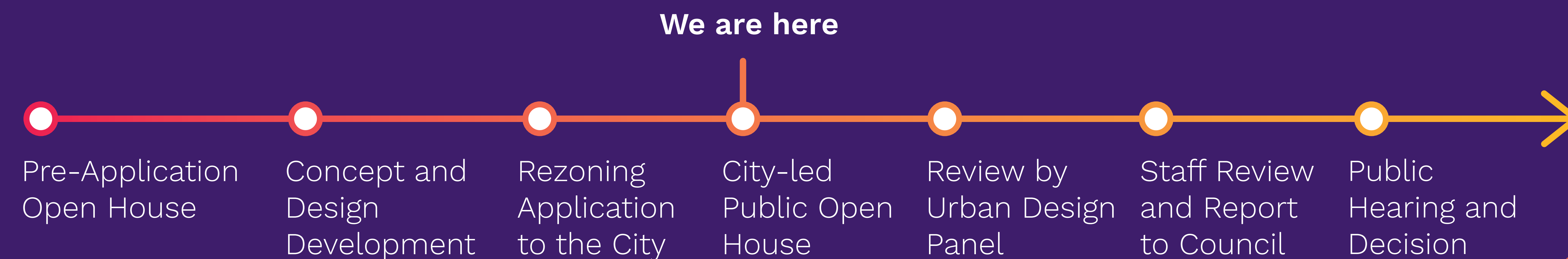


Welcome

In partnership with BC Housing and Wall Financial Corp., Brightside is pursuing an opportunity to develop 349 East 6th Avenue, adjacent to our Mount Pleasant Lions Manor building at 325 East 6th Avenue. The proposal is to replace the existing 36 units at 325 East 6th Avenue with approximately 82 units of social housing for seniors, families, and people with disabilities at 349 East 6th Avenue.

Timeline

In February 2020, we started engaging with the community in Mount Pleasant through door-to-door conversations and online with immediate neighbours and stakeholders. We have also been engaging with our residents currently living at Mount Pleasant Lions Manor on an ongoing basis regarding this proposal. We held a Pre-Application Open House on March 2, 2020 to hear early feedback from the community. There will be other opportunities to learn about the project and provide input as we progress through the City's review process:



If you have any comments or questions about this process, please email east6th@brightsidehomes.ca.

About Brightside

Brightside is one of Vancouver's longest standing non-profit societies with over 65 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.



Brightside BBQ

About Mount Pleasant Lions Manor

Constructed in 1968, Brightside's Mount Pleasant building is located at 325 East 6th Avenue. Mount Pleasant Lions Manor is a two-storey wood-framed building with a total of 36 homes. All current residents are seniors. Our priority is to ensure we're able to meet the needs of current and future residents in the long-term. 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.



325 East 6th Avenue (Mount Pleasant Lions Manor)

Project Overview

Current Use and Proposal

349 EAST 6TH AVENUE

BC Housing and Wall Financial Corporation (WFC) have worked in partnership to acquire the property at 349 East 6th Avenue, located east of Brightside's existing property at 325 East 6th Avenue. Working with Brightside, these parties have come to an agreement to develop a new building at 349 East 6th Avenue to be owned and operated by Brightside as social housing for seniors, families, and people with disabilities. As part of the agreement, BC Housing is assisting with the financing while WFC is assisting with the development of the proposed social housing building.

Upon completion of construction, Brightside will take ownership of the new building at 349 East 6th Avenue and the current residents from 325 East 6th Avenue will move into the new property. WFC will then acquire the property at 325 East 6th Avenue from Brightside. This plan will allow Brightside to add 46 net new social housing units to the area while limiting the disruption to the existing residents next door. Once the project is complete, Brightside's residents at 325 East 6th Avenue will be able to move directly into their newly constructed homes at 349 East 6th Avenue, without the need for any temporary relocation.

Key Project Goals

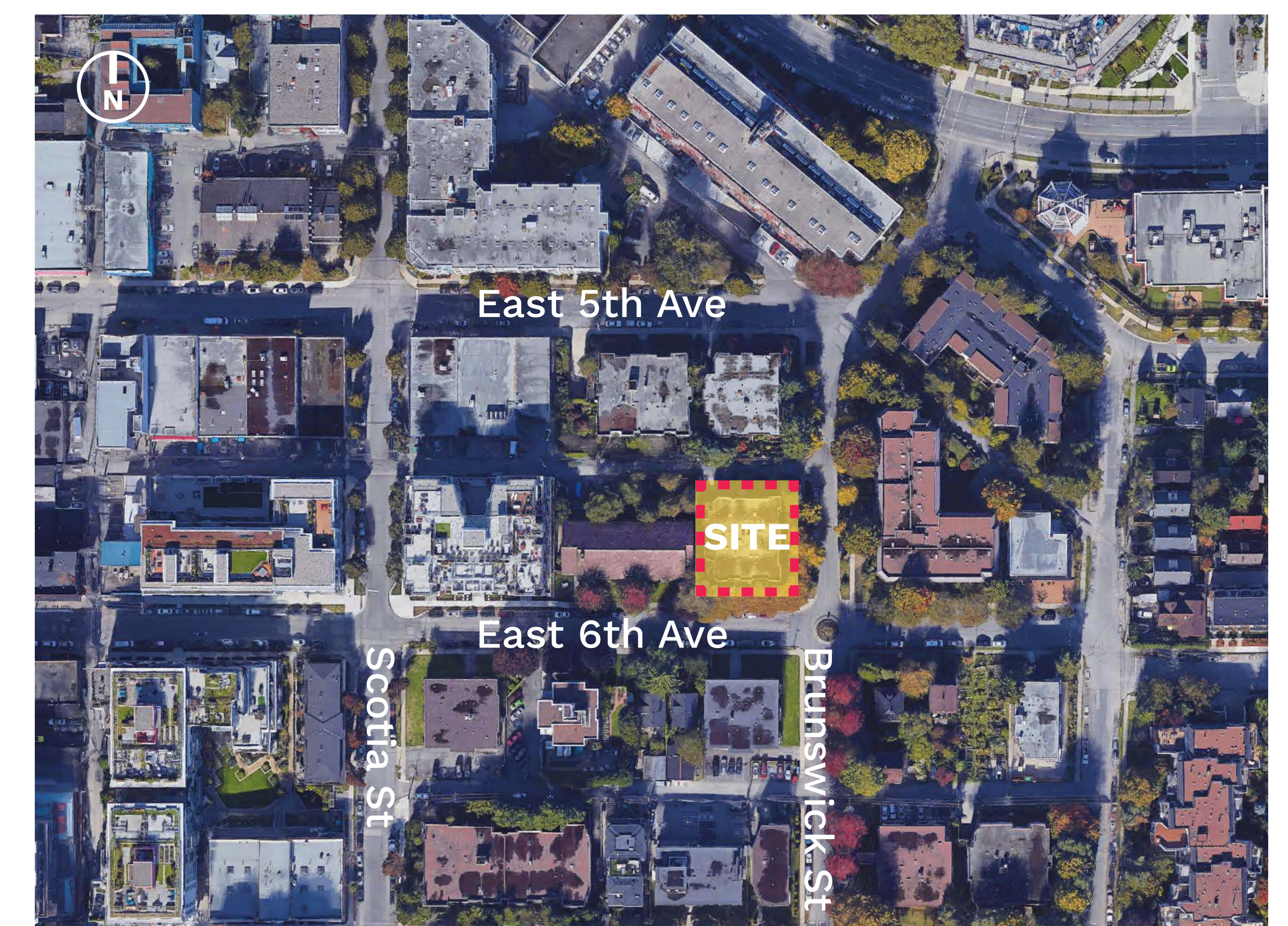
- Provide additional secured, affordable non-market housing to residents of Vancouver in a period of crisis.
- Provide accessible housing for families, seniors, and people with disabilities.
- Create opportunities for a social community to grow and foster a sense of ownership and pride.
- Establish distinctive 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 smaller carbon footprint.
- Reduce disruption to residents by making it possible for them to move directly into their new homes once the building is complete and ready for occupancy.

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

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



349 East 6th Avenue (Landmark House)



349 East 6th Avenue (Landmark House)

Building Design

Design rationale

The proposed development has been cultivated in response to a vision of building and fostering resilient communities. The development is intended to offer affordable housing options for seniors, people with disabilities, and families. The design is intended to optimize opportunities for resident health, independence, participation, and security in order to enhance quality of life for all residents.

Shared amenity spaces are designed to encourage resident interaction - from unstructured family play spaces at grade through to urban agriculture on the roof.

The proposed design includes the retention of six mature trees along East 6th Avenue and two mature trees along Brunswick Street. The massing and underground parking structure have been designed to support the preservation of these trees.

Generous setbacks on both the east and west sides of the building, shape a slender profile along East 6th Avenue. The building's orientation enhances visual porosity through the site to the North Shore mountains, while cultivating additional green space at grade.

The materials have been carefully selected to deliver a high-performing, long lasting exterior that will endure maintenance. Interior finishes will also be carefully selected to be long lasting to minimize future replacement and maintenance.

This project is committed to meeting high standards of sustainability. The project will be designed to achieve the Low Emissions Green Buildings compliance path, of the City of Vancouver's Green Building Policy for Rezoning.



Southeast Isometric View

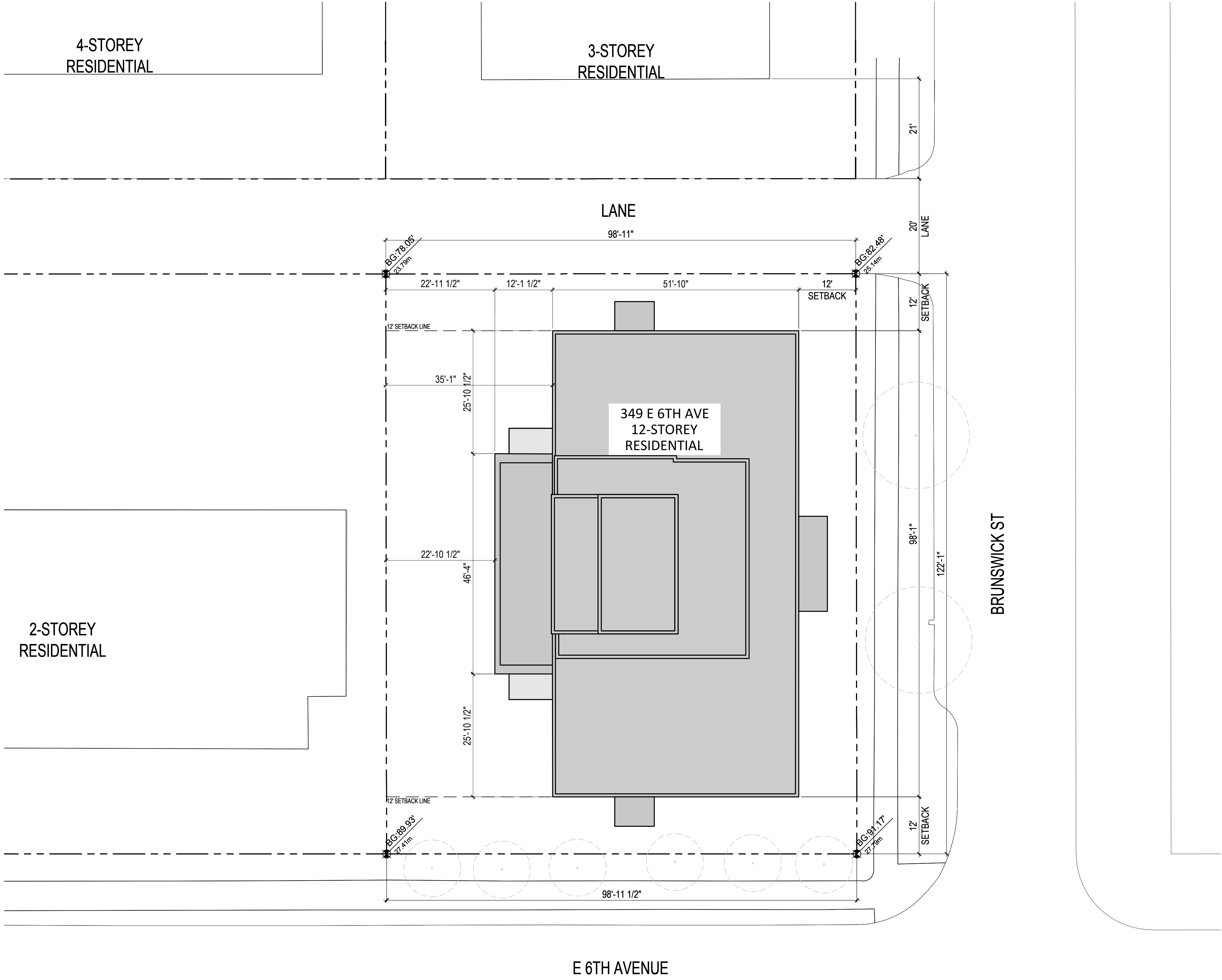


Northeast Isometric View

Site Plan

Key Project Statistics

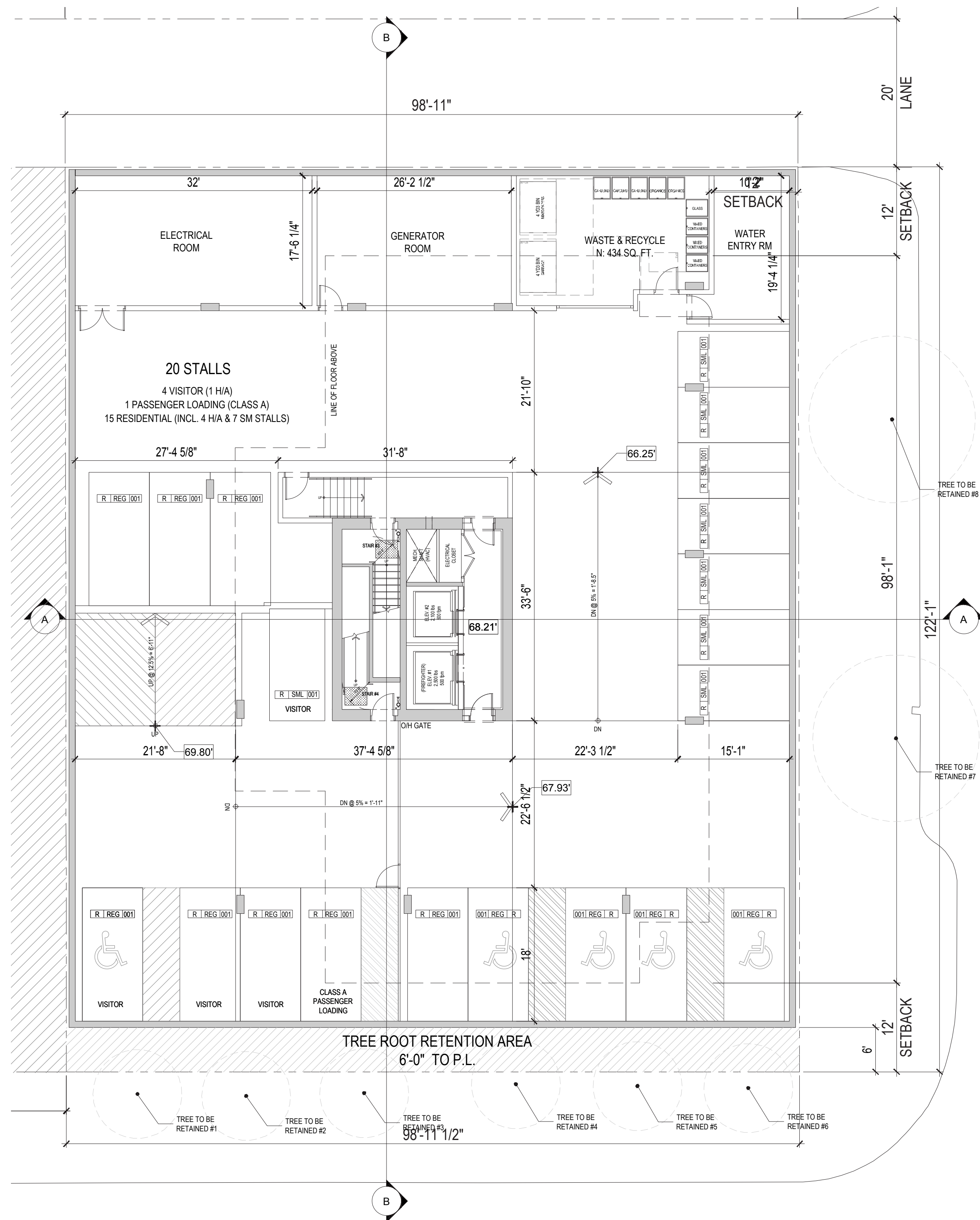
SITE AREA	12,081 SQ.FT.
GROSS FLOOR AREA	63,947 SQ.FT.
TOTAL FSR AREA	58,791 SQ.FT.
FSR	4.87
BUILDING HEIGHT	12 STOREYS
VEHICLE PARKING	20 SPACES (1 PASSENGER LOADING SPACE) (5 ACCESSIBLE)
BICYCLE PARKING	100 CLASS A 6 CLASS B
UNIT MIX	
STUDIO	35
ONE-BED	25
TWO-BED	18
THREE-BED	4
TOTAL UNITS	82



Floor Plans

The proposed project will offer secure underground parking for residents. Bicycle parking and scooter parking will be located in underground portion of level 0 and accessible to all residents.

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



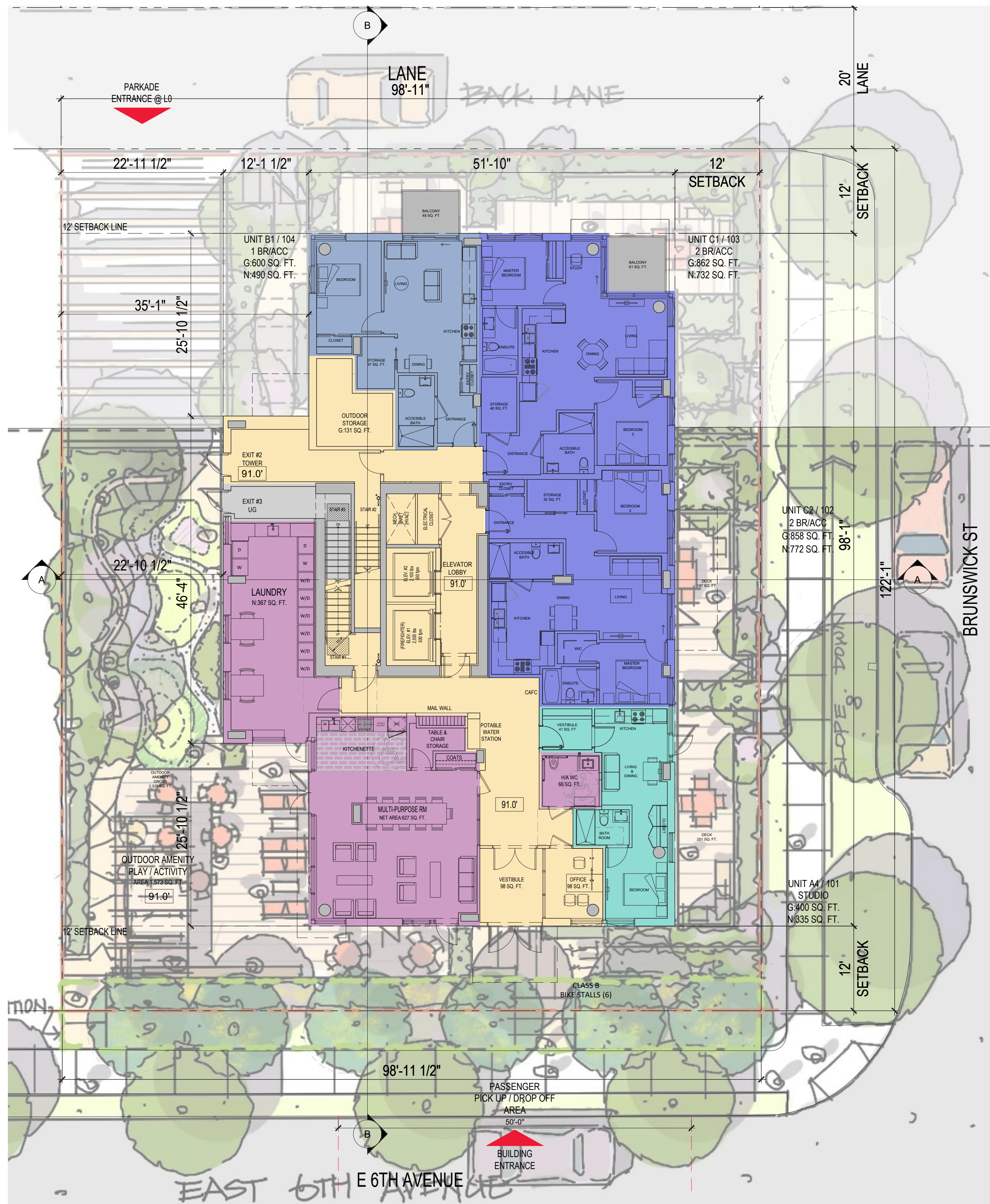
Level P1 Floor Plan



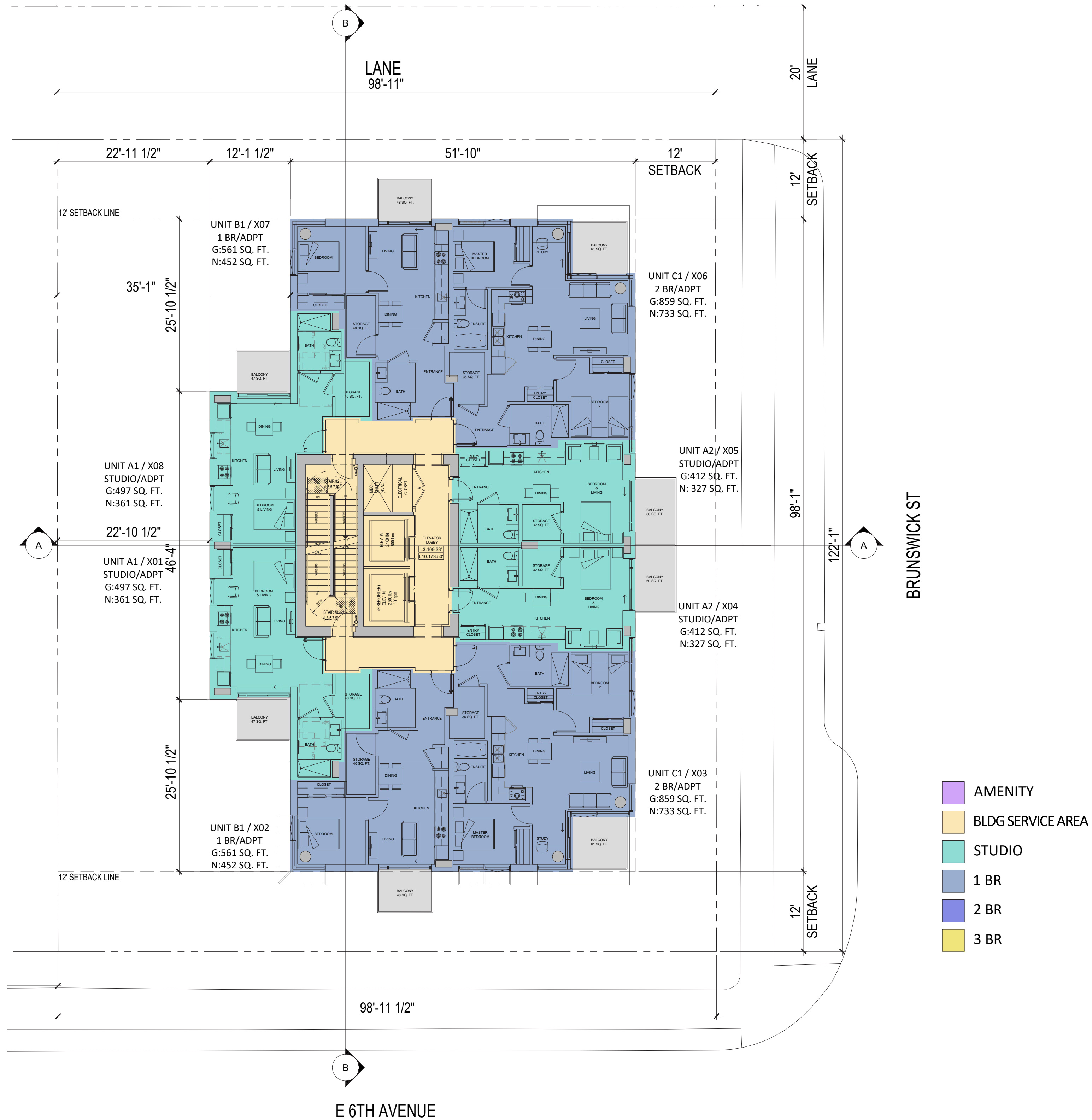
Level 0 Floor Plan

Floor Plans

The proposed development is comprised of 82 units (35 studio, 25 one bedroom, 18 two bedroom and 4 three bedroom suites) in a 12-storey building, including accessible suites designed to offer flexibility for residents with mobility challenges. Amenity spaces have been designed to create opportunities for residents to engage, share their everyday experiences and encourage participation in community activities. The indoor amenity space includes a kitchen, seating and dining areas, while the outdoor amenity space offers seating, and open space for unstructured play. Each of the shared spaces are closely connected to encourage resident interaction and a sense of community.



Level 1 Floor Plan



Level 3-10 Floor Plan

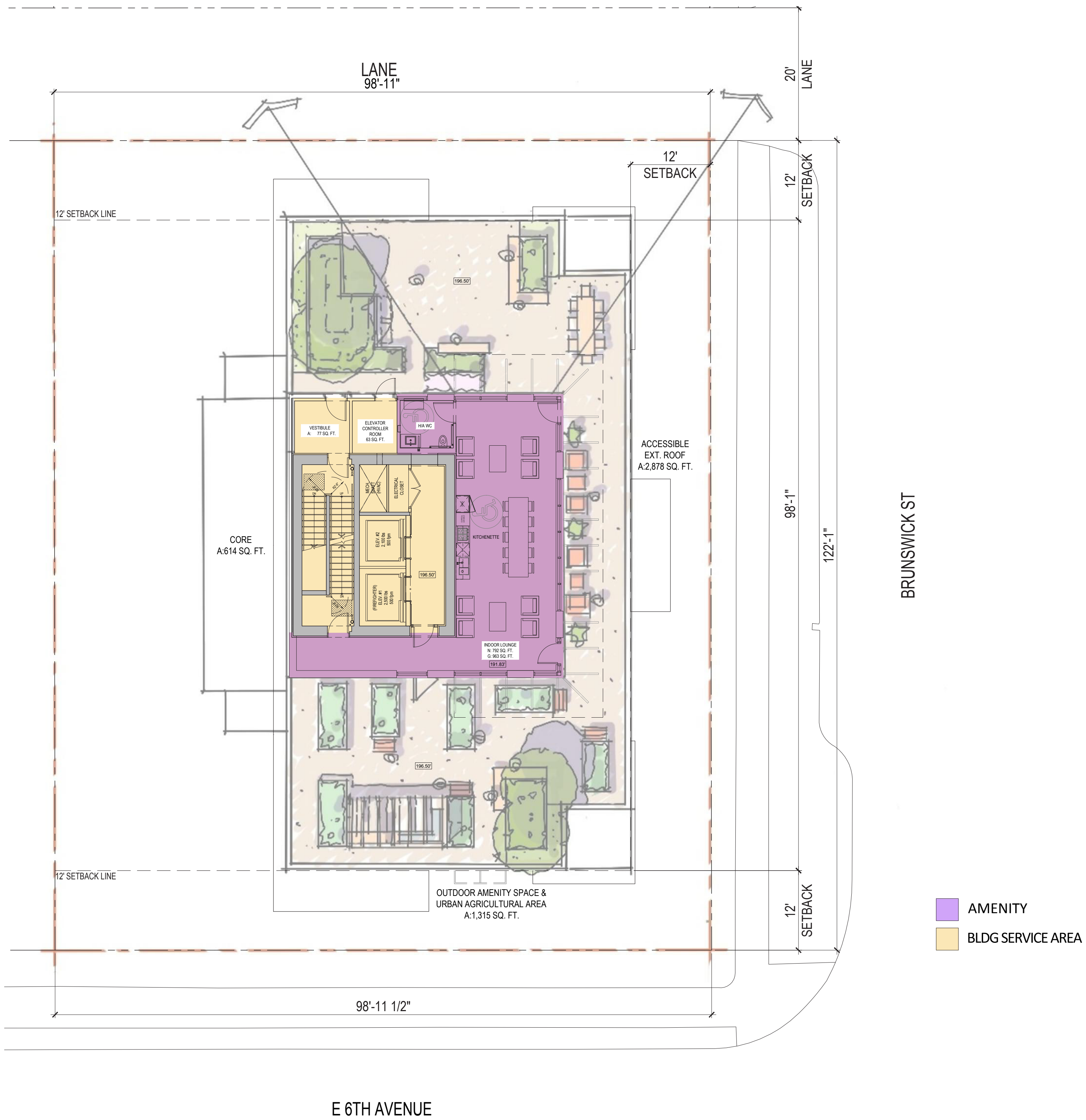


Floor Plans

An additional shared indoor and outdoor amenity space is provided on the roof level. The rooftop amenity space is divided in to three parts; the centre is comprised of an indoor amenity lounge which includes a kitchenette, spaces for shared dining and lounging, the southern end of the roof includes a community garden which can be tended to by residents, while the northern end offers large plantings, a space for shared outdoor dining and benches for residents to retreat, enjoy the views or gather with other residents. Each unit will also have a balcony, offering private outdoor space to all residents.



Level 11 Floor Plan



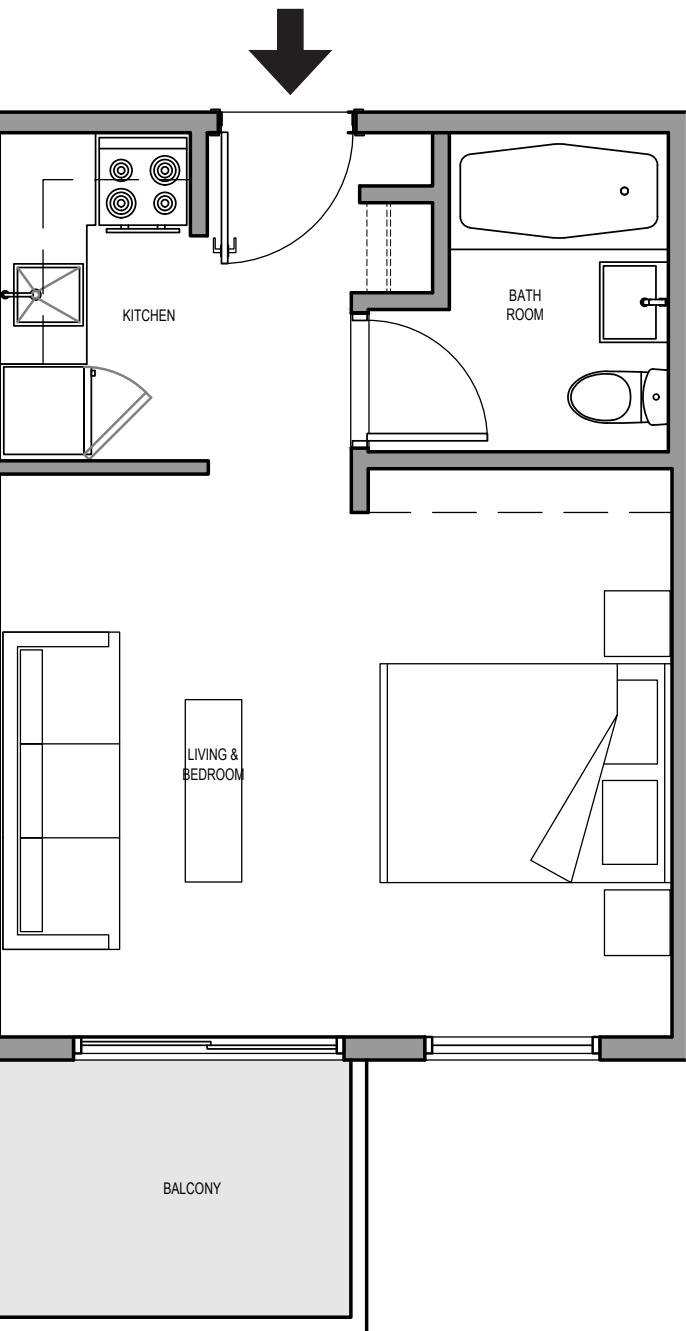
Level 12 Floor Plan



Unit Layouts

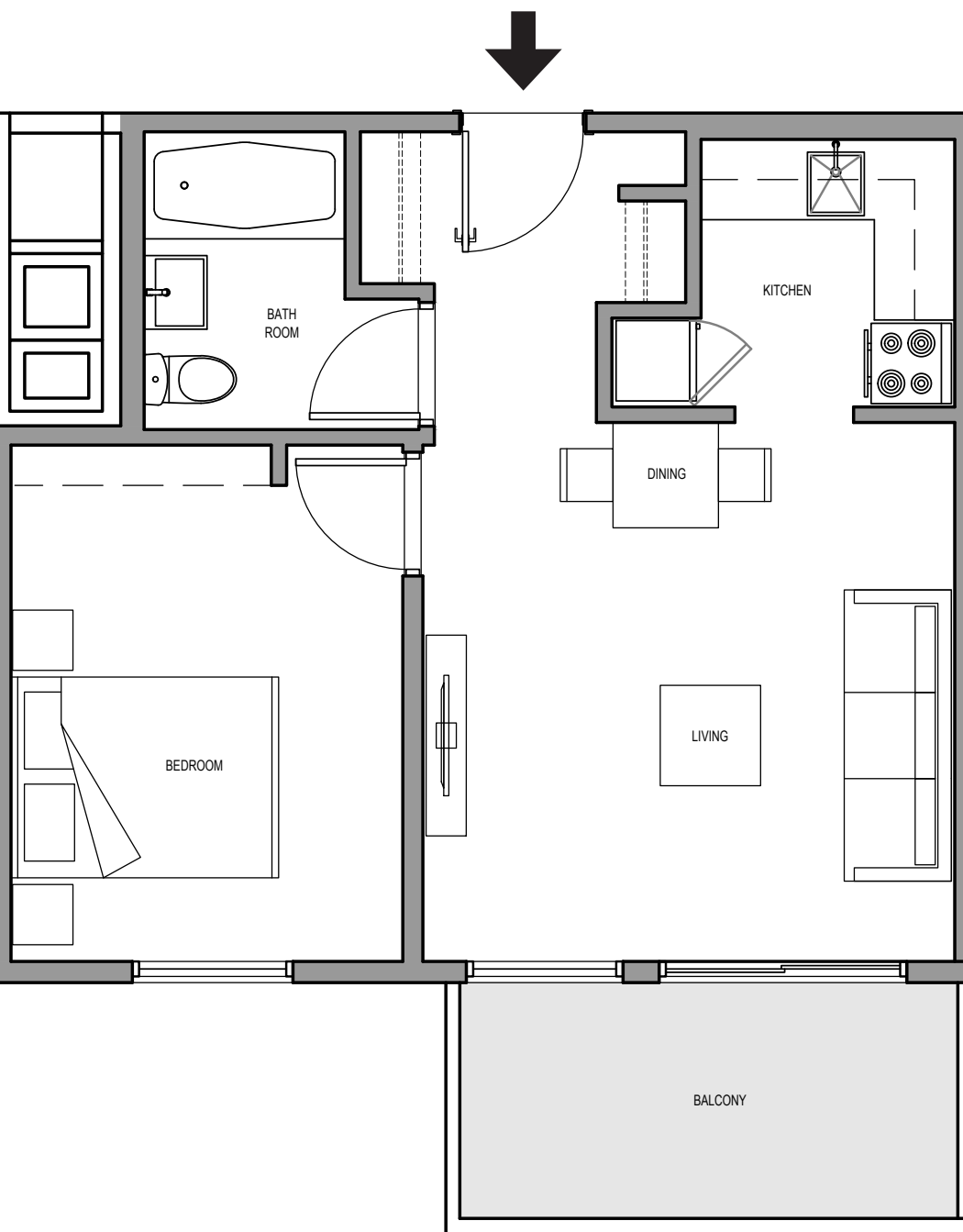
Lions Manor Existing Unit Plans

Existing Studio



TYPICAL STUDIO SUITE
GROSS AREA: 342 SQ.FT.
NET AREA: 317 SQ.FT.
BALCONY: 48 SQ.FT.

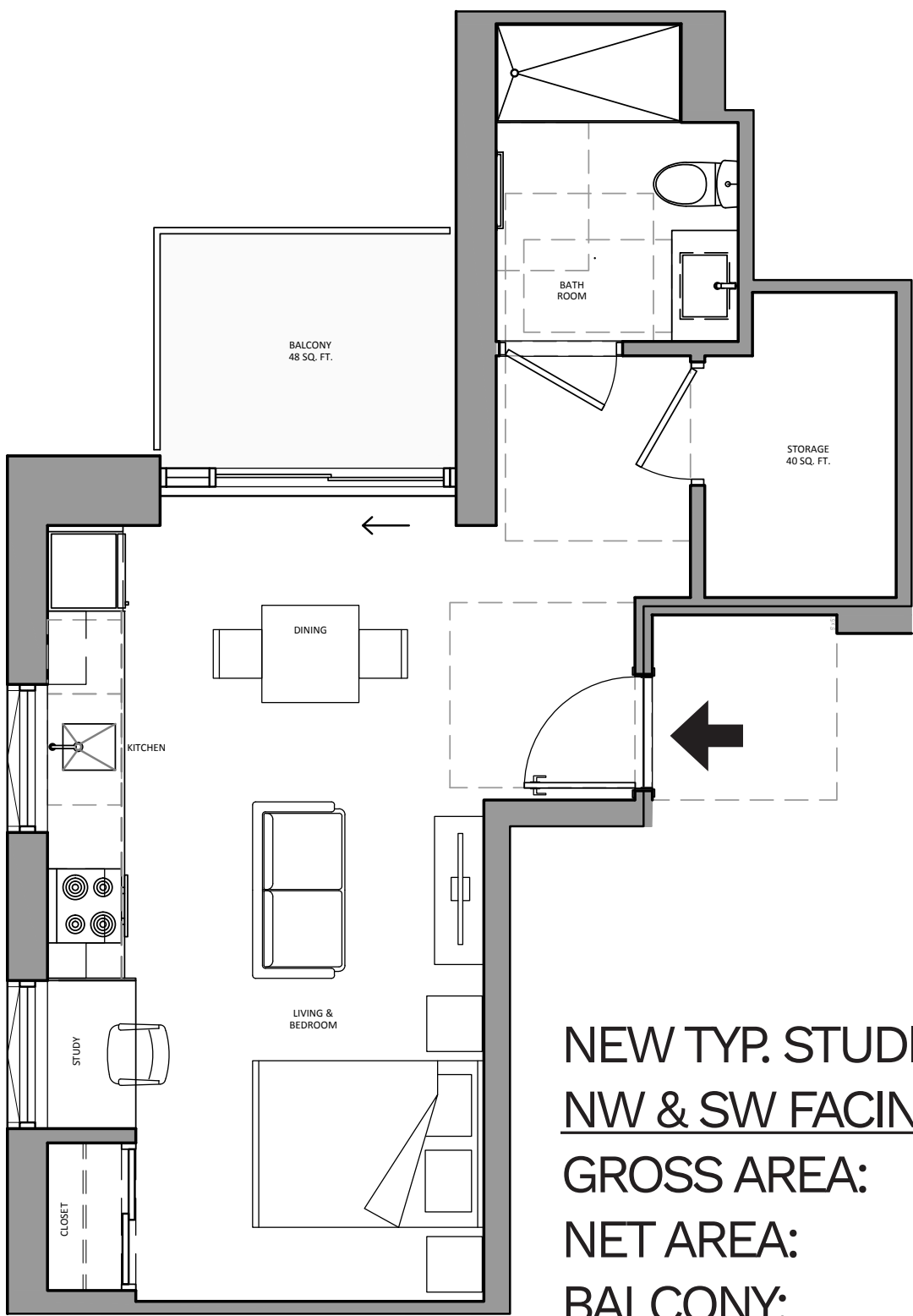
Existing 1-Bedroom



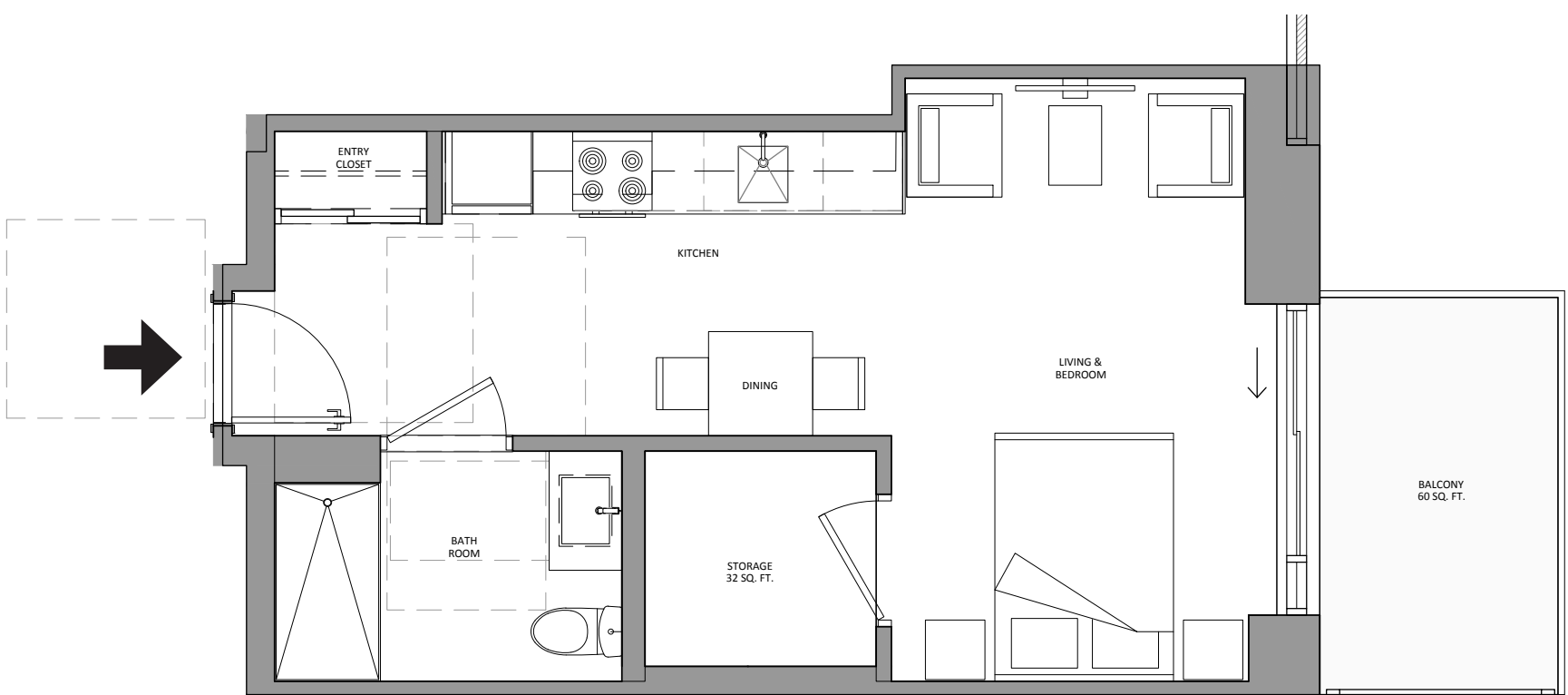
TYPICAL 1-BR SUITE
GROSS AREA: 492 SQ.FT.
NET AREA: 458 SQ.FT.
BALCONY: 73 SQ.FT.

Proposed New Unit Plans

Proposed Studio Plans



NEW TYP. STUDIO SUITE /
NW & SW FACING
GROSS AREA: 495 SQ.FT.
NET AREA: 367 SQ.FT.
BALCONY: 48 SQ.FT.



NEW TYP. STUDIO SUITE / EAST FACING
GROSS AREA: 411 SQ.FT.
NET AREA: 326 SQ.FT.
BALCONY: 60 SQ.FT.

Proposed 1-Bedroom Plans



NEW TYP. 1-BR SUITE /
NORTH & SOUTH FACING
GROSS AREA: 600 SQ.FT.
NET AREA: 494 SQ.FT.
BALCONY: 48 SQ.FT.



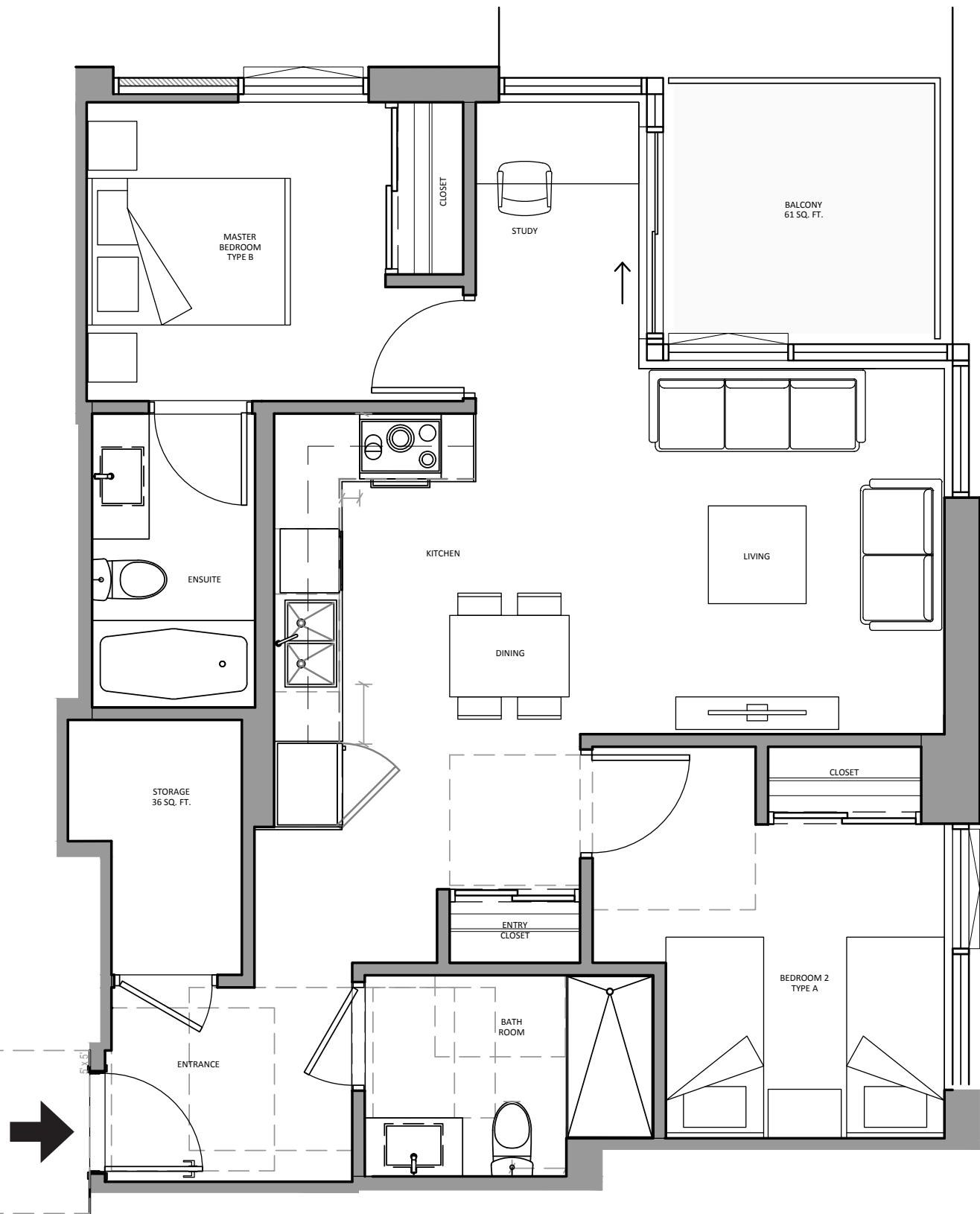
NEW TYP. 1-BR SUITE (L2) / EAST FACING
GROSS AREA: 593 SQ.FT.
NET AREA: 496 SQ.FT.
BALCONY: 60 SQ.FT.



Unit Layouts

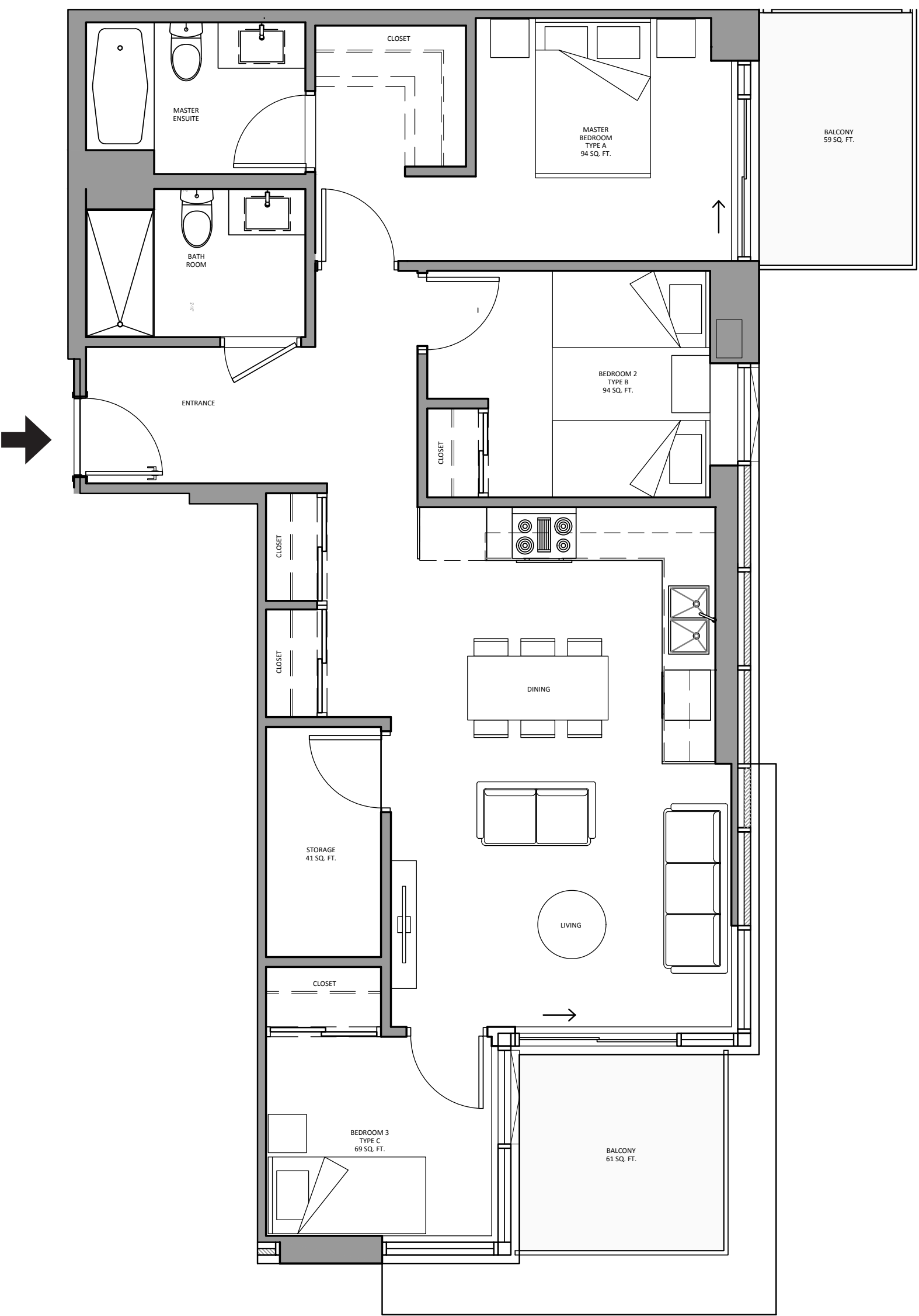
Proposed New Unit Plans

Proposed 2 Bedroom Plan



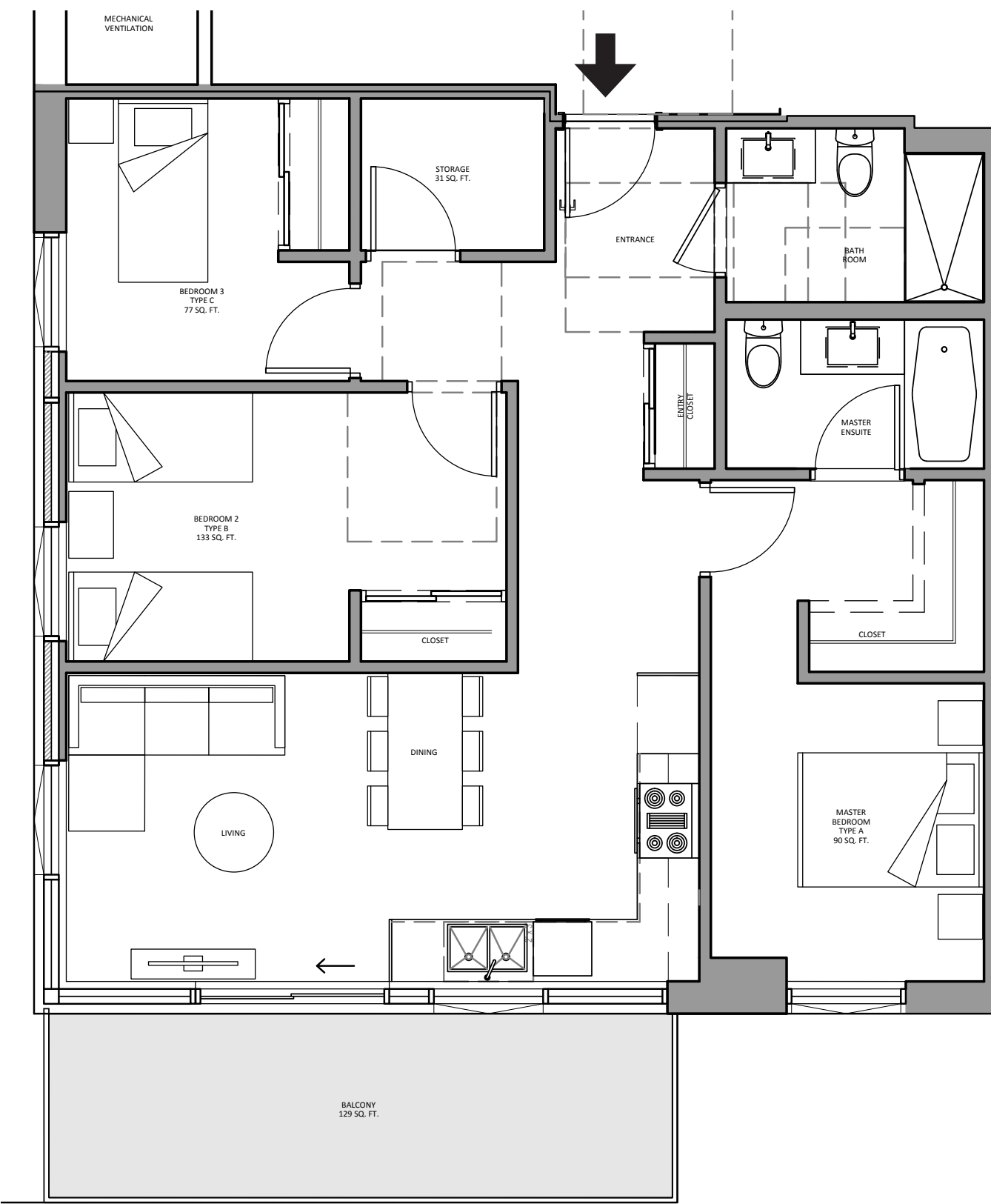
TYPICAL 2-BR SUITE
GROSS AREA: 860 SQ.FT.
NET AREA: 735 SQ.FT.
BALCONY: 61 SQ.FT.

Proposed 3 Bedroom Plan



TYPICAL 3-BR SUITE
GROSS AREA: 1,025 SQ.FT.
NET AREA: 865 SQ.FT.
BALCONY: 120 SQ.FT.

Proposed 3 Bedroom Plan



TYPICAL 3-BR SUITE
GROSS AREA: 982 SQ.FT.
NET AREA: 874 SQ.FT.
BALCONY: 129 SQ.FT.



Elevations

NO	DESCRIPTION
1	BRICK
2	WINDOW WALL GLAZING
3	SPANDREL GLASS
4	ALUMINUM CLEAR GLASS GUARDRAIL
5	WINDOW MULLIONS
6	PAINTED BALCONIES
7	SUNSHADE
8	CANOPY
9	COMPOSITE PANEL
10	MECHANICAL LOUVERS



South Elevation



East Elevation

Elevations

NO	DESCRIPTION
1	BRICK
2	WINDOW WALL GLAZING
3	SPANDREL GLASS
4	ALUMINUM CLEAR GLASS GUARDRAIL
5	WINDOW MULLIONS
6	PAINTED BALCONIES
7	SUNSHADE
8	CANOPY
9	COMPOSITE PANEL
10	MECHANICAL LOUVERS

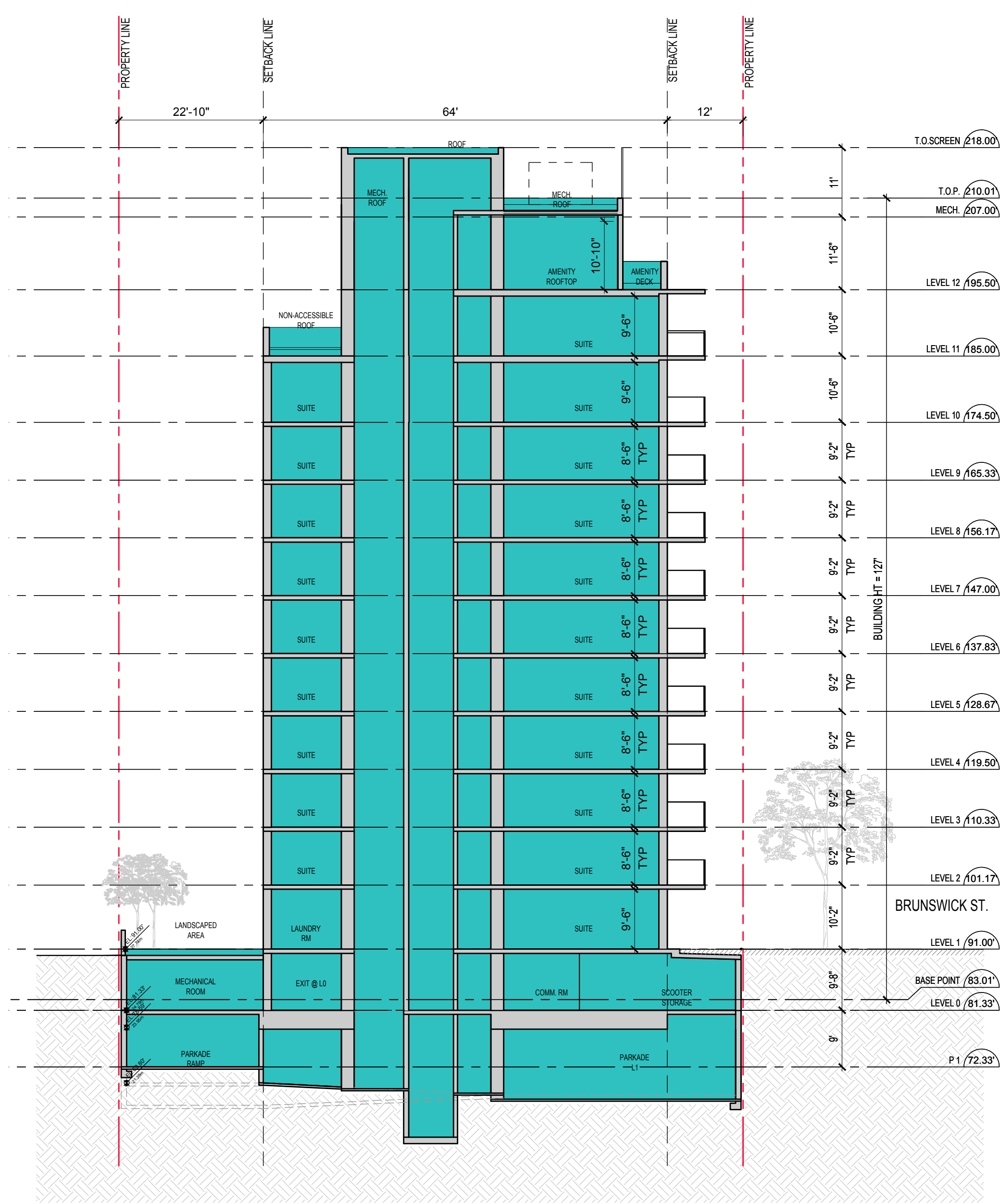


North Elevation

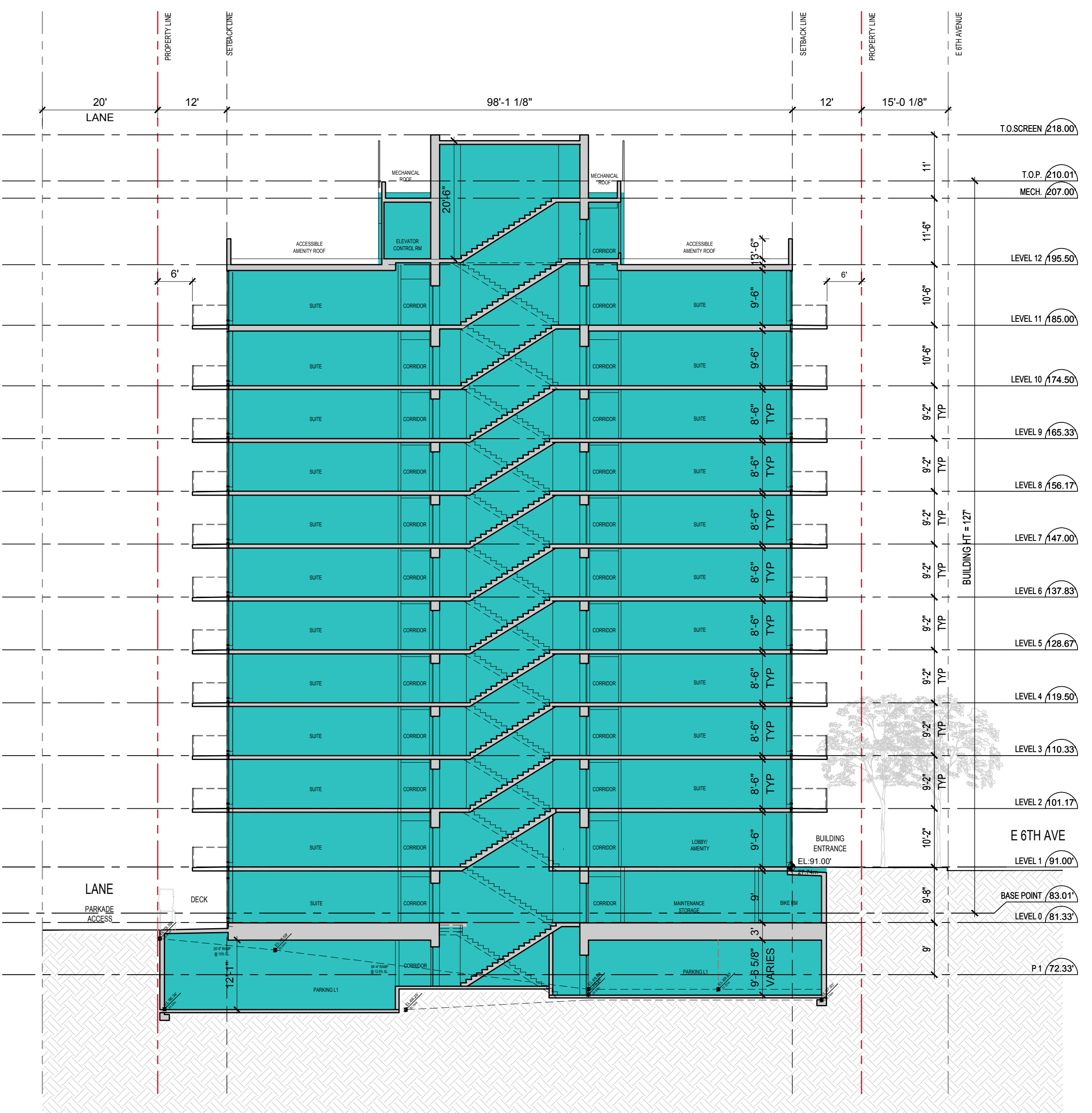


West Elevation

Sections



Section A



Section B

Renderings



Aerial View

Artist's rendering (subject to change)

Renderings



Southeast corner (Brunswick st.)
Artist's rendering (subject to change)

Renderings



Shared outdoor amenity space (E 6th Ave.)
Artist's rendering (subject to change)

Landscape Plans

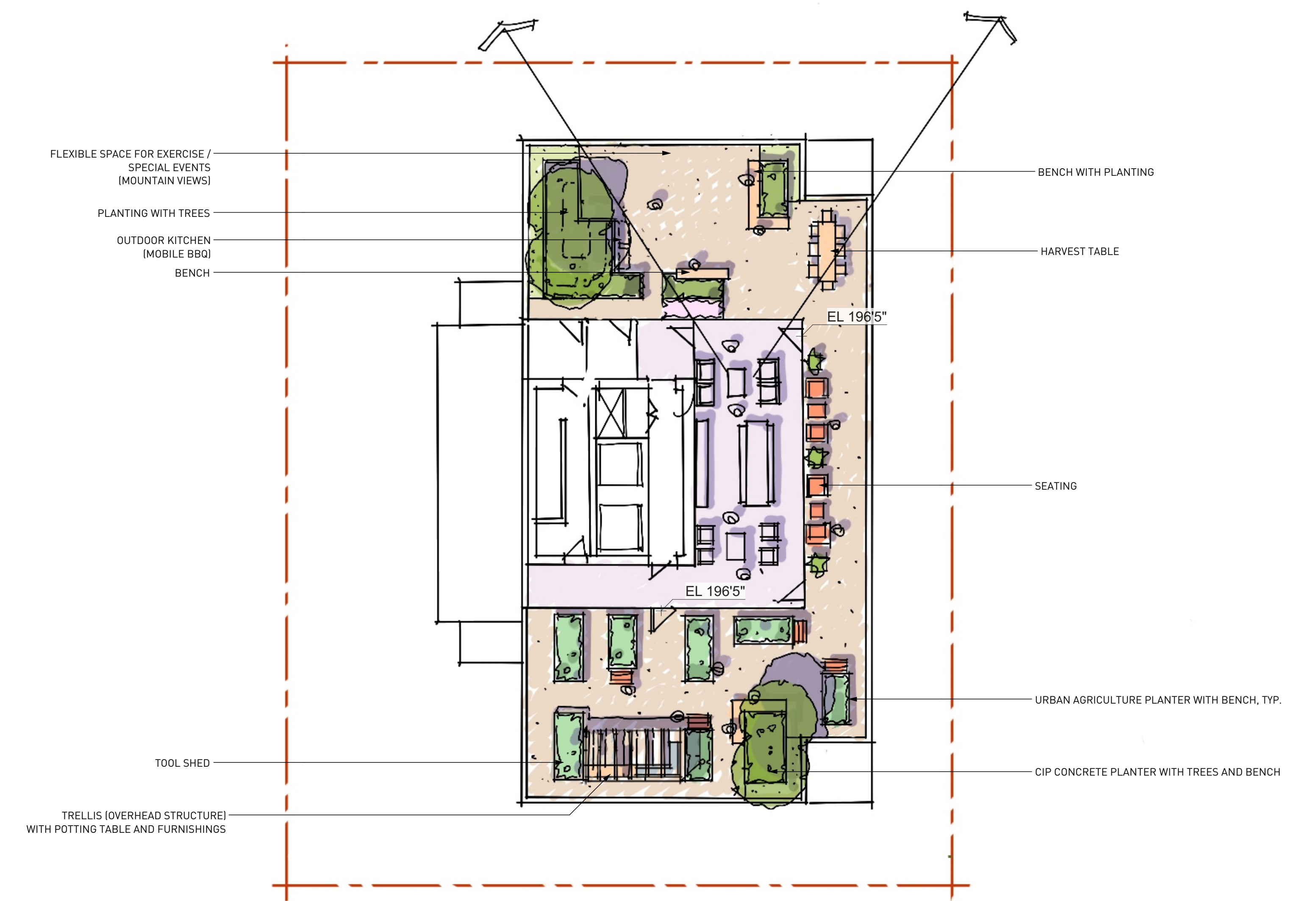
The streetscape approach is defined by sensitivity to existing mature trees, pedestrian-friendly experience and positive relationships to neighbouring properties. The existing trees coupled with landscaping at grade will be used to offer a sense of privacy to residents using the ground floor amenity spaces. The outdoor amenity space at grade will also act as a buffer between the proposed development and its western neighbour.

The roof deck is a space for gatherings and leisurely enjoyment. The outdoor area conveniently connects with the indoor amenity room.

The north side roof deck features views of the North Shore mountains. The unobstructed views provide a beautiful setting for dining, with an outdoor harvest table and small-group and intimate seating opportunities adjacent to the community gardens.



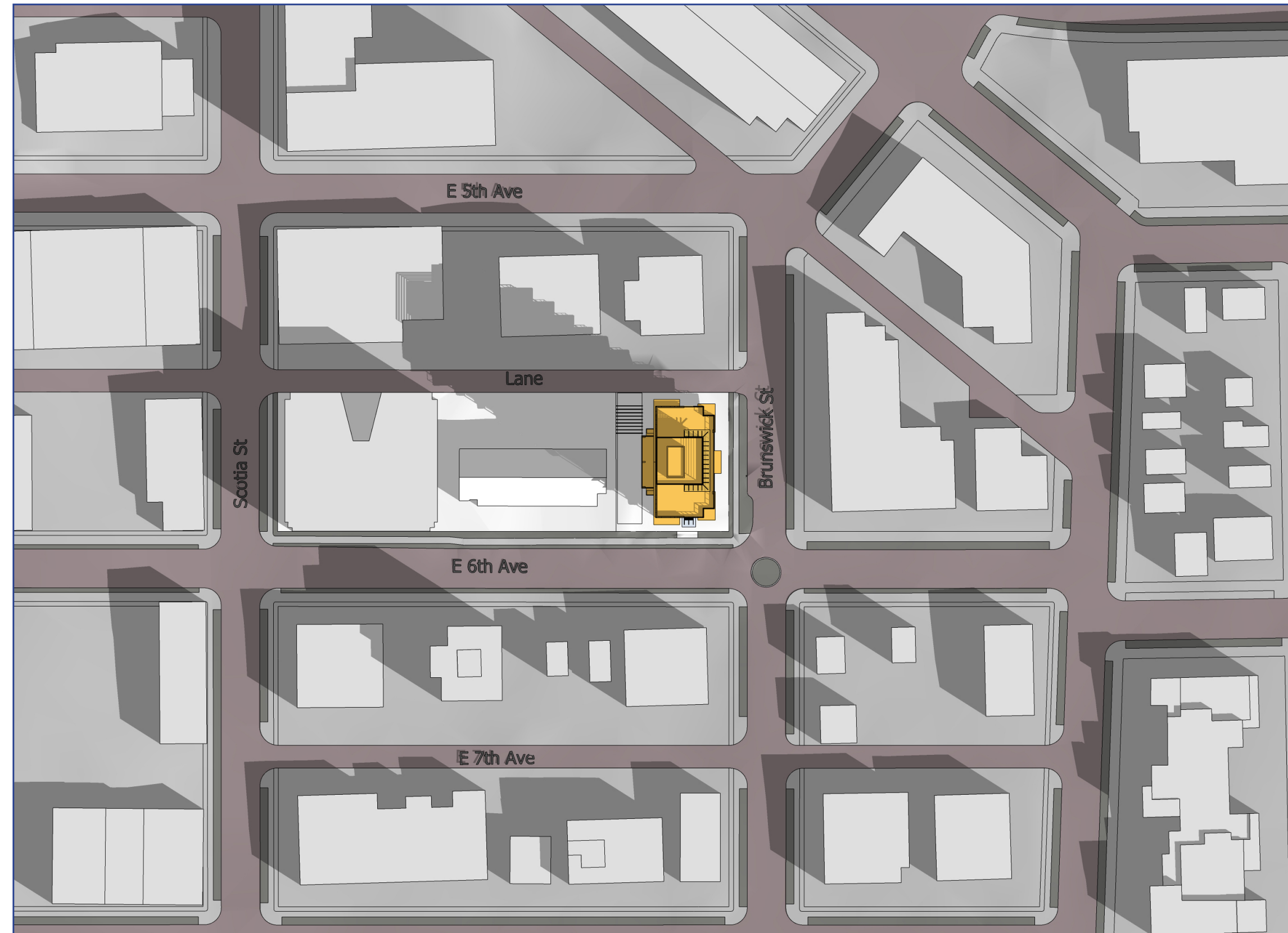
Level 1



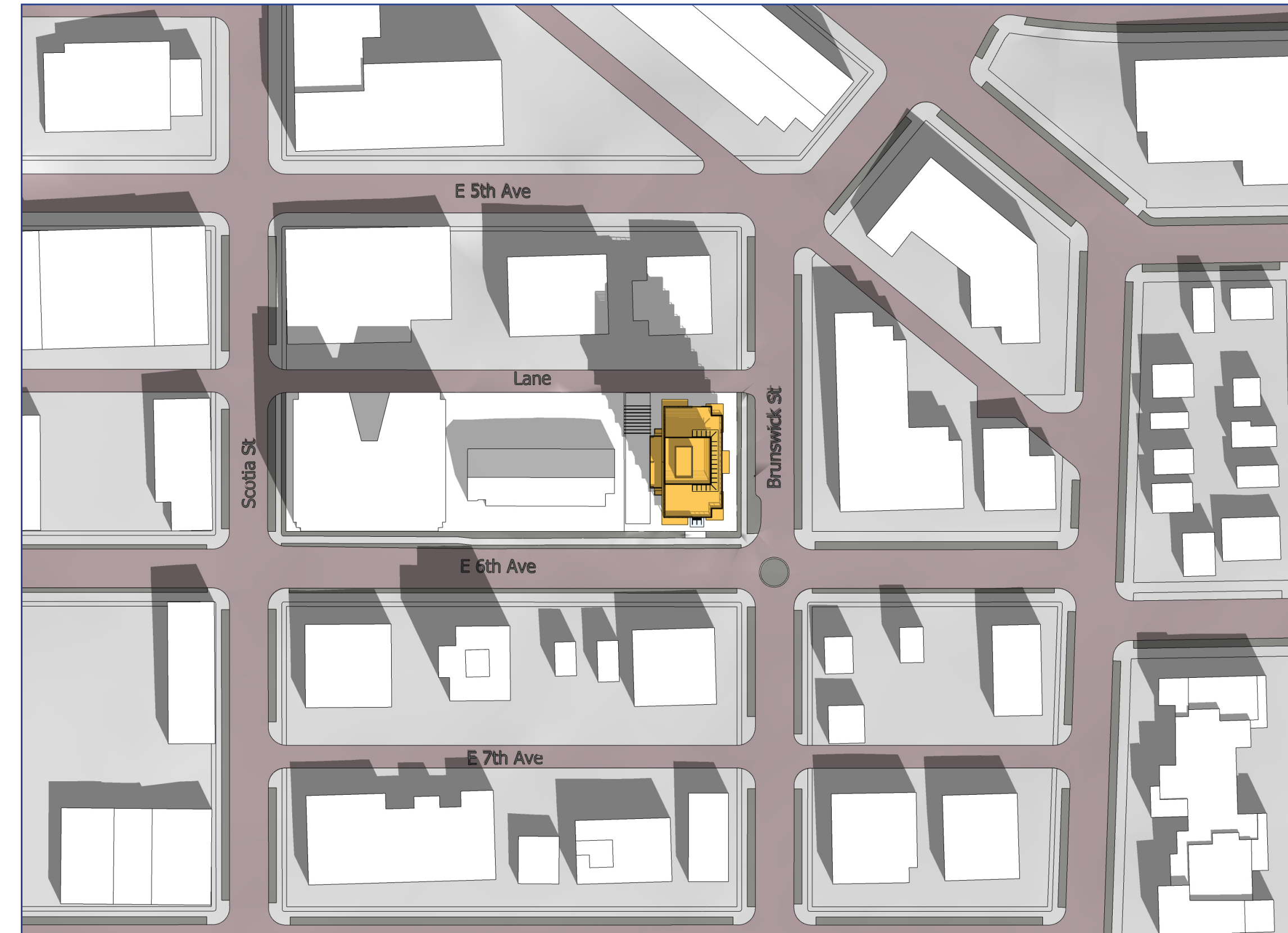
Level 12



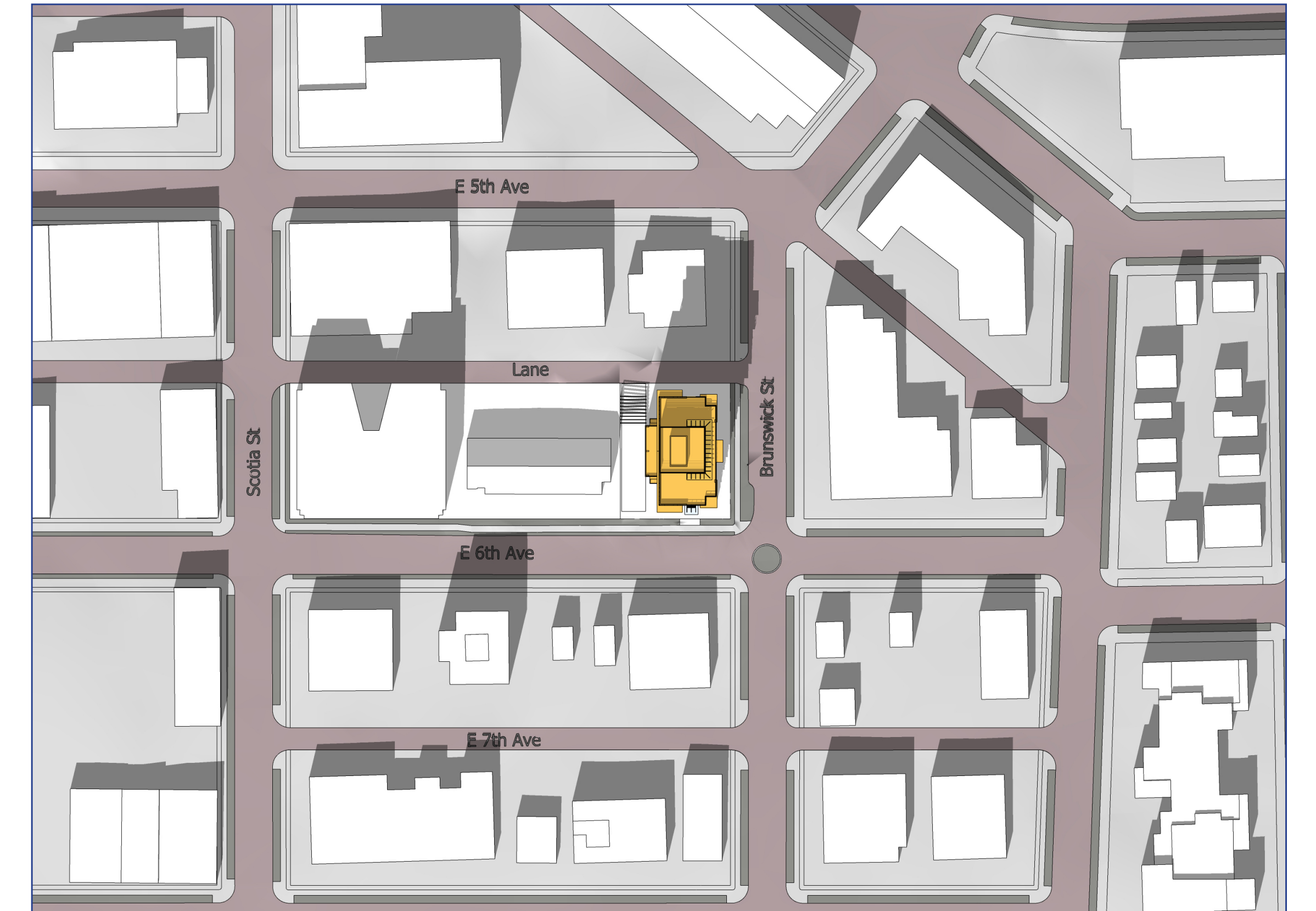
Shadow Study



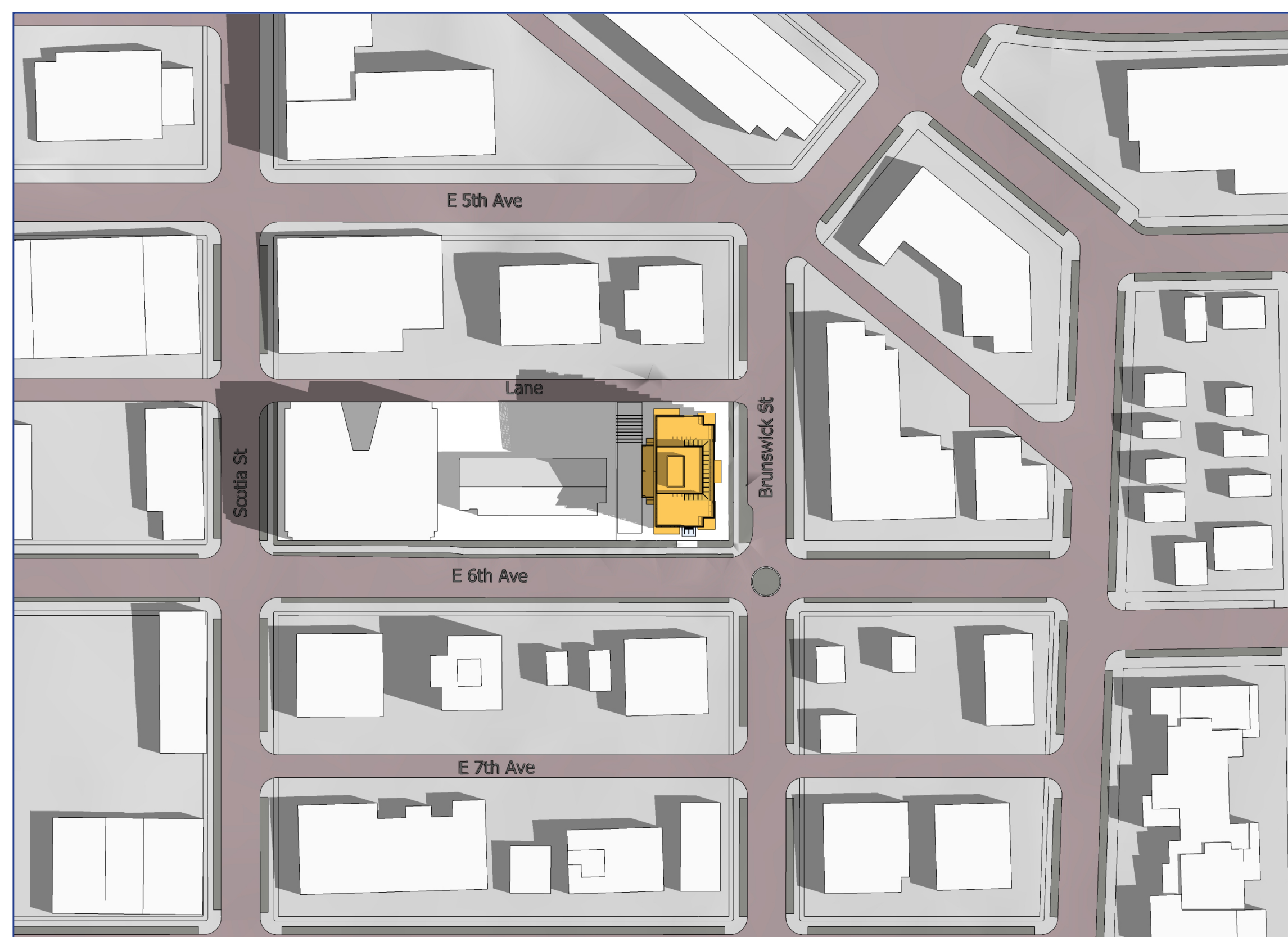
MARCH 21/SEPTEMBER 21 - 10:00 AM



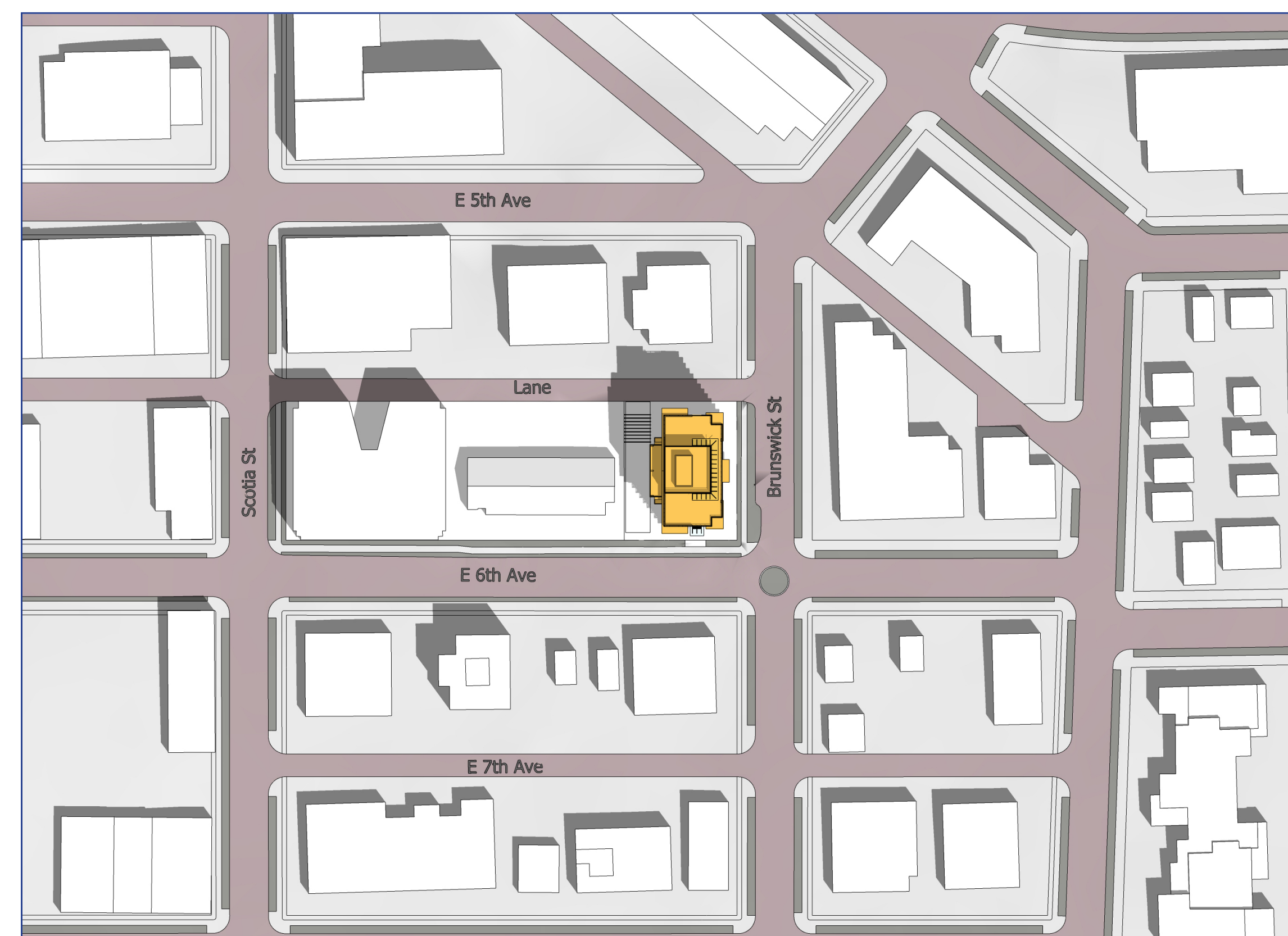
MARCH 21/SEPTEMBER 21 - 12:00 PM



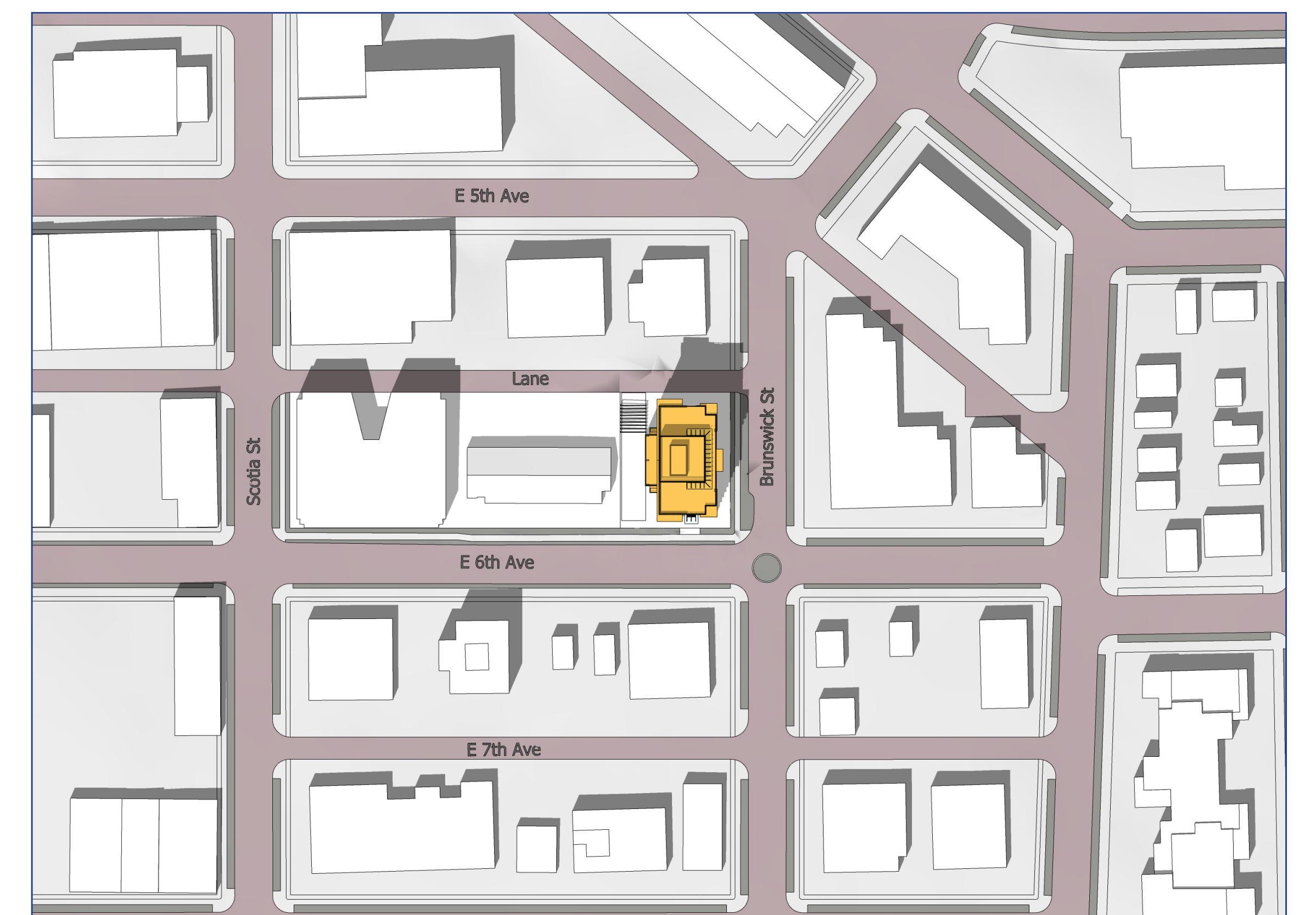
MARCH 21/SEPTEMBER 21 - 2:00 PM



JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM

Let's Talk Family, Seniors, and Rental Housing

Social Housing

According to the 2016 census for Vancouver, 13.1% of tenant households are subsidized housing, and 43.5% of tenant households are spending 30% or more of their income on shelter costs.

Source: 2016 Census

Canadian Rental Housing Index (2018):

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

In B.C., more than 29,420 families live in provincially-subsidized housing. Over 54,850 seniors' households across British Columbia receive support for housing, including more than 20,090 in independent social housing.

Source: bchousing.org

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 (2019):

- For the fifth consecutive year, average rents have increased faster (4.7%) than the provincially allowable increase (2.5% in 2019).
- Vancouver's rental vacancy rate is currently at 0.9%.

Rental Market Statistics Summary by Zone CHMC, Mount Pleasant:

- The vacancy rate in Mount Pleasant was estimated to be 1.6% in October 2019.

Family Housing

According to data from the last census (2016) there are 3,316 residents under 18 years of age in Mount Pleasant.

- 11% of families, and 47.3% of lone parent families, with children under 6 are below the after-tax Low Income Measure.

Source: earlylearning.ubc.ca