

Welcome

About M. Kopernik (Nicolaus Copernicus) Foundation

In the late 1960s, a group of dedicated Polish-Canadian volunteers with a vision generously gave their time, talents, wisdom and financial resources to build a home and create a community for their elderly. The Kopernik Foundation was established and given a specific mandate to build and operate a facility for seniors where the Polish language, spiritual and cultural heritage would be perpetuated. Although the Foundation was created by the Polish Community, the Kopernik Foundation is committed to providing care to all Canadians and remains committed to treating everyone with the utmost respect and dignity.



About the Project



The Kopernik Apartments Project

The Kopernik Foundation is pursuing the redevelopment of Kopernik Apartments, a 33-unit rental housing building located at 3150 Rosemont Drive in Vancouver. The proposal would create a new six-storey building with 94 units of affordable rental housing for seniors and people with disabilities in the Killarney/Victoria-Fraserview neighborhood. The project has been approved for funding from BC Housing under the Community Housing Fund Program.

Resident Relocation

As part of the redevelopment, existing residents at Kopernik Apartments will need to be temporarily relocated. The Kopernik Foundation is committed to meeting the City of Vancouver's Tenant Relocation and Protection Policy, and our goal is to minimize the impact on existing residents. We are working with dedicated relocation support specialists to create personalized relocation and compensation plans for each individual, including help finding a temporary or permanent new home.

Project Team



Owner & Developer

M. Kopernik Foundation

Non-profit organization with a mission to enhance residents' quality of life through various activities and programs, and providing a caring, homelike and respectful environment.



Development Consultant

CPA Development Consultants

A firm with over a decade of experience helping non-profit housing providers meet their development needs and navigate government funding programs.



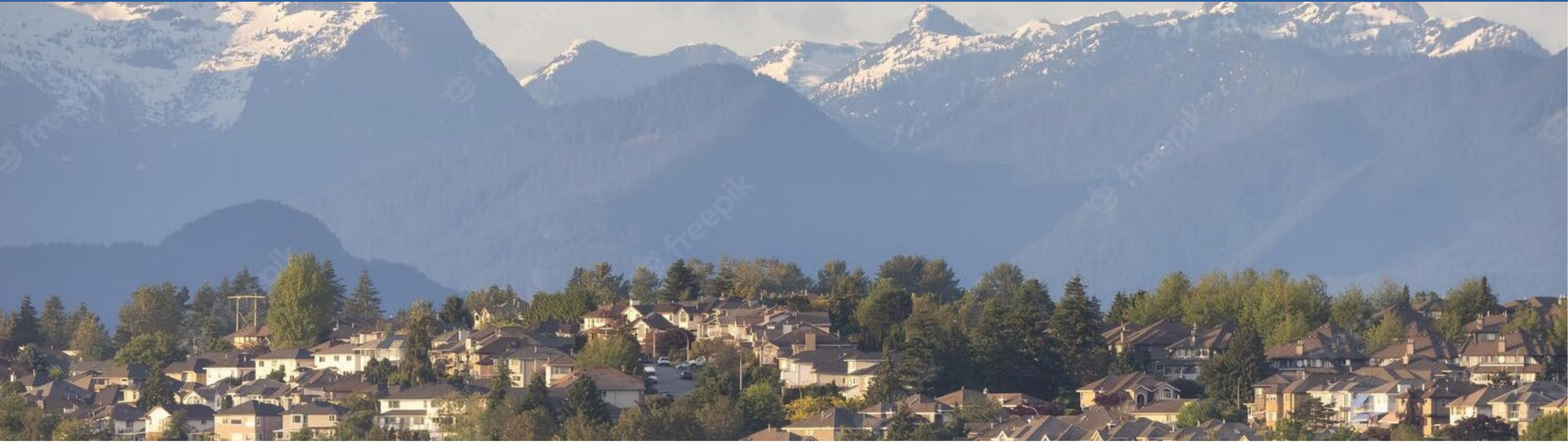
Architect

Boni Maddison Architects

Established in 1989, the firm has proven experience in architecture, integrated design methodology as well as construction and project management services. They have completed numerous non-profit housing projects.



Addressing Community Need



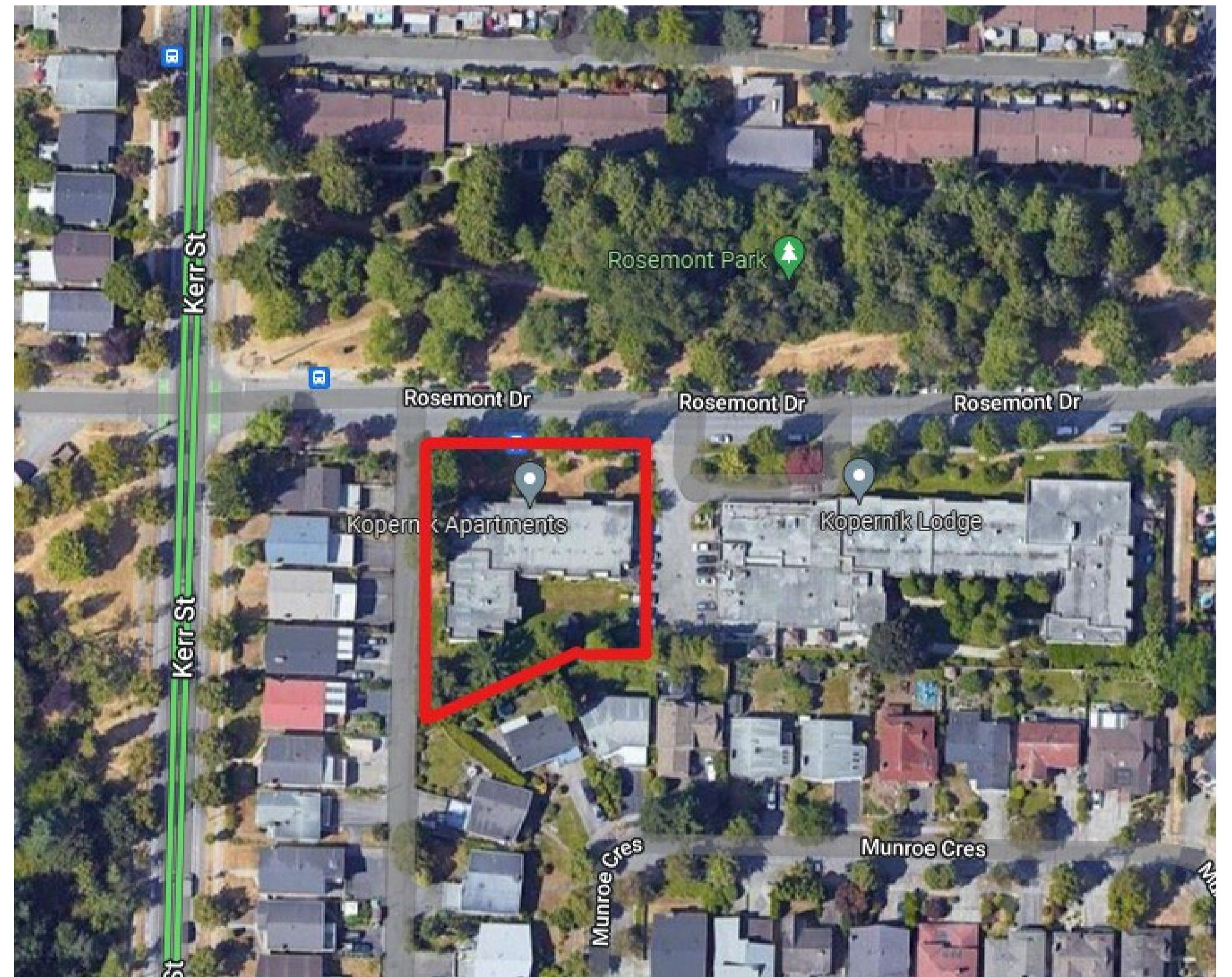
Housing is a perpetual front-burner issue in Vancouver. Safe, affordable and adequate housing is critical to the overall quality of life, yet it has been the single biggest challenge affecting lives of British Columbians. An increasing number of people in Metro Vancouver are without homes or at risk of homelessness. Between 2005 and 2020, the region saw a 67% increase in the number of individuals without homes. Seniors are more likely to experience core housing need. Some highlights from the Metro Vancouver Housing Data Book 2022 report include:

- Between 2016 and 2021, the population in Metro Vancouver continued to age. Seniors in the region increased by 19.0%
- A total of 3,634 individuals were identified as experiencing homelessness in metro Vancouver during the 2020 Homeless Count. Seniors aged 55 and over, represented 24% of the homeless population overall.
- The BC Housing waitlist, which is not an exhaustive waitlist for all social housing in the region, increased by 12.5% in just one year between 2020 and 2021, and by 49.8% between 2007 and 2021. Senior households make up the largest share of households on the waitlist.

Project Overview

Purpose

Since its inception, Kopernik Lodge and Apartments have welcomed hundreds of residents from all corners of the world, of all races and faiths. As a not-for-profit organization, the Society's sole motivation is helping elderly and/or disabled people with low and moderate incomes to find affordable homes in a caring and respectful environment. In 1971, the land owned by the Kopernik Foundation was rezoned to CD-1(72) and the Society developed the 87-bed complex care building and 33-unit affordable rental building at that time. While there have been various renovations over the years, as their wait list for seniors housing has grown and the buildings are aging, the Society is planning to develop more safe, secure and affordable housing for seniors in Killarney/Victoria-Fraserview neighborhood .



Proposed building site

Project Overview

Proposal and Key Statistics

The project will increase the number of affordable rental units on the property from 33 homes to 94 homes:

- **Site Area:** 30,200 sf
- **Gross Floor Area:** 81,163 sf
- **Total FSR Area:** 67,113 sf
- **FSR:** 2.22
- **Building Height:** 63ft
- **Vehicle Parking:** 32 underground, 1 Class A Loading
- **Bicycle Parking:** 71 Class A spaces, 6 Class B spaces

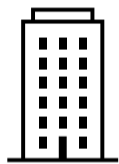
The new building will aim to have a mix of non-market and low-end of market units, including:

- **20%** of units will be rented at deep subsidy rates for those on income assistance;
- **50%** of units will have rents geared to income;
- **30%** of the units will be rented at low-end- of-market rents.

Unit Type	Existing Building	New Project
Studio	21	1
One-bedroom	12	93
TOTAL	33	94



Design Rationale



There are 94 units, 93 one-bedroom units and one studio unit. As a seniors independent living building, all units are adaptable with 5 accessible units. The building further includes an interior amenity room with direct exterior access. This multipurpose room provides for different types of gatherings, group activities and meetings, as well as archival storage for their cultural community.



The L shaped building creates a protected and southern facing outdoor common amenity space. A central focus of the common area is a trellis providing some shading over a seating area as well as a covered gazebo and a gardening area.



This project is meeting the Green Building Policy for Rezoning as well as the sustainability requirements of BC Housing and CMHC. This includes meeting Step Code 4 of the BC Energy Step Code, GHGI reduction requirements, climate resilience, rainwater management, sustainability requirements such as low VOC materials, enhanced commissioning and energy system sub-metering.

Urban Context and Project Renderings



Urban Context and Project Renderings



View Looking East at North Elevation



View Looking Northeast at Landscape Plaza And Rear Elevation

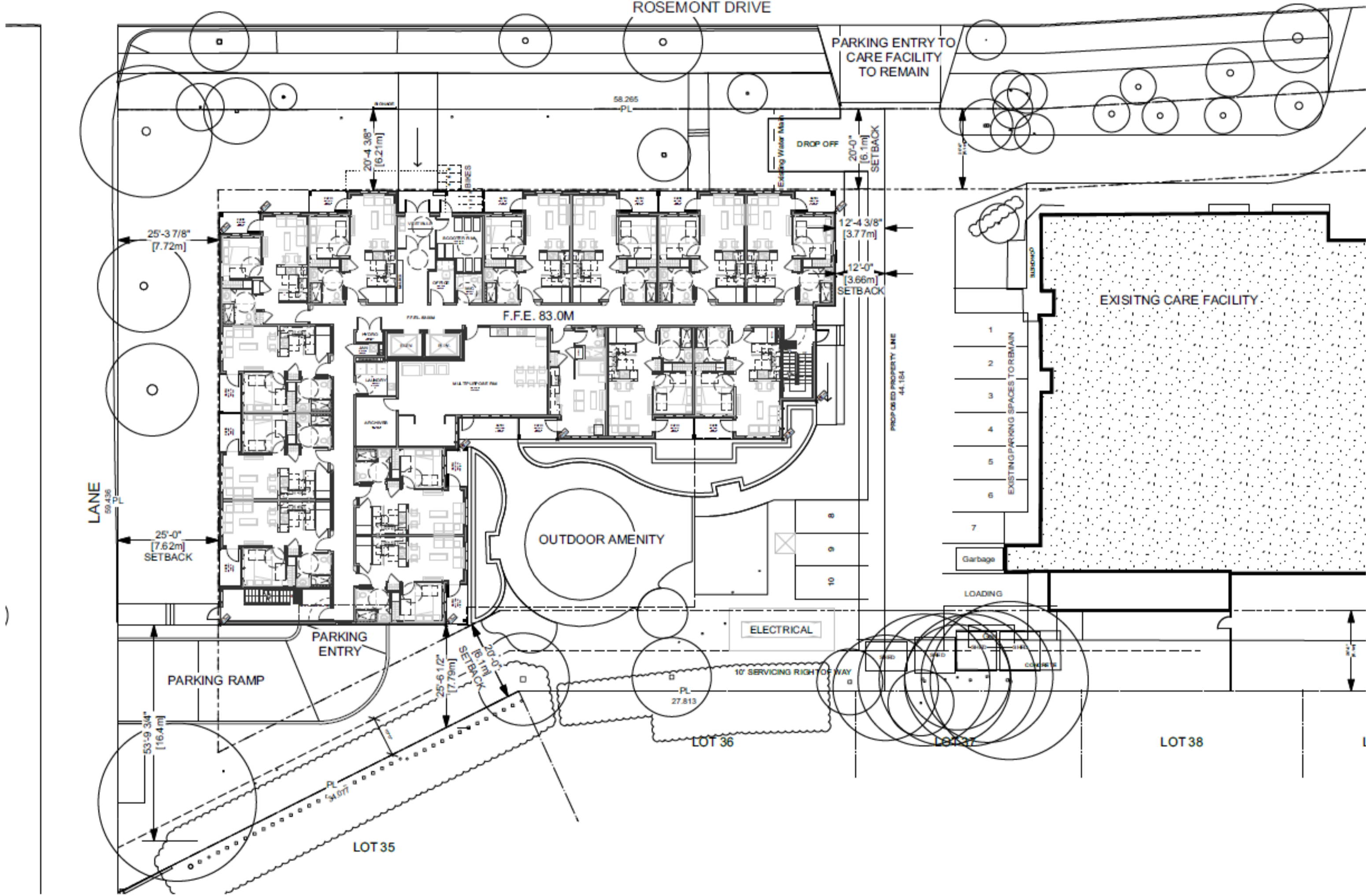


Entrance at North Elevation



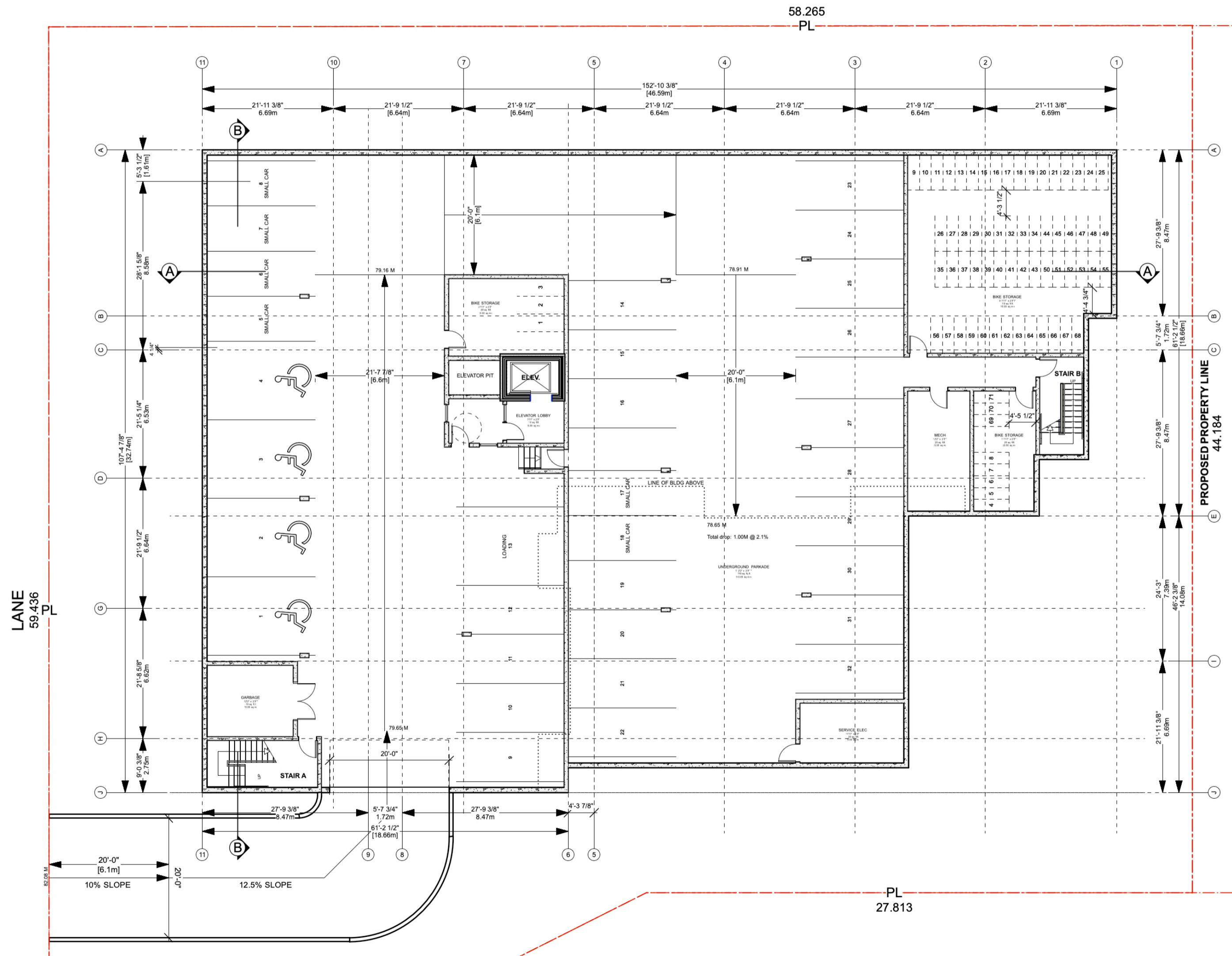
View Looking Northwest from East Parking Lot

Site Plan



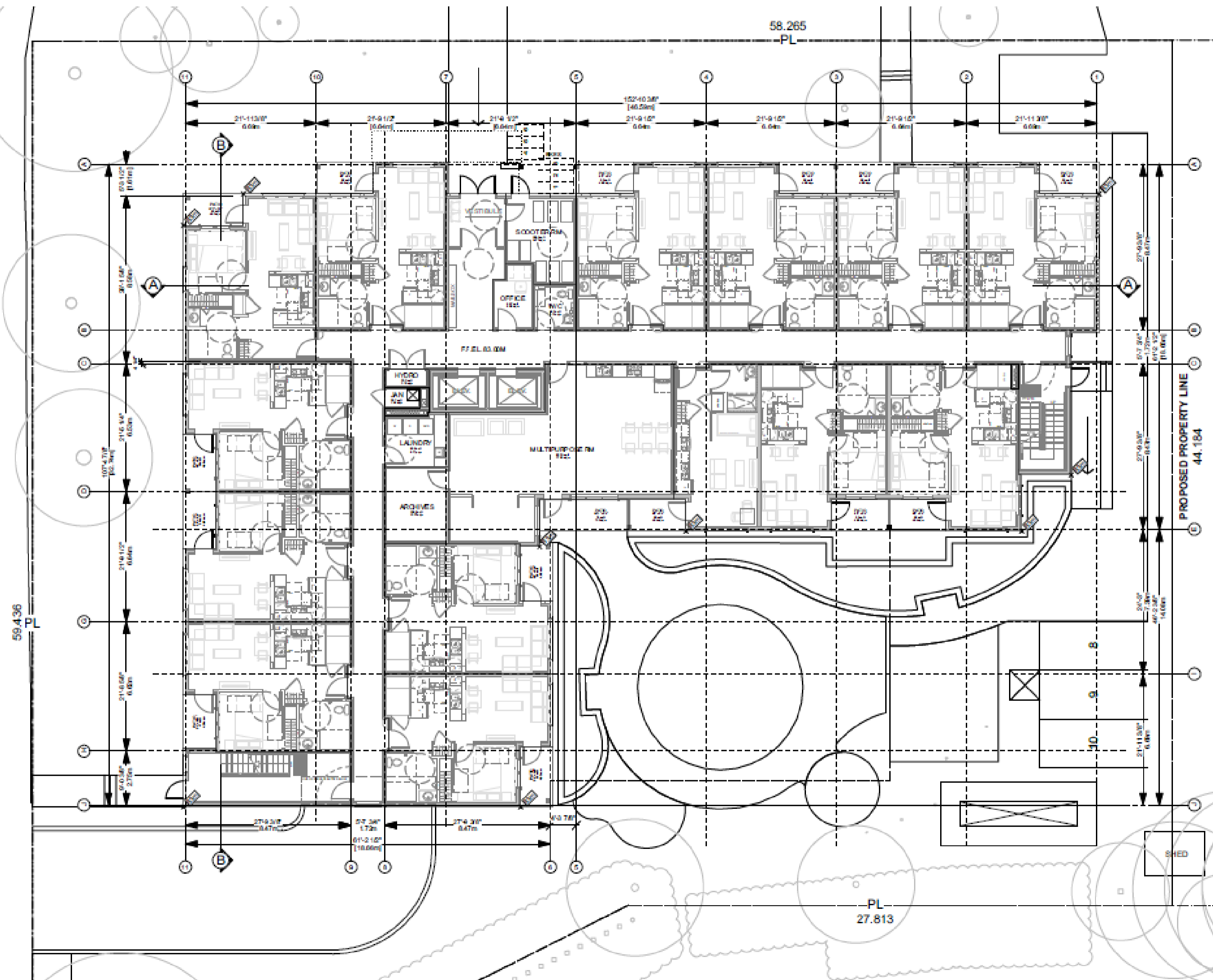
Floor Plans

Parkade Plan



Floor Plans

Ground Floor Plan



Floor Plans

Levels 2 and 4



Floor Plans

Levels 3 and 5

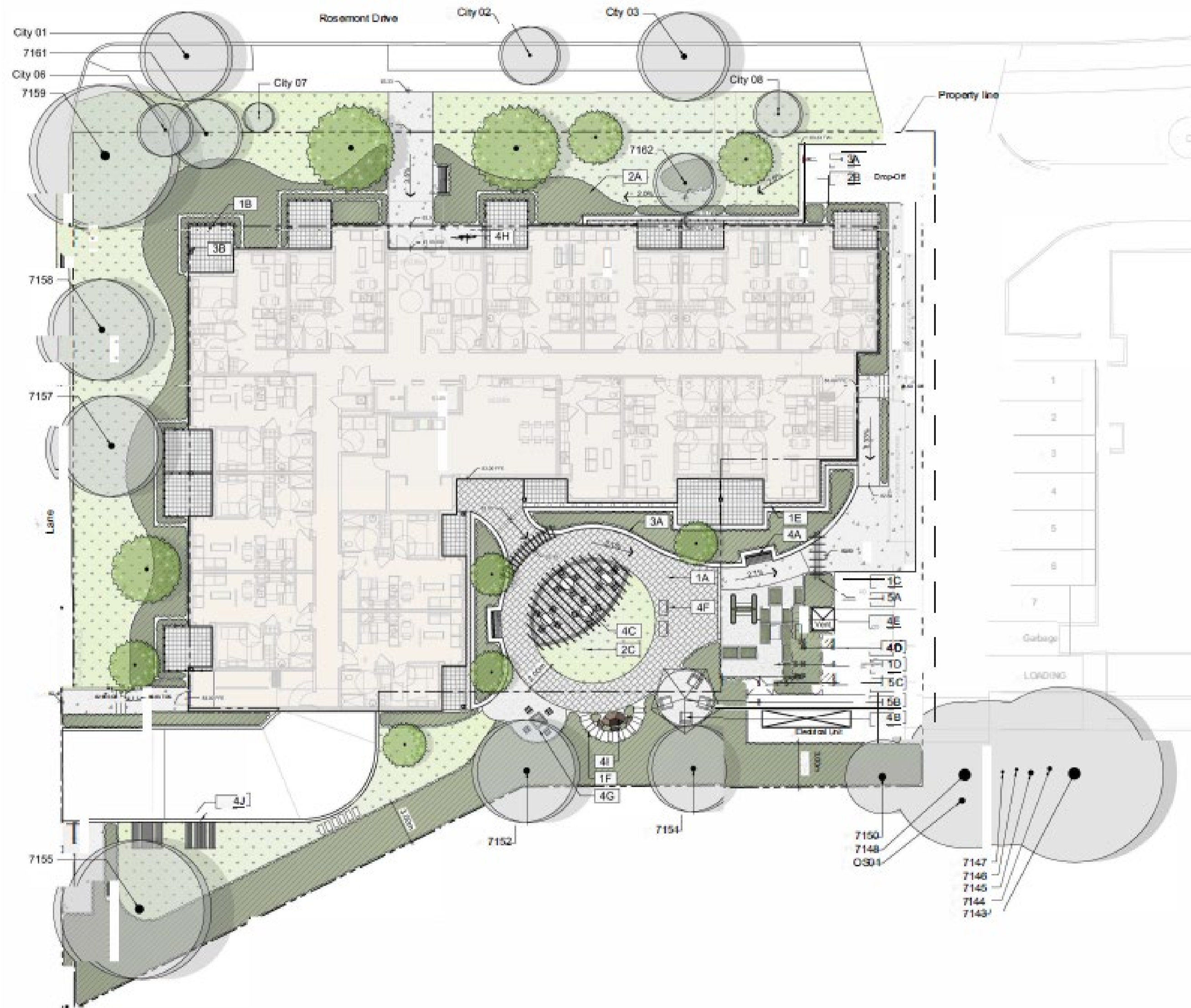


Floor Plans

Level 6

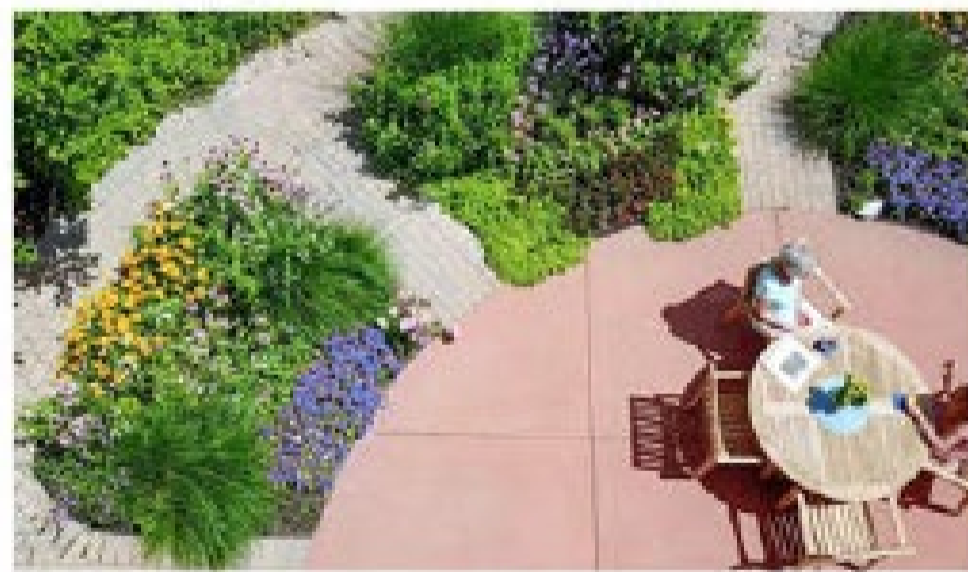


Landscape Plans



Planting

Planting Character



 Bee Friendly
  Attracts Butterflies
  Attracts Birds



Taxus media



Rosa bonica



Philadelphus lewisii



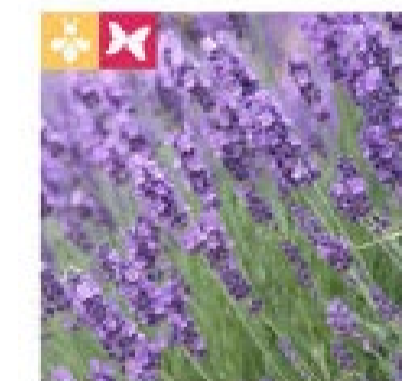
Sarcococca hookeriana



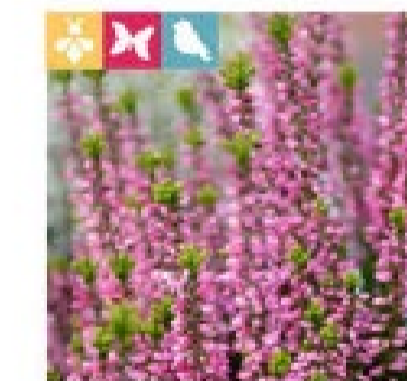
Rhododendron x Ramapo



Rhododendron 'cunningham white'



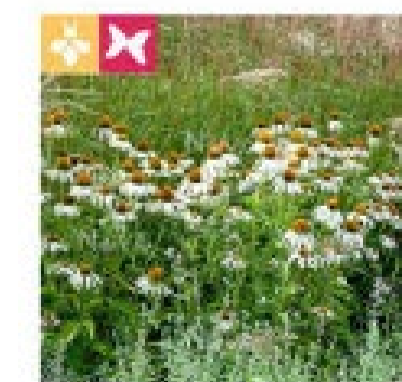
Lavandula angustifolia



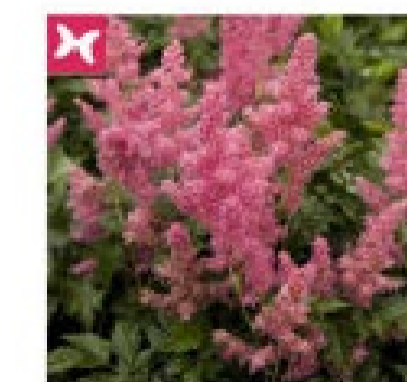
Calluna vulgaris



Stipa tenuissima



Echinacea purpurea 'alba'



Astilbe x Arendsii 'Rheinland'



Pinus mugo