

PROPOSED MIXED-USE RENTAL HOUSING DEVELOPMENT

5630 - 5668 Heather Street, Vancouver



Site Context

Address: 5630, 5650, 5668 Heather Street, Vancouver

Currently, there are three existing single-family homes on the site.

The site is within close walking distance to transit, shopping and restaurants. Nearby amenities include Oakridge Shopping Centre, Canada Line Skytrain, Queen Elizabeth Park



5630 Heather St



5650 Heather St



5668 Heather St

About Anthem

Founded in 1991, Anthem is a team of more than 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 320 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 20,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single-family communities.

We own, co-own, manage or have previously owned over 9 million square feet of retail, industrial, residential rental and office space.

We have developed more than 60 communities across 8,500 acres of land in British Columbia, Alberta and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. We are Growing Places.



Founders Block North & South, North Vancouver



Portside, New Westminster



ORIGIN rental apartments, North Vancouver

Project Team

Anthem has engaged the following design and transportation experts to support the planning process:



BHA Architecture: was formed in 1991 and has developed expertise in a variety of construction forms and municipal processes. The firm has executed public and private sector projects across Western Canada and has developed a track record of producing imaginative and functional design solutions.



WATT Consulting Group: has established a strong reputation for providing innovative, community driven, and visionary transportation consulting to address complex challenges. WATT's Transportation Division offers a broad range of transportation planning and engineering services to private and public sector clients throughout Western Canada and beyond.



VAN DER ZALM + ASSOCIATES: is a full-service planning firm with two decades of experience producing award-winning designs for projects throughout the Lower Mainland and beyond. Their dedicated team delivers creative solutions through our integrated landscape architecture, civil engineering and urban forestry departments.

The Proposal

Anthem is proposing to redevelop the properties at **5630-5668 Heather St**, under the City of Vancouver’s Cambie Corridor Plan. The proposed building has **1,200 sq. ft. of neighbourhood serving retail** with 18 levels of residential above plus a rooftop amenity level (18 storeys + 1 storey rooftop amenity). The proposal seeks to add **184 purpose built rental homes**, including **35% family oriented** housing and **20%** of the residential floor area (approx. 35 homes) at **Secured Below-Market Rental** rates.

Project Statistics	
Site Area	23,453 sq. ft.
Height	18 storeys + 1 storey rooftop
Density	5.74 FSR
Commercial Space	1,200 sq. ft.
Residential Break Down	
Total homes:	184 homes (100%)
<i>3-bedroom apartment:</i>	<i>17 homes (9%)</i>
<i>2-bedroom apartments:</i>	<i>48 homes (26%)</i>
<i>1-bedroom apartments:</i>	<i>106 homes (58%)</i>
<i>Studio apartments:</i>	<i>13 homes (7%)</i>
Vehicle Parking	92 spaces <i>82 residential spaces</i> <i>1 retail space</i> <i>9 residential visitor spaces</i>
Bicycle Parking	354 spaces



View along Heather Street. The proposed development seeks to contribute new rental and affordable housing supply to the community, while also elevating this portion of Heather Street with new neighbourhood retail at grade.

View looking East from Heather Street



View looking east from Heather Street. The building features recessed 4-storey massing to the north with an outdoor amenity terrace and adjacent indoor amenity room.

Southwest Corner at Heather Street & Lane



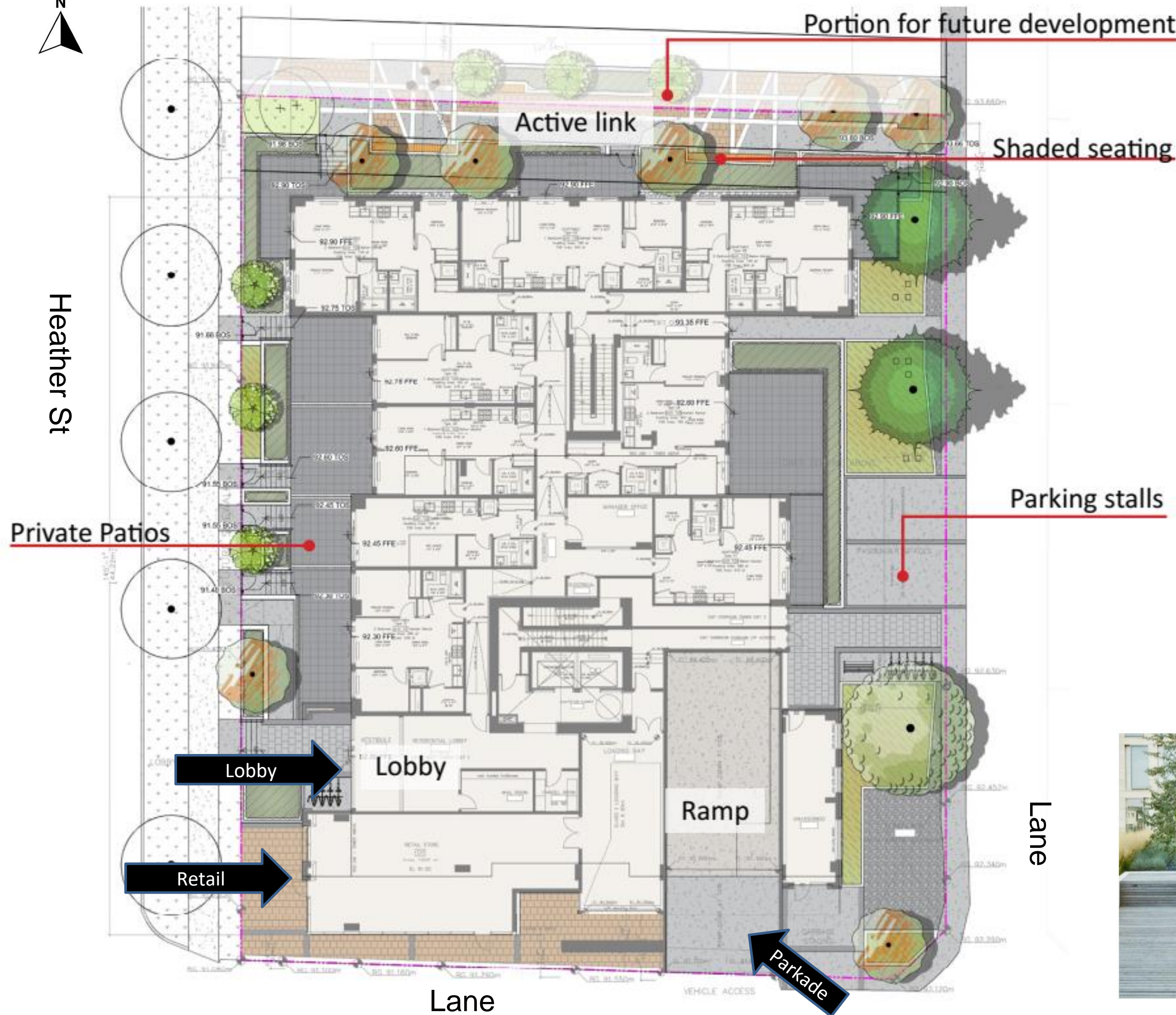
View looking at the southwest corner from Heather Street. The building corner features retail space, residential lobby from Heather Street and loading bay and parkade entrance from the lane.

View looking South at the Pedestrian Active Link





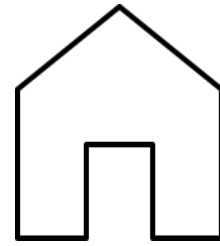
Site Plan



- Retail: 1,200 SF- double height
- Residential: 5998 SF
- Loading and Parkade entrance from the lane
- Active link: 4.55 meters (over 2,000 SF) dedicated to the City for an active link, a mid-block connection that will be enhanced by trees, raised planters and seating



Community Benefits



Increased rental housing stock: This proposal seeks to deliver 184 new rental units to the City of Vancouver's constrained rental supply. Of these units, 35%+ will be family oriented two and three-bedroom homes.



Below-market housing: 20% of the floor area (approx. 35 homes) will be made available at below market rents per the City of Vancouver Below-Market Rental Housing Policy.



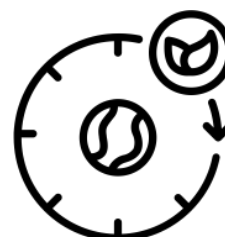
Active link: 4.55 meters (over 2,000 SF) dedicated for a publicly accessible active link. The active link will contribute to an improved pedestrian environment, enhancing permeability and connectivity in the community.



Neighbourhood retail and improved streetscape: The proposal presents an opportunity to enhance the character of the area with a new, neighbourhood serving retail space at grade, and improved streetscapes with the addition of new trees, bird-friendly plantings, raised planters, and public seating.



Access to transit and sustainable transportation options: The proposed development will be well served by public transit such as Rapid Bus Routes along Cambie and 41st Ave, as well as Canada Line Skytrain.



Sustainability: The project will meet or exceed the City's sustainability targets under the *Green Building Policy for Rezoning*s.

Shadow Studies

SPRING EQUINOX



20 March - 10 AM



20 March - 12 PM



20 March - 2 PM

SUMMER SOLSTICE



21 June - 10 AM



21 June - 12 PM



21 June - 2 PM

FALL EQUINOX



22 September - 10 AM



22 September - 12 PM



22 September - 2 PM