

WELCOME

Welcome to the pre-application Open House for the VFCN/Catalyst mixed-use development at 998 East 19th Avenue. We would like to introduce you to the project, our team, and to collect early community input.

Your comments and suggestions are greatly appreciated.

About Vancouver First Church of the Nazarene (VFCN)



Vancouver First Church of the Nazarene is an intergenerational, inter-cultural Christian Church located in the Kensington - Cedar Cottage neighbourhood in East Vancouver. VFCN has been part of this community since the 1940's and is committed to ongoing engagement with their neighbours. They are one of more than 30,000 Nazarene congregations in 164 world areas.

VFCN will be the owner of the land and building, and operator of the church component of this project.

VFCN's Core Values:

- Devoted personal and corporate worship of God: Father, Son and Holy Spirit
- Christian discipleship that enables us to share the gospel, make disciples, and live holy lives
- Deep love and support of one another spanning our many cultures, backgrounds, and abilities
- Extending godly care and hospitality to our neighbours
- Personal engagement in Christian leadership and service
- Conveying God's unfailing love and faithfulness to the next generations
- Wise and generous stewardship of the resources God has entrusted to us
- Like-minded missional partnerships with our immediate community, local charities, and the global Church of the Nazarene

VFCN's vision is to build a sustainable church home that amplifies church ministries, including dignified, affordable housing.

Catalyst Community Developments Society (Catalyst)

Catalyst is an experienced non-profit developer, owner and operator of affordable rental housing with ten projects in operations, four projects in construction and four projects in design and approvals phase. These projects are located across southern BC including Victoria, Penticton, Tofino, Port Moody, Langley and Burnaby. This is Catalyst's fifth affordable rental project in the City of Vancouver (after Oakridge Lutheran Church/Hannelore, Main Street/Aspen, and Sawmill/Alder at River District).

Catalyst will be the developer and operator of the housing component of this project.

The Project

The proposed project features church and multi-purpose community space at grade, and affordable rental housing, in a 6-storey building with one level of underground parking.

CHURCH

The VFCN's current building serves its congregation, community, and other community groups that make use of its varied meeting spaces. The new facility will continue to house all these varied uses and events, including spaces for worship, event rentals, community gatherings, group meetings etc.

AFFORDABLE RENTAL HOUSING

The residential component of the building will contain 105 affordable rental units, 31 of which are secured below-market rental and 74 of which are market rental. A mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units allow for a variety of household types, with 20% of units meeting CMHC Accessibility requirements and 100% meeting City of Vancouver Adaptable Housing requirements.

We would like to respectfully acknowledge that the Vancouver First Church of Nazarene project is located on the shared territories of the Musqueam, Squamish, and Tsleilwaututh Nations who have lived on these lands since time immemorial.

We are committed to uphold and advance the principles and calls to action of the Truth and Reconciliation Commission.

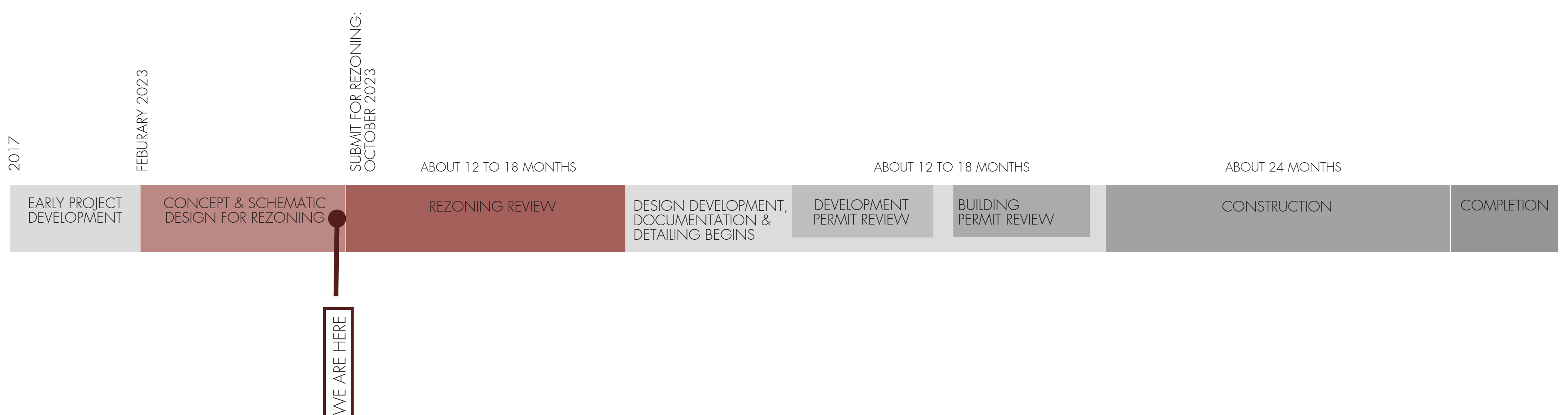
We Value the rich and ancient histories of the Musqueam, Squamish, and Tsleilwaututh Nations whose territories we are located on.

Intent of Pre-application Engagement

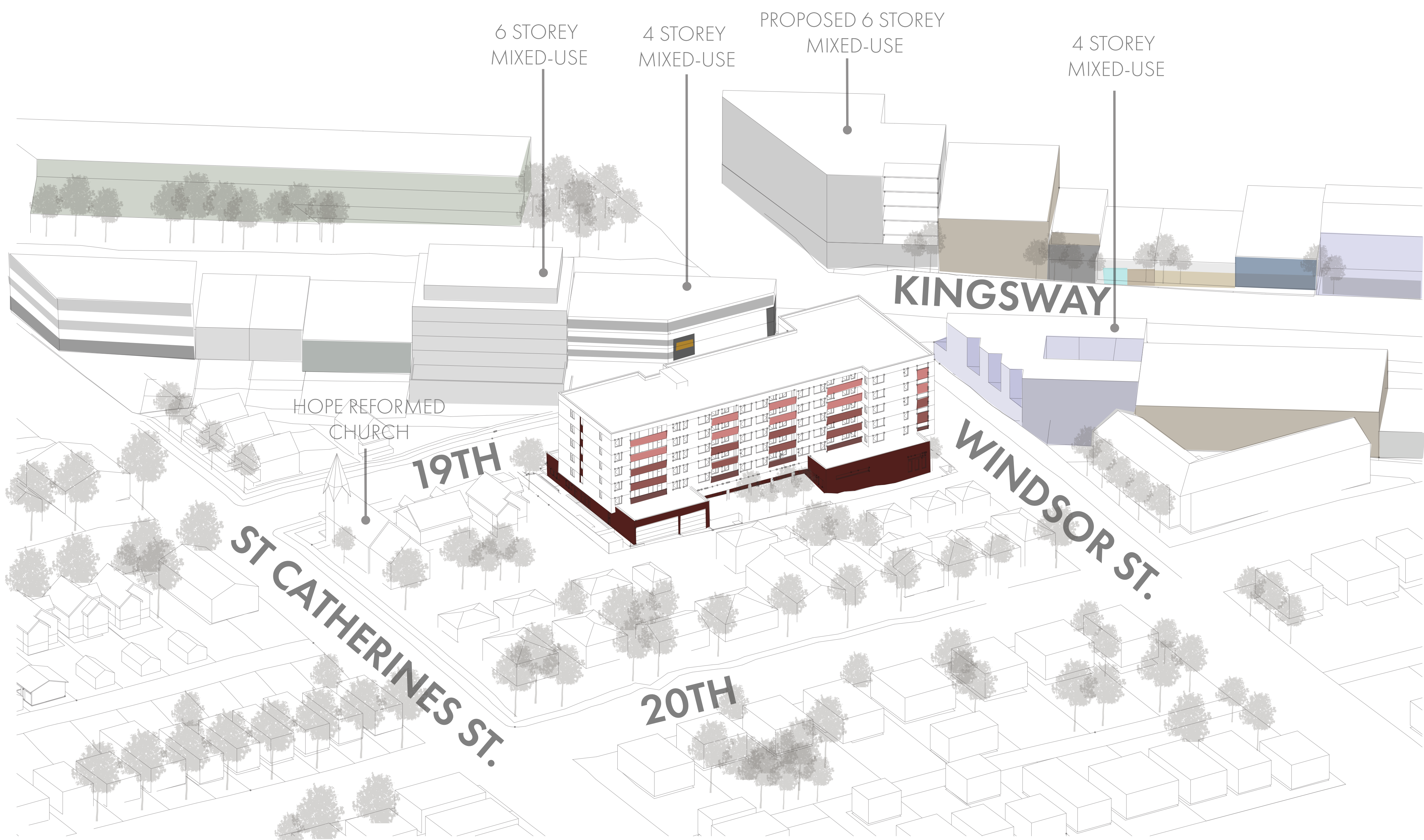
Community feedback is an important component of our development process. Your impressions of the project and how it will impact the local neighbourhood will be considered in the continued evolution of the project through design.

Note that a rezoning application has not yet been submitted and that this consultation is not being led by the City of Vancouver. If a rezoning application is made, there will be a City-led public consultation process to follow, which will include finalized plans available for viewing.

Where are we in the process?



HOW THE PROJECT FITS INTO THE CITY



Key Policies and Guidelines:

- Vancouver Plan 2050
- Housing Vancouver Strategy (2018-2027)
- Kensington-Cedar Cottage Community Vision Plan (1998)
- Social Housing Policies
- Social Housing Or Rental Tenure (SHORT)
- Community Housing Incentive Program (CHIP)
- Utilities Development Cost Levy (UDCL)
- High-Density Housing for Families with Children
- Family Room: Housing Mix Policy for Rezoning Projects
- National Housing Co-Investment Fund
- Urban Design Criteria, Site Safety and CPTED
- Green Buildings Policy for Rezoning
- Annual Greenhouse Gas and Energy Limits By-Law No. 13472.

Vancouver Plan 2050

The Vancouver Plan is a long-range land use plan to create a more livable, affordable and sustainable city for everyone. It guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years.

Housing Vancouver Strategy (2018-2027)

The City of Vancouver's Housing Vancouver strategy is the city's 10-year strategy to address the housing affordability crisis.

The goal of Housing Vancouver is to ensure that housing in the city meets the needs of current and future Vancouver residents by shifting new housing toward the "right supply" to address a diversity of incomes and building forms.

The proposed project contributes to these objectives in the following ways:

- provides housing options
- contributes to a complete and connected neighbourhood - providing opportunity for more people to walk, roll and ride to their daily activities and amenities, instead of driving.
- provides cultural spaces, amenities and public space that support its vibrant neighbourhood and community
- lowers carbon emissions through more sustainable modes of transportation and denser housing options.

History of the Place

The project is located within the traditional territories of the Musqueam, Squamish, and Tsleilwaututh Nations, and is situated in an area known as Xepxpayay which means place of Cedars in the Squamish language.

Cedar trees continue to be an important resource to the Coast Salish Peoples who use its wood for longhouses, canoes, carved sculptures, as well as its bark for regalia, and its boughs for ceremony. The project area was abundant in natural resources that local Indigenous people utilized for millennia. A variety of flora and fauna were gathered from this area. The Kingsway corridor was also used as a main trail by Indigenous people historically.

THE DETAILS

Re-zoning

RM-1 to CD

Site Area

30,251 sf
0.281 Hectares

Gross Floor Area

8664 sm
93,256 sf

FSR

2.98

Bldg Height

22.3m
6 storeys

Vehicle Parking

68 spaces
(43 church, 25 residential)

Bicycle Parking

260 bicycles

Residential Units

105

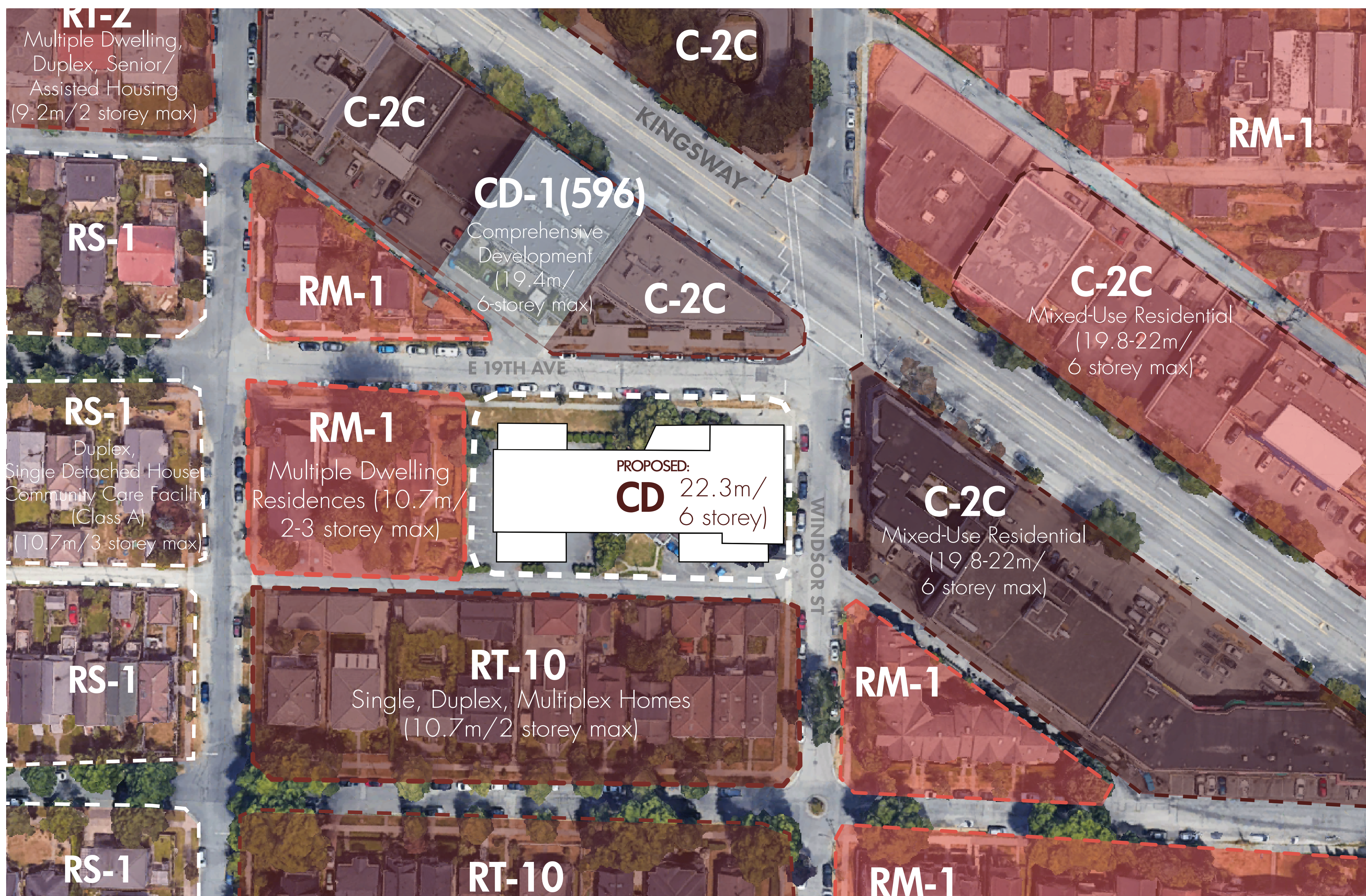
Residential Area

7414 sm
total area

Church Area

1250 sm
total area

Existing Zoning Map with Proposed Project Site

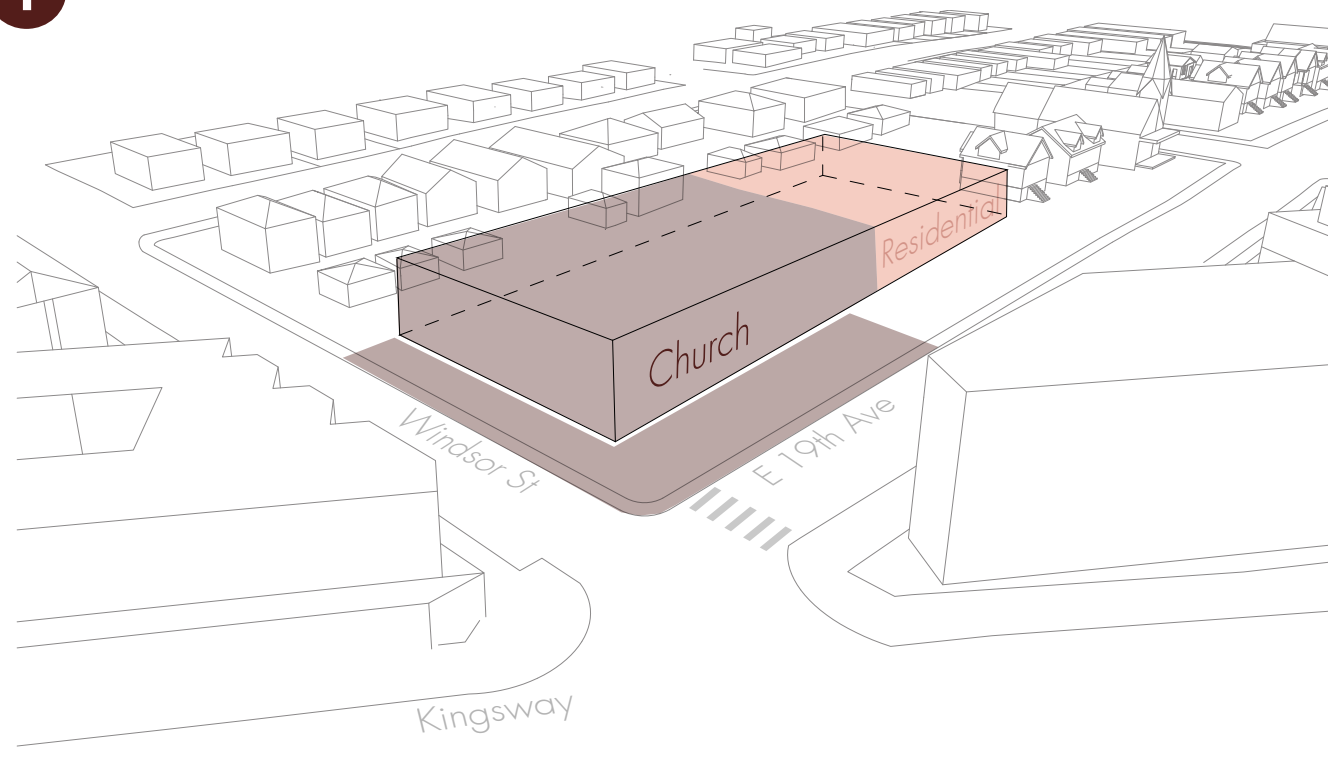


What is a CD zone?

CD zones are comprehensive development districts that are created for site-specific rezoning. Each CD district is given a unique number to identify the district (for example, CD-1(596), seen above). CD-1 district by-laws have regulations that are specific to the site.

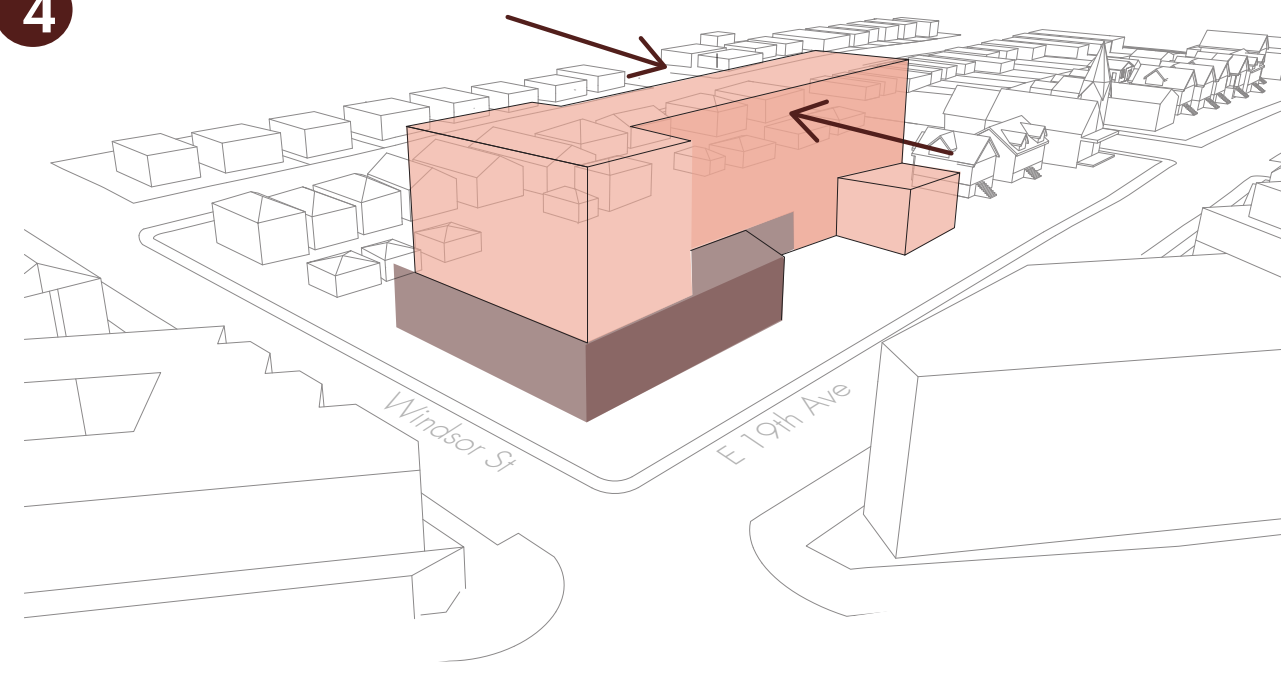
THE CONCEPT

1



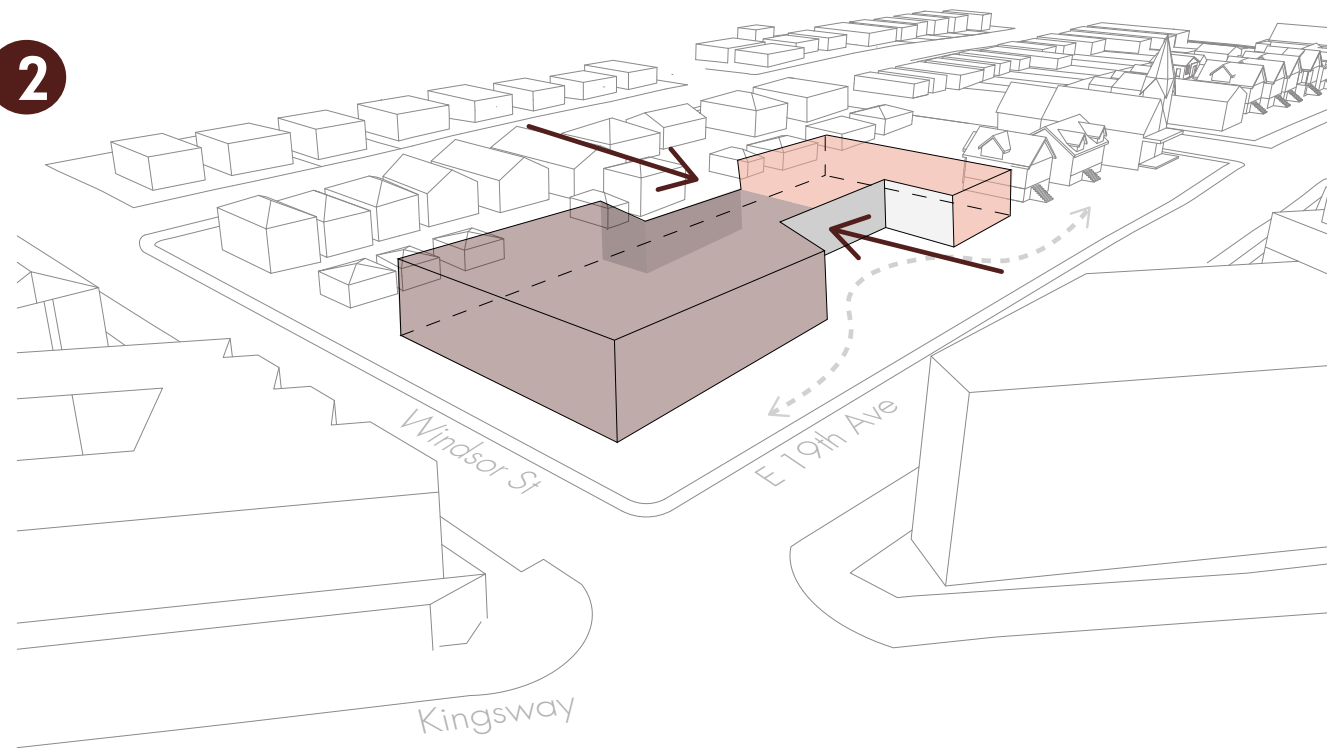
The Church retains its historic location at the corner of East 19th Ave and Windsor St

4



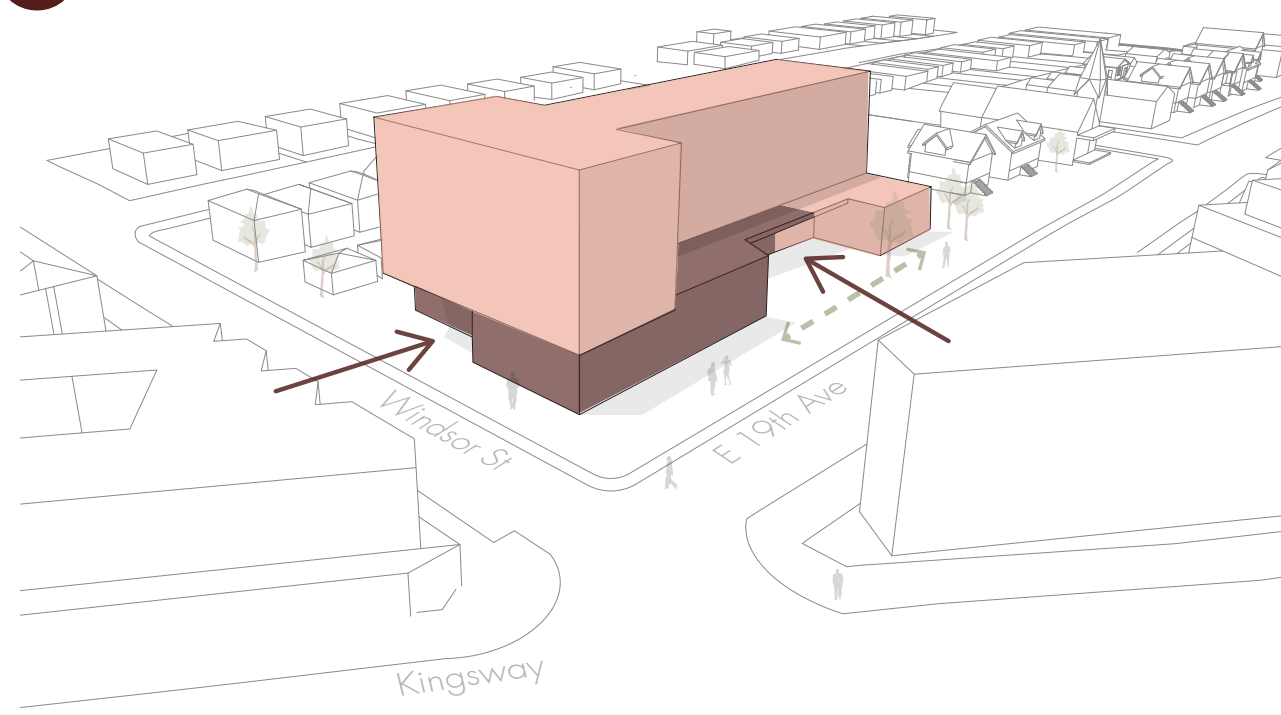
The upper floor volume steps back on the north and south sides to recede from the street edge creating smaller scale volumes along East 19th Ave and the lane. This improves access to daylight for carefully considered exterior areas - including the shared entry plaza along East 19th Ave and the garden courtyard along the lane. It also reduces the overlook of residential units on adjacent properties

2



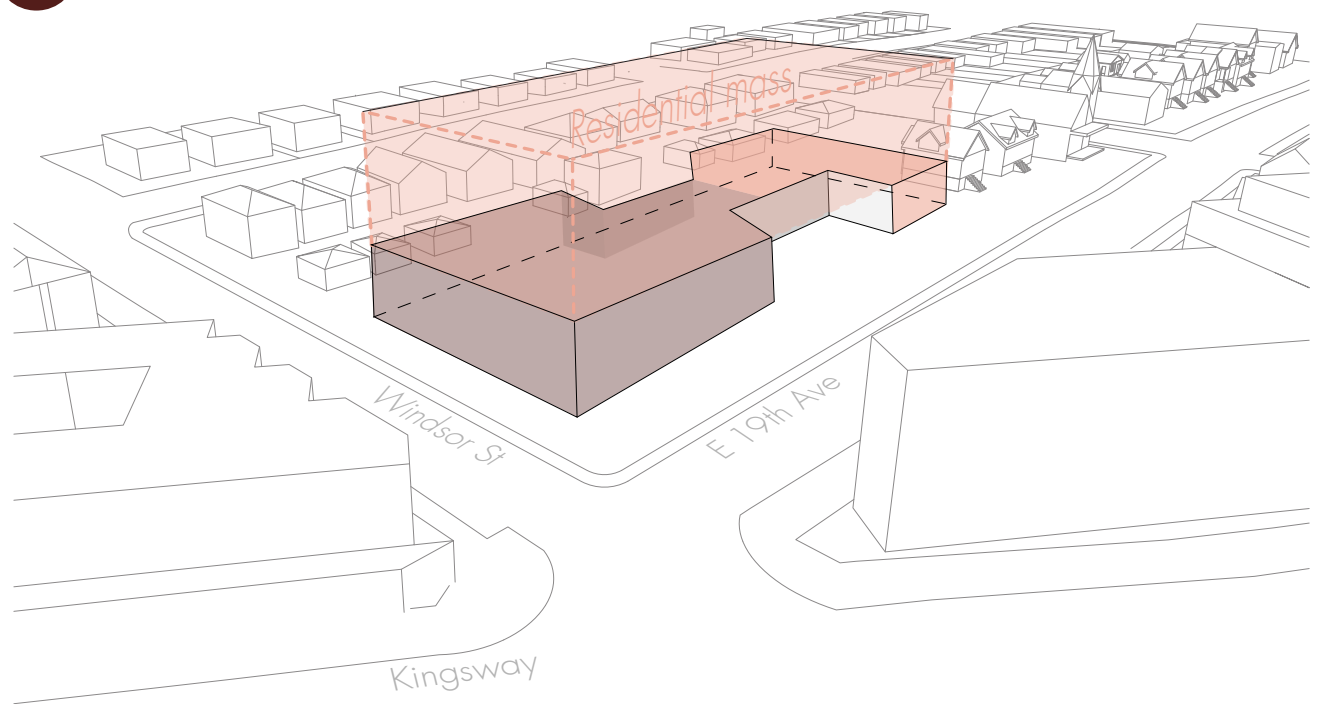
Church and Residential components are pulled apart into two distinct forms to create a common entry plaza along East 19th Ave and a contemplative garden courtyard along the lane to the south.

5



The public realm widens along the sidewalk and emphasizes the Kingsway-facing corner while creating shared outdoor gathering space near the entries.

3



5 storeys of affordable rental housing are added above

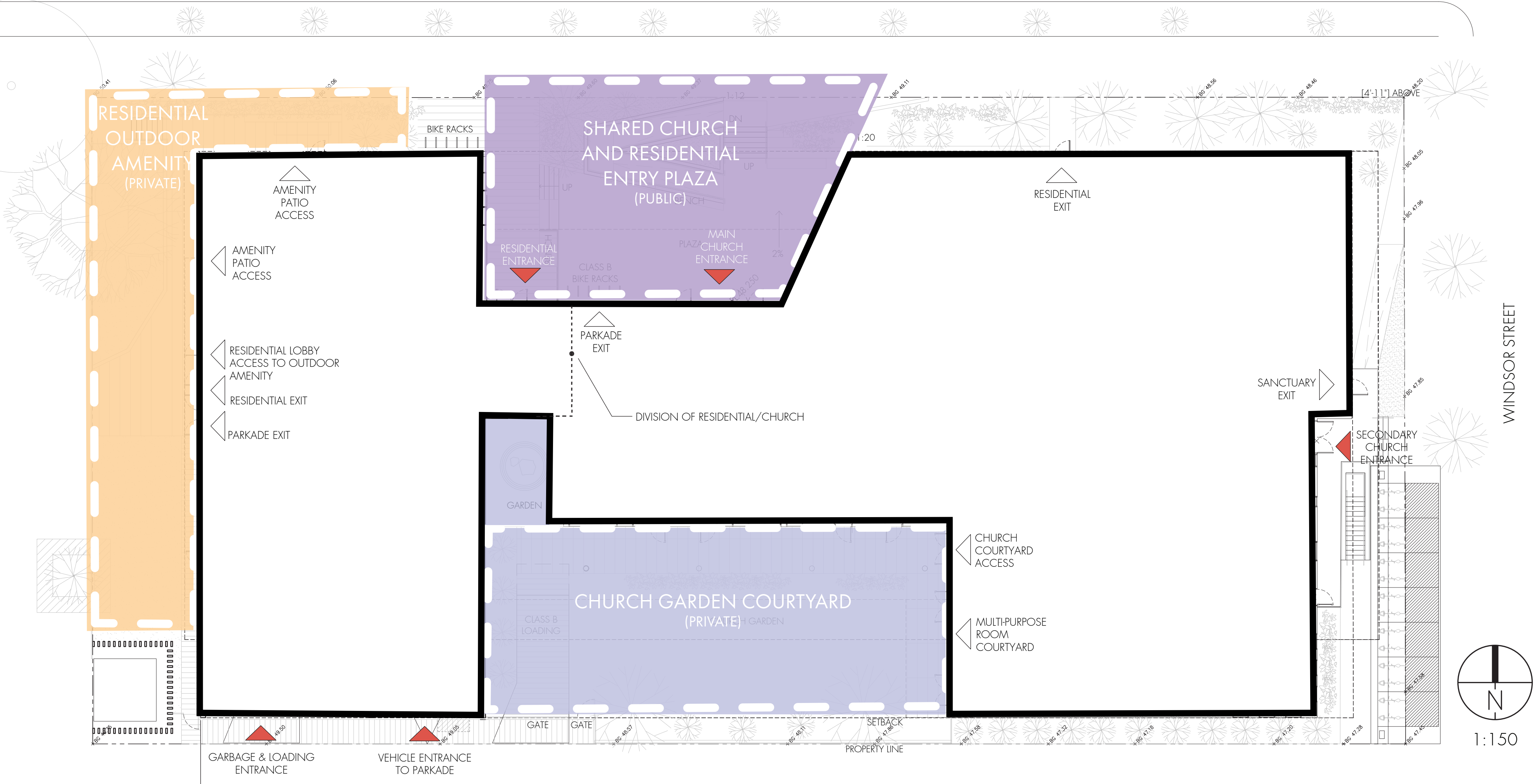
The Significance of Colour and Texture:

- The Colour: The Red Ochre, Umber colour was selected for the building after learning more about the history of the region and the significance of the Red Ochre colour to the local First Nations people. The mineral is found in iron-rich rock and soils, and has been found in high concentrations in BC. When ground to a powder and mixed with water, saliva, or bear grease, it creates a pigment that has been used by artisans for thousands of years. This color shows up on the facade to ground the base of the building in a deep color that wraps the entirety of the first floor- creating continuity between the church and residential uses located on the street level. The brighter Ochre is used to create a visual emphasis on the Sanctuary and Amenity spaces - indicating important places of gathering for the community. Textural changes in the cladding are also used to create visual interest and variation along the street edge.
- Color gradient: On the residential floors, the colour is applied to the balcony guards - lightening in tone as the eye moves up the floor levels to the top of the building.
- Murals: areas on the facade become opportunities for additional color and design, strategically located to draw one's eye to points of entry.



THE OUTDOOR SPACES

EAST 19TH AVENUE



Three unique outdoor spaces have been planned for the project. Each outdoor space is directly connected to different program space within the ground floor of the building:

The Entry Plaza - public

- Shared between the church and residential neighbours within the building
- Directly connected to the public sidewalk of East 19th Avenue
- Strong visual connection to interior occupants with windows along the church entrance and administrative area and along the residential amenity space
- Combination of hard landscape with benching and soft landscape that is comfortable for different scales of use - a visitor waiting for a friend - or a group of community members visiting after an event within the church space for example



Residential Outdoor Amenity - private

- Directly connected to the residential indoor amenity area - with extensive windows and patio door access
- Combination of hard landscape and soft landscape with two distinct patio areas that can facilitate simultaneous use by different groups



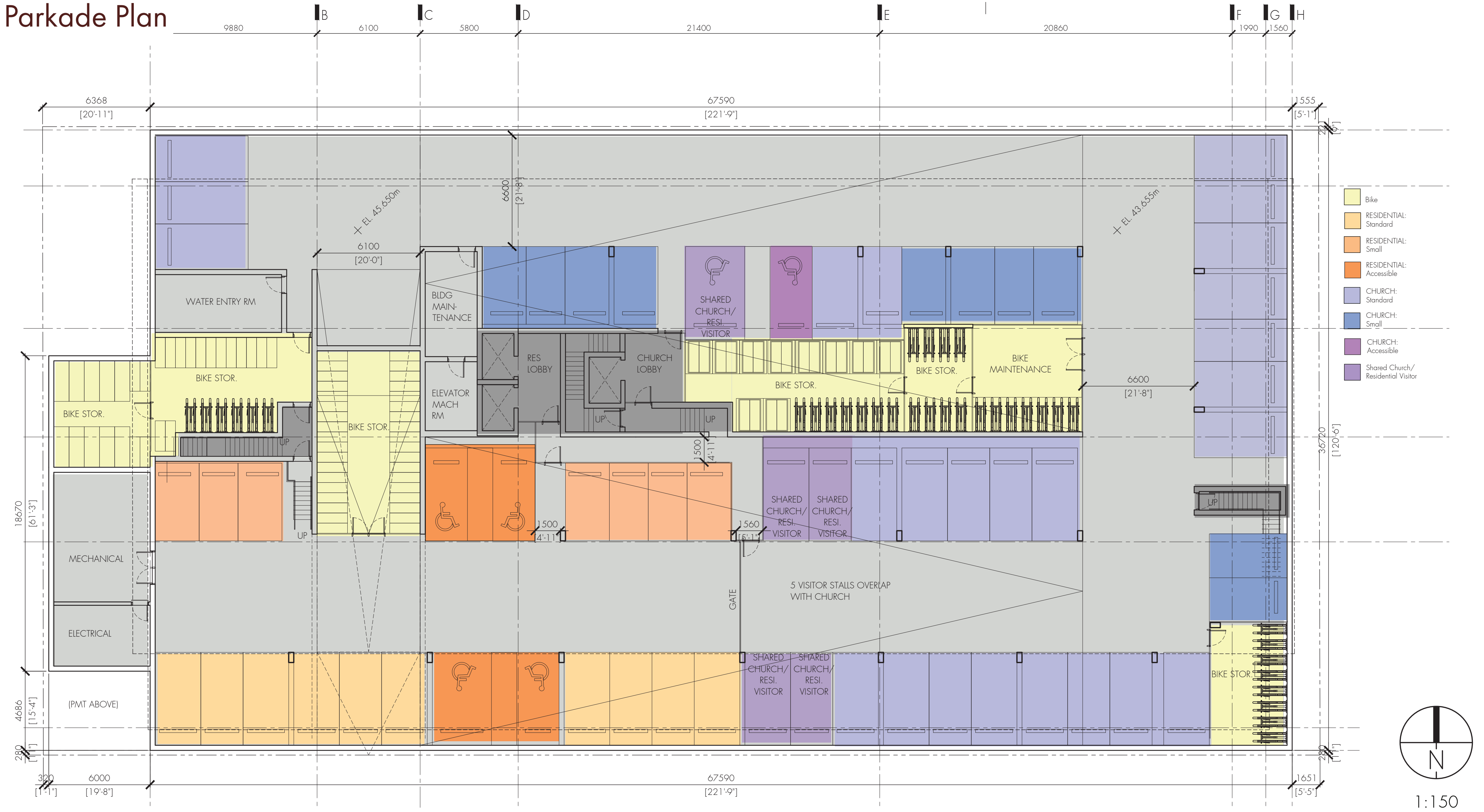
Church Garden Courtyard - private

- Directly connected to the church multi-purpose space and to the church meeting room and nursery with extensive windows and patio door access
- Combination of hard landscape and soft landscape - with potential for contemplative use as well as outdoor components of larger gatherings



PARKING

Parkade Plan



Parking: Vehicle & Bicycle

VEHICLE PARKING	PROVIDED
CHURCH TOTAL	43
RESIDENTIAL TOTAL	25
TOTAL VEHICLE PARKING	68
RESIDENTIAL - VISITOR	5

LOADING	
CHURCH: CLASS B	1
RESIDENTIAL: CLASS B	1
TOTAL LOADING	2

BICYCLE PARKING	
CHURCH	6
RESIDENTIAL	254
TOTAL BICYCLES	260

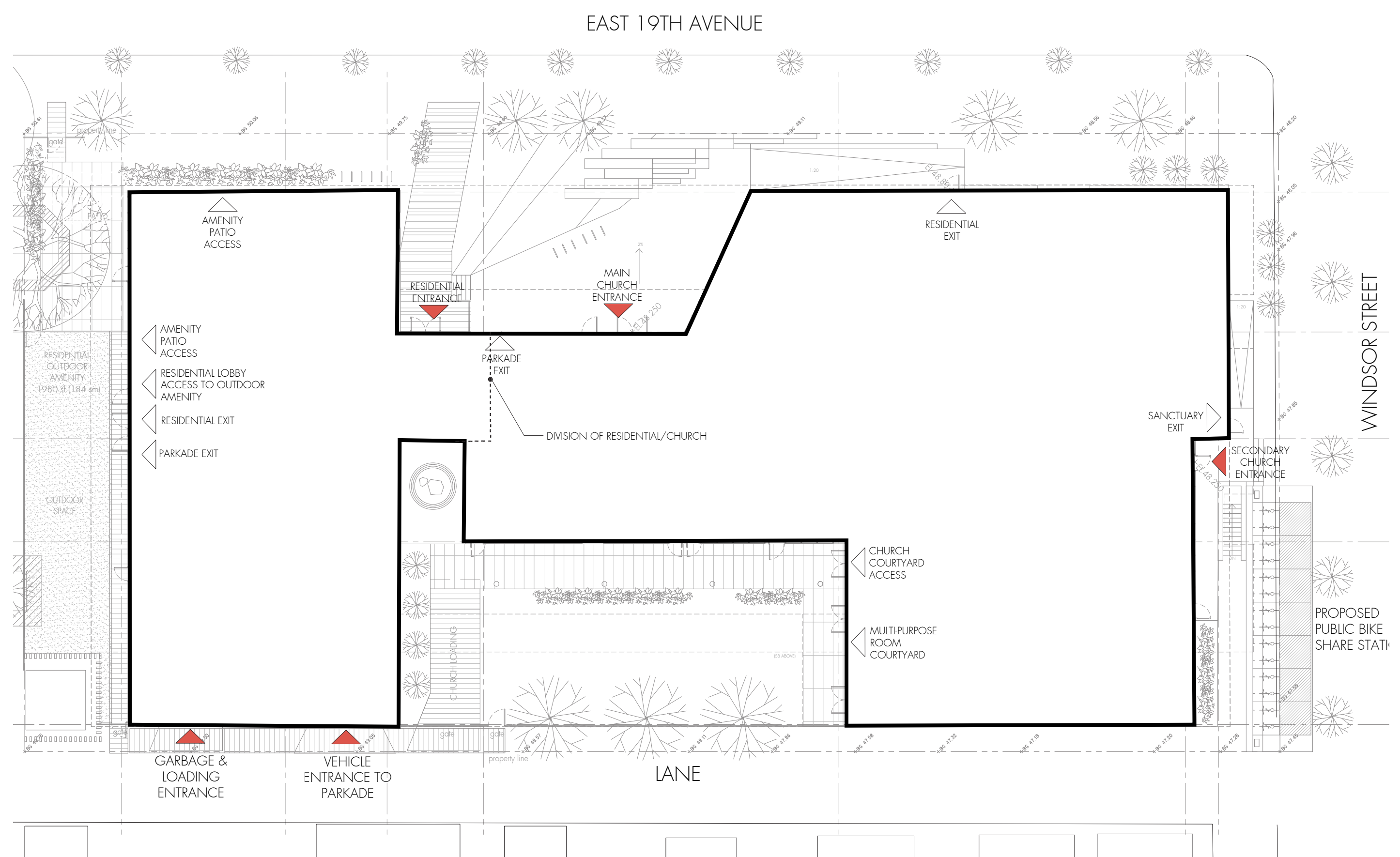
Vehicle Parking Provided

The project meets parking bylaw requirements for "Secured Market Rental Housing" and "Social Housing HILS Units" (as defined in Section 2 of the Vancouver Parking By-law) through the use of Transportation Demand Management (TDM) Measures. These measures reduce requirements for car parking by acknowledging that the demographic being considered for rental and social housing often don't own cars, that the project site is located in close proximity to bus routes (Frequent Transit Routes), as well offering alternative transportation infrastructure - such as a MOBI Public Bike Share station, on-site bike maintenance workshop with bike washing station, and enhanced bike parking.

The site is considered Level A Accessibility as it is located within 100m of an existing Frequent Transit Network routes along Kingsway, resulting in parking reductions for both the residential and church components of the project.

Visitor Parking

Residential Visitor Parking needs are met by shared use of Church Parking.

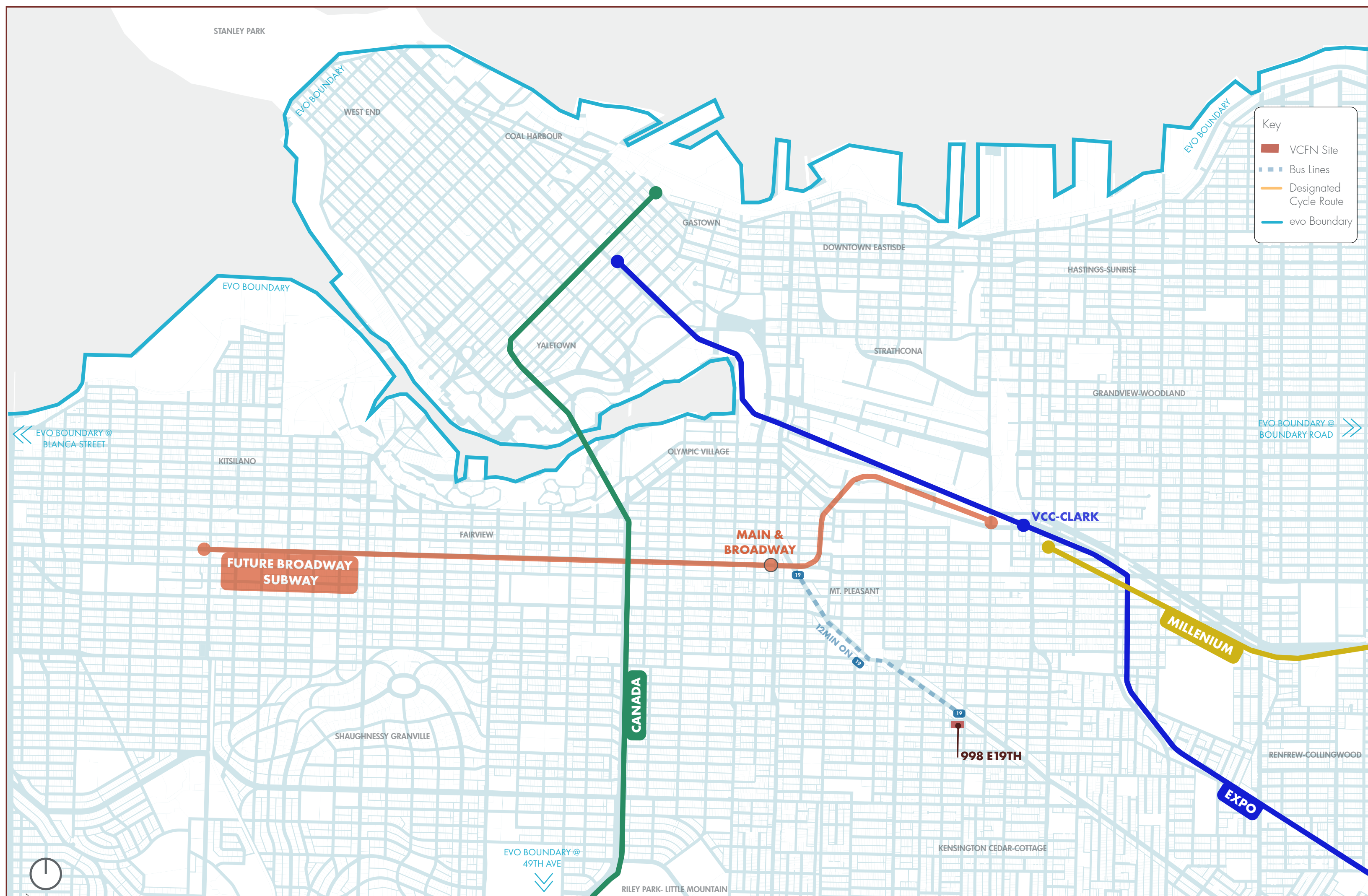


MOBILITY

Connection to the neighborhood: Walk, Bus, Bike, Bikeshare, Carshare



Connection to Vancouver - Skytrain + evo Boundary



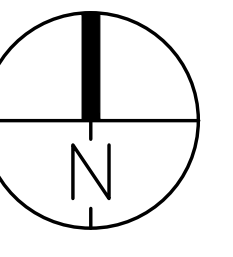
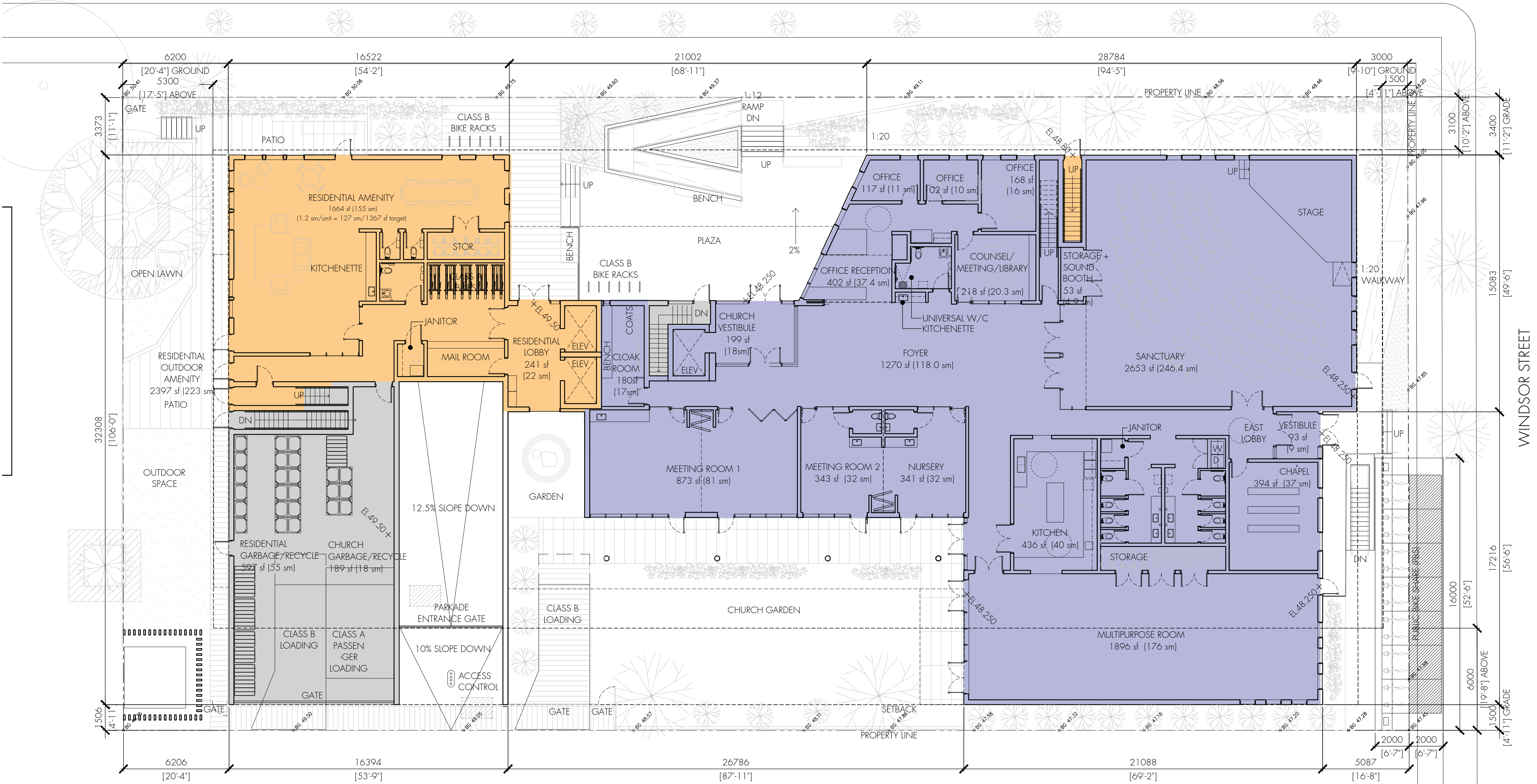
(Above) Space within the building is dedicated to a bike workshop, where residents can share resources; Our Community Bikes shown here as an example

(Below) The proposed MOBI Bikeshare station along Windsor St. strengthens the City's bikeshare system

THE PLANS

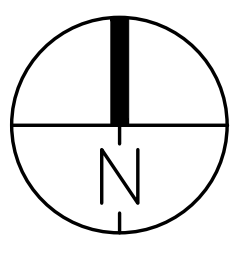
Ground Floor Plan

EAST 19TH AVENUE



1:150

Typical Residential Floor Plan (Floors 02-06)

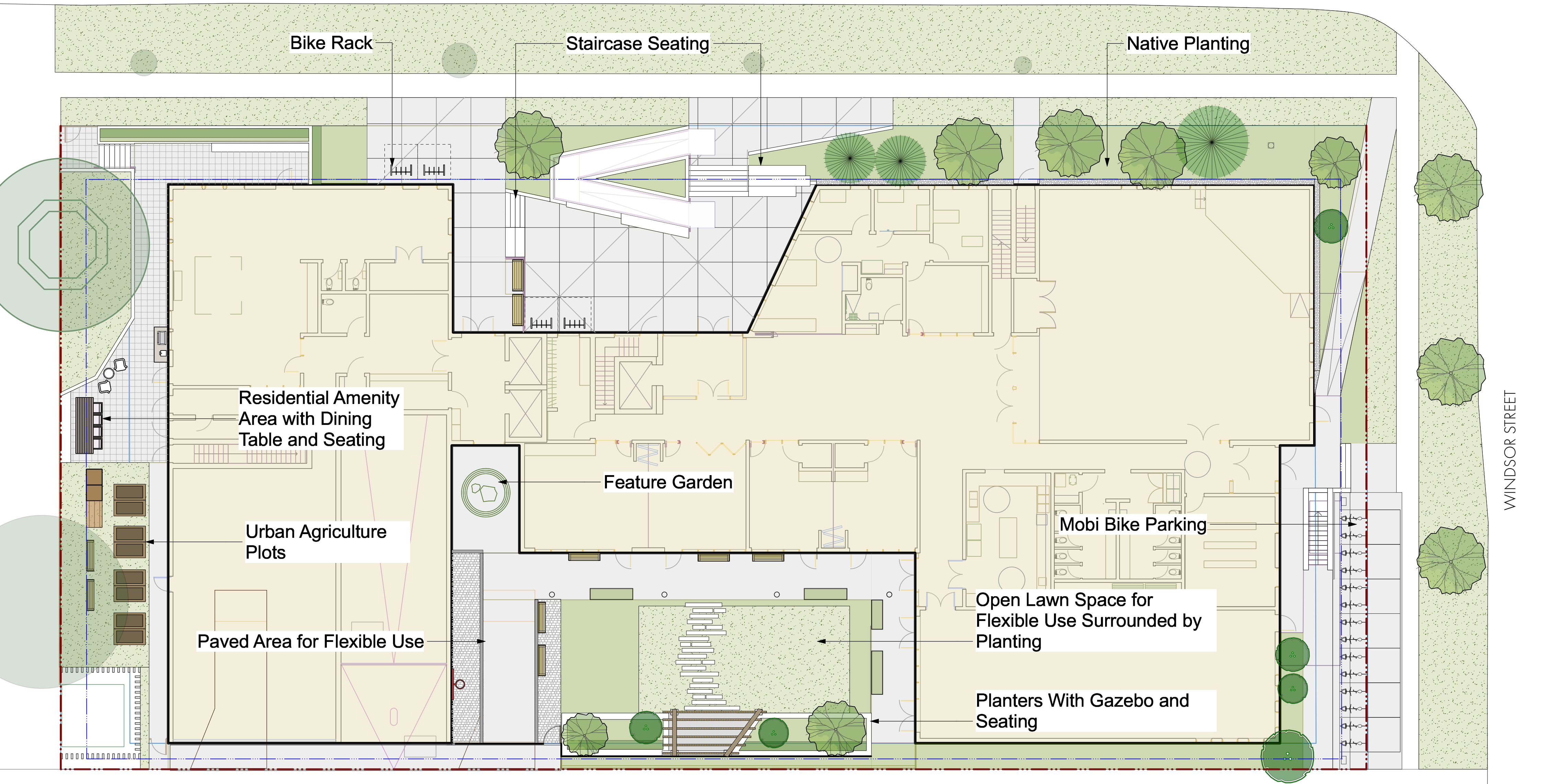


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LANDSCAPE

Hard + Soft Outdoor Surfaces

EAST 19TH AVENUE



Precedent Images

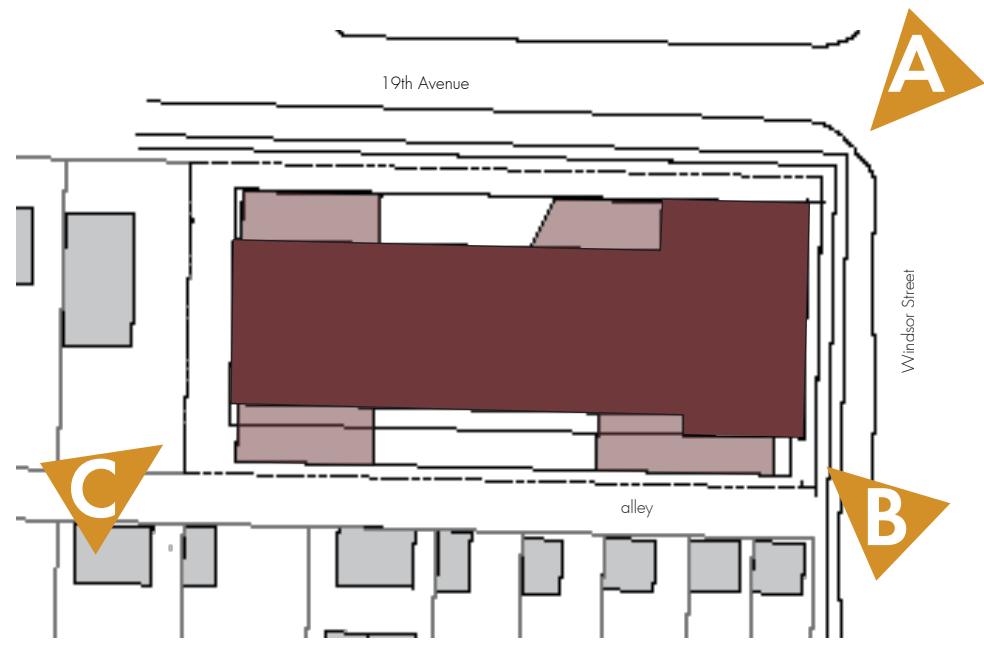
The Entry Plaza - Public



Church Garden Courtyard - Private



VIEWS



View: Keyplan



View From Corner of Windsor + E 19th Towards Sanctuary



View From Windsor + Lane Towards Multi-Purpose Room



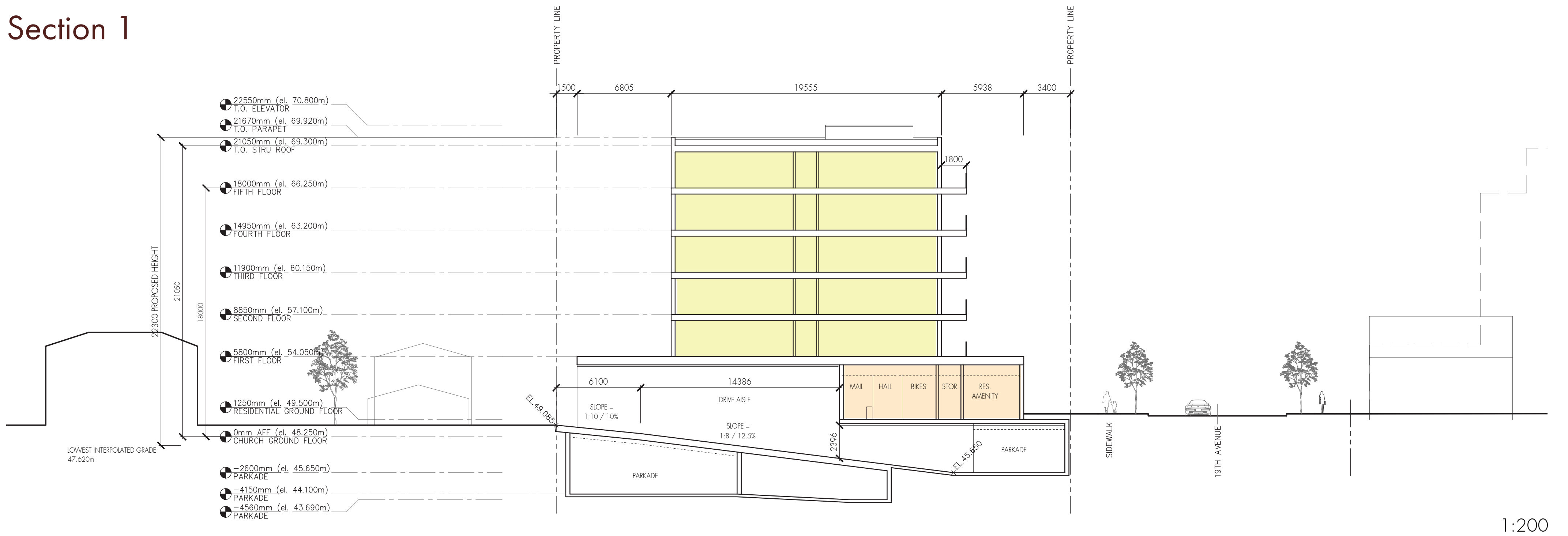
View From The Lane Towards Multi-Purpose Room

BUILDING SECTIONS + SHADOWS

Keyplans for Section Cuts



Section 1



1:200

Section 2



1:200

SHADOW ANALYSIS

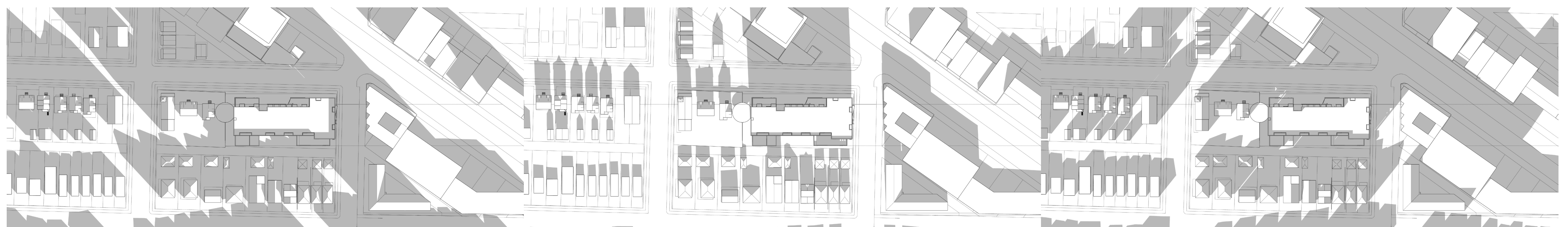
9 am

12 noon

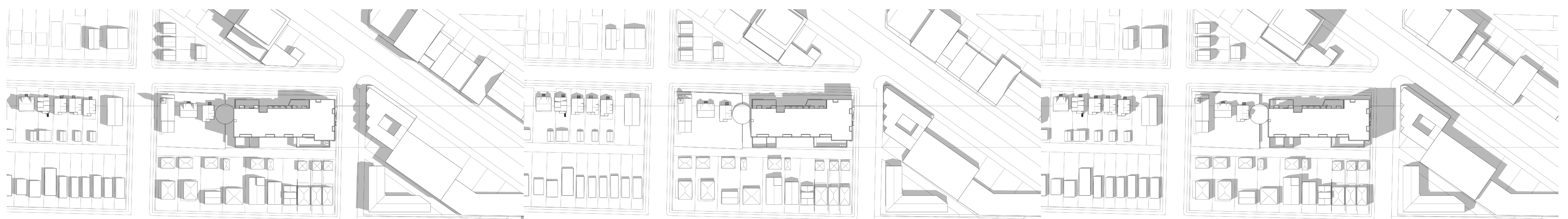
3 pm



Equinox - March 20 / September 21



Winter Solstice - December 21



Summer Solstice - June 21