



Southeast Marine Drive at Beatrice Street

1925 Southeast Marine Drive

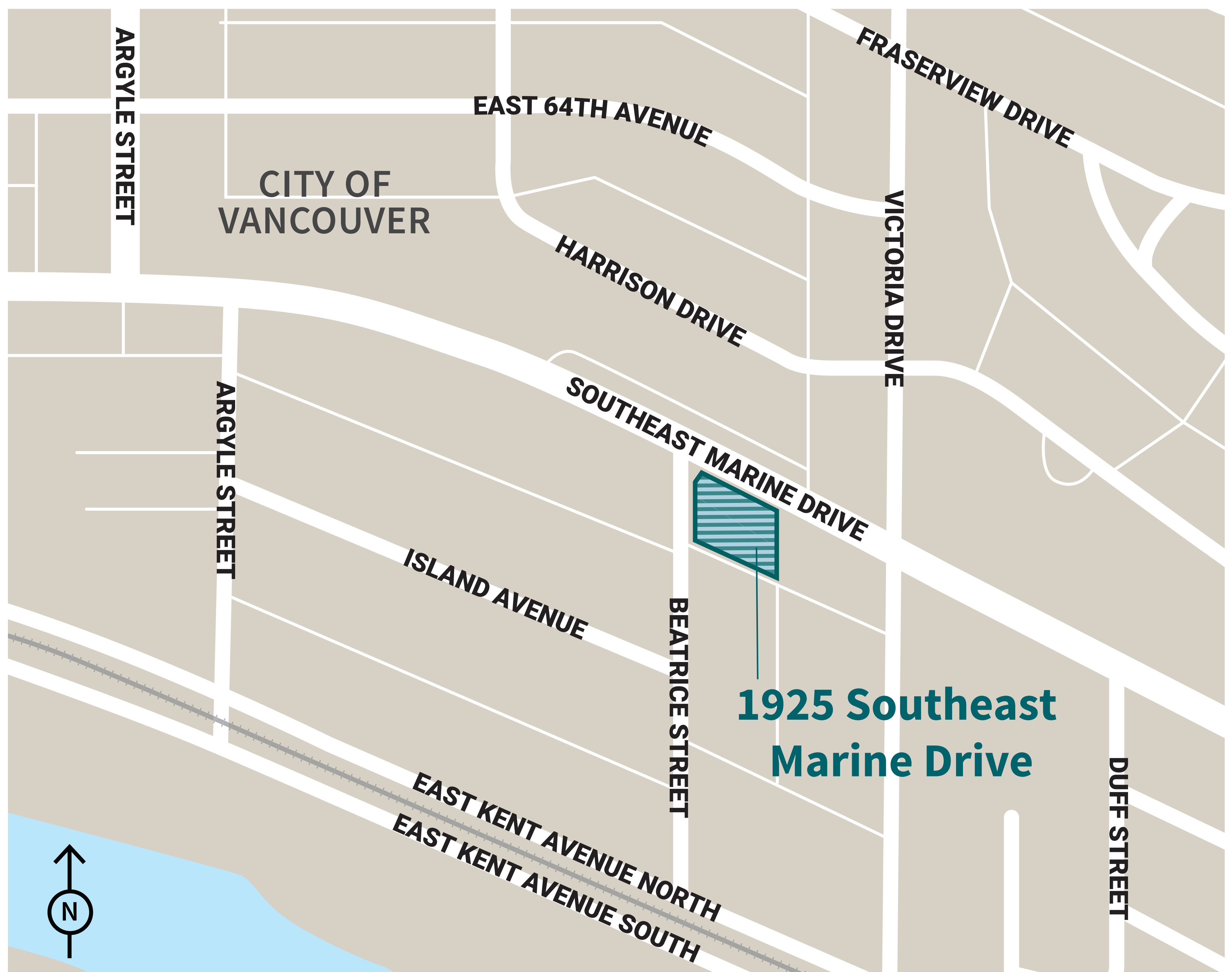




New warm, safe homes with supports at Southeast Marine Drive at Beatrice Street

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 1925 Southeast Marine Drive would be managed by The Kettle Society.

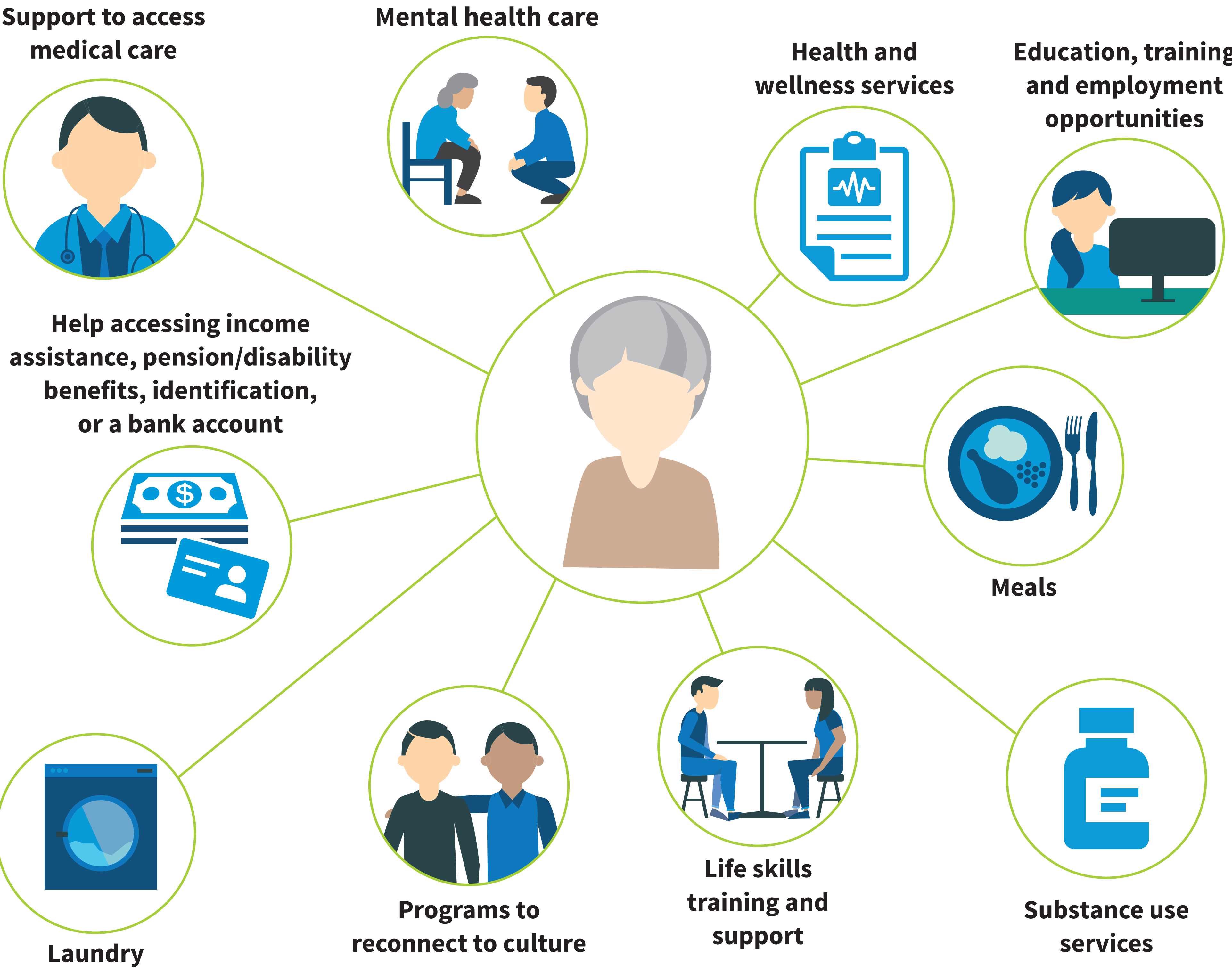
All residents in supportive housing have made a choice to live there, pay rent, and are able to access the services provided by health care professionals and other community-based programs.

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

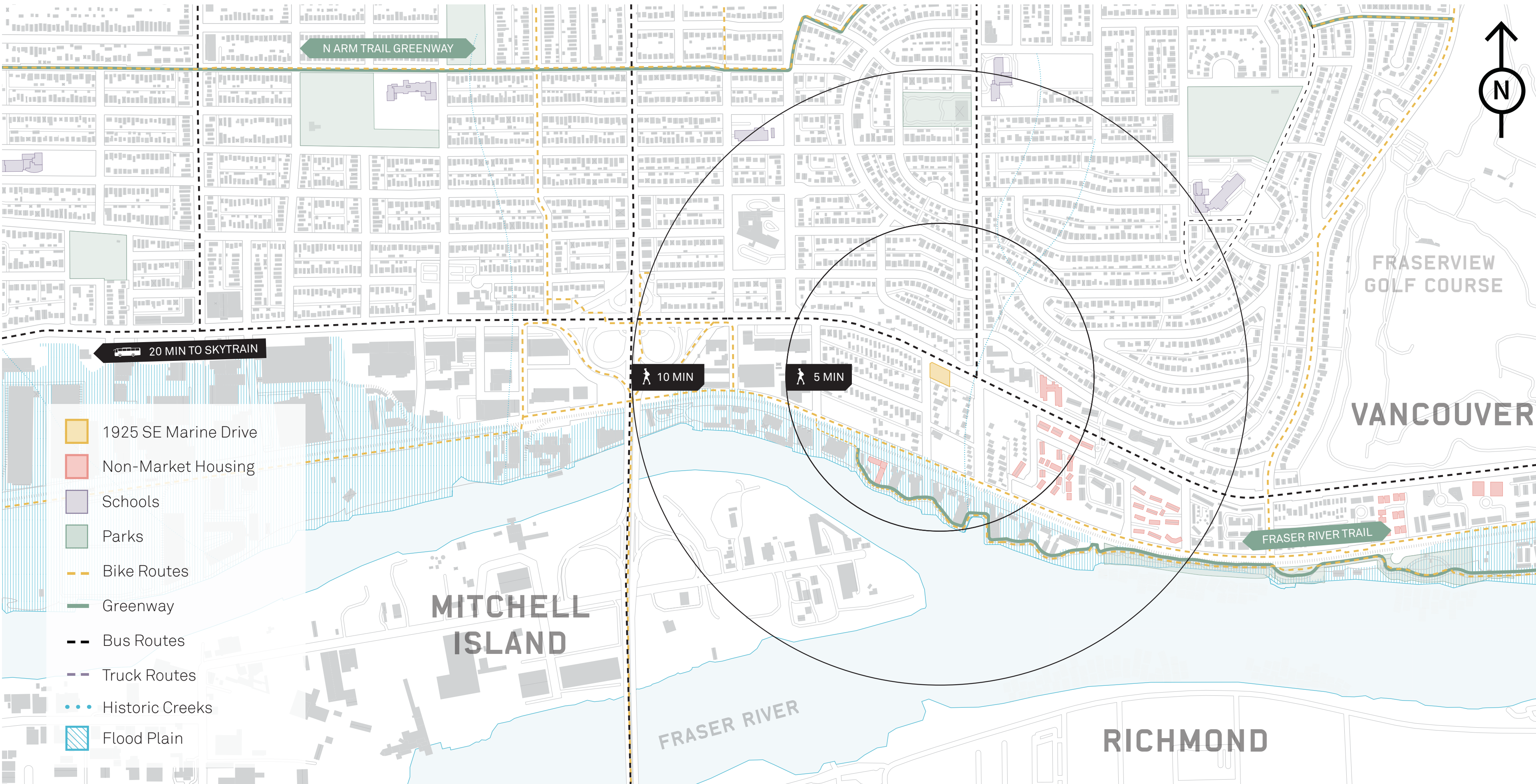
Trained support workers partner with each resident to develop a customized plan to meet their personal and housing goals. Some supports are offered inside the building while others are offered in the local community.





Area context

The proposed site is located in the Victoria-Fraserview/Killarney neighbourhood and in close proximity to parks, trails and bike routes.



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- 1. Beatrice St looking North-East
- 2. Laneway looking South-East
- 3. Laneway looking North-West
- 4. Intersection of Beatrice St and SE Marine Dr looking South-East
- 5. SE Marine Dr looking North-West
- 6. SE Marine Dr looking North-West
- 7. SE Marine Dr looking South-West
- 8. SE Marine Dr looking North-West
- 9. SE Marine Dr looking South-West
- 10. Intersection of Beatrice St and SE Marine Dr looking South
- 11. Beatrice St looking East



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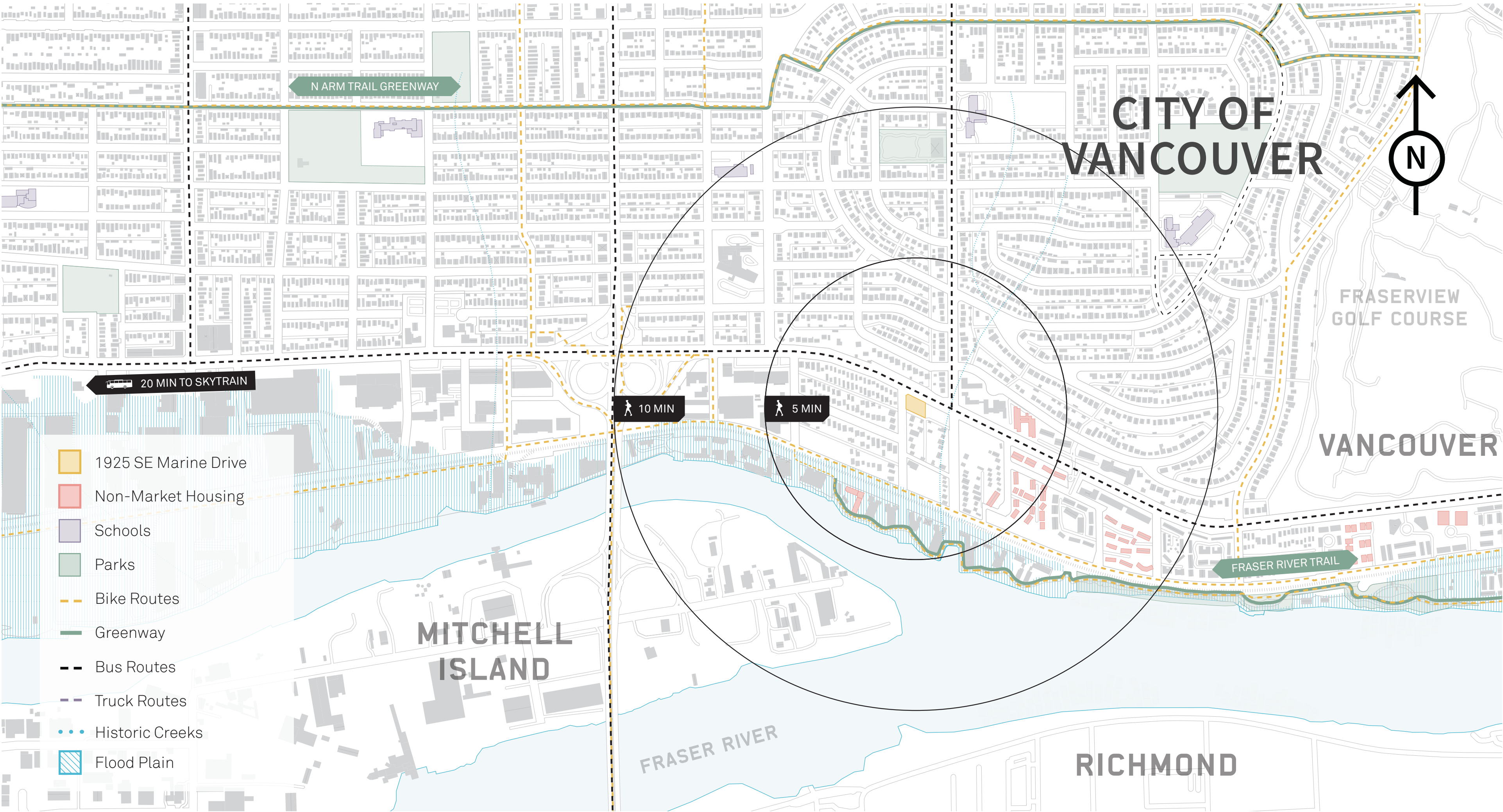
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Neighbourhood context

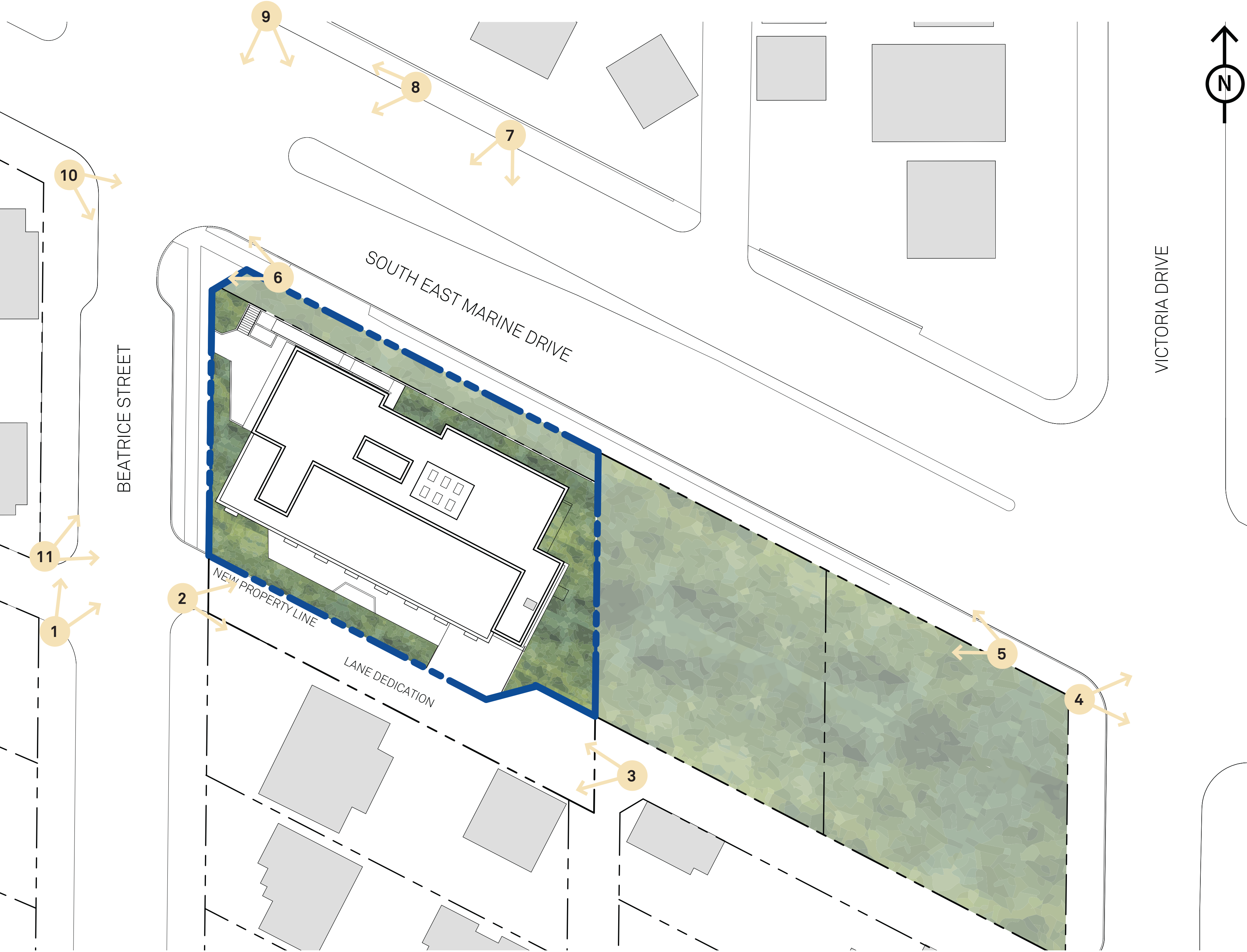
The proposed site on the corner of Southeast Marine Drive and Beatrice Street is a short transit ride away from the River District, a community shopping mall and plaza located on the banks of the Fraser River.



View from Southeast Marine Drive



Site plan





New warm, safe homes with supports on Southeast Marine Drive at Beatrice Street

BC Housing and the City of Vancouver are proposing to build a six-storey residential building with approximately 72 new homes with supports at 1925 Southeast Marine Drive. The homes would be for adults, seniors, and people with disabilities who are experiencing, or at risk of, homelessness with a priority for people in the local community.

- All units would be studio apartments with a private bathroom and kitchen
- At least 5% of the homes would be fully accessible, with all homes designed to be adaptable to residents of all abilities
- The building would also include amenities such as shared laundry, a dining area, program space and a parkade



View from southwest/Beatrice Street

Project principles

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

1. **Budget** – design decisions are guided by the budget established for each project.
2. **Repeatable design** – maximize off-site manufacturing, minimize work on site and utilize floor plate replicability.
3. **Design within neighbourhood context** – consider surrounding area densities, height, character, residential land use and planning context.
4. **Design for beauty and simplicity** – achieve architectural appeal through cost effective building design, with particular attention paid to mitigating larger forms, massing and excessive repetition.
5. **Customization of facade** – consider site and building size within the neighbourhood context while keeping the principle of replicability in mind.
6. **Energy efficiency and sustainability** – ensure the building meets the City's energy and sustainability targets.
7. **Site specific landscaping** – integrate with the public realm and building design as a means to achieve customization, permanency and visual connection with the existing neighbourhood.
8. **Conscientious design of outdoor spaces** – given the supportive nature of these housing projects, design conscientious outdoor amenity space in lieu of balconies, which may include rooftop open space if ground floor space is not available or insufficient.
9. **Design to ensure functionality** – keep both operator and residents in mind.

Project highlights

Overlooking the Fraser River and its associated greenway path, this project takes design inspiration from its unique location.

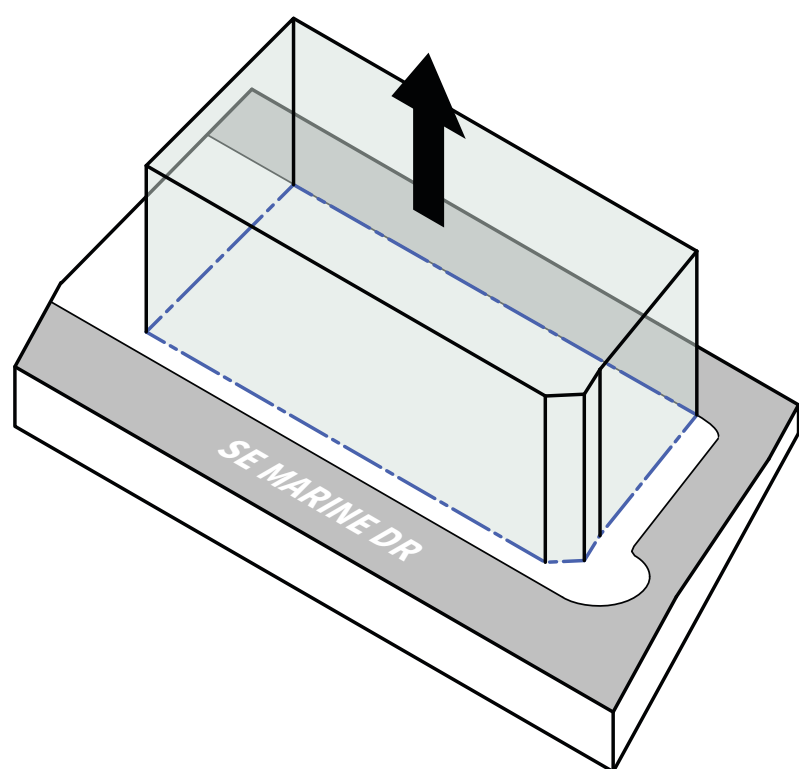
- **Quality and character** – through careful design of both private and communal areas, the building will balance functional requirements with a residential quality and character to create welcoming spaces that both look and feel like home.
- **Operational efficiency** – in addition to creating great spaces for tenants, the project has worked intensively with the future operator to ensure high-quality, functional spaces for staff to work in.
- **Accessibility** – the project features 100% adaptable units with at least 5% of suites providing full accessibility in accordance with CSA Accessible Design for the Built Environment requirements, CMHC recommendations and BC Housing Guidelines.
- **Durability** – the project will be built to meet or exceed the BC Housing Design guidelines, which include a significant focus on durable, long-lasting fixtures and finishes.



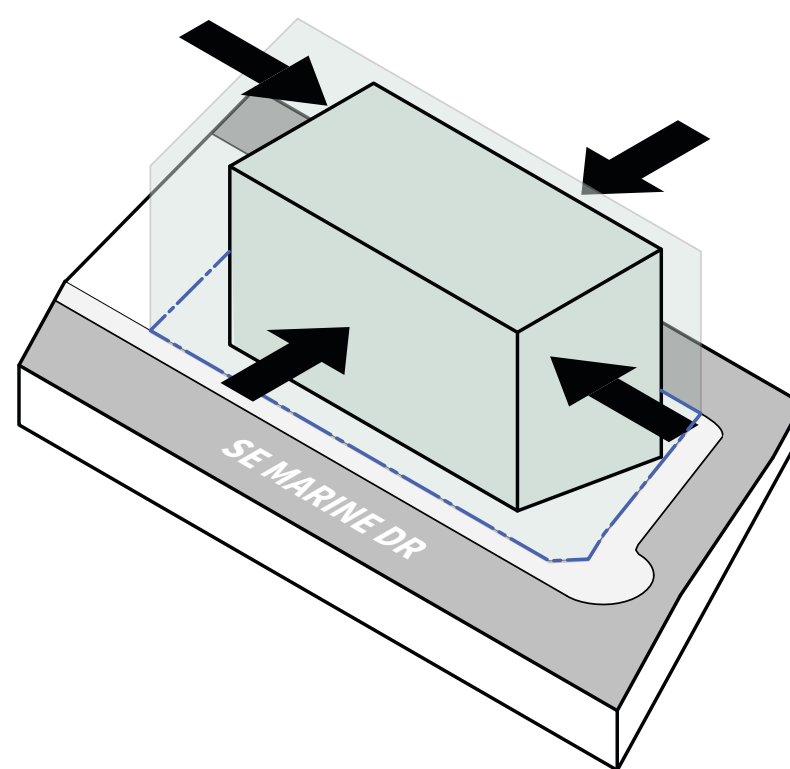
Design principles

To respect the existing single-family neighbourhood and to set the building into its riverside context, the design team started with a simple block massing and then carefully made the following nuanced steps:

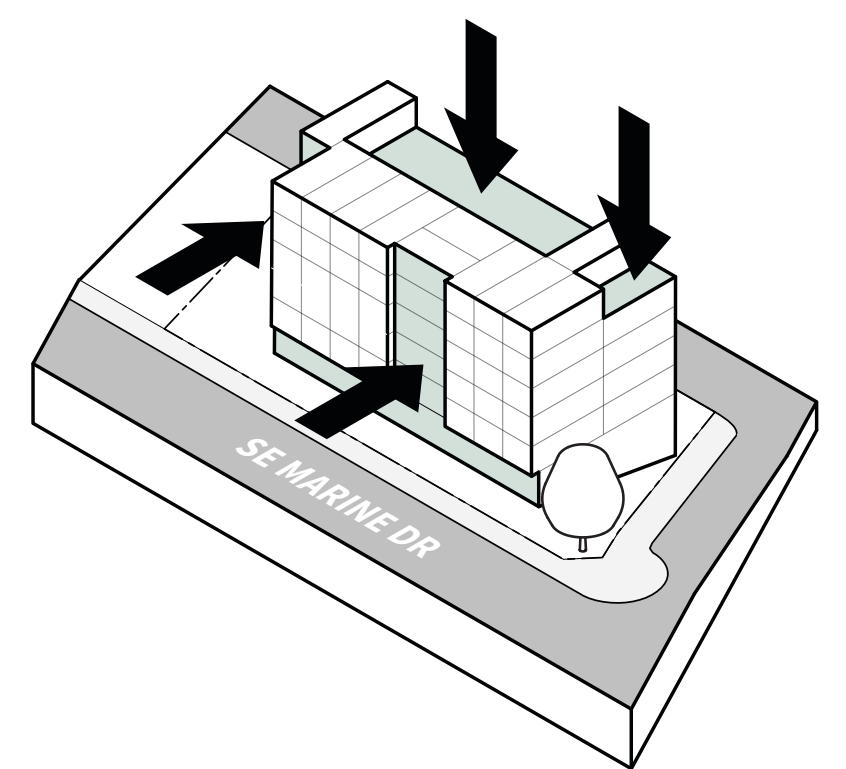
- Pushed the massing inwards to respect downslope single-family homes and create more opportunities for establishing significant planting
- Stepped the massing down to follow the slope of the land and stepped the massing in to create the appearance of distinct volume
- Provided landscaped outdoor amenity space on the fifth-floor rooftop and at the first-floor elevated patio to provide a gradation of green spaces
- Created a pedestrian-scaled, welcoming entry with an easily accessible plaza for people with mobility challenges
- Included a carefully landscaped design detail to make the exterior view of the south facing façade more pleasant for the southern neighbours.



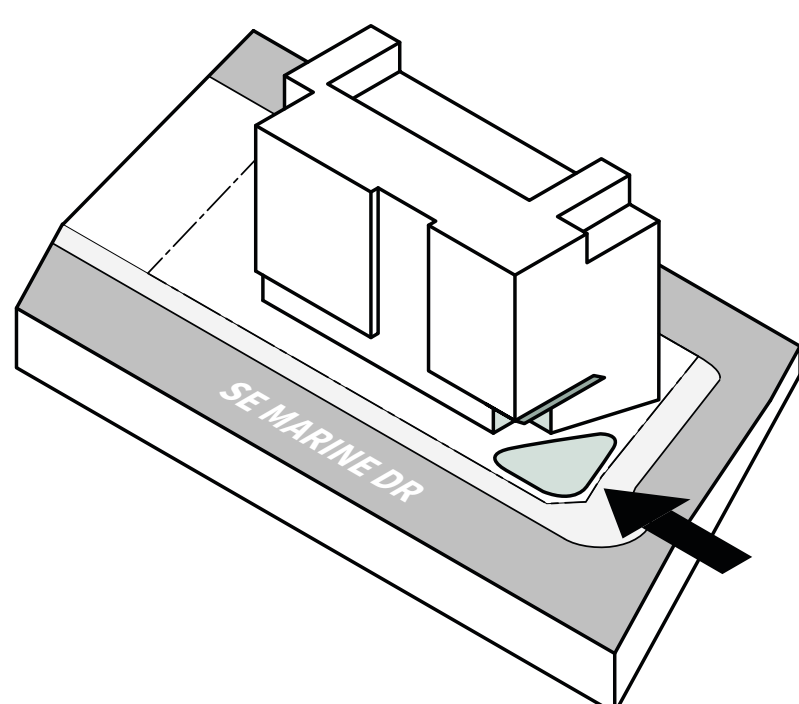
Maximum Site Extents



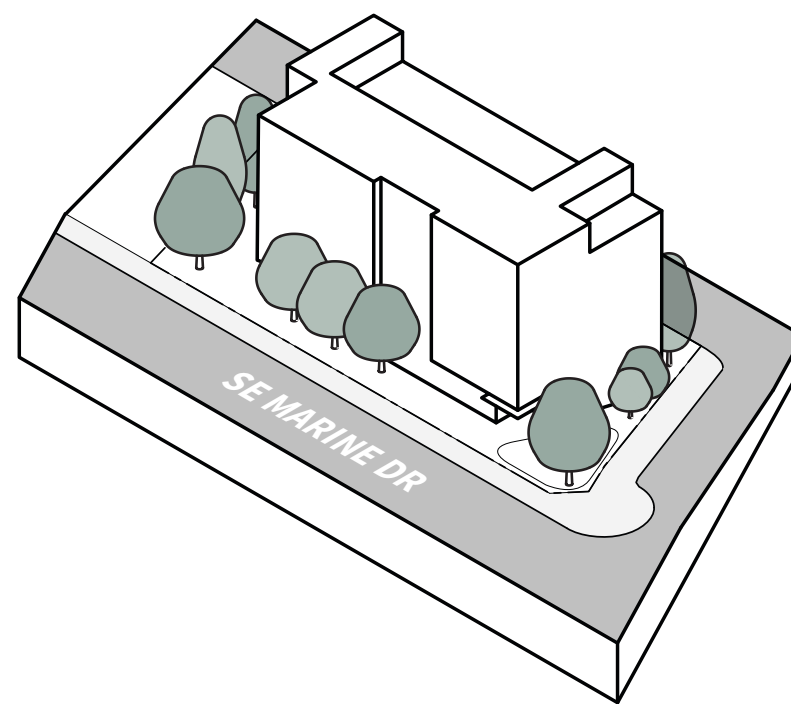
Respond to Setbacks and
Maximize Landscape
Opportunities



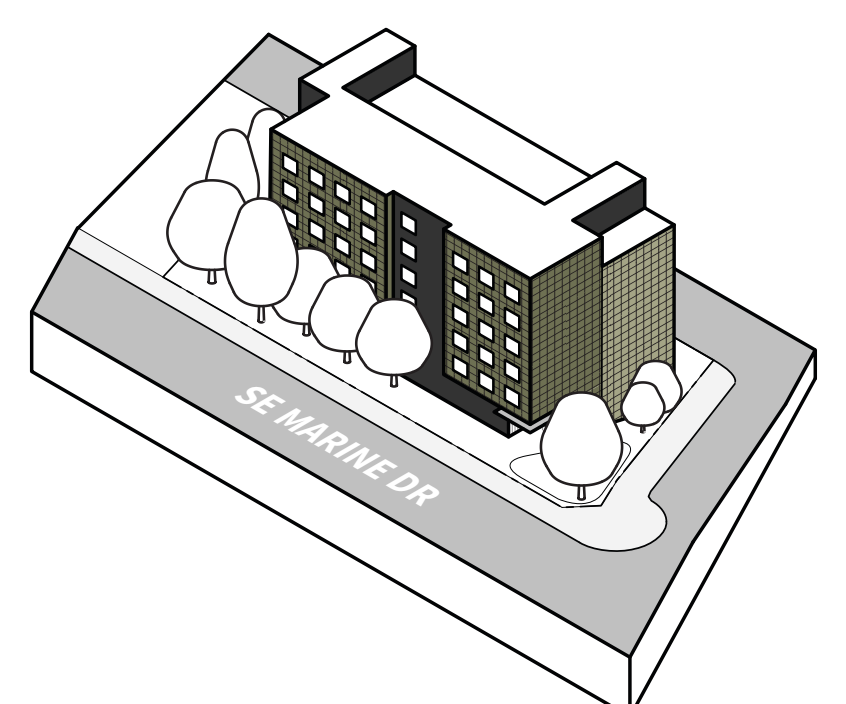
Break Up Massing and
Respond to
Neighbouring Scales



Emphasize Entry with
Landscaping and
Building Overhang



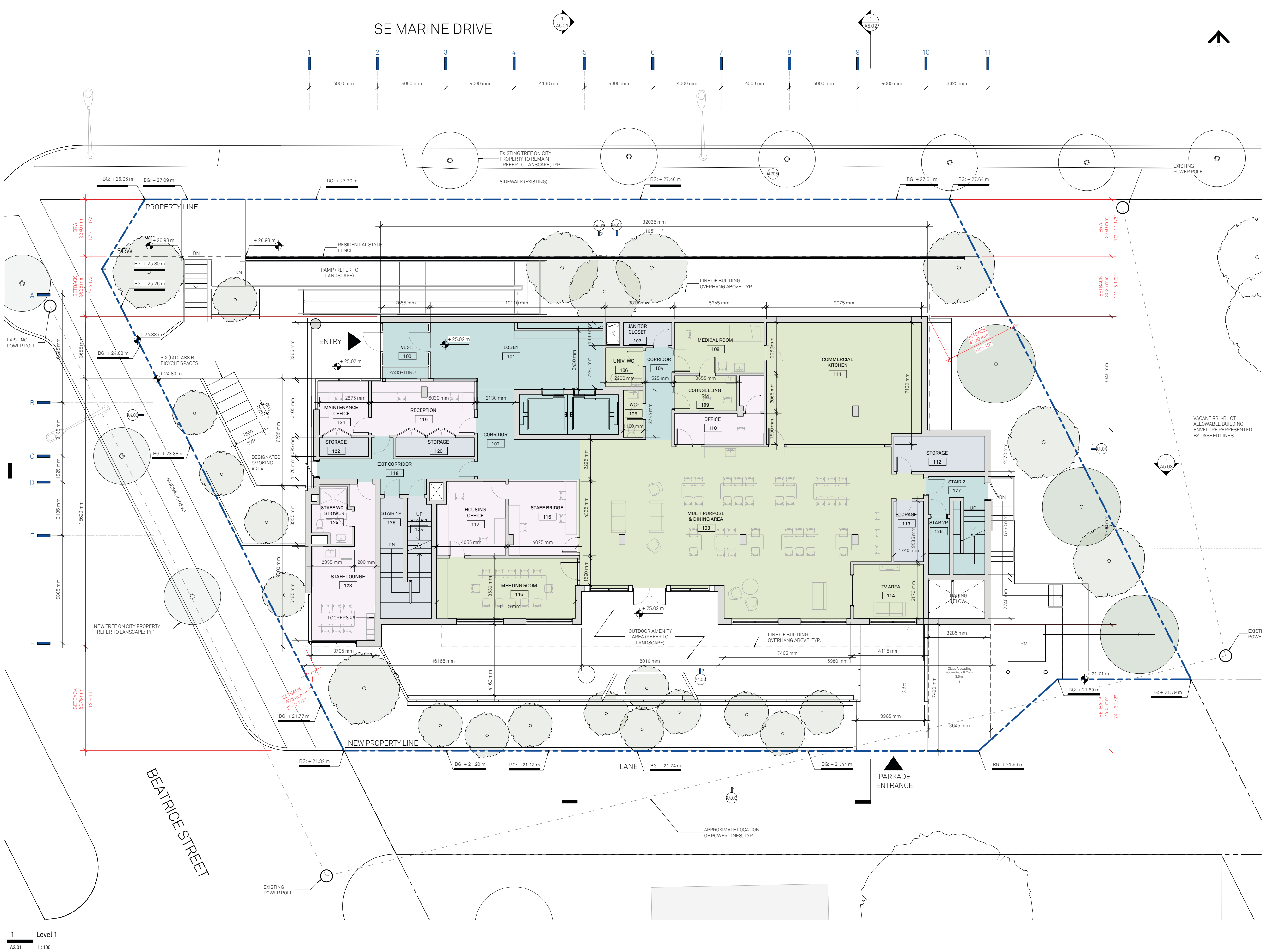
New Tree Planting



Facade Treatment



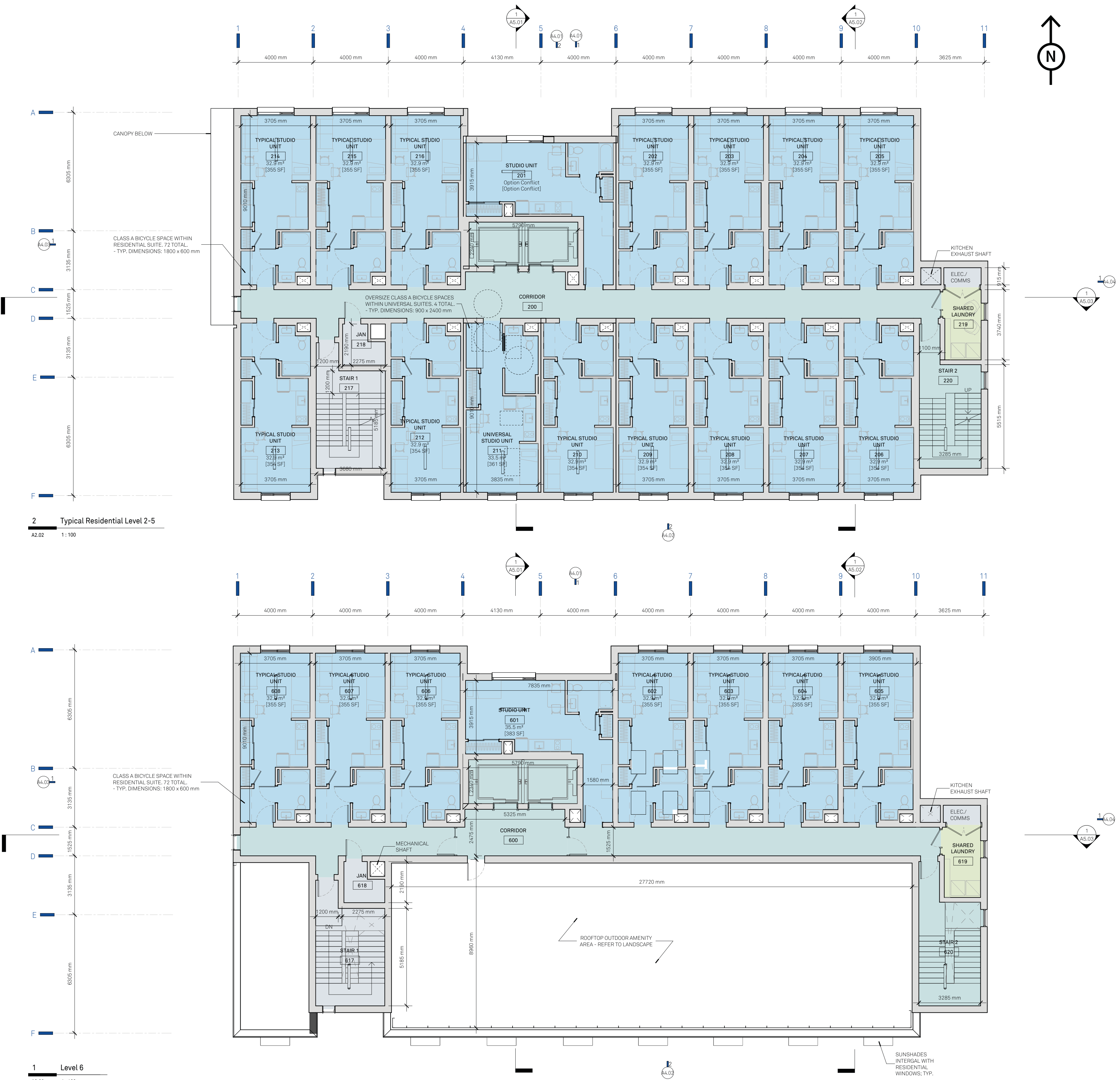
Architectural floor plan design



Level 1 floor plan



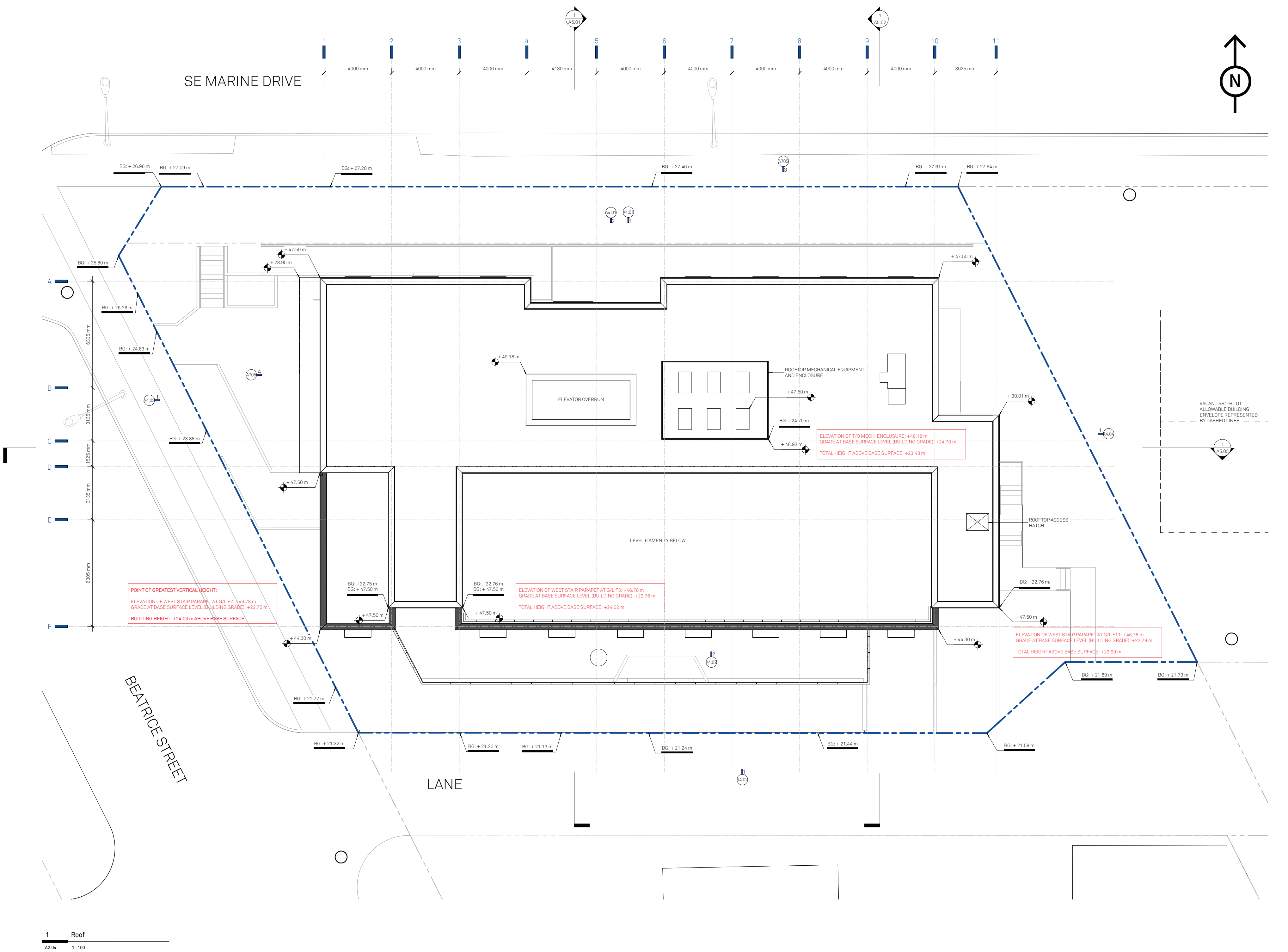
Architectural floor plan design



Level 2-6 floor plan



Architectural floor plan design



Roof plan

Typical unit plan





Architectural elevation design



North elevation



South elevation



Architectural elevation design



West elevation



East elevation



Landscape plan



PROGRAM LEGEND

- BUILDING ENTRY
- ARRIVAL
- TERRACED PLANTER
- SLOPED BUFFER PLANTING
- MOVEMENT LOUNGE
- LOWER PATIO
- PARKADE
- FOREST GARDEN
- SHADE GARDEN

MATERIALS LEGEND

- CIP CONCRETE
- PAVERS
- RUBBER SURFACING
- CONCRETE WALL
- RAILING

FURNISHINGS LEGEND

- BENCHES
- MOVEABLE FURNITURE
- OUTDOOR SEATING
- EXERCISE EQUIPMENT

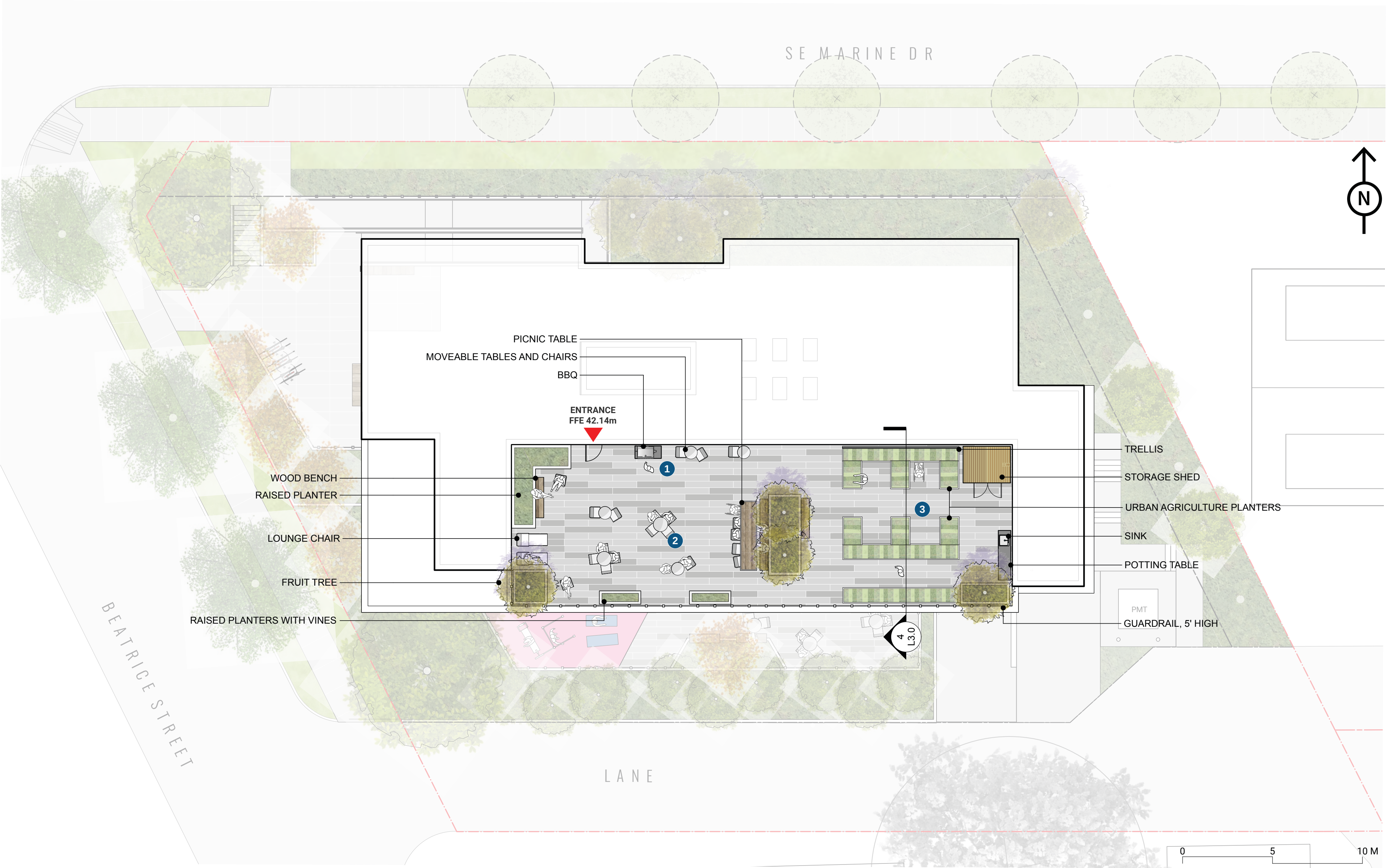
SOFTSCAPE LEGEND

- PLANTED AREA (SEE PLANT PALETTE)
- LAWN BOULEVARD (PER CITY OF VANCOUVER STANDARD)
- EXISTING TREES (TO BE PROTECTED PER ARBORIST REPORT)
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED STREET TREES (TO CITY OF VANCOUVER STANDARD)

Ground level



Landscape plan



PROGRAM LEGEND

- BUILDING ENTRY
- OUTDOOR KITCHEN
- DINING AREA
- URBAN AGRICULTURE AREA

MATERIALS LEGEND

- PAVERS
- WOOD
- RAISED PLANTER WALL
- RAILING

SOFTSCAPE LEGEND

- PLANTED AREA (SEE PLANT PALETTE)
- URBAN AGRICULTURE PLANTING
- PROPOSED FRUIT TREE

Rooftop



Project partners

