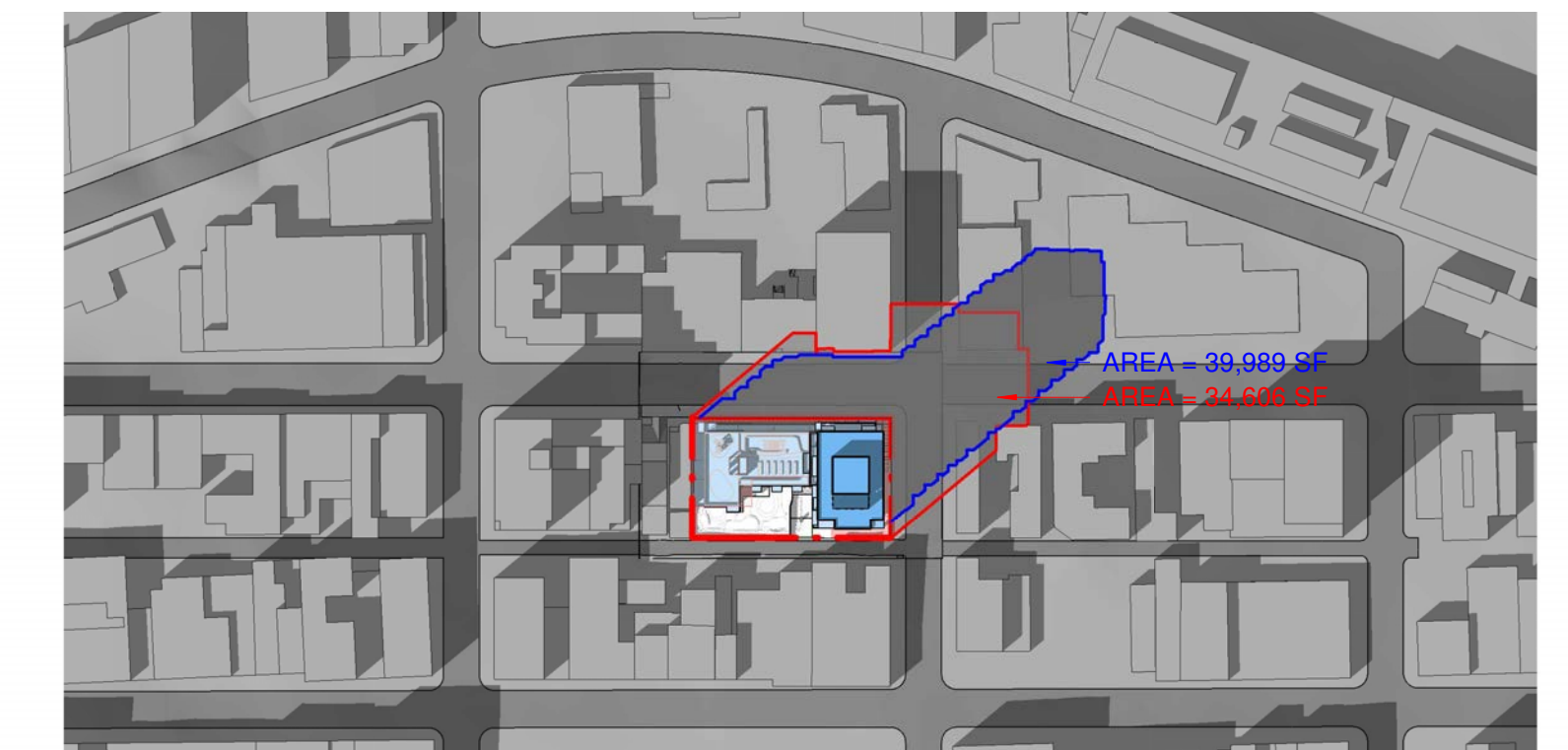
SEPTEMBER 21ST - 10:00 AM



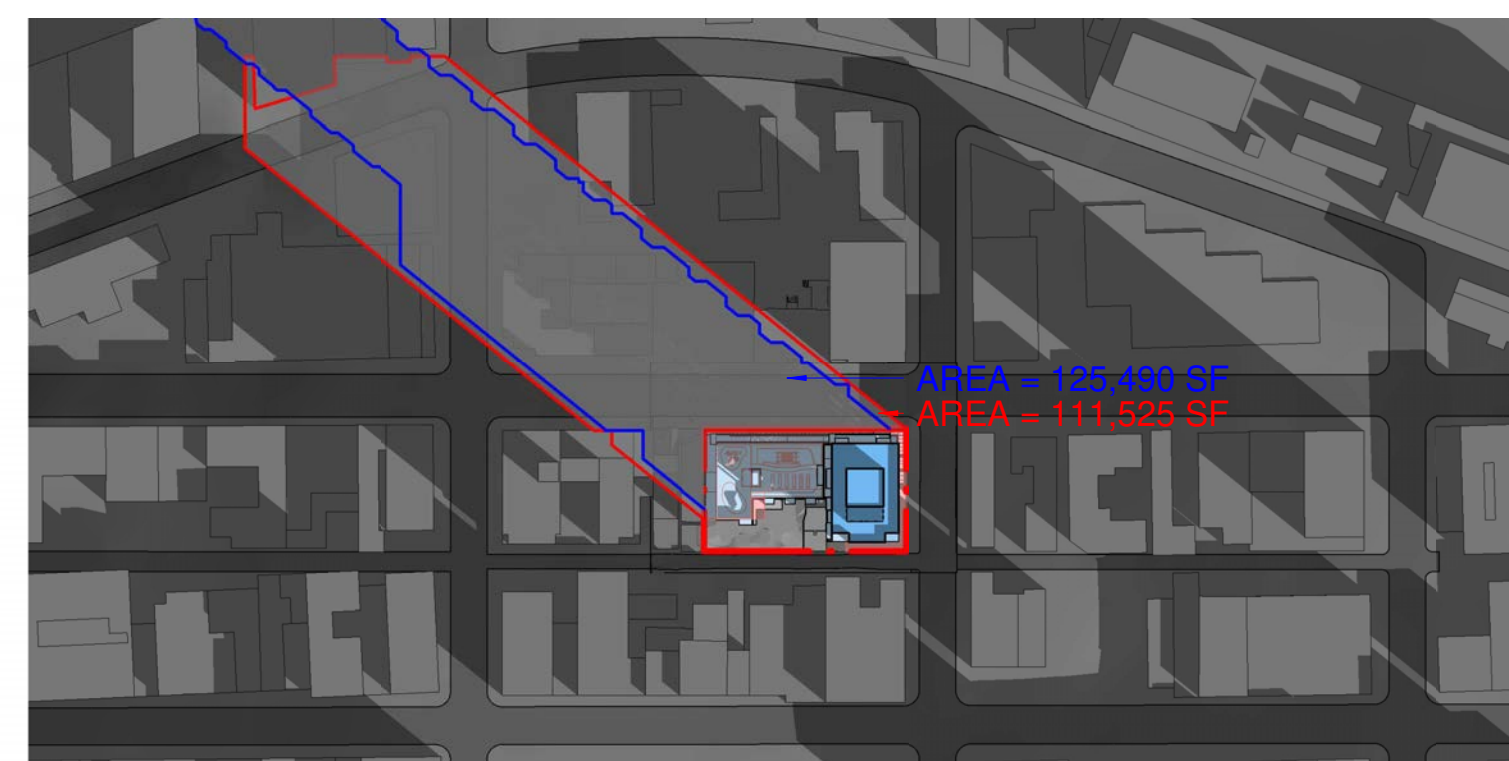
SEPTEMBER 21ST - 12:00 PM



SEPTEMBER 21ST - 2:00 PM



SEPTEMBER 21ST - 4:00 PM



FEBRUARY 1ST - 10:00 AM



FEBRUARY 1ST - 12:00 PM



FEBRUARY 1ST - 2:00 PM

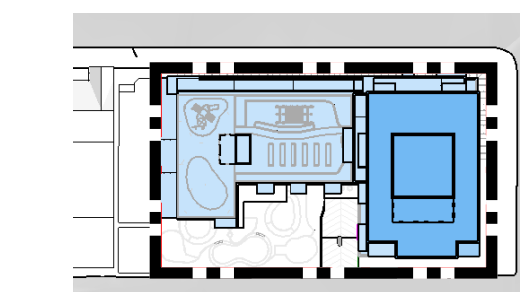


FEBRUARY 1ST - 4:00 PM

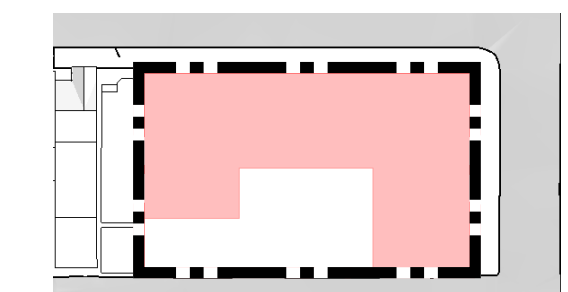
LEGENDS

- SHADOW OUTLINE OF PROPOSED HEIGHT
- SHADOW OUTLINE OF 100' HEIGHT BASED ON CURRENT ZONING

KEY PLANS



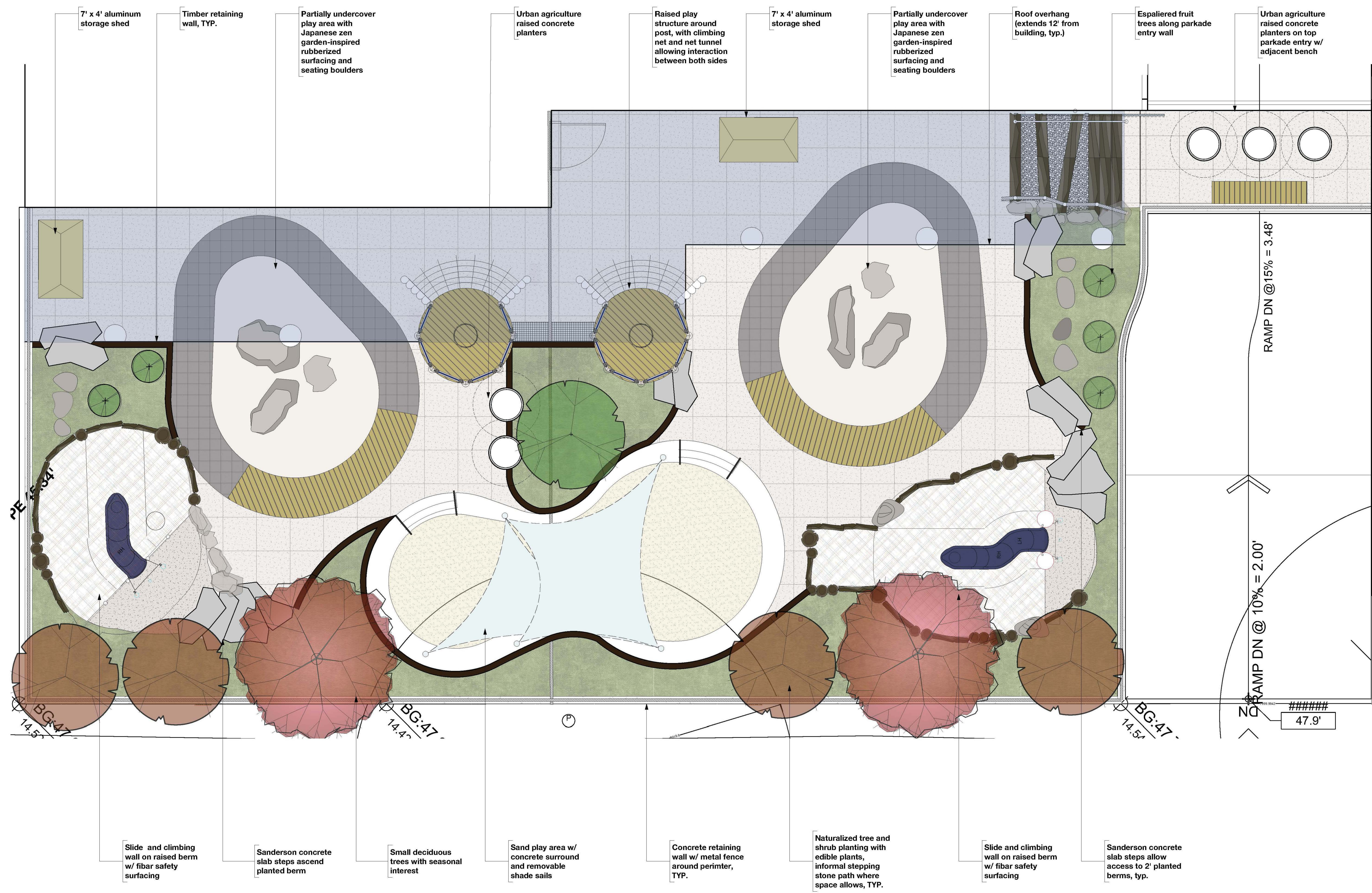
PROPOSED HEIGHT



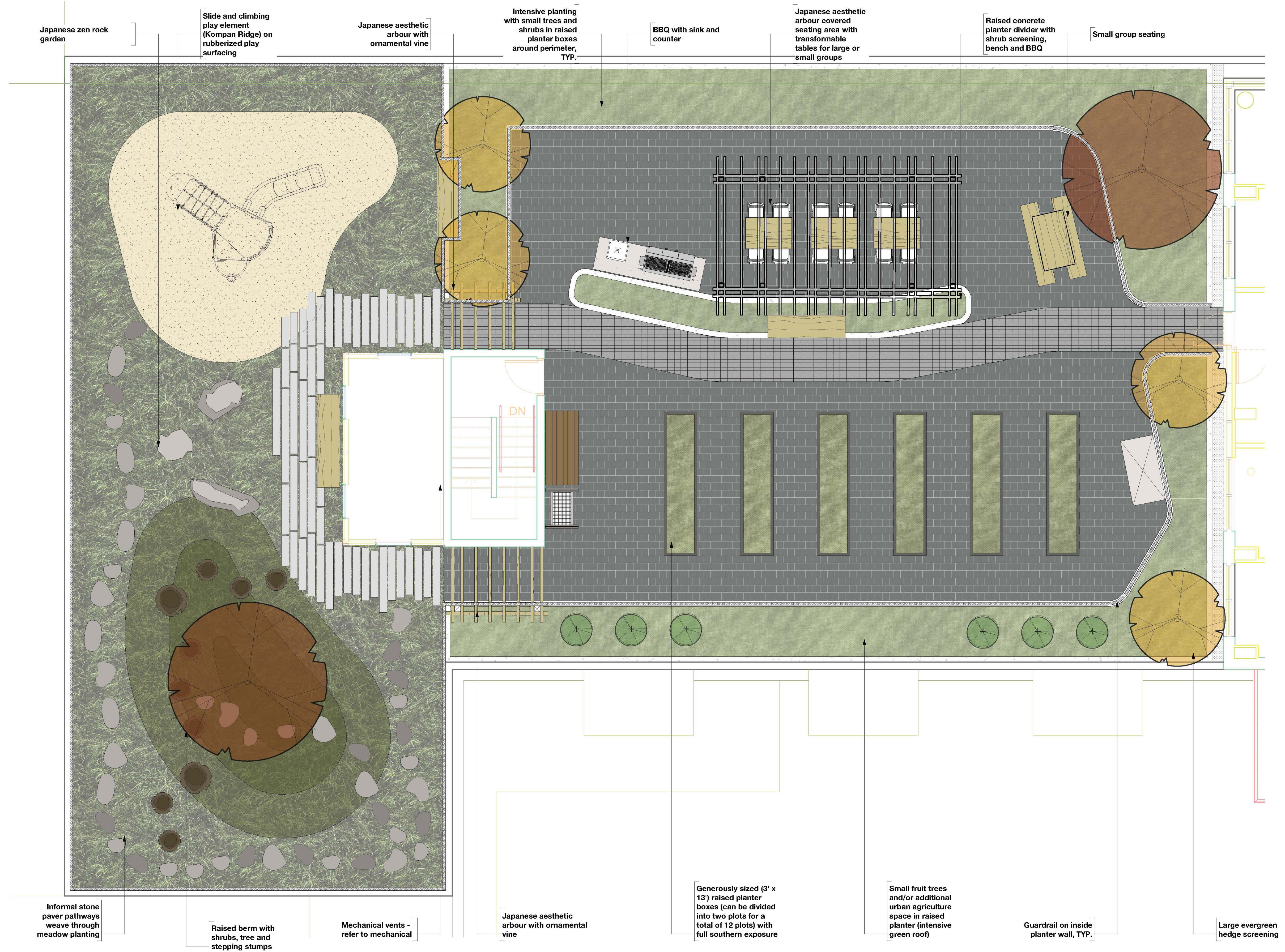
100 FEET HEIGHT BASED ON CURRENT ZONING



LANDSCAPE - ILLUSTRATIVE PLAN - LEVEL 1 PLAY AREA



LANDSCAPE - ILLUSTRATIVE PLAN - LEVEL 7 ROOF



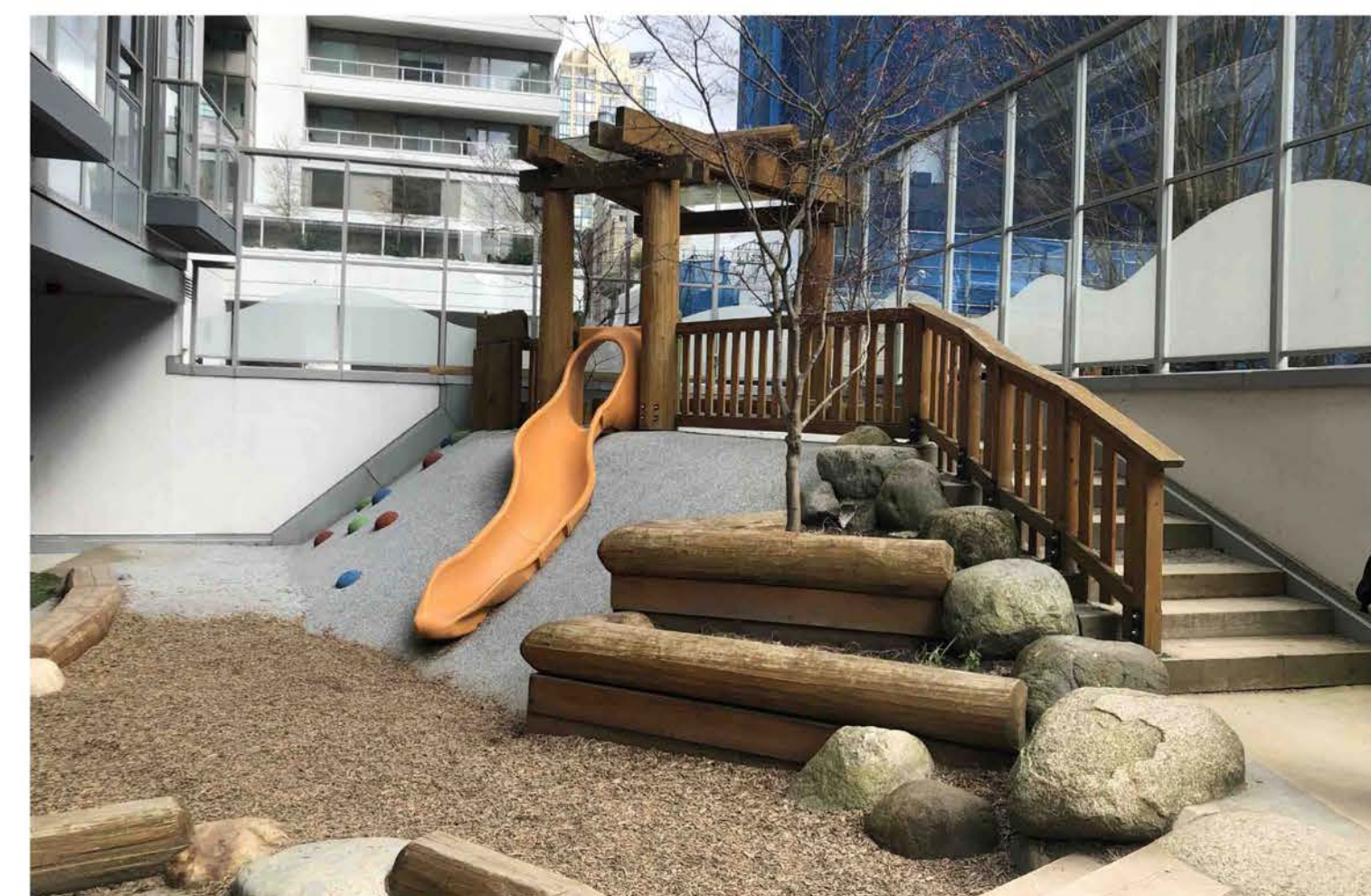
LEVEL 1- PRESCHOOL AND DAYCARE



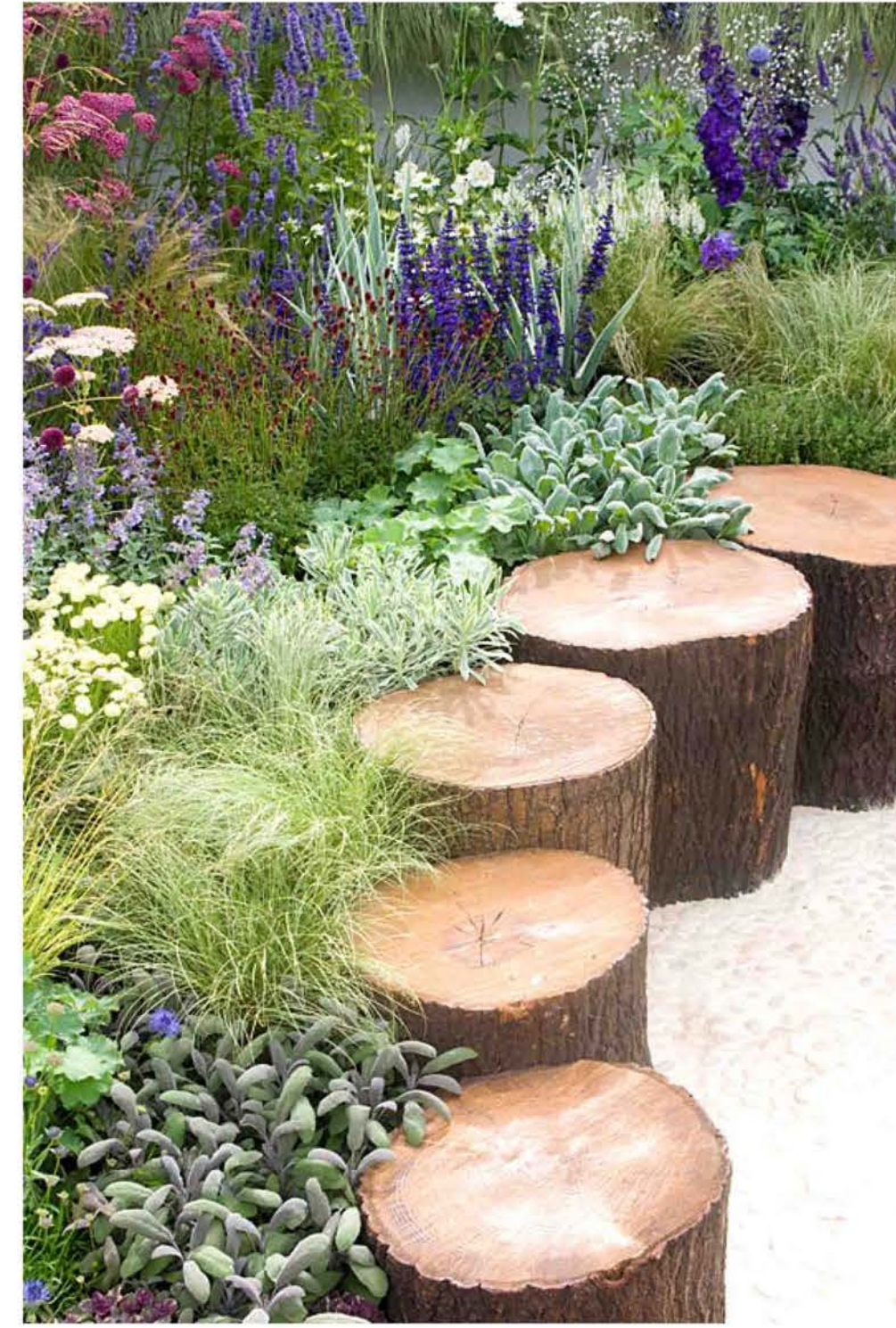
TRICYCLE TRACK



SHADE SAILS OVER SANDPIT



EMBANKMENT SLIDE AND CLIMBING WALL



STEPPING STUMPS



PLANT-BASED LOOSE PLAY MATERIALS



RAISED BERMS



NATURAL BOULDER STEPS



RAISED CIRCULAR AGRICULTURE PLANTERS



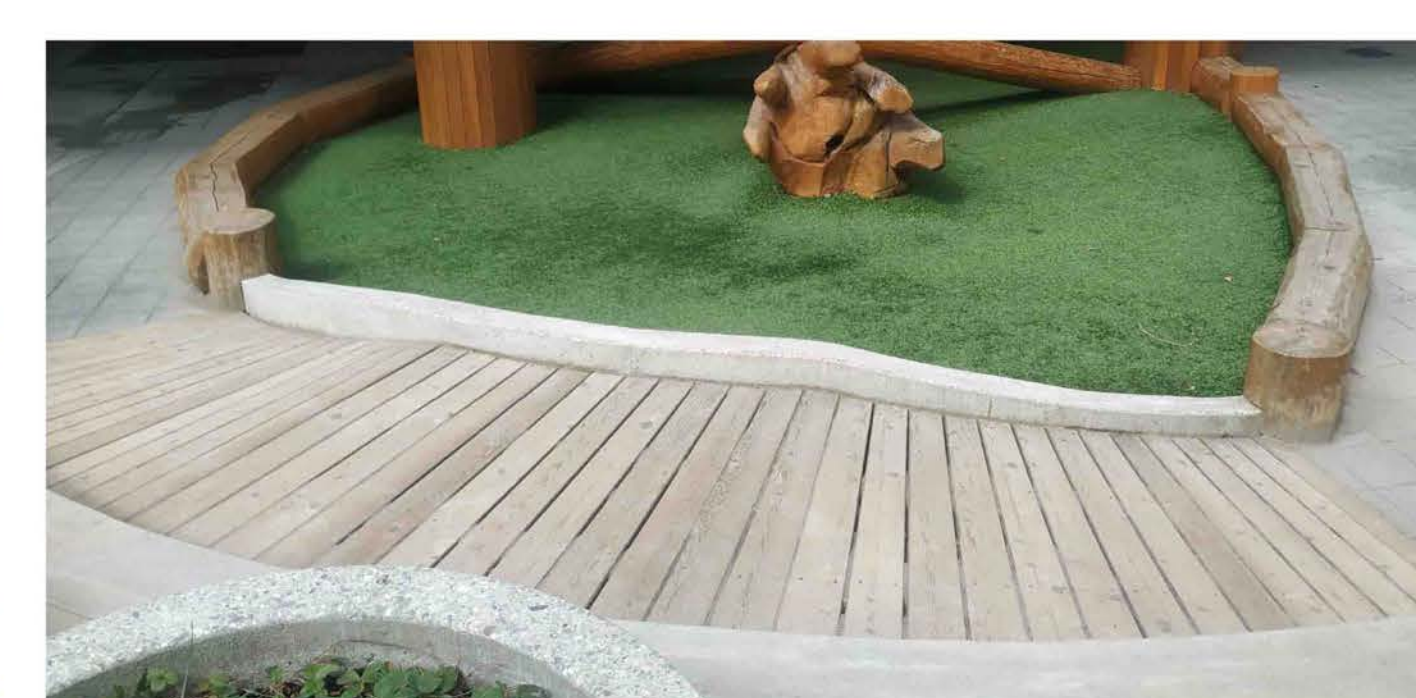
APPLE TREES



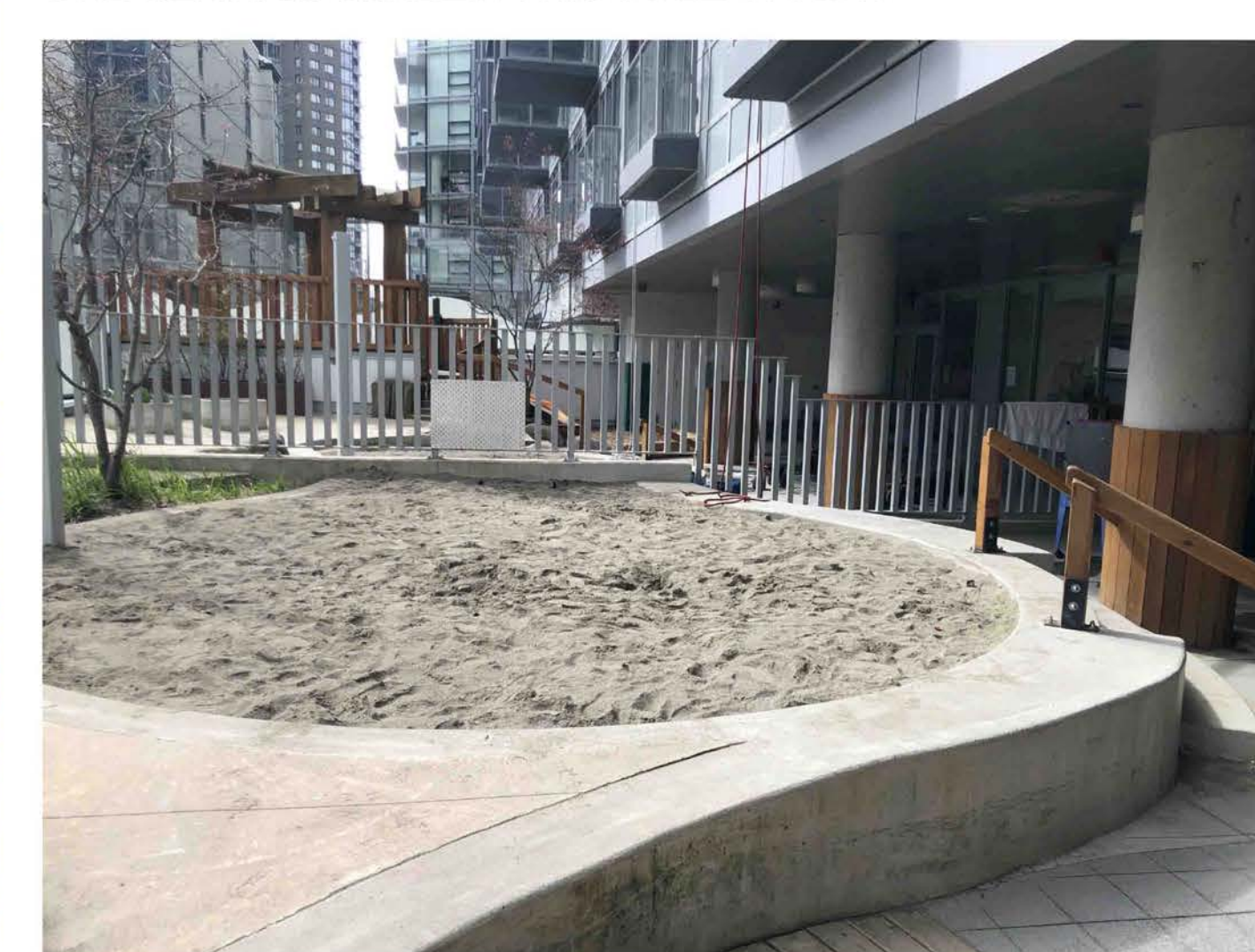
EDIBLE PLANTING



NATURAL PLAY STRUCTURE AROUND POST



UNDULATING TIMBER TRICYCLE TRACK



RAISED SANDPIT



PLAYFUL PLANTING

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------|
| A | 2021-05-03 | Issue for Recoring |
| B | 2021-08-17 | Issue for UDP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------|
| A | 2021-05-03 | Issue for Recoring |
| B | 2021-08-17 | Issue for UDP |

Professional Seal

eta landscape architecture

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Project

418-496 Alexander Street
Vancouver, BC

Drawing Title

Precedent Images - L1

Legal

| | |
|---------------------------------|--|
| Project Manager JS | Project ID 22101 |
| Drawn By AS | Scale AS NOTED |
| Reviewed By Date 00/00/00 | Drawing No. L0.7 of 25 |

Plot Date:

LEVEL 7- ROOF AMENITY AREA



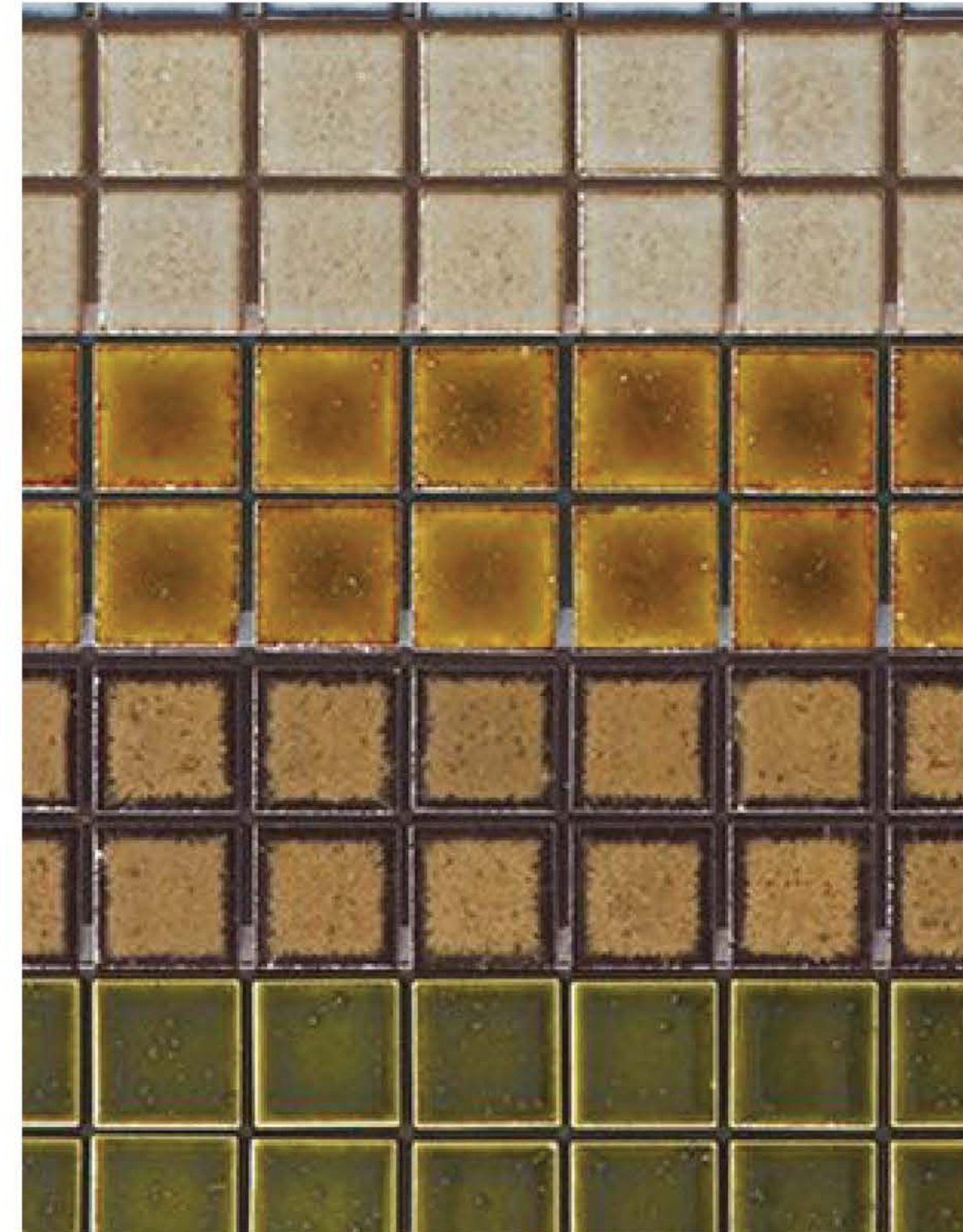
NATURALIZED MEADOW PLANTING



VIBRANT PERENNIALS



FALL COLOUR INTEREST



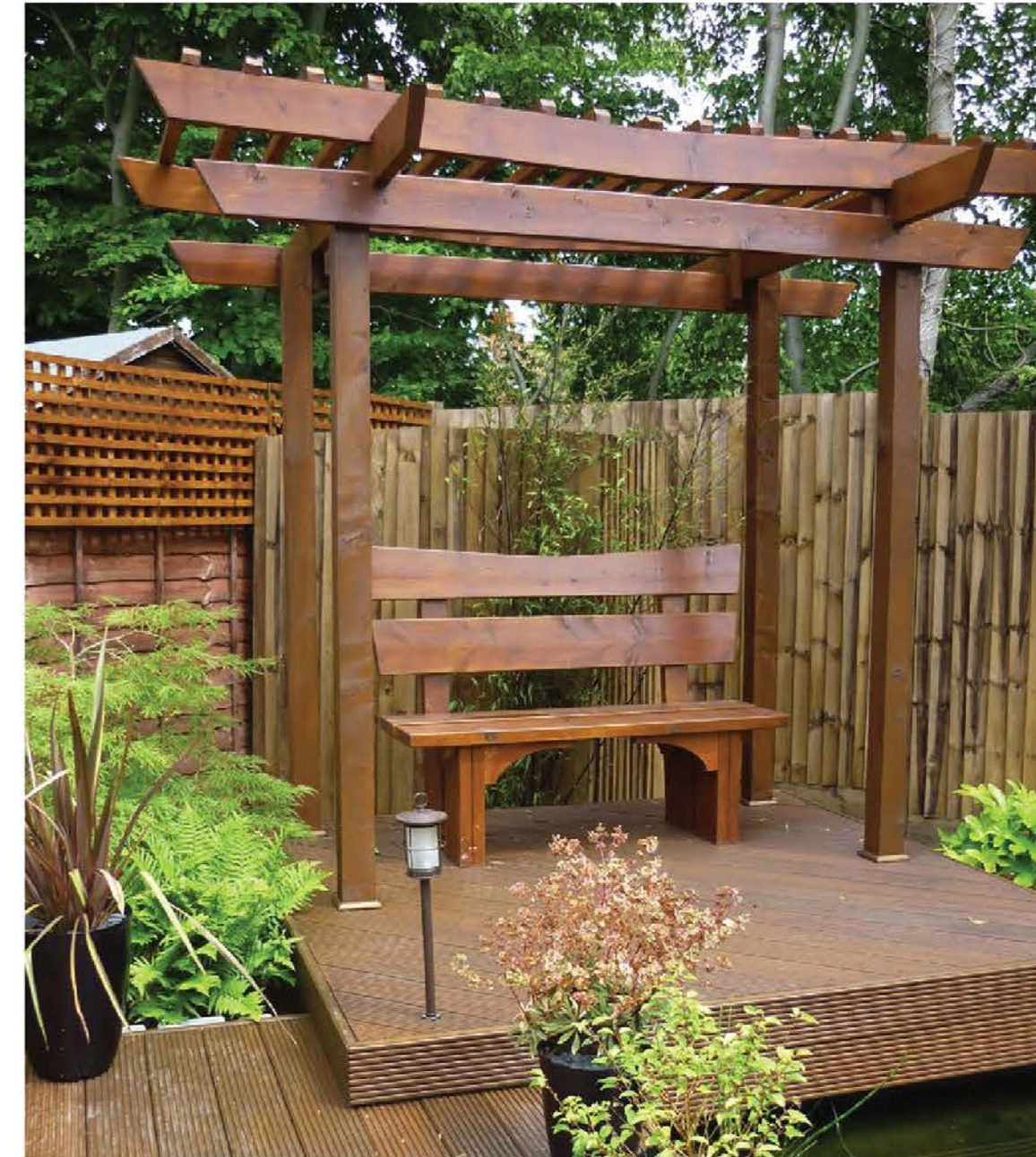
JAPANESE MOSAIC TILE ACCENTS



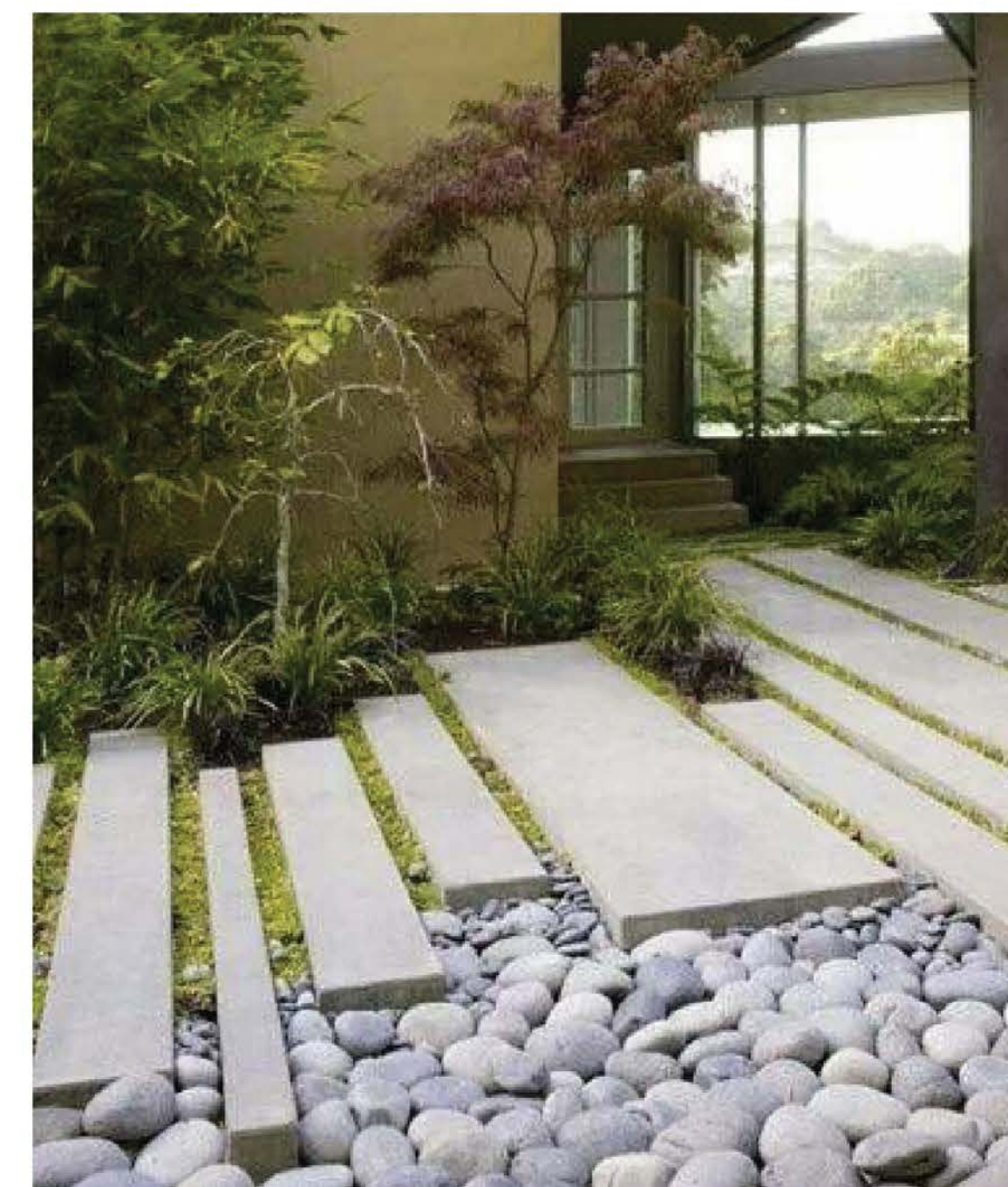
ZEN GARDEN BOULDERS



INFORMAL PATHS



JAPANESE INFLUENCED ARBOURS



CONCRETE SLAB WALKWAY



RAISED URBAN AGRICULTURE



SLIDE AND CLIMBING PLAY STRUCTURE



TIMBER STUMPS



EDIBLE PLANTING

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------|
| A | 2021-05-03 | Issue for Rezoning |
| B | 2021-08-17 | Issue for LCP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------|
| A | 2021-05-03 | Issue for Rezoning |
| B | 2021-08-17 | Issue for LCP |

Professional Seal

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Project

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Vancouver, BC

Drawing Title

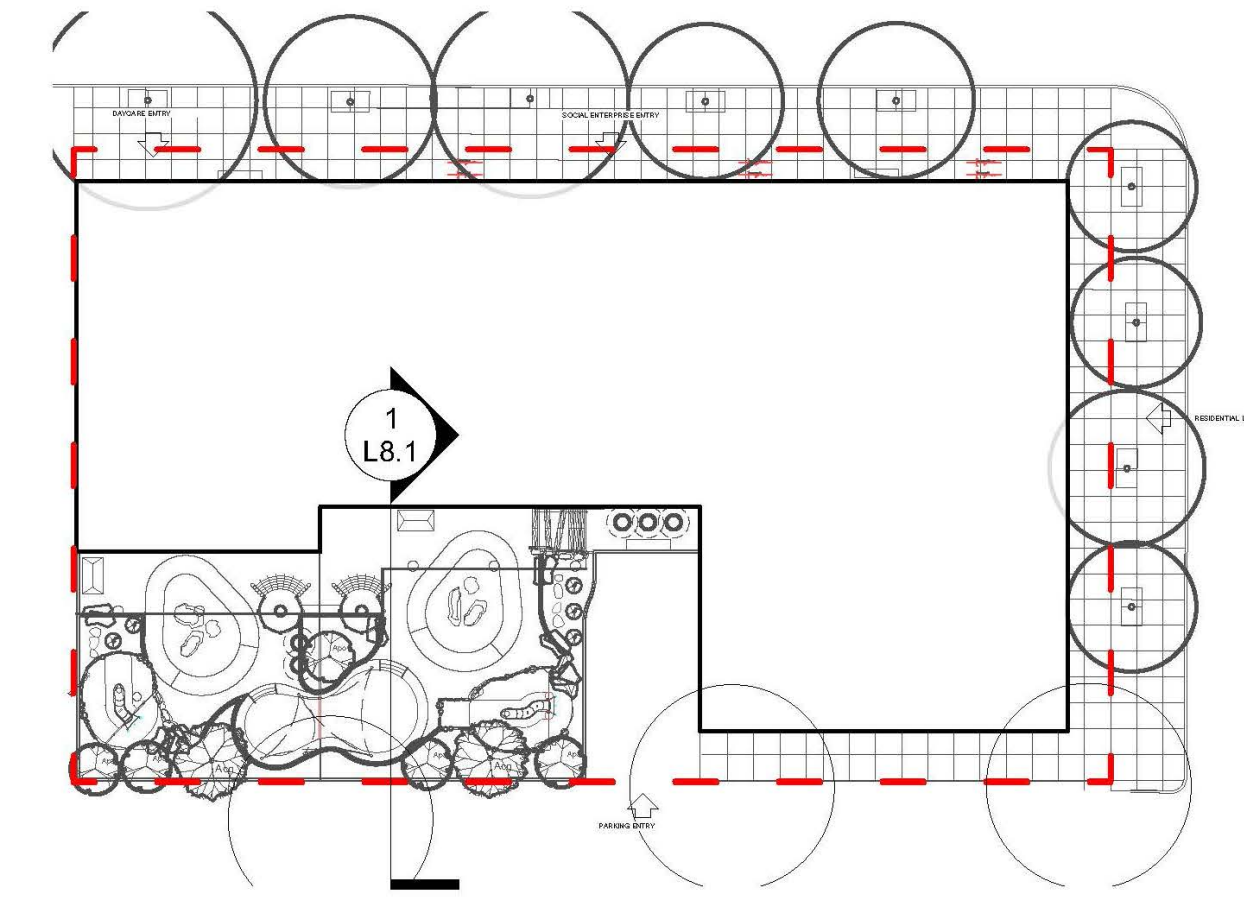
Precedent Images - L7

Legal

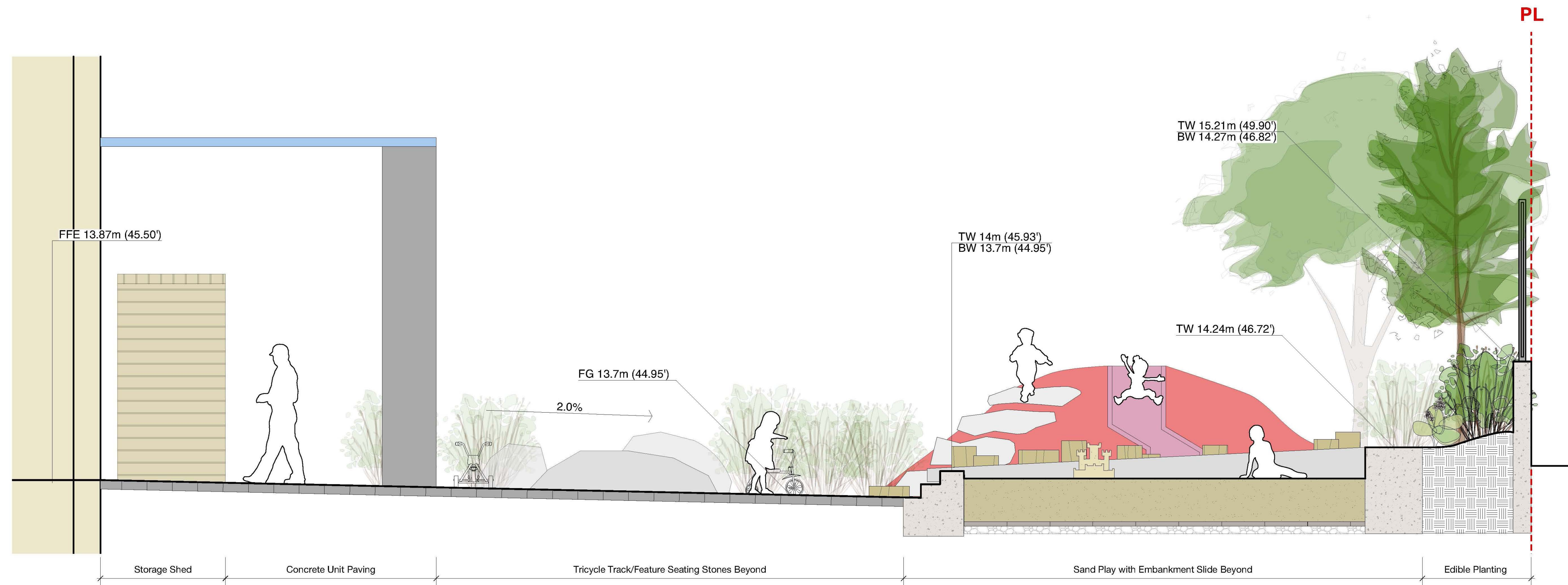
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|----------------------------|----------------------------|
| Project Manager JS | Project # 22101 |
| Drawn By [Signature] | Scale as noted |
| Reviewed By [Signature] | Drawing No. L0.8 |
| Date 00/00/00 | Page 25 of 25 |

Plot Date:

LANDSCAPE - SECTION - L1



KEY PLAN - L1



1 SECTION: L1 PLAY AREA
Scale: 1:25

LANDSCAPE - SECTIONS - L7

