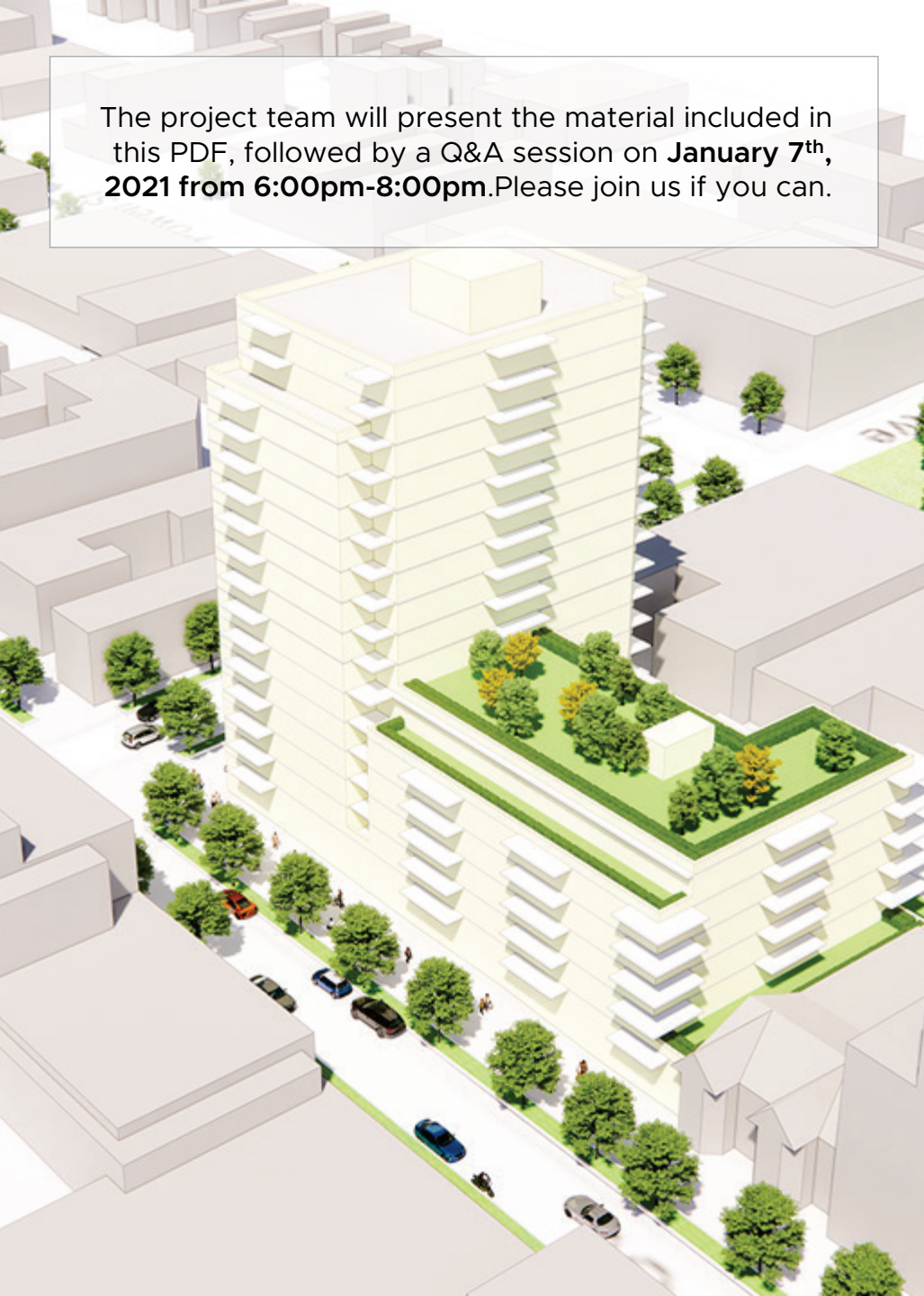




The project team will present the material included in this PDF, followed by a Q&A session on **January 7th, 2021 from 6:00pm-8:00pm**. Please join us if you can.

WELCOME TO THE
ONLINE OPEN HOUSE FOR

418 – 496 ALEXANDER ST

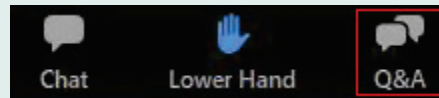
January 7th, 2021



Presentation by Atira Development
Society, IBI Group and TL Housing
Solutions

PRESENTATION GUIDELINES & ETIQUETTE

- Attendee mics and cameras are disabled.
- Insightful inquiries are welcome. Please be kind.
- To ask questions, click Q&A button at the bottom bar – we will answer questions at the end.



- Please be mindful to provide a chance to everyone who would like to contribute to the presentation.
- For further questions, please contact us at 450alexander@atira.ca

AGENDA

1

Team for development

2

About the project

- Aerial map/location of building
- Current street views and site context
- Zoning
- Applicable policies
- View cone information
- Massing
- Lift shadow diagrams

3

Process of rezoning in the City of Vancouver

4

Q & A

ABOUT THE TEAM



Atira Development Society (ADS) is the development arm of Atira Women's Resource Society, which is dedicated to supporting women and children affected by violence by offering safe and supportive housing.



IBI Group is an architectural and engineering firm and was founded in Toronto in 1974. IBI Vancouver has a long history of designing exemplary buildings and is a leader in energy-efficient design practices.

TL HOUSING
SOLUTIONS



TL Housing Solutions is a design-build company that specializes in working with non-profit societies to building timeless, quality buildings.

ABOUT THE PROJECT

- Location: 418-496 Alexander Street (to become 450 Alexander Street).
- Total floor area of approximately 146,450 sq ft (FSR of 6.0 or 5.56 with permitted exclusions).
- Approximately 190 units of affordable rental housing, with an emphasis on family (2+ bedroom) units.
- Mixed income units with approx. 35% at maximum shelter allowance, 40% at Housing Income Limits and 25% at low-end-of-market rents.
- This project will meet the City's definition of Social Housing.
- 30+ space community childcare of approximately 4700 sq ft plus a large outdoor play space.
- About 6,200 sq ft of Social Enterprise Space located at grade.
- Designed to meet the Low Emissions Green Buildings pathway of the City of Vancouver's Green Building Policy.

AERIAL MAP



- The proposed building is on Alexander Street, intersecting Dunlevy Avenue to the west and Jackson Avenue to the east.
- The site is just over $\frac{1}{2}$ an acre.
- Currently occupied by aging industrial, warehouse, and storage.

SITE CONTEXT



LEGEND

-  The Site
-  SkyTrain Station
-  Bus Route
-  Bicycle Route
- 1** Oppenheimer Park
- 2** Carnegie Community Centre
- 3** Strathcona Community Centre
- 4** Sunrise Market
- 5** Downtown Community Court
- 6** Vancouver Japanese Language School
- 7** Lord Strathcona Elementary School
- 8** Vancouver Public Library
- 9** Atira Women's Resource Society Office

Mobility and Access

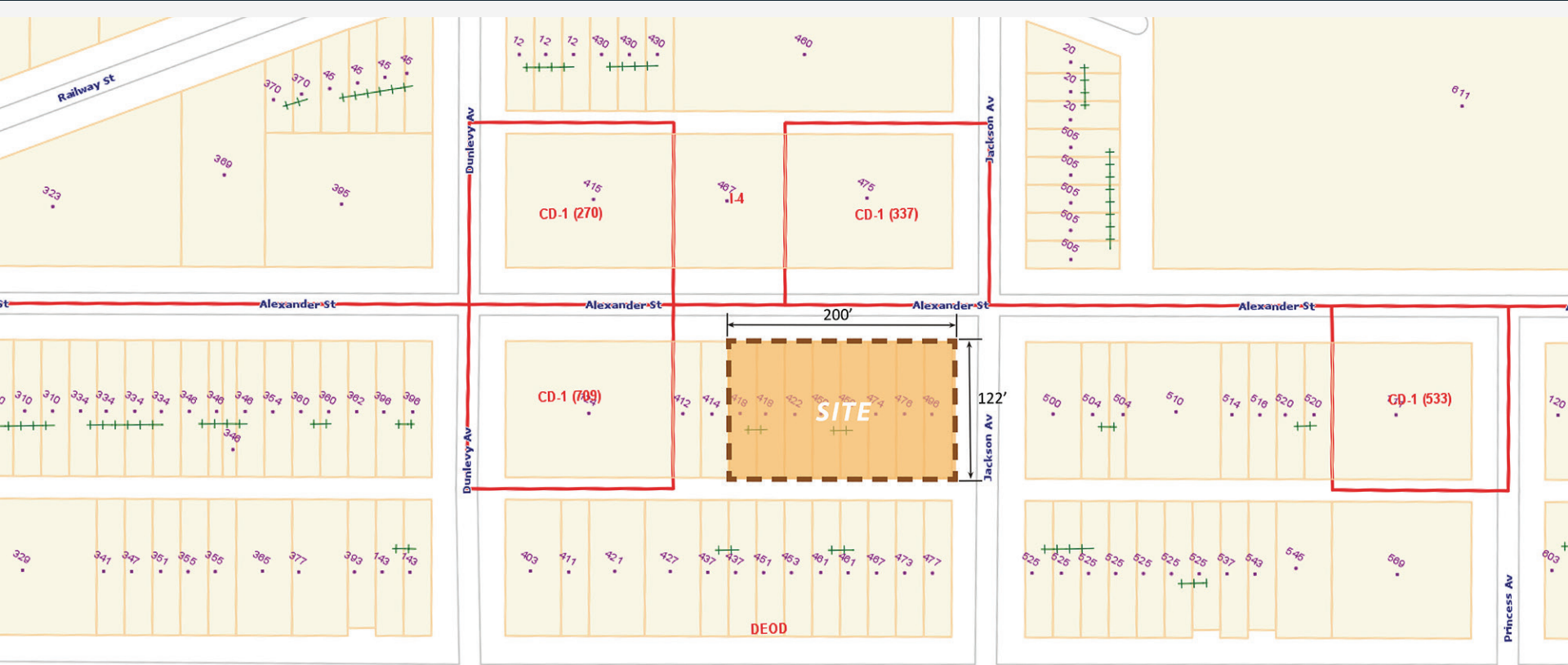
The subject site can be easily accessed by public transit, cars, bikes and on-foot.

Nearby Services

Numerous amenities such as the library, parks, schools, grocery and retail stores.

Wellness services such as the Downtown Eastside Women's Centre, DTES Community Resource Centre and the Downtown Community Health Centre.

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.



STREET VIEWS

Below are the subject properties street views:



1- STREET VIEW: LOOKING NORTH-WEST



2- STREET VIEW: LOOKING NORTH-EAST



3- STREET VIEW: LOOKING SOUTH-WEST



4- STREET VIEW: LOOKING SOUTH-EAST

COMMUNITY BENEFITS

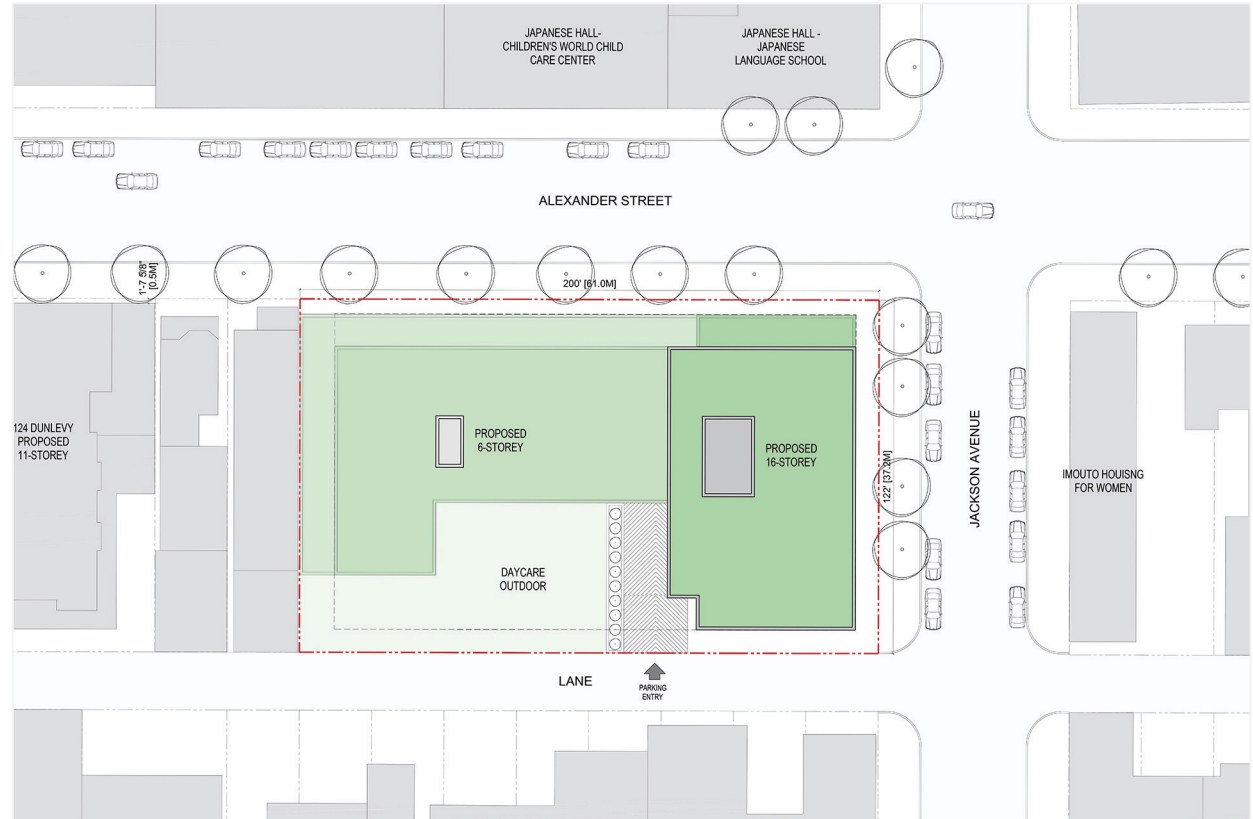
- Approximately 190 below-market rental units with a target of roughly 50% 2 and 3-bedroom units
- An approximately 4700 sq ft childcare space for 30+ children including approximately 4300 sq ft of outdoor play space, including a covered area for wet weather.
- Atira office and Social Enterprise Space intended to provide employment opportunities for residents and the community. An example of Social Enterprise is Enterprising Women Making Art (EWMA) – a program operated by Atira that provides women opportunities to produce and market their art and handmade products.



The handmade products were all made by artists at EWMA.

SITE PLAN

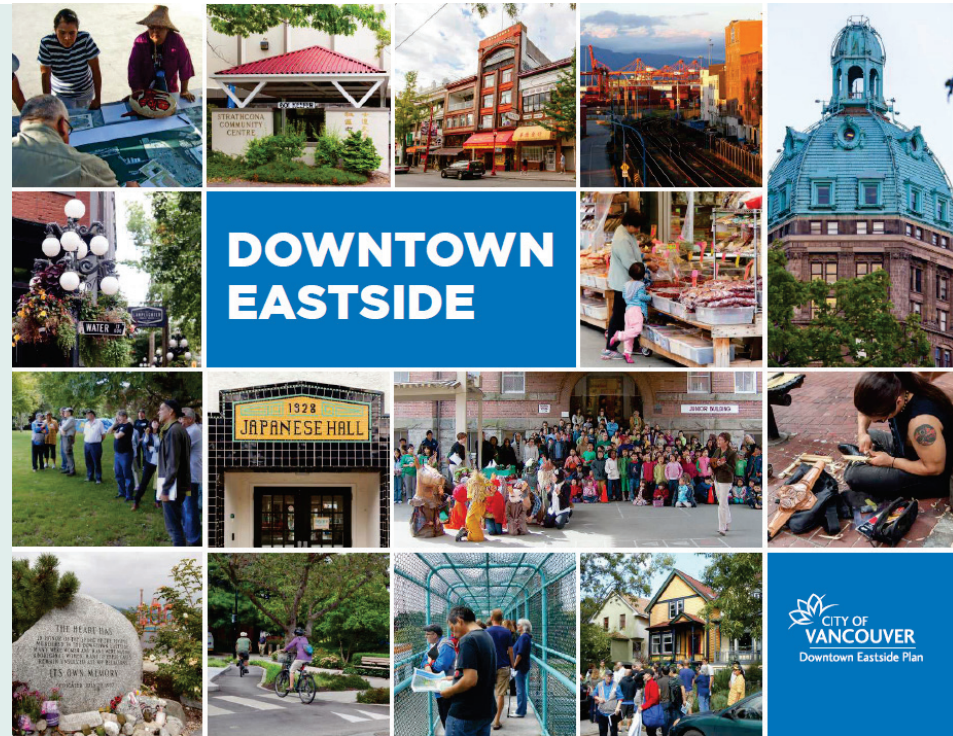
- The total site area is approximately **24,400 sqft.** or **0.56 acres.**
- Approximately 190 new residential units, childcare space for 30+ children, new Social Enterprise Space operated by Atira.



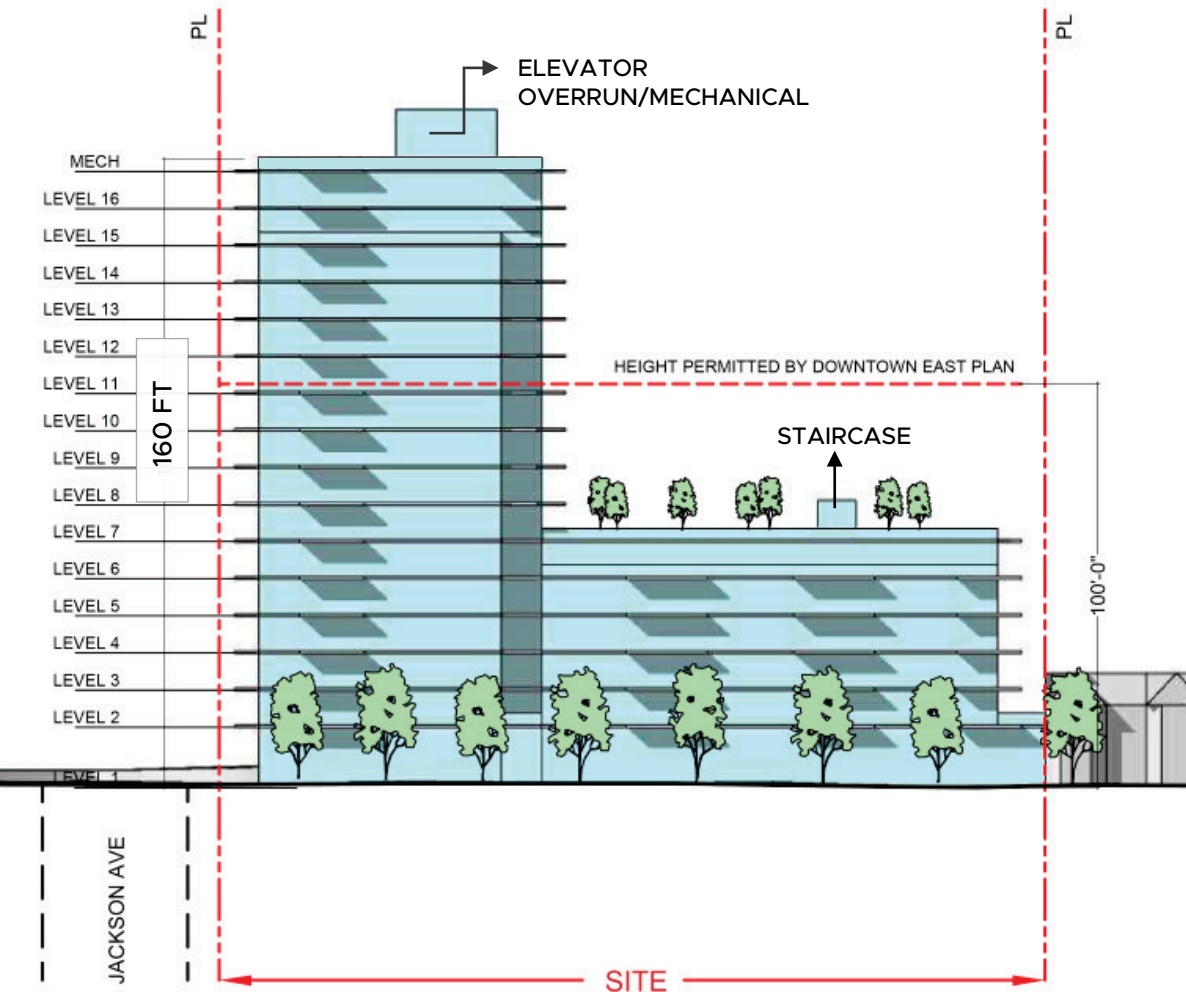
POLICY CONTEXT

The primary policies that guide development in this area include:

- Downtown Eastside Plan, 2014
- Housing Vancouver Strategy, 2018
- Downtown Eastside/Oppenheimer Official Development Plan, 1982
- Downtown Eastside/Oppenheimer District Schedule, 1982
- Green Building Policy for Rezoning, 2010
- Rezoning Policy for the Downtown Eastside, 2014
- Downtown Eastside/Oppenheimer Design Guidelines, 1982



POLICY DIVERGENCE



The Downtown Eastside Plan indicates a maximum height of approximately 75 feet or 100 feet if 100% social housing. We are proposing to increase the height to 160 feet for the following reasons:

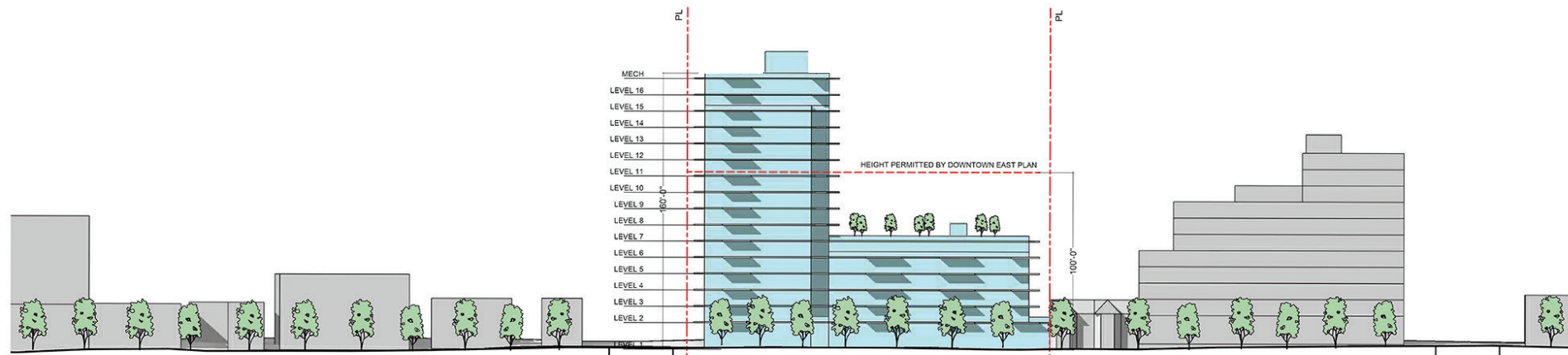
- Avoid creating a high street wall with bulky massing.
- Less shadowing on Alexander street.
- Achieving a higher number of social housing units.
- Providing functional daycare.
- Providing functional outdoor area for the daycare.
- Providing functional office space for social enterprise.

PROPOSED DESIGN PARAMETERS

ZONING		DEOD – Sub Area 4	CD-1
HEIGHT		Approx. 75 ft (or 100 feet if social housing)	160 ft
SETBACKS	NORTH	0 ft	5 ft
	SOUTH	0 ft	8 ft
	EAST	0 ft	8 ft
	WEST	0 ft	0 ft at grade, 12 ft at level 2 and above
FSR		Approx. 5.0	5.56 ¹
			6.00 ²
FSR FLOOR AREA		Approx. 122,010 sq. ft	135,599 sq. ft ¹
			146,452 sq. ft ²

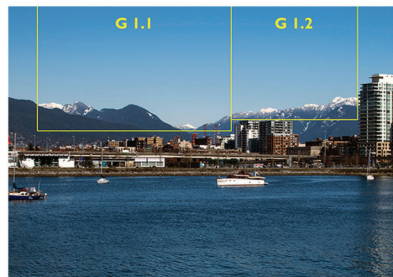
¹ FSR & FSR floor area **excluding** Social Enterprise Space and daycare

² FSR & FSR floor area **including** Social Enterprise Space and daycare



VIEW CONE ANALYSIS

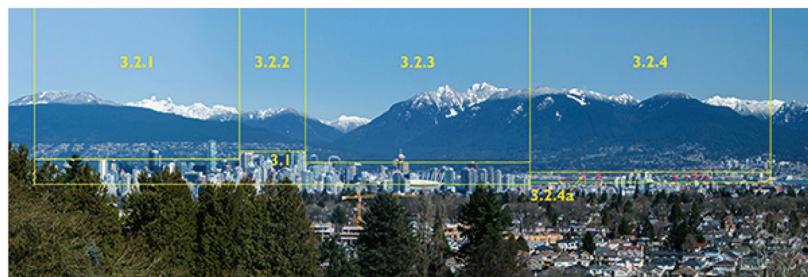
VIEW CONE G 1.2 : OLYMPIC VILLAGE



VIEW CONE 22 : MAIN STREET



VIEW CONE 3.2.4 : QUEEN ELIZABETH PARK

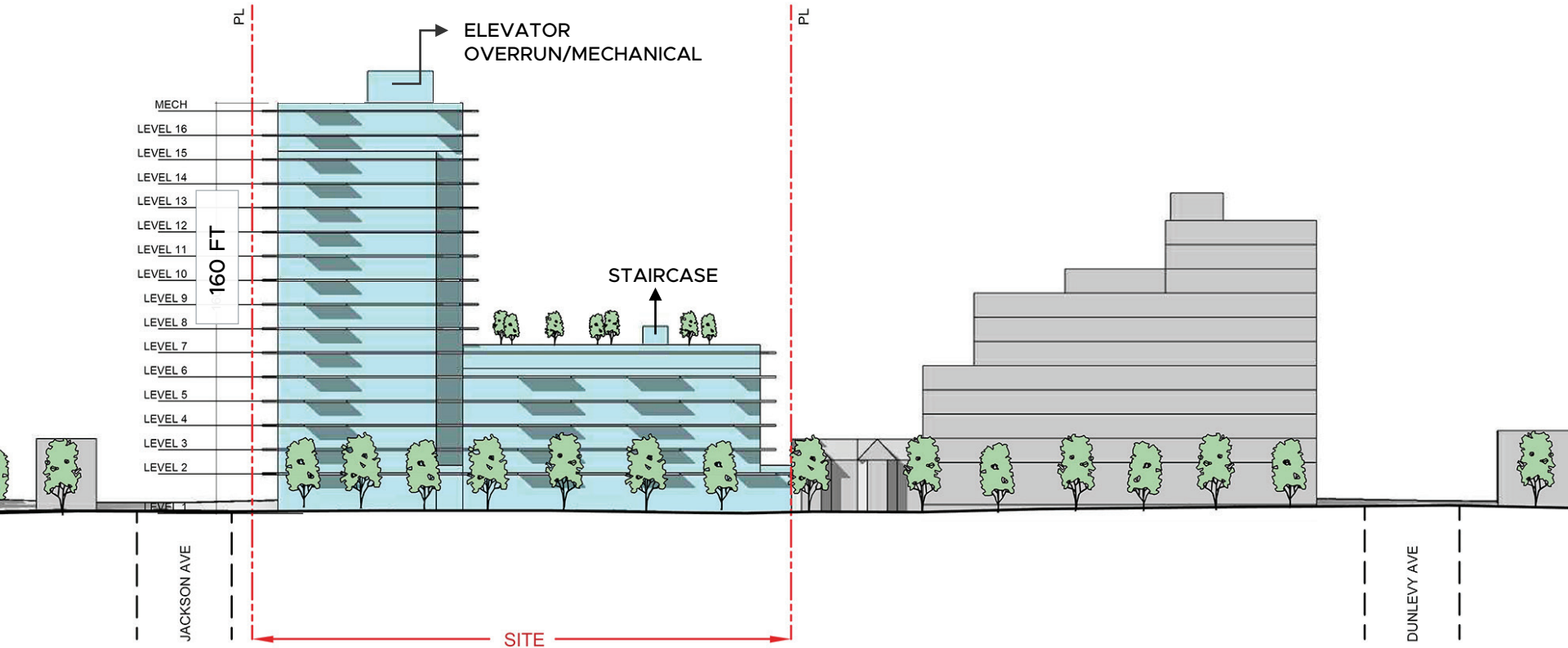


VIEW CONE E 2.1 & E 2.2 : CAMBIE BRIDGE



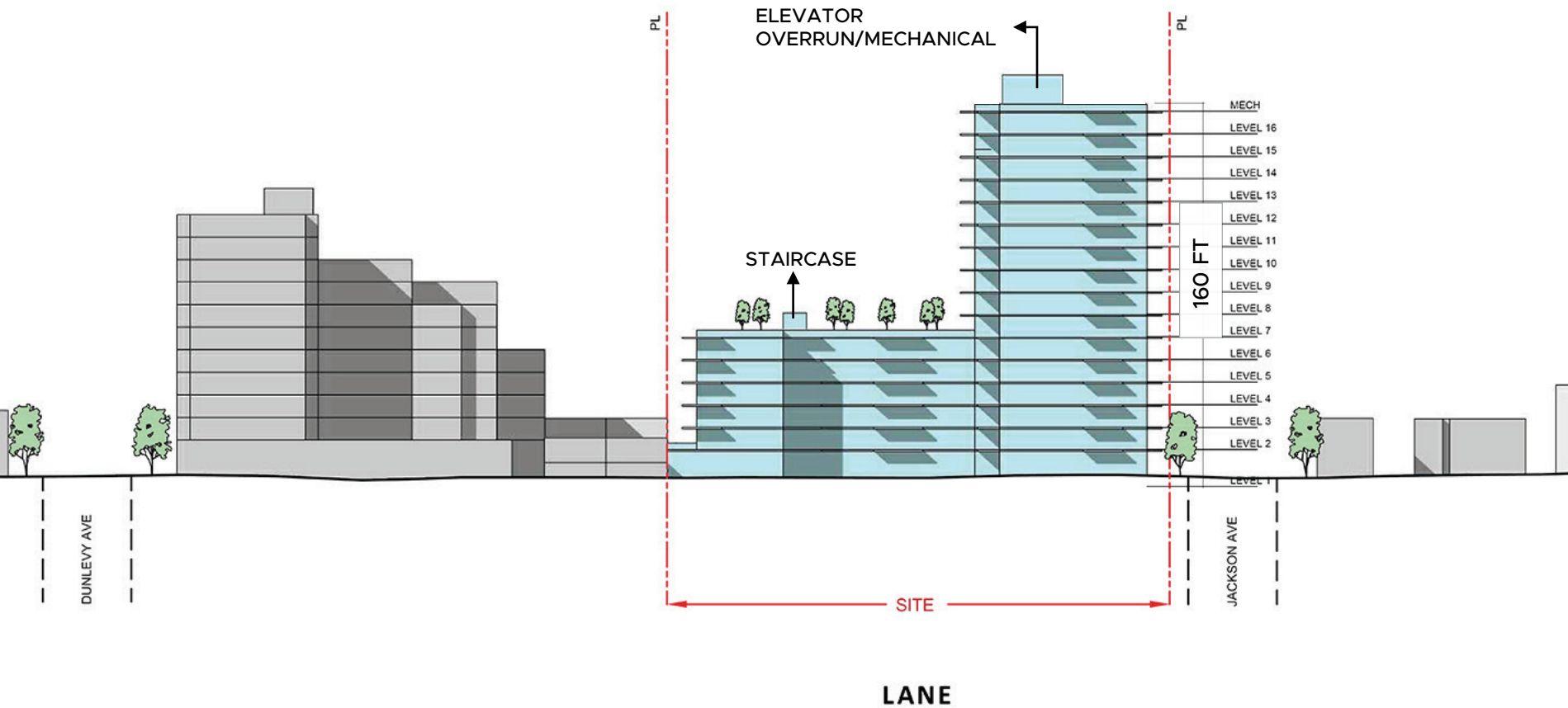
VIEW CONE IMAGES AND MAP OBTAINED FROM CITY OF VANCOUVER WEBSITE

LOOKING SOUTH STREETSCAPE/ELEVATION

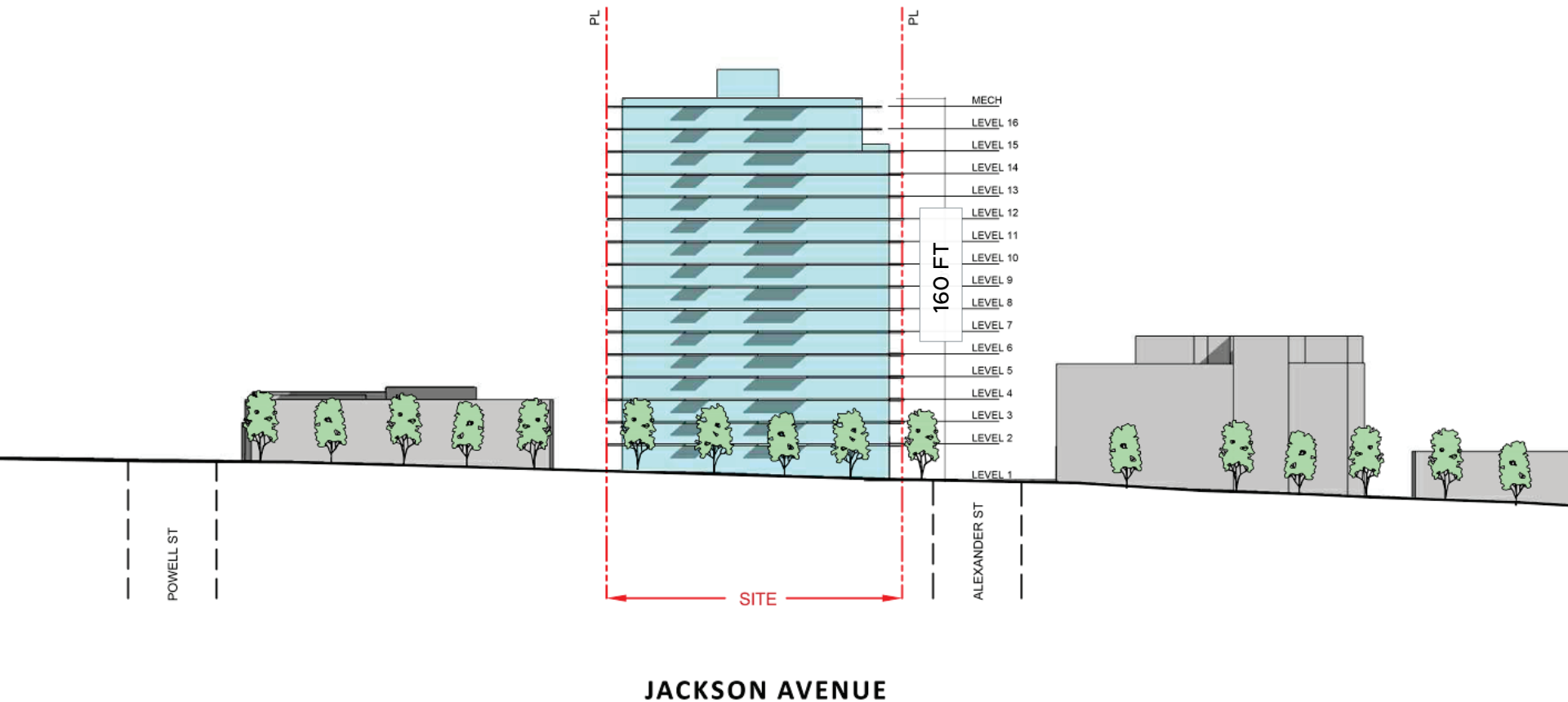


ALEXANDER STREET

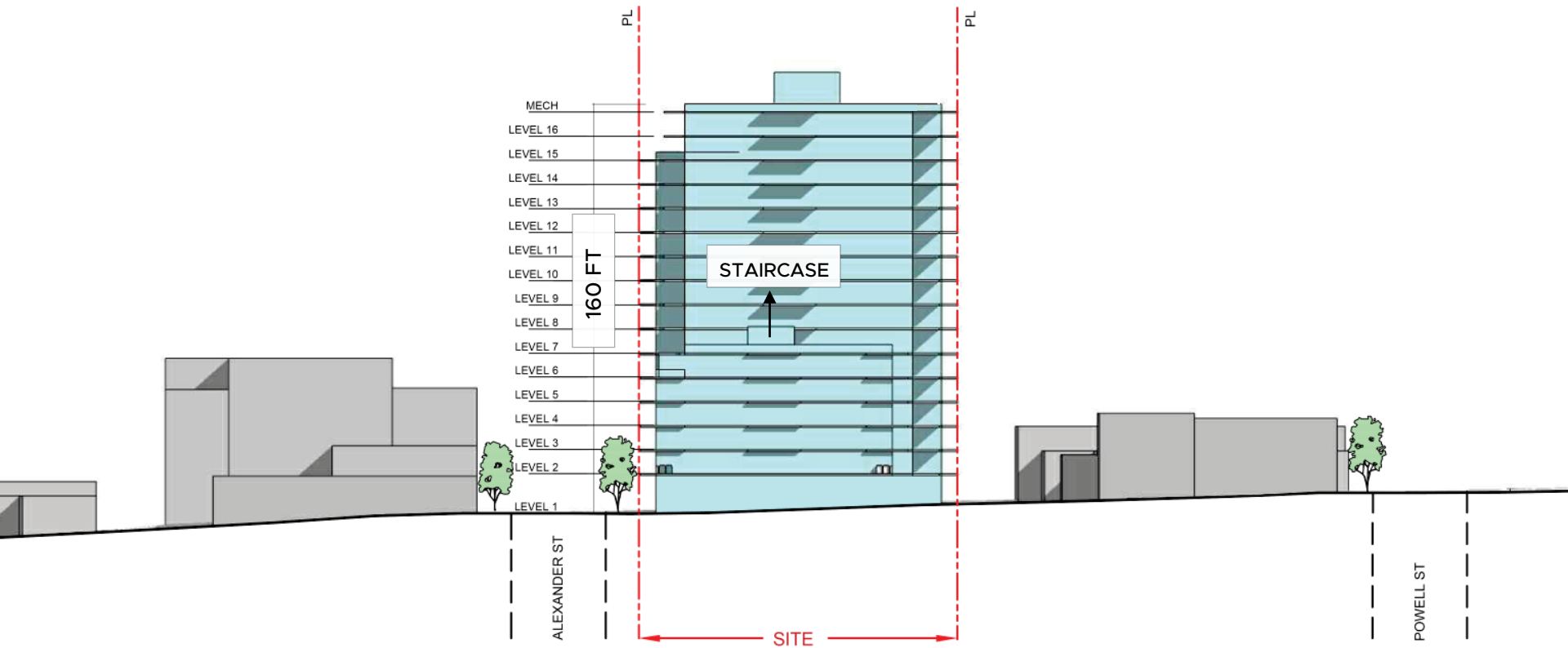
LOOKING NORTH STREETSCAPE/ELEVATION



LOOKING WEST STREETSCAPE/ELEVATION



LOOKING EAST STREETSCAPE/ELEVATION



MASSING



MASSING (CONT'D)



SHADOW DIAGRAM | MARCH 21



MARCH 21 - 10:00 AM



MARCH 21 - 12:00 PM



MARCH 21 - 2:00 PM



MARCH 21 - 4:00 PM

SHADOW DIAGRAM | JUNE 21



JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM



JUNE 21 - 4:00 PM

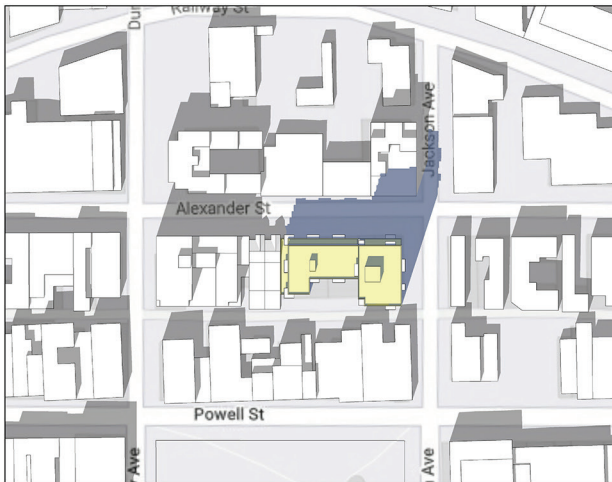
SHADOW DIAGRAM | SEPTEMBER 21



SEPTEMBER 21 - 10:00 AM



SEPTEMBER 21 - 12:00 PM

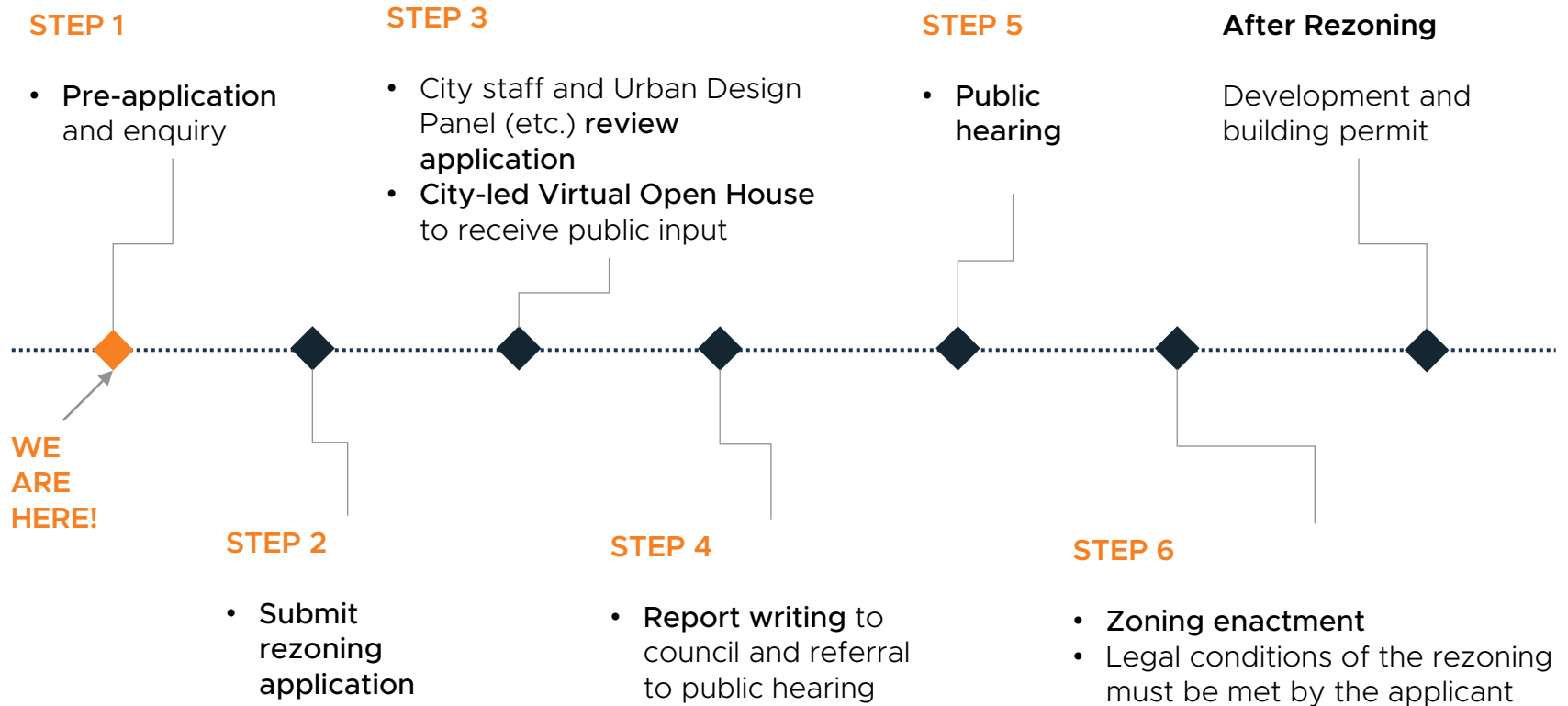


SEPTEMBER 21 - 2:00 PM



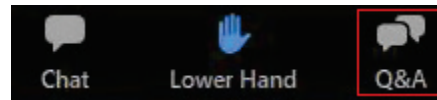
SEPTEMBER 21 - 4:00 PM

PROPOSED NEXT STEPS



Q & A

Enter your questions in the Q&A section.
(click Q&A on the bottom bar of Zoom)



If you are unable to participate in the Q & A, or
would prefer to speak privately, please contact:

Janice Abbott
CEO, ADS

T: 450alexander@atira.ca
E: 604 681 4437 ext 101

