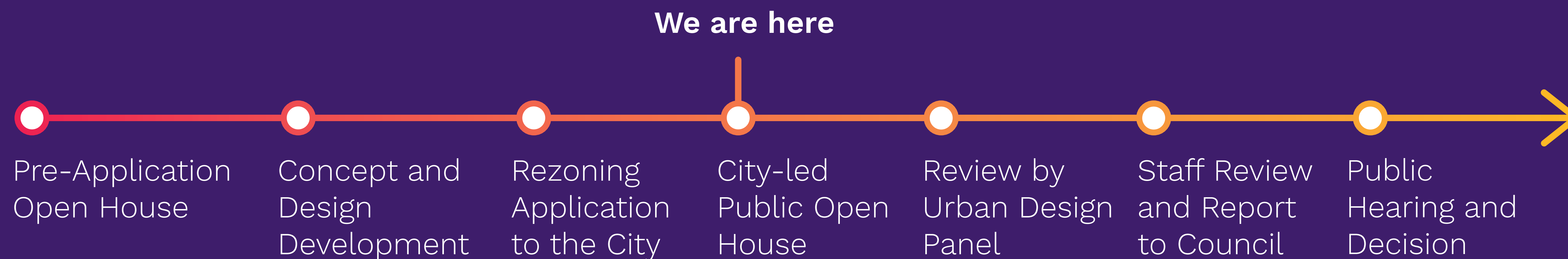


Welcome

Brightside Community Homes Foundation is proposing to redevelop its Alice Saunders House building, located at 2924 Venables Street, to ensure we're able to meet the needs of current and future residents in the long-term.

Timeline

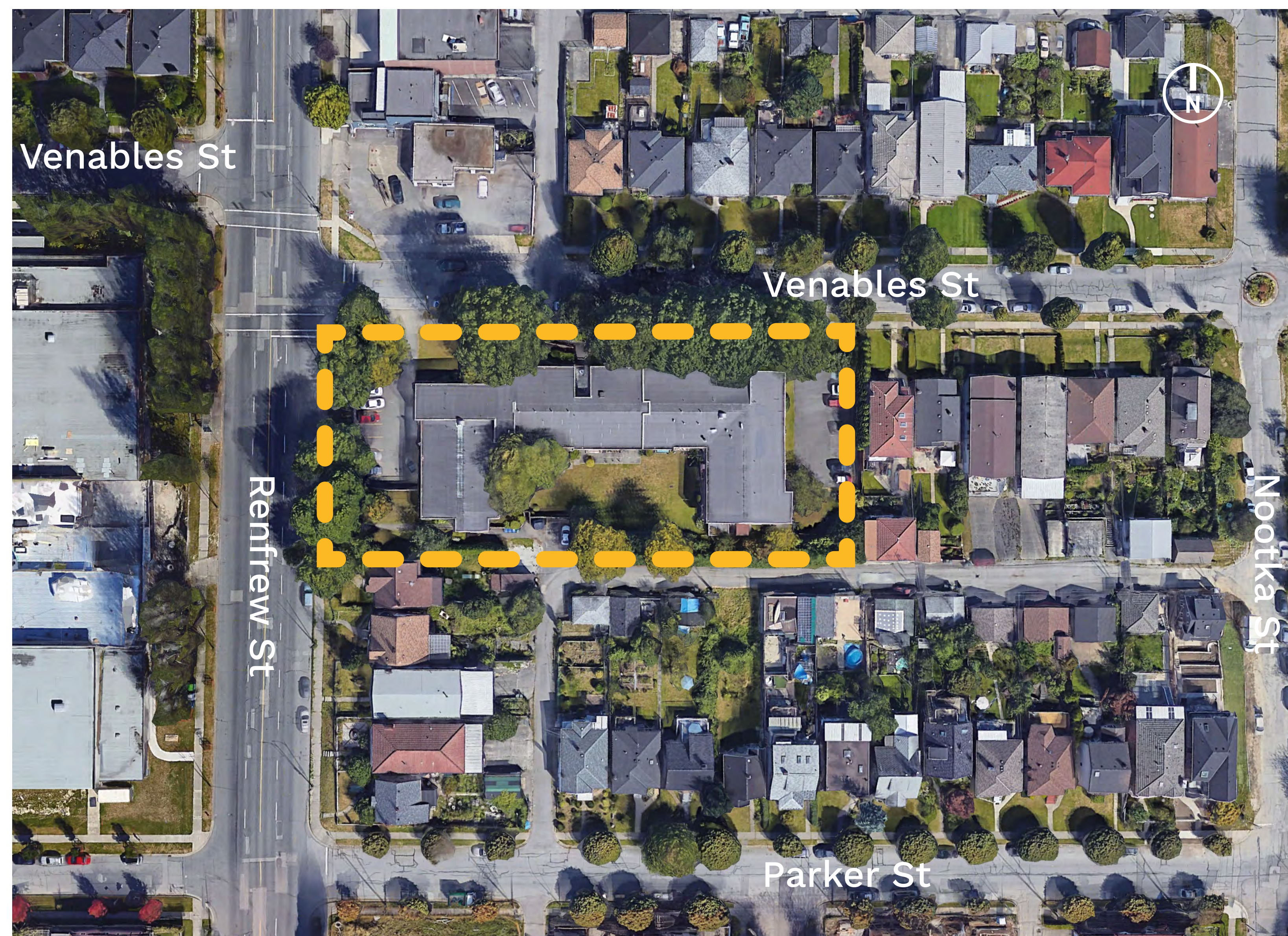
In May 2019, we started engaging with the community through door-to-door conversations with immediate neighbours. We held a pre-application open house on October 8, 2019 to hear early feedback from the community. There will be other opportunities to learn about the project and provide input as we head into the City's review process:



If you have any comments or questions about this process, please email Venables@brightsidehomes.ca.

About Brightside

Brightside is one of Vancouver's longest standing non-profit societies with over 64 years of experience providing social housing to seniors, families and people with disabilities. We are committed to providing safe and secure homes for those struggling to meet the demands of market housing, and are working towards a future where people of all income levels live within a vibrant and healthy community.

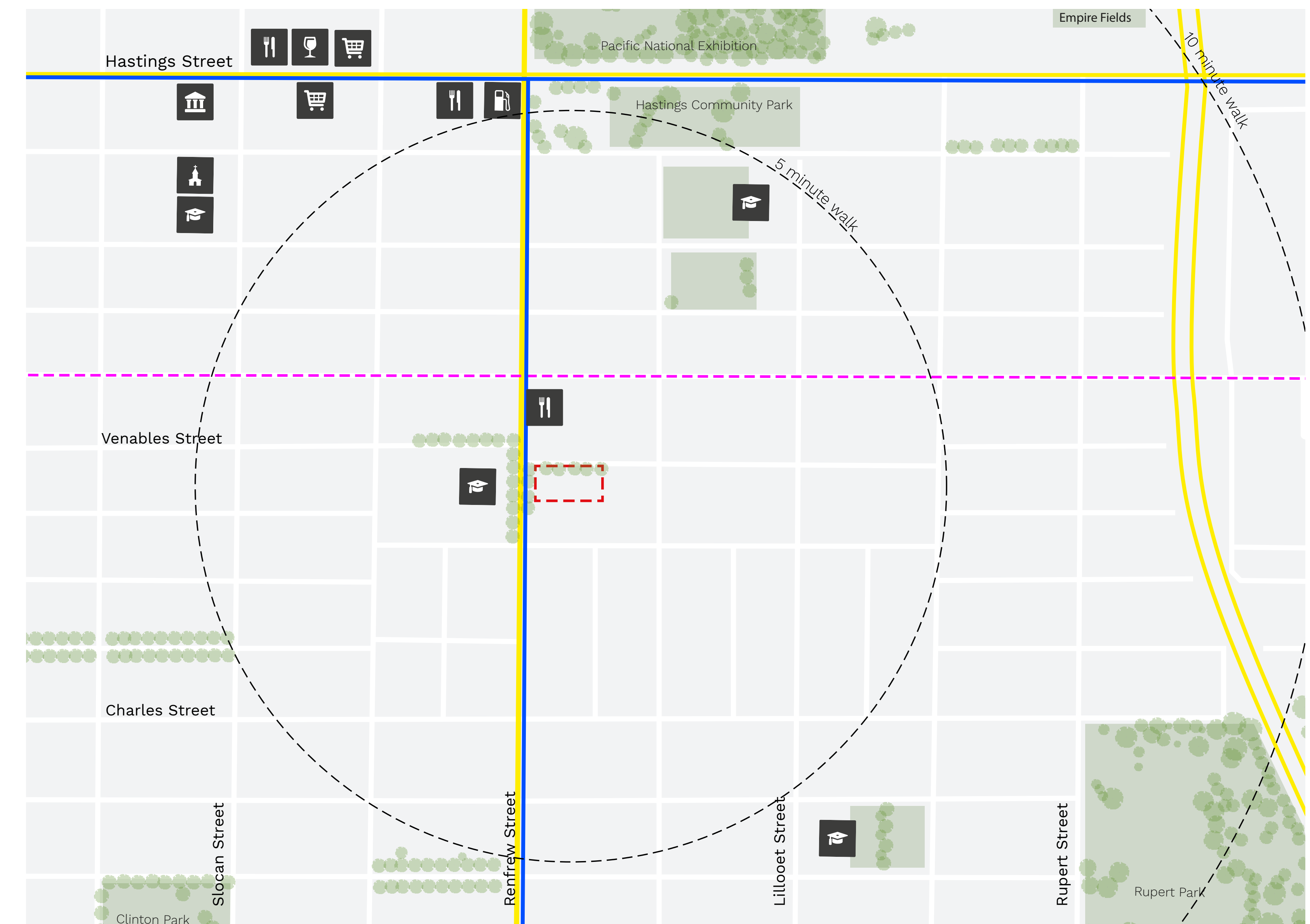


Proposed building site

About Alice Saunders House

Constructed in 1977, Alice Saunders House is located at 2924 Venables Street in the Hastings Sunrise neighbourhood. It is a three-storey wood-framed building with a total of 64 homes. All current residents are seniors. Our priority is to minimize the impact on current residents in the run-up to, and during, the redevelopment of the site.

Although Brightside has taken steps to maintain the property at a high standard, it is aging and does not offer accessibility features such as an elevator, often required for seniors aging in place. Our plan is in line with City and provincial housing strategies, helping to add desperately needed affordable rental suites in Vancouver for seniors and families.



Hastings Sunrise neighbourhood

Project Overview

Current Use

ALICE SAUNDERS HOUSE: 2924 VENABLES STREET

Alice Saunders House has 9 one-bedroom and 55 studio suites. The building has shared laundry, an amenity room, a spacious yard where residents tend to a community garden, and does not currently have any storage lockers.

This redevelopment will allow Brightside to support more seniors than we currently do, as well as families.

All residents will be welcomed back at their current rents once the new development is complete. The new building will have a mix of non-market units, including:

- 20% deep-subsidy
- 50% rent-geared-to-income
- 30% affordable market rent



Alice Saunders House

Key Project Goals

- Provide additional secured, affordable non-market housing to residents of Vancouver in a period of crisis.
- Provide accessible housing for seniors, families and people with disabilities.
- Create opportunities for a social community to grow and foster a sense of ownership and pride.
- Establish distinctive and active places, where connections to life, culture, and identity can flourish.
- Design indoor and outdoor spaces that are robust, beautiful, and connected to their context.
- Achieve a sustainable building with a lighter carbon footprint.



Site Plan

Key Project Statistics

SITE AREA 4,490 sqm
GFA 10,017 sqm
NET FA 9,253 sqm
FSR 2.06

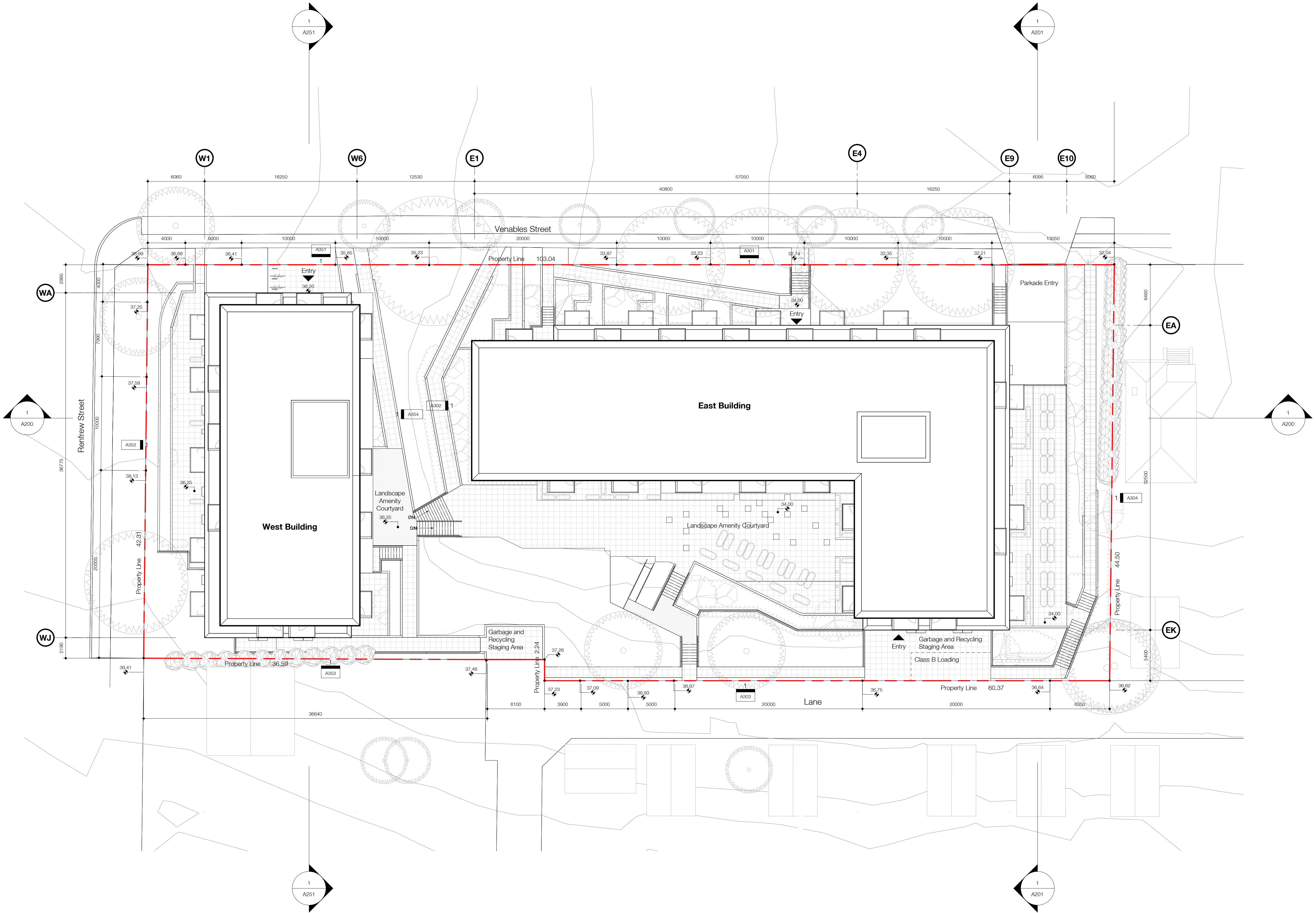
BUILDING HEIGHT 6 storeys

VEHICLE PARKING 36 spaces
(9 accessible)

BICYCLE PARKING 232 Class A
8 Class B

UNIT MIX

Studio	37
One-Bed	89
Two-Bed	10
Three-Bed	10
TOTAL UNITS	146



Site Plan

1:200 ⓘ

Building Design

Design Rationale

The project is predicated on creation of affordable housing that is focused on liveability, is warm and inviting, sensitive to the context, cost-effective to construct and maintain, and is highly energy efficient.

The proposed project design responses are simple, rationalized forms that respond to contextual constraints and opportunities.

Venables Street and Renfrew Street each exhibit substantial grading from west to east and south to north with an existing grade change of nearly 7.0m from high to low.

The site is bordered by specimen trees on City property. The trees separate the property from the street offering natural shading, privacy and character.

The proposed massing of the two buildings are set back from the west and north to respect the tree boundaries with the east setback maximized to limit overshadowing, and to provide additional communal space for residents.



Southeast Isometric View



Northwest Isometric View



Southwest Isometric View



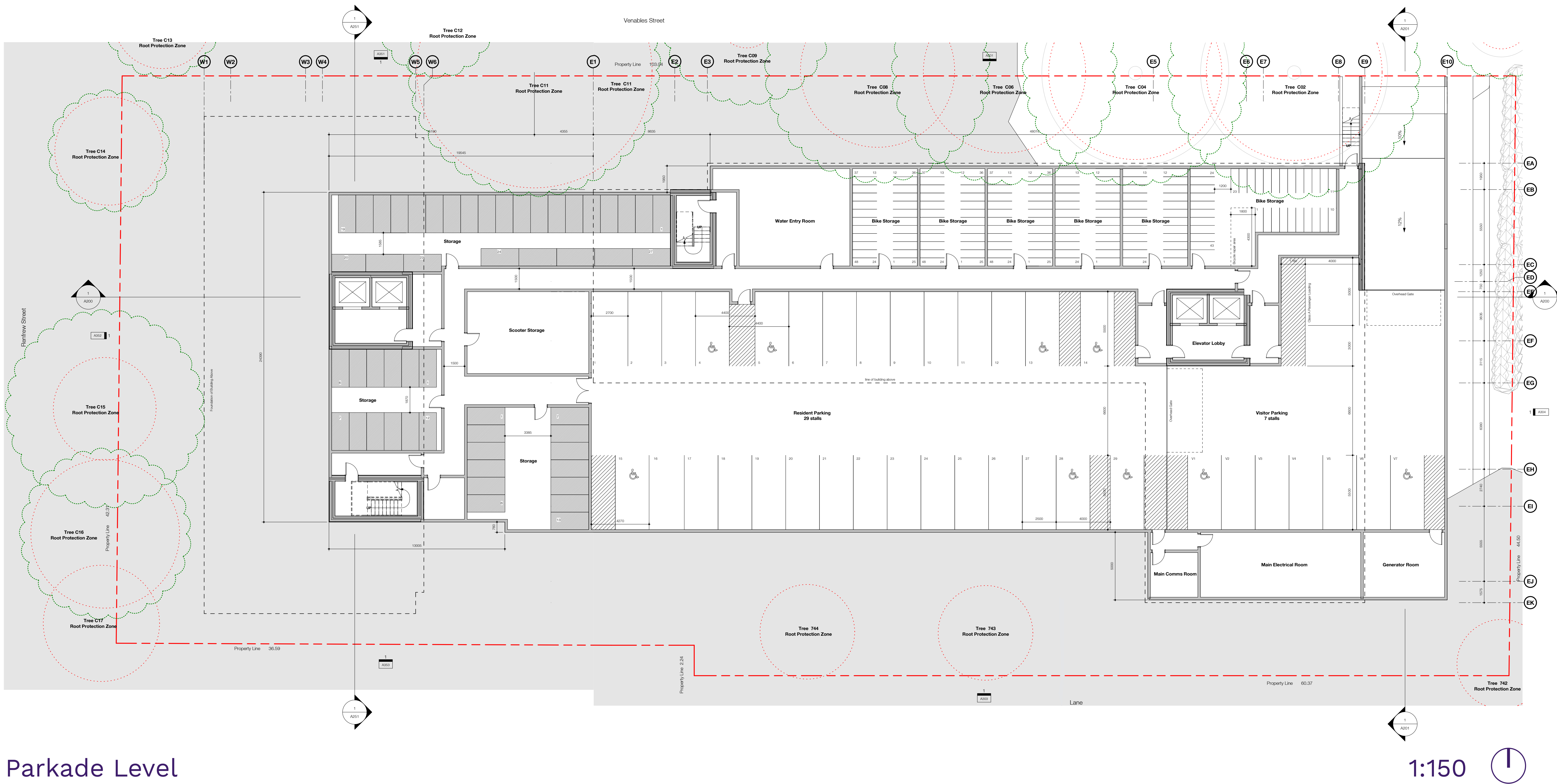
Northeast Isometric View

Building Plans

Parking

The proposed development will offer secure underground vehicular parking for both the east and west buildings. Bicycle parking will also be provided and accessible to all residents, located securely within the parkade. Scooter parking will be located in conjunction with the bicycle parking.

Parking requirements have been reviewed based on the City of Vancouver Parking By-Law.



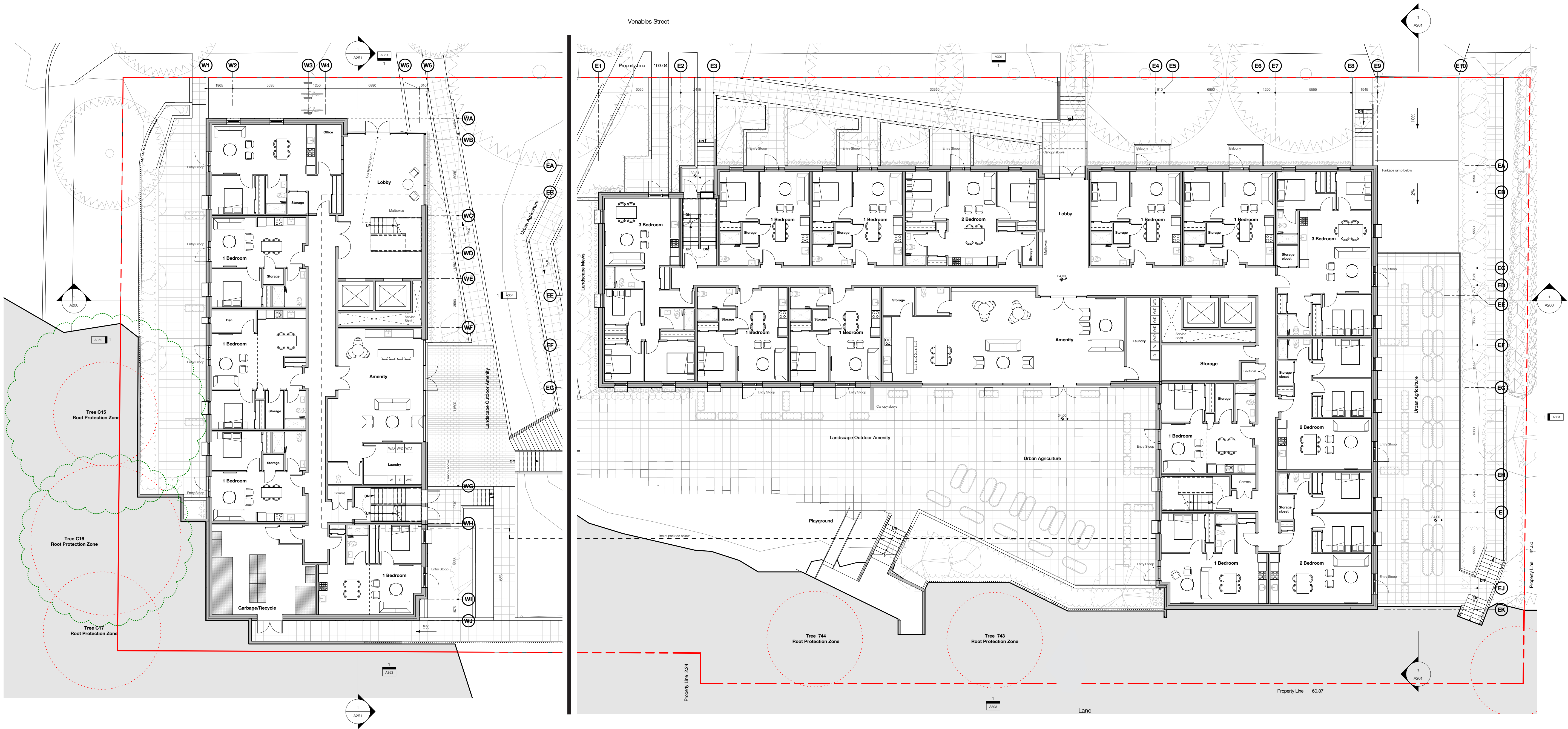
Parkade Level
F.F.L. 30.400m

Building Plans

Building Description

The building massing as proposed has been assembled to create a central, south-facing courtyard that serves both buildings, with areas for residents, urban agriculture, and family play space.

Active amenity spaces are proposed at ground level facing into the courtyard, providing a communal vantage point from which to visually and actively take part in the community opportunities offered both inside and out. These amenity spaces include accessible common laundry and kitchen spaces, providing opportunity to engage and to share everyday experiences, and promoting a sense of community.



West Building – Ground Floor
F.F.L. 36.250m

East Building – Ground Floor
F.F.L. 34.000m

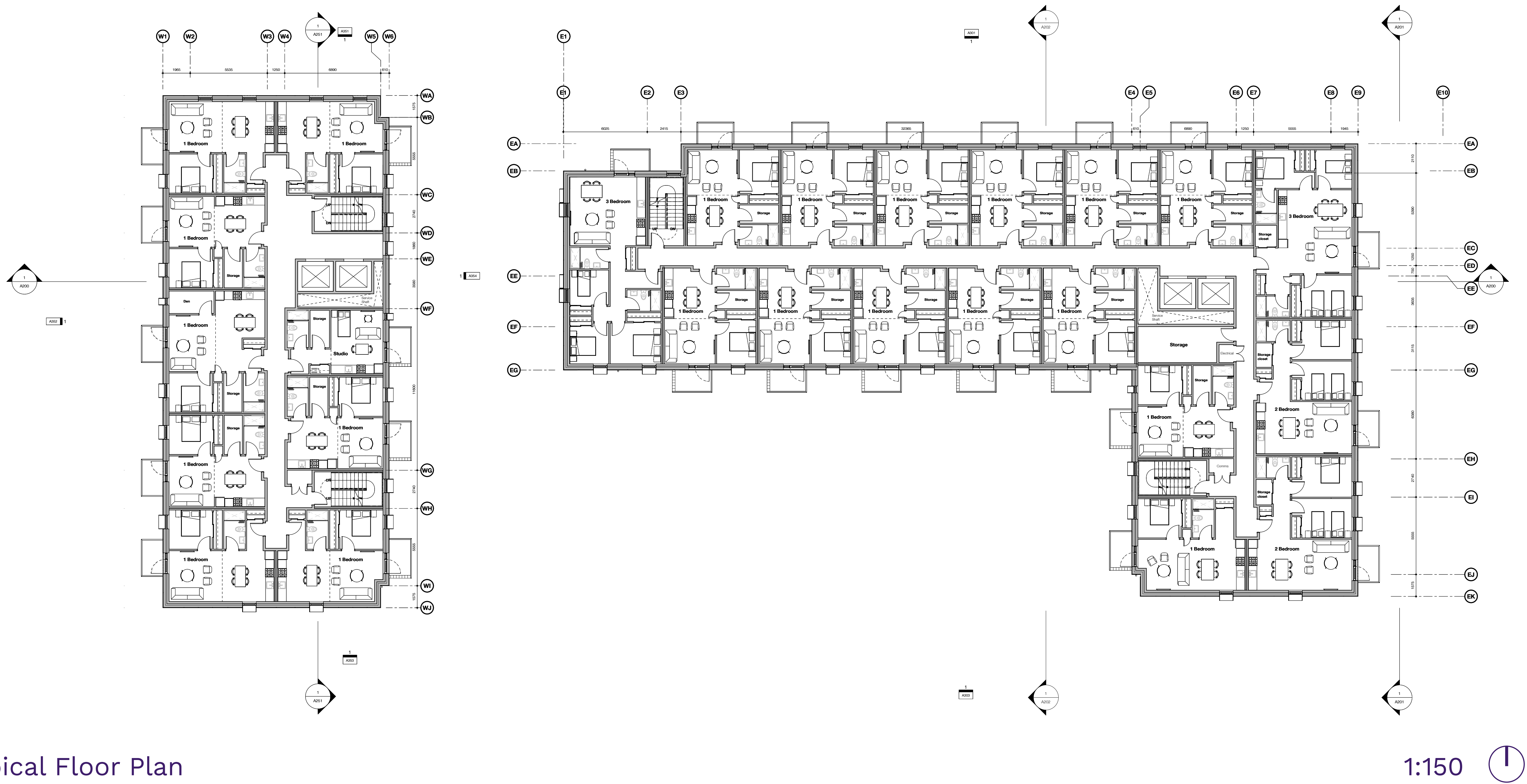
1:150



Building Plans

Building Description

The proposed project is comprised of 146 units (37 studios, 89 one bedroom, 10 two bedroom and 10 three bedroom suites) in two, 6-storey buildings, including accessible suites designed to offer flexibility for residents with mobility challenges, with public and private spaces designed to accommodate mobility aids where possible.

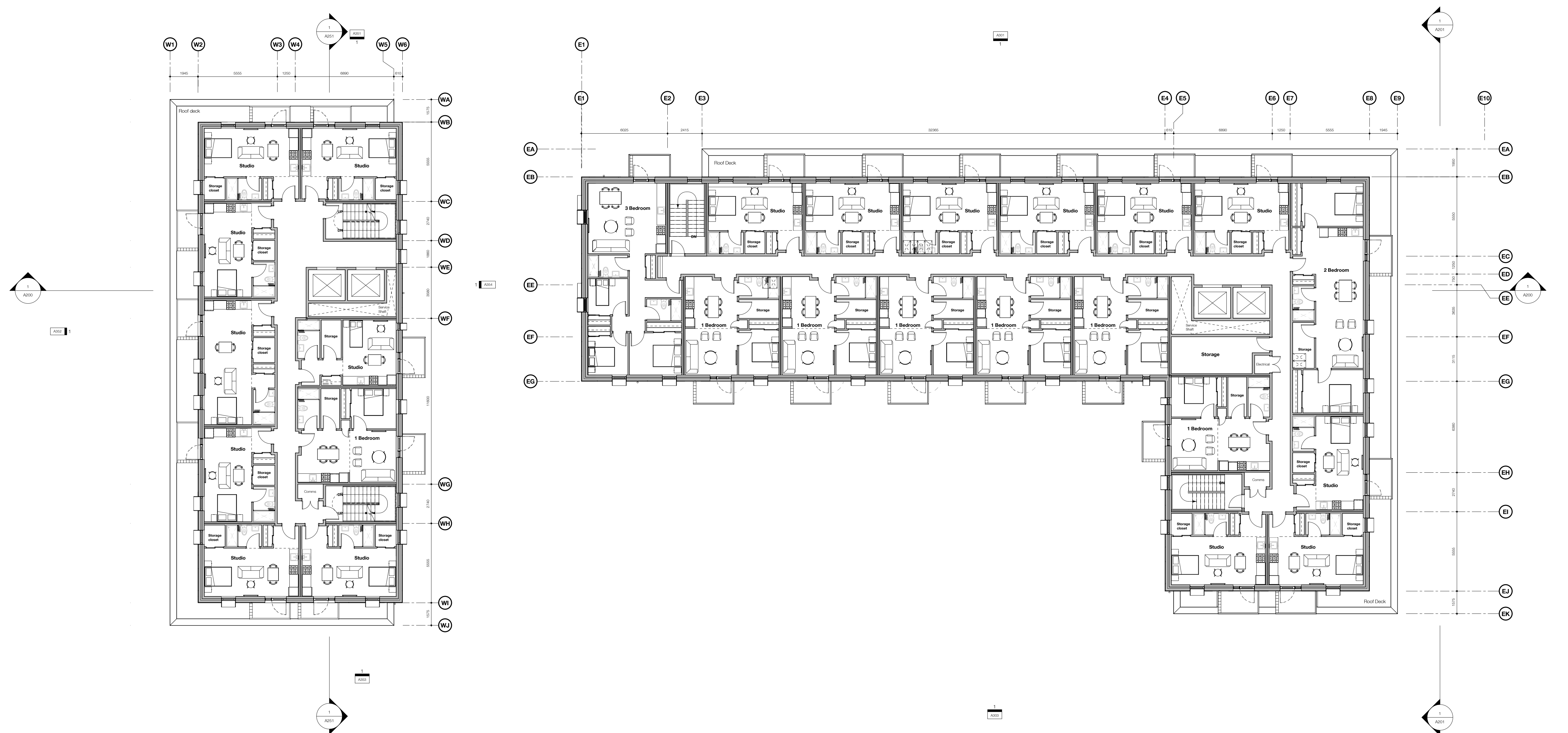


Typical Floor Plan
Levels 2–4

Building Plans

Building Description

The massing is a compilation of two forms; a lower four floor mass facing the perimeter, with two additional floors set back in order to limit visual perception of building bulk and to respect the neighbouring context.



Shoulder Setback Floor Plan
Levels 5-6

1:150

Unit Layouts

Typical Unit Plans



Studio Type A Unit
Area: 36.0 sqm (388 sqft)

Studio Type B Unit
Area: 37.8 sqm (407 sqft)

One Bedroom Unit
Area: 51.0 sqm (549 sqft)

Two Bedroom Unit
Area: 73.5 sqm (791 sqft)

Three Bedroom Unit
Area: 94.3 sqm (1015 sqft)

Context Elevations



North Elevation (Venables St.)



South Elevation (Lane)

1:150

Building Elevations



East Building – West Elevation



East Building – East Elevation



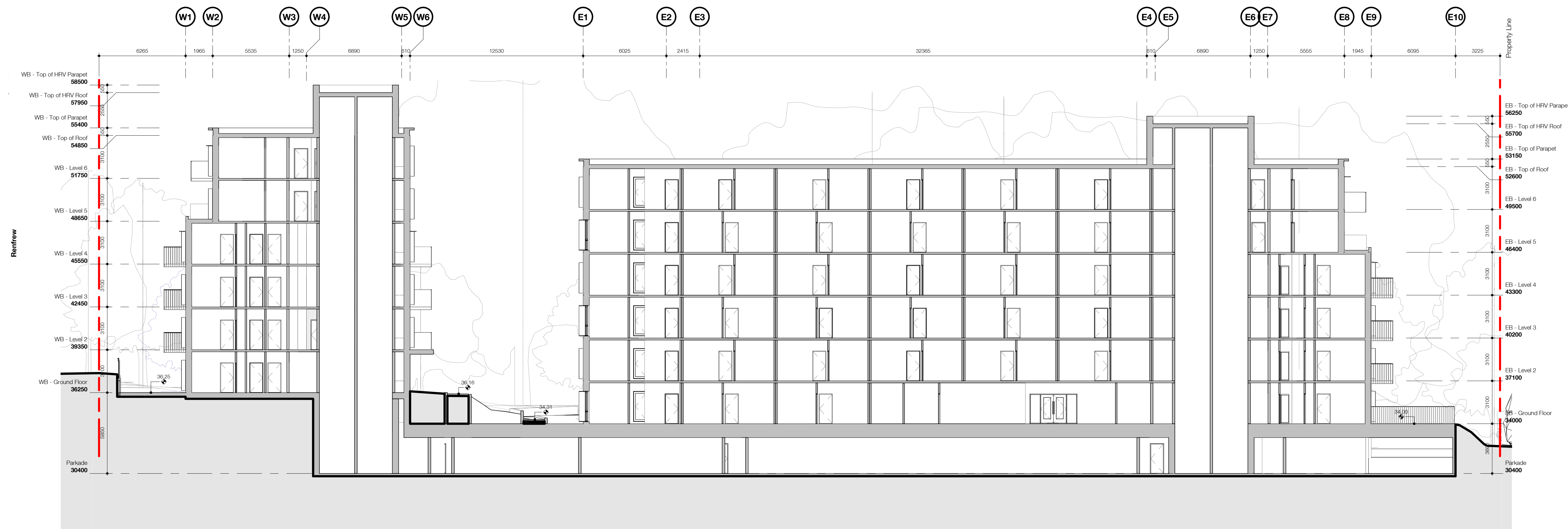
West Building – West Elevation



West Building – East Elevation

1:150

Building Sections



Site Section



West Building Section



East Building Section

Perspective View



Northwest corner (Venables St. with Renfrew St.)
Artist's rendering, subject to change

Perspective View



South Courtyard (Lane)
Artist's rendering, subject to change

Perspective View



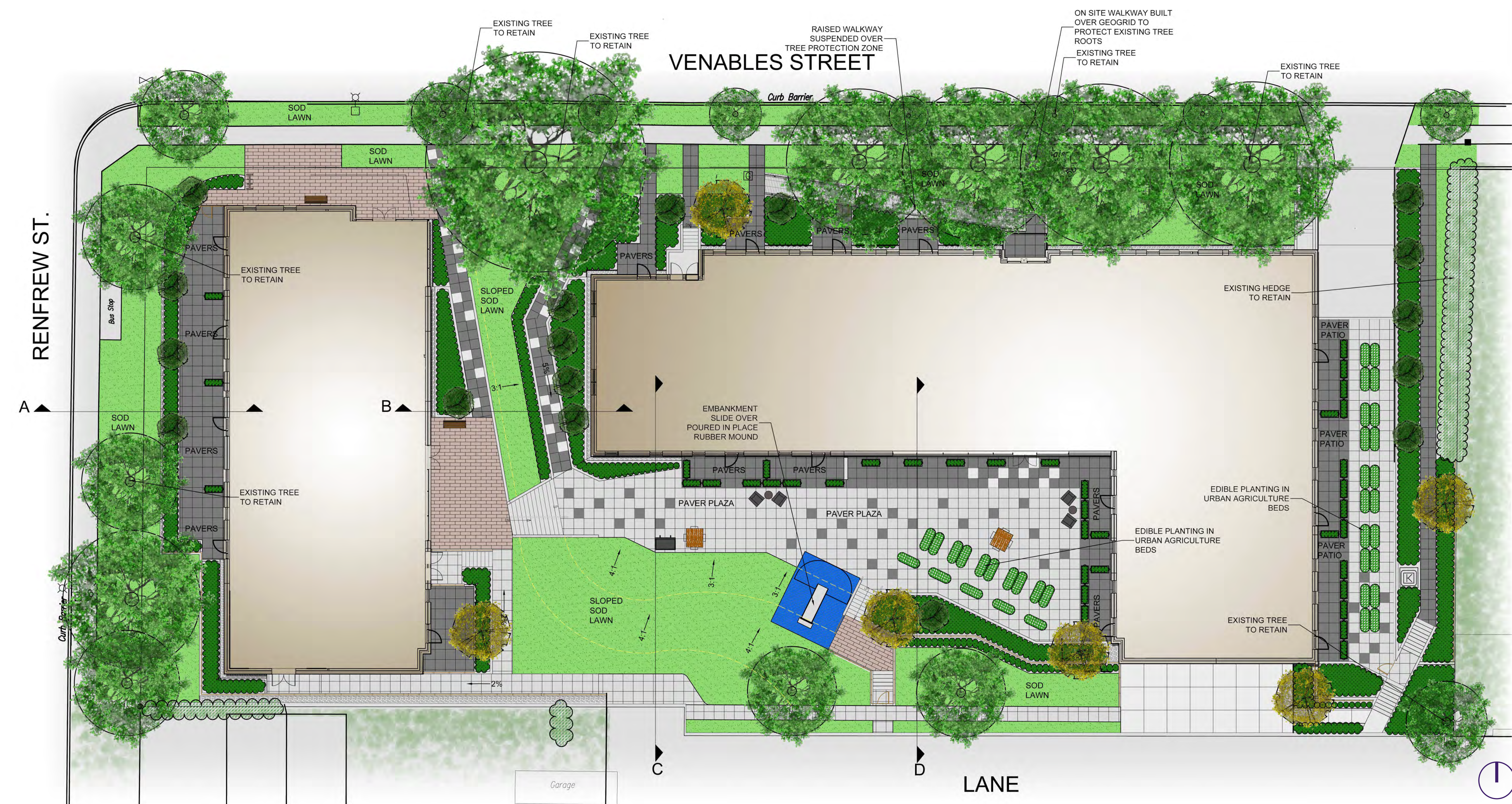
Northeast corner (Venables St.)
Artist's rendering, subject to change

Landscape

Landscape Plan

The Brightside development on Venables and Renfrew is poised to become a vibrant and resilient community that supports seniors and families. The central courtyard serving both buildings includes a paved plaza with urban agriculture beds for edible landscaping, seating areas, and a communal barbecue. The community garden plots are centrally located to benefit from southern sun exposure while creating opportunities for social interaction, food-production and community-building.

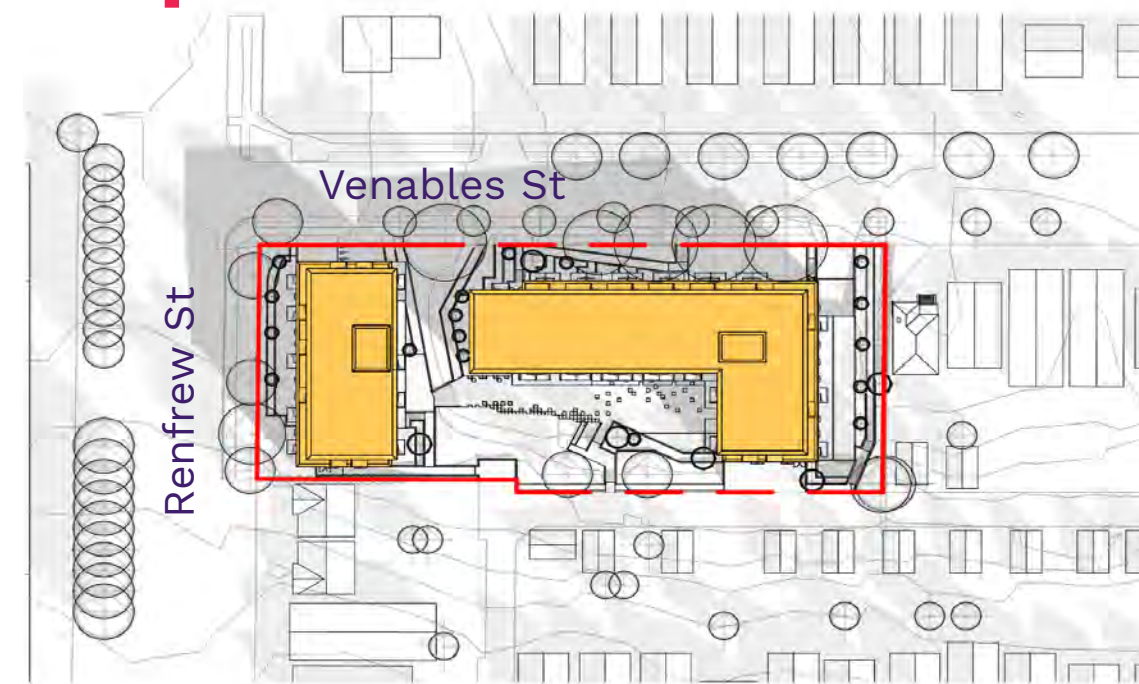
A family play area with a slide built over a rubber mound, and a large lawn area for children, serves to create a safe and active space. Paved walkways provide accessibility throughout the site. The paved walkways from ground units facing Venables Street are designed to protect the existing tree roots to retain trees on site.



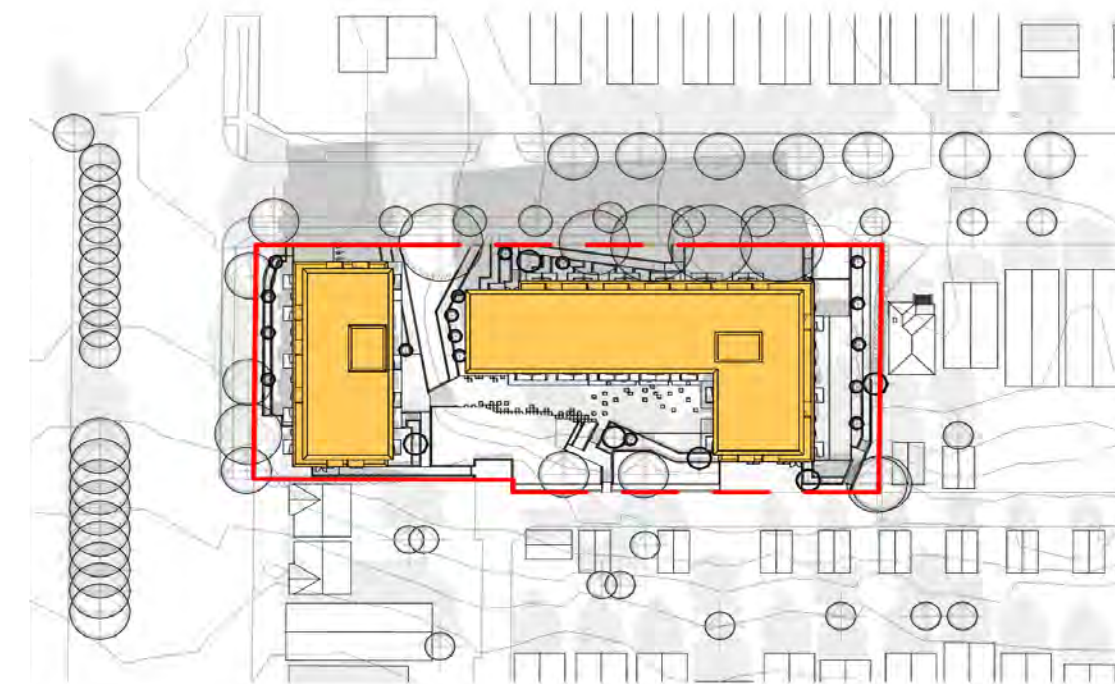
Landscape concept images

Shadow Studies

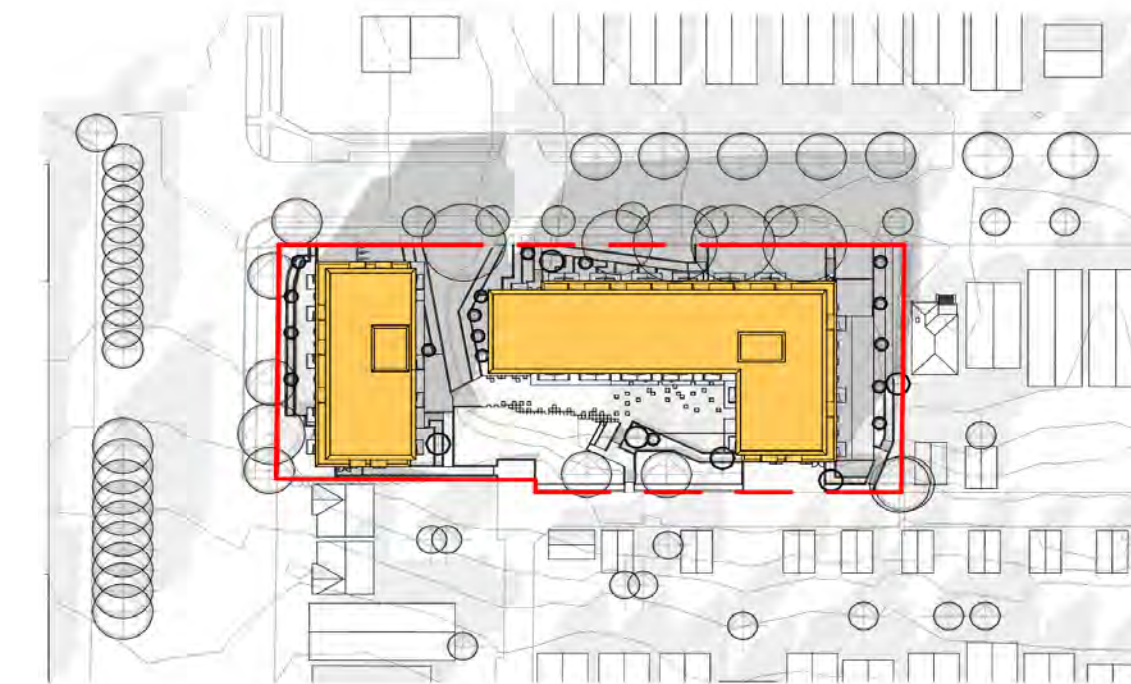
Equinox – March 21



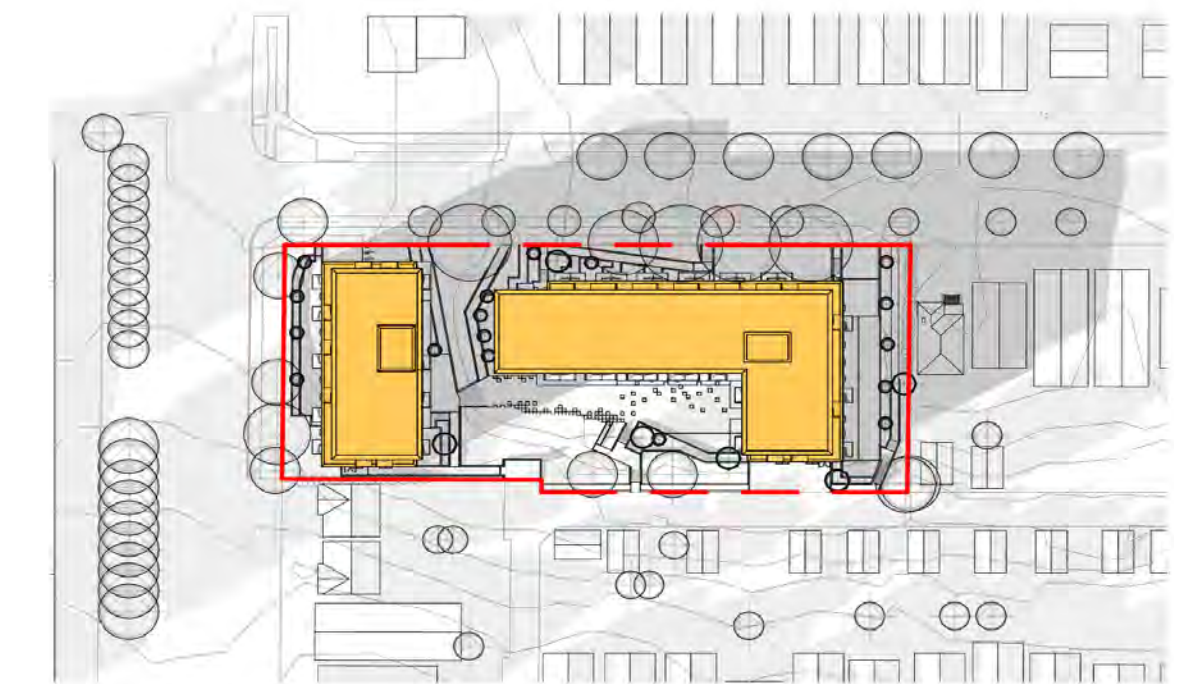
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12:00 pm

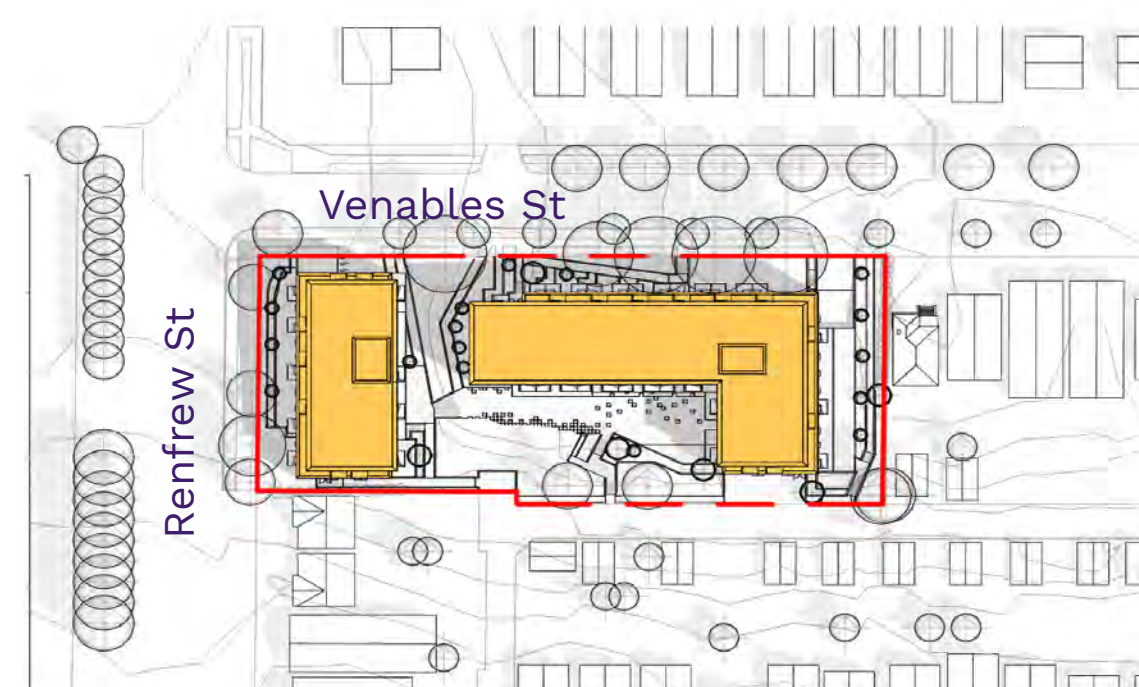


2:00 pm

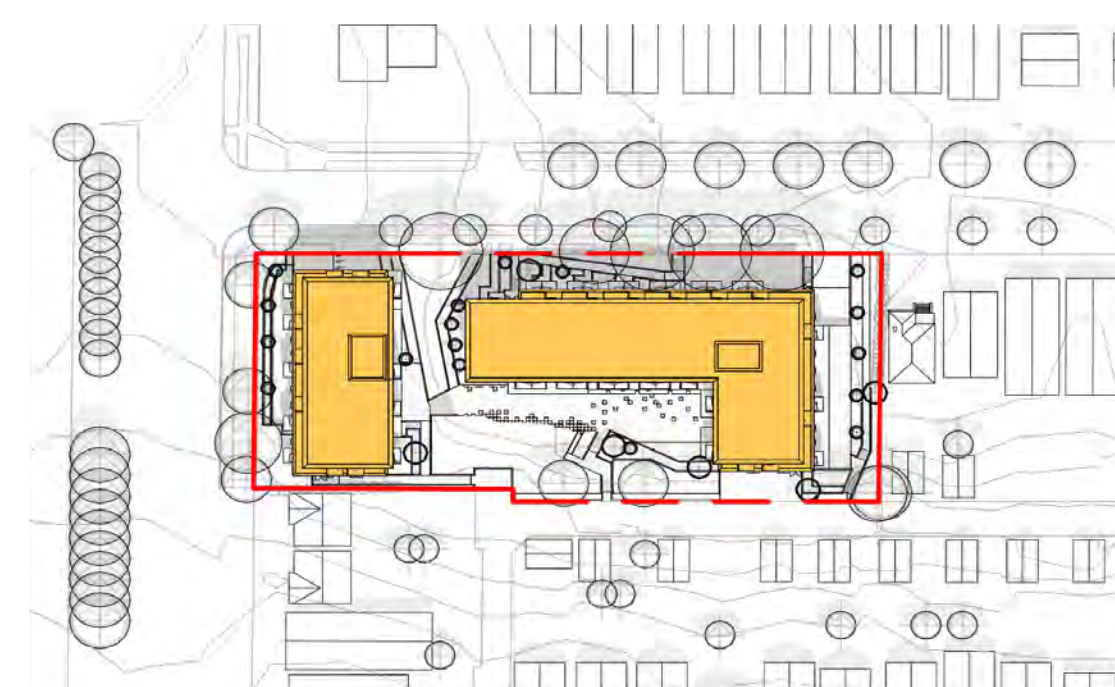


4:00 pm

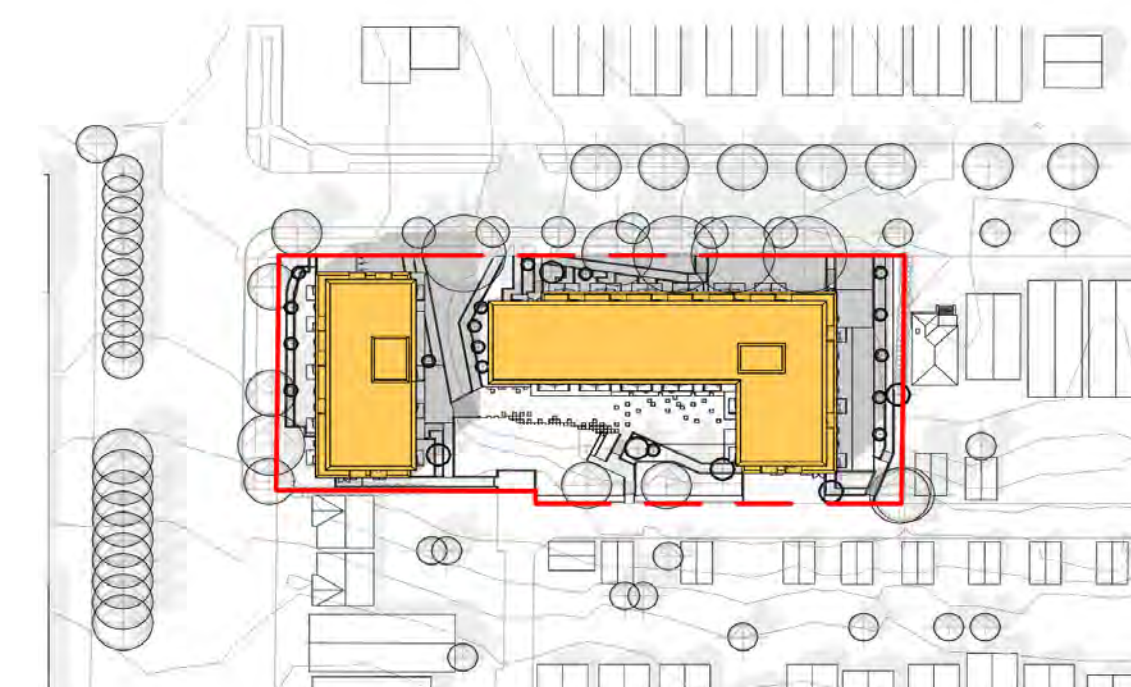
Summer Solstice – June 21



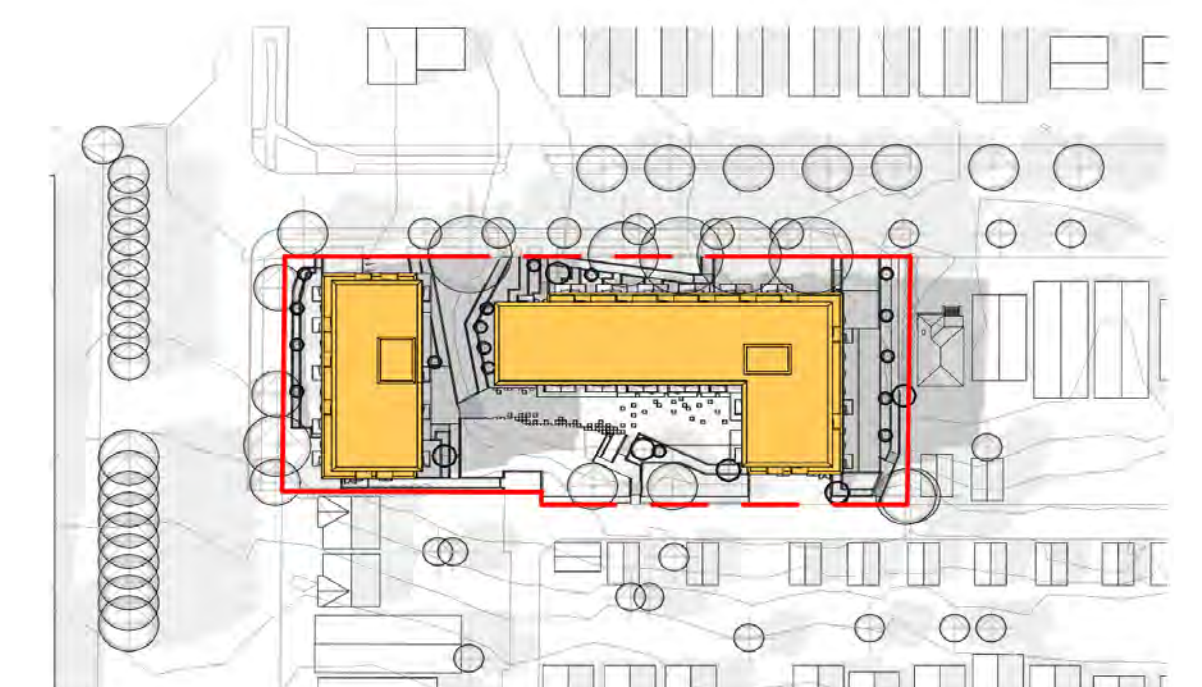
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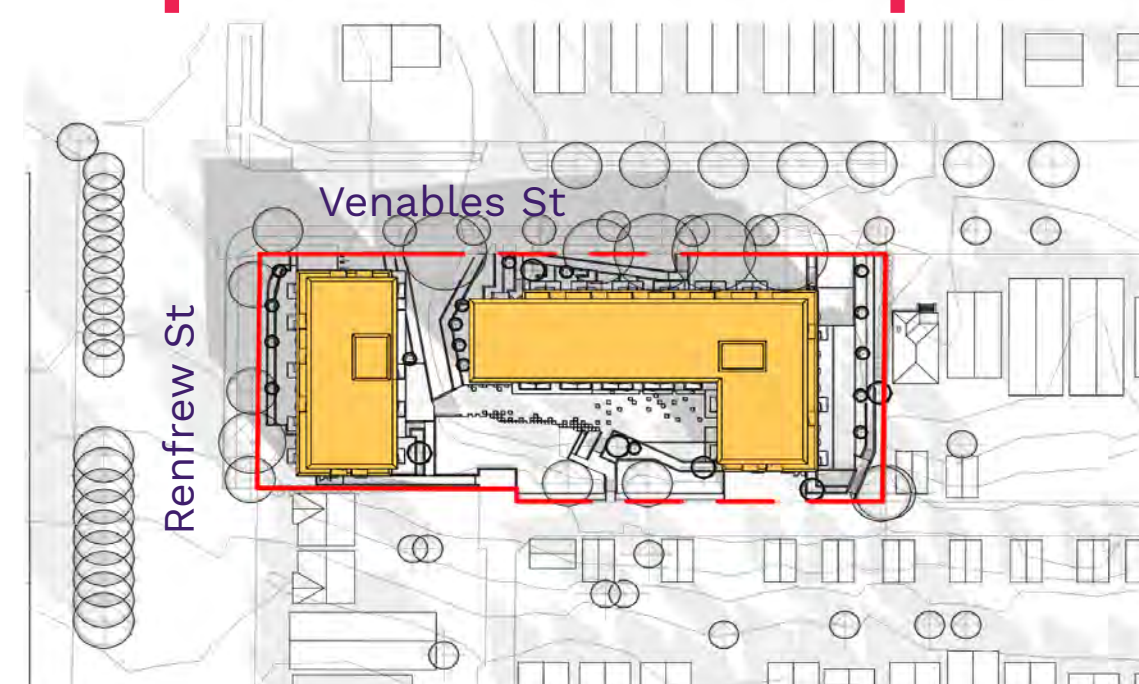


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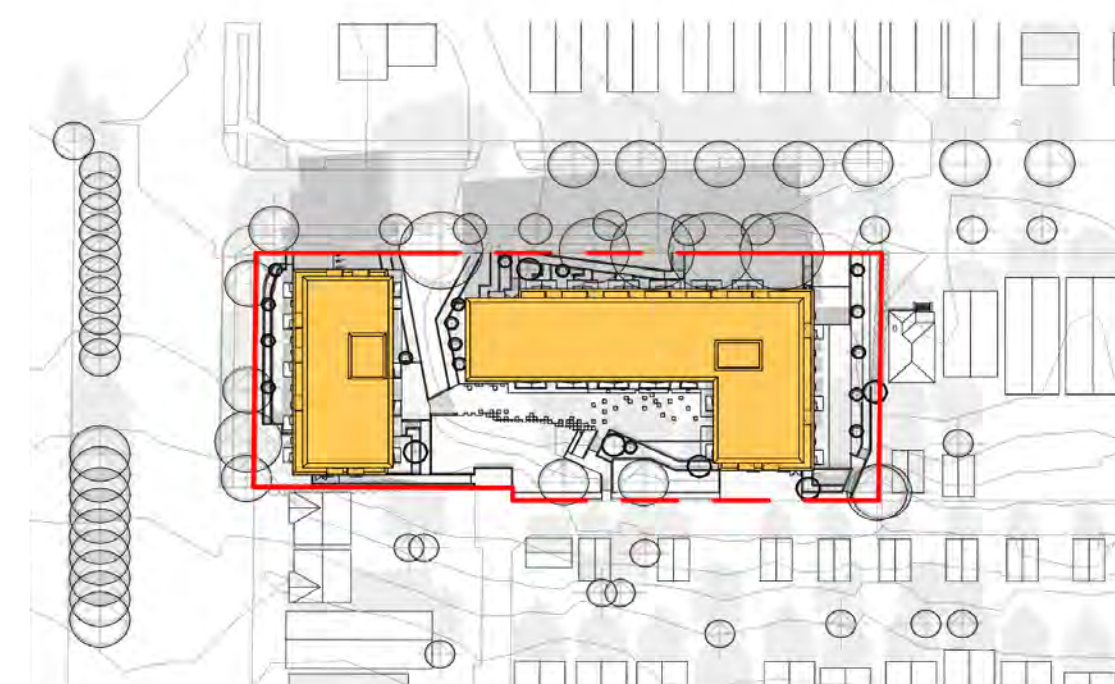


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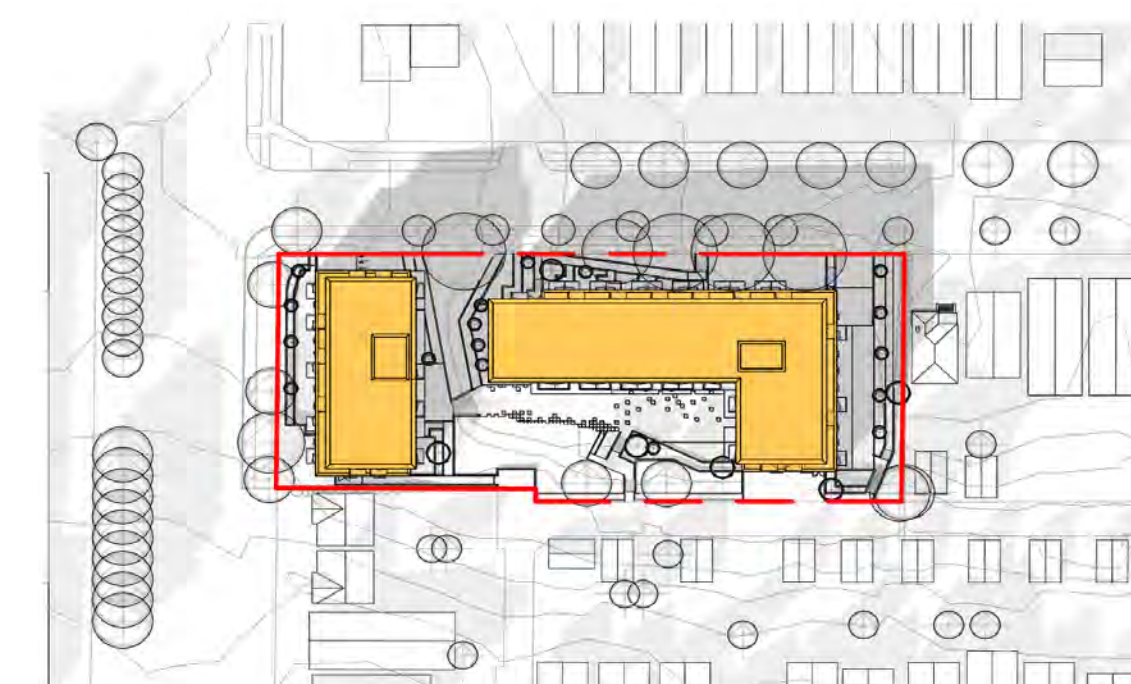
Equinox – September 21



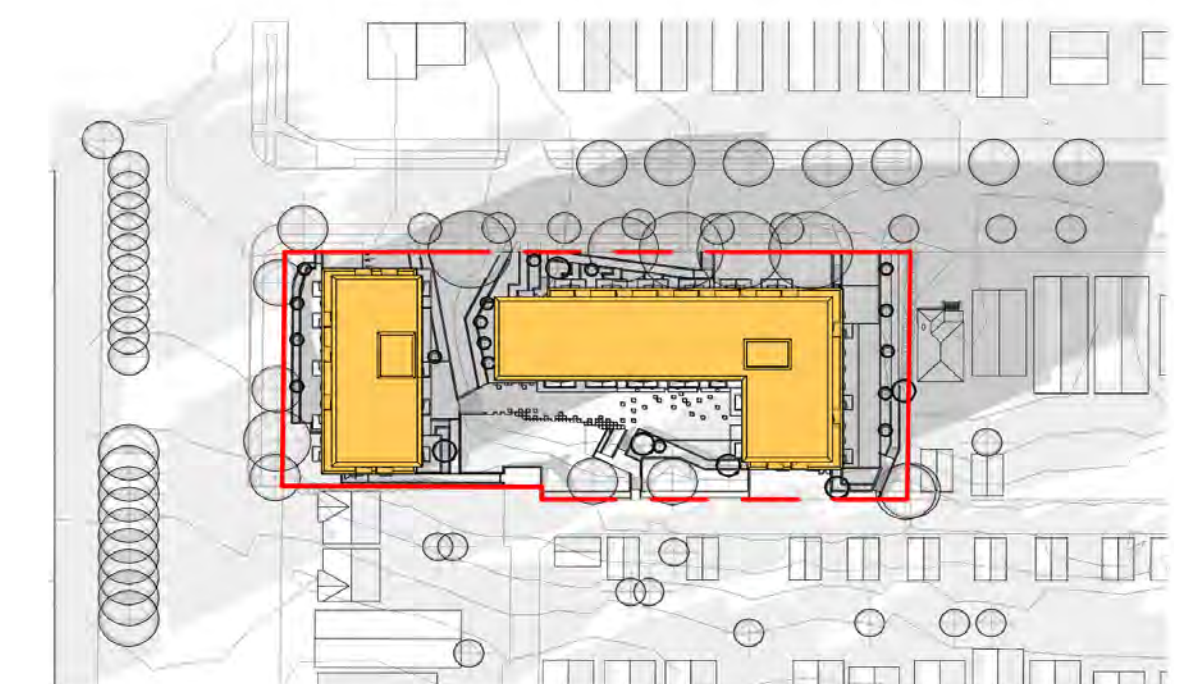
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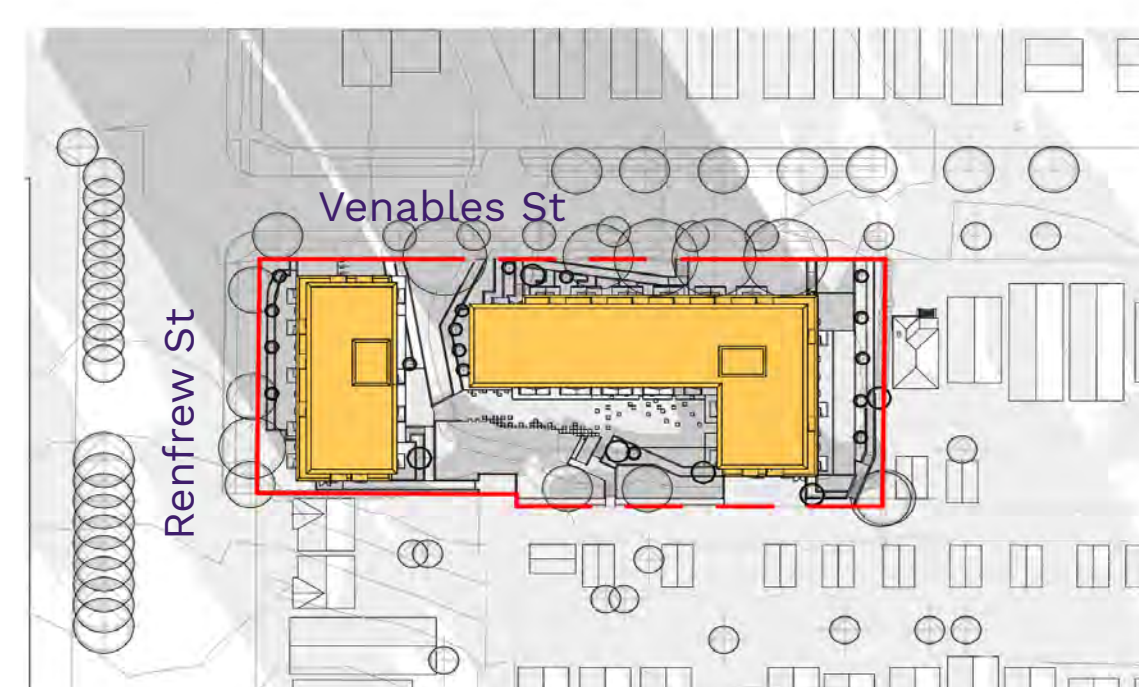


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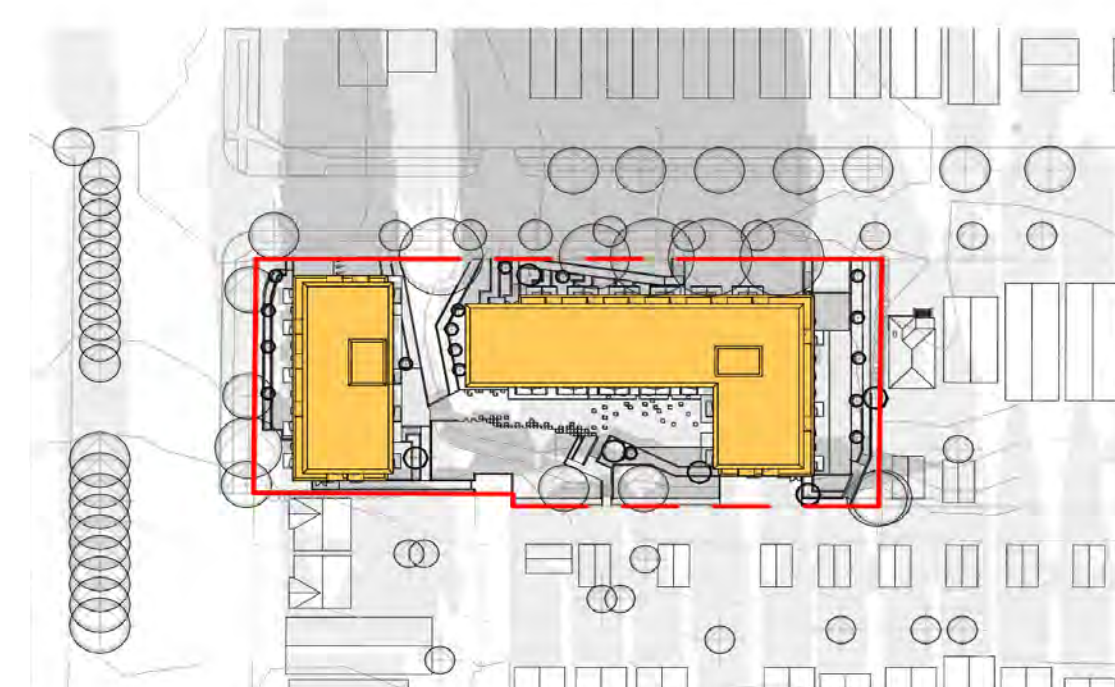


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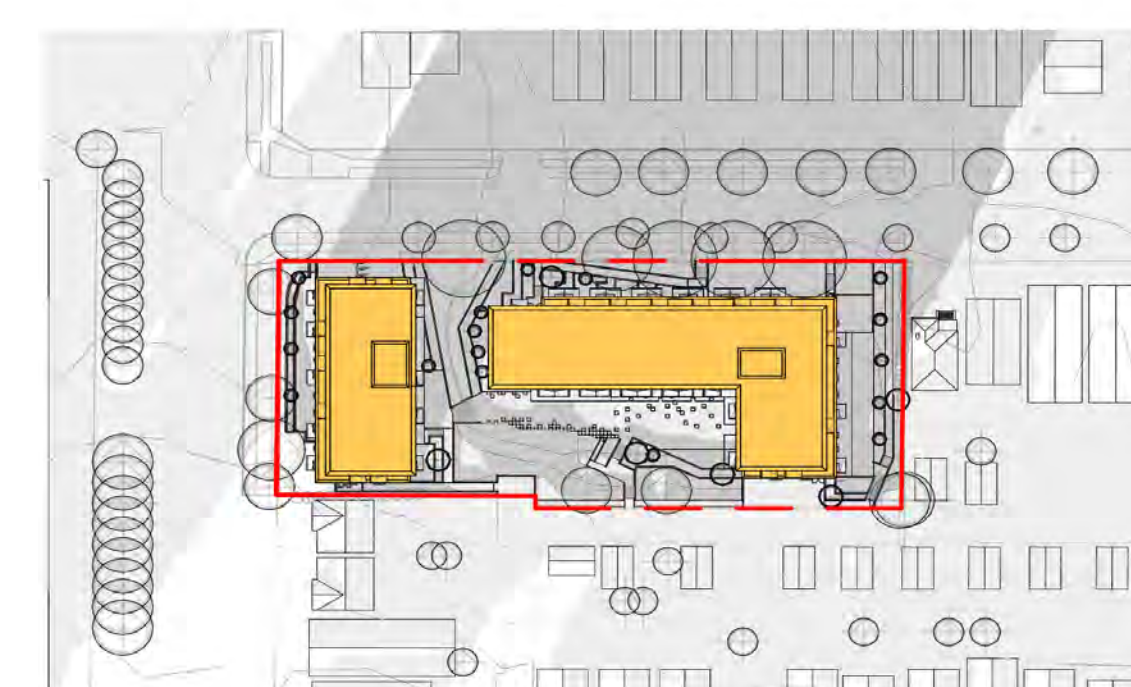
Winter Solstice – December 21



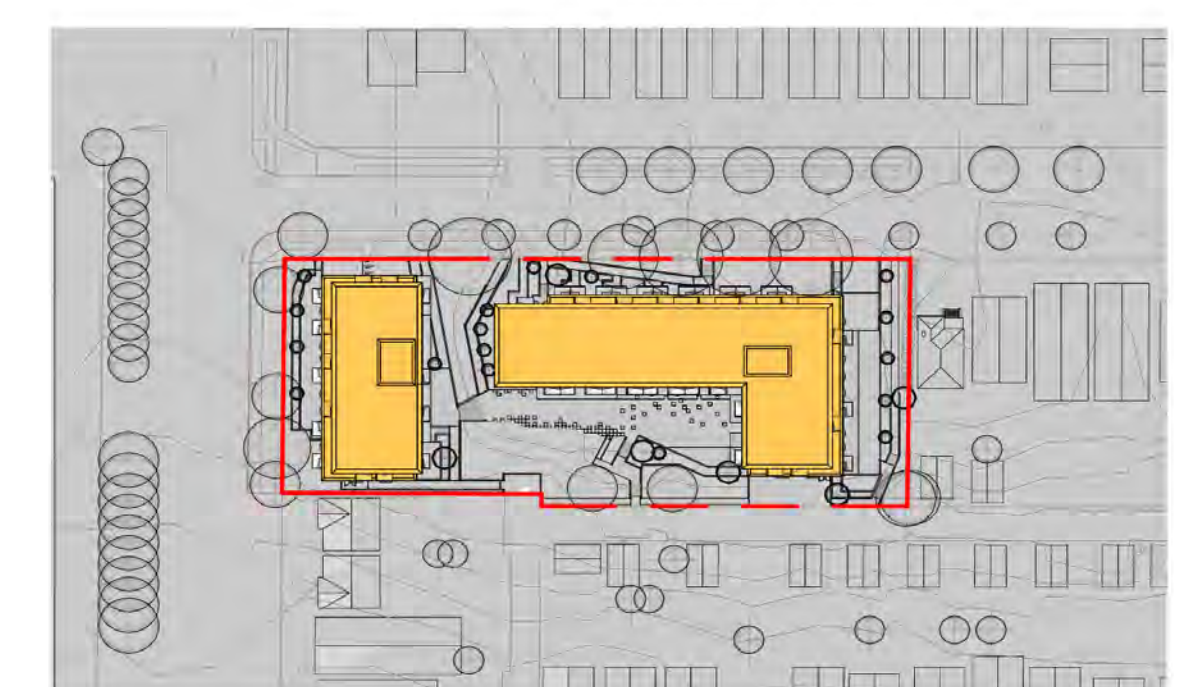
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12:00 pm



2:00 pm



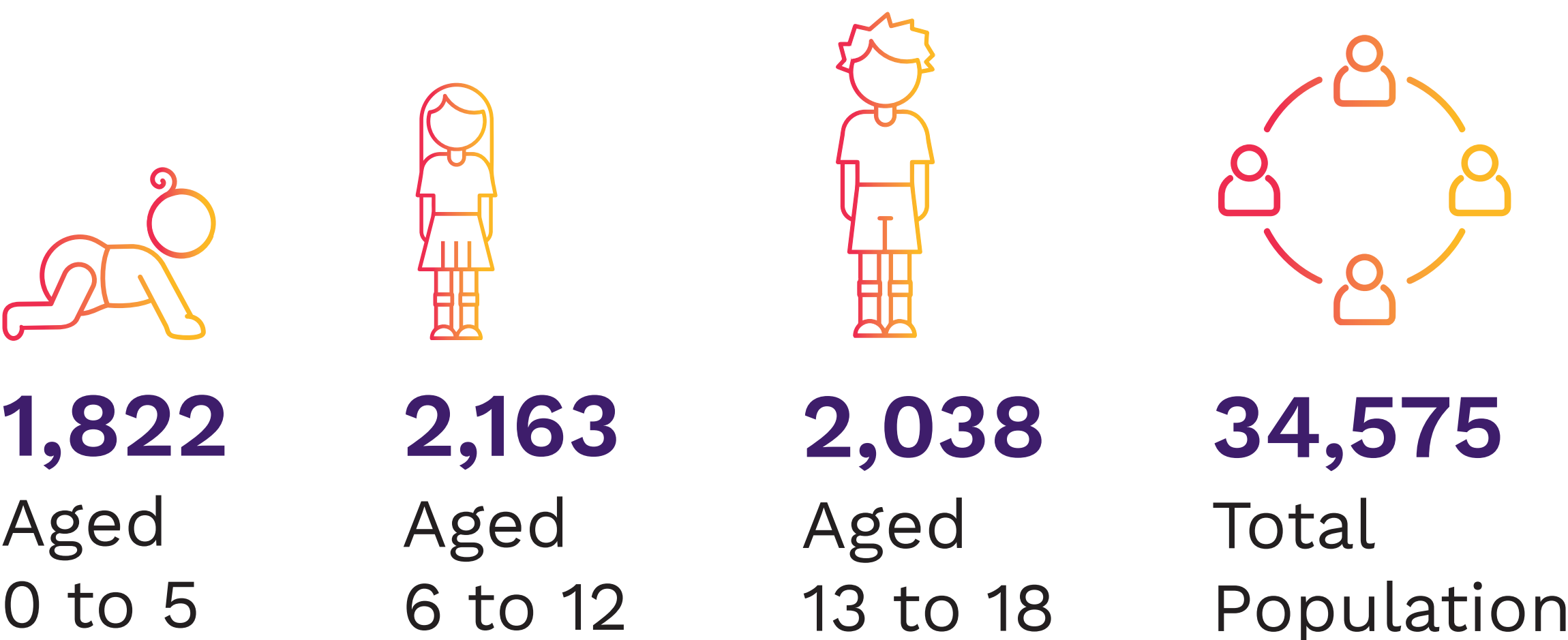
4:00 pm

Let's Talk Family, Seniors, and Rental Housing

Family Housing

Through the *Building BC: Community Housing Fund*, Brightside is able to provide stable, affordable rental housing for independent seniors and families.

According to data from the last census (2016) there are 6,023 residents under 18 in Hastings Sunrise:



- 19.7% of families, and 64.2% of lone parent families, with children under 6 are below the after-tax Low Income Measure.
- 6.0% of families, and 24.4% of lone parent families, with children under 6 are below half of the after-tax Low Income Measure

Source: earlylearning.ubc.ca

2018 BC Seniors' Poverty Report Card Statistics

- British Columbia has the highest seniors (64+ years old) poverty rate in Canada.
- Almost 1 in 5 B.C. seniors are living in unaffordable housing.
- Almost 6,000 seniors are on BC Housing's Housing Registry.
- The number of homeless seniors in Metro Vancouver grew by 284% between 2008 and 2017.



Brightside BBQ

Rental Market Report CHMC (2018):

- For the fourth consecutive year, average rents have increased faster (6.2%) than the provincially-allowable increase (4.0%).
- Vancouver's rental vacancy rate is currently at 0.8%.

Rental Market Statistics Summary by Zone CHMC, Hastings Sunrise:

- The vacancy rate in East Hastings was estimated to be 0.5% in October 2018.

Canadian Rental Housing Index (2018):

- 43% of renter households are spending more than 30% of their annual income on rent and utilities.
- 22% of renter households are spending more than 50% of their annual income on rent and utilities.

Brightside's Resident Relocation Support

City of Vancouver Non-Profit Tenant Relocation Policy requires:

MOVE-OUT AND MOVE BACK SUPPORT:

- \$750.00 for Studios and 1-Bedrooms or
- Arrangements for insured moving services

FINANCIAL SUPPORT:

- One month of free rent if a Notice to End Tenancy is issued

OTHER REQUIREMENTS:

- Provide the Right of First Refusal at affordable rates
- Encouraged to do individualized survey and one-on-one meeting
- Assist tenants finding affordable new homes that rent not higher than what they are eligible for
- When needs are identified, connect residents with the right support

Brightside Community Homes Foundation provides:

MOVE-OUT AND MOVE BACK SUPPORT:

- \$862.50 for Studios and 1-Bedrooms or
- Arrangements for insured moving services
- Arranging for packing services and providing moving supplies (boxes, packing paper, and tape)
- Taxi vouchers to and from viewings, lease signings, and move-in and move-out inspections
- No charges for furniture left behind

FINANCIAL SUPPORT BASED ON LENGTH OF TENANCY (AS PER PREVIOUS CITY POLICY):

- below 5 years = 2 months rent
- 5 to 9 years = 3 months rent
- 10 to 20 years = 4 months rent
- over 20 years = 6 months rent

OTHER SERVICES PROVIDED:

- Provides the Right of First Refusal at the same rent (geared to income)
- Priority status in transferring to other Brightside buildings
- Dedicated team to support residents through relocation and transition process
- Conducts one-on-one interviews and surveys in an office within the building
- Hires interpreters if necessary
- Office Hours in the building every week
- Assists residents in finding suitable accommodation and applying for alternative housing
- Accommodates accessibility upgrades
- Supports and assists residents to access resources based on their needs, for example helping residents complete and submit applications for BC Housing or other non-profit housing providers