

project benefits

Supplies New Rental Housing

The proposed development will create 201 new rental homes. Twenty percent of the total residential floor space will be below-market rental units and at least 35% will be family units including 10% three-bedroom homes.

No Residential Tenant Displacement

Currently a retail strip with at-grade parking, the property is uniquely positioned to offer new rental housing without any residential displacement.

Policy Compliant

The proposed rental tower is 24-storeys and 8.5 FSR, with active ground floor commercial uses along Kingsway and Fraser St. The building design follows the Broadway Plan's guiding principles to support a broader vision for Vancouver.

Provision of POPS

The site plan allows for a generous Privately Owned Public Space (POPS), enhancing the public realm with a new neighbourhood gathering place to service residents, local businesses and the community.

Contextual Massing

The urban context has significantly influenced the form of development. A 2-storey pavilion mirrors the small-scale retail shops and restaurants along East 15th Ave. The tower is located to minimize shadowing on this popular local high street and McAuley Park. The POPS extends a local network of green spaces and serves as the gateway to the future Fraser St. retail corridor.



key design considerations

- 1** a unique site
- 2** POPS: a new neighbourhood place
- 3** extend the 2 storey Village scale
- 4** activate building edges and create strong neighbourhood connections
- 5** repairing the urban and green gaps
- 6** cars and bicycles: an urban approach
- 7** a new approach to balconies and open space
- 8** recognize amenities as a benefit of density



site plan

re-alignment of the East 15 Ave. and Fraser St. intersection

continuous, active, ground floor retail along Kingsway and Fraser St.

alternate entry to the residential tower accessed through the POPS

POPS

public stairs up to roof patio on Level 2

retail spaces adjacent to the POPS

continuous, active, ground floor retail along Kingsway and Fraser St.



main residential lobby entrance on facing East 15 Ave.

recessed entry plaza / passenger pick-up and drop-off area

controlled pedestrian connection between the POPS and the lane
vehicle elevator to two levels of underground parking

2 loading bays service residential and commercial uses

hydro utility rooms required on ground level

POPS: a new public space

Expanding the Pedestrian Networks and Public Space

The POPS serves to complete the network of public spaces preceded by Robson and McAuley Parks and integrates a controlled pedestrian link to improve east-west neighbourhood connectivity.

The Broadway Plan does not provide new park space. The significant growth of the Broadway Plan area will increase demand on the existing public space network and reliance on POPS to deliver new public open spaces. A POPS is not a requirement for rezoning, rather the proponent is offering it as a community amenity.

An Urban Refuge

The POPS is "minimalist" in nature, and includes steps up to the courtyard level, special continuous paving, trees in formal rows, and a feature wall at its furthest end.

Retail Edges

Commercial retail frontages along Kingsway and Fraser St. meet at the corner where the courtyard trees extend into a sidewalk corner plaza. Retail frontages and entries wrap around the courtyard, activating and bringing life to its edges.

Sunny, Buffered, and Visible

The courtyard is oriented to provide a direct visual connection to McAuley Park across the street and is west facing to capture full sun in the late afternoon during winter months and well into the evening during summer. A 2-storey commercial/amenity pavilion buffers the POPS from busy Kingsway.

A Place for Community

The POPS is a unique opportunity for community building. Retail spaces draw people in and generate a buzz of activity. Moveable seating is approachable and maintains flexibility for programmable events. The POPS can act as overflow for on-site commercial tenants and neighbouring businesses, attracting more people to this pocket of Fraserhood.





**shared
balcony
terraces**



**unique places for
informal gathering and
creating community –
with a view**



**daylighting
the core**

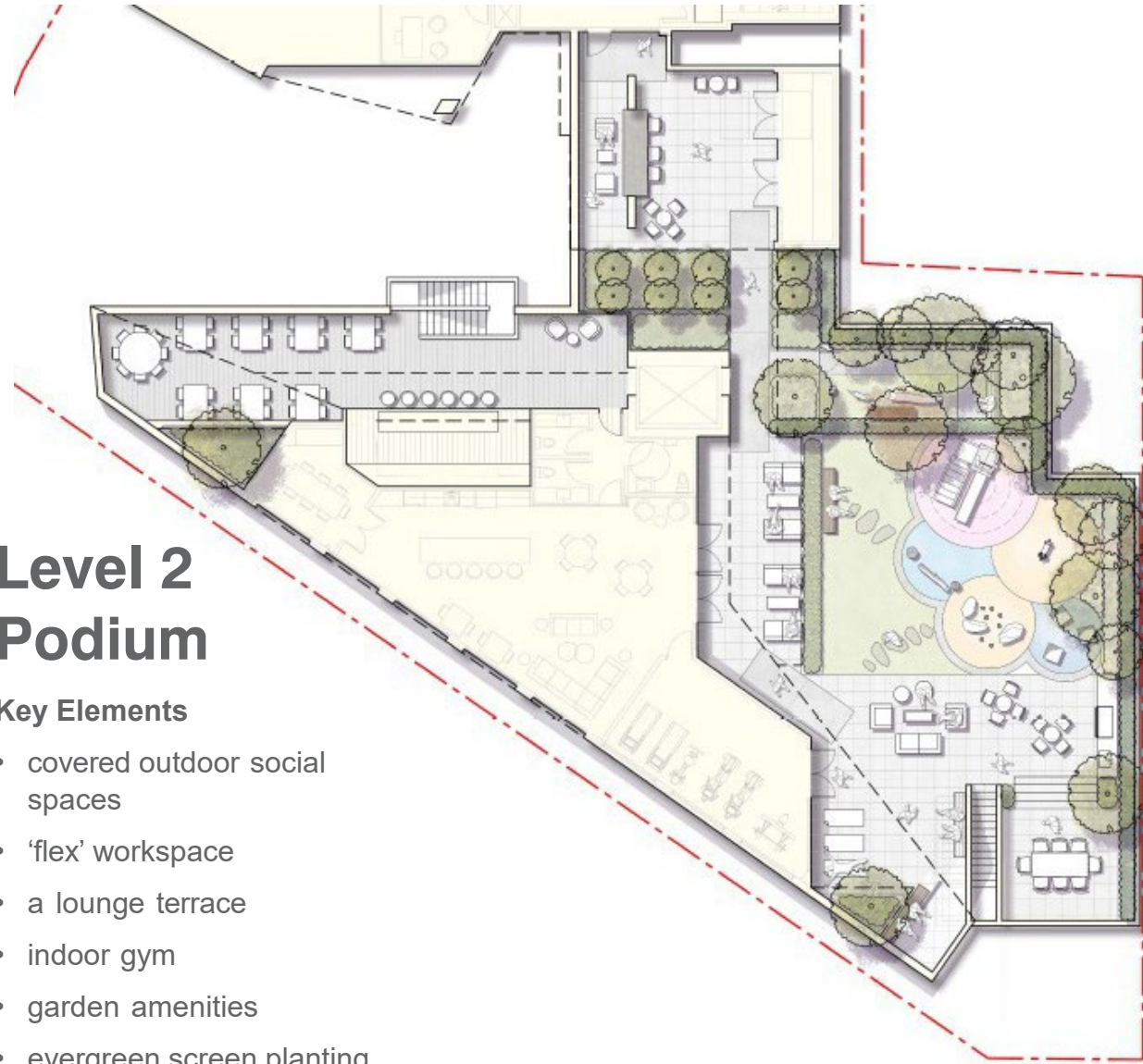


outdoor amenities

Level 2 Podium

Key Elements

- covered outdoor social spaces
- 'flex' workspace
- a lounge terrace
- indoor gym
- garden amenities
- evergreen screen planting along the eastern and lane edges to provide a "friendly" edge to adjacent neighbours



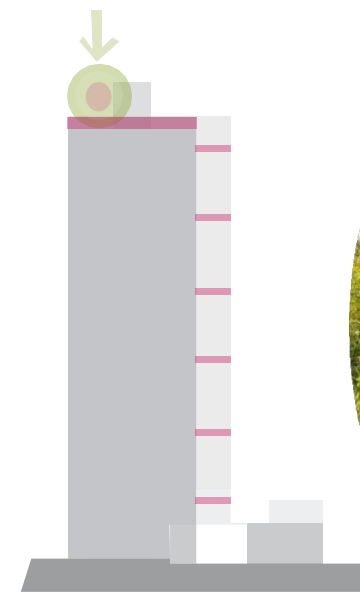
Tower Rooftop

Key Elements

- raised gardening planter boxes and flush in-ground planting of annual and perennial food producing crops, fruit bearing shrub masses, fruiting vines and orchard fruit trees
- a viewing edge terrace or 'promenade' with bench seating, movable table and chairs, and social lounge settings overlooking the city
- a 'harvest' dining table and dining patio
- sitting and small gathering areas

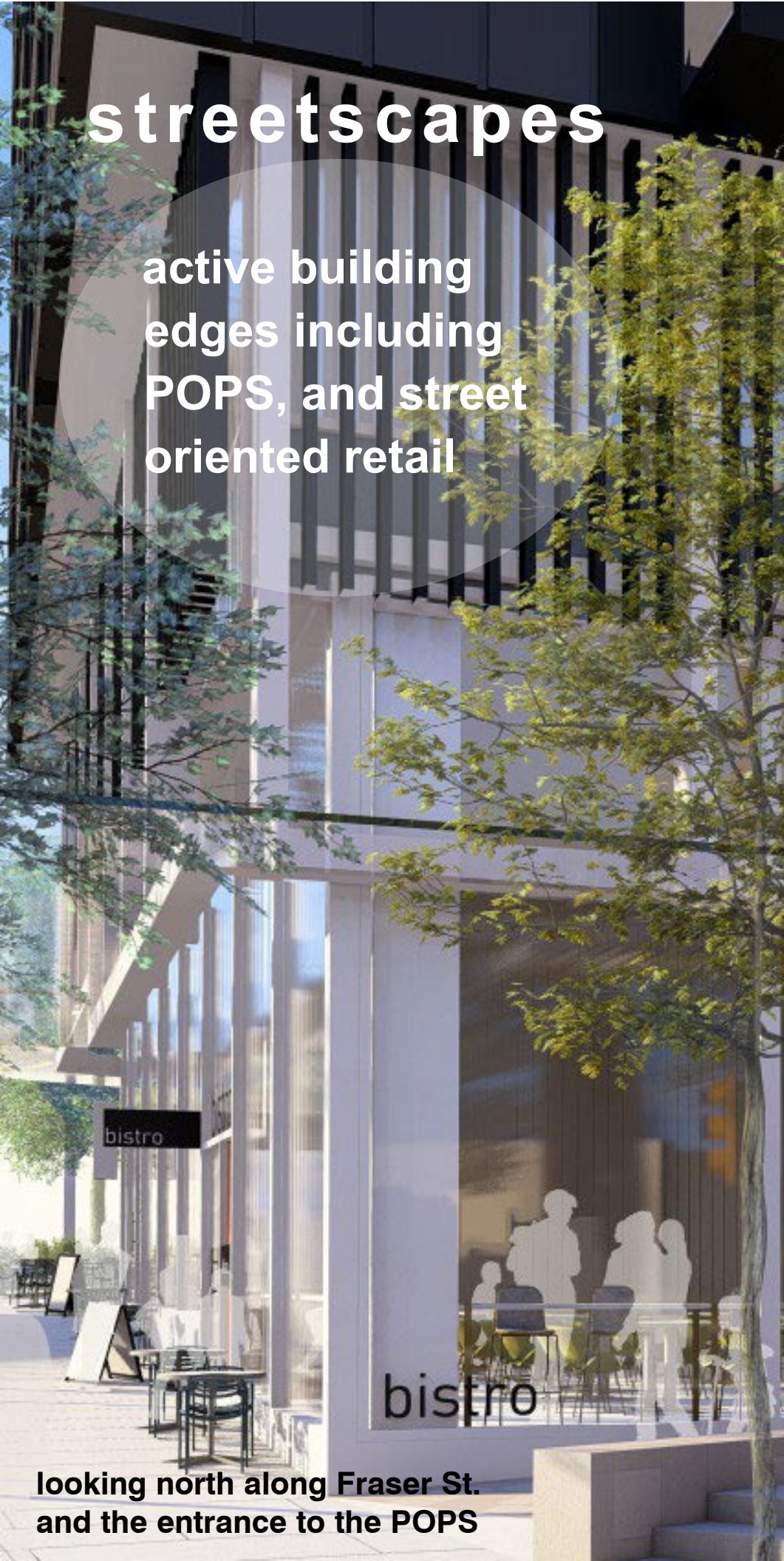


East 15 Ave.



streetscapes

active building
edges including
POPS, and street
oriented retail



looking north along Fraser St.
and the entrance to the POPS



looking west towards McAuley Park along
the pavilion retail base



looking south along Fraser street
towards Kingsway



view from the Village