

City of Vancouver Housing Context

The City of Vancouver’s housing-related policies aim to ensure that a diverse mix of homes are available in all neighbourhoods throughout the city to meet residents’ needs.

Our proposal for Broadway + Alma seeks to provide new market and below-market rental housing for the Kitsilano and West Point Grey neighbourhoods. This is secure and purpose-built rental.

The Housing Continuum

The City of Vancouver looks at housing as a continuum. The Housing Continuum consists of a range of housing options available to households of all income levels, extending from emergency shelter and housing for the homeless through to affordable rental housing and homeownership. It is important to provide housing options for everyone.

Limited Rental Supply in Kitsilano and West Point Grey

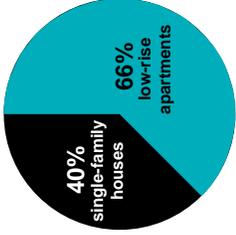
Broadway + Alma is located between two neighbourhoods, Kitsilano to the east of Alma Street and West Point Grey to the west of Alma Street. Kitsilano is dominated by lowrise apartments that make up approximately 66% of the housing stock while in West Point Grey, single-family houses dominate, making up 40% of all homes.

While some parts of Vancouver have seen significant growth and new tenure options over the last few years including purpose-built rental and affordable housing, neither Kitsilano nor West Point Grey have experienced this diversification in housing options.

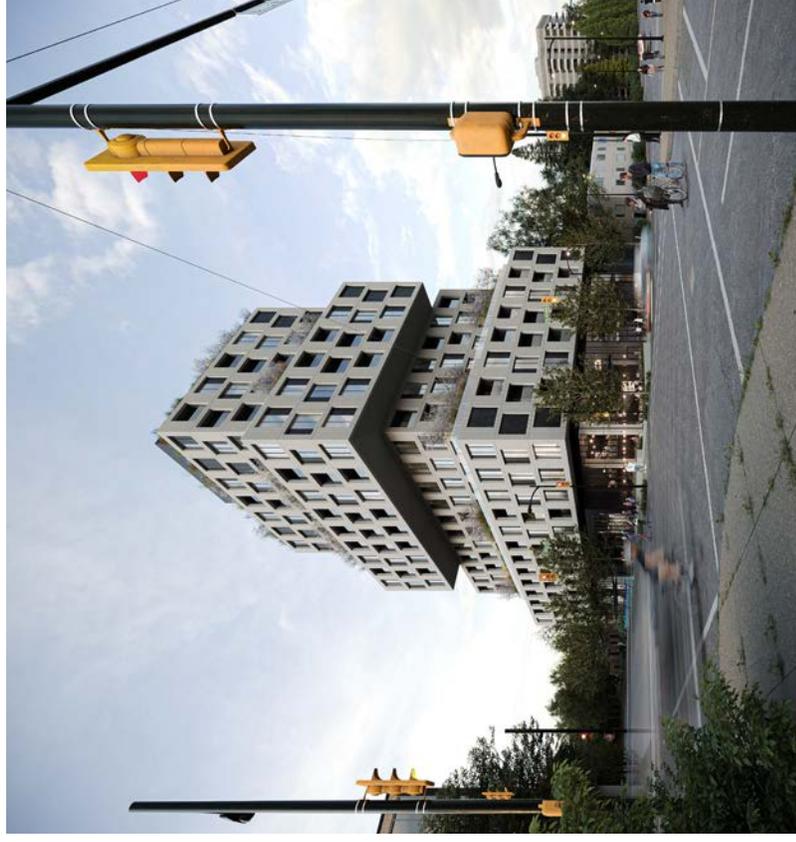
Low Vacancy Rates in Vancouver

Market rental and moderate affordable housing are key components of a healthy housing supply. The City of Vancouver estimates that an additional 1,500 rental units are required each year to keep up with demand.

In October 2019, the rental vacancy rate in the Vancouver was 0.7%, compared to 0.8% in 2018 (CMHC, 2019). A healthy vacancy rate is 3-4%. These low vacancy rates mean that there is not enough rental supply to meet the demand, which can contribute to housing insecurity.



ENDING HOMELESSNESS				RENTAL HOUSING				OWNERSHIP	
Shelters	SROs	Supportive Housing	Non-market Rental (Social Housing)	Purpose-built Rental	Moderate Income Housing	Secondary Suites	Rented Condos	Condos	Other Ownership



Project Summary

The proposed 125,000 sf development will accommodate a total of 5.27 floor space ratio, with a total of 164 units, of which 131 will be market rental and 33 moderate income housing units. Large public amenity areas will be accommodated at the entry lobby and rooftop.

At the ground floor facing West Broadway and Alma Street, the proposal will provide 4 commercial retail units, each with a mezzanine. At the north lane, the proposal will have a commercial garbage pickup area, parking/loading areas and the underground parking entry ramp. At the west side, the proposal will have a pedestrian path for future connectivity from West Broadway to Highbury Street through the lane and 3 townhouses with direct access to the pedestrian path.

Existing Zoning

The site is a land assembly consisting of two separately zoned lots, a C-2 corner lot and an adjacent RS-1 lot on West Broadway. Both zones, under the Moderate Income Rental Housing Pilot Program (MIRHPP), allow for the development of a 6 storey building for Zone RS-1 and a 14 storey tower for Zone C-2. If we combine both zones, the resulting building geometry is in a 14-storey tower on top of a 6-storey podium.

Approach to Massing and Form (Fig.1)

01. Project Site

The project site is a hybrid of two zones: C-2 (1,168.68 sm), RS-1 (580.34 sm)

02. MIRHPP Form of Development

Under the moderate income rental housing pilot program (MIRHPP) the site can be developed as follows: C-2 (14 storey building), RS-1 (6 storey building)

03. Hybrid Building Form

On the two-lot assembly the resulting building is a hybrid form - a 14 storey tower with a 6 storey podium.

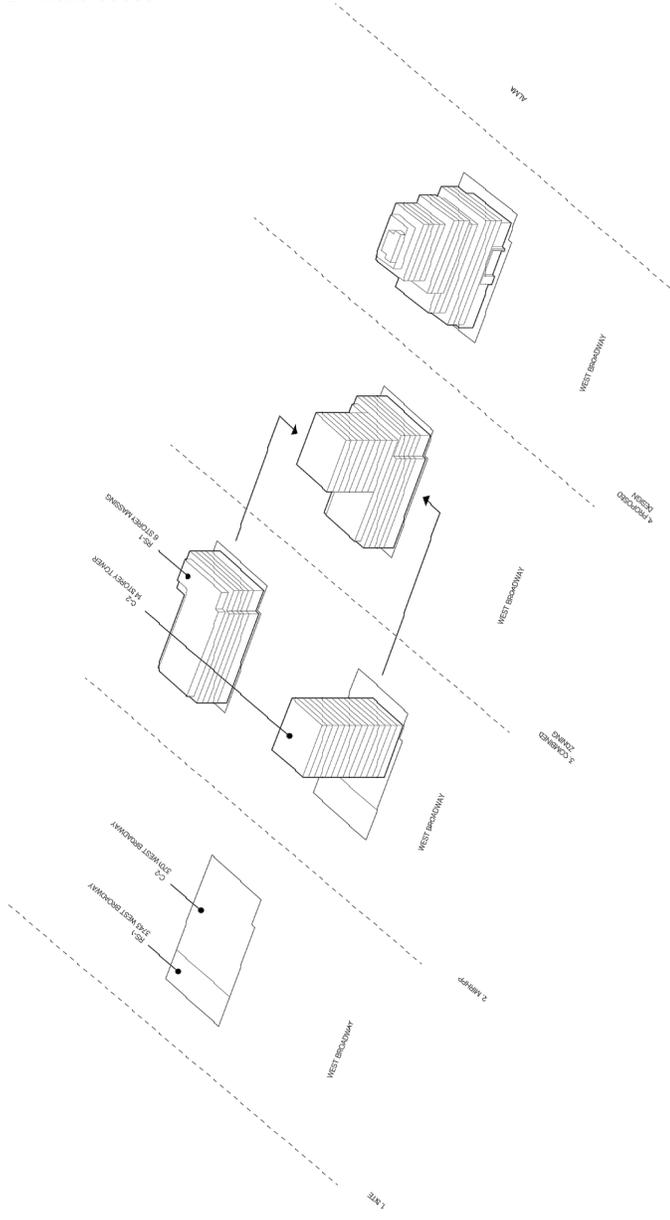


Fig. 1 Massing & Form

04. Shifted Volumes

The architectural form is derived from the prescriptive building form as described under the MIRHPP policy, with additional articulation added to break down the monolithic building mass. The tower has been situated at the northeast corner of the site in order to reduce shading on the existing neighbouring buildings. The building form is then broken down further and shifted laterally to reduce the otherwise monolithic character of the project. Additionally, we propose that the project considers the following contextual conditions: The Perpendicular Urban Shift, The Geographical Condition, and The Green Cathedrals.



Fig. 3 Commercial Urban Fabric

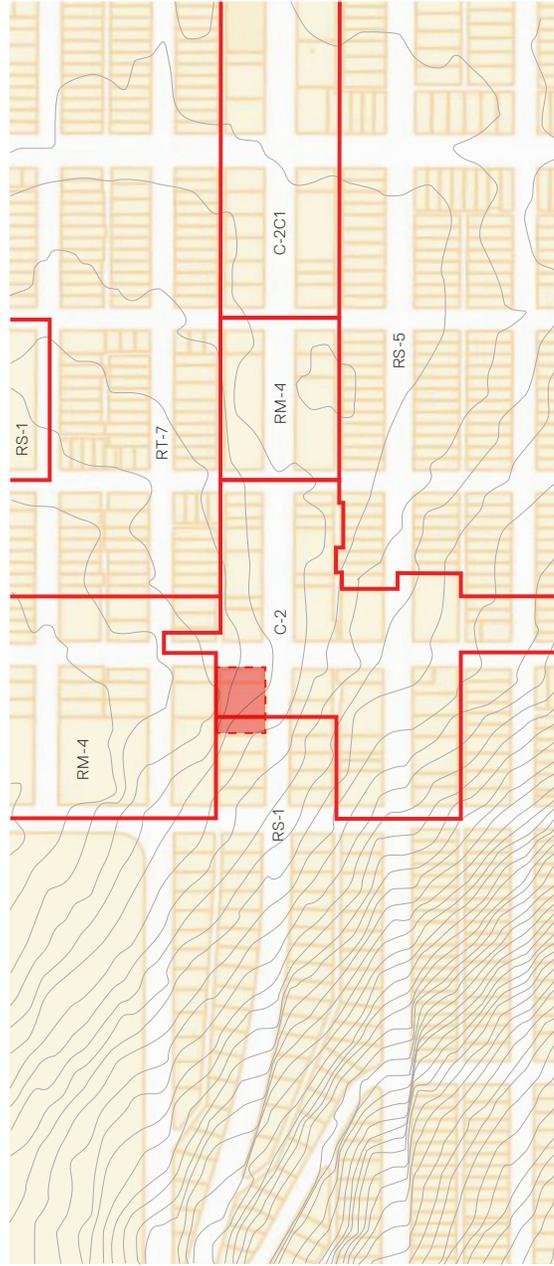


Fig. 4 Zoning Map

Context Condition 01: The Perpendicular Urban Shift

Broadway is an important linear east-west city transportation and mixed-use corridor. However, at its intersection with Alma street, the urban grid transitions the geographical condition between the flats to the southeast and the hillside to the northwest. Accordingly, there is a perpendicular shift of the linear east-west corridor changing to a north-south direction through Alma Street (i.e. between Broadway and 10th Avenue), and then back to an east-west orientation moving west along West 10th Avenue (Fig.2, Fig.3, Fig. 4). This specific urban moment defines a marked shift in the urban fabric of the city where the proposed development site has a predominant position. We understand the site as a unique opportunity to mark the shift in the urban fabric.

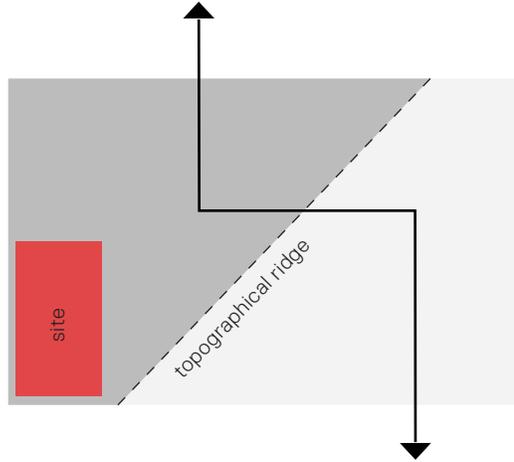


Fig. 2 The Perpendicular Urban Shift



Fig. 5 Geographical Condition

Context Condition 02: The Geographical Condition

As shown in the Topographic map (Fig. 5), the site is situated at the edge of a geographical change which is defined by the transition between the hillside and flats.

In addition to having a relationship with the immediate neighbourhood urban context, the proposed tower also relates to the surrounding landscape geography and to the downtown city skyline. This multiple urban and geographic conditions define a particular set of spatial relationships between the proposed development and its context across a range of scales.

Context Condition 03: The Green Cathedrals

As shown in Fig. 6, Fig. 6 and Fig. 8, the neighbourhood has a particular landscape condition defined by urban green corridors. These corridors are defined by large deciduous trees flanking both sides of the street - providing an ever-changing quality of light both diurnally and seasonally.



Fig. 7 Green Corridors

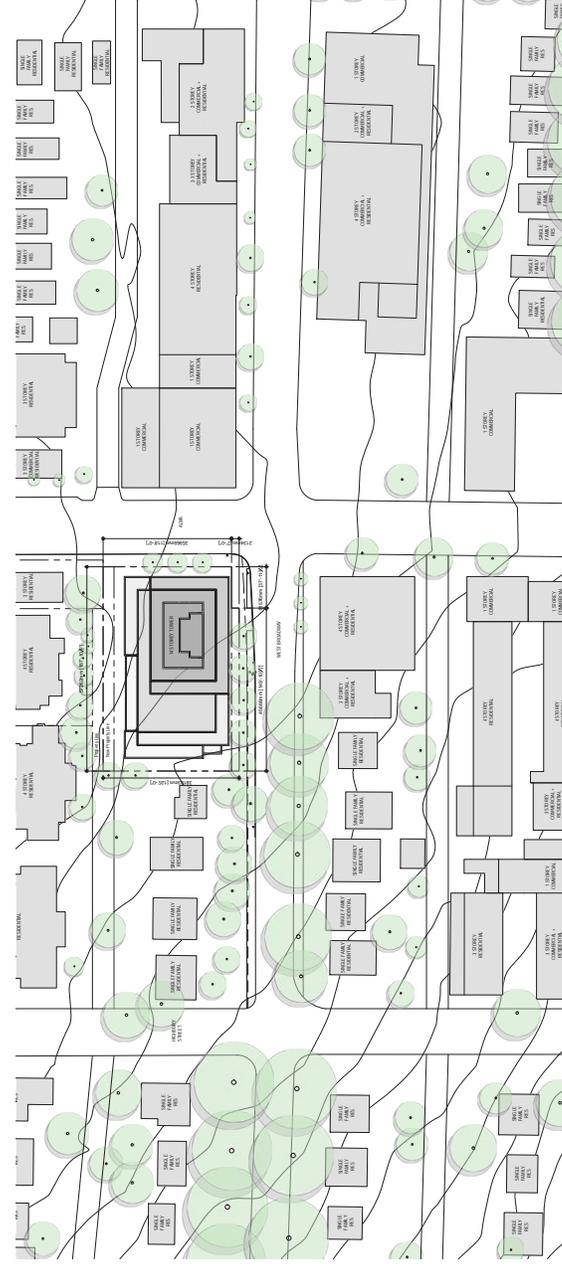


Fig. 8 Context Plan

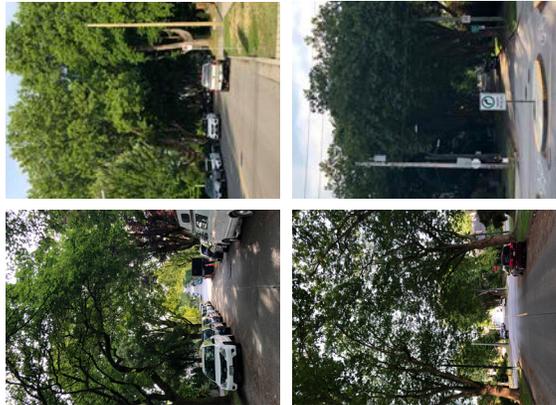


Fig. 6 Green Cathedrals

Synthesis of Contextual Conditions

Working with the three contextual site conditions (Fig. 9) - The Perpendicular Urban Shift / The Geographical Condition / The Green Cathedrals - the proposed design is derived from three primary architectural gestures (Fig. 10):

Vertical Gardens

Expressed platforms of green spaces at the top edges of the stacked geometries will create a continuity of the existing green cathedrals.

Modular Cladding

A modular cladding system provides an organizing system for the facades.

Fractured Massing

The massing breakdown of the simplistic tower-podium geometry that results from the combined site zoning into stacked volumes. The stacked volumes will provide a transition between the proposed building and the neighbourhood context, while also minimizing shadows on adjacent sites and offering spatial diversity between the proposed building and the surrounding urban fabric.

The Green Cathedrals

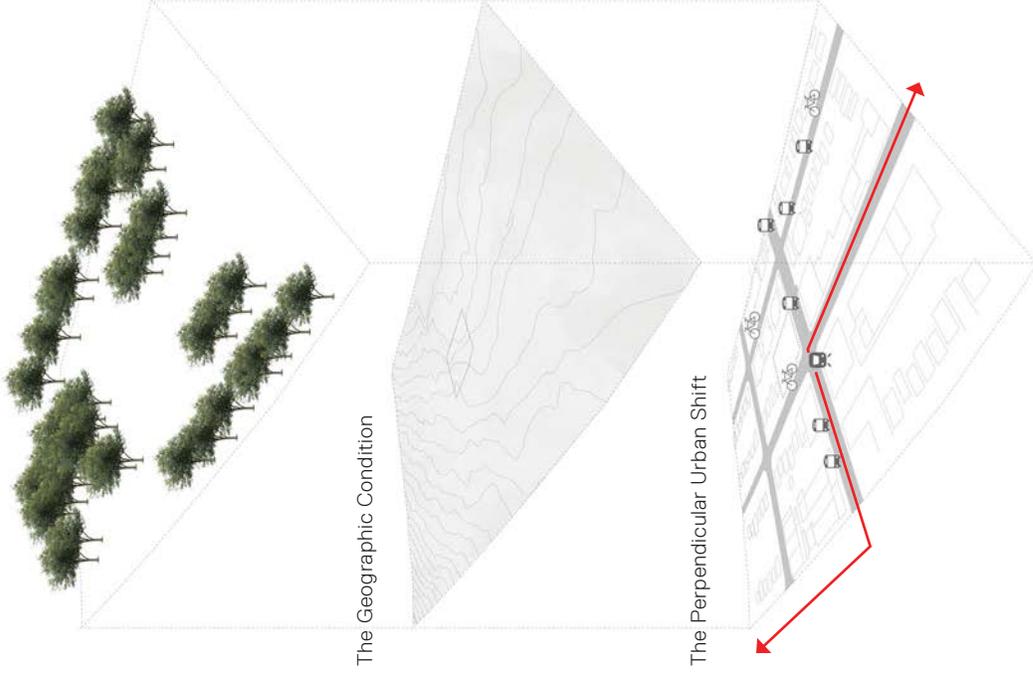
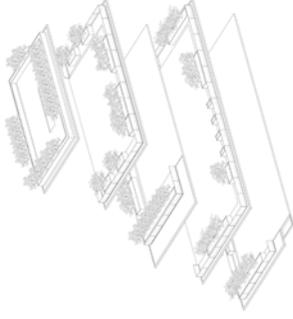
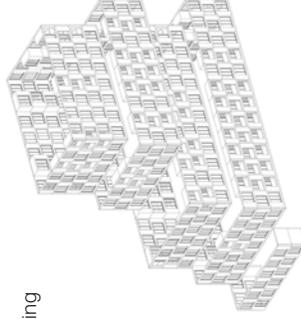


Fig. 9 Three Contextual Site Conditions

Vertical Gardens



Modular Cladding



Fractured Massing

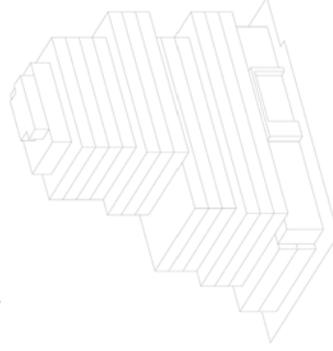
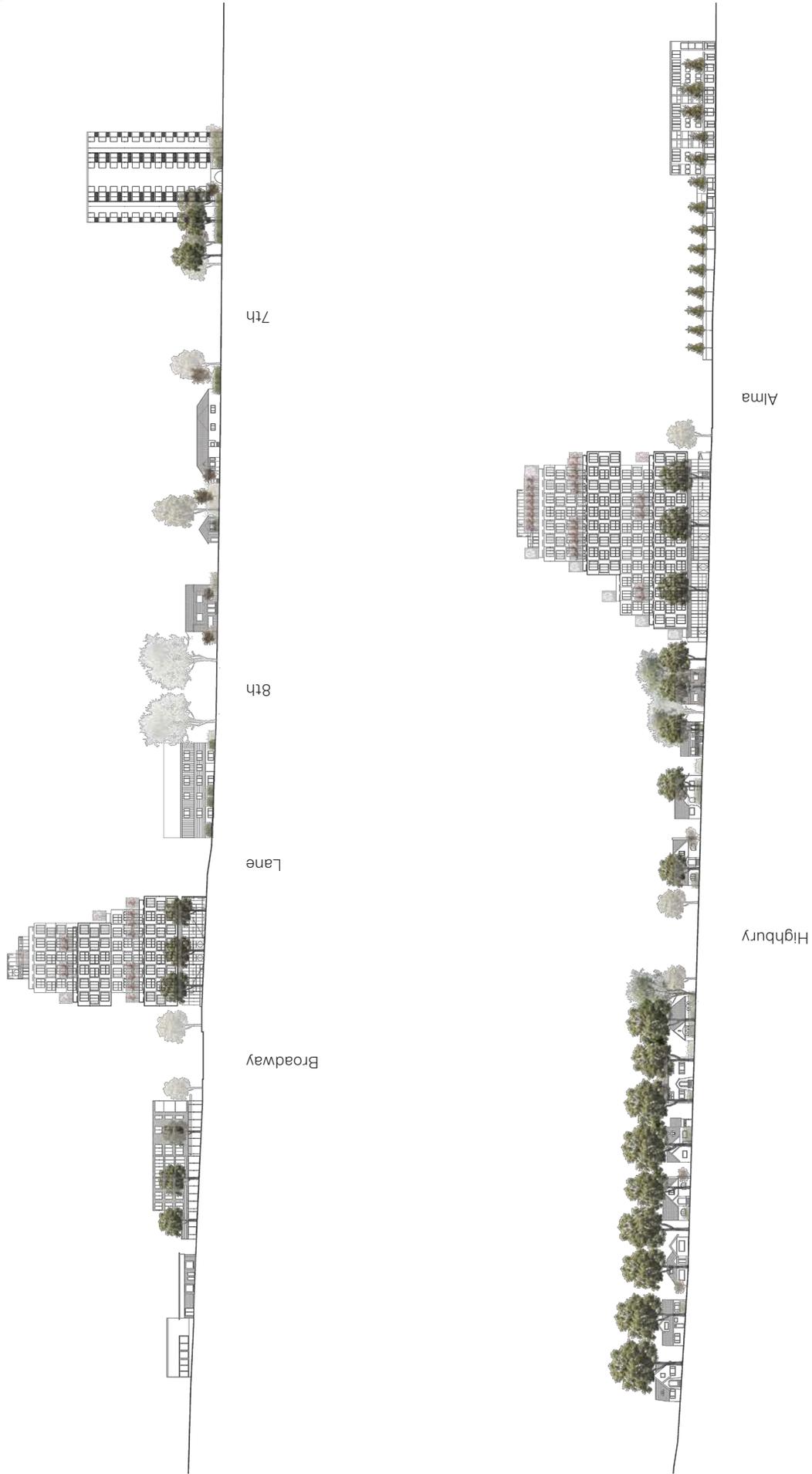


Fig. 10 Three Primary Architectural Responses



Prefabrication

The housing industry is currently undergoing fundamental challenges due to world population growth, mass migrations from the countryside to the City and construction cost. In this regard, prefabrication in architecture presents itself as a potential solution.

Prefabrication is a term referring to the practice of assembling a variety of architecture building components at a manufacturing site and transporting those assemblies to the construction jobsite upon completion.

Some of the benefits of prefabrication are time savings in construction, cost reduction due to standardization and repetition, quality control, lower environmental impact, and construction safety.

The Broadway & Alma development proposes a prefabricated façade composed by 5 variation of envelope-wall panels. The total of 450 envelope-wall panels will be manufactured in the industry and then transported and assembly in on site.

