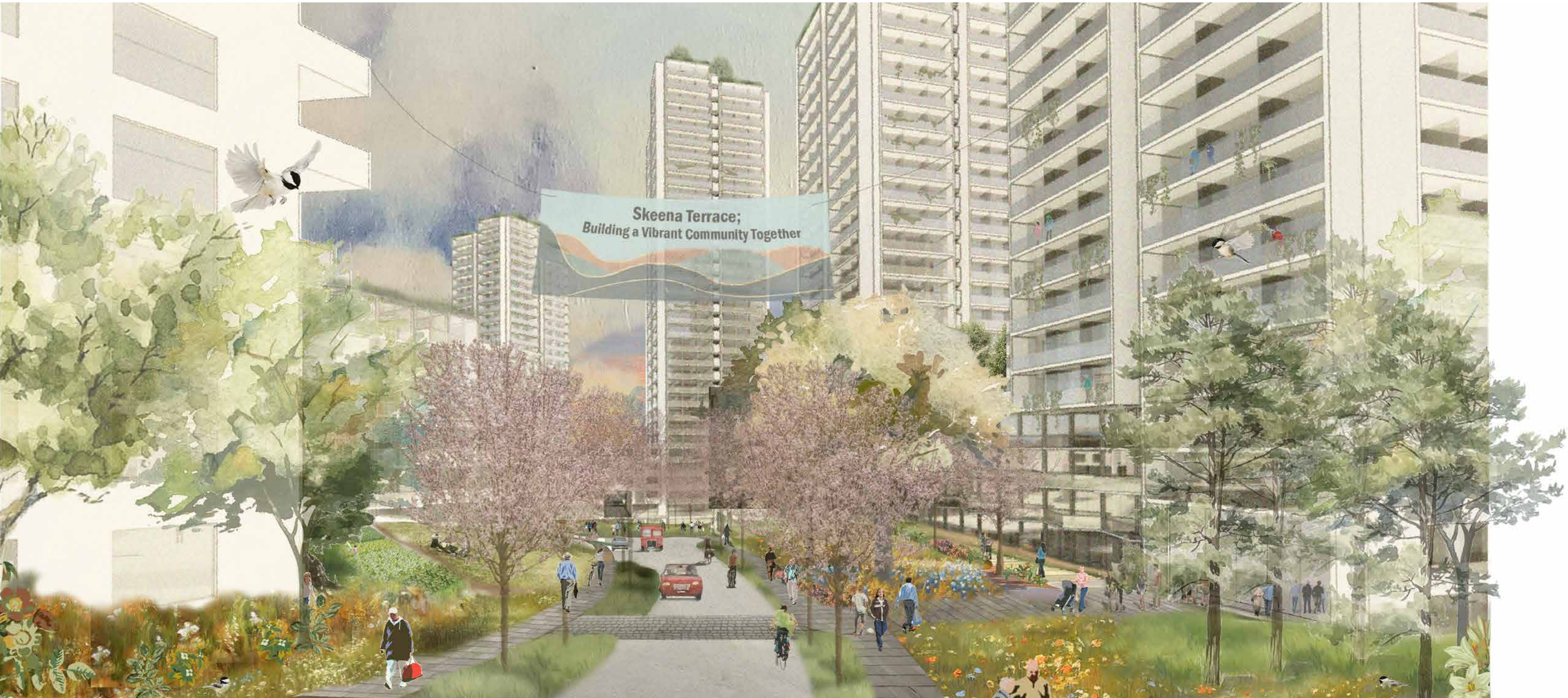


# Skeena Terrace

## INITIAL REZONING APPLICATION





**Skeena Terrace is located in Vancouver, a territory that was never ceded by the Musqueam, Squamish, or Tsleil-Waututh peoples. The xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), and səlilwətaʔ (Tsleil-Waututh) have never left their territories and will always retain their jurisdiction and relationships with the land. The team acknowledges with great respect the generosity of the host Nations and strives to deepen their understanding of the local Indigenous communities.**





## Perkins&Will





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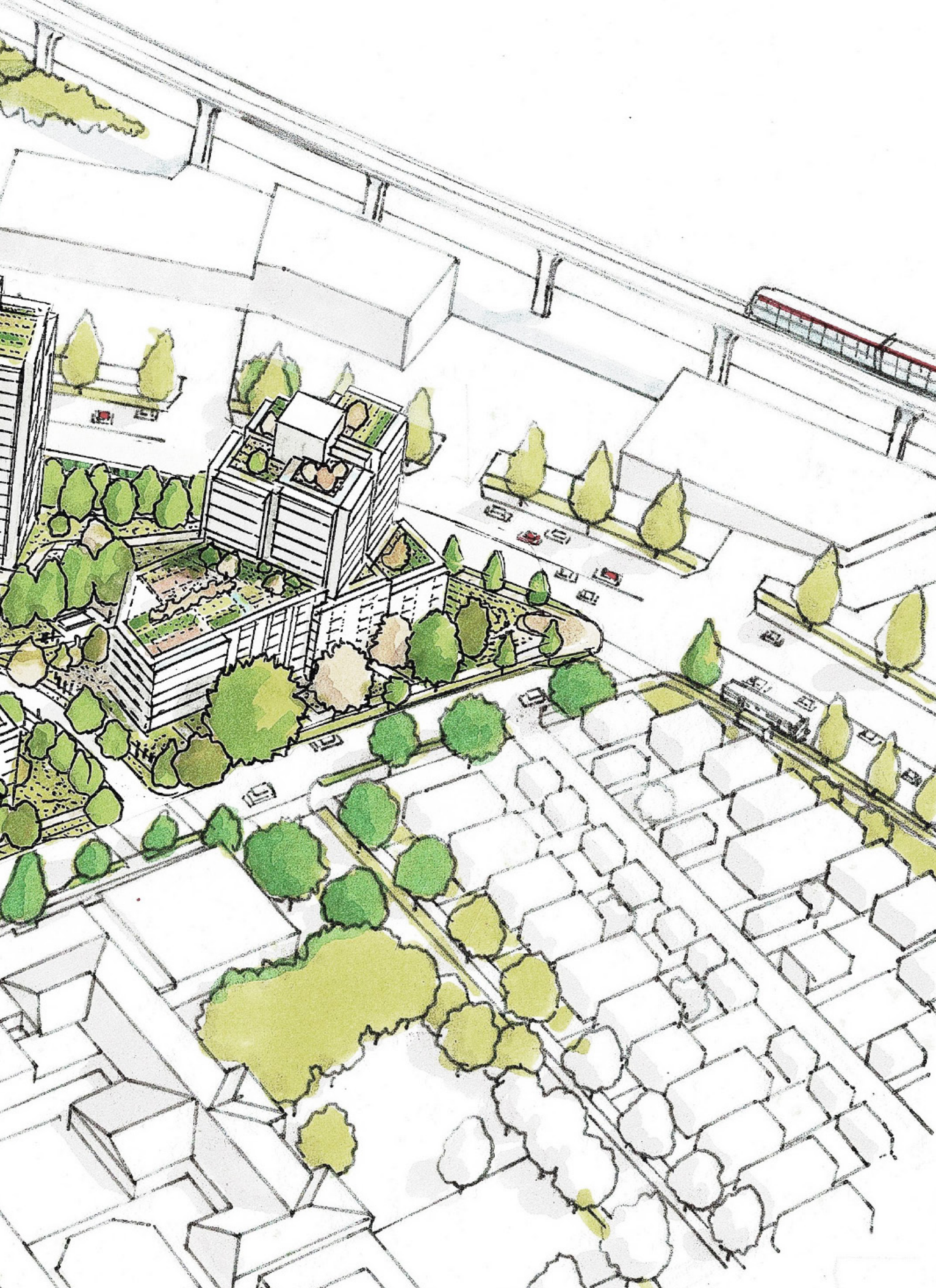
Section 1.0

# PURPOSE, PRINCIPLES & POLICY INTENT









## 1.1 Executive Summary

This rezoning application proposes redevelopment of BC Housing's existing 10.8-acre Skeena Terrace residential complex, located at 2298 Cassiar St. The existing 230 Rent-Geared-to-Income (RGI) homes on the property are aging and require replacement. BC Housing is proposing a significant increase in the number and variety of homes in the redevelopment - 1,283 affordable rental homes as well as 641 market rate rental homes. These are spread across 7 newly defined parcels that will be developed in a phased approach. Given Skeena Terrace is a transit-oriented community, the plan includes mixed uses (retail, childcare, live-work, and tenant amenity facilities), and prioritizes active-mode and accessible circulation across the site.

The buildings and infrastructure at Skeena Terrace were built in the 1960s and need extensive and ongoing repairs. As they are nearing the end of their economic life cycle, and with the city and region in dire need for more affordable housing, redevelopment of Skeena Terrace as a large transit-oriented site is an excellent opportunity to meet that need.

The Skeena Terrace redevelopment provides a significant opportunity to increase the number of secured rental homes, particularly for low and moderate-income households. At 3.04 FAR spread across 15 buildings, the project delivers 1,900 social housing units, of which two thirds are affordable. Sixty percent of the units provided are family-oriented units with 2 bedrooms or more, about 14% of the units are 3 bedrooms or more, and approximately 10% are accessible units to accommodate a diverse future population.

The design of Skeena Terrace incorporates strategies that promote and optimize health, encourage physical activity, and build community. This is achieved through a series of communal courtyards called "Neighbourhood Rooms" connected through barrier-free paths which promote walking, rolling, and cycling. Pedestrian and active modes of mobility are privileged throughout the site, including the conversion of a portion of Hermon Drive into a shared "woonerf" street. Generous and diverse open spaces are complemented by tenant amenity spaces, such as the Skeena Terrace "Hut", as well as a plaza flanked by retail uses and childcare facilities to respond to the adjacent Thunderbird school and community centre.

City of Vancouver approved a policy statement for Skeena Terrace to guide site planning and redevelopment. Through a rigorous process led by BC Housing and the consultant team, and in collaboration with the City of Vancouver, a master plan for the site was unanimously approved by the Urban Design Panel (UDP). On July 19, 2022, the Policy Statement was adopted by Vancouver City Council clearing the way for this rezoning submission.



## 1.2 Project Background

Skeena Terrace was developed during the 1960s by the Canadian Mortgage and Housing Corporation, the Province of British Columbia, and the City of Vancouver. The site has been home to low-income residents and generations of families for over 50 years. With 230 units in 20 buildings located across the 10.8 acre site, Skeena Terrace is one of the most significant subsidized housing developments in British Columbia.

### Master Planning Process

BC Housing and the City of Vancouver have been working in collaboration throughout the master planning, policy planning, and rezoning process. Since early 2021, we placed a strong emphasis on tenant, stakeholder, and public engagement. The results of that engagement – woven together with our team’s expertise and the City’s recommendations – have had a significant impact on the various iterations of our guiding principles, the plan concepts, and the final plan that formed the basis of our rezoning application. The master planning process consisted of the following steps:

#### Stage 1: Background Review & Analysis

We documented and reviewed background information, prepared a detailed site and context analysis, and developed engagement strategies that began with a tenants first approach.

#### Stage 2: Visioning & Guiding Principles

We notified Skeena tenants and the public of the redevelopment project and began involving local stakeholders and subject matter experts. We organized a series of engagement activities and developed a shared set of values and principles to inform our understanding of emerging themes and design concepts.

#### Stage 3: Concept Options & Co-design

We developed several preliminary concept options that would realize the intent of the guiding principles developed in Stage 2. The co-design process was guided by emerging themes and honoured the tenants-first principle.

We distributed workbooks to tenants and hosted a series of design workshops and meetings to collect and incorporate input from tenants and stakeholders on those preliminary concepts.

#### Stage 4: Preferred Concept

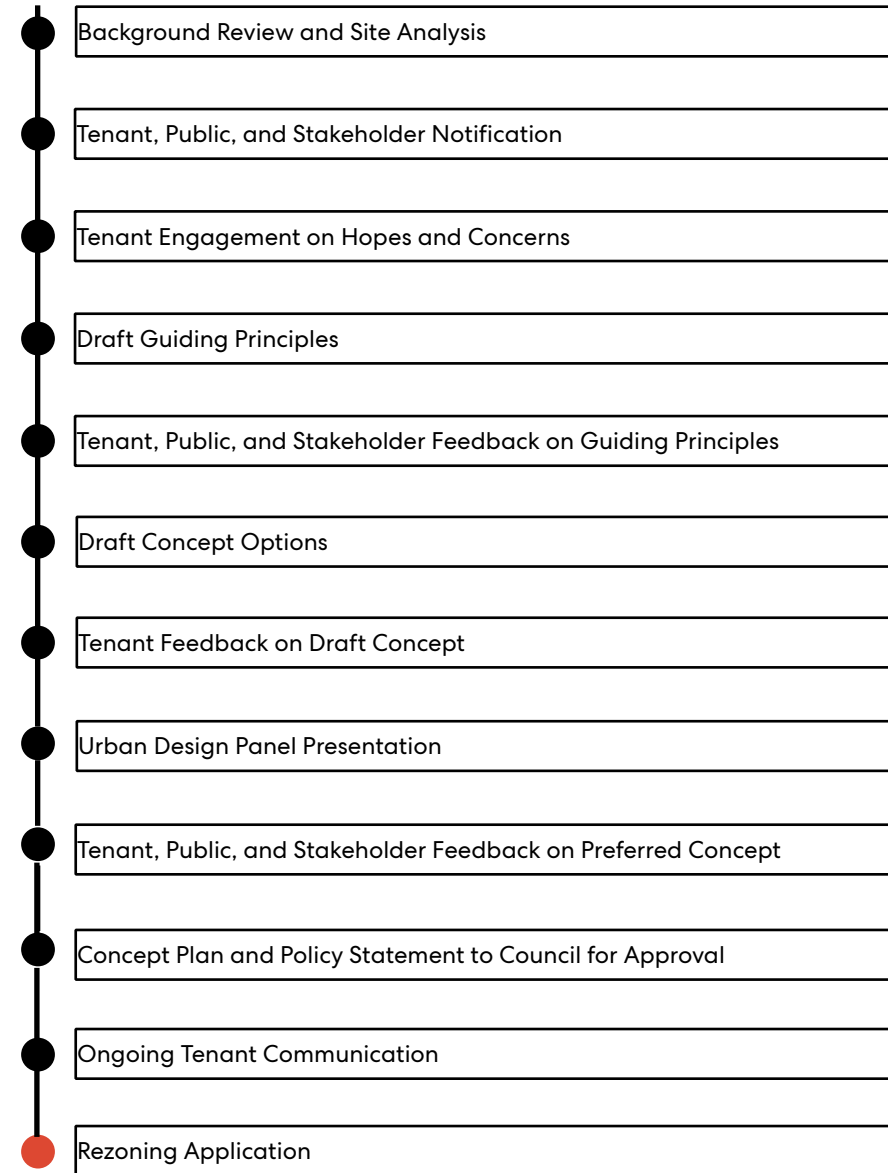
We further iterated on the concept options developed in Stage 3 and presented a preferred concept to tenants, stakeholders, and the public for feedback. We organized a series of meetings and other activities to refine the preferred concept, and we prepared a market analysis of the preferred concept to understand the number of units and affordability that would be generated.

#### Stage 5: Concept Plan & Policy Statement

We refined the preferred concept and expanded it into a more fully resolved Integrated Concept Plan along with a draft Policy Statement, which was then approved by Vancouver City Council.

#### Stage 6: Rezoning Application

Finally, we prepared the Rezoning Application and documentation that presents the final Integrated Concept in greater detail so that it can be reviewed by Skeena tenants, the public, City planning staff and City Council.





## 1.3 Rezoning Rationale

Skeena Terrace is one of BC Housing’s largest subsidized housing properties. BC Housing is redeveloping this site to maximize the development potential of this transit-oriented site, to create more housing choice, quality, and affordability, and to provide high quality amenities and services for the residents. The proposed plan includes a more-than-fivefold increase in the number of affordable homes, in addition to new market rate rental homes.

### An Opportunity for Affordable Housing

The redevelopment provides a substantial opportunity to increase affordable family-oriented housing in the Hastings-Sunrise area. The 2021 Census identified over 65,000 renter households in Vancouver were paying more than 30 percent of their income on rent, with over half of these households earning incomes under \$82,000 per year.

The Skeena Terrace redevelopment, not only replaces the 230 Rent-Geared-to-Income (RGI) units, it provides approximately 1,900 units overall, including two-thirds of the units as Rent-Geared-to-Income (RGI) rental units, with the rest being market rate rental housing.

### Upgraded Amenities and Services

Currently, the buildings and infrastructure at Skeena Terrace are aging and need extensive and ongoing repairs. This master planning process provides an opportunity to add new housing stock with upgraded amenities and services for more families. These include live-work units, a childcare facility, retail, and an upgraded tenant amenity, the “Hut”, which houses a number of community gathering spaces, such as a community kitchen.

### Variety of Open Space

Skeena Terrace still remains family-oriented and primarily residential, all while being supported by active and passive open spaces that are well-integrated into the neighborhood, creating positive impacts on the community as a whole. Two greenways pierce through

the site providing public access for social activities, playgrounds, and urban agriculture. Each building has a semi-private space programmed for more intimate activities related to the residents.

### Sustainable Site and Healthy Ecology

The plan addresses requirements of the Rezoning Policy for Sustainable Large Sites which positions the site to meet the community needs for climate resiliency for years to come. A number of measures are taken to maximize soil retention, expand the tree collection with native species, and reinvigorate the watershed. In the larger context, Skeena Terrace positively contributes to reducing the urban heat island effect in the area and incorporating blue-green infrastructure for stormwater management.

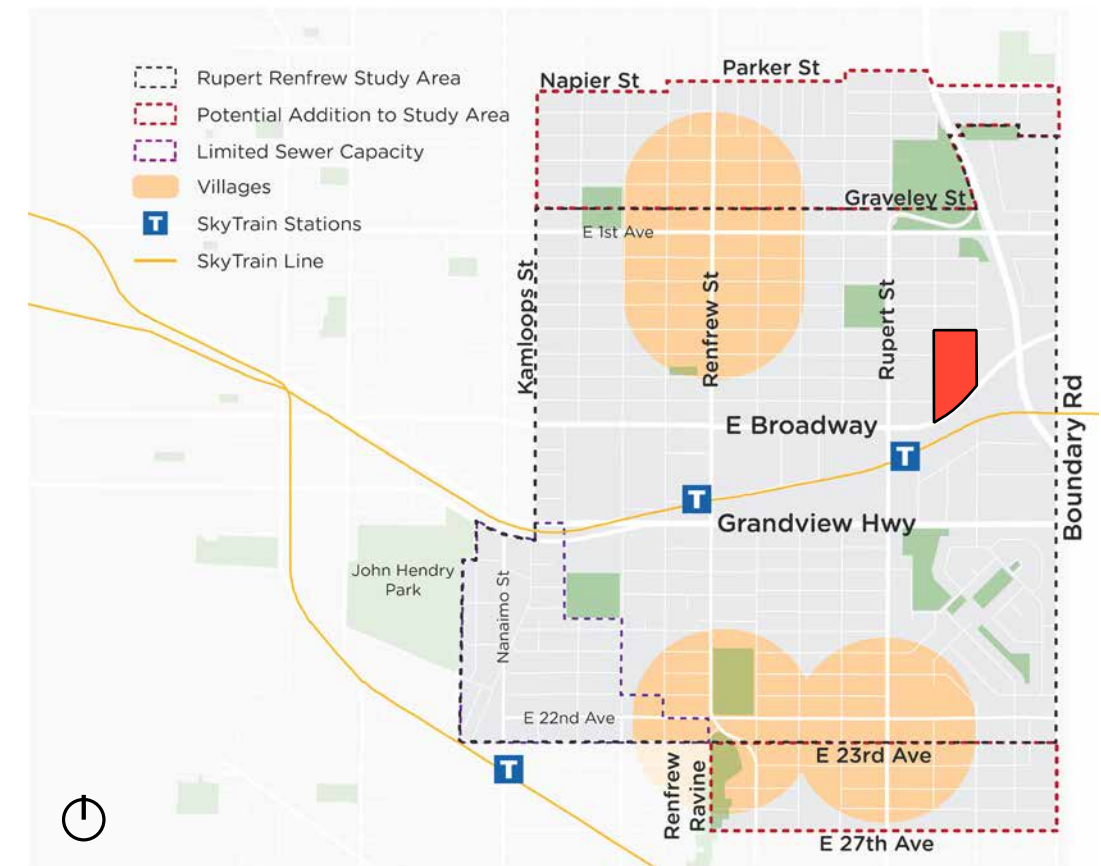
### Tenants First

BC Housing recognizes that a large percentage of Skeena Terrace community members are seniors or have been long-term tenants at Skeena Terrace. The redevelopment of the lands employs a tenants-first approach to relocate current residents with minimal disturbance and offsite relocation through the phasing and Tenant Relocation Plan.

### Rupert and Renfrew Station Area Plan

In November 2021, the Vancouver City Council directed staff to draft the Rupert and Renfrew Station Area Plan, which is part of the Vancouver Plan. The area plan covers a number of topics including housing, transportation, and community facilities.

Even though the official area plan has not been published yet, we explored a number of future considerations with City of Vancouver staff, during the Skeena Terrace planning process. These included coordinating potential land uses, heights, and densities, as well as the future character of Lougheed Highway, as it relates to active mobility and the streetscape vision.



Above:

Rupert and Renfrew Station Area Plan boundary with Skeena Terrace marked in red. Source City of Vancouver.

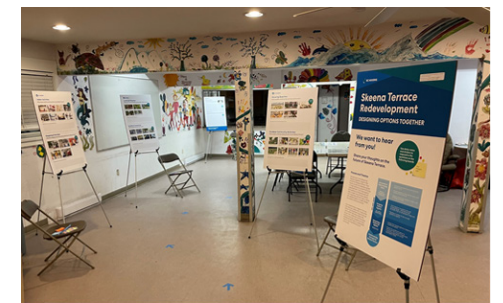
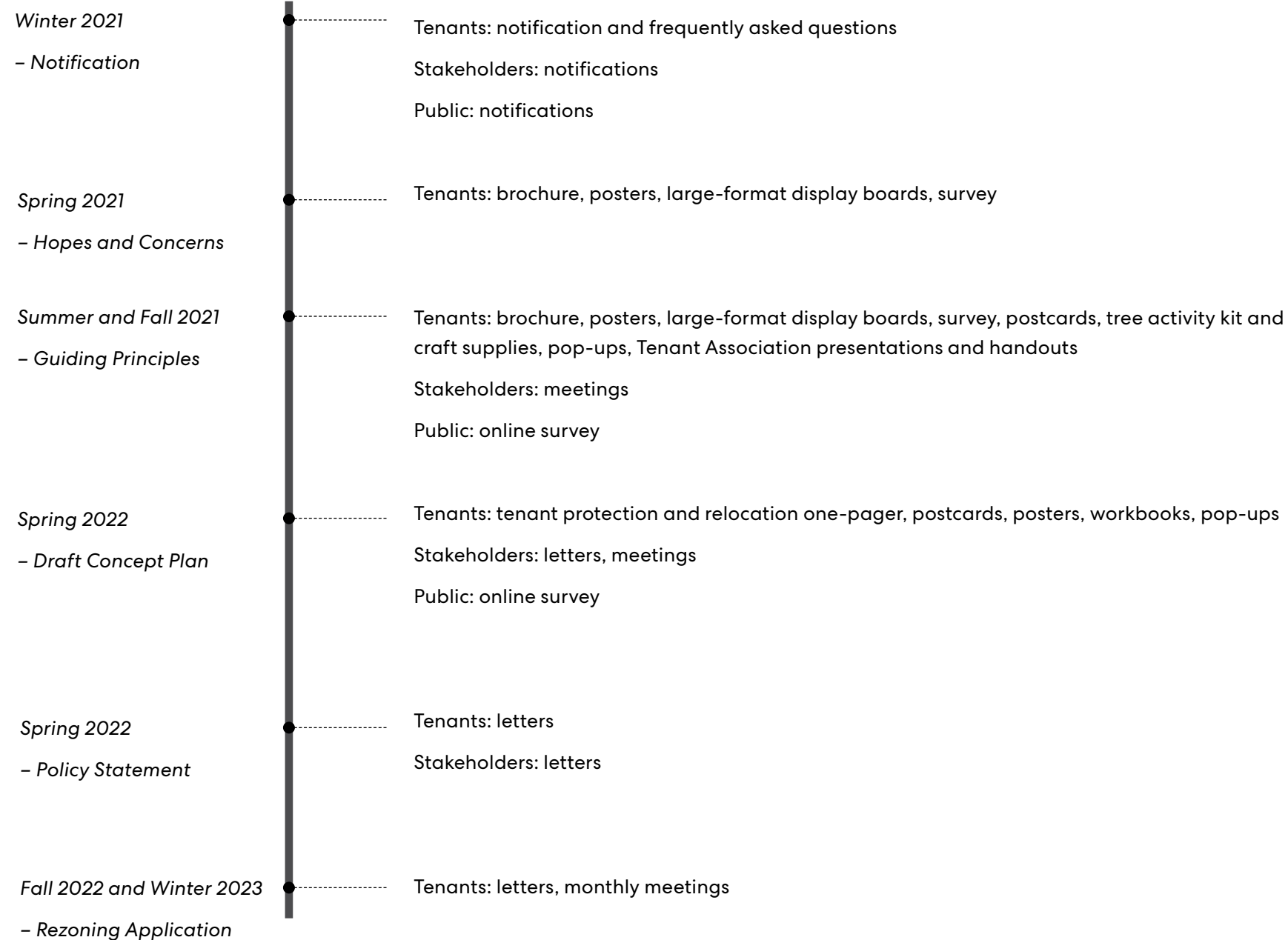
	Current Zoning	Requested Zoning
Zoning	CD-1 (11B)	CD-1
FSR (including Hermon Dr.)	0.59	3.04
Gross Floor Area (GFA)	312,308 sq.ft. 29,014 sq. m.	1,599,396 sq.ft. 148,589 sq. m.
Program Breakdown:		
Residential	310,404 sq.ft. 28,837 sq. m.	1,568,936 sq.ft. 145,759 sq. m.
Community	1,904 sq.ft. 177 sq. m.	5,885 sq.ft. 547 sq. m.
Daycare	N/A	10,915 sq.ft. 1,014 sq. m.
Commercial	N/A	13,660 sq.ft. 1,269 sq. m.

# 1.4 Engagement

## Engagement Timeline

The timeline shown here is a summary of the engagement and outreach activities that BC Housing, the consultant team, and the City of Vancouver undertook together through the planning and rezoning process.

Engagement and outreach has been ongoing since the public launch of the project in Winter 2021, through development of the concept, and up to the submission of this rezoning application in Winter 2023.

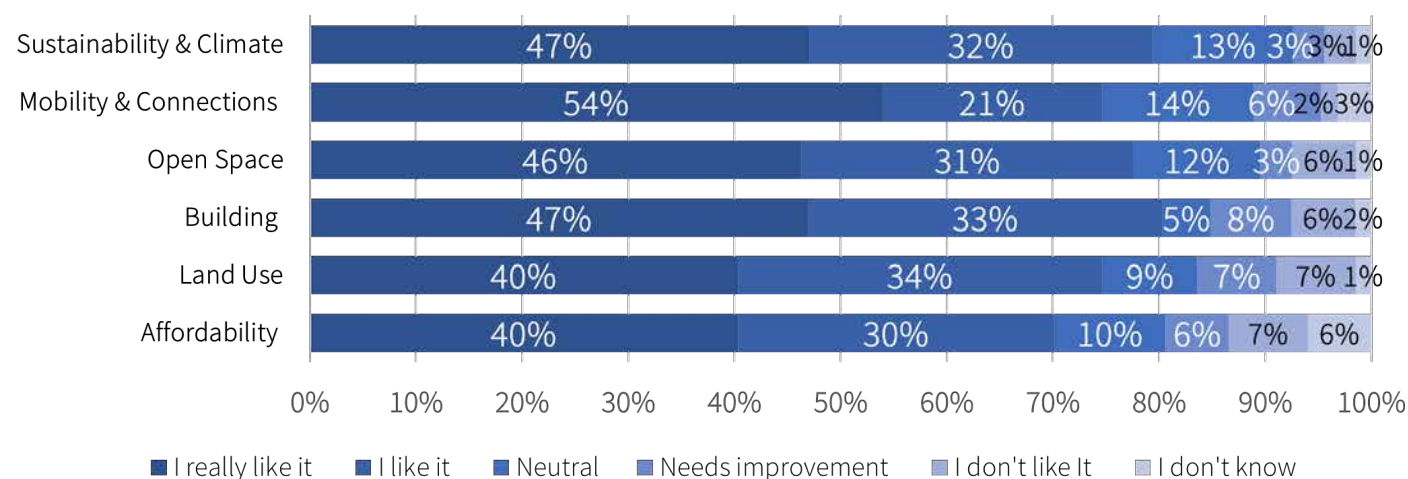


## Engagement Key Themes

The following is a brief summary of the key themes that emerged through months of engagement with tenants, stakeholders, and the public. More detailed information can be found under the Skeena Terrace Planning Process Engagement Summary (Skeena Terrace Policy Statement Appendix).

The graph below shows the level of support that tenants expressed for each element of the draft concept. Following engagement, the draft concept was refined into the Policy Statement submitted to Council in June 2022.

The following key themes emerged from the engagement with tenants, stakeholders and the public.



Above:

Tenant Level of Support for Components of Draft Concept Option, Sorted by Most to Least Supported (Spring 2022)

The following key themes emerged from the engagement with tenants, stakeholders and the public:

### Housing

Improving housing quality:

- Enhance unit design and upgrade amenities.
- Mitigate noise and air pollution from Lougheed Highway.

Increasing housing density & affordability:

- Maintain affordable rent for tenants and expand affordable housing options in the City.
- Need for additional family-oriented housing.
- General support for increasing density by transit and active transportation.

### Open Space & Landscape

Facilitating community connections and play:

- Importance of open gathering spaces for relationship building.
- A need for active and shaded outdoor spaces, particularly for youth and pets.

Providing gardens, green space, and trees:

- Importance of retaining and increasing tree canopy cover for cooling site and retreating from heat.
- Value of gardens and food growing opportunities, and suggestions for certain landscape features.

### Sustainability

Improving climate resiliency:

- Support for housing design and a redevelopment plan that addresses climate mitigation and adaptation, and community resilience.

Facilitating sustainability & climate resiliency:

- Build passive housing, green roofs, solar and wind energy rainwater harvesting.
- Improve the site's drainage.
- Support biodiversity and increase tree canopy.

### Mobility

Reducing car dependency:

- Support for prioritizing travel by transit and active transportation.
- Some concerns about the impact of reducing car dependency on tenants and requests for more accessible parking.

Improving connectivity and accessibility:

- A need for easy access across the site and to the surrounding neighbourhood and services.
- Challenges with the site's topography and accessibility for a range of mobility needs.

### Community

Facilitating community connection:

- An opportunity to support community connection through redevelopment.
- Ideas for community programming, indoor and outdoor spaces to gather, and connection to Thunderbird Community Centre and Thunderbird 5<sup>th</sup> Avenue Elementary School.

Improving community safety and wellbeing:

- Improve community safety, and reduce the stigma of affordable housing.
- Importance of social connections for community wellbeing and resilience.

### Services on Site

Meeting daily needs:

- Provide affordable food options, like a grocery or corner store.
- Benefit of health and family services, like a pharmacy and childcare.

Supporting commercial uses:

- Potential to provide additional commercial uses and support independent businesses.



# 1.6 Guiding Principles

## Skeena Terrace Guiding Principles

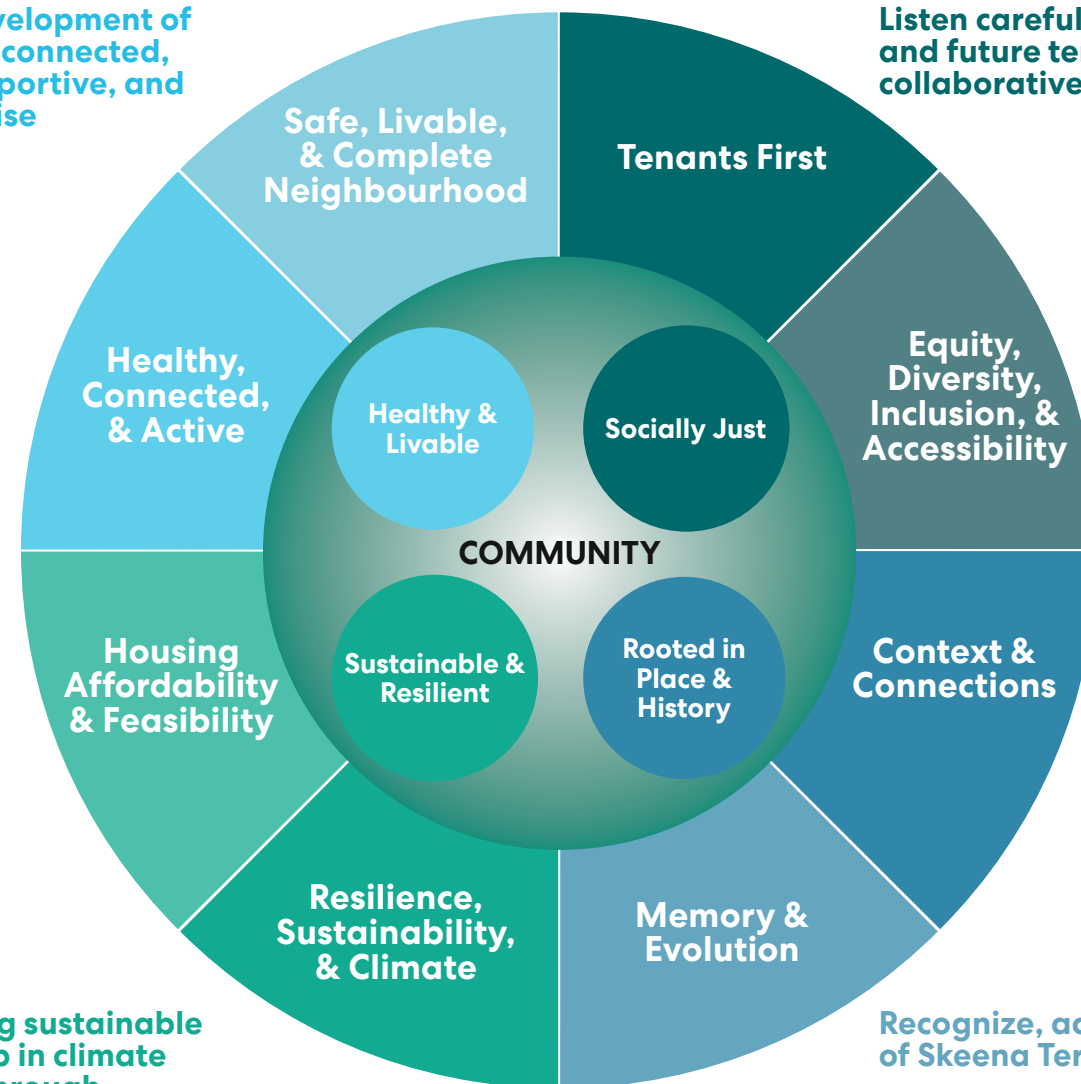
The Skeena Terrace Guiding Principles were developed through engagement with a number of stakeholders including tenants and neighbours. The commitment to an inclusive and respectful engagement process started with notification, where stakeholders were informed about the process and how their inputs would be integrated. Tenants were engaged first about hopes and concerns for the redevelopment, which directly contributed to the draft guiding principles. Defining the final Guiding Principles involved a collaborative process with the City of Vancouver and further engagement with tenants, key stakeholders, and the public. The feedback was focused on how to realize the principles through the redevelopment process. Some of the key design themes that emerged from the Guiding Principles exercise are identified in the Big Design Ideas section.

Take a people first approach to the redevelopment of Skeena Terrace to create a safe, socially-connected, complete community that is friendly, supportive, and strengthens the southeast Hastings Sunrise neighbourhood.

Create a healthy, well-connected built environment that enhances residents' physical and mental wellbeing.

Provide a diversity of housing types that are affordable to a broad range of incomes and family types.

Make Skeena Terrace a precedent-setting sustainable community that demonstrates leadership in climate action, waste, and water management through regenerative approaches.



## 1.7 Big Design Ideas

Initiating the conceptual design phase required the distillation of the Guiding Principles into tangible project requirements and design approaches. While considering the Guiding Principles in relation to the opportunities and challenges of the site and program, five Big Ideas were developed. These Big Ideas have guided the development of the master plan presented in this rezoning application.

# A design approach that builds a desirable, cohesive, and resilient community.



### Sustainable & Resilient

through density balanced with open spaces, protecting existing trees, undisturbed soil and root networks, urban agriculture, improvements to Still Creek watershed, a low carbon approach, with design and amenities that are adaptable and build community.



### Rooted in Context

through a built-form responsive to surrounding neighbourhoods, being welcoming to the community, privileging views and daylighting, having an activated and safe public realm and paying respect to site and cultural history.



### Socially Just

by maximizing affordable housing through a diversity of forms, housing, spaces, and amenities that are inclusive and predicated on equitable access.



### Healthy & Livable

through safe, durable and maintainable components, use of existing terraces and groves to promote healthy and activate lifestyles, with a diversity of uses and scales that facilitate inclusion, activation of the public realm, and includes local serving retail & childcare.



### Mobility & Connectivity

that accommodates the transition to a transit-oriented community by promoting modal shift from vehicles to active and shared modes, eliminating surface parking, seamlessly connecting to surrounding points of interest, and addressing universal accessibility through a network of barrier free paths and landing zones connecting to streets.

## 1.7 Housing Affordability & Feasibility

The need for social housing in Vancouver is significant. Many households struggle to find secure, affordable rental housing. The most recent 2021 Census documents 39.4% of tenant households in private rental accommodation pay more than 30% of their gross income towards rent – that is 65,595 households of 166,485. Median household income (2020) of all households was \$82,000 but renter households as a subgroup earn significantly less.

Community housing is operated on a not-for-profit basis by affordable housing societies, co-ops, and government agencies to provide affordable, stable homes for households earning low and moderate incomes. The high number of Vancouver households facing a housing cost burden that exceeds 30% of their income indicates that significantly more affordable housing is required. The City of Vancouver’s Housing Vancouver Strategy includes a target of 12,000 new social, supportive, and co-op homes by 2027.

The need for new affordable housing is exacerbated by aging non-market housing stock across the city. Over 40% of affordable housing properties in Vancouver were constructed between 1970 to 1990, supported by senior government programs that have since been phased out. As these buildings age, non-market housing providers are facing rising repair and retrofit costs, and the government operating agreements that covered many of these costs are coming to an end. Today, many non-profits, co-ops and government partners are looking to redevelop and renew their existing properties, and expand the number of people they can serve.

Skeena Terrace is a low-density development, and it is even older than the majority of affordable housing sites in Vancouver and presents a unique opportunity to renew and expand the supply of new non-market housing.

### The Skeena Terrace Development

The redevelopment of Skeena Terrace provides the opportunity to provide new, more resilient homes, while preserving existing affordability and adding new family-oriented affordable housing. Skeena Terrace will provide approximately 1,900 social housing units through redevelopment.

There are currently 230 low income “Rent-Geared-to-Income” homes in Skeena Terrace, a 10.8-acre site located at a transit-oriented site at 2298 Cassiar St, East Vancouver, on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlílwətaʔ (Tsleil-Waututh) Nations. This property is owned and directly operated by BC Housing, Built in the 1960s, the existing housing on the Skeena Terrace site has reached the end of its service life and needs to be replaced. This creates an opportunity to replan the site and intensify its use while also adding new amenities for the community.

### 100% New Social Housing

Skeena Terrace will remain under BC Housing ownership and dedicated to affordable housing residential units with 100% of the residential units as rental tenure with the following commitments:

- BC Housing’s stated intent is affordability that will significantly exceed the City’s Zoning and Development By-law definition of social housing.
- A target of two-thirds of the units will be rented to households with income below Housing Income Limits (HILS) set by CMHC and be rented at no more than 30% of gross household income. The remaining one-third of units will be rented up to and including market rates.
- Existing tenants will have first rights of refusal on the new units created and BC Housing will cover the costs of their temporary relocation.
- BC Housing will retain ownership of the Skeena Terrace property and will continue to own and manage the replacement 230 deep-subsidy RGI homes. The balance of the new affordable and market homes can be mixed, developed, and managed either by BC Housing or by a variety of housing partners.
- The housing tenure, affordability and other operational requirements will be secured in perpetuity in the CD-1 by-law, housing agreements registered on title and other mechanisms, as appropriate.

	2023 HILS Income Limits	Rent/Mo At 30% Income
1 Bed or Less	\$58,000	\$1,450
2 Bed	\$72,000	\$1,800
3 Bed	\$86,000	\$2,150
4+ Bed	\$107,500	\$2,688



## 60% Family-Sized Units Containing Two to Five Bedrooms

Affordable rental housing for families is in short supply. The proposed unit mix replaces the existing family rental units on a one-for-one basis and creates a significant number of new family-sized units. BC Housing has committed to providing no less than 60% of the new units with two or more bedrooms, across all of the housing units proposed for the Skeena Terrace site.

	Existing RGI	New RGI	Market	TOTAL	%	%
Studio			32	32	2%	40%
One	68	421	257	745	39%	
Two	69	526	289	884	46%	60%
Three	68	105	64	237	12%	
Four	18			18	1%	
Five	7			7	0%	
<b>Total</b>	<b>230</b>	<b>1,053</b>	<b>641</b>	<b>1,924</b>	<b>100%</b>	
% Units	12%	55%	33%	100%		100%

## A Spectrum of Social Housing

The mix of new housing proposed includes units at RGI, HILs as well as market rental rates. At full build-out, Skeena Terrace will accommodate slightly more than 1,900 households.

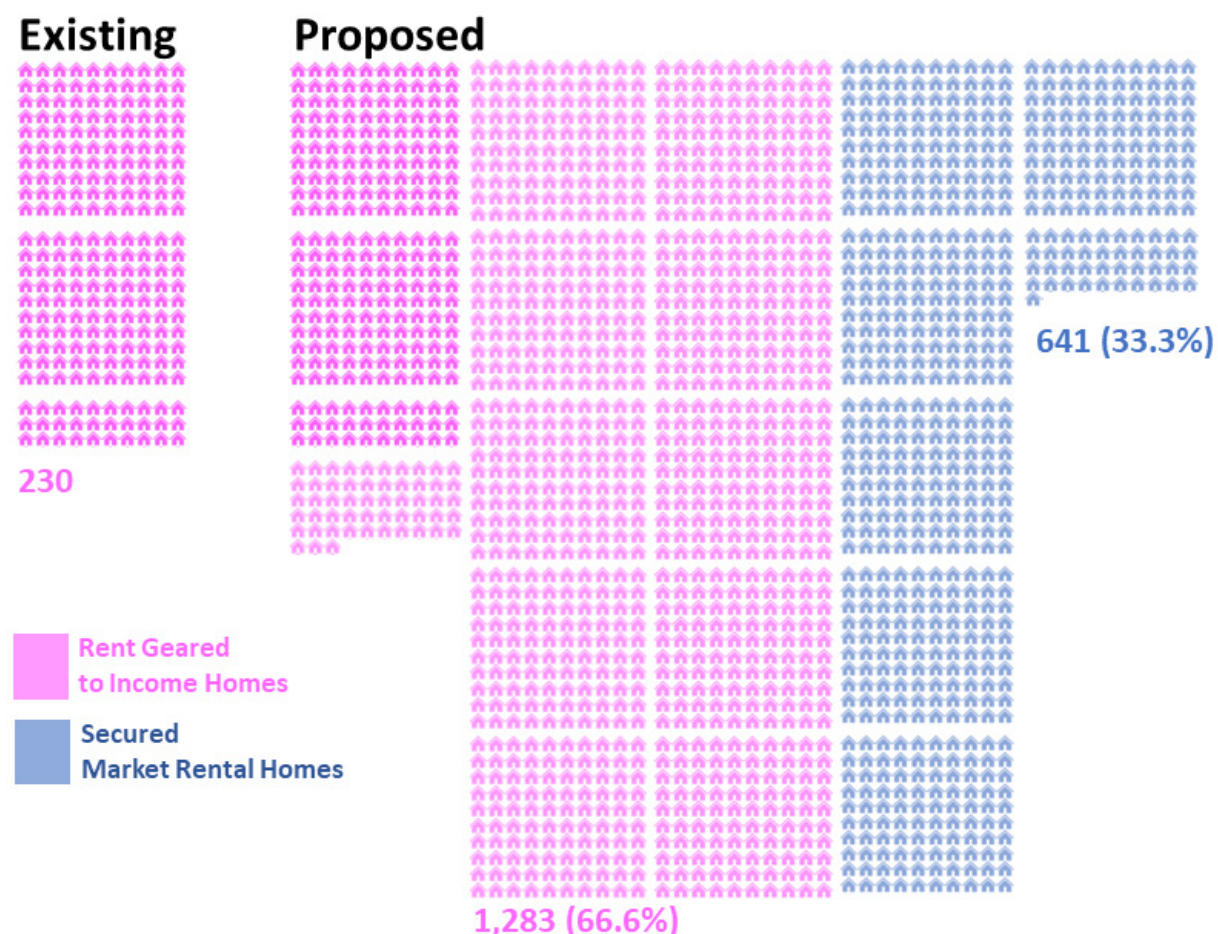
## Protecting Existing Tenants & Meeting Accessibility Needs

Exceeding the City's Tenant Relocation Policy, existing Skeena Terrace residents will be able to return to new homes that meet their family size needs at the time of new building occupancy.

- Design of family units will be in accordance with BC Housing's Design Guidelines and the City's Guidelines for High Density Housing for Families with Children.
- At least 10% of the total units will be wheelchair accessible.

## Live-Work/Employment Opportunities

COVID-19 has highlighted the need for flexibility in our work lives through remote work options. The Skeena Terrace plan includes suggestions for live/work units and a requirement for a minimum of six to eight licensed family childcare units. Flexibility is sought in the rezoning to create opportunities for artist and 'maker spaces' along Lougheed Highway and Skeena Street.



## 1.9 Policy Context

The following Provincial, Regional, and City policies establish a general framework for redevelopment that applies to Skeena Terrace. These policies, among others, will apply at various stages of the design and development process.

### Regional Policies



#### Metro Vancouver 2040 Regional Growth Strategy Plan (2011)

The Regional Growth Strategy classifies Skeena Terrace as a General Urban area, intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities and parks. Urban areas see an emphasis on place-making, to create an enriched public realm, and promote transit-oriented communities.

### City-wide Policies

#### Framework for City of Reconciliation (2021)

This report builds upon the accomplishments of the Year of Reconciliation and outlines a proposed framework for Vancouver to become the world's first City of Reconciliation.



#### Housing Vancouver Strategy (2018-2027)

The City's 10-year housing strategy addresses affordability, focusing on shifting toward the right supply of housing which is affordable to local incomes. This includes rental, social and supportive housing.

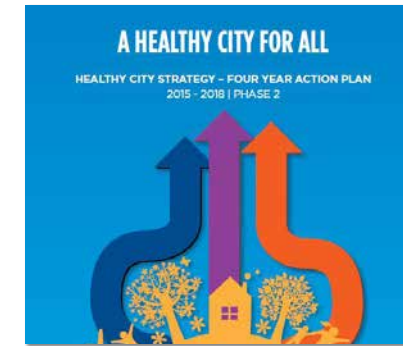
#### Tenant Relocation and Protection Policy (2021)

This policy guides in providing protections and compensation to renters impacted by redevelopment activity. It requires the development of a tenant relocation plan for eligible tenants.



#### VanPlay: Imagine Parks + Recreation Framework (2020)

VanPlay is a policy that sets the values and goals for current and future parks and facilities and helps the City determine service gaps, analyze growth trends, and identify opportunities for improvements.



#### Healthy City Strategy (2015-2018)

The policy describes a long-term, integrated plan for healthier people, healthier communities, and a healthier environment, with goals to ensure people have access to housing, services, transit, food, culture and green space.

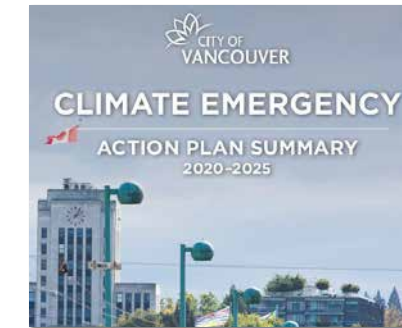
#### Zero Waste 2040 (2018)

A long-term strategic plan that guides future decisions relating to solid waste and establishes a vision of Vancouver becoming a zero waste community by 2040.



#### Transportation 2040 Plan (2012)

A long-term strategic vision that helps guide transportation, land use, and public investment decisions, aligned with Greenest City 2020 Action Plan goal of two thirds of all trips on foot, bike, or transit by 2040.



#### Climate Emergency Action Plan (2020)

The plan outlines actions to tackle Vancouver's biggest local sources of carbon pollution— buildings and transportation— as well as atmospheric carbon capture.



#### Rain City Strategy (2019)

The strategy focuses on rainwater infrastructure and management with the aim to improve Vancouver's water quality, increase resilience through sustainable water management, and improving ecosystems.



#### Urban Forest Strategy (2018)

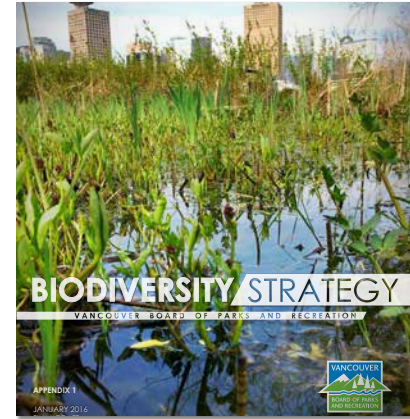
The Urban Forest Strategy provides direction to protect, plant, and manage trees to create a diverse, resilient, and beautiful urban forest on public and private lands.





**Renewable City Strategy (2015-2050)**

Renewable City Strategy establishes two targets for Vancouver: Derive 100% energy used from renewable sources, and reduce greenhouse gas emissions by 80% below 2007 levels by 2050. Strategies include reducing demand, and increasing use of renewables.



**Biodiversity Strategy (2016)**

The biodiversity strategy contains objectives and targets to increase biodiversity across Vancouver and access to nature for inhabitants. Objectives include restoration of habitats and species, protect and enhance biodiversity during development, and monitor biodiversity.



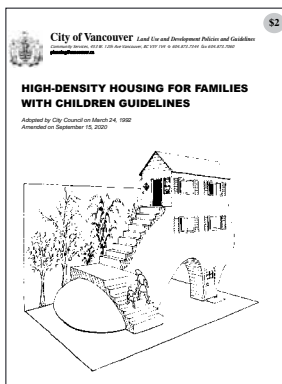
**Vancouver Economic Action Strategy (2011)**

Vancouver Economic Strategy presents a city-wide vision for economic development, working with local planners and organizations to generate required spaces for a growing work force, aligns with local needs, and creates complete neighbourhoods.



**Housing Needs Report (2022)**

This document includes data and analysis on the housing situation of Vancouver residents and an accounting of current and future housing need, based in large part on 2016 Census data.



**High-Density Housing For Families with Children Guidelines (2020)**

The intent of the guidelines is to address the key issues of site, building and unit design. These guidelines are to be used in conjunction with the Zoning and Development By-law or an official development plan for new conditional approval residential developments, both market and non-market, of 75 and more units per hectare in density, which are designed specifically for families with children.

**Local Area Policies**

**Hastings-Sunrise Community Vision (2004)**

The Hastings-Sunrise Community Vision Plan describes the kind of community that people who live and work in the area want it to be.

**Site Specific Policies**

**Rezoning Policy for Sustainable Large Developments (2018)**

This policy requires plans and studies to achieve a higher level of sustainability in terms of site design, food systems, green mobility, potable water management, rainwater and groundwater management, zero waste planning, affordable housing, and resilience.

**Green Building Rezoning Policy ( 2017)**

This policy requires all rezoning proposals to meet or exceed LEED Gold or be Zero Emissions.



**Skeena Terrace Policy Statement (2022)**

The Policy Statement was adopted by Council on the July 19, 2022. It defines the guiding principles and planning framework for the Skeena Terrace redevelopment.

**BC Housing Guidelines**



**BC Housing Design Guidelines & Construction Standard (2021)**

BCH's Design and Construction standard provides site planning and building design requirements, energy and environmental design requirements to meet BC Housing sustainability, greenhouse gas and energy goals as well as strategies to prevent crime through strategic environmental design. Skeena Terrace will include new buildings funded and financed by BC Housing.

# 1.10 Rezoning Policy for Sustainable Large Developments

In order to ensure large-scale developments implement leading practices and advance Vancouver’s sustainability goals, the City has established a policy for developments with lands having a total site size of 8,000 m<sup>2</sup> (1.98 acres) or more, or containing 45,000 m<sup>2</sup> (484,375 ft<sup>2</sup>) or more of new development floor area. Within the policy, developments are required to comply with the following performance categories described below.

→RESPONSE: The Skeena Terrace development includes approximately 148,600 m<sup>2</sup> (1,599,400 sq.ft) of new floor area on a 4.4 hectare (10.8 acre) site.

### A. Sustainable Site Design

The proposal will contribute to meeting the City’s Greenest City 2020 Action Plan targets of improving access to nature and planting trees. The proposal meets the intent of the Urban Forest Strategy, Biodiversity Strategy and Rain City Strategy objectives by maintaining and restoring the site ecology through sustainable landscape design.

### B. Sustainable Food Systems

The proposal will contribute to increasing city and neighborhood food assets and supporting local and sustainable food systems as outlined in the Greenest City 2020 Action Plan and the Vancouver Food Strategy. The project provides community gardens, edible landscaping, community kitchen, and community food market as the food assets on the site.

### C. Green Mobility

The proposal will contribute to meeting the following citywide goals:

- Transportation 2040 and Greenest City targets of having walking, cycling, and public transit trips make up at least 66% of all trips by 2040 and to reduce motor vehicle kilometer traveled per resident by 20% from 2007 levels.
- Greenest City target to reduce community-based greenhouse gas emissions by 33% by 2020 levels and the Renewable City target to reduce greenhouse gas emissions 80% below 2007 levels before 2050.
- Greenest City Clean Air target to always meet or beat the most stringent air quality guidelines.

A Transportation Assessment and Management study is provided to address the policy requirements.

### D. Potable Water Management

The proposal will contribute to the Greenest City goals of reducing potable water use by 33% from 2006 levels and meeting stringent water quality standards. To reduce the indoor and outdoor potable water use, leading practices will be integrated into the design to meet BC Housing Building Design Guidelines and Construction Standards and the City of Vancouver policy targets.

### E. Rainwater & Groundwater Management

The proposal will contribute to the City’s Rain City Strategy and Integrated Rainwater Management Plan’s target of capturing and treating 90% of annual rainfall on public and private property. It also aims to preserve sewer capacity, reduce the risk of combined sewer overflows and maintain wastewater treatment effectiveness through the prohibition of groundwater flows entering the sewer system in alignment with

the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan. Various landscape features will be utilized to manage rainwater on site. Hydrology and geology of the site have been explored and a preliminary rainwater and groundwater management strategy narrative are provided in the Appendix.

### F. Zero Waste Planning

The proposal will contribute to the City’s Greenest City target on Zero Waste and the objectives set out in the City’s Zero Waste 2040 strategic plan with respect to waste avoidance, reduction, increased opportunities for material re-use and recycling, and reduced greenhouse gas emissions, and the overall goal of eliminating Vancouver waste disposed to landfill and incinerator by 2040. Zero waste planning requirements will be met through implementing zero waste strategies in design and operations plan for the development.

### G. Affordable Housing

The proposal will contribute to the City’s Housing Vancouver Strategy on affordable housing with respect to 30% of residential floor area set aside for affordable rental housing. The proposal will go above the policy’s requirement by assigning over 60% of residential floor area to affordable housing which will be in variety of unit types and sizes.

### H. Resilience

The development will identify the resilience strategies to deal with significant shocks and stresses, particularly: earthquakes, extreme weather, extreme temperatures, sea level rise; and to assist in improving disaster preparedness. This will ensure meeting the objectives of the Climate Change Adaptation Strategy, including the objective to increase resilience of the built environment

to future climate conditions. Refer to Appendix Resiliency Worksheet for further details.

→RESPONSE: Refer to Appendix Rezoning Policy for Sustainable Large Developments report for a narrative detailing the project’s response and key design strategies integrated into the design to meet the eight policy requirements.

As per the City of Vancouver’s Rezoning Policy for Sustainable Large Developments, this project will implement leading practices to advance the City’s sustainability goals.



# 1.11 Green Building Policy for Rezoning



In order to decrease the energy demands and carbon footprint of Vancouver’s building stock, the City established the Green Building Policy for Rezoning, developments undergoing rezoning are required to comply with the following key performance areas outlined in the City’s Green Building Policy for Rezoning (last amended May 2022).

## 1. Integrated Rainwater Management and Green Infrastructure

Provide measures for the management of the site’s rainfall through integrated rainwater management and Green Infrastructure. Targets described in the City of Vancouver’s Integrated Storm water Management include a number of best management practices to explore. Various landscapae features will be utilized to manage rainwater on site and a preliminary rainwater management strategy narrative is provided in the Appendix.

## 2. Reporting of Green and Resilient Building Measures

### 2.1 Energy and Emissions Performance Limits

All buildings shall meet or exceed the performance limits according to their building type and whether or not they are connected to a City-recognized Low Carbon Energy System:

- Total Energy Utilization Intensity (TEUI) (kWh/ m<sup>2</sup>/ year);
- Thermal Energy Demand Intensity (TEDI) (kWh/ m<sup>2</sup>/ year); and
- Greenhouse Gas Intensity (GHGI) (kg CO<sub>2</sub>/ m<sup>2</sup>/ year)

Given the current stage of the master plan, detailed building design and energy models are not available. However, the City performance limits are identified and key energy-saving and low emissions strategies

are being explored to meet the BC Housing Design Guidelines and Construction Standards, and the City of Vancouver policy performance limits.

### 2.2 Embodied Carbon Limits

All buildings shall meet or exceed embodied carbon reduction targets according to building type, height and materiality as compared to a concrete baseline building.

This will be demonstrated through completion of a Life Cycle Assessment and Embodied Carbon reported out for each building in kg CO<sub>2</sub>/ m<sup>2</sup> for a 60-year design life.

Considering the early stage of the project, different building typologies in the development are identified and low-carbon materials are explored to meet the policy requirements.

### 2.3 Resilient Buildings Planning Worksheet

Developments shall identify the resilience strategies to deal with significant shocks and stresses, particularly: earthquakes, extreme weather, extreme temperatures, sea level rise; and to assist in improving disaster preparedness and social connection. This will ensure meeting the objectives of the Climate Change Adaptation Strategy, including the objective to increase resilience of the built environment to future climate conditions. Refer to Appendix Resiliency Worksheet for further details.

### 3. Enhanced Commissioning

Complete an enhanced commissioning process for all building energy systems in accordance with CSA or ASHRAE guidelines or an alternate acceptable commissioning standard. Refer to the letter of commitment in Green Building Policy report.

### 4. Energy System Sub-Metering

Provide separate master metering for each energy utility as well as sub-metering of all major end-uses and major spaces uses within each building. Create an Energy Star Portfolio Manager account for each building. Refer to the letter of commitment in Green Building Policy report.

→RESPONSE: Refer to Appendix Green Building Policy for Rezoning for a narrative detailing the project’s response.

As per the City of Vancouver’s Green Building Policy for Rezoning, the project will develop strategies to meet the requirements of the policy to help transition industry toward more sustainable building practices.





## 1.12 BC Housing Principles

# A tenants-first approach that includes respectful engagement, minimizing displacement, and maintaining affordability.

### BC Housing Principles for Housing Redevelopment

The phased redevelopment of aging buildings at Skeena Terrace will ensure that current tenants and future generations of people with the greatest need for affordable housing will have access to secure and affordable housing long into the future. The following are general principles that BC Housing will follow throughout the redevelopment process.

#### Limiting Disruption

- There will be no changes to your home for several years.
- As much as possible, you will be able to stay in your current home until your new home at Skeena Terrace is completed

#### Ongoing Communication

- We will provide you with regular progress updates.
- We will seek your input at each step of the process.
- We will host a meeting with tenants to answer questions as soon as we can.
- We will develop a Tenant Relocation Plan that provides clear information.

#### Right of First Refusal

- Tenants will get to choose whether they want to move into a new home at Skeena Terrace before anyone else.
- If you don't want to move into a new unit at Skeena Terrace, we will make every effort to help secure a relocation option that suits your needs.
- We will assign new homes through a fair process. Homes will be assigned based on household need, need for adaptable or wheelchair units, and similar considerations.



Refresh the affordable housing stock by replacing aging developments in need of costly repair with brand new homes.



Create homes that fully integrate affordable housing into surrounding communities.



Use our resources to better address any gaps in the range of housing options.



Provide more environmentally sustainable housing.

### BC Housing Principles for Housing Transitions for Residents

If residents are required to move as a result of redevelopment, all efforts will be made to help find them appropriate housing. Residents will be consulted regarding any moving requirements well in advance. Every effort will be made to help individuals find available housing that meets their needs.

#### Moving and Compensation

- We will pay for your moving costs, including reconnecting utilities (telephone, cable, etc.) and hiring movers.

#### Maintaining Affordability

- When you move into your new home you will continue to pay the same rent unless your income or family size has changed.

#### Additional Needs

- In 2023, and again closer to the time before you move, we will send you a Tenant Needs Survey. The survey will help us understand your specific needs.
- A tenant support worker will meet with you to provide support.
- We will work with health, family, and other support workers to address your specific needs.
- You will be able to have a pet. BC Housing pet rules will apply in new buildings.

### BC Housing Redevelopment Process Overview

Redevelopment helps to ensure the affordable housing stock continues to meet the special housing and support needs of low-income British Columbians.

#### Working in partnership

BC Housing works in partnership with local governments, non-profit operators and community groups to redevelop under-utilized properties that have aging, obsolete buildings. If a property needs to be rezoned, each municipality has requirements for public involvement that contribute to the outcome of the process.

#### Supporting residents

We understand the impact redevelopment can have for residents and we strive to accommodate their needs and provide timely information.

#### Community consultation

Every effort will be made to provide local communities with opportunities to provide input during the redevelopment process.













Section 2.0

# CONTEXT & SITE ANALYSIS



# 2.1 Skeena Terrace Through Time

The land upon which Skeena Terrace is situated has a history of use, occupation, and traditions stretching back since time immemorial. The site is located on the unceded traditional territories of multiple Coast Salish nations including xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), and səliłwətał (Tsleil-Waututh).

The site became Skeena Terrace in the 1960s as a part of a redevelopment program by the City working with Canada Mortgage Housing Corporation and the Provincial government to eliminate urban “blight”. The primary site for urban renewal was focused on MacLean Park, and Skeena Terrace was a second public housing project built to supply overflow housing for families that were displaced by the land clearance program.

The project, providing family housing in “maisonettes” (three- and four-story side-by-side homes) and senior housing in single-bedroom apartments, was designed by Underwood, McKinley, Cameron, Wilson & Smith Architects in collaboration with celebrated landscape architect Cornelia Hahn Oberlander. Skeena Terrace remains home to over 230 families today, many of who have lived on site for multiple generations.

The site of the modern City of Vancouver is located on the unceded territories of the Coast Salish peoples who have inhabited and been stewards of these lands since time immemorial.

British engineers survey the area around today's New Brighton Park as the site for a potential town, Hastings Townsite.

Evolving over time, the boundaries of the town eventually come to be Nanaimo Street to Boundary Road and 25<sup>th</sup> Avenue to Burrard Inlet. The location of the modern Skeena Terrace Site consists of four blocks of residential lots north of the Great Northern Railway line that bisects the townsite.

British Columbia becomes the 6<sup>th</sup> province of Canada.

Property owners in the Hastings Townsite vote to join the rapidly growing City of Vancouver to the west, adding 4,000 people to the Vancouver's population of 110,063.

The site becomes Skeena Terrace.

The Millennium Line of the SkyTrain rapid transit system is opened, bringing rapid transit to within one block of the site.

Present Day Skeena Terrace Redevelopment

1863

1869

1871

1910

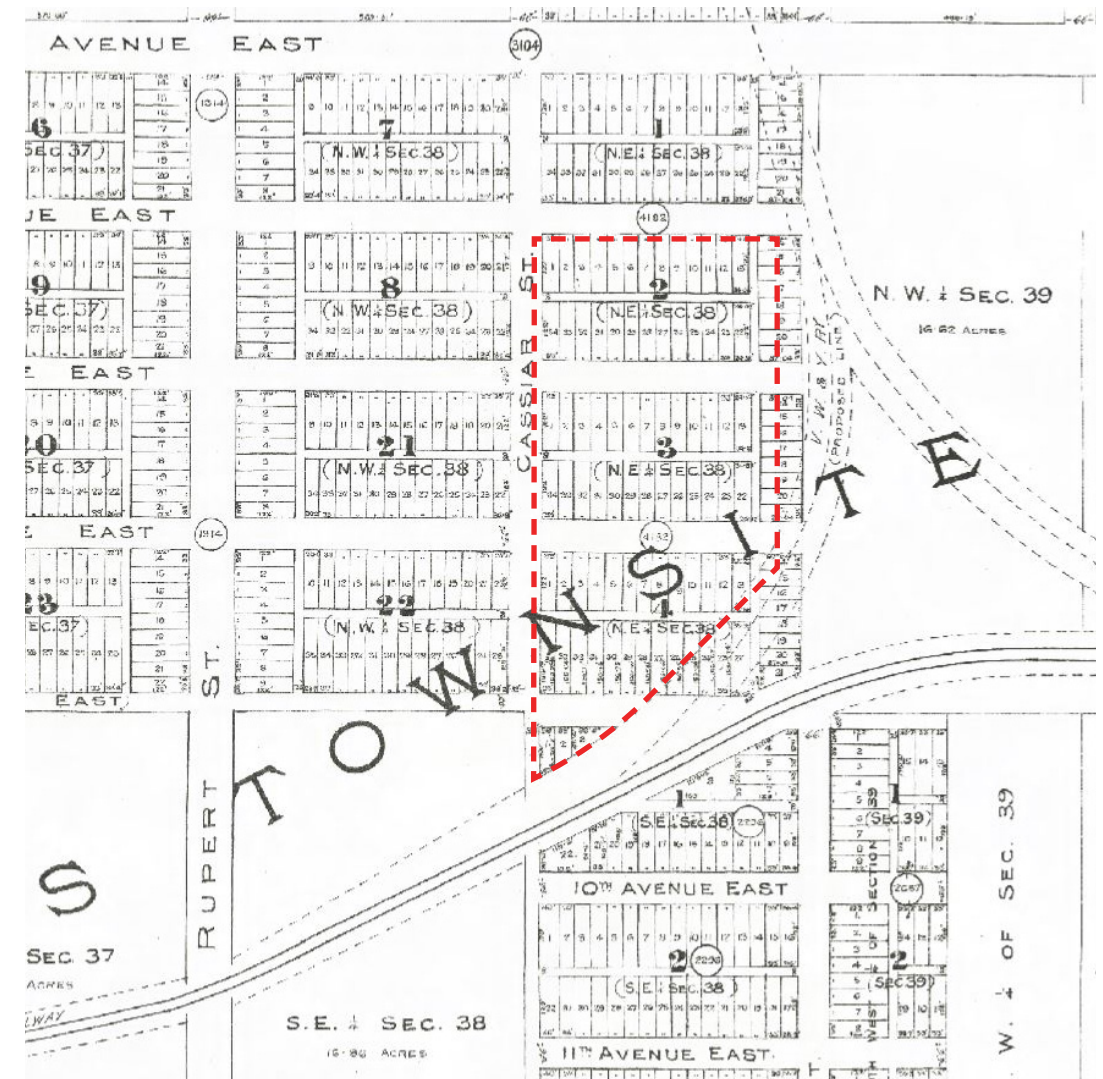
1960s

2002

2022



**From Top to Bottom:**  
Skeena Terrace, circa 1961, Cornelia Hahn Oberlander, Goad's Fire Insurance Map, circa 1912, illustrating the single family residential uses on the site in the early 20<sup>th</sup> century.





## 2.2 Our Site Today

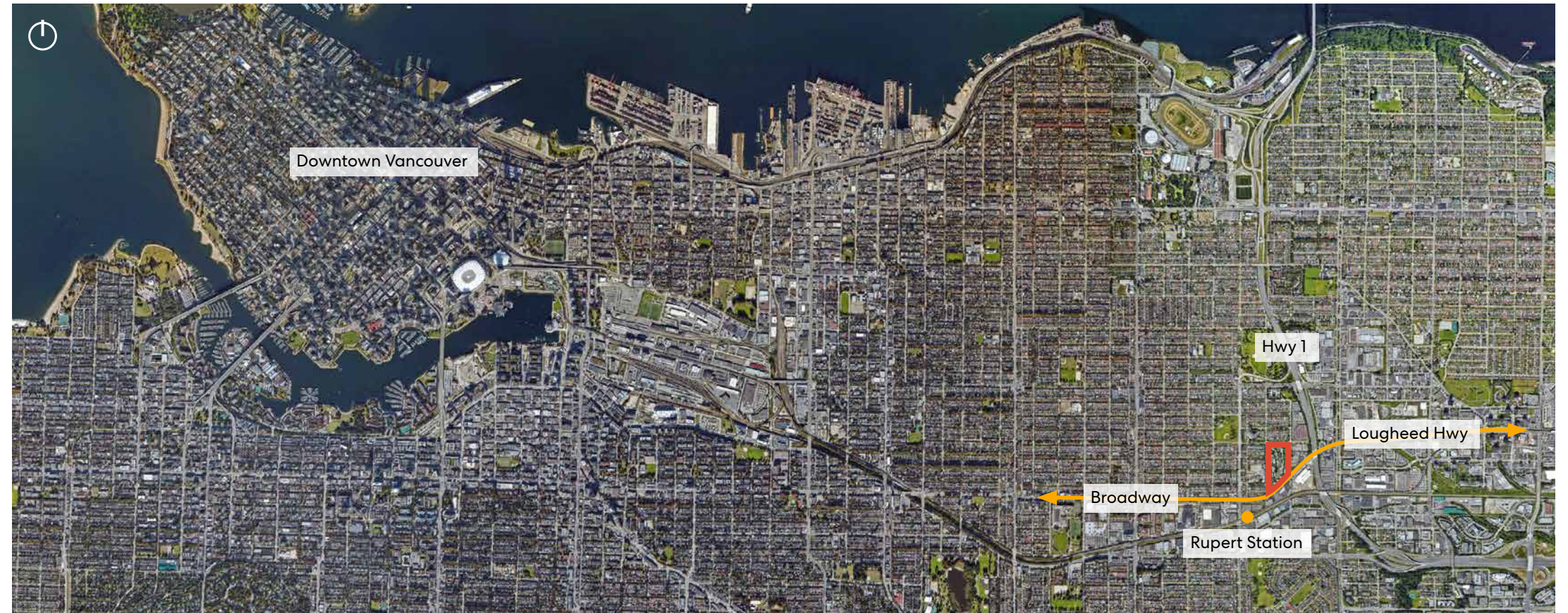
Skeena Terrace is located on the eastern edge of the City of Vancouver, adjacent to Lougheed Highway /Broadway, separated from Burnaby by Highway 1 located a block to the east. It is one block away from Rupert SkyTrain Station and the Central Valley Greenway.

The site is part of the Still Creek watershed ecosystem and has been noted as an important bird habitat with a significant number of mature trees on site contributing substantially to the local area's tree canopy cover.

The 10.8 acres Skeena Terrace site contains 20 buildings comprising 29,032 square metres (312,500 square feet) of space. Although some buildings and infrastructure on the site have been renovated and updated over the years, the majority was built during the original development during the 1960s.

One of the central defining features of Skeena Terrace is the steep, terraced topography. The site is comprised of great sloped lawns that divide large grounds into smaller zones that not only provide the site with distinct character, but also provides for excellent solar exposure and sweeping views out from the site.

The Skeena Terrace site has grown to encompass a rich ecological and cultural network that is crucial for understanding the future development of the site.



**Clockwise from Top:**

*Skeena Terrace within the City of Vancouver; Bird's Eye View of Skeena Terrace Present Day; Skeena Terrace from mid Cassiar Street; Towards Hermon Drive from East 5th.*

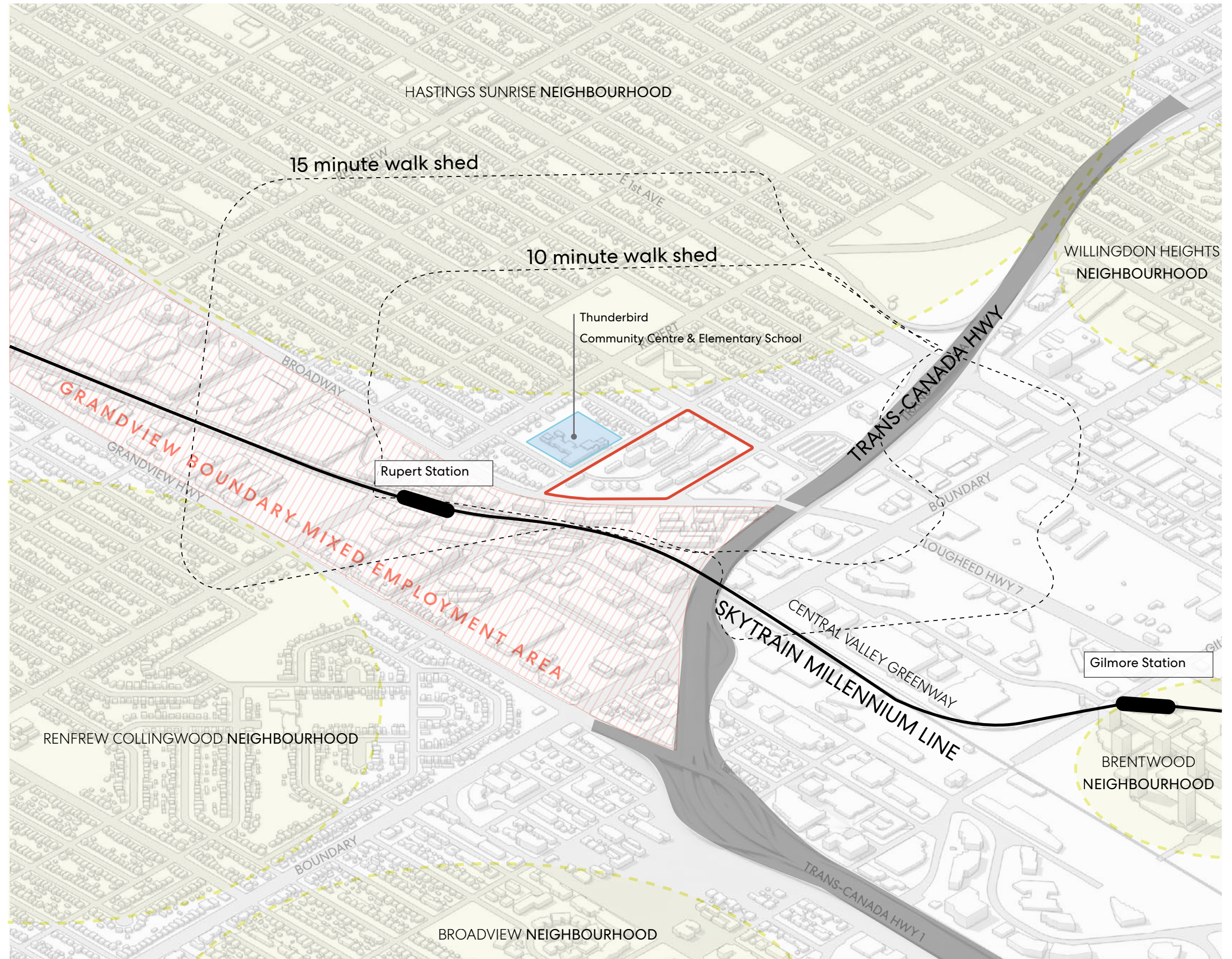


## 2.3 Neighbourhood Context

Skeena Terrace is within the Rupert and Renfrew Station Area Plan area. The development of the Rupert and Renfrew Station Area Plan, the proximity to the Rupert SkyTrain station and the constellation of frequent service bus stops and the redevelopment of the site act as a catalyst for the entire neighbourhood's transition to a transit-oriented, walkable community.

Skeena Terrace is within the Rupert and Renfrew Station Area Plan, which will span several hundred acres, including already designated residential areas and the industrial and employment lands surrounding both SkyTrain stations. At the time of Skeena Terrace master plan development, there are no specific development-related details regarding the Rupert and Renfrew Station Area Plan proposed land uses, density, height provisions and connection upgrades and etc. Skeena Terrace development precedes that work and will require coordination at a future stage.

The site is immediately located directly east of both Thunderbird Community Centre and Thunderbird Elementary School. The proximity to Thunderbird Community Centre and Elementary School and Rupert Station also provides opportunities for the site to develop a unique identity and help foster a new vibrant neighbourhood hub.







**Hastings-Sunrise**

Skeena Terrace is located on the far southeast edge of the Hastings-Sunrise neighbourhood in the City of Vancouver and is at the intersection of multiple neighbourhoods, the Grandview Boundary Mixed Employment Area and the boundary to City of Burnaby.

The Hastings-Sunrise community, to which Skeena Terrace belongs, is a neighbourhood composed predominantly of single-family residential housing bisected by several small-scale commercial streets. This composition is highly valued by current residents and much of the policy found in the community plan focuses on the maintenance and enhancement of existing conditions. Although part of the Hastings-Sunrise community, Skeena Terrace is not within walking distance to the neighbourhood centre and it currently takes 25-40 minutes to travel there by bus.

To the east, the Brentwood neighbourhood centre in Burnaby is seeing rapid development with fast growing retail and amenities. It is only two SkyTrain stations away by transit, however, the Trans-Canada Highway and light industrial land uses to the east of Skeena Terrace currently impedes any active mobility connections.

**Grandview Boundary Mixed Employment**

The Grandview Boundary Mixed Employment Area (GBMEA) is in the immediate south of the Skeena Terrace site. The plan for the GBMEA was adopted in 2002 and aimed to transition the area from light industrial and large format retail uses to higher intensity, mixed employment uses clustered near the rapid transit stations.

Although the area has seen much growth since the development of the Broadway Tech Centre (2900 East Broadway) which has attracted new businesses such as Bell, HSBC, BC Lotto, and Nintendo, it still remains an abrupt edge to the surrounding residential communities due to an under-developed public realm, despite being adjacent to a SkyTrain station. This land use condition continues on to the Burnaby side of the municipal boundary across Boundary Street.



**Brentwood, Burnaby**

The dense, high-rise neighbourhood of Brentwood is a noticeably discrete, separate community from the area around Vancouver's Rupert Station due to the gulf of industrial land and transportation corridors between the two. The difference is accentuated by the extreme difference in built form. The Brentwood neighbourhood clusters some of the tallest residential buildings in the region around two SkyTrain stations and the Brentwood Town Centre mall. Despite this density, because the neighbourhood grew out of a car-oriented suburban condition, the public realm retains a significant car centric focus. This condition is improving as more developments occur.

**Left:**  
*Low-rise and single family housing are the predominant built form of the Hastings-Sunrise neighbourhood to the north west of the site.*

**Right:**  
*This is juxtaposed by the significant high-rise development found to the east in Burnaby's Brentwood, with tower heights rivalling those found in downtown Vancouver.*

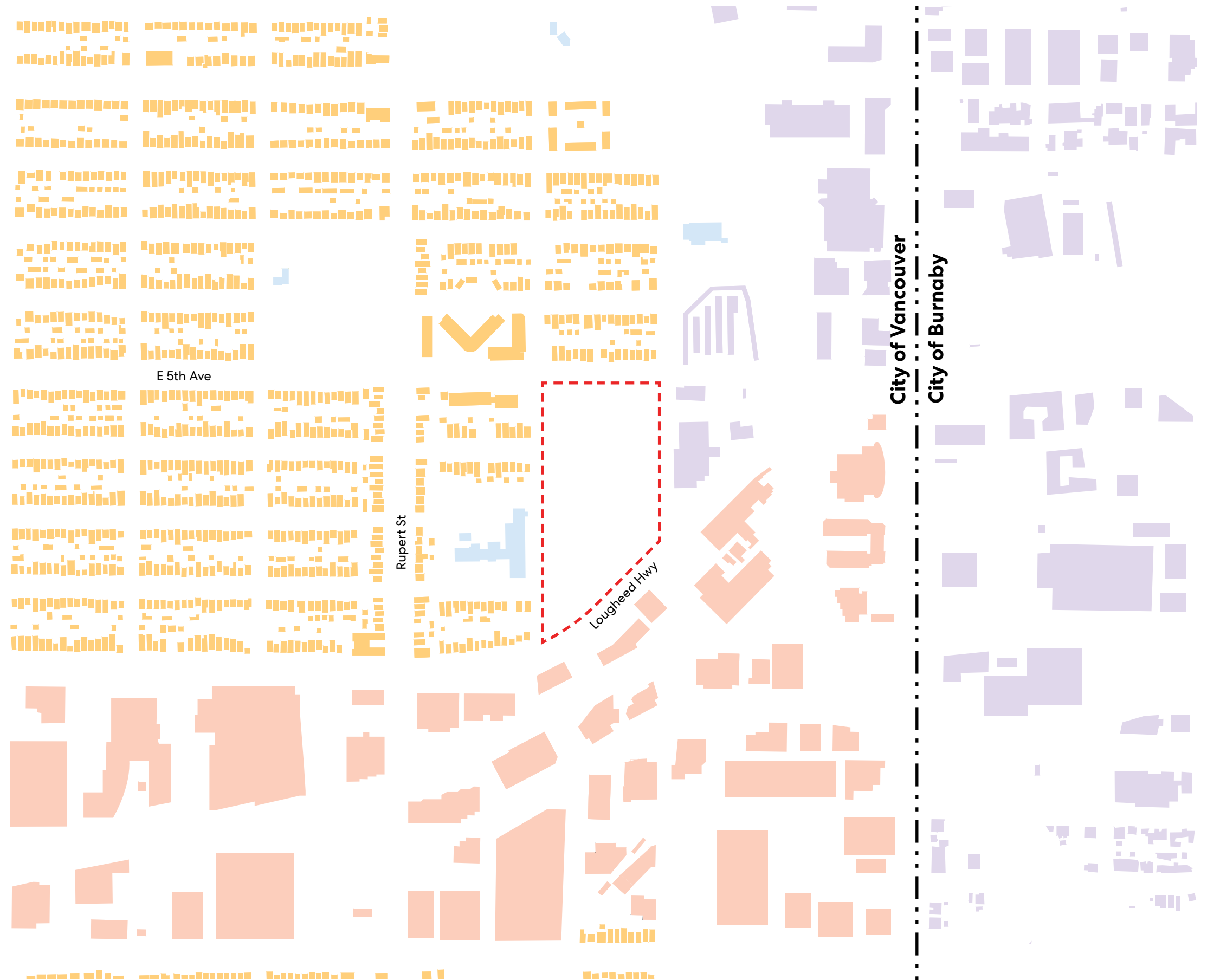


## 2.4 Urban Form

### Land Use & Zoning

Skeena Terrace is located at the periphery of the City of Vancouver. The site has a unique urban character distinct from the surrounding neighbourhoods. The street grid does not continue through the site, and the building masses are stepped, articulating a significant change in the urban fabric.

The single-family residential forms can be clearly distinguished from the larger light industrial warehouse footprints. The historical pattern of dissecting residential from industrial uses using transport networks such as Trans-Canada Highway and British Columbia Highway 7 (E Broadway) is also evident. The single-family dwelling residential units line the site to the northeast and light industrial uses to the southwest. The area south of Lougheed Highway surrounding Rupert Station is part of the Grandview Boundary Employment Area Plan which has seen comprehensive development in recent years but is likely to include residential uses soon.



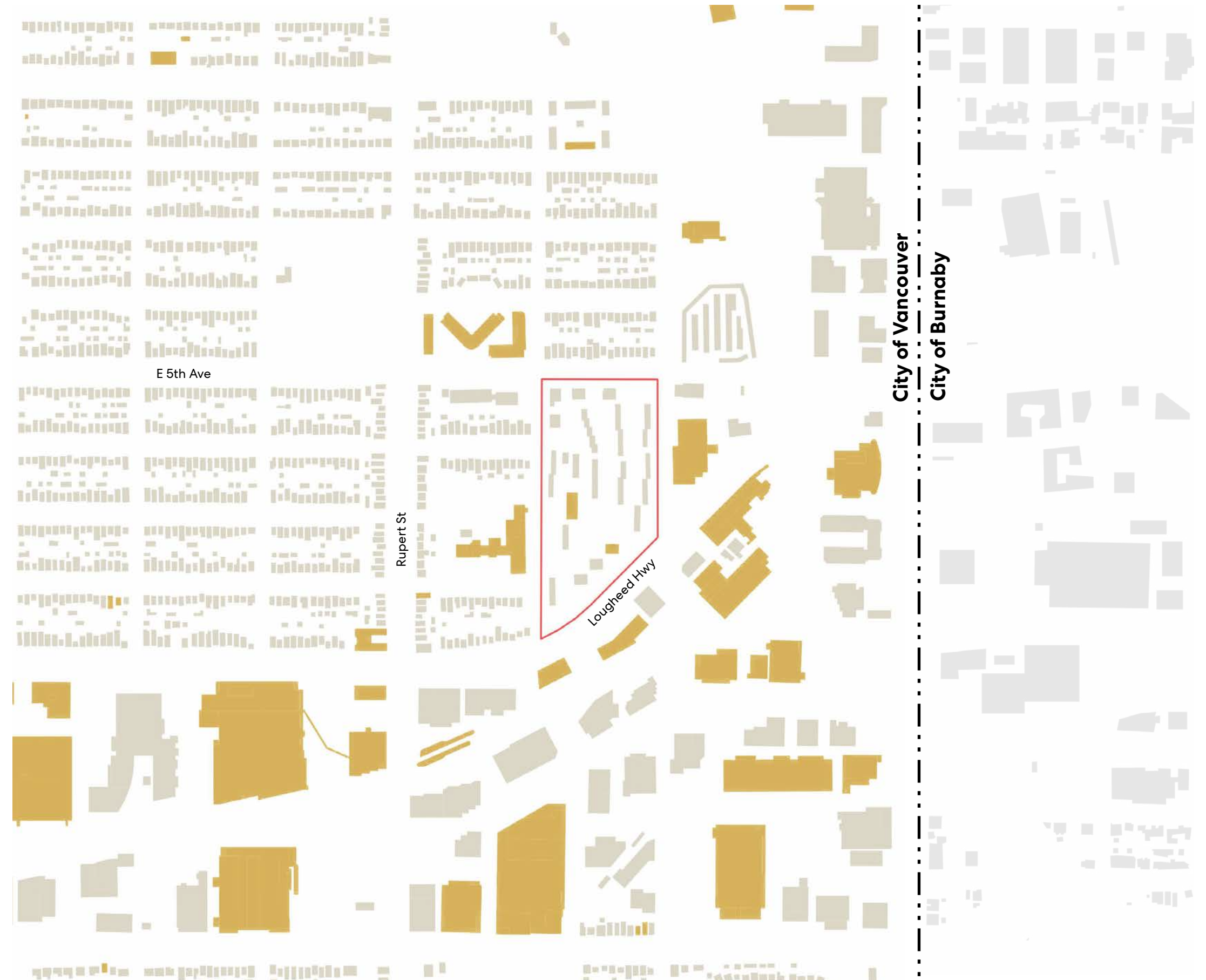
- Comprehensive Development
- Civic
- Light Industrial
- Residential





## Building Heights

The site is situated in a low-density area with mostly low-rise buildings in the surroundings. 1-2 storey buildings are located to the northeast and southwest of the Skeena Terrace. A few buildings around the area are 3-10 storeys high.



- 1-2 Storeys
- 3-10 Storeys



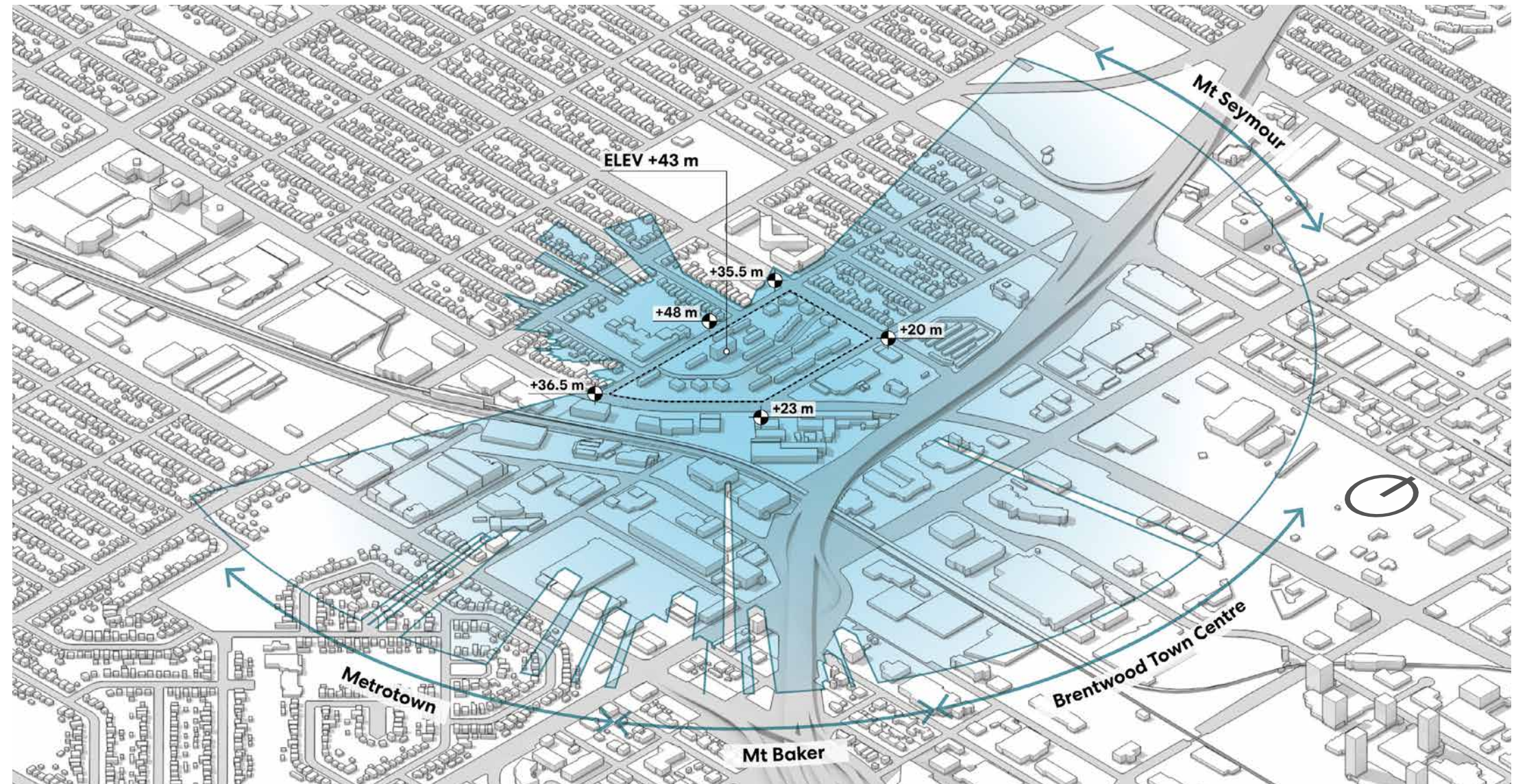


## 2.5 Views

### Site's Key Views

The site's elevated position relative to the surrounding neighbourhood offers exceptional views to Brentwood Town Centre, Mt Baker, Mt Seymour, North Shore Mountains. The views at the west are blocked by crest of hill. The implication of this condition is that even a low to mid-rise built form has the capability of providing a significant proportion of homes with exceptional views eastwards.

These findings also demonstrate the visual prominence of the site in the neighbourhood and imply that any additional height on the site will have a strong presence in the community. This is an opportunity to create a gateway condition for Vancouver with prominent high quality architecture.



**Bottom Left:**  
View towards Metrotown.

**Bottom Middle:**  
View towards Mt Seymour.

**Bottom Right:**  
View towards Brentwood Town Centre.









## 2.6 Street Character

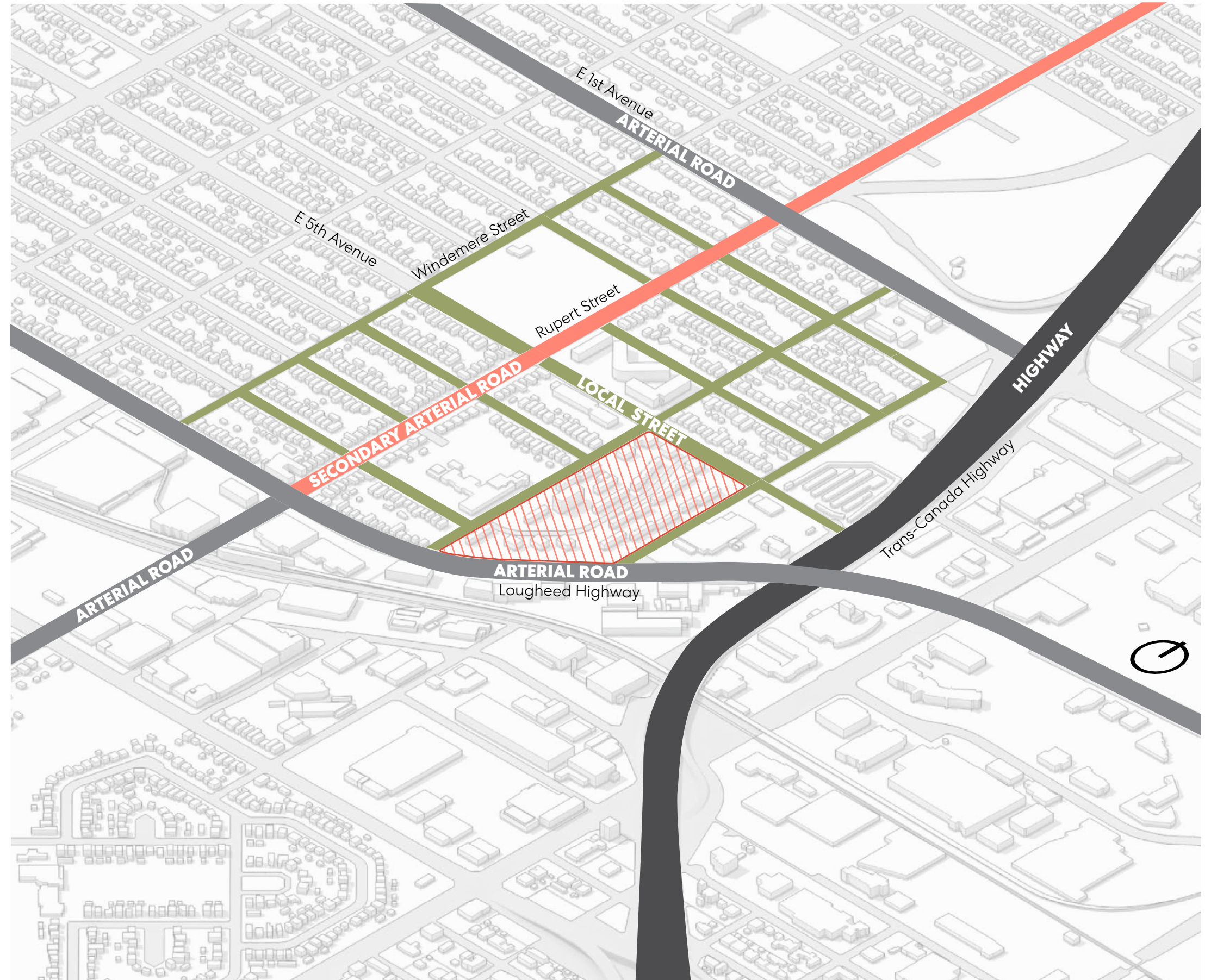
Skeena Terrace is surrounded by local streets on three sides and Lougheed Highway, an arterial road on the southern edge. Lougheed Highway connects to Rupert Street west and the Trans-Canada Highway, the principal highway of Canada East of Skeena Terrace.

The local streets provide access to individual homes and businesses intended to serve the properties abutting it. These streets have one lane in each direction.

The local roads to the west of the site connect to Rupert Street, an arterial road. Rupert Street is a higher-capacity urban road that delivers traffic from the Lougheed Highway and the surrounding collector roads to freeways or expressways.

The Lougheed Highway, a secondary arterial road, interconnects with and supports the major arterial system. Lougheed Highway links major arterials to smaller roads, such as the local and collector streets.

- Local Street
- Secondary Arterial Road
- Arterial Road
- Highway





Skeena Street is characterized by private homes and light industrial/commercial on opposite sides with typically low traffic volumes passing through. There is only one sidewalk on Skeena Street adjusted to the Skeena Terrace with limited space.



LOCAL

Skeena Street

East 5<sup>th</sup> Avenue borders the northern side of Sunrise Park, providing open and direct access into the park and public recreational amenities. Also the East 5<sup>th</sup> Avenue is intended to be a slow traffic zone that provides a wide sidewalk with boulevard trees flank either side of it.



LOCAL

East 5th

Rupert Street serves a larger traffic capacity, including buses. Mainly private properties are adjacent to Rupert Street, lined with transit stops and mature boulevard trees.



SECONDARY  
ARTERIAL ROAD

Rupert Street

Lougheed Highway is a major arterial that connects to the Trans-Canada Highway. From the sidewalk directly adjacent to the site, there is a steep grade change. An abundance of trees and green space borders the Skeena site along Lougheed.



ARTERIAL ROAD

Lougheed Hwy



## 2.7 Mobility & Connections

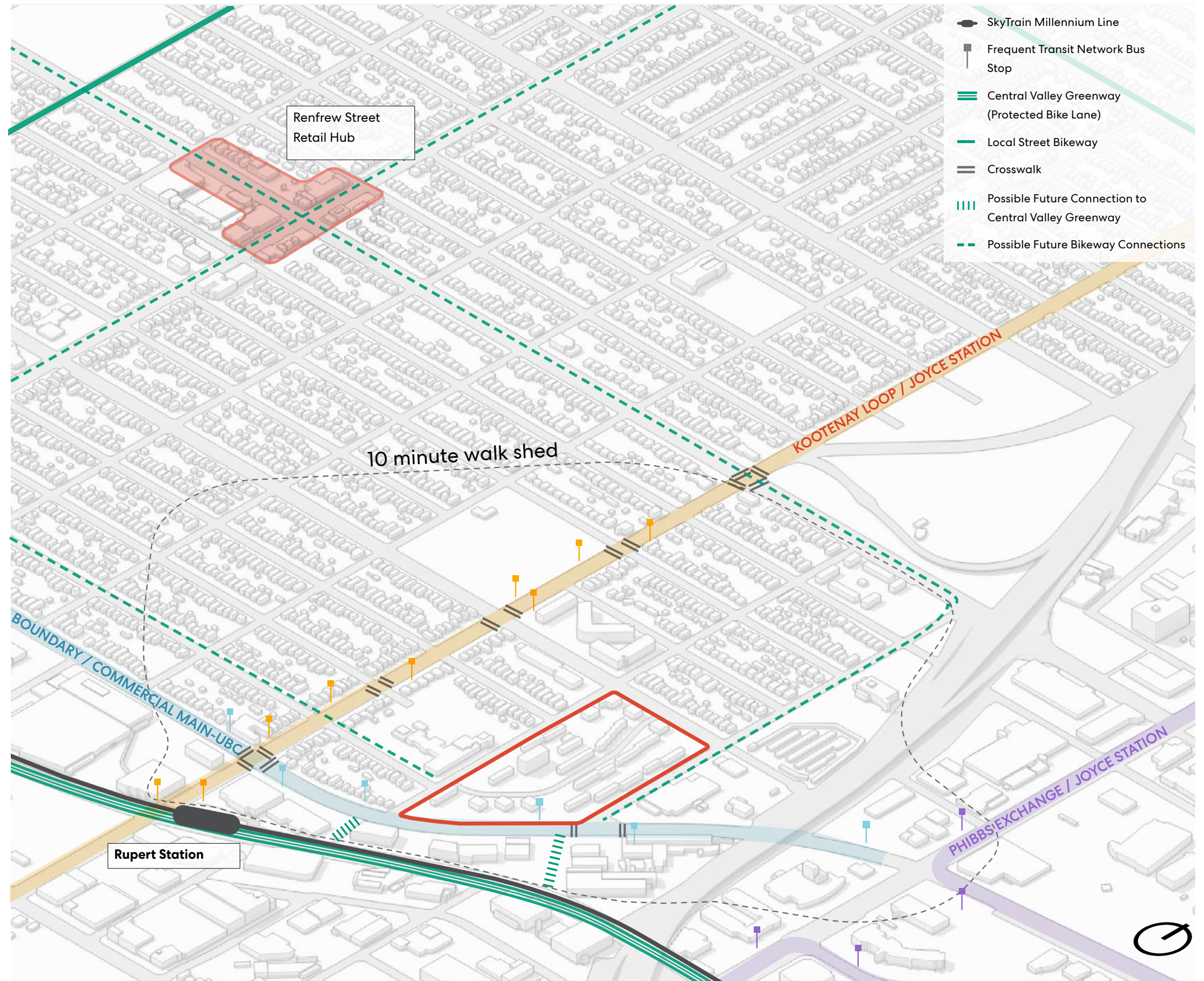
### Transit & Active Mobility

Skeena Terrace is within a 10-minute walk to Rupert SkyTrain Station. The site is also located along multiple Frequent Transit Networks, a network of bus transit corridors with service at least every 15 minutes throughout the day.

More specifically, Rupert SkyTrain Station is approximately 600 metres from the centre of Skeena Terrace. The site has bus access along both Lougheed Highway to the south and Rupert Street to the west, and a bus stop is located at the corner of Lougheed Highway and Skeena Street.

Despite the introduction of the Millennium Line SkyTrain close to the neighbourhood's southern boundary in the mid-2000s, the percentage of residents commuting by public transit only increased by 5%, with the portion commuting by still car over 10% greater than the city as a whole. Walking and cycling also occur at a lower rate than elsewhere in Vancouver.

In addition, current challenges concerning connectivity between the station and the site include barrier-free obstacles along key pathways and pedestrian/cycling routes to the station needing to be clearly defined. More specifically, south of the site, the Central Valley Greenway is a regional protected bikeway largely following the Millennium Line SkyTrain route. Although the site is located close to the Central Valley Greenway, it is difficult to access due to the lack of cycling infrastructure in the immediate surroundings of the site and the hostile character of Lougheed Highway. To the site's northwest, cyclists can potentially use East 2nd Avenue and East 8th Avenue as local street bikeways to circumvent steep elevations and connect with existing city bikeways on Slocan and Adanac Streets.



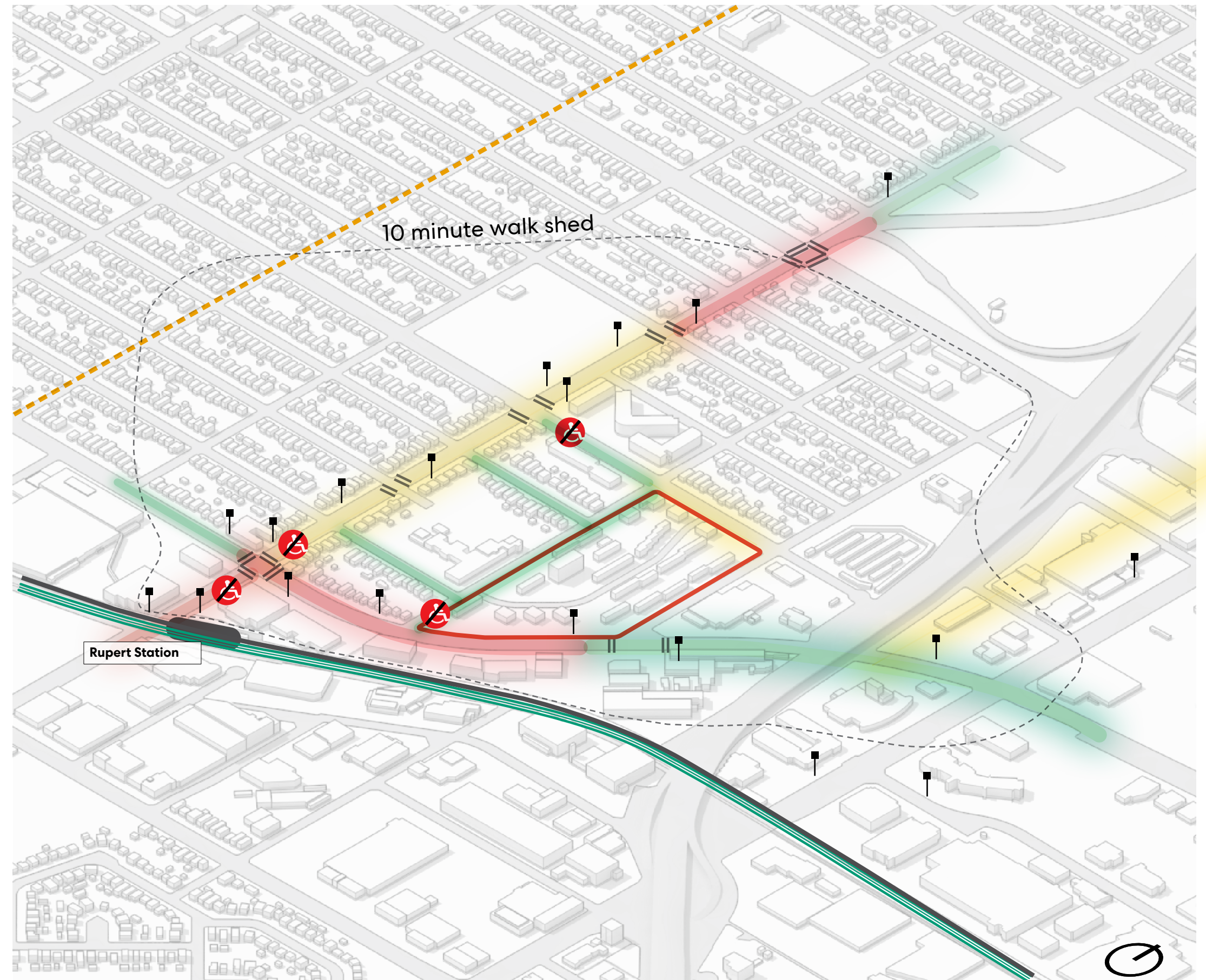










## Universal Accessibility & Pedestrian Experience

Design for universal accessibility supports a fully inclusive and equitable community for all residents and visitors. With the exception of the busy Lougheed Highway, almost all local roads adjacent to Skeena Terrace currently have good levels of accessibility and offer a relatively comfortable environment for pedestrians.

Understanding that the site poses some road accessibility and topographical challenges, the proposed plan ensures that accessibility and comfortable walking levels are maintained and supported throughout the site. Equitable alternate routes are provided around locations where absolute accessibility is unattainable.

Our planning for circulation routes, connective open space and the public realm took into consideration diverse forms and levels of mobility, including walking, walking aids, cycling, rolling, and other wheeled mobility devices. To further promote this approach, our accessibility and landscape teams focused on designing accessible solutions while considering alternative travel paths, wayfinding and signage, and vehicular access and approaches.



-  SkyTrain Millennium Line
-  Frequent Transit Network Bus Stop
-  Central Valley Greenway (Protected Bike Lane)
-  Crosswalk
-  Non-accessible incline
-  Comfortable Environment for Pedestrians
-  Uncomfortable Environment for Pedestrians
-  Uncomfortable Environment for Pedestrians



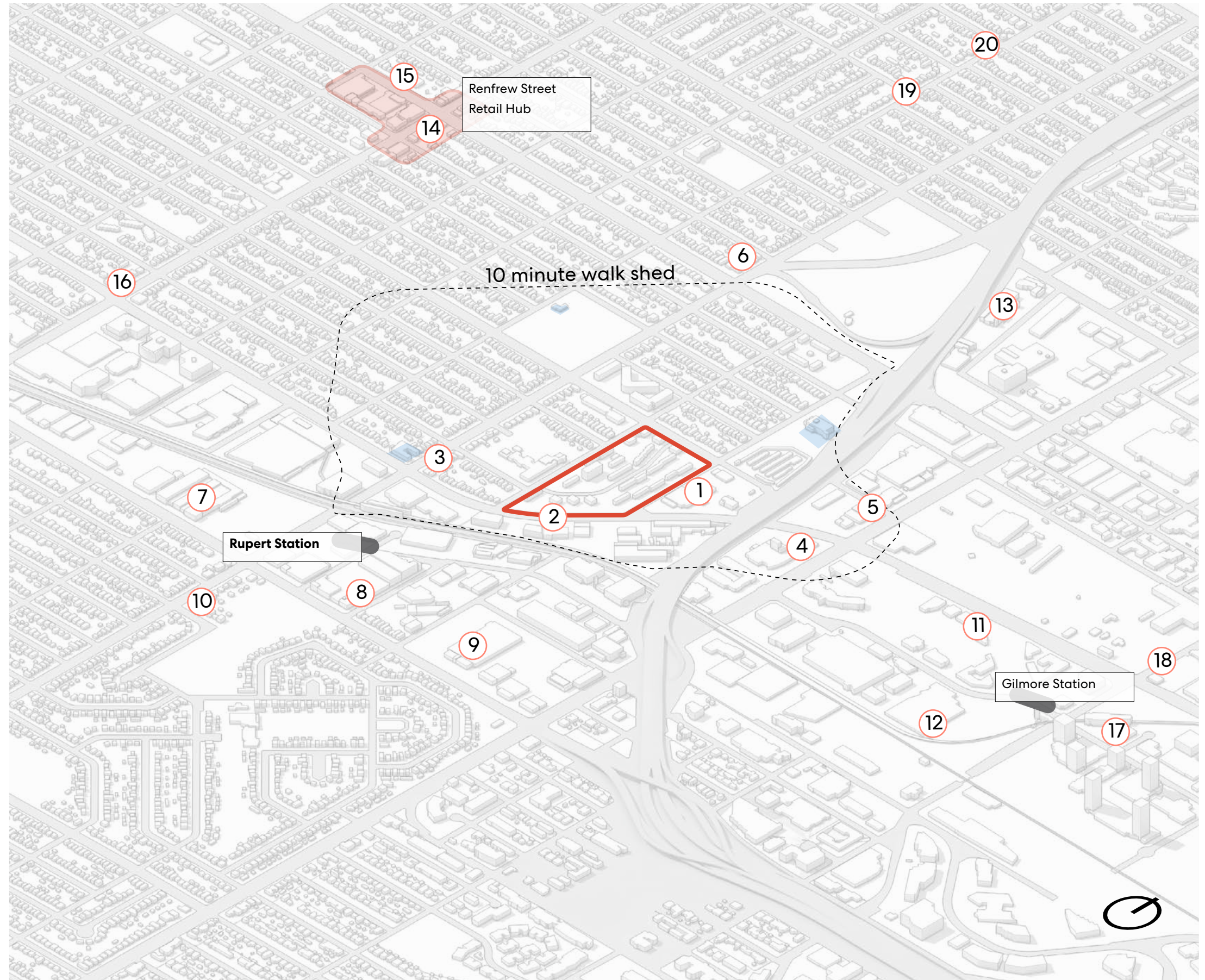
## 2.8 Access to Amenities

### Retail, Health Related Services & Healthy Food Options

Skeena Terrace has relatively good access to local healthy food options and medical services.

Within a 10 to 20-minute walk of Skeena Terrace is approximately 550,000 sf of retail uses, clustered south of the East Broadway-Lougheed Hwy corridor. This retail ecosystem is the equivalent of a Sub Regional Mall and is dominated by large-format highway-oriented retailers like Walmart, Canadian Tire, Great Canadian Superstore and Save-On Foods, all of which compete based on high volume, low prices, mixing bricks-and-mortar in-store sales with online shopping options, and drawing on a very wide trade area.

What Skeena Terrace lacks is closer-in local serving shops and services. A retail study commissioned by BC Housing suggests that the redevelopment of Skeena Terrace could support a modest area of local serving retail and commercial uses. The emerging Rupert and Renfrew Station Area Plan will also likely generate additional (competing) local serving retail uses.



- |                            |                            |
|----------------------------|----------------------------|
| ① Home Idol Hardware Store | ⑪ Earls                    |
| ② Happy Valley Dim Sum     | ⑫ Home Depot               |
| ③ Sushi Holic              | ⑬ Bosa Foods               |
| ④ Knight & Day             | ⑭ 1st Ave Marketplace      |
| ⑤ McDonald's               | ⑮ T&T Supermarket          |
| ⑥ Poor Italian Ristorante  | ⑯ Vallarta's Mexican       |
| ⑦ Real Canadian Superstore | ⑰ Gold's Gym               |
| ⑧ Boston Pizza             | ⑱ White Spot               |
| ⑨ Walmart Supercentre      | ⑲ Parker Street Cafe       |
| ⑩ Pho Nhuan Vietnamese     | ⑳ Windermere Market & Cafe |



## Schools, Community Services, Childcare, Parks, Playgrounds, & Recreation

Skeena Terrace is located directly east of the Thunderbird Community Centre and Thunderbird Elementary School. These facilities are a valuable community 'heart'. The Vancouver School Board's (VSB) Long Range Facilities Plan indicates that the Thunderbird school has a capacity for 331 students (including 36 Kindergarten spaces). The VSB estimates that by 2029, Thunderbird will be operating at 54% capacity. There are three childcare centres within a 10 minute walk.

Skeena Terrace residents are also well served by local parks. Sunrise Park and Rupert Park are major parks located within a 10-minute walk. They offer large open spaces with a range of sports-based programming including baseball/ softball diamonds, a mini-golf course, and tennis courts. The Thunderbird Elementary school also has a fenced soccer pitch that is publicly accessible after school hours.

- |  |                                     |
|--|-------------------------------------|
| ① Thunderbird Daycare/ Community Centre    | ⑪ Sir Matthew Begbie Elementary     |
| ② Thunderbird Elementary                   | ⑫ Happy Corner Preschool            |
| ③ Vancouver Chinese Evangelical            | ⑬ Vancouver Christian School        |
| ④ Learning Disabilities Association        | ⑭ Frog Hollow Neighbourhood House   |
| ⑤ Akalo Singh Sikh Society                 | ⑮ Anne Herbert Annex School         |
| ⑥ All Nations Christian Fellowship         | ⑯ LaSalle College                   |
| ⑦ Sunrise Community Association Hall       | ⑰ Westcoast Family Centres Society  |
| ⑧ Aboriginal Child and Family Services     | ⑱ Chief Maqinna Elementary          |
| ⑨ Frog Hollow Satellite Daycare            | ⑲ Renfrew Elementary                |
| ⑩ Immaculate Heart of Mary Croatian Parish | ⑳ Schou Continuing Education Centre |



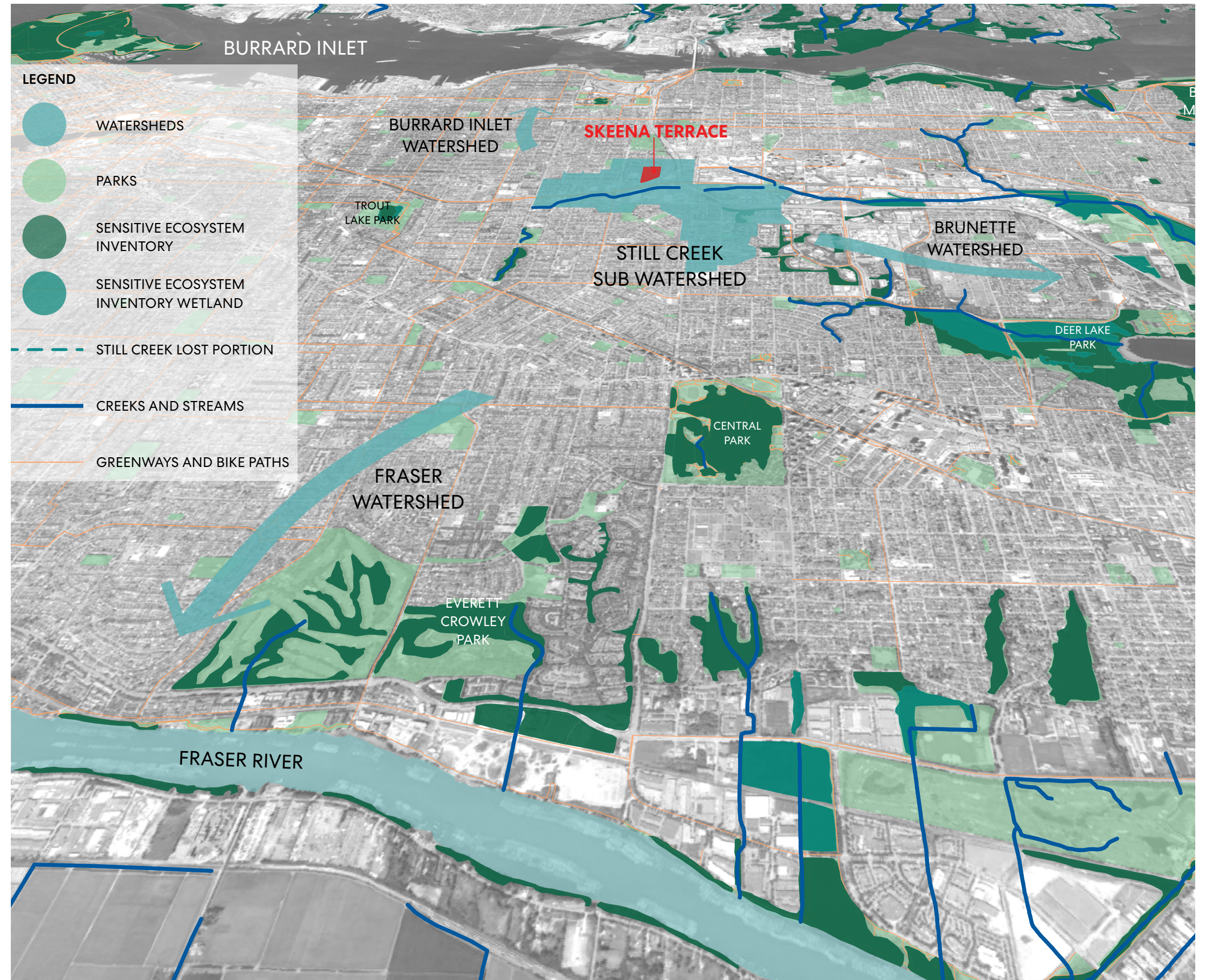


## 2.9 Landscape & Ecology

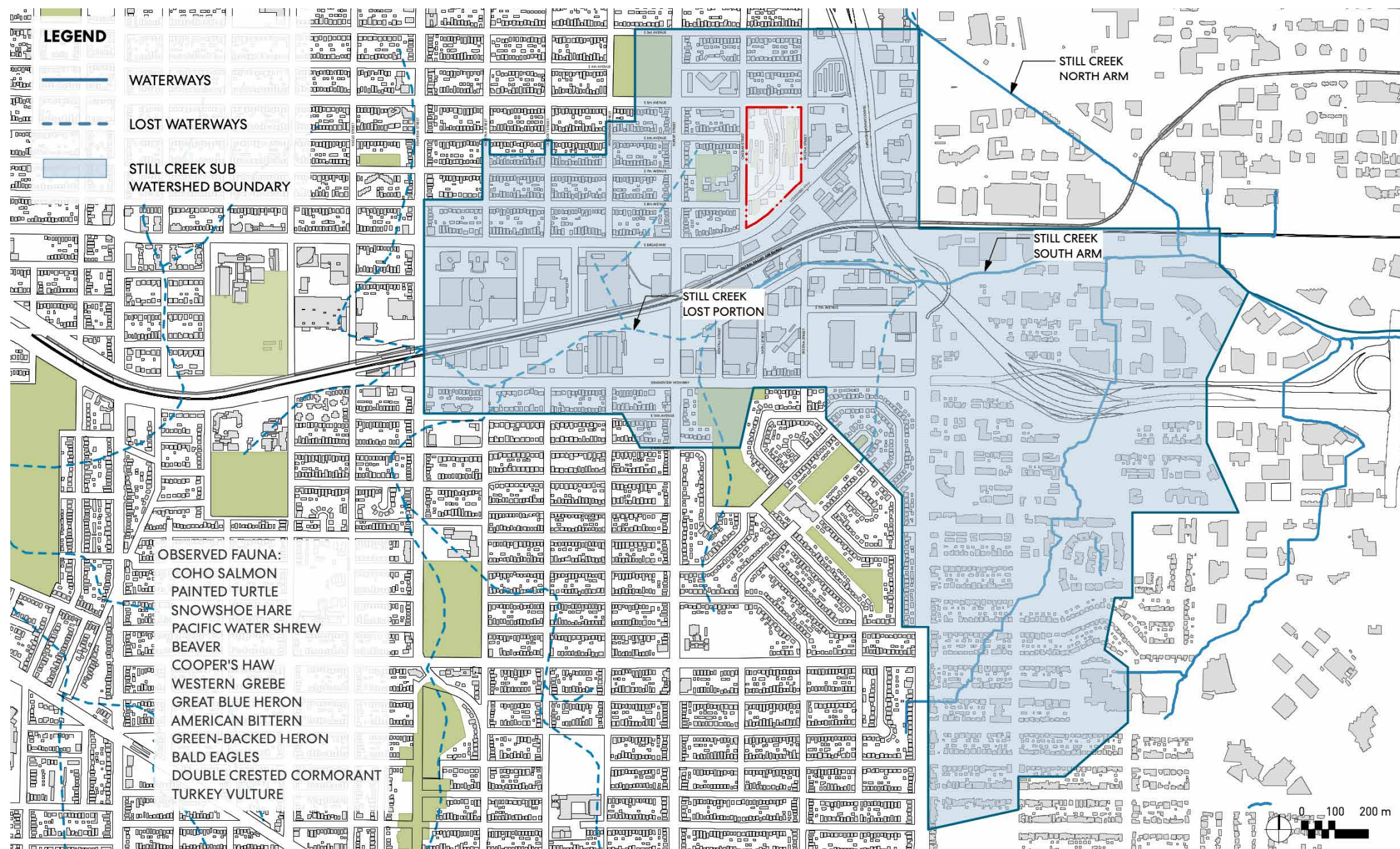
### Regional Environmental Connections

Skeena Terrace is situated between Burrard Inlet and the Fraser River. The site has strong environmental connections through green ecological corridors connecting through Vancouver Parks to the north and south and to the east through Burnaby.

Of the regional ecological connections, the eastern connection is the most significant as it connects to Still Creek, Burnaby Lake Regional Park, Brunette Watershed and natural and environmentally sensitive areas that are strategic to the region. The site has the opportunity to create a strong environmental connection to Still Creek Watershed.





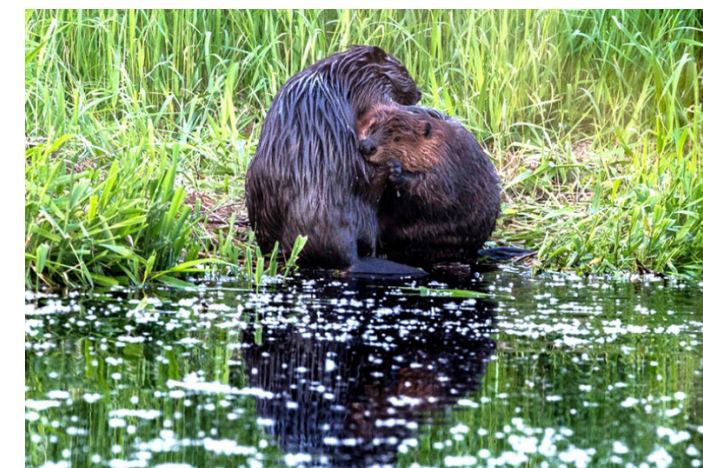


## Watershed & Habitat

Skena Terrace is strategically located in the centre of the Still Creek Watershed. As the site entirely slopes towards Burnaby and the open water of Still Creek, the stormwater quantity and quality from this site will dramatically affect the creek which is a fish bearing creek.

There is the opportunity to increase the quality of the water and to decrease the storm water that reaches Still Creek.

*Clockwise from Top : Still Creek Watershed Diagram; Regional Watershed Diagram; Beaver and Salmon are just a few examples of Residents of the Still Creek Watershed.*



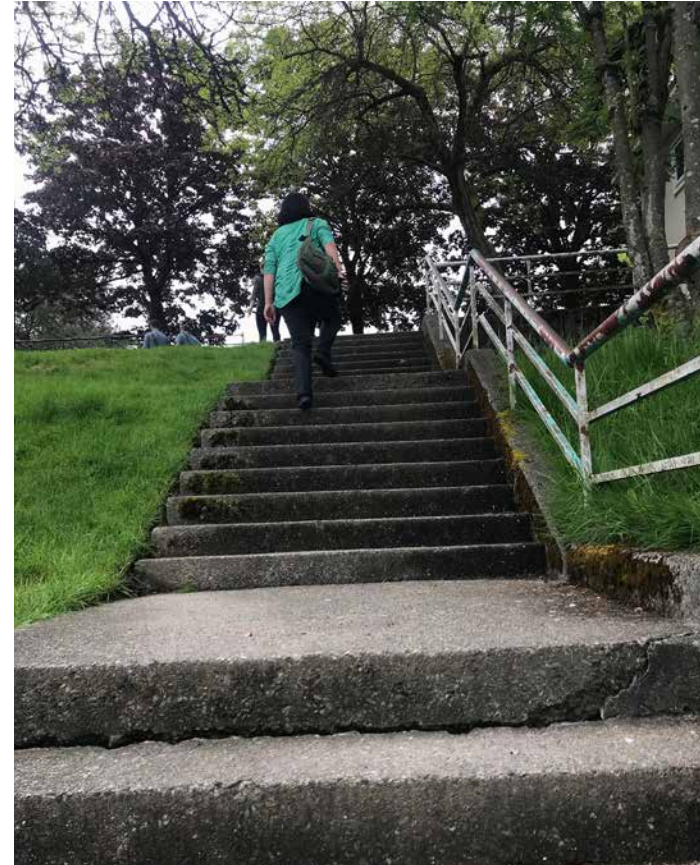


## Slope Analysis

The steep, terraced topography found at Skeena Terrace is one of the defining features of the site. These great sloped lawns divide the large grounds into smaller zones that not only provide the different areas of the site with distinct character, but are used to create protective buffers from some of the harsher surrounding land uses. The slopes of Skeena Terrace provide for excellent solar exposure and sweeping views out from the site eastwards.

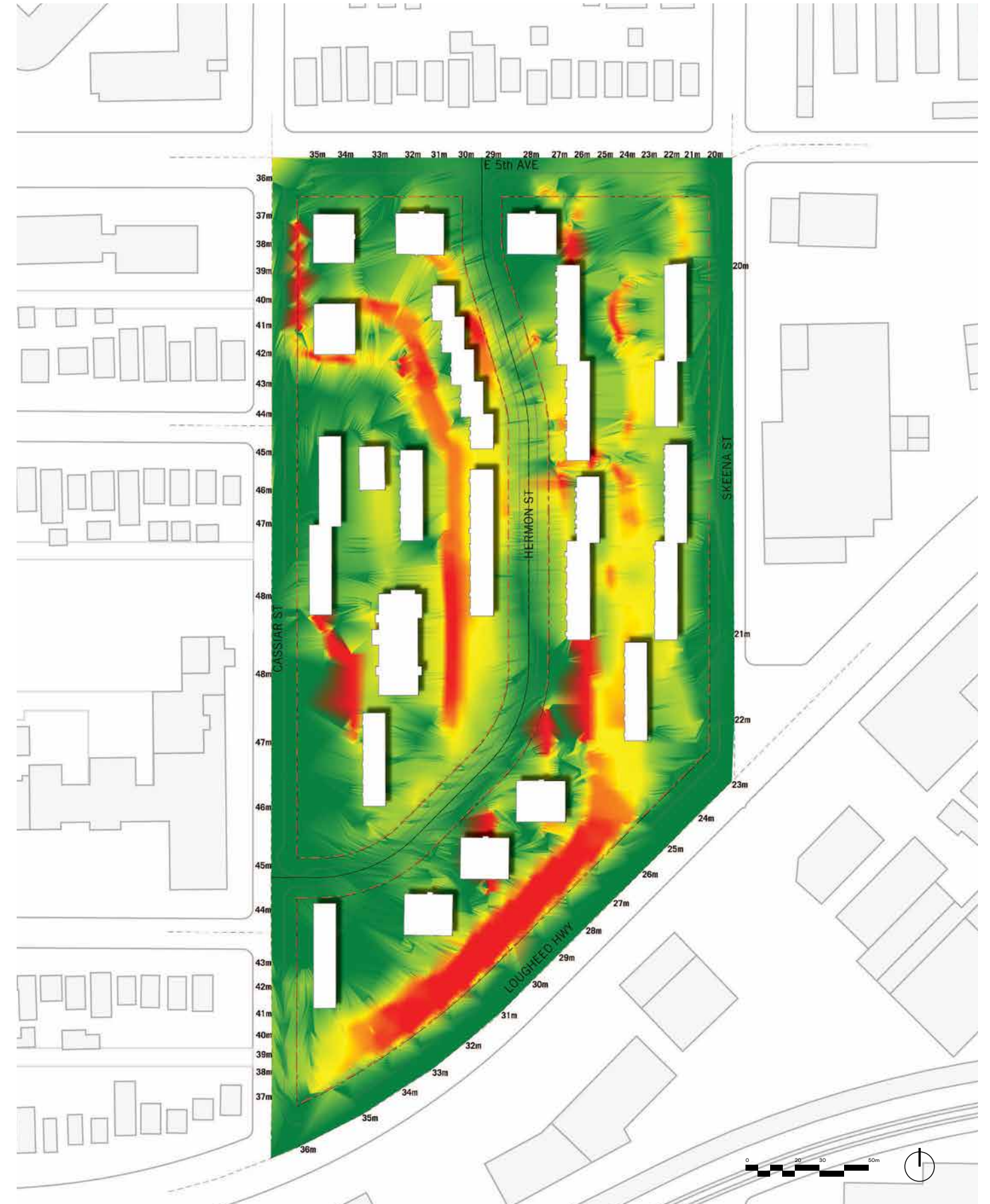
There is the opportunity to provide a better universal accessibility approach to the site and to integrate a better open space amenity within the sloped areas.

- <5% Slope
- 10% Slope
- 15% Slope
- 20% Slope
- >25% Slope



**From top:**

A local resident travels up the staircase to the upper terrace; The namesake terraces define the landscape of Skeena Terrace, creating a series of steps up the hillside that delineate the different residential areas.



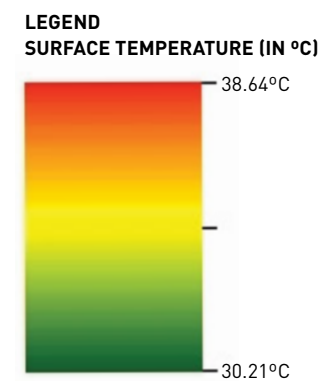




## Urban Heat Island

In examining the surface temperature recorded on September 02, 2021, the Skeena Terrace north area is recognized to have a much lower surface temperature than adjacent areas, which are predominantly industrial uses. The lower surface temperature is attributed to the large amount of landscaped area and tree canopy on site, creating an oasis within an urban heat island.

There is further opportunity to reduce the urban heat island effect through the maintenance of the existing mature canopy and increasing landscaped areas.





## Urban Forest

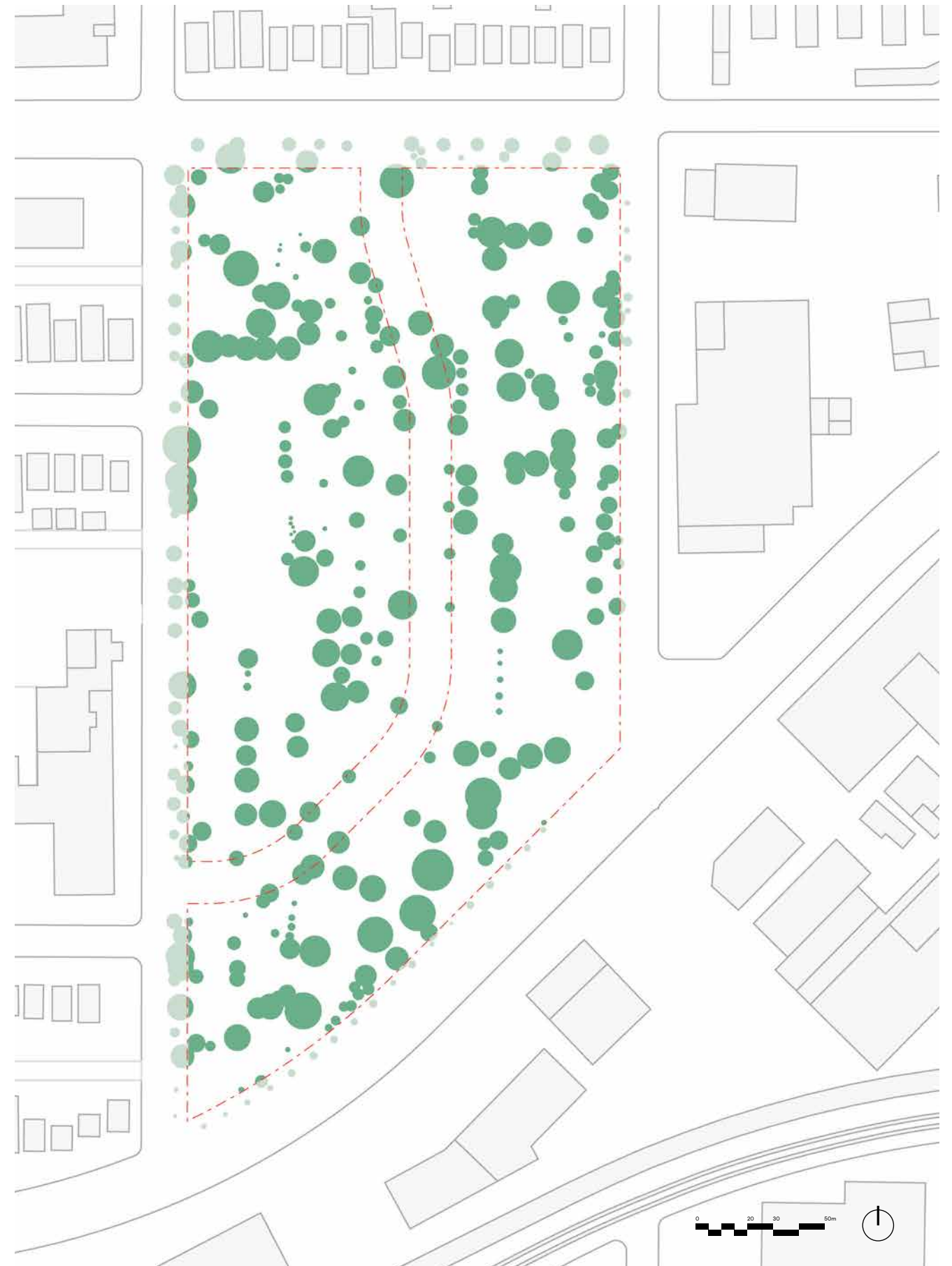
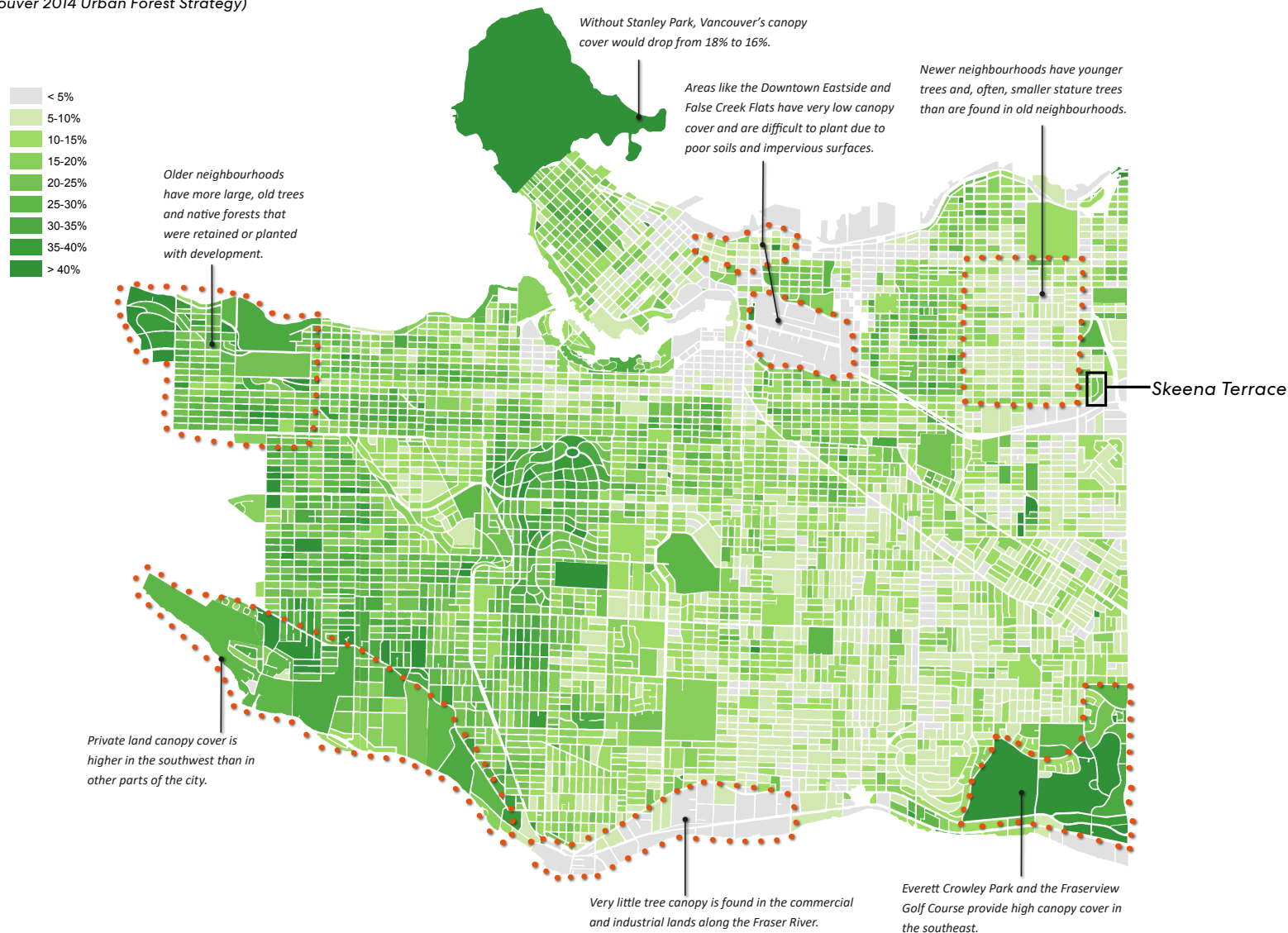
The existing trees on site are quite diverse and were designed in context of the open spaces, outdoor amenity spaces, and garden spaces. The overall urban tree canopy coverage of the neighborhood is very low, however the site coverage is significantly larger than the existing neighbourhood. A number of trees have suffered in the past few years as the summer heat has increased.

<b>Tree Canopy On-Site Coverage</b>	<b>21%</b>
Total Area On Site	43,684m <sup>2</sup>
Total Tree Canopy On-Site	9,368m <sup>2</sup>
<b>Tree Canopy Off-Site Coverage</b>	<b>23%</b>
Total Area Off-Site	10,576m <sup>2</sup>
Total Tree Canopy Off-Site	2,474m <sup>2</sup>
Total Project Area	54,260m <sup>2</sup>
Average Neighbourhood Canopy Coverage	13.6%

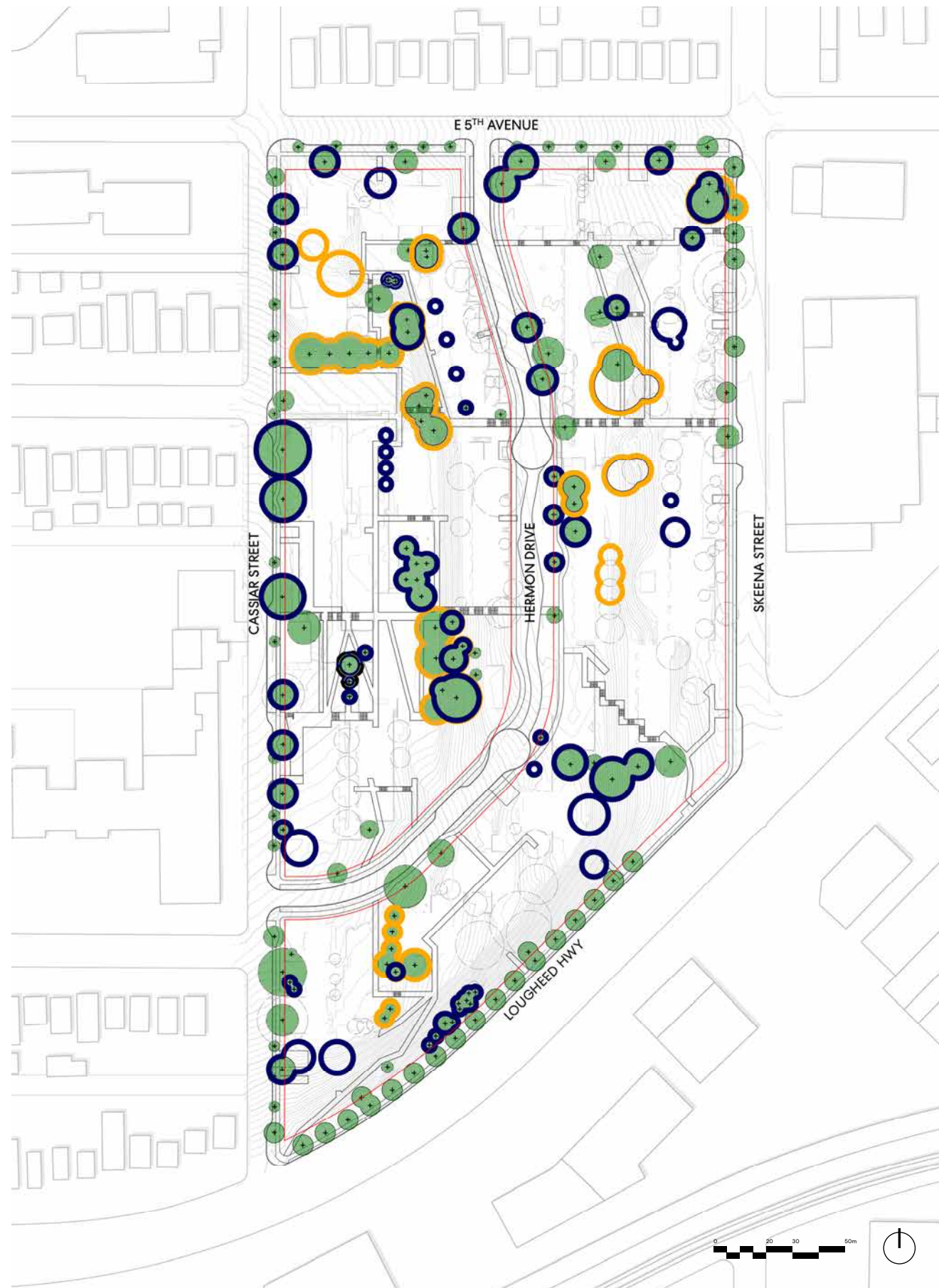
**Bottom:**

Canopy across City of Vancouver (City of Vancouver 2014 Urban Forest Strategy)

**Above:** Table is based on the City of Vancouver Urban Forest Data







- Medium / High Retention Value
- Low Retention Value
- Culturally Significant Trees
- Notable Tree Groupings

**High Retention:** Trees suitable for retention. Has a good or excellent health and structure rating. Tree is open grown, an anchor tree on the edge of a stand or dominant within a stand or group.

**Medium Retention:** Tree suitable for retention with some caveats or suitable within a group. Tree has moderate health and structure rating, but is likely to require remedial work to mitigate minor health or structural defects.

**Low-No Retention:** Tree has marginal suitability for retention or is unsuitable for retention. Health and structure rating is moderate or poor; remedial work is unlikely to be viable. Trees within striking distance of a future site developments should be removed.

**Culturally significant trees** are derived through the cultural tree analysis in combination with considerations for Arborist indicated retention value. The trees indicated as culturally significant trees include: community identified significant trees, native tree species, landscape cultural foundation recognized significant trees, and public street trees.

**Notable Tree Groupings:** The tree groupings on site were planted to create a certain character and ambiance. Trees in groupings enhances wildlife habitat by providing a variety of feeding and nesting opportunities. Trees in groups also communicate with each other through their roots and support each other by sharing nutrients and energy with the weaker members making them stronger together.

## Tree Retention Strategy

As one of the defining features of the site, the mature tree collection holds important place in the future of Skeena Terrace. However, the collection currently lacks in diversity with an abundance of vulnerable maple trees on its upper slopes. There is the opportunity to preserve the quality trees and increase the urban tree canopy in the neighbourhood to 40% best management practice.

There is also the opportunity to expand the collection to include a broader range of native species and those more resilient to the increasing effects of climate change. Steps should be taken to ensure existing valuable specimens from tree collection remain for future generations including the preservation of culturally significant and hi-value retention trees, establishing a long-term maintenance plan, and enhancing the public space network on site to highlight this unique and special character element.



## Cultural Landscape

### Cornelia Hahn Oberlander Landscape

The existing landscape of Skeena Terrace, designed by Landscape Architect Cornelia Hahn Oberlander, has been recognized as a notable landscape from the 20<sup>th</sup> century by the Cultural Landscape Foundation who defines cultural landscapes as works of art, narratives of culture, and expressions of regional identity. Elements of the design noted by the foundation include:

- Deciduous trees around the site's perimeter, providing spatial definition and an expansive canopy.
- Evergreen trees, shrubs and smaller flowering trees defining and shading internal walkways.
- A central pathway, framed by a grouping of boulders, that zigzags up the hill.
- Gently manipulated landforms to create small hills densely planted with native trees that reference the broader landscape and offer opportunities to extend play beyond nearby playgrounds.
- Groupings of Pine trees on the slopes.

Overall the design opportunity reinforces the community garden connection with the residents in a larger scale.



PASSIVE OPEN LAWN / PLAY AREA



PASSIVE OPEN LAWN / PLAY AREA



PASSIVE OPEN LAWN / LINEAR OPEN SPACE



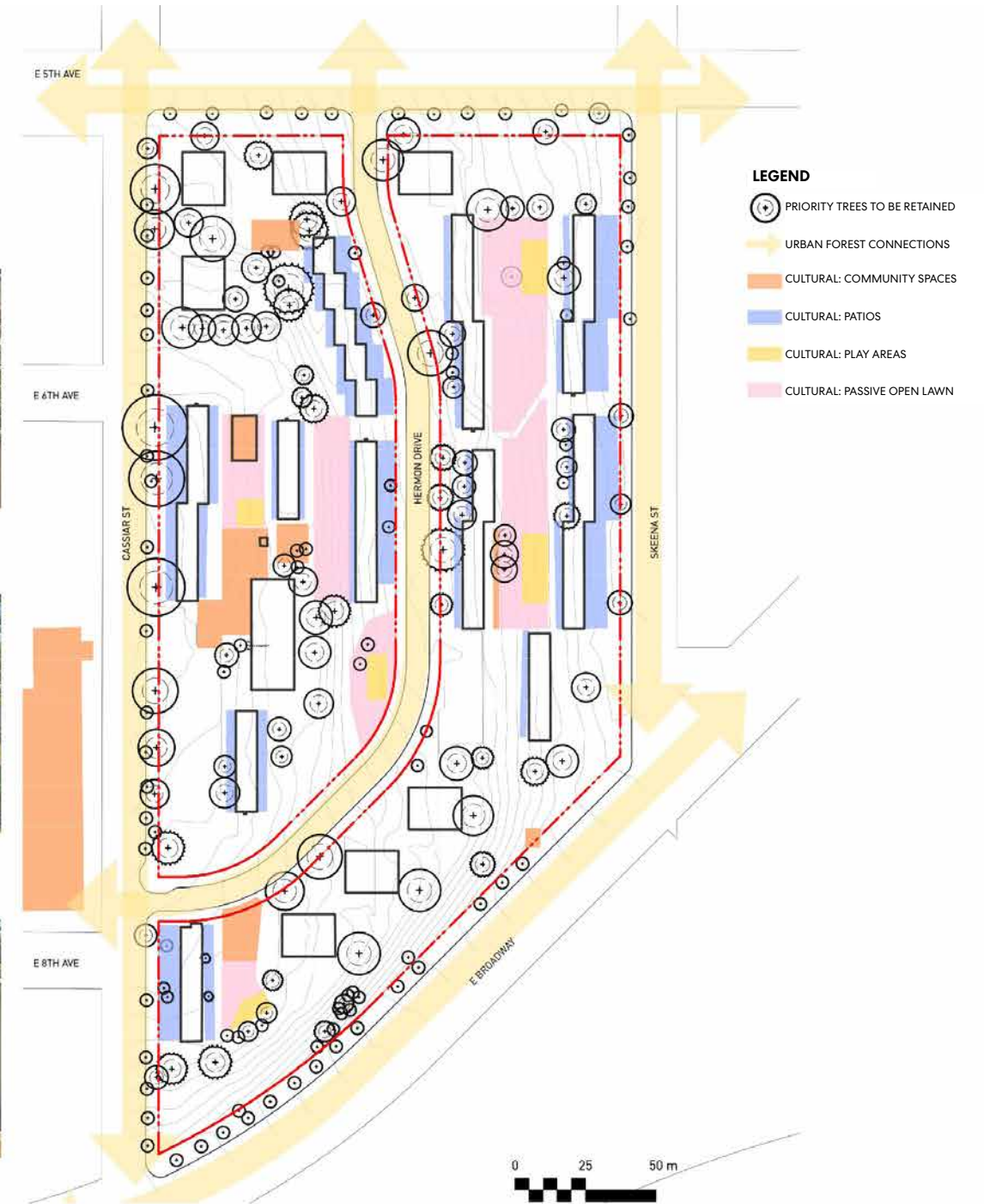
PRIVATE PATIOS



COMMUNITY SPACE



LINEAR OPEN SPACE





## Skeena Terrace Community

The open space network at Skeena Terrace offers a wide range of community amenity including a number of highly successful and sought-after community gardens, children's play areas, and a number of passive open spaces with great solar access. The framework of the open space is defined by the relationship between these passive open spaces and the extensive tree canopy which provides a landscape character unique to this community.

## Memorial Garden

A key area of the open space network is that of the Memorial Garden which commemorates community members who were tragically lost in a building fire on site. Here a harvest table created by local artists celebrates the lives of the loved ones.

## Community and Local Gardening

As you walk through the development you are immediately aware of the importance of gardening and urban farming. The central community garden is full and well cared for while the private townhouse patios and entrance courts are taken over with garden plots and innovative strategies for growing vegetables in small spaces.

## Street Trees

There is a strong street tree framework and character in the neighbourhood. The street trees in the neighbourhood are also an important landscape character for an area that is valued and provides a great canopy to the streets.





## Opportunities & Considerations



### Topography

The sloped landscape has the potential to provide a rich public open space with sweeping views within the community and to the surrounding lands. Community amenities such as amphitheatres could be located for large community events and create a strong sense of place. Other landscape amenities like children's play areas and community gardens can also be configured to work with and take advantage of the sloped topography. The overall master plan design will require careful consideration with regards to the pedestrian networks to ensure easy access throughout.



### Water Systems & Habitat

The community at Skeena, has the opportunity to make a meaningful contribution to the health of this important regional watershed system. The key consideration for the community include the use of the water within the site, as well as its relationship with the watershed as a whole. This can be found in many forms and could include: rain gardens and bioswales, water collection and reuse, graywater use, as well as limited use of pesticides and toxic metals on the project. These, and other approaches to the water on the site, have the potential to enhance the experience of the lands within the community, as well as to contribute to the health of the watershed at large in a positive way.



### Tree Canopy

Based on the research generated for the Metro Vancouver Urban Tree Climate Change Adaptation Framework, the community of Skeena Terrace has the potential to enhance its tree community with a diverse range of species. This will contribute in maintaining a healthy, resilient and safe tree population, increase the resilience to climate change impacts, enhance the soil and water resources, maximize the beneficial services provided by healthy urban forest for the community and the city at large, and minimize the management costs for the urban forest system (Urban Forest Climate Adaptation Framework for Metro Vancouver, 2016). This robust forest system also has the potential to play an important role in creating of rich habitat and to contribute to a rich rain water management system. Harkening back to the cultural landscape character that defines the community today, this robust urban forest would have the ability to ensure a strong sense of place for the Skeena community.



### Site Permeability

With the intent of creating a highly sustainable community, the extent of pervious surfaces within the community can play a important role in the overall approach to the project's sustainability objectives. This includes the relationship to the heritage landscape, the opportunities for social space, the communities connection to the Still Creek Watershed, the extent of habitat included into the community, the rain water management strategy, and the site's potential to positively contribute to the Urban Heat Island Effect.



## Skeena Today









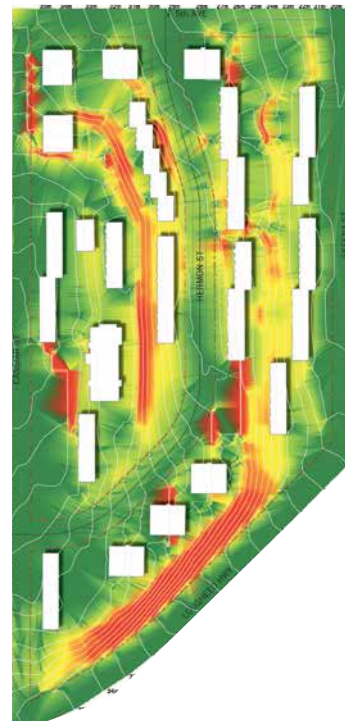
Section 3.0

# THE MASTER PLAN



# 3.1 Site Design Drivers

## Topography and Open Space



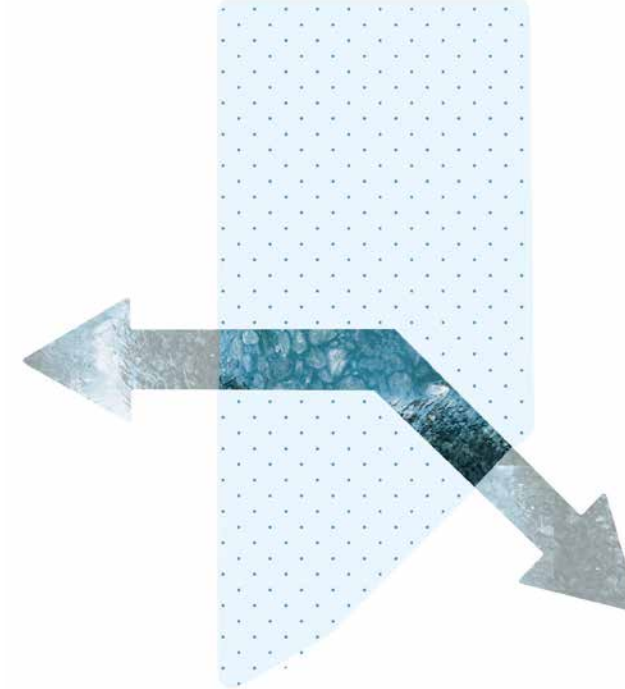
Dramatic topography sloping West to East is a defining feature of Skeena Terrace that informed every aspect of the master planning process. The buildings were situated to mitigate these steep slopes and to define and emphasize the existing terraces as valuable, connected, open space.

## Talking Trees



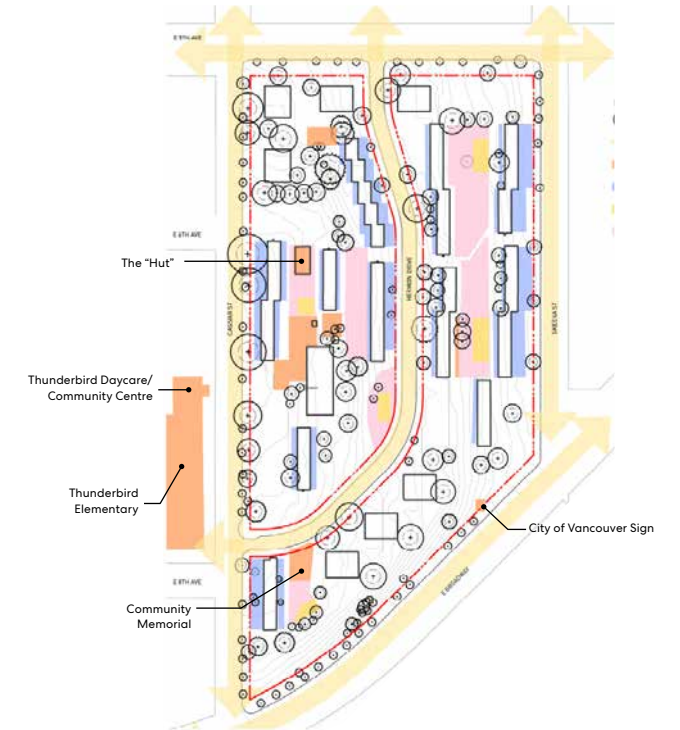
Research shows that trees communicate through their overhead canopies and underground fungal networks, allowing them to exchange nutrients and information. The idea of “Talking Trees” became an important design driver that prioritized protecting and enhancing the site’s urban forest and soils - and as a powerful metaphor for community.

## Still Creek Watershed



Recognizing the site’s position within the broader Still Creek Watershed informed a design response that celebrates the natural systems at play within - and beyond - the Skeena Terrace neighbourhood. Rainwater management was a key driver that prioritized enhancing the site’s capacity to manage water on site by maximizing permeable areas and integrating rainwater features into the public realm including tracing sites manual drainage through large open greenway.

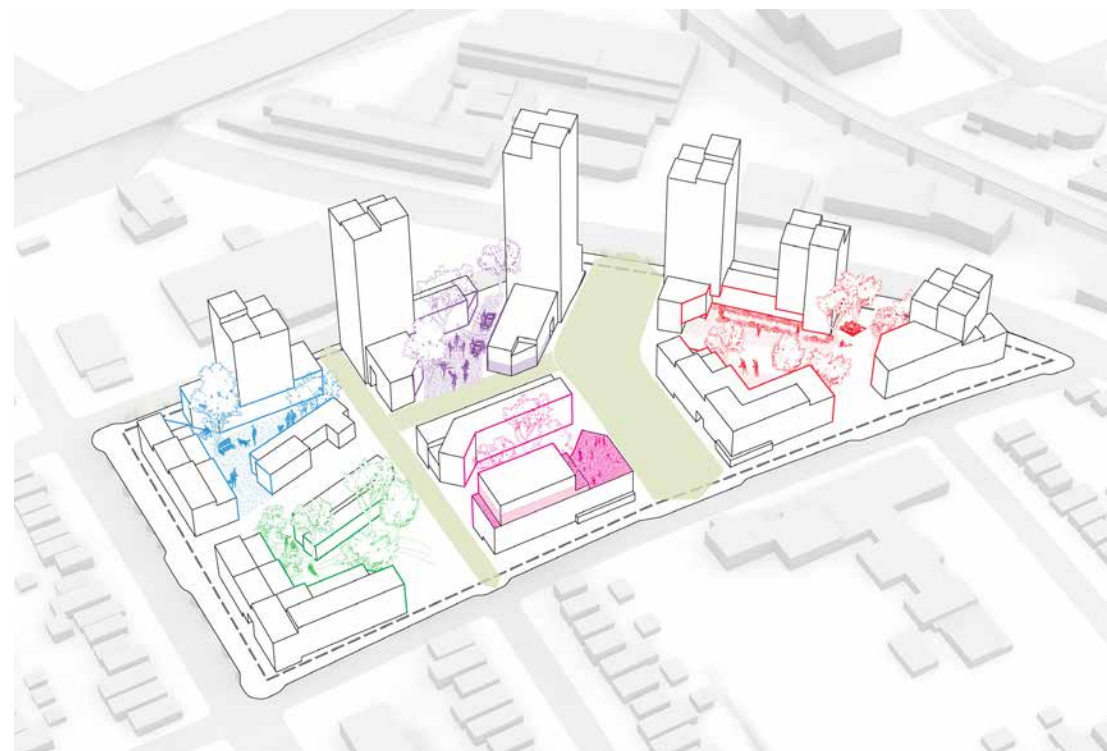
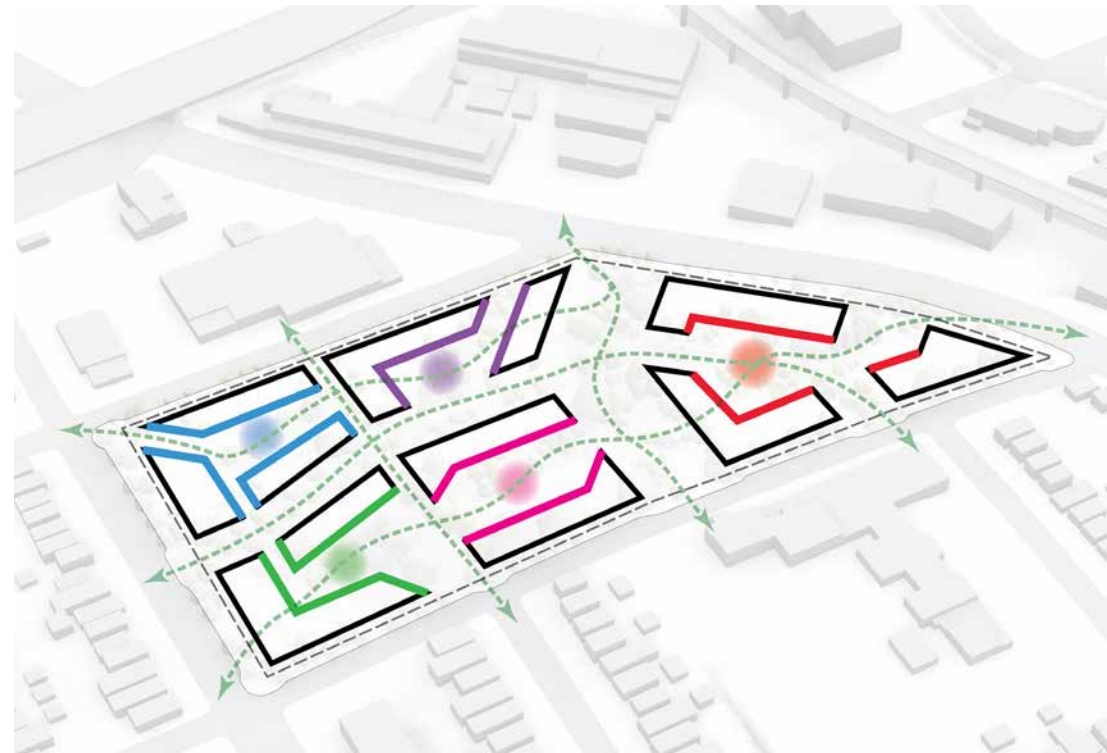
## Site & Cultural Memory



Skeena Terrace, designed by Landscape Architect Cornelia Hahn Oberlander, and Underwood, McKinley, Cameron, Wilson & Smith Architects, has been recognized by the Cultural Landscape Foundation as a notable landscape from the 20<sup>th</sup> century. The defining features of this historical design, a meaningful community memorial and an engagement process that sought to identify important cultural amenities on site were critical design drivers that honoured the importance of collective memory in any future design.



## 3.2 Conceptual Framework



**From Top:**

*The Neighbourhood Rooms Diagram as defined by the inner building frontage and the community; The Neighbourhood Rooms' Characters Diagram with activities;*

### Neighbourhood Rooms Concept

The site concept is structured around a series of outdoor courtyards, or “Neighbourhood Rooms”, framed by built-form and sited around significant tree groves and open spaces that exist on the site. The existing trees and topography, two of the main design considerations of the organizational framework, resulted in the vision of a new neighbourhood developed amongst the existing conditions, community, and nature.

The design framework proposes a series of neighbourhood rooms of unique spaces and open areas with diverse scales and programs to provide for uses at different times of day while being inclusive of all in the community.

Experientially the rooms create moments of surprise that are revealed as one moves through the site from room to room. This exploratory and sequential nature of the experience encourages movement between rooms allowing the resident and the community to come across a variety of neighbours.

The current tenant values and needs are major drivers in the concept. Based on the existing tenants' needs, spaces and open areas programming include recreation, social gathering, children's play, urban agriculture, dog areas, and semi-private backyards to ensure an activated public realm.

Inward-focused semi-private neighbourhood rooms framed by ground-oriented units bring neighbours together. The site organization creates a variety of individually programmed spaces along pedestrian pathways resulting in moments of surprise as one moves through the site.



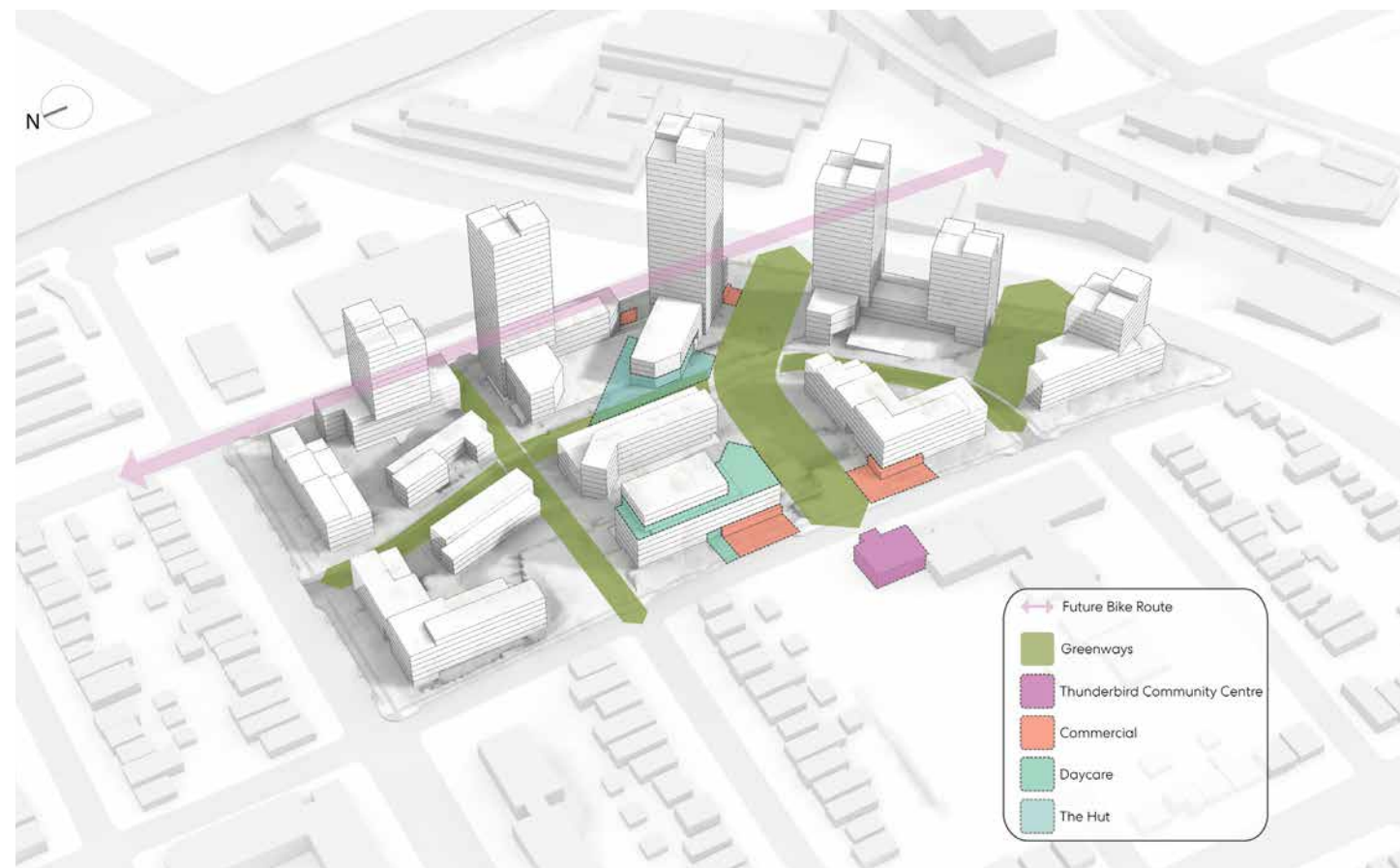
### 3.3 Site Planning Framework

#### Greenways

The creation of “Greenways” throughout the site is an organizing principle of the concept. The main greenway is a major centralized public space built around a significant watershed feature following the topography of the area down from Thunderbird School and Community Center to its low point in the southeast corner that aims to connect with the Still Creek watershed. Public amenities are situated along it to fortify this corridor as one of the activated public spaces on the site.

The Thunderbird school and community center are further emphasized as a focal point to the local community through the orientation of the Skeena Terrace public plaza, daycare and local serving retail and services at the termination of the greenway at the western edge of the site.

At the heart of the master plan, the Skeena Hut, the primary community amenity building, anchors the development. It spills out into a multi-purpose outdoor space providing equitable access to all while connecting to the central greenway. One additional smaller greenway, the 6th Avenue pedestrian mews, provides an east-west connection and re-enforces the existing street grid.

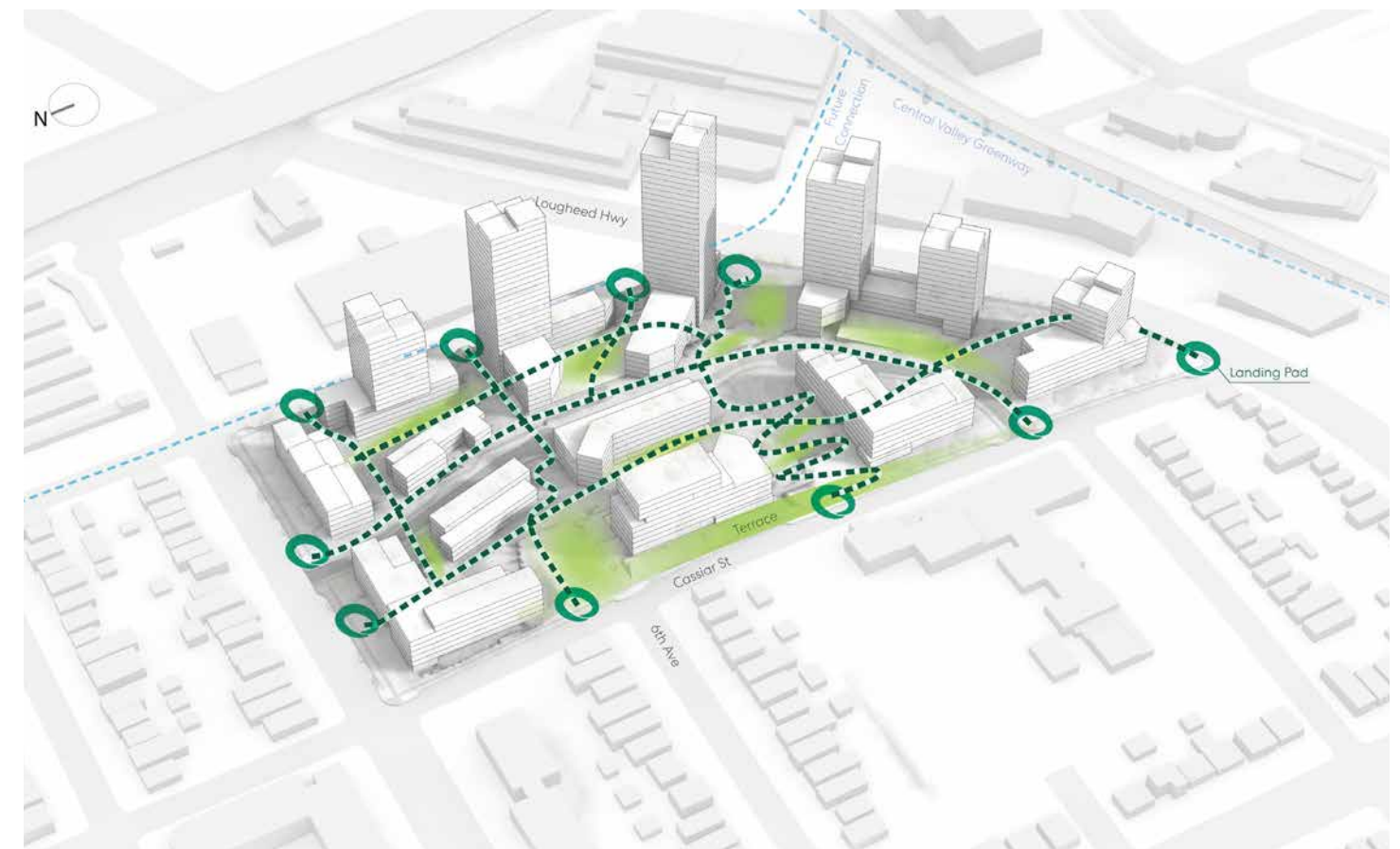


#### Response to Terraces

Buildings are sited on slopes where feasible, prioritizing the flat areas for public realm amenities, open spaces, and barrier-free accessibility. A terrace-driven approach minimizes regrading, maintains native soils for tree root networks, and pays homage to Cornelia Hahn Oberlander’s original terracing vision for the community.

Hermon Drive, as one of the major flat areas of the site, privileges active modes and public realm programming, eliminates surface parking, is reduced down to a slow one-way street, and has a woonerf-like condition at key crossings.

The development provides barrier-free corridors following terrace topography lines north-south for equitable mobility. Secondary connections between these barrier-free corridors are located east-west at key points of interest around the site. For increased accessibility, buildings sited on topography lines allow tenants to traverse topography through buildings via private vertical circulation and entrances at upper and lower terraces. The potential mechanized vertical transports proposed along the greenway facilitate vertical movement not only for the residents but also for the wider public.





## Talking Trees, Soil, & Watershed

Connected trees and root networks, soil and watersheds are key indicators of a resilient site that is well-equipped to support its community.

Identifying and enhancing these ecosystem services already available on the site has been a priority in creating a plan that protects these valuable resources and forms the framework for a healthy and livable community.



## Connected Public Realm and Community

The interconnection of public and semi-public realm in the overall master planning, offers continuous movement across the site.

Variations of enclosure in the public and semi-public realm, contributes to the rich user experience on site for both residents and visitors stitching them into the feeling of a cohesive community.



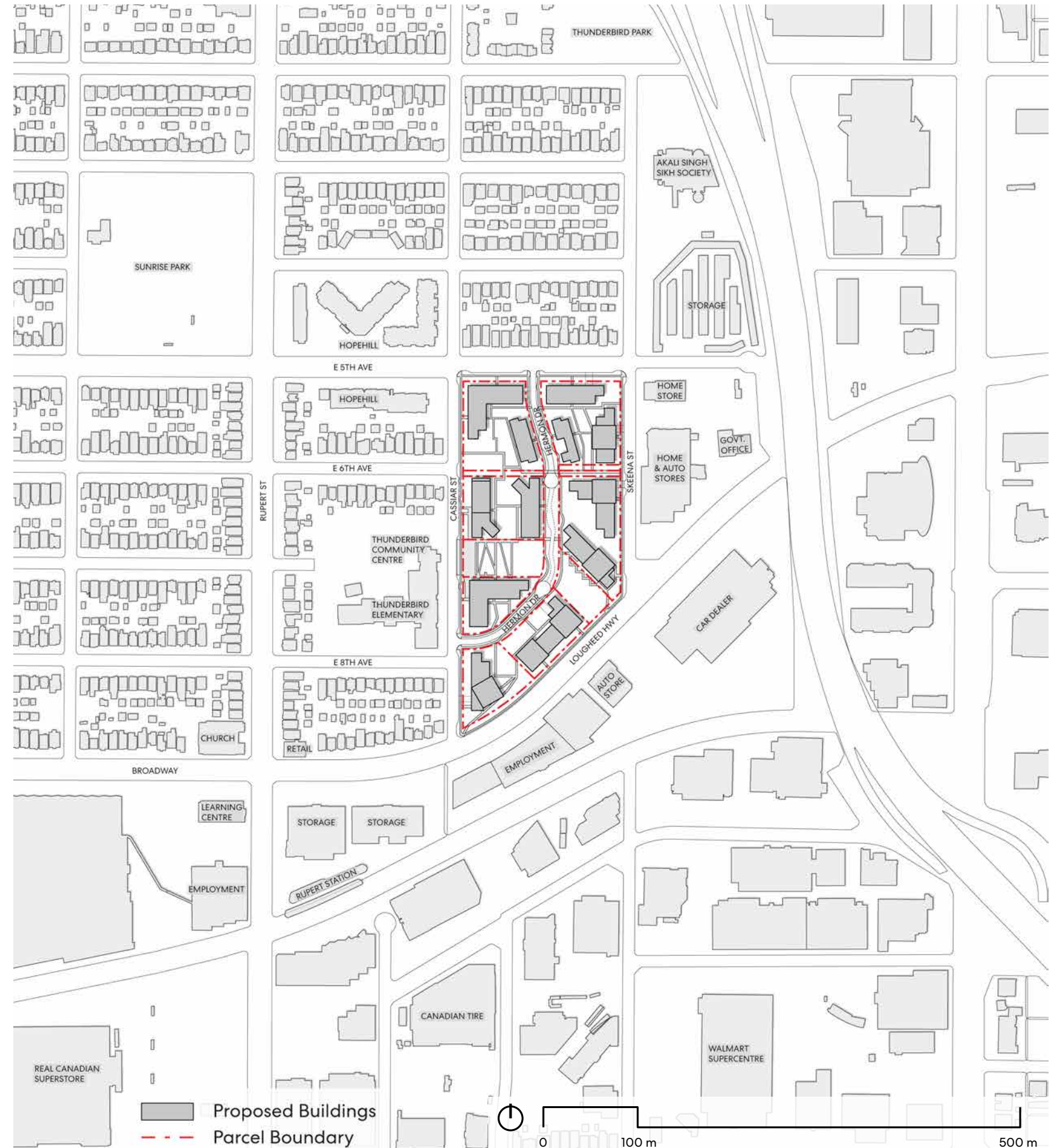


### 3.4 The Master Plan

#### Illustrative Context Plan

The Skeena Terrace plan delivers a vision for an affordable residential urban development that responds creatively and effectively to the surroundings and various site conditions, tenants, and community needs.

The plan proposes a diversity of building scales, types, and architectural expressions, to blend seamlessly within the surrounding urban fabric to help break down the existing identity of Skeena Terrace as a distinct and separate precinct from the surrounding neighbourhoods.



Right: Context Plan and the Site



## Illustrative Master Plan

Skeena Terrace is a family-oriented and primarily residential development, with affordable housing for a diversity of residents.

The plan provides a variety of land uses and their equitable distribution across the site, providing a network of inter-connected, pedestrian-priority routes and a high-quality public realm that corresponds to the residents' needs while connecting efficiently with neighbouring areas. Opportunities for higher tower forms will be focused primarily at the corner of Lougheed Highway and Skeena Street to create a new architectural landmark in Vancouver.

A robust landscape framework provides a hierarchy of open spaces of varying height, character and function, from localized neighbourhood parks for leisure, recreation and food production, to high-quality community-focused areas. The framework incorporates strategies that promote and optimize occupant health and encourage physical activity, including increased walking, rolling and cycling connections on-site and to other community and transit destinations while providing ample spaces for all-season recreation and exercise.





# Site Plan at Grade





# Roof Plan



- 1 Urban Agriculture Plots
- 2 Rooftop Amenity Space
- 3 Childcare
- 4 Extensive Green Roof





# Barrier Free-Path Network

A focus on accessibility in the site approach ensures a sense of community supported by being fully inclusive and equitable for all residents, visitors, and staff.

The site poses some topographical challenges and planning ensures that equitable alternate routes are provided at locations where absolute accessibility is unattainable. With that comes opportunity to create unique solutions for these barriers, ensuring all users can navigate all mobility options with ease.

Solutions attempt to provide circulation routes for people of diverse mobility levels - biking, rolling, walking, wheeled mobility devices, canes, and others - within a connective and open space. If successful, the space will be beneficial for the health and wellbeing of its users, promoting values of livability, adaptability, and inclusivity. To achieve this, several areas of focus are taken into account:

- Barrier-free corridors planned across the site in response to the topography.
- Pathways providing a variety of rest options.
- Transitional areas to vertical modes of travel.
- Vertical circulation redundancy.
- Practical and accessible alternate routes.
- Clear sight lines along paths of travel.
- Direct connection to Skeena Terrace amenities & services.
- Intuitive wayfinding elements & lighting.
- Accessible loading zones in close proximity to building entrances including HandyDart.
- Direct building approaches from loading zones.

	<b>Accessible Route</b> 0 - 3% Slope
	<b>Accessible Route</b> 3 - 5% Slope
	<b>Accessible Ramp</b> 8.3% Slope
	<b>Existing Sidewalk</b> 5 - 8.3% Slope
	<b>Existing Sidewalk</b> Greater Than 8.3% Slope Provide Handrails Where Possible
	<b>Stairs Required</b> Greater Than 8.3% Slope
	<b>Opportunity for Mechanical Transport</b>
	<b>Transit Stop</b>
	<b>Proposed Shuttle Stop</b>
	<b>Potential Resting Node</b>
	<b>Potential Accessible Shuttle Route</b>
	<b>Vehicular Circulation</b>
	<b>Existing Tree to Retain</b>

**General Notes:**

1. Ensure all building entries have an accessible entry of 5% slope or less.
2. Additional bus stops will allow residents in Buildings A and B not to have to cross the entire site to get to the existing bus stop.
3. Consider providing accessible shuttle systems (autonomous or driven) that loop the site and have stops along Hermon Drive as well as potential stops at the closest skytrain station.



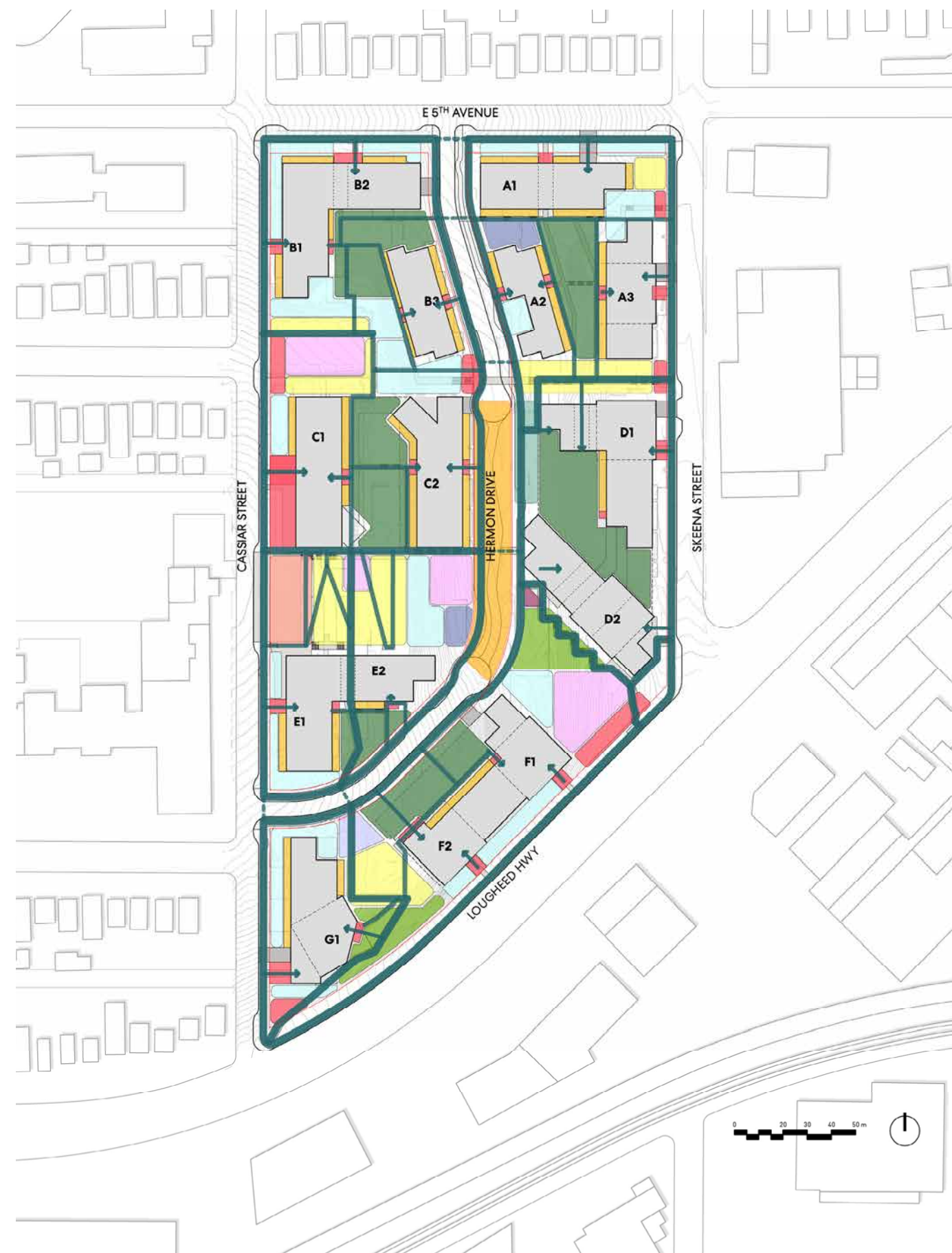


## Open Space Program

The outdoor programming for Skeena Terrace reinforces the current spaces that are valued by the residents: community gardens, playgrounds, gathering places, front stoops, and mature trees.

The large amenities are all centrally located to serve the site equitably and include the addition of off-leash dog areas, stormwater features, plazas, accessible greenways, sports courts, children's play and a diversity of gathering places for people of all ages.

- Neighbourhood Rooms
- Private Patios
- Entry Node
- Plaza
- Play Area
- Outdoor Kitchen
- Gathering Area
- Hermon Drive Slow Street
- Indigenous-Focused Cultural Garden
- Memorial Area
- Urban Agriculture
- Dog Area
- Passive Open Space
- Primary Pedestrian Circulation
- Neighbourhood Pedestrian Route
- Building Entry Access Route
- Street Crossing





### 3.5 Sustainability Measures Preliminary Summary

Social Equity



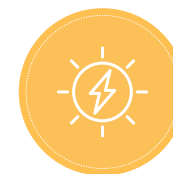
Transportation

Community  
and Culture



Water

Vegetation and  
Biodiversity



Climate Resilience

Health and  
Wellbeing



Carbon Leadership







## Social Equity

- Create a safe, equitable place to live which support local prosperity
- Maximize affordable housing units on site while diversifying variety of unit types and sizes.
- Provide local serving childcare and retail facilities.
- Prioritize accessibility in all aspects of design and layout, thoughtful connections through and to/from the site.



## Community and Culture

- Nurture local identity and heritage, empower the community and promote a culture of sustainable living
- Integrate significant office and residential space to revitalize the neighborhood and local economy.
- Design flexible and functional spaces that support community health and connection



## Vegetation and Biodiversity

- Recognize value of preserving, protecting and restoring ecological functions and connections on site
- Maintain a healthy, resilient and safe tree population to increase resilience to climate change
- Integrate edible informative landscaping into the fabric of the landscaping to improve connection to nature.



## Health and Wellbeing

- Create occupant connections to nature through neighborhood rooms, accessible vegetated roof and podium terrace, atria supporting interconnectivity and centrally located open parks.
- Prioritize access to views, daylight, and nature to improve occupant health and wellbeing.
- Design for occupant health and wellbeing to establish a resilient community who value social interaction.



## Water

- Prioritize the health of the regional watershed system as a whole with landscape and a site-wide rainwater management strategies.
- Conserve potable water through irrigation strategies and selection of efficient fixture and fitting.
- Improve overall rainwater infiltration capacity through watershed restoration, reducing the pressure on sewer systems.



## Transportation

- Plan to enable access to daily needs within an easy walk or roll in all neighbourhoods.
- Future proof the development on the site by providing electric vehicle charging infrastructure.
- Improve public realm and pedestrian condition along Lougheed.
- Design Hermon Drive as a woonerf to prioritize walking and biking over vehicle movement.



## Climate Resilience

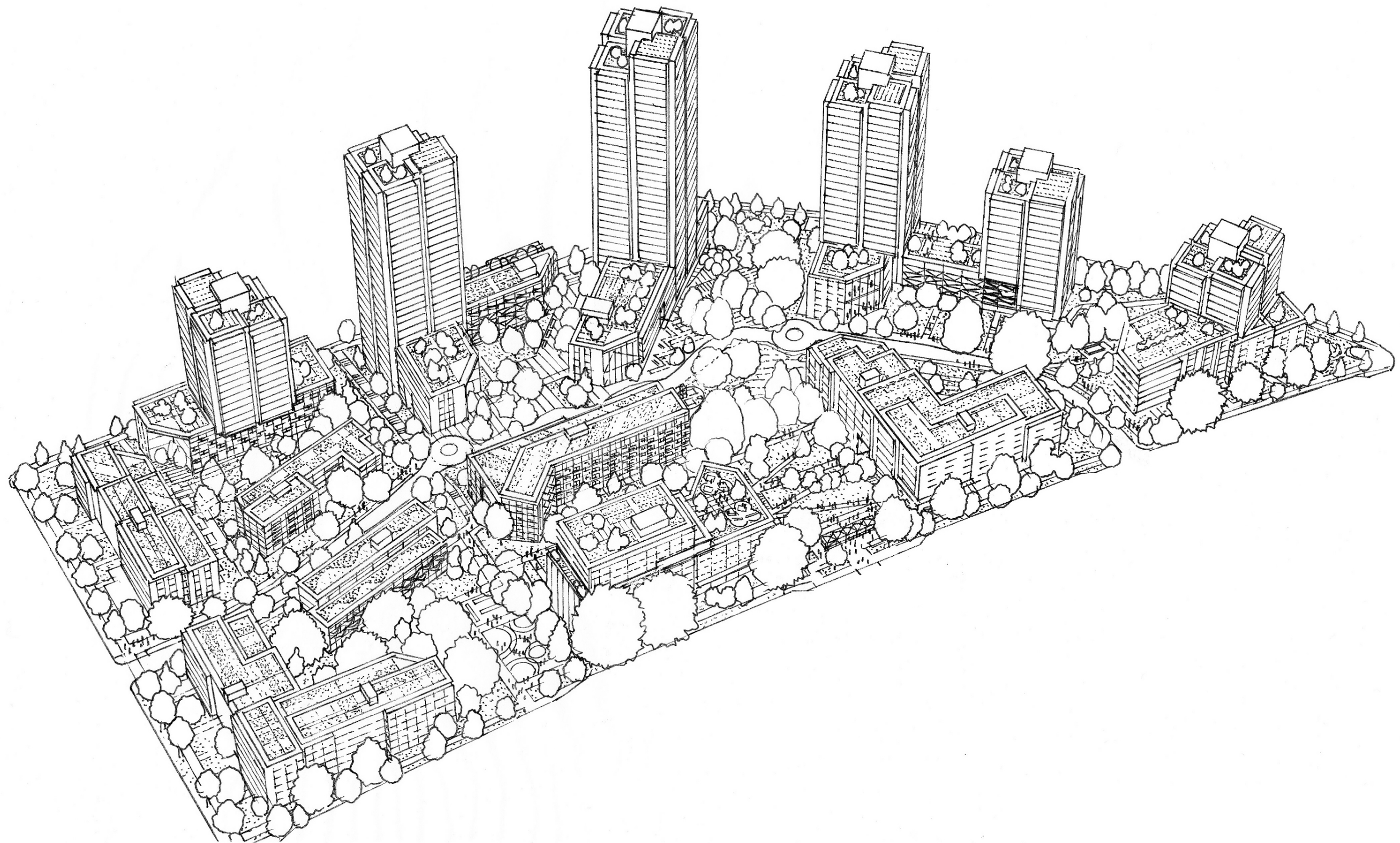
- Plant native and adaptive landscape species capable of thriving in Vancouver's current and future climate.
- Reduce the heat island effect through increased canopy cover and elimination of surface parking.
- Anticipate climate change impacts, design for wetter winters, drier summers, and an increase in poor air quality events due to wildfires.



## Carbon Leadership

- Demonstrate leadership in reducing operational carbon by prioritizing passive design strategies, an envelope first approach, low carbon energy systems, and exploring renewable energy systems,
- Reduce embodied carbon through selection of materials as well as designing buildings for a design life of 80-100 years.
- Design for carbon sequestration by maximizing biomass within the landscape and watershed.
- Encourage active transit by providing first class bike parking and infrastructure.







Section 4.0

# PROJECT DATA



## 4.1 Development Statistics - Summary

Summary	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )
Height (storeys)	4 - 36 storeys	
Height (m/ft)	13.5 - 113 m	44 - 371 ft
<b>Excluding Hermon Drive ROW</b>		
Site Area	43,700	470,381
FSR (Gross)	3.40	
Site Coverage (Building Footprint)	37.2%	
<b>Including Hermon Drive ROW</b>		
Site Area	48,844	525,752
FSR (Gross)	3.04	
Site Coverage (Building Footprint)	33.3%	
Building Footprint	16,246	174,866
<b>Total GFA</b>	<b>148,589</b>	<b>1,599,396</b>
Residential GFA	145,759	1,568,936
Commercial GFA	1,269	13,660
Daycare GFA	1,014	10,915
Community GFA	547	5,885
<b>Total NFA</b>	<b>122,225</b>	<b>1,315,622</b>
Residential NFA 80%	119,522	1,286,528
Commercial NFA at 90%	1,142	12,294
Daycare NFA @ 100%	1,014	10,915
Community NFA @ 100%	547	5,885
<b>Unit Mix</b>		
Low Income RGI Units	230	
HILS RGI Units	1,053	
Market Units	641	
<b>Total Units</b>	<b>1,924</b>	
Family-Oriented Units (2 or more bedrooms)	60%	
Family-Oriented Units (3 or more bedrooms)	13.7%	
Accessible Units - to meet or exceed	10%	

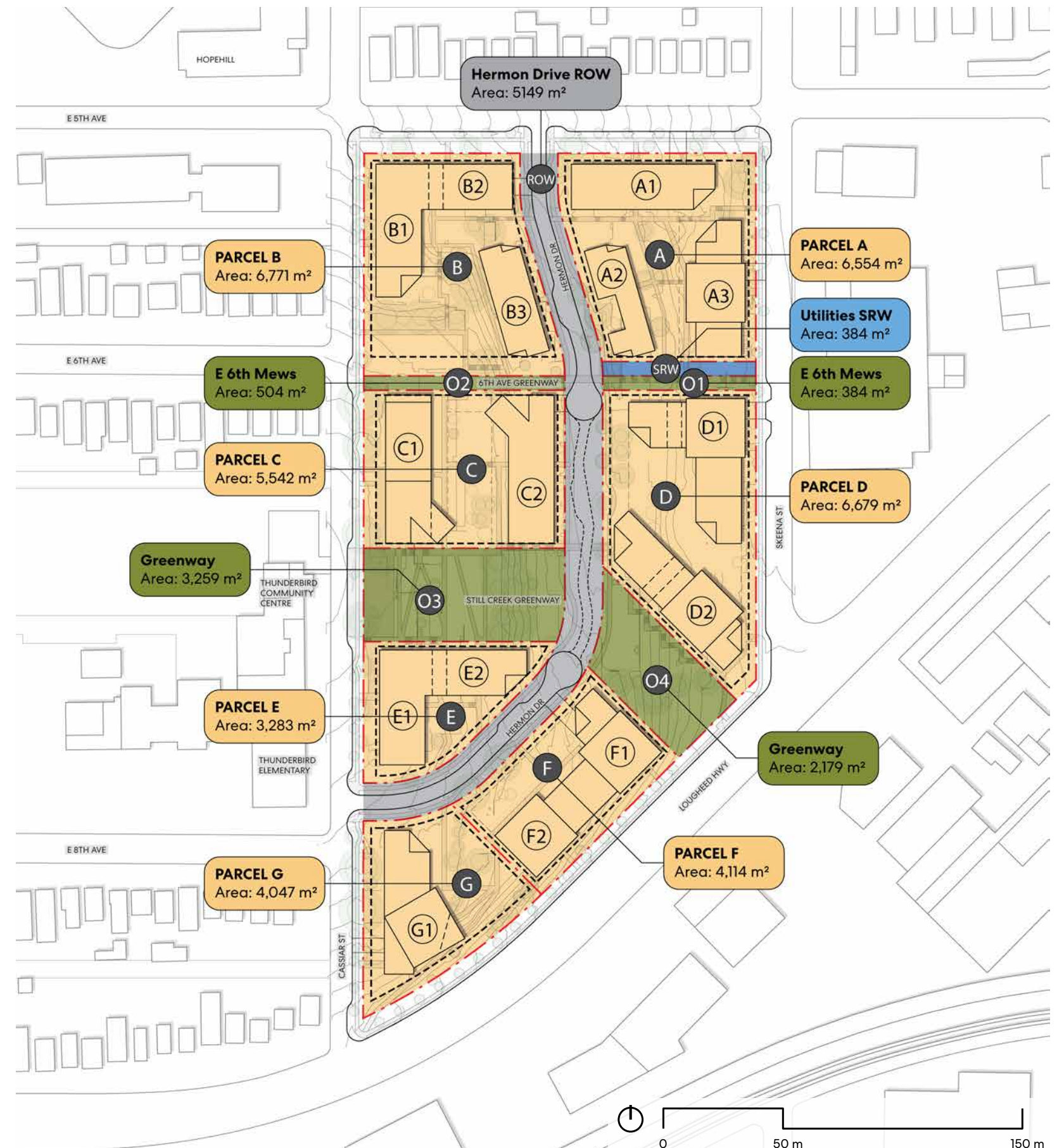


View from Northwest



## 4.2 Parcel Plan

The parcelization is clearly defined by Hermon Drive which cuts across the site from north to south. The plan divides into seven residential parcels. The parcelization corresponds to the surrounding street grid, connections to utility corridors and two core open spaces and include the Greenway and E 6th Mews. They are strategically located to connect key routes, amenities or create views. Each parcel consists of one to three buildings; a feature that creates a legible master plan and a logical phasing approach.





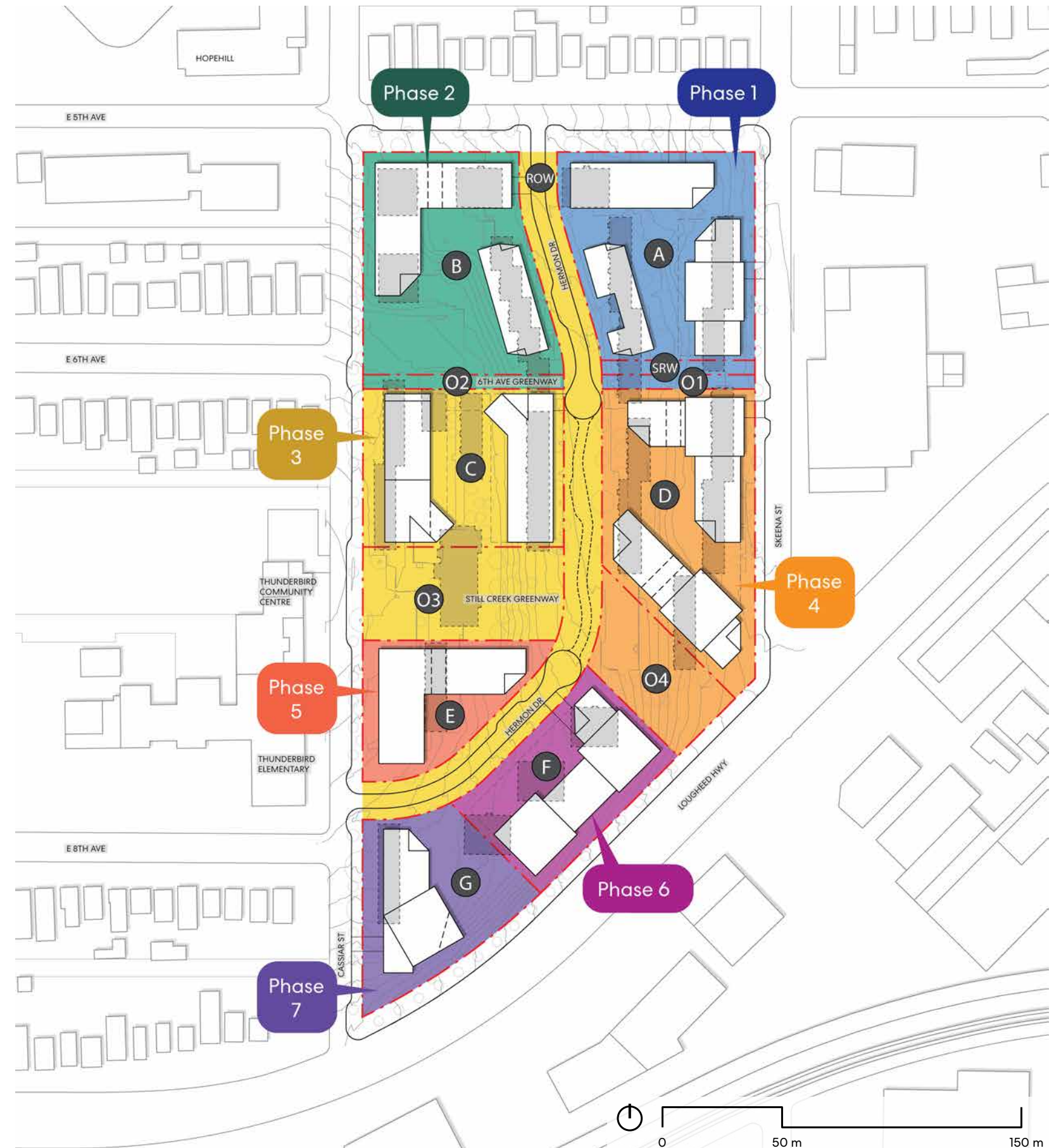
# 4.3 Phasing Plan

The plan is divided into seven phases with consideration to the existing buildings on site, as well as the utilities upgrade work required. The phasing sequence starts from the North end of the site through the South towards Lougheed highway.

Phasing is driven by required utility upgrades to accommodate the increased density. All utilities on parcel A must be relocated and upgraded before any construction starts on phase 1. For a detailed summary of the utilities upgrade, refer to Utilities Upgrade Phasing section.

Another major driver is minimizing potential tenant relocation where the least disturbance is caused to the current residents. It ensures even deployment of amenities, such as: greenways, childcare, the Hut, across the site mid way through phasing.

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Proposed Buildings
- Existing Buildings





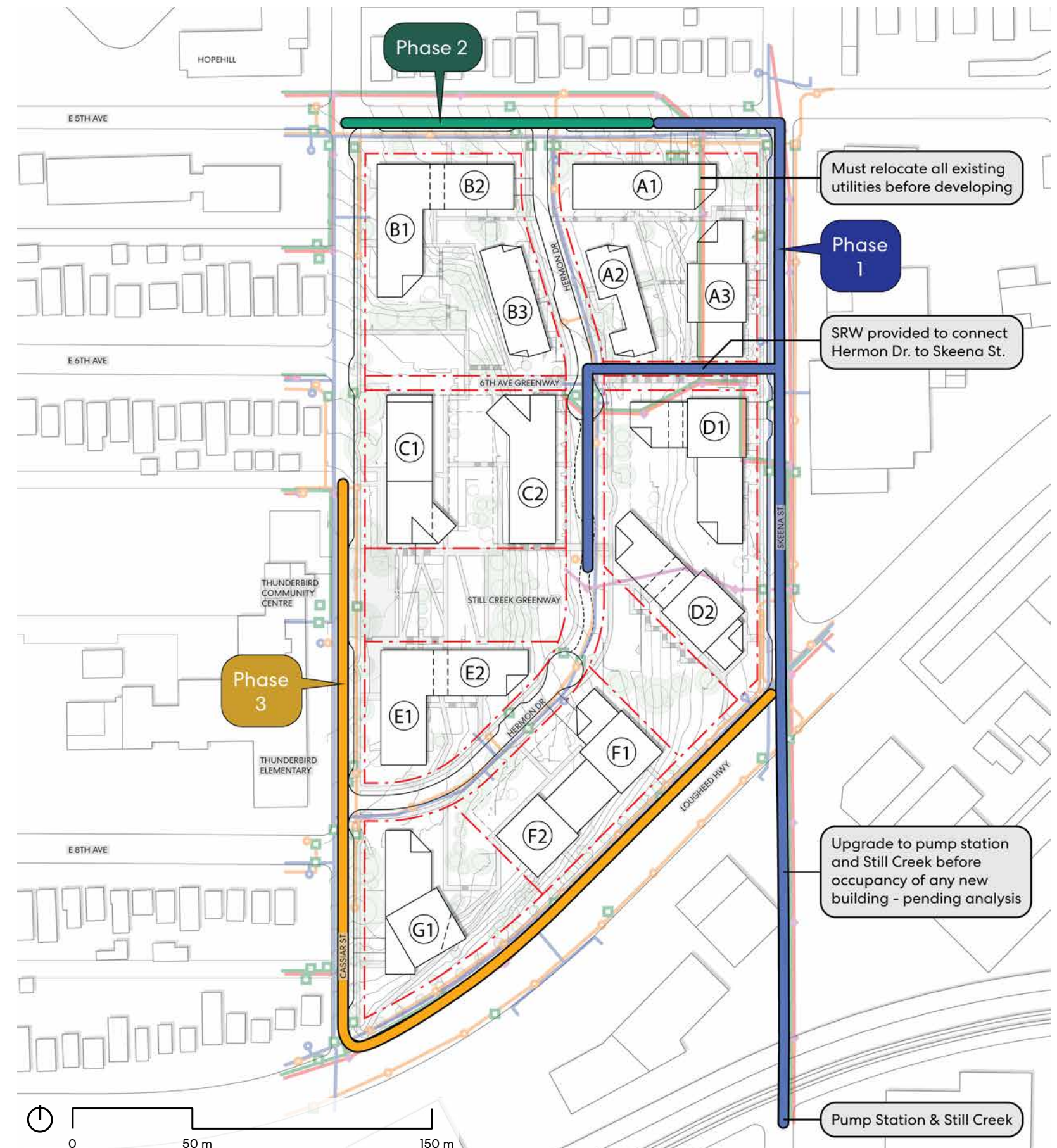
## 4.4 Utility Upgrade Phasing Plan

The existing storm and sanitary systems follow the general topography of the site, draining from the northwest corner at Cassiar Street and East 5th Avenue to the southeast corner at Skeena Street and Lougheed Highway. Both systems continue to drain south, with the sanitary flow going to a pump station and storm discharging into Still Creek. Upgrades to both utilities are required. Off-site utility upgrades have been split into three phases:

Phase 1 involves upgrades to the system from the pump station and Still Creek to Lougheed Highway, continuing north on Skeena Street to East 5th Avenue. The works extend west along East 5th Avenue to a suitable tie-in location for the upstream flows. Phase 1 utility upgrade and relocation is required to perform development on parcel A.

Phase 2 involves extending the sewer systems west on East 5th Avenue to Cassiar Street, to service parcel B. Parcels C and D are serviced via the infrastructure constructed in phase 1.

Upgrades along Lougheed Highway are scheduled for phase 3, which include the construction of parcels E, F, and G. In this phase, the sewers extend north on Cassiar Street to meet the servicing requirements along this street.





## 4.5 Setbacks and Stepbacks

All buildings have a minimum 3-metre setback from the property line allowing for blue-green infrastructure along Hermon Drive, landscape buffer from the streets and private patios for ground oriented units. Buildings along Lougheed enjoy a larger 5m setback allowing for a landscape buffer from the highway and along Cassiar to maintain the existing large street trees. Building have a 2 metres setback from major greenways.

Where appropriate, low-rise buildings have a stepback of 1.5 - 3 metres on the top 1 or 2 floors allowing for more daylight into the street and providing a comfortable distance between the buildings. Many towers also have 3-metre stepback from their podiums to provide human scale experience from ground level.

- 2-metre Setback
- 3-metre Setback
- 5-metre Setback
- 8-metre Setback
- Parcel Boundary
- Parcel Setback Line





## 4.6 Land use

The plan ensures that the Skeena Terrace legacy of providing affordable housing is maintained and enhanced into the future with an elevated level of tenant community amenities. The site continues to provide a diversity of housing types and tenures, supported by local-serving shops, amenities, and animated open spaces.

Non-residential programs such as the childcare, the “Hut” and retail spaces are planned along the main centralized Greenway. The Hut as the primary community amenity is located centrally in the site for equitable access to all tenants. Through redevelopment, Skeena Terrace offers the opportunity for family-oriented, live-work, and social enterprise uses.

Residential uses are located on the North and South ends of the site closer to the neighbouring residential area to ensure minimum disturbance. Mixed-uses are located centrally on a site along the two edges of the Still Creek Greenway. Thunderbird school and community center together with the mixed -uses on the site create a central hub of activity and connectivity. This approach aims to promote a vibrant and connected community by providing diverse uses and amenities in close proximity.

- Residential Use
- Mixed Use
- Open Space
- Utilities SRW
- Hermon Drive ROW
- Parcel Boundary

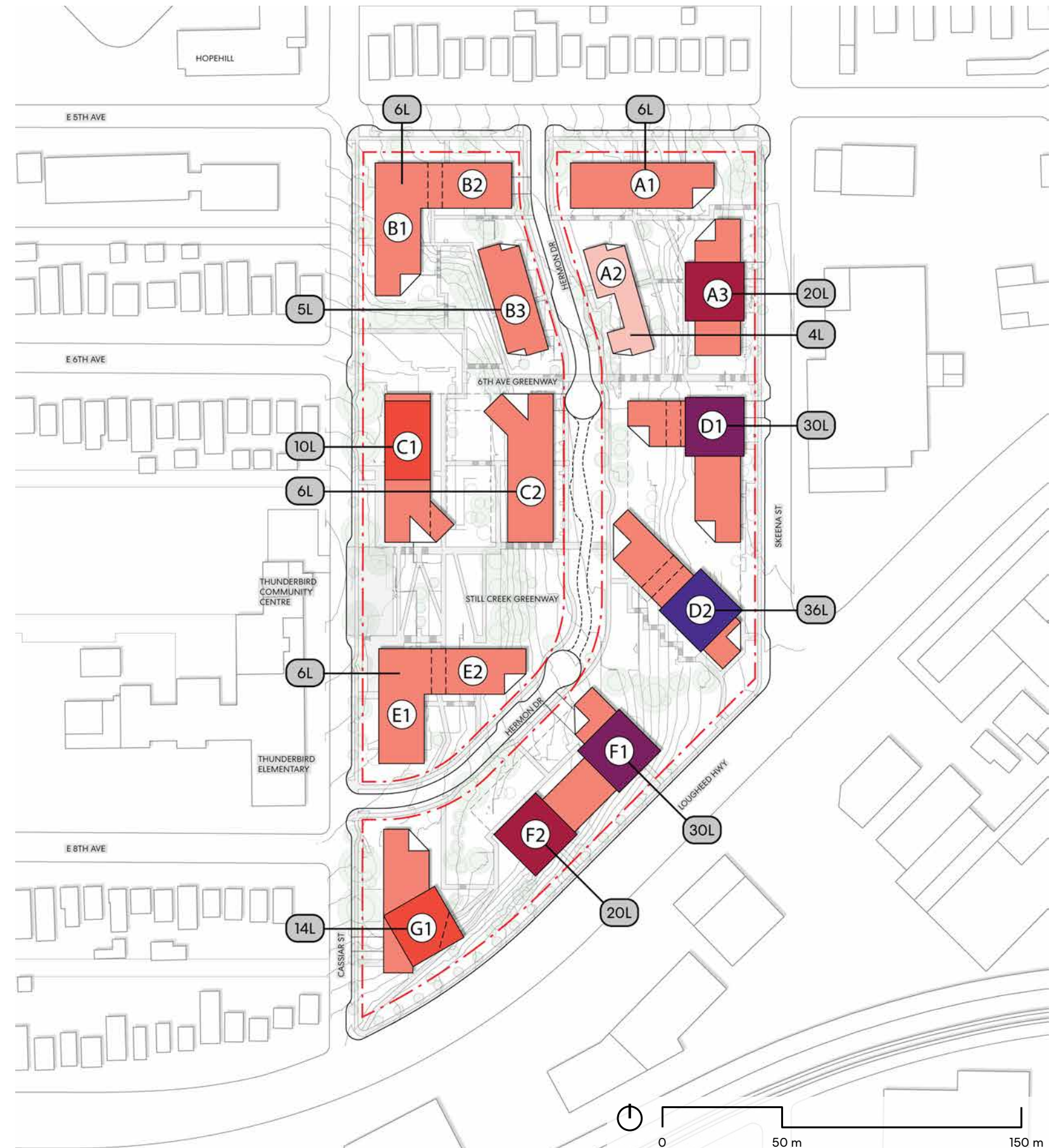




# 4.7 Building Heights

Taller buildings are located at the low point of the site near the corner of Lougheed Highway and Skeena Street, and transition down to the North and West edges of the site to reduce impacts on open space and adjacent neighbouring residential area.

The three taller point towers with related architectural expression are located near the existing City of Vancouver welcome sign, creating a gateway condition upon the approach from Burnaby. The tallest tower is 36 storeys high, with a desired transition of four to six storeys lower between each tower. In sculpting the towers, views to and from the site are considered to make the site recognizable from a distance, including from the SkyTrain, the Central Valley Greenway, as well as Falaise Park.





## 4.8 Active Mobility & Connectivity

Skeena Terrace is transforming into a transit-oriented community focusing on a modal shift to active and shared modes of mobility. As part of the Renfrew and Rupert Station Area Plan, off-site connections, enhanced public realm improvements, and wayfinding along primary station connections are main drivers of the design process.

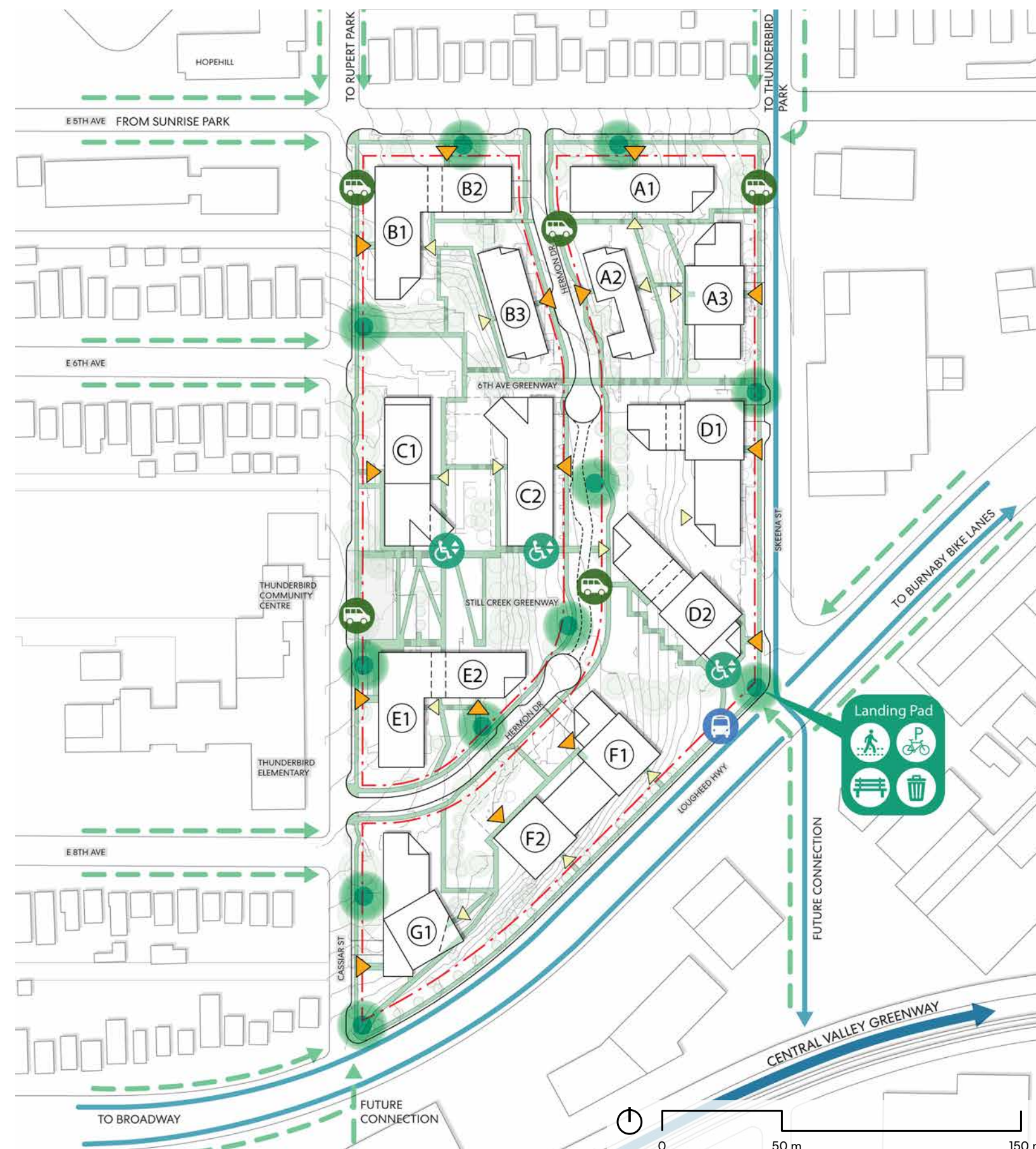
A key opportunity for Skeena Terrace is to anticipate the transforming mobility patterns due to technology, urban morphology, and being more ecologically conscious. Some of these changes include higher reliance on bike and scooter sharing coupled with a reduction in private vehicle ownership and the emergence of autonomous vehicles. Furthermore, urban freight deliveries are evolving with higher volumes of home deliveries.

Accordingly, mobility landing pads are placed at locations where pathways connect to the periphery to enhance pedestrian and cycling access into the site. These landing pads account for bike and scooter sharing, taxi and ride-hailing drop off, among other spaces which offer a relief at key site access points.

Hermon Drive is turned into a slow street, “Woonerf”, prioritizing active mobility, with the potential for a shuttle stop in front of the Hut. Two barrier-free paths traverse the terraces, running North-South and a series of stairs connect from East to West. Because of the steep slopes, the buildings often have two entrances on different levels, and potential for mechanized vertical transports is being investigated.

On the periphery, two future on-street bike routes are proposed. One on Lougheed Highway which connects to Burnaby and another on Skeena Street connecting to the Central Green Valley Greenway. In addition to the existing transit stop on Lougheed Highway, a number of additional transit stops are included to facilitate mobility.

-  Existing Bike Routes
-  Future On-Street Bike Routes
-  Active Mode Site Approaches
-  Pedestrian Paths
-  Existing Transit Stop
-  Potential Additional Site Shuttle Stops
-  Potential Mechanized Vertical Transport
-  Active Mobility Landing Pads
-  Primary Building Entrance
-  Secondary Building Entrance





# 4.9 Road Network

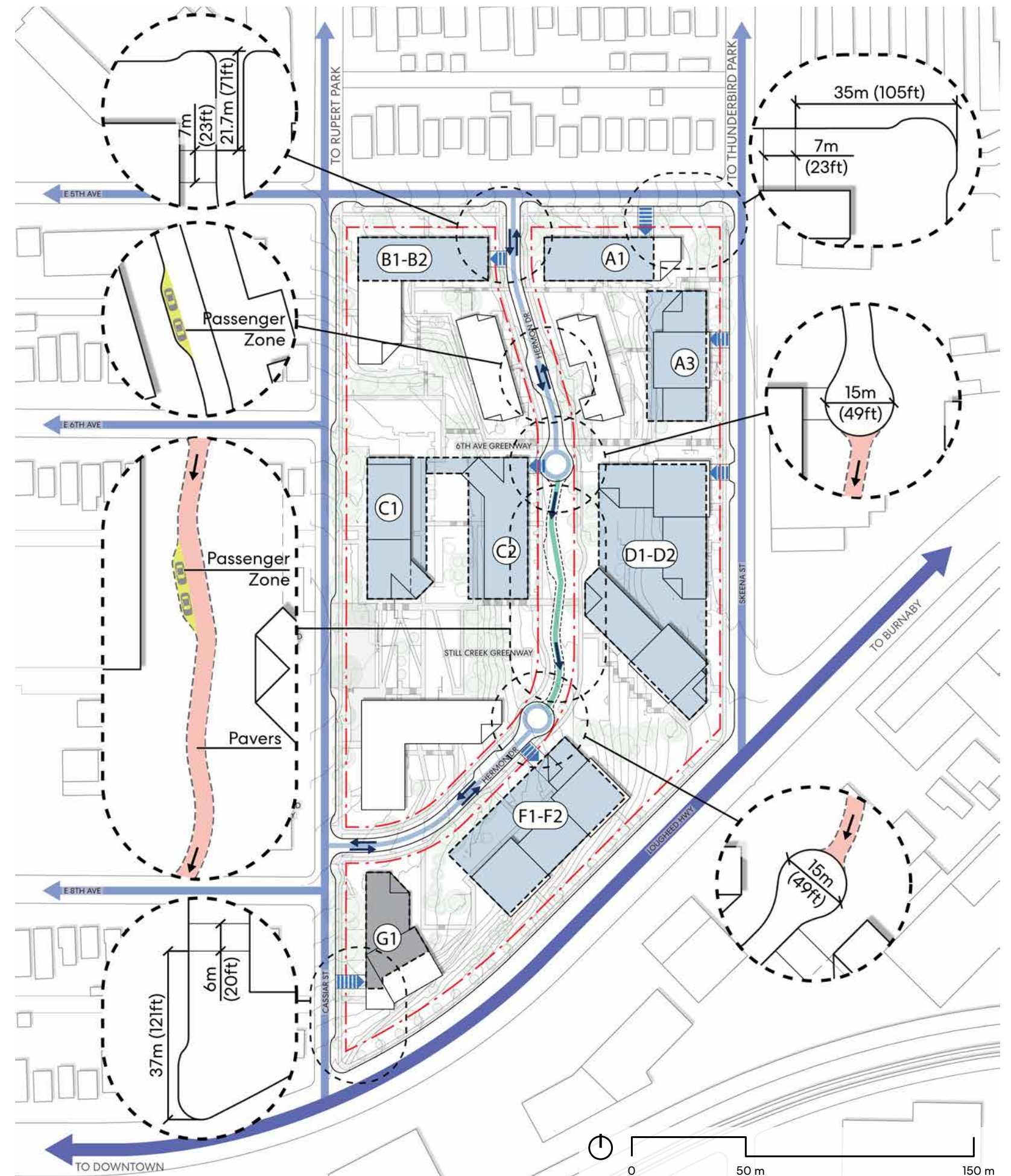
The site is situated beside Lougheed Highway, an arterial roadway; the primary routes into the site from this road are via Skeena Street and Cassiar Street. Hermon Drive is the sole vehicular access through the site bisecting it and connecting to East 5th Avenue and Cassiar Street. East 5th Avenue is the primary route West to connect with secondary arterial Rupert Street.

## Hermon Drive Woonerf

Hermon Drive is redesigned as a “people-first” environment where walking, biking, resting, and socializing are the expectation. At the South and North ends, motor vehicles are still allowed to provide access to homes or driveways, pick-up/drop-off, services, and deliveries.

In the portions of Hermon Drive that are not a woonerf, two roundabouts are strategically placed which allow the greenway to cross, and minimize vehicle volumes using traffic calming features to promote lower speeds.

-  Arterial Road
-  Local Street
-  Slow Street
-  Shared Street (woonerf-like)
-  Driving Direction
-  Buildings
-  Below-grade Parkade
-  Below-grade Service Area
-  Parking/Loading Access





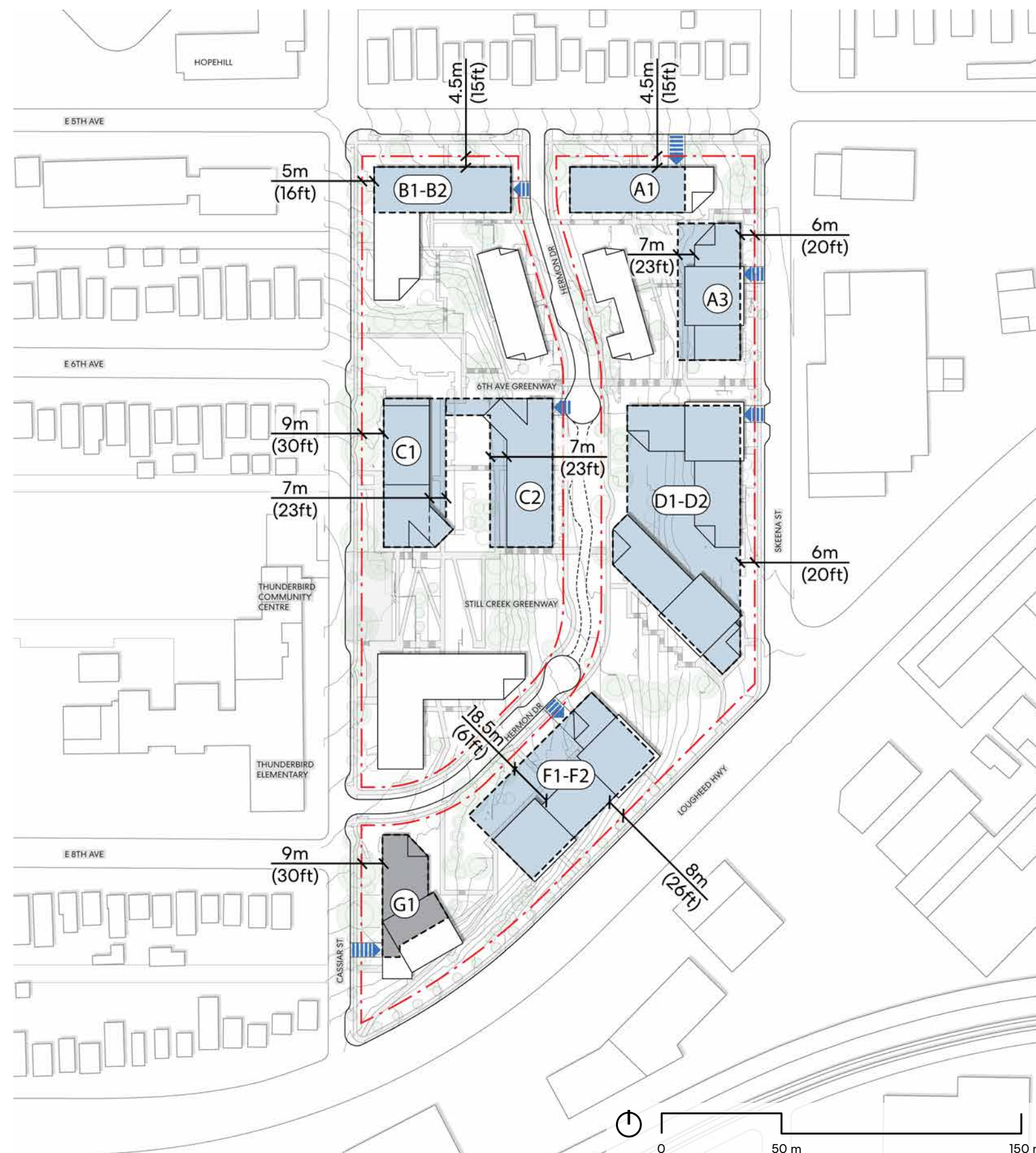
## 4.10 Parking and Loading





Hermon Drive is narrowed into a slow, one-way woonerf to limit vehicular access and prioritize the pedestrian environment. The exception is a bi-directional stretch at each entry point into Hermon, up to the round-about at access points of adjacent below grade parking structures and loadings. This approach will minimize traffic from the one-way woonerf section.

To minimize the traffic impact on Hermon Drive Woonerf and Cassiar St, and to eliminate the need for an extra driveway and taking into account the steep grade of the site, buildings A2, B3, E1-E2 and G do not have an underground parkade. Instead, a district parking approach will be employed to serve the tenants of those buildings with the parkade under another building sized to accommodate both. Please refer to Vehicle Parking Provided table for distribution details.

Only concrete buildings and stick-frame with large footprints have underground parkades that prioritize connection to Hermon Drive and limit access from Cassiar Street, 5th Avenue East and Lougheed Hwy. This approach minimizes the excavation and ensures minimal soil impact, all while providing the required parking capacity for the new development. Turnarounds are provided on Hermon Drive, at either end of the woonerf section.

Pick up and drop off are generally located around landing pads and building entrances. The approach prioritizes active mobility including: taxis/ ride-hailing, car-share vehicles, public bike share, and loading for smaller delivery and service vehicles.



-  Building Footprint at Grade
-  Below-grade Parkade
-  Below-grade Service Area
-  Parking/Loading Access



**Vehicle Parking (Minimum Bylaw Requirement)**

Parcels	A	B	C	D	E	F	G	Total	Ratio
Residential									
Market Units	37	0	56	136	27	88	32	376	0.58
RGI Units (<2 bed)	0	0	0	0	0	0	0	0	0
RGI Units (≥2 bed)	20	29	0	0	0	0	0	49	0.30
HILS Units (<2 bed)	13	2	14	46	10	31	11	127	0.30
HILS Units (≥2 bed)	34	4	36	115	24	77	28	318	0.50
Visitor	14	7	10	31	6	21	7	96	0.05
Childcare	0	0	13	0	0	0	0	13	
Office & Retail	0	0	3	11	3	0	0	17	
<b>Total Spaces</b>	<b>118</b>	<b>42</b>	<b>132</b>	<b>339</b>	<b>70</b>	<b>217</b>	<b>78</b>	<b>996</b>	

**Vehicle Parking (with TDM Reductions)**

Parcels	A	B	C	D	E	F	G	Total	Ratio	Reduction
Residential										
Market Units	15	0	22	54	11	35	13	150	0.23	<b>60%</b>
RGI Units (<2 bed)	0	0	0	0	0	0	0	0	0	
RGI Units (≥2 bed)	8	12	0	0	0	0	0	20	0.12	
HILS Units (<2 bed)	5	1	6	18	4	12	4	51	0.12	
HILS Units (≥2 bed)	14	2	14	46	10	31	11	127	0.20	
Visitor	14	7	10	31	6	21	7	96	0.02	<b>0%</b>
Childcare	0	0	13	0	0	0	0	13		<b>0%</b>
Retail	0	0	2	8	2	0	0	12		<b>30%</b>
<b>Total Spaces</b>	<b>56</b>	<b>21</b>	<b>68</b>	<b>158</b>	<b>33</b>	<b>99</b>	<b>35</b>	<b>469</b>		

**Accessible Parking**

Parcels	A	B	C	D	E	F	G	Total
Residential	12	8	9	23	6	16	6	80
Non-Residential	0	0	2	2	1	0	0	5
<b>Total Spaces</b>	<b>12</b>	<b>8</b>	<b>11</b>	<b>25</b>	<b>7</b>	<b>16</b>	<b>6</b>	<b>85</b>

**Passenger Spaces**

Class	Class A							Class B	Class C
	A	B	C	D	E	F	G		
Parcels									
Residential	2	1	2	4	1	3	1	14	0
Retail	0	0	1	0	0	0	0	1	0
<b>Total Spaces</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>15</b>	<b>0</b>

**Loading Spaces**

Class	Class A	Class B						Class C		
	Total	A	B	C	D	E	F		G	Total
Residential	0	1	1	1	3	1	2	1	10	0
Childcare	0	0	0	1	2	0	0	0	3	0
Retail	0	0	0	1	0	1	0	0	2	0
<b>Total Spaces</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>15</b>	<b>0</b>

**Bicycle Parking (Minimum Bylaw Requirement)**

Parcels	A	B	C	D	E	F	G	Total
<b>Class A</b>								
Residential								
Studio & 1-Bed	152	68	132	387	78	260	93	1170
2-Bedroom	283	118	250	740	150	493	178	2212
3-Bedroom	168	165	63	183	39	123	45	786
Childcare	0	0	0	0	0	0	0	0
Retail	0	0	1	2	1	0	0	4
<b>Total Spaces</b>	<b>603</b>	<b>351</b>	<b>446</b>	<b>1312</b>	<b>268</b>	<b>876</b>	<b>316</b>	<b>4172</b>
<b>Class B</b>								
Residential	15	8	11	32	7	22	8	103
Retail	0	0	2	4	1	0	0	7
<b>Total Spaces</b>	<b>15</b>	<b>8</b>	<b>13</b>	<b>36</b>	<b>8</b>	<b>22</b>	<b>8</b>	<b>110</b>

**Bicycle Parking (with TDM Increase)**

Parcels	A	B	C	D	E	F	G	Total	Increase
<b>Class A</b>									
Residential									
Studio & 1-Bed	213	95	185	542	109	364	130	1638	<b>40%</b>
2-Bedroom	396	165	350	1036	210	690	249	3096	
3-Bedroom	235	231	88	256	55	172	63	1100	
Childcare	0	0	0	0	0	0	0	0	<b>0%</b>
Retail	0	0	1	3	1	0	0	5	<b>40%</b>
<b>Total Spaces</b>	<b>844</b>	<b>491</b>	<b>624</b>	<b>1837</b>	<b>375</b>	<b>1226</b>	<b>442</b>	<b>5839</b>	
<b>Class B</b>									
<b>Total Spaces</b>	<b>15</b>	<b>8</b>	<b>13</b>	<b>36</b>	<b>8</b>	<b>22</b>	<b>8</b>	<b>110</b>	<b>0%</b>

**Vehicle Parking Provided**

Parcels	A	B	C	D	E	F	G	Total
<b>Total Spaces</b>	<b>56</b>	<b>21</b>	<b>68</b>	<b>191</b>		<b>134</b>		<b>470</b>



## 4.11 Development Statistics

Summary	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )
Height (storeys)	4 - 36 storeys	
Height (m/ft)	13.5 - 113 m	44 - 371 ft
<b>Excluding Hermon Drive ROW</b>		
Site Area	43,700	470,381
FSR (Gross)	3.40	
Site Coverage (Building Footprint)	37.2%	
<b>Including Hermon Drive ROW</b>		
Site Area	48,844	525,752
FSR (Gross)	3.04	
Site Coverage (Building Footprint)	33.3%	
Building Footprint	16,246	174,866
<b>Total GFA</b>	<b>148,589</b>	<b>1,599,396</b>
Residential GFA	145,759	1,568,936
Commercial GFA	1,269	13,660
Daycare GFA	1,014	10,915
Community GFA	547	5,885
<b>Total NFA</b>	<b>122,225</b>	<b>1,315,622</b>
Residential NFA 80%	119,522	1,286,528
Commercial NFA at 90%	1,142	12,294
Daycare NFA @ 100%	1,014	10,915
Community NFA @ 100%	547	5,885
<b>Unit Mix</b>		
Low Income RGI Units	230	
HILS RGI Units	1,053	
Market Units	641	
<b>Total Units</b>	<b>1,924</b>	
Family-Oriented Units (2 or more bedrooms)	60%	
Family-Oriented Units (3 or more bedrooms)	13.7%	
Accessible Units - to meet or exceed	10%	



### Buildings Summary

Buildings	A1	A2	A3	B1	B2	B3	C1	C2	D1	D2	E1	E2	F1	F2	G1	TOTAL
Height (storeys)	6	5	20	6	6	5	10	6	30	36	6	6	30	20	14	
Height (m)	18	15	61	19	19	16	33	20	93	113	19	19	91	61	43	
Height (ft)	59.1	49.2	200.1	62.3	62.3	52.5	108.3	65.6	305.1	370.7	62.3	62.3	298.6	200.1	141.1	
Construction	Wood	Wood	Concrete	Wood	Wood	Wood	Concrete	Wood	Concrete	Concrete	Wood	Wood	Concrete	Concrete	Concrete	
<b>Total GFA (ft<sup>2</sup>)</b>	<b>62,517</b>	<b>28,013</b>	<b>140,615</b>	<b>52,165</b>	<b>52,165</b>	<b>33,422</b>	<b>98,974</b>	<b>81,168</b>	<b>236,226</b>	<b>266,638</b>	<b>51,564</b>	<b>51,564</b>	<b>163,574</b>	<b>163,574</b>	<b>117,219</b>	<b>1,599,396</b>
Residential GFA	62,517	28,013	140,615	52,165	52,165	33,422	84,701	81,168	231,576	257,684	50,272	50,272	163,574	163,574	117,219	1,568,936
Commercial GFA	0	0	0	0	0	0	3,358	0	4,650	3,069	1,292	1,292	0	0	0	13,660
Daycare GFA	0	0	0	0	0	0	10,915	0	0	0	0	0	0	0	0	10,915
Community GFA	0	0	0	0	0	0	0	0	0	5,885	0	0	0	0	0	5,885
<b>Total NFA (ft<sup>2</sup>)</b>	<b>51,264</b>	<b>22,971</b>	<b>115,304</b>	<b>42,775</b>	<b>42,775</b>	<b>27,406</b>	<b>83,392</b>	<b>66,558</b>	<b>194,077</b>	<b>219,948</b>	<b>42,385</b>	<b>42,385</b>	<b>134,131</b>	<b>134,131</b>	<b>96,120</b>	<b>1,315,622</b>
Resi NFA 80%	51,264	22,971	115,304	42,775	42,775	27,406	69,455	66,558	189,892	211,301	41,223	41,223	134,131	134,131	96,120	1,286,528
Commercial NFA at 90%	-	-	-	-	-	-	3,022	-	4,185	2,762	1,162	1,162	-	-	-	12,294
Daycare NFA @ 100%	-	-	-	-	-	-	10,915	-	-	-	-	-	-	-	-	10,915
Community NFA @ 100%	-	-	-	-	-	-	-	-	-	5,885	-	-	-	-	-	5,885



### Residential Unit Mix

Buildings	A1	A2	A3	B1	B2	B3	C1	C2	D1	D2	E1	E2	F1	F2	G1	TOTAL
<b>Residential GFA (ft²)</b>	<b>62,517</b>	<b>28,013</b>	<b>140,615</b>	<b>52,165</b>	<b>52,165</b>	<b>33,422</b>	<b>84,701</b>	<b>81,168</b>	<b>231,576</b>	<b>257,684</b>	<b>50,272</b>	<b>50,272</b>	<b>163,574</b>	<b>163,574</b>	<b>117,219</b>	<b>1,568,936</b>
Residential NFA @ 80%	51,264	22,971	115,304	42,775	42,775	27,406	69,455	66,558	189,892	211,301	41,223	41,223	134,131	134,131	96,120	1,286,528
<b>Unit Mix</b>																
Low Income RGI Units	66	29	-	55	55	25	-	-	-	-	-	-	-	-	-	230
HILS RGI Units	-	-	111	-	-	11	68	50	182	202	39	39	128	128	92	1,053
Market Units	-	-	64	-	-	-	39	53	109	122	23	23	77	77	55	641
<b>TOTAL UNITS</b>	<b>66</b>	<b>29</b>	<b>175</b>	<b>55</b>	<b>55</b>	<b>37</b>	<b>106</b>	<b>103</b>	<b>291</b>	<b>324</b>	<b>62</b>	<b>62</b>	<b>206</b>	<b>206</b>	<b>147</b>	<b>1,924</b>
<b>NFA Distribution</b>																
Low Income RGI mix	100%	100%	0%	100%	100%	72%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
HILS RGI mix	0%	0%	64%	0%	0%	28%	65%	50%	64%	64%	64%	64%	64%	64%	64%	
Market mix	0%	0%	35%	0%	0%	0%	35%	50%	36%	36%	35%	35%	36%	36%	36%	
<b>RGI Unit Mix</b>																
	Unit Count															
One-Bedroom	19	9	0	16	16	7	0	0	0	0	0	0	0	0	0	68
Two-Bedroom	20	9	0	16	16	8	0	0	0	0	0	0	0	0	0	69
Three-Bedroom	19	9	0	16	16	7	0	0	0	0	0	0	0	0	0	68
Four-Bedroom	5	2	0	4	4	2	0	0	0	0	0	0	0	0	0	18
Five-Bedroom	2	1	0	2	2	1	0	0	0	0	0	0	0	0	0	7
<b>RGI Average Unit Size (ft²)</b>																
<b>Total RGI Units</b>	<b>66</b>	<b>29</b>	<b>0</b>	<b>55</b>	<b>55</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>230</b>
<b>HILS Unit Mix</b>																
	Unit Count															
One-Bedroom	0	0	44	0	0	5	27	20	73	81	16	16	51	51	37	421
Two-Bedroom	0	0	56	0	0	6	34	25	91	101	20	20	64	64	46	526
Three-Bedroom	0	0	11	0	0	1	7	5	18	20	4	4	13	13	9	105
<b>HILS Average Unit Size (ft²)</b>																
<b>Total HILS Units</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>68</b>	<b>50</b>	<b>182</b>	<b>202</b>	<b>39</b>	<b>39</b>	<b>128</b>	<b>128</b>	<b>92</b>	<b>1,053</b>
<b>Market Unit Mix</b>																
	Unit Count															
Market Studio	0	0	3	0	0	0	2	3	5	6	1	1	4	4	3	32
Market One-Bedroom	0	0	26	0	0	0	15	21	44	49	9	9	31	31	22	257
Market Two-Bedroom	0	0	29	0	0	0	17	24	49	55	10	10	35	35	25	289
Market Three-Bedroom	0	0	6	0	0	0	4	5	11	12	2	2	8	8	6	64
<b>Market Average Unit Size (ft²)</b>																
<b>Total Market Units</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>53</b>	<b>109</b>	<b>122</b>	<b>23</b>	<b>23</b>	<b>77</b>	<b>77</b>	<b>55</b>	<b>641</b>

### Amenity Space Requirement

Buildings	A1	A2	A3	B1	B2	B3	C1	C2	D1	D2	E1	E2	F1	F2	G1	TOTAL
<b>City of Vancouver Requirements</b>																
Number of Spaces	1	1	2	2	1	2	2	2	2	2	2	2	2	2	2	21
Total Area (ft²)	985	441	<b>2,627</b>	<b>1,643</b>	552	<b>1,596</b>	<b>1,541</b>	<b>4,366</b>	<b>4,859</b>		<b>1,870</b>		<b>6,169</b>	<b>2,210</b>		
<b>BC Housing Requirements</b>																
Total Area based on Units (ft²)	<b>1,314</b>	589	3,507		2,194	737	2,130	2,057	5,828	6,485		2,496		8,233	2,950	
Minimum Area (ft²)	760	<b>760</b>	760		760	<b>760</b>	760	760	760	760		760		760	760	
Maximum Area (ft²)	1,500	1,500	1,500		1,500	1,500	1,500	1,500	1,500	1,500		1,500		1,500	1,500	
<b>More Stringent Required Area</b>	<b>1,314</b>	<b>760</b>	<b>2,627</b>		<b>1,643</b>	<b>760</b>	<b>1,596</b>	<b>1,541</b>	<b>4,366</b>	<b>4,859</b>		<b>1,870</b>		<b>6,169</b>	<b>2,210</b>	<b>29,716</b>











Section 5.0

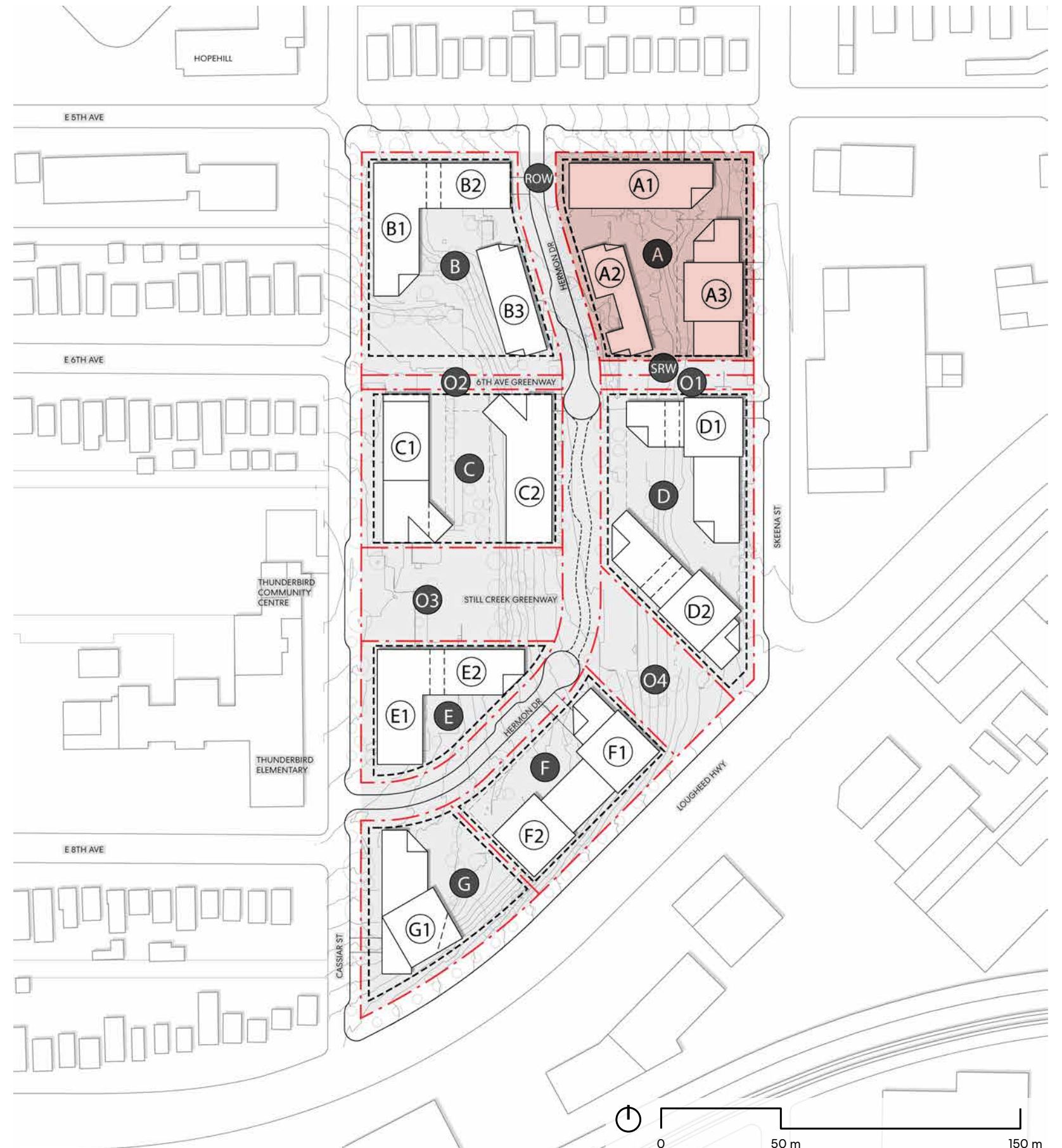
# BUILT FORM & DEVELOPMENT



# 5.1 Parcel A

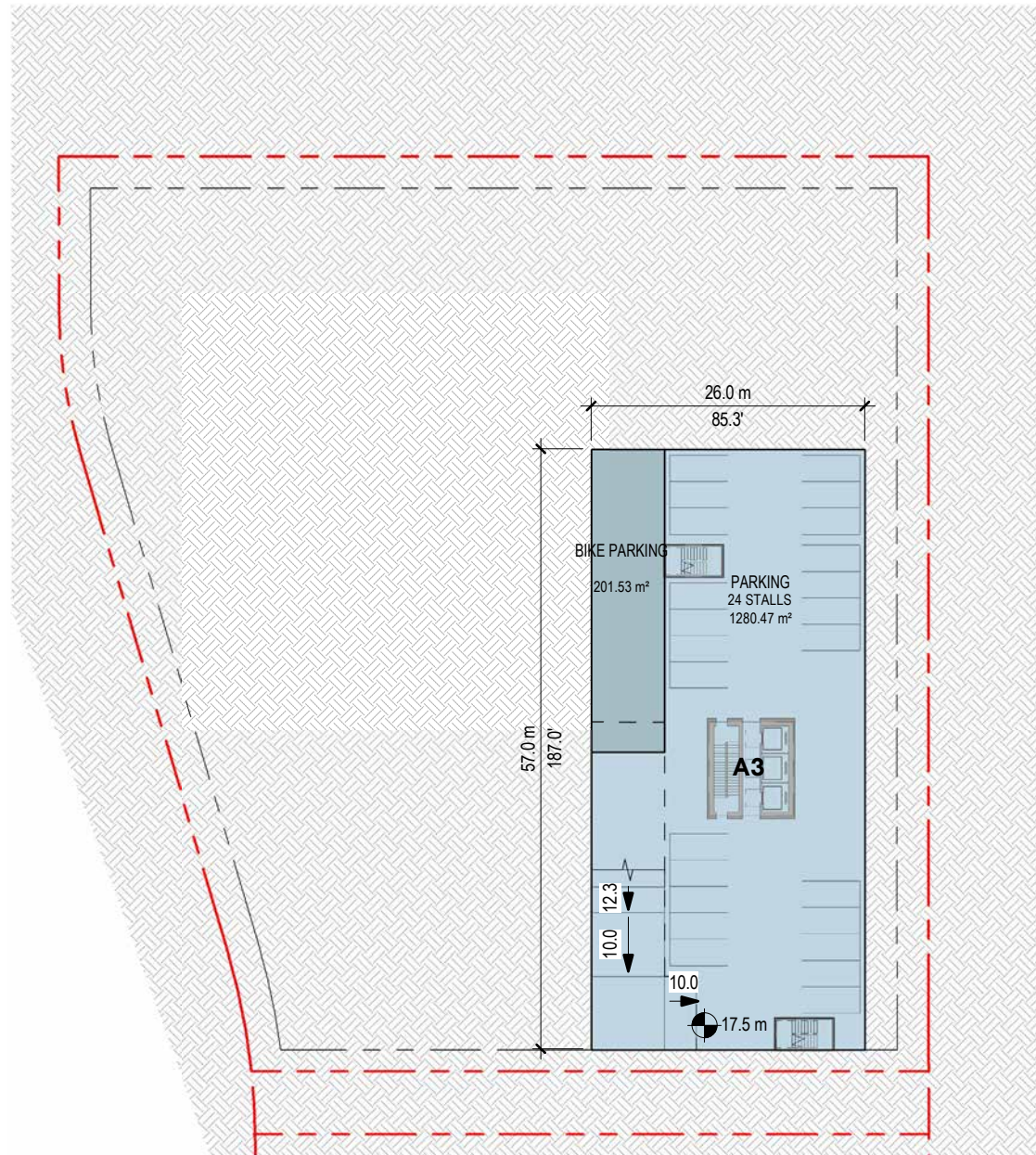
## Parcel A Summary

Buildings	A1	A2	A3	TOTAL
Storeys	6	5	20	
Construction	Wood	Wood	Concrete	
<b>Parcel Area</b>				<b>70,545</b>
<b>Parcel FSR (Gross)</b>				<b>3.28</b>
<b>Total GFA (ft²)</b>	<b>62,517</b>	<b>28,013</b>	<b>140,615</b>	<b>231,145</b>
Residential GFA	62,517	28,013	140,615	231,145
Commercial GFA				
Daycare GFA				
Community GFA				
<b>Total NFA (ft²)</b>	<b>51,264</b>	<b>22,971</b>	<b>115,304</b>	<b>189,539</b>
Residential NFA @ 80%	51,264	22,971	115,304	189,539
Commercial NFA @ 90%	-	-	-	-
Daycare NFA @ 100%	-	-	-	-
Community NFA @ 100%	-	-	-	-
<b>Unit Mix</b>				
Low Income RGI Units	66	29	-	95
HILS RGI Units	-	-	111	111
Market Units	-	-	64	64
<b>Total Units</b>	<b>66</b>	<b>29</b>	<b>175</b>	<b>270</b>

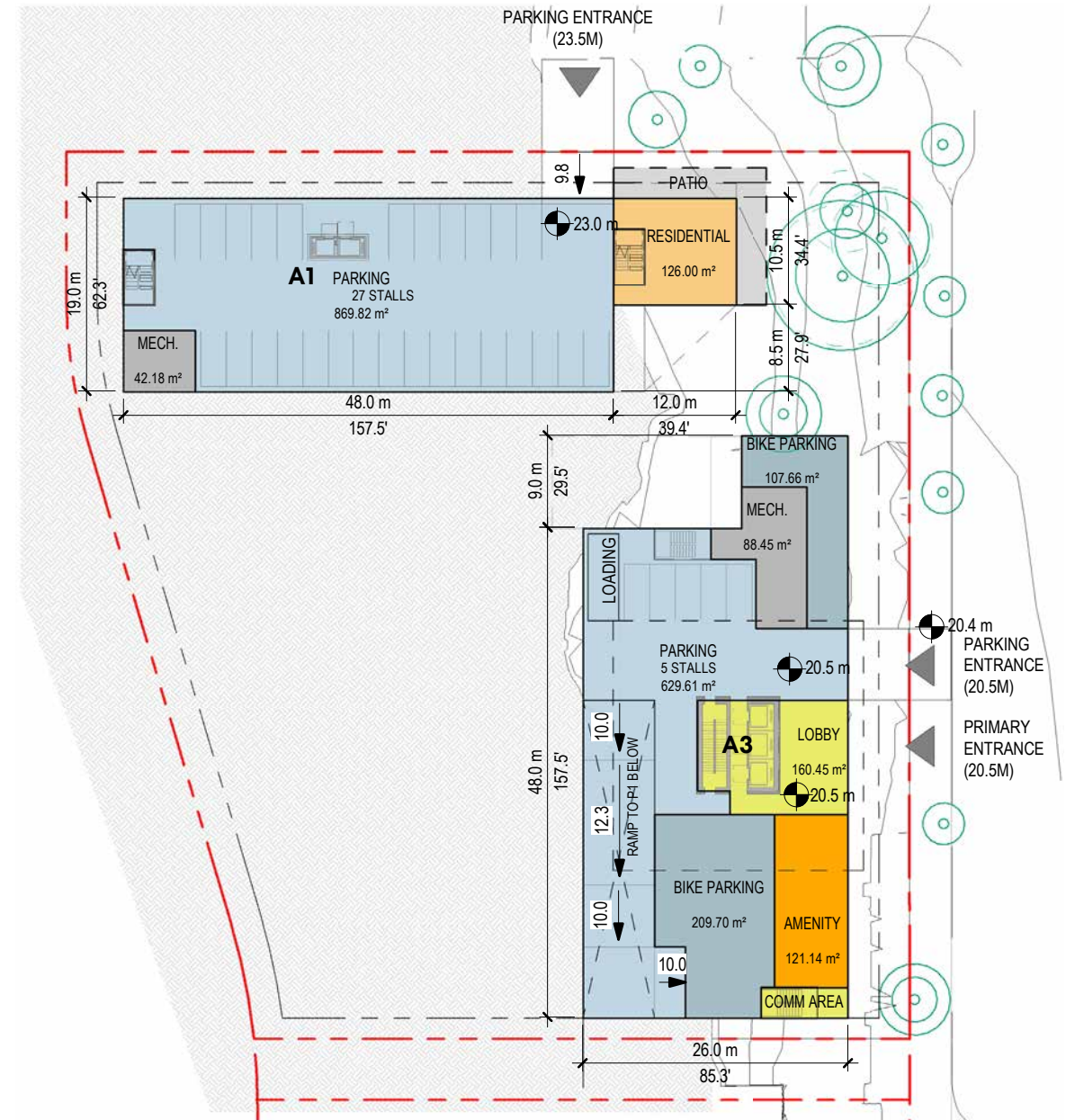




# Level Plans



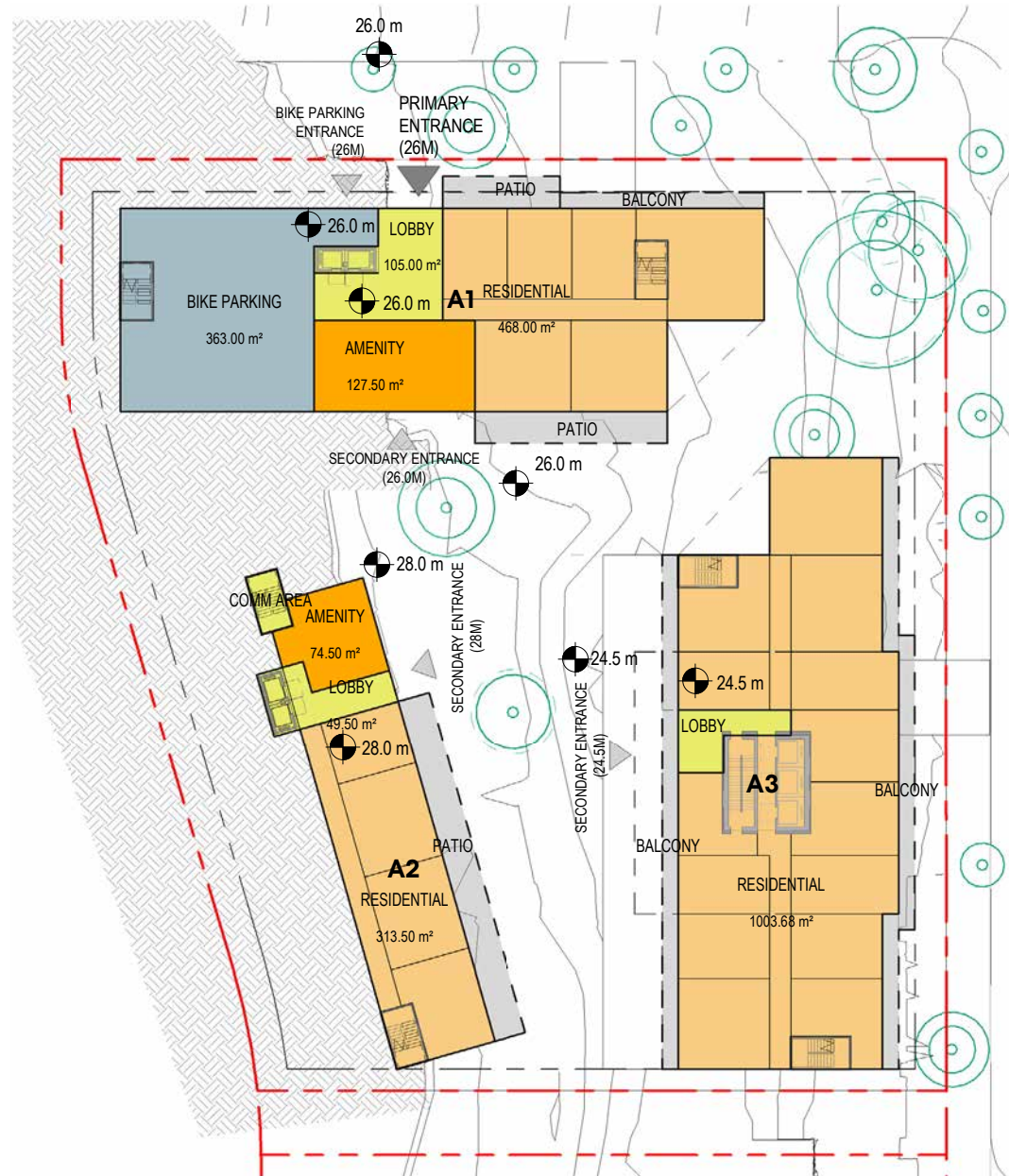
**Elevation +17.5m Plan**  
A3 Level P1 (+17.5m)



**Elevation +23m Plan**  
A1 Level P1 (+23m)  
A3 Level O1 (+20.5m)

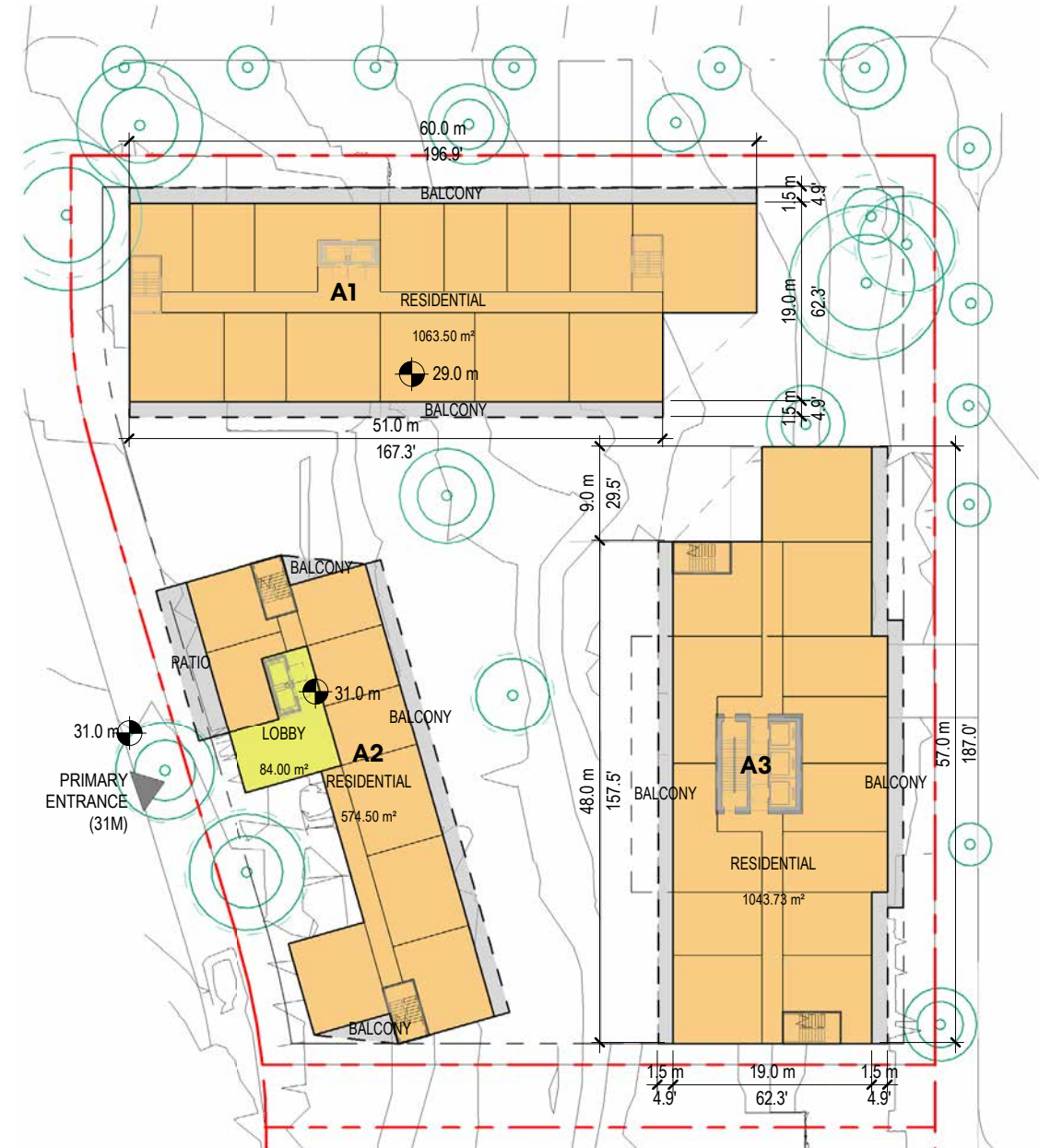


Level Plans



**Elevation +28m Plan**

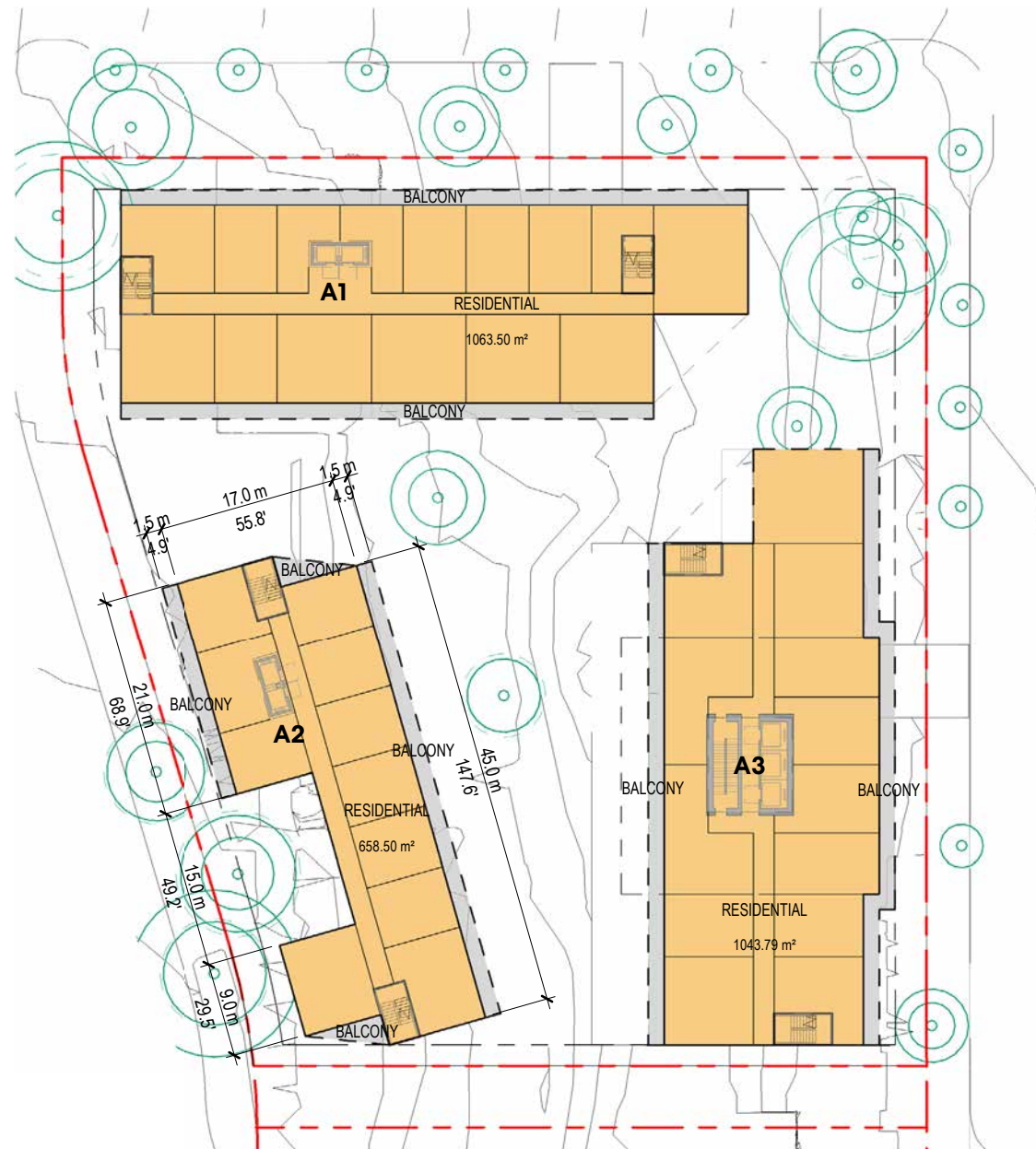
- A1 Level 01 (+26m)
- A2 Level Lower (+28m)
- A3 Level 02 (+24.5m)



**Elevation +31m Plan**

- A1 Level 02 (+29m)
- A2 Level 01 (+31m)
- A3 Level 04 (+30.5m)



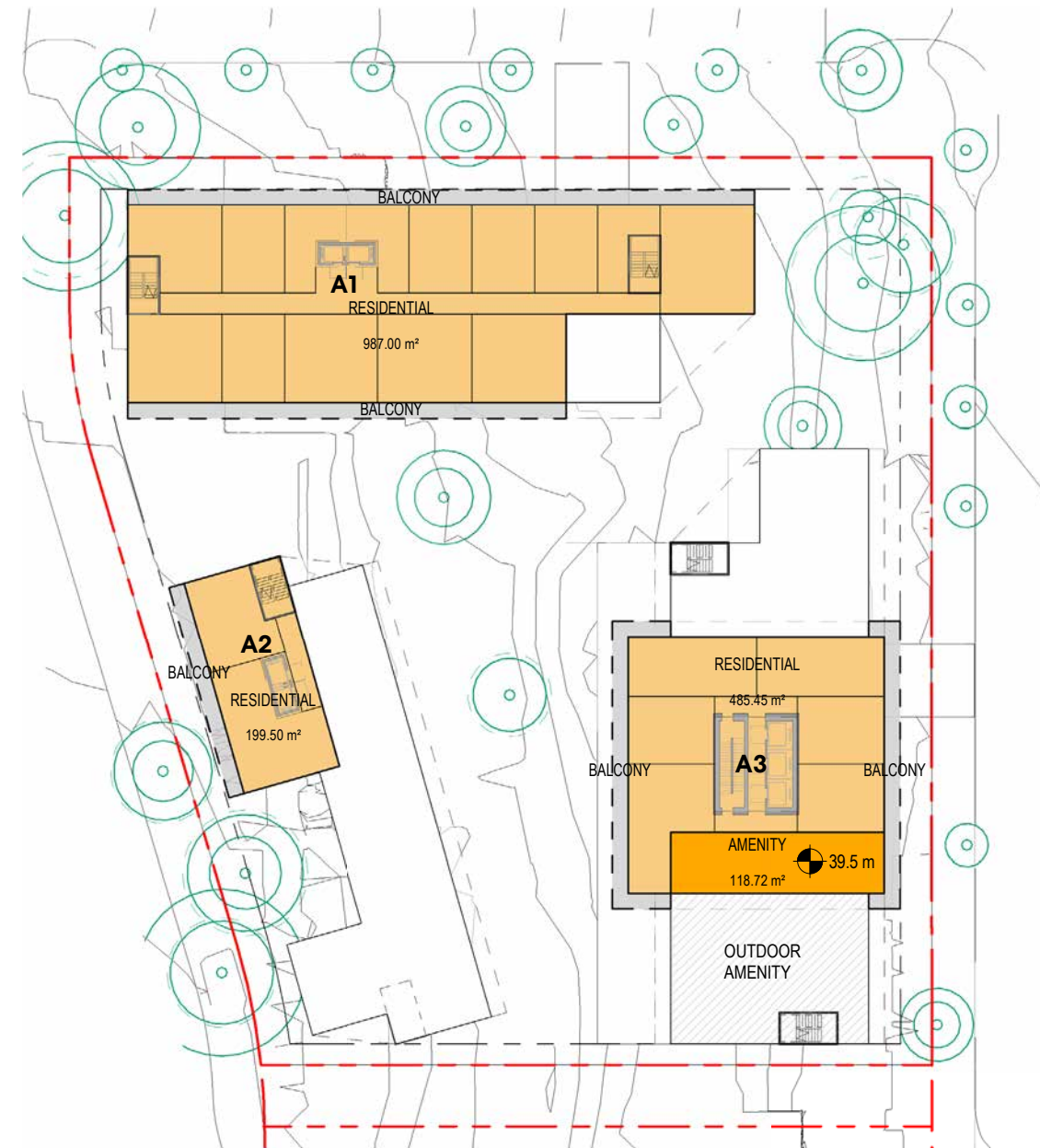


### Elevation +35m Plan

A1 Level 04 (+35m)

A2 Level 02 (+34m)

A3 Level 05 (+33.5m)



### Elevation +39.5m Plan

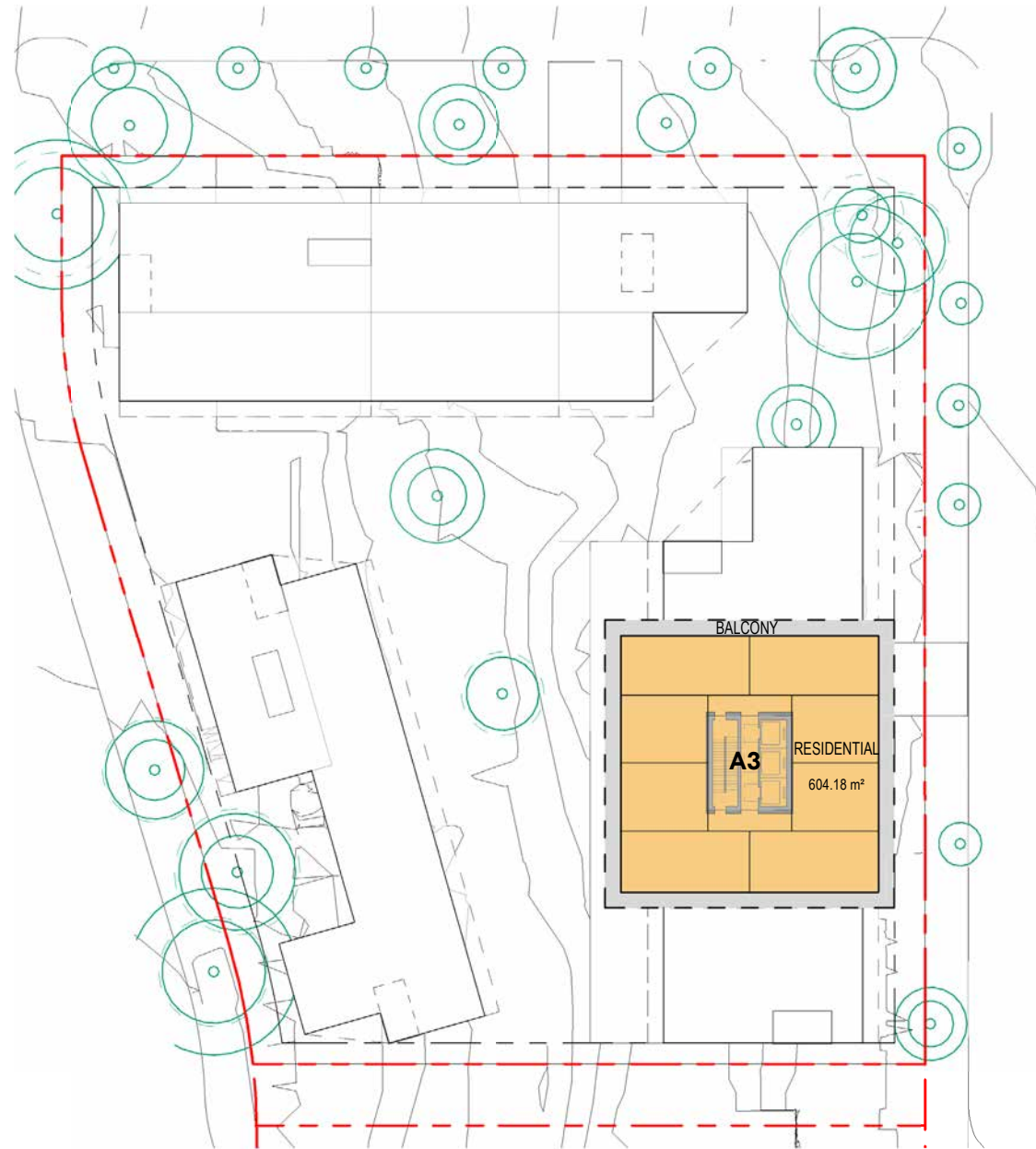
A1 Level 05 (+38m)

A2 Level 03(+37m)

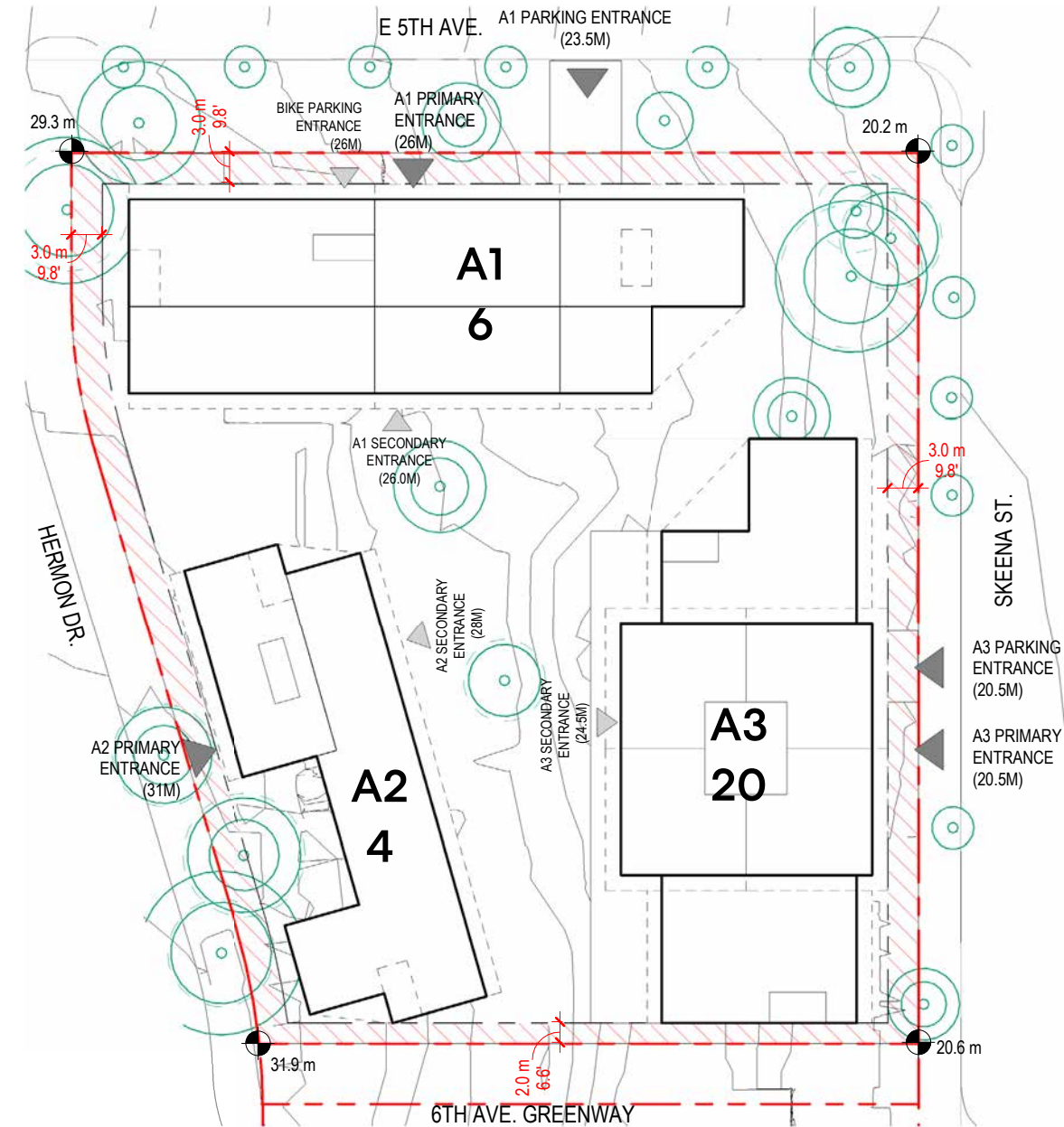
A3 Level 07 (+39.5m)



Level Plans



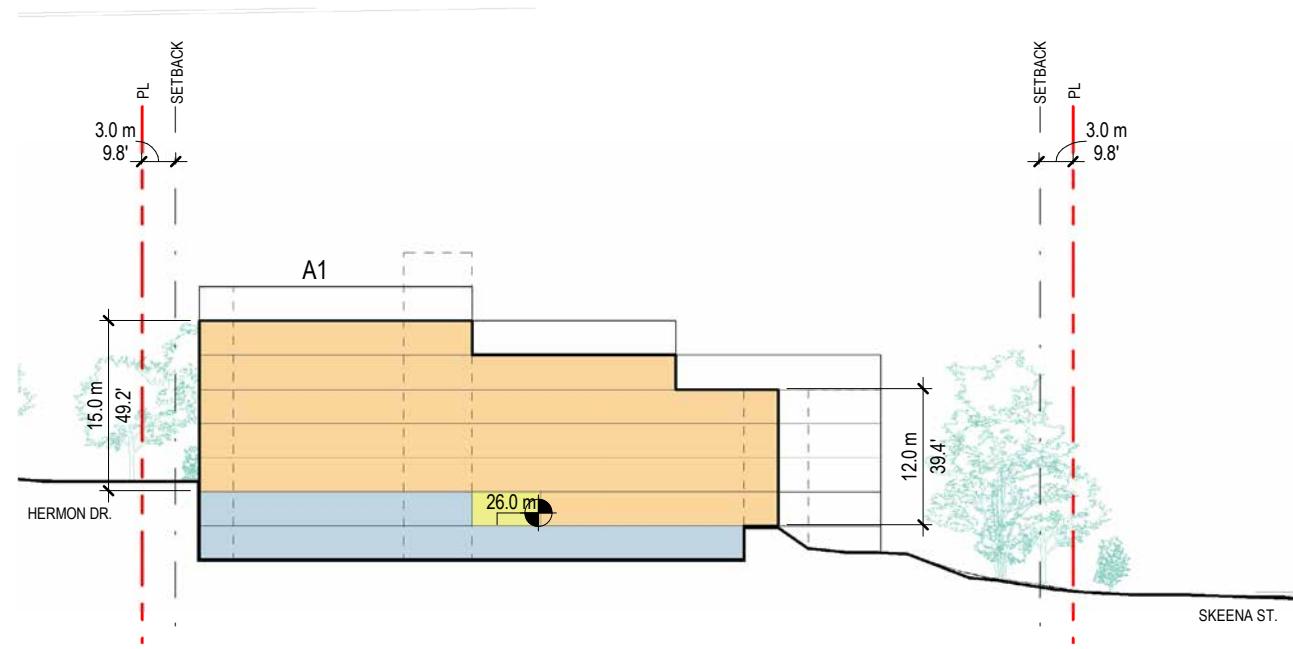
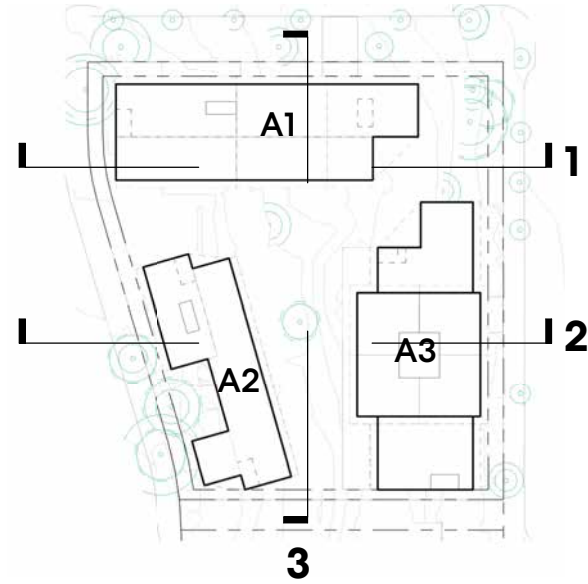
**Elevation +57.5m Plan**  
A3 Level 13 (+57.5m) - Tower Typical



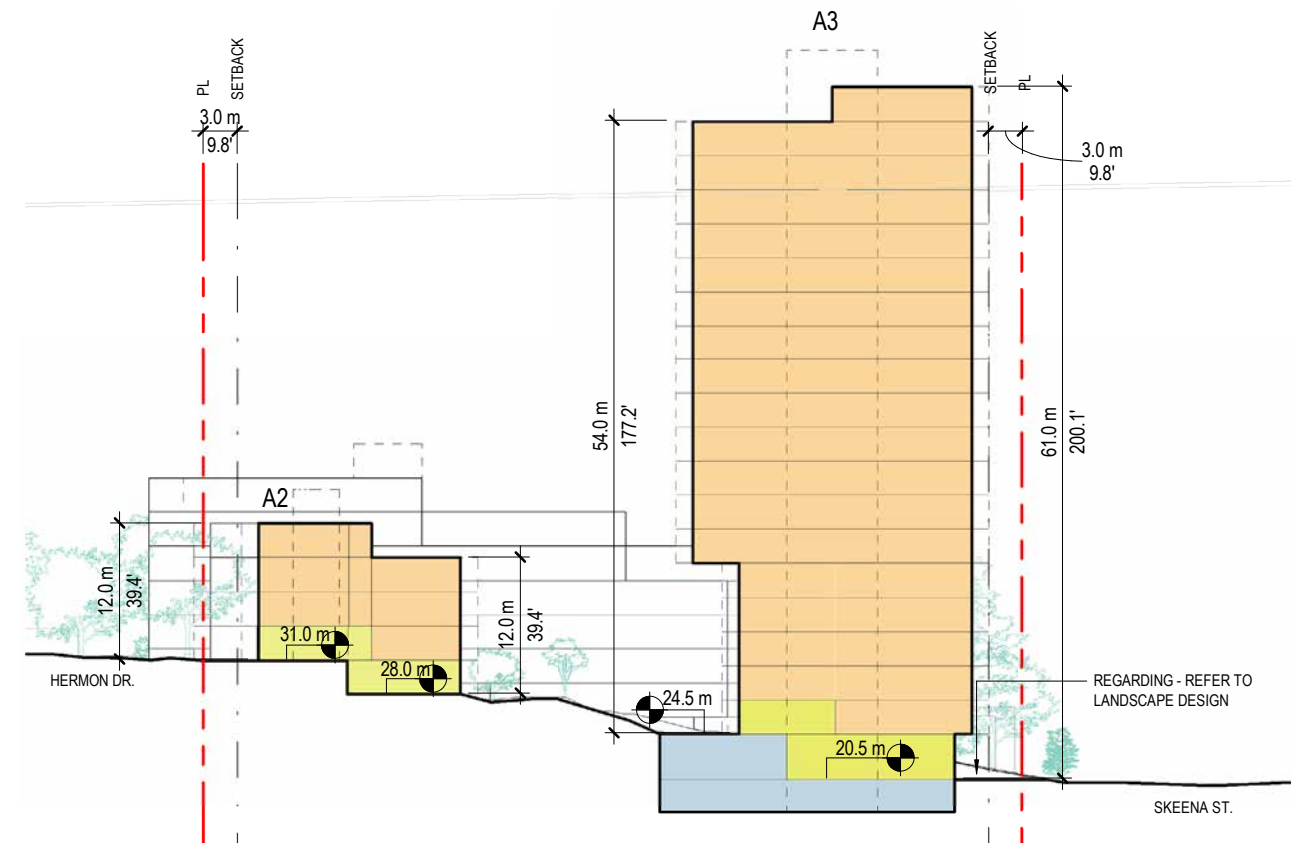
**Roof Plan & Setbacks**



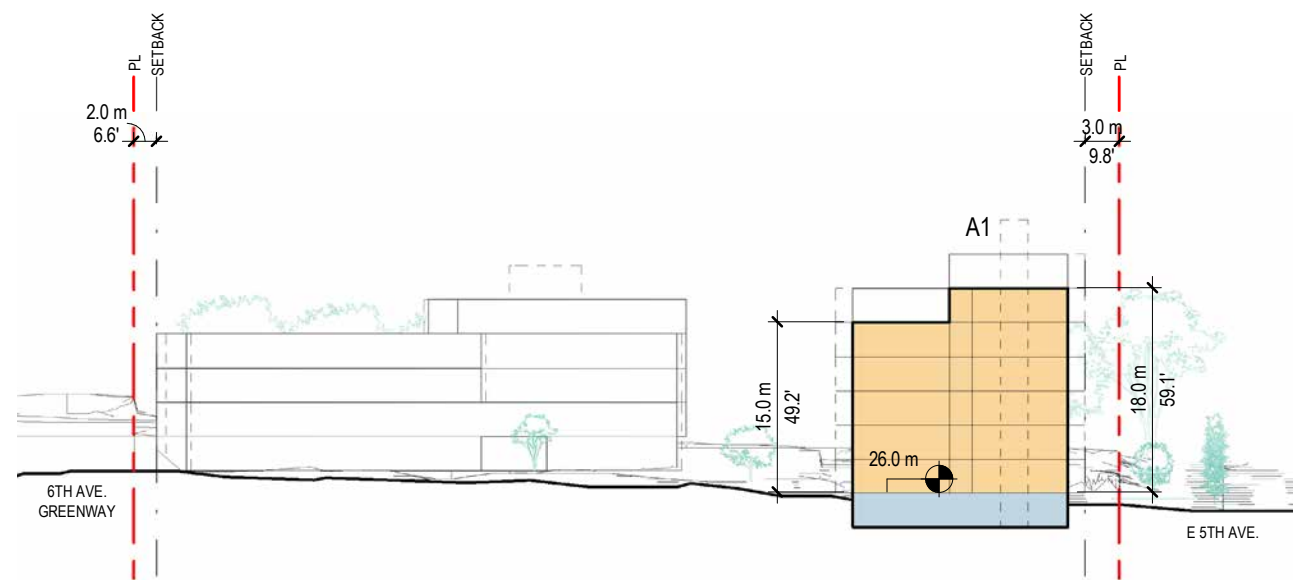
# Sections



Section 1



Section 2

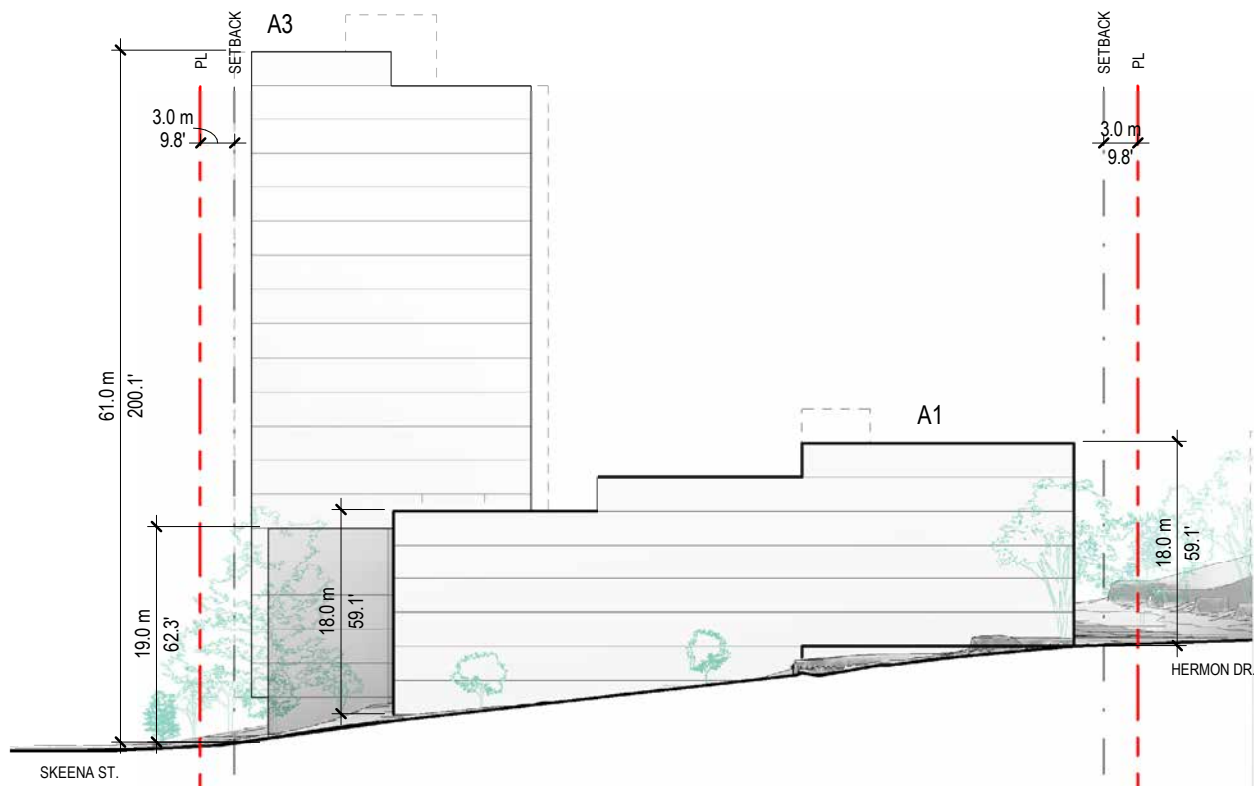


Section 3

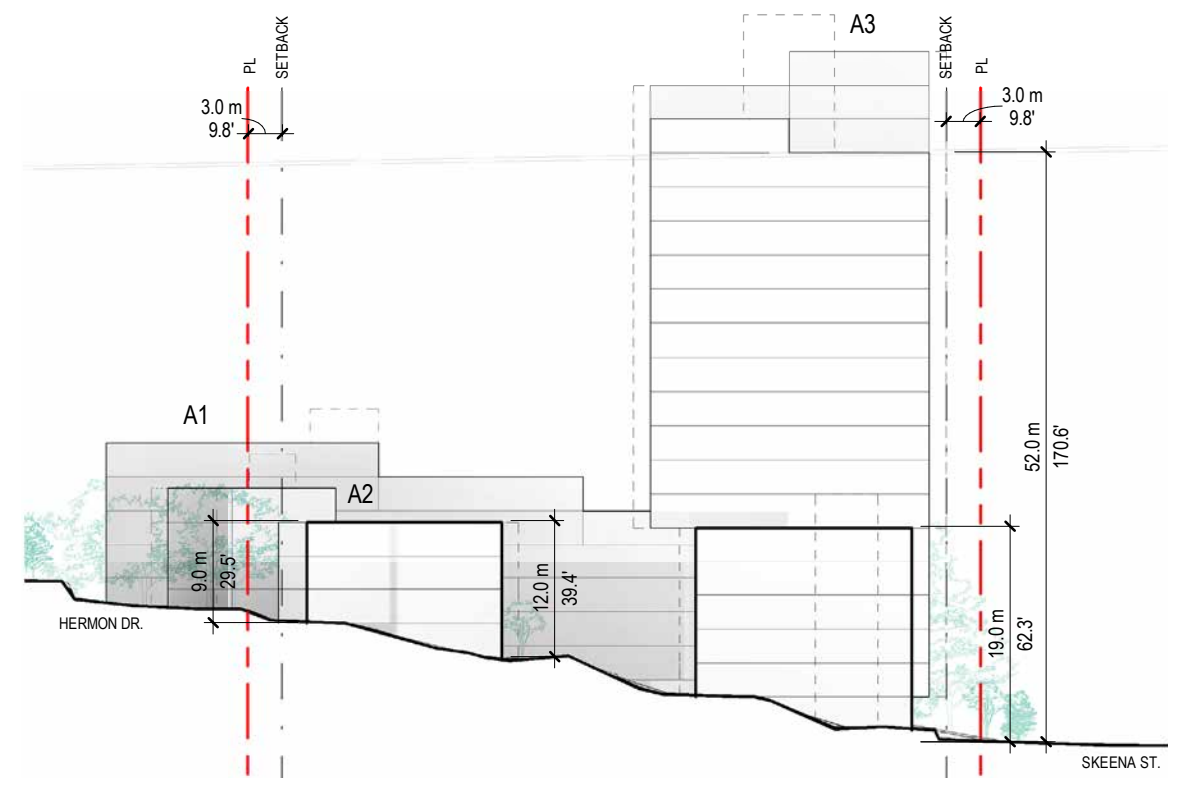
- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING



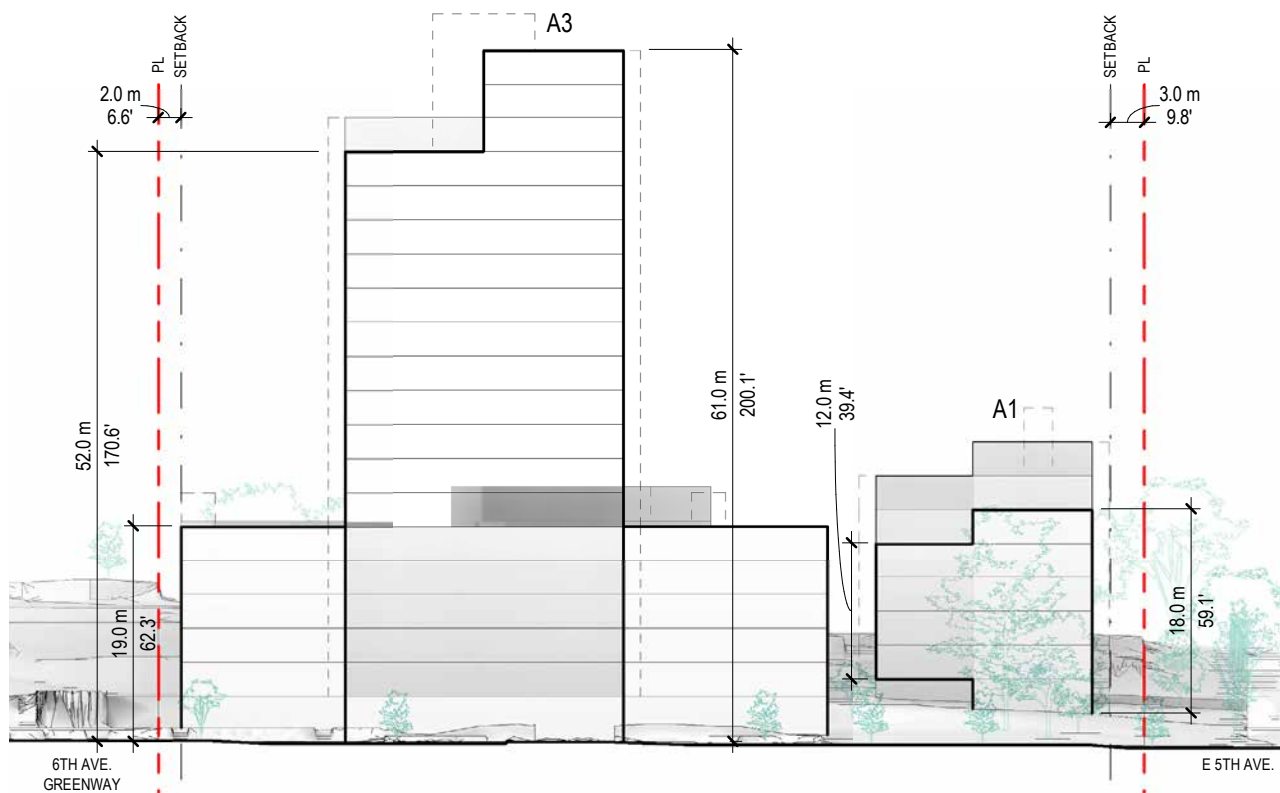
Elevations



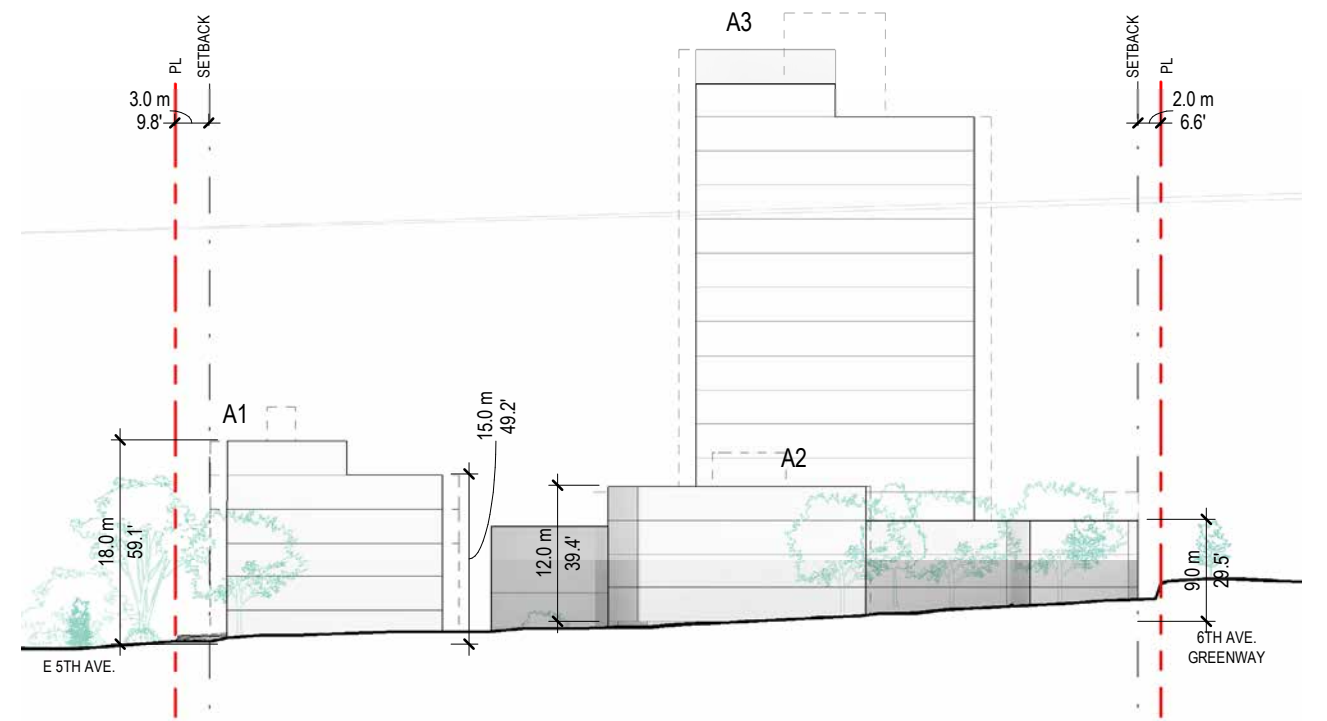
North Elevation



South Elevation



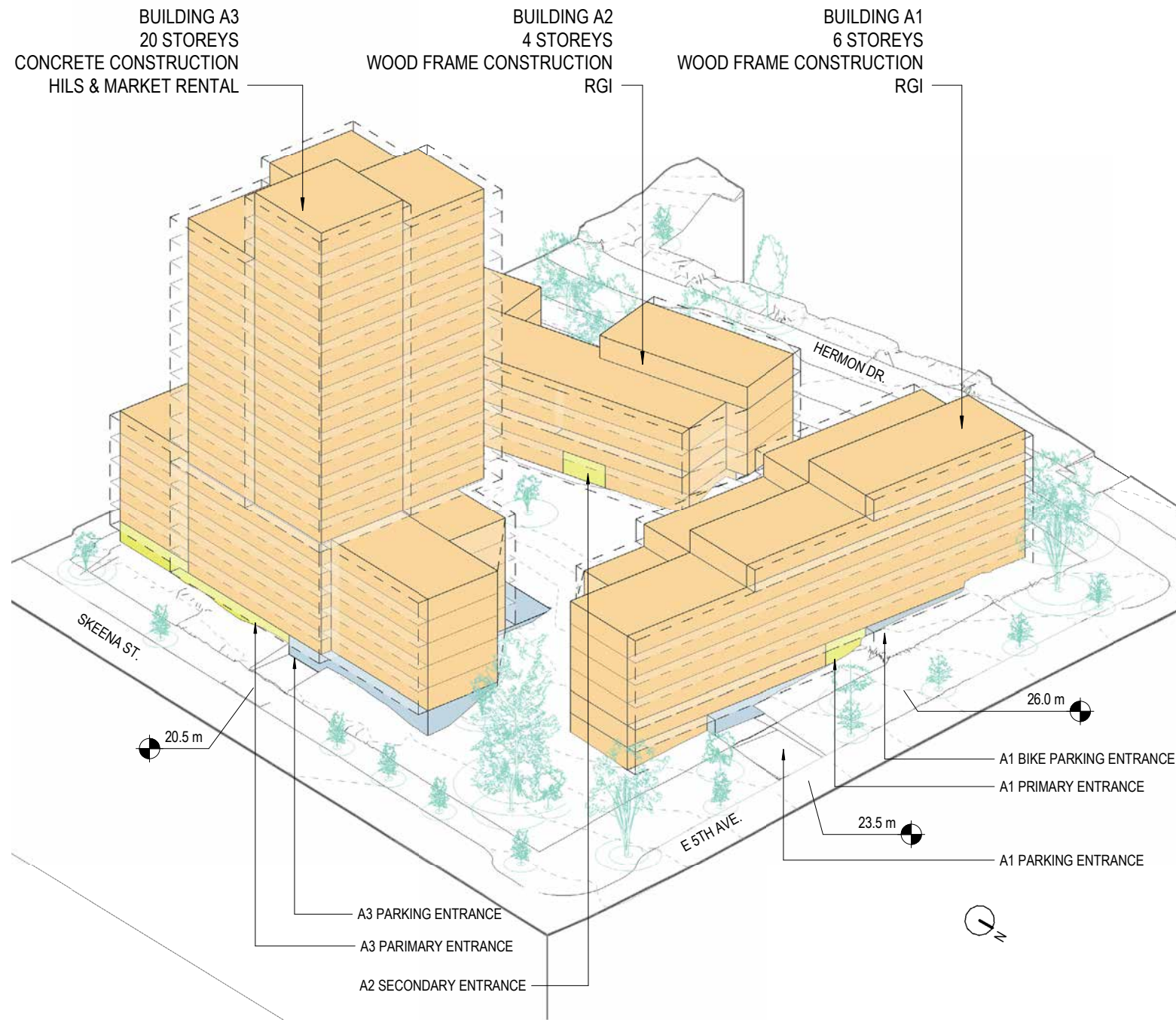
East Elevation



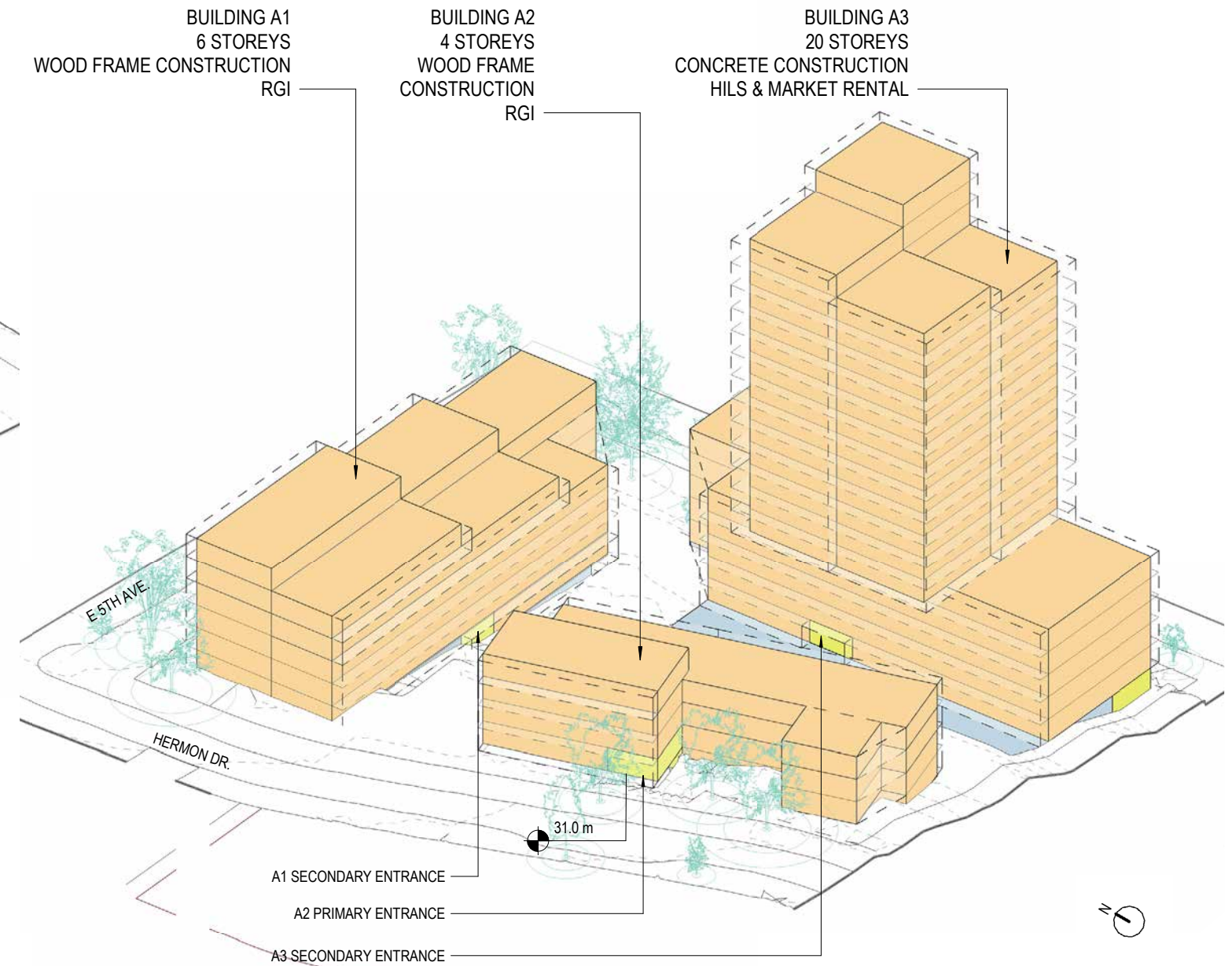
West Elevation



# Axonometric Views



**Northeast View**



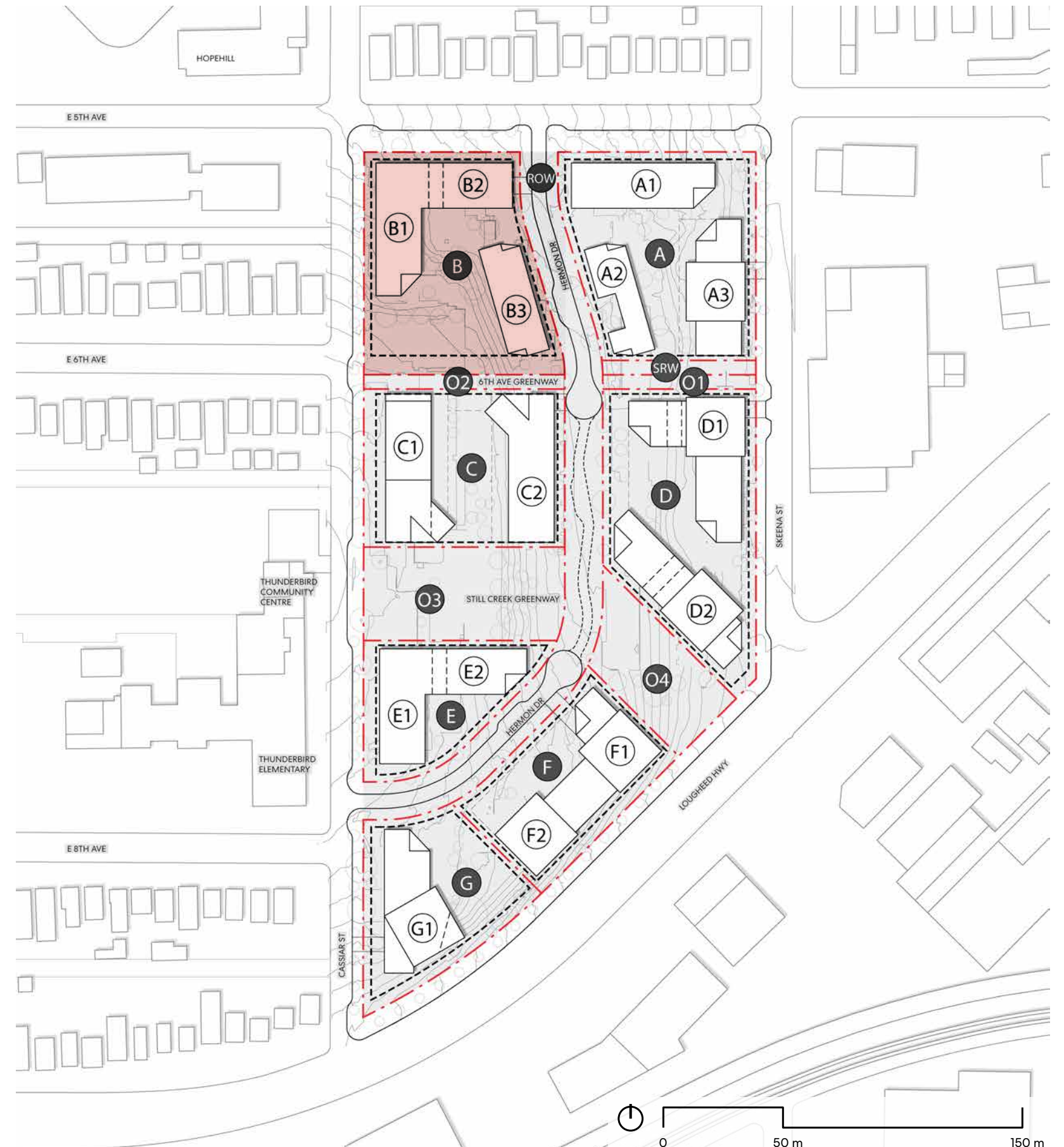
**Southwest View**



## 5.2 Parcel B

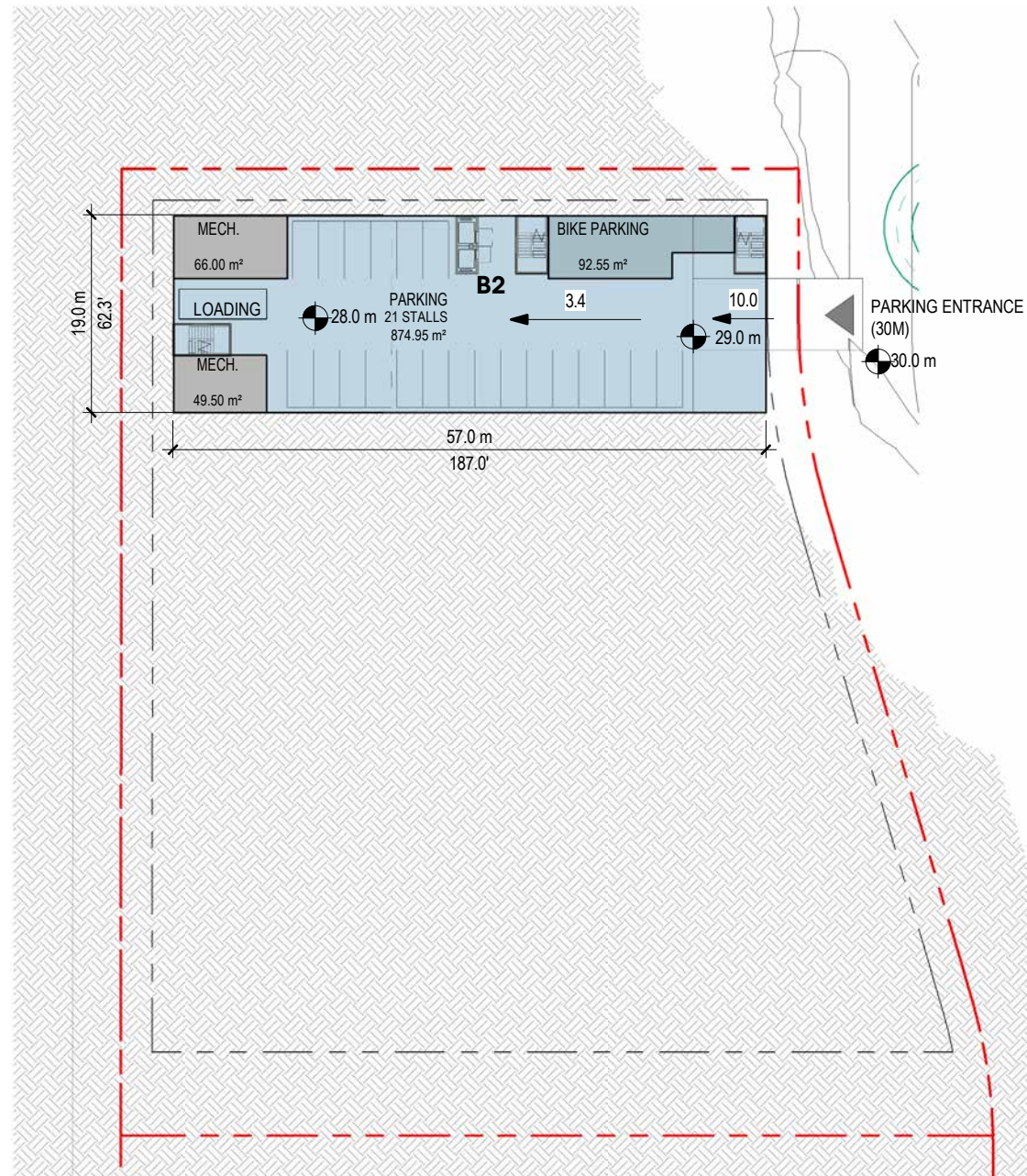
### Parcel B Summary

Buildings	B1	B2	B3	TOTAL
Stores	6	6	5	
Construction	Wood	Wood	Wood	
<b>Parcel Area</b>				<b>72,884</b>
<b>Parcel FSR (Gross)</b>				<b>1.89</b>
<b>Total GFA (ft²)</b>	<b>52,165</b>	<b>52,165</b>	<b>33,422</b>	<b>137,751</b>
Residential GFA	52,165	52,165	33,422	137,751
Commercial GFA				
Daycare GFA				
Community GFA				
<b>Total NFA (ft²)</b>	<b>42,775</b>	<b>42,775</b>	<b>27,406</b>	<b>112,956</b>
Residential NFA @ 80%	42,775	42,775	27,406	112,956
Commercial NFA @ 90%	-	-	-	-
Daycare NFA @ 100%	-	-	-	-
Community NFA @ 100%	-	-	-	-
<b>Unit Mix</b>				
Low Income RGI Units	55	55	25	135
HILS RGI Units	-	-	11	11
Market Units	-	-	-	-
<b>Total Units</b>	<b>55</b>	<b>55</b>	<b>37</b>	<b>146</b>



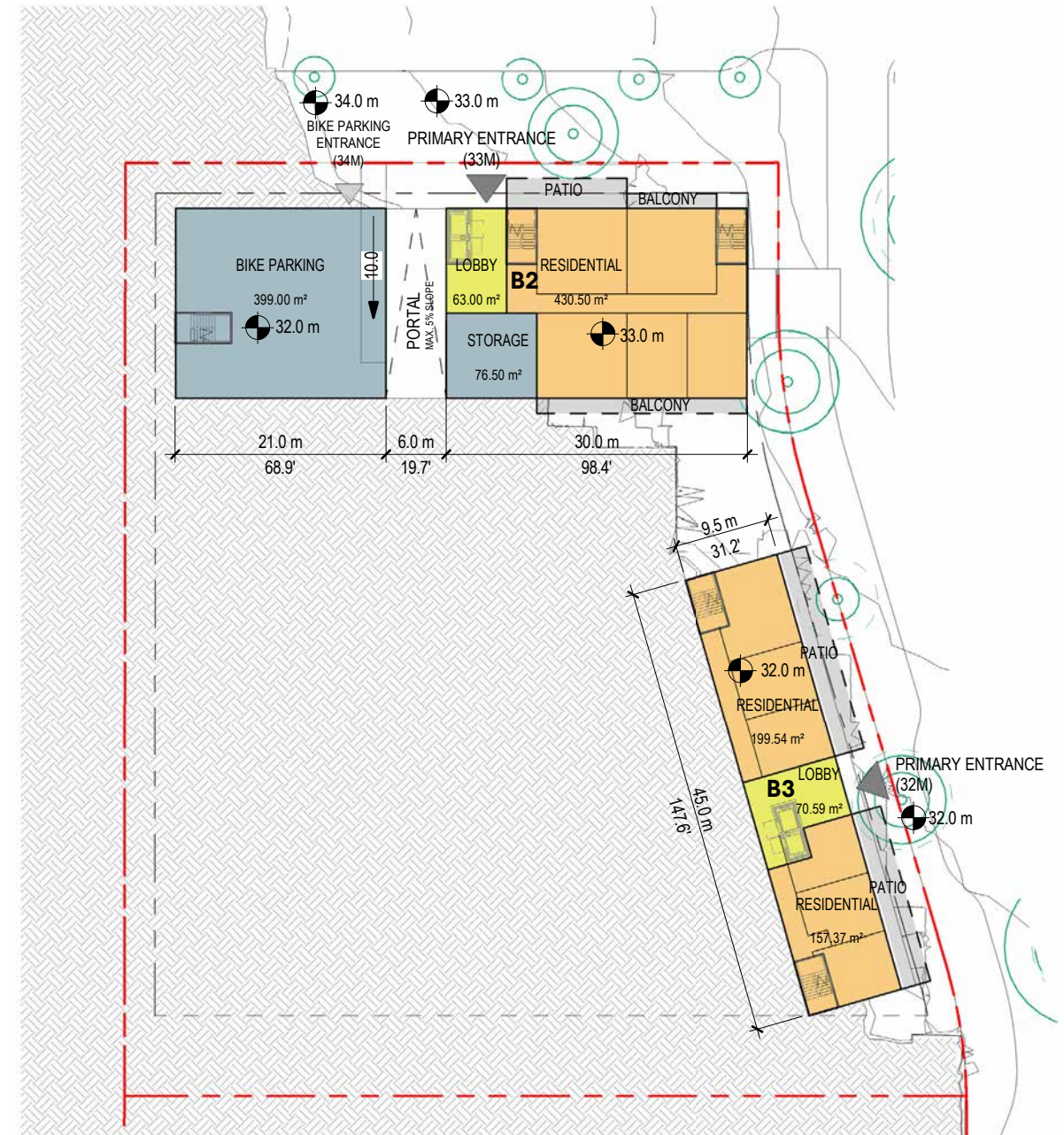


# Level Plans



**Elevation +30m Plan**

B2 Level P1 (+28m)



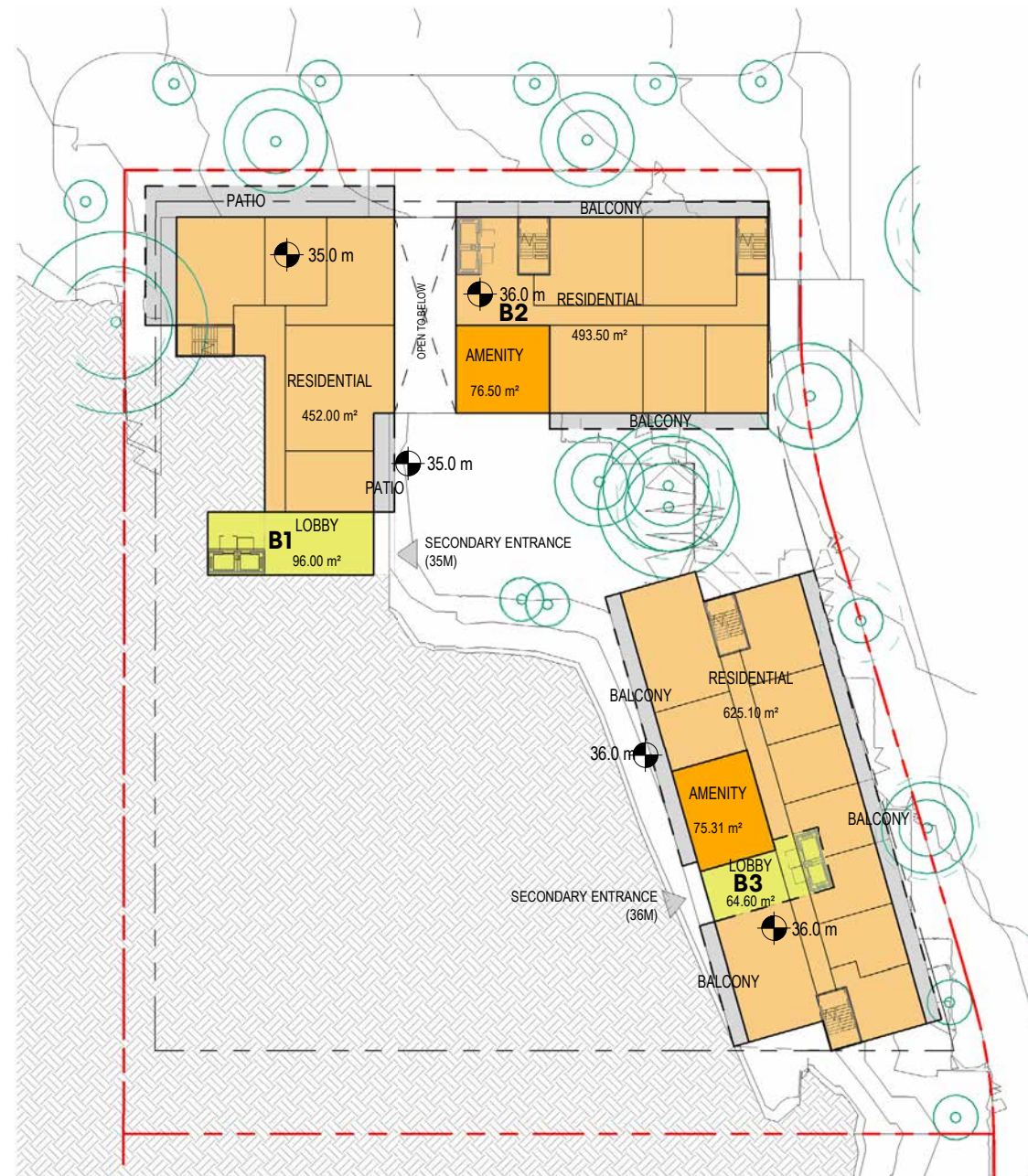
**Elevation +33m Plan**

B2 Level O1 (+33m)

B3 Level O1(+32m)



Level Plans

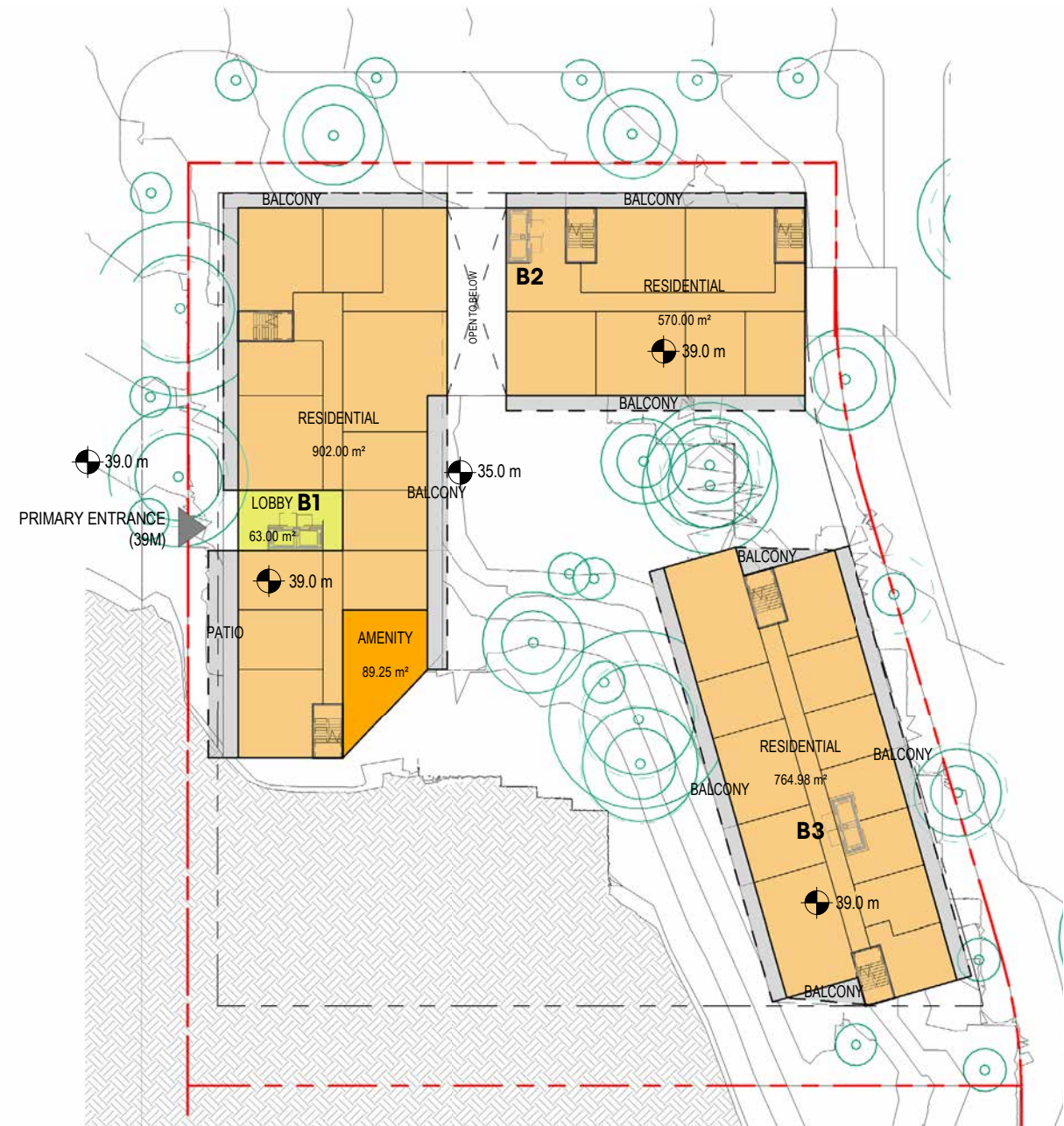


**Elevation +36m Plan**

B1 Level Lower (+35m)

B2 Level O2 (+36m)

B3 Level O2 (+36m)



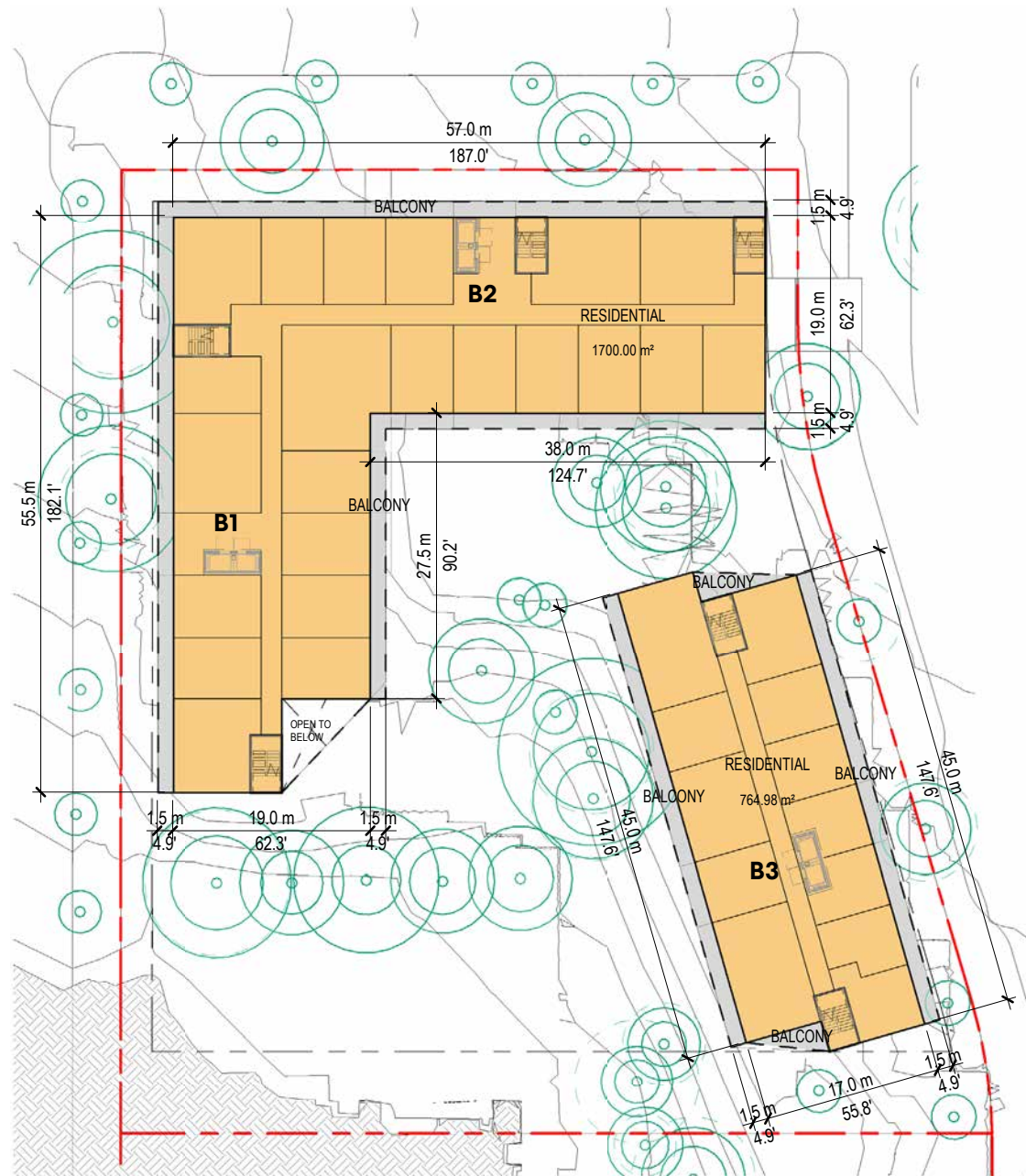
**Elevation +39m Plan**

B1 Level O1 (+39m)

B2 Level O3 (+39m)

B3 Level O3 (+39m)



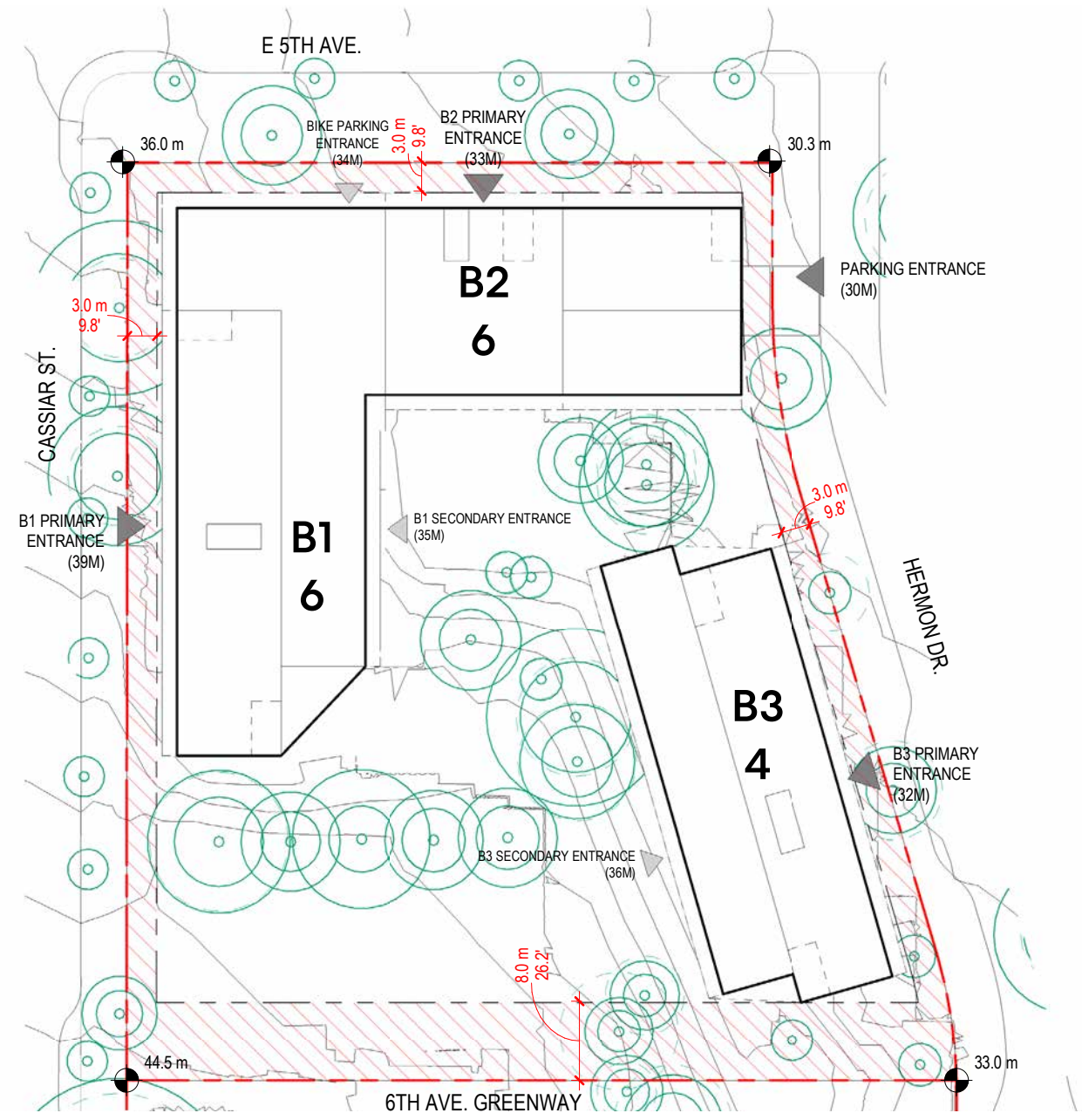


### Elevation +42m Plan

B1 Level 02 (+42m)

B2 Level 04 (+42m)

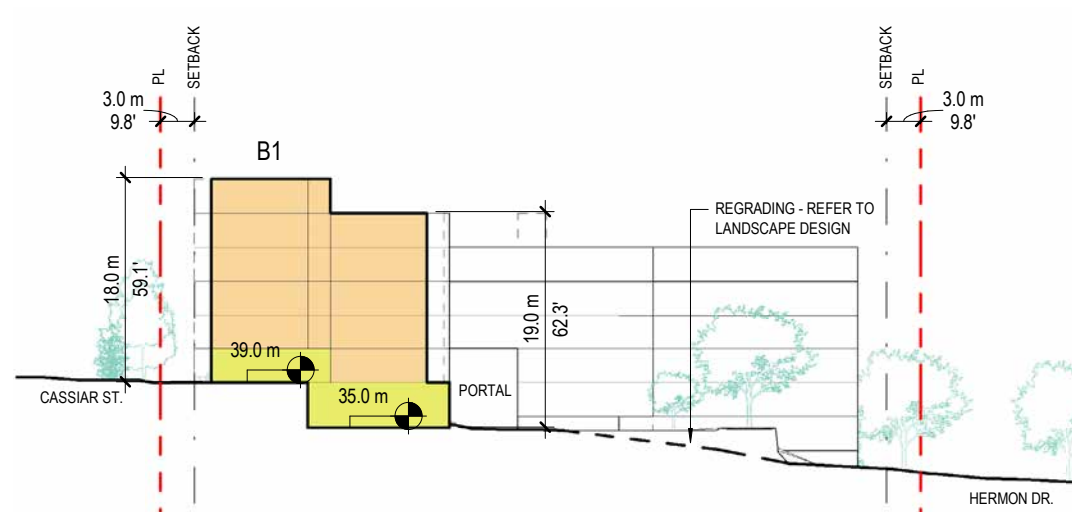
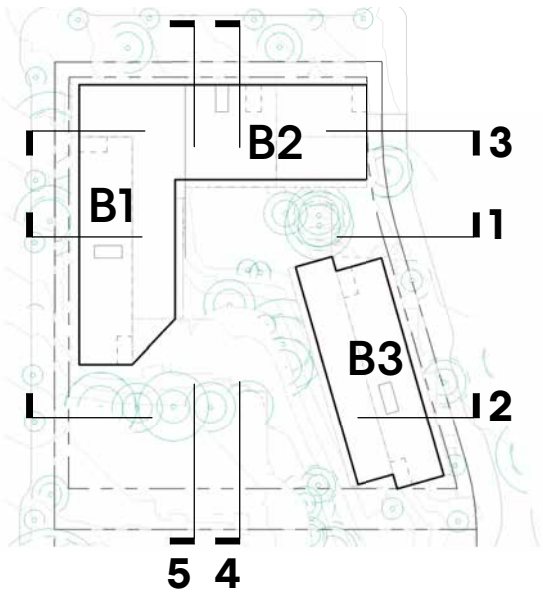
B3 Level 04 (+42m)



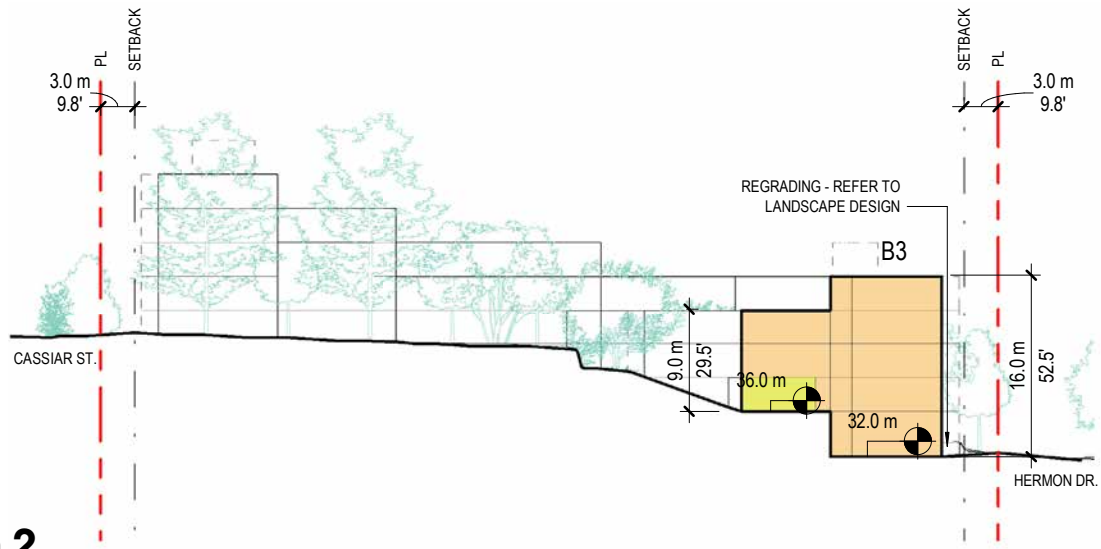
### Roof Plan & Setbacks



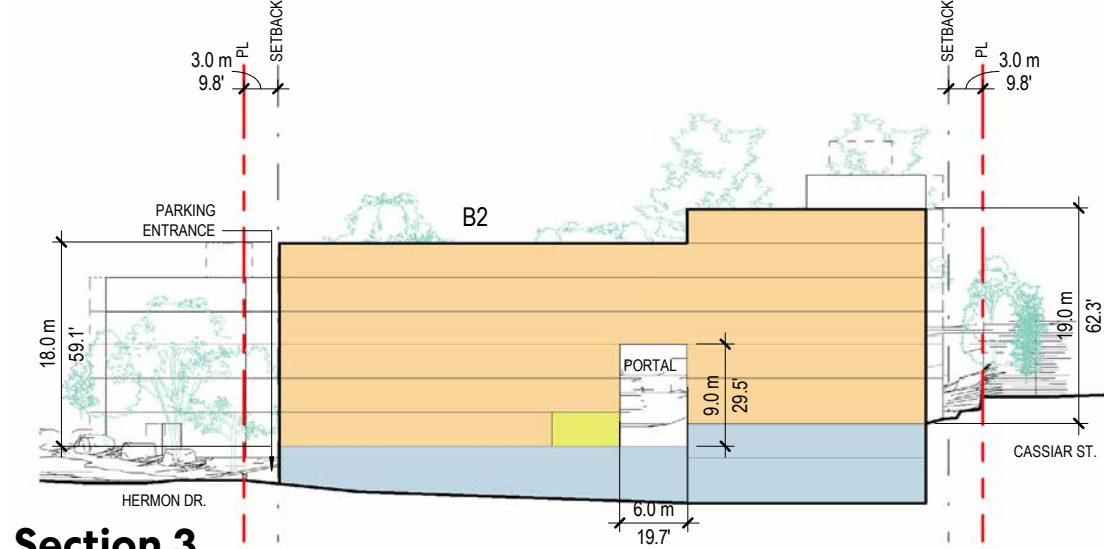
Sections



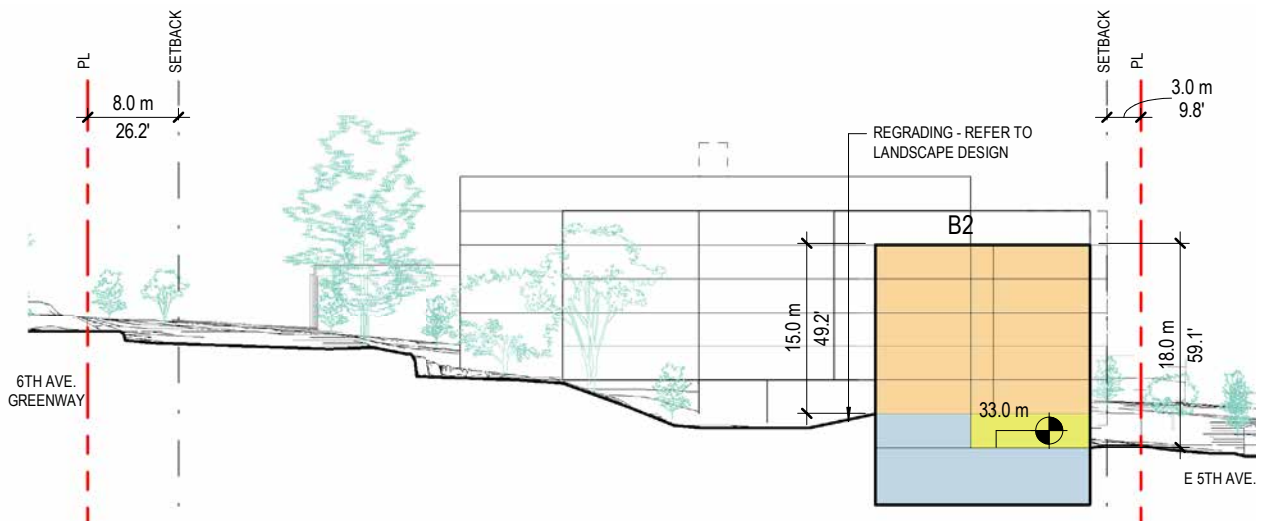
Section 1



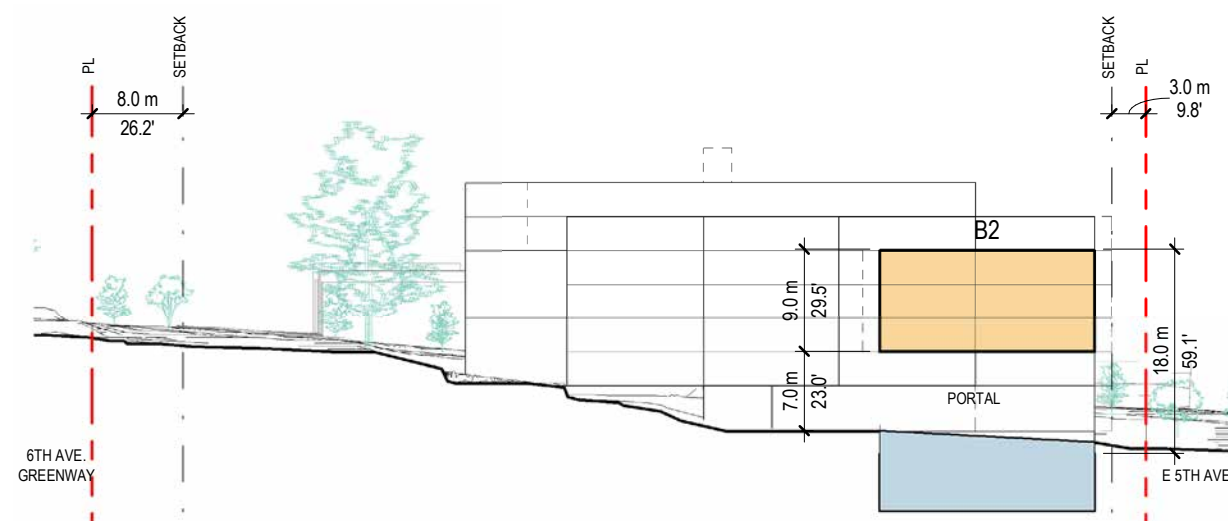
Section 2



Section 3



Section 4

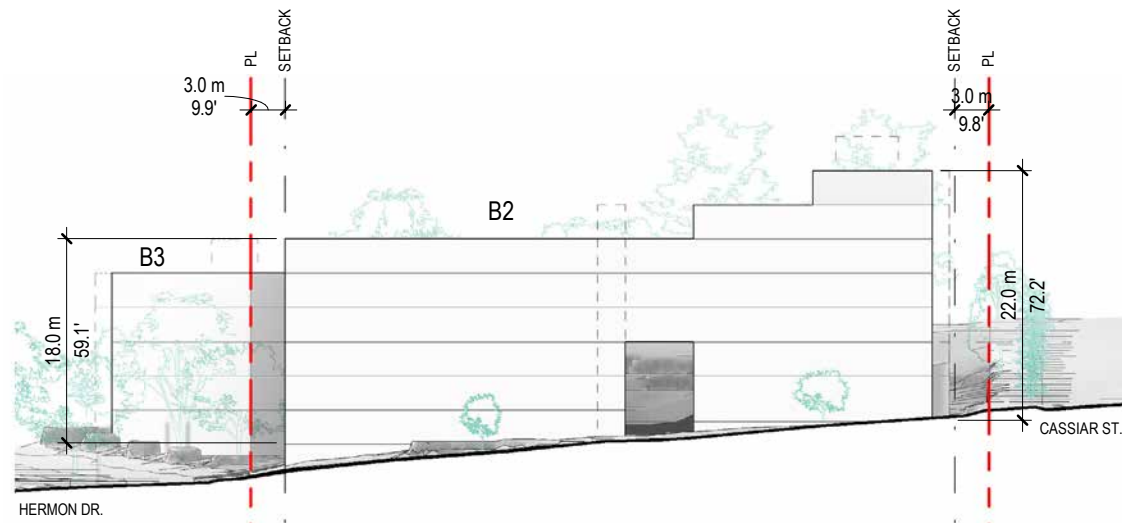


Section 5

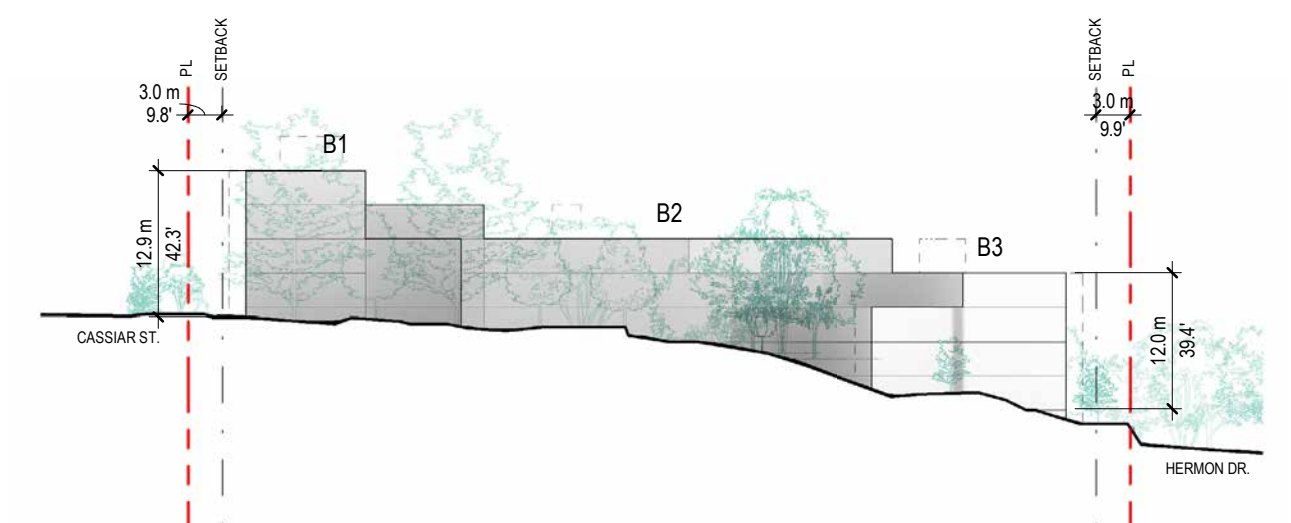
- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING



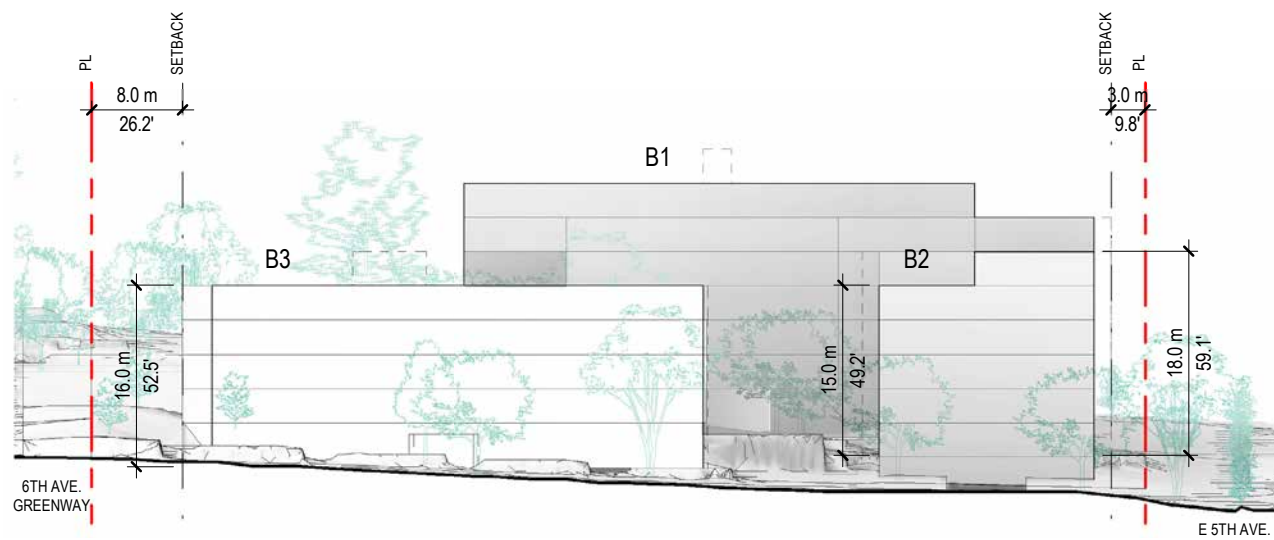
# Elevations



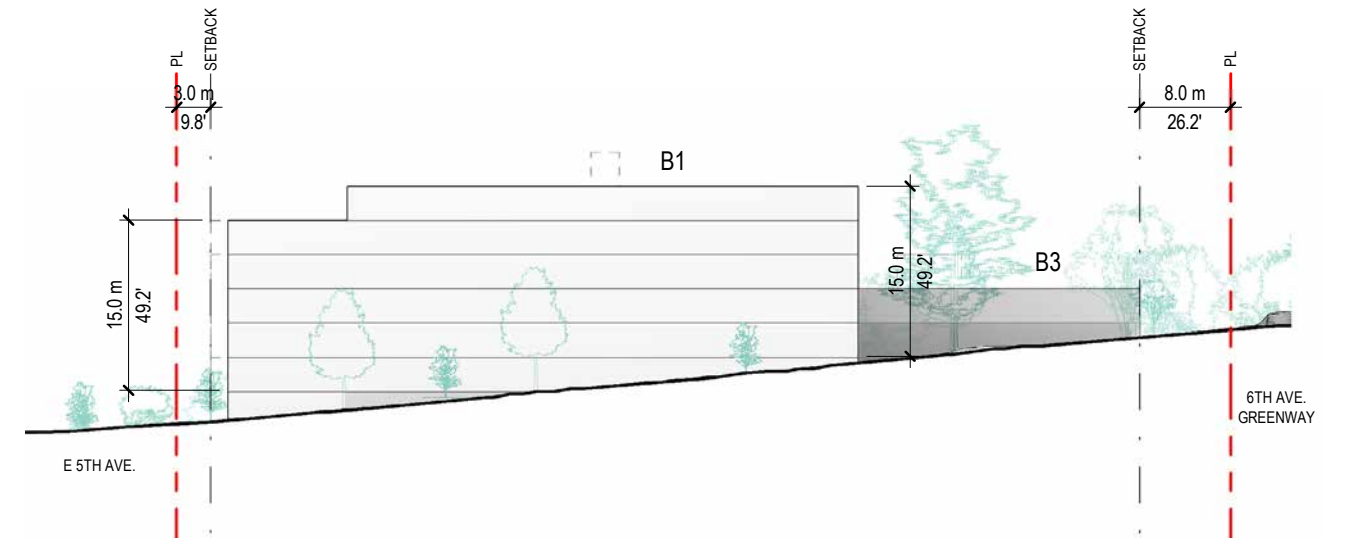
North Elevation



South Elevation



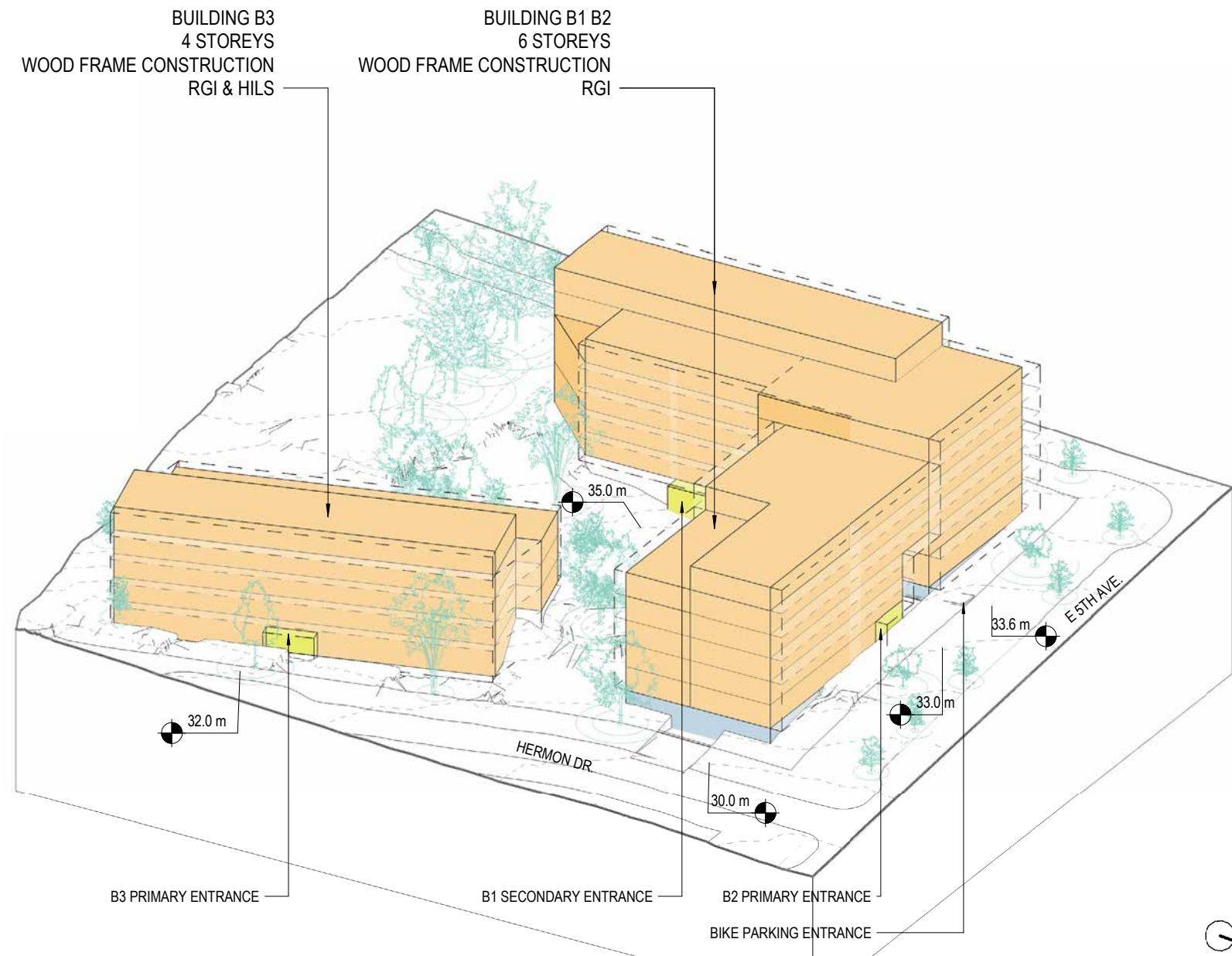
East Elevation



West Elevation

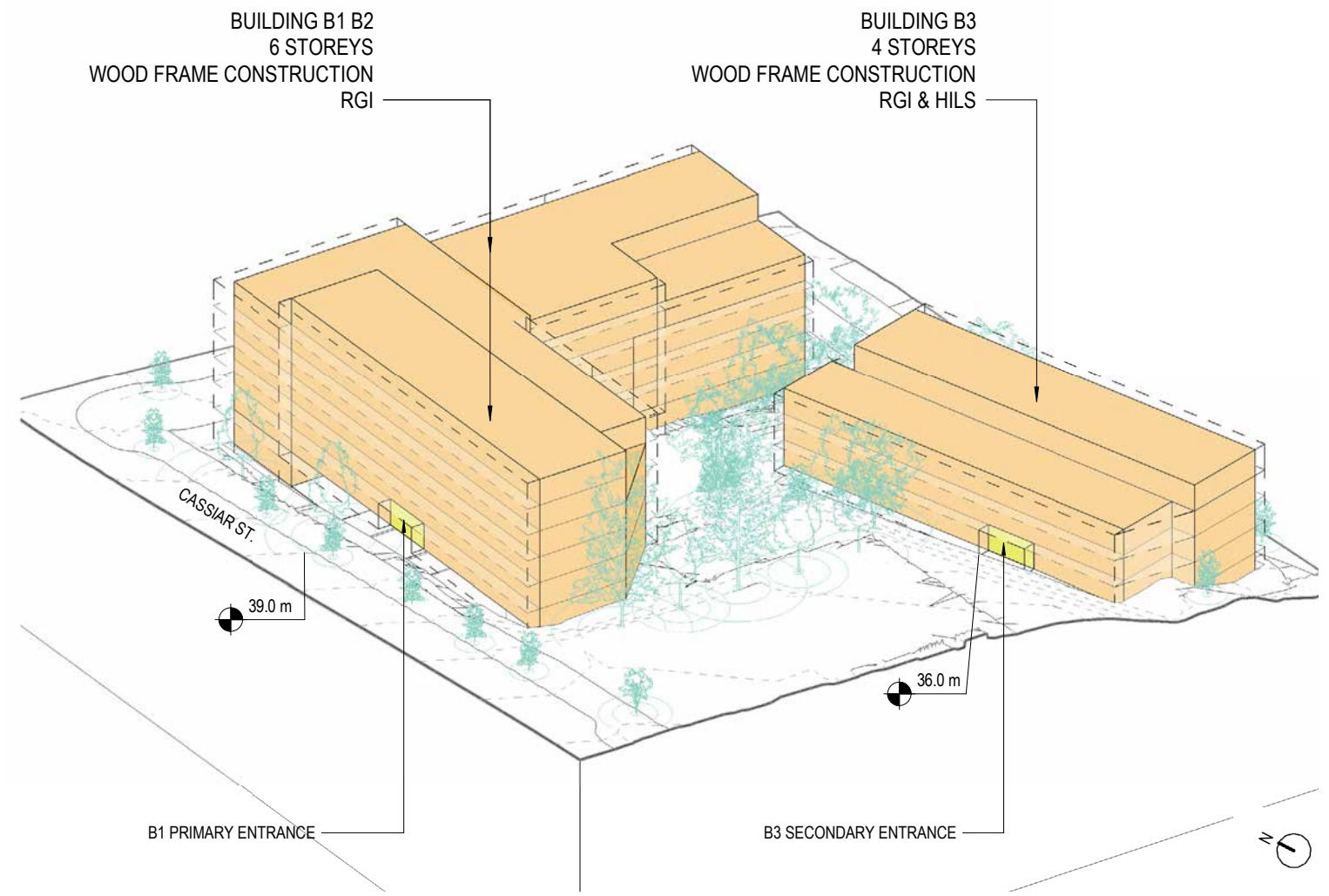


# Axonometric Views



**Northeast View**





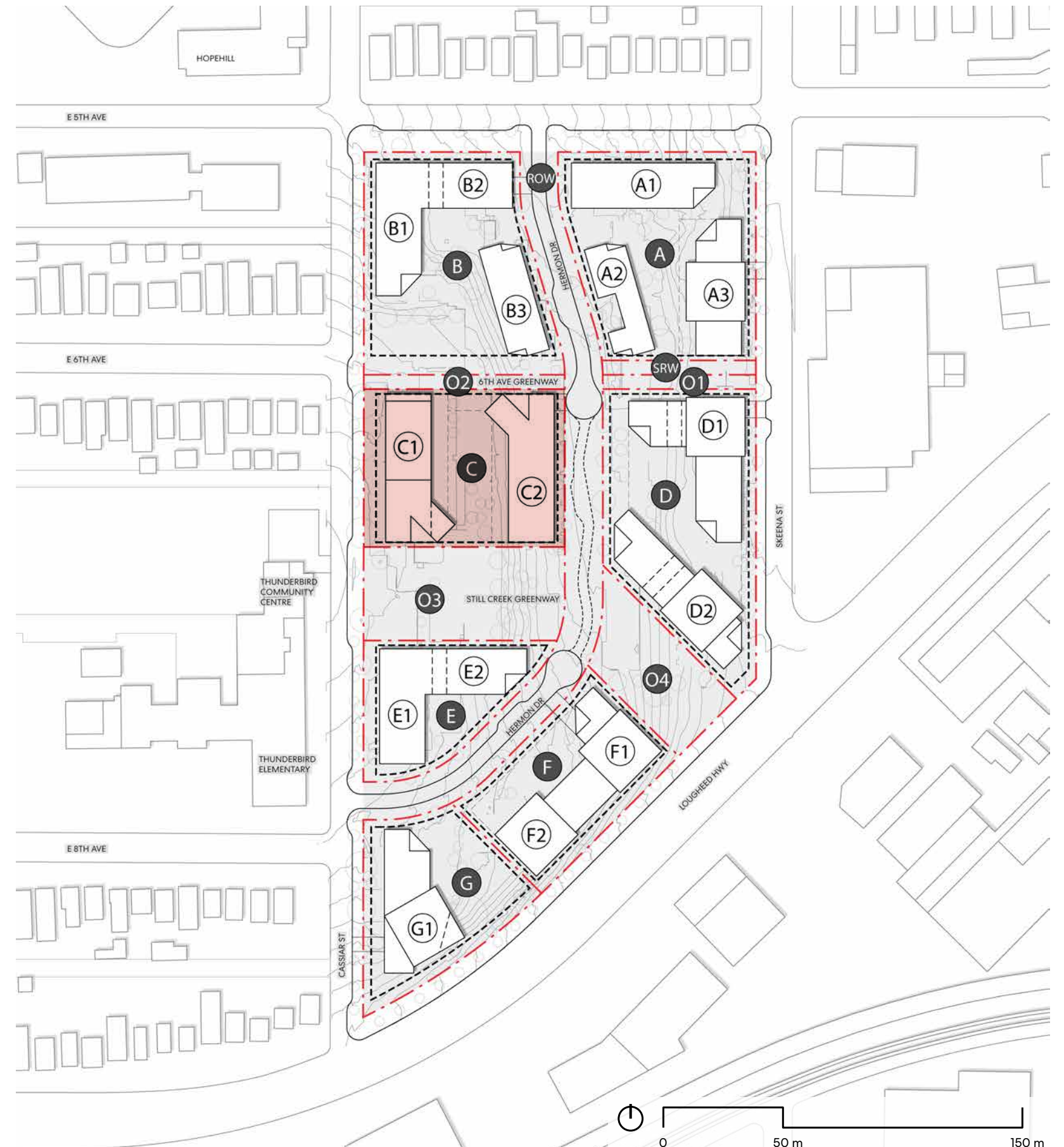
**Southwest View**



### 5.3 Parcel C

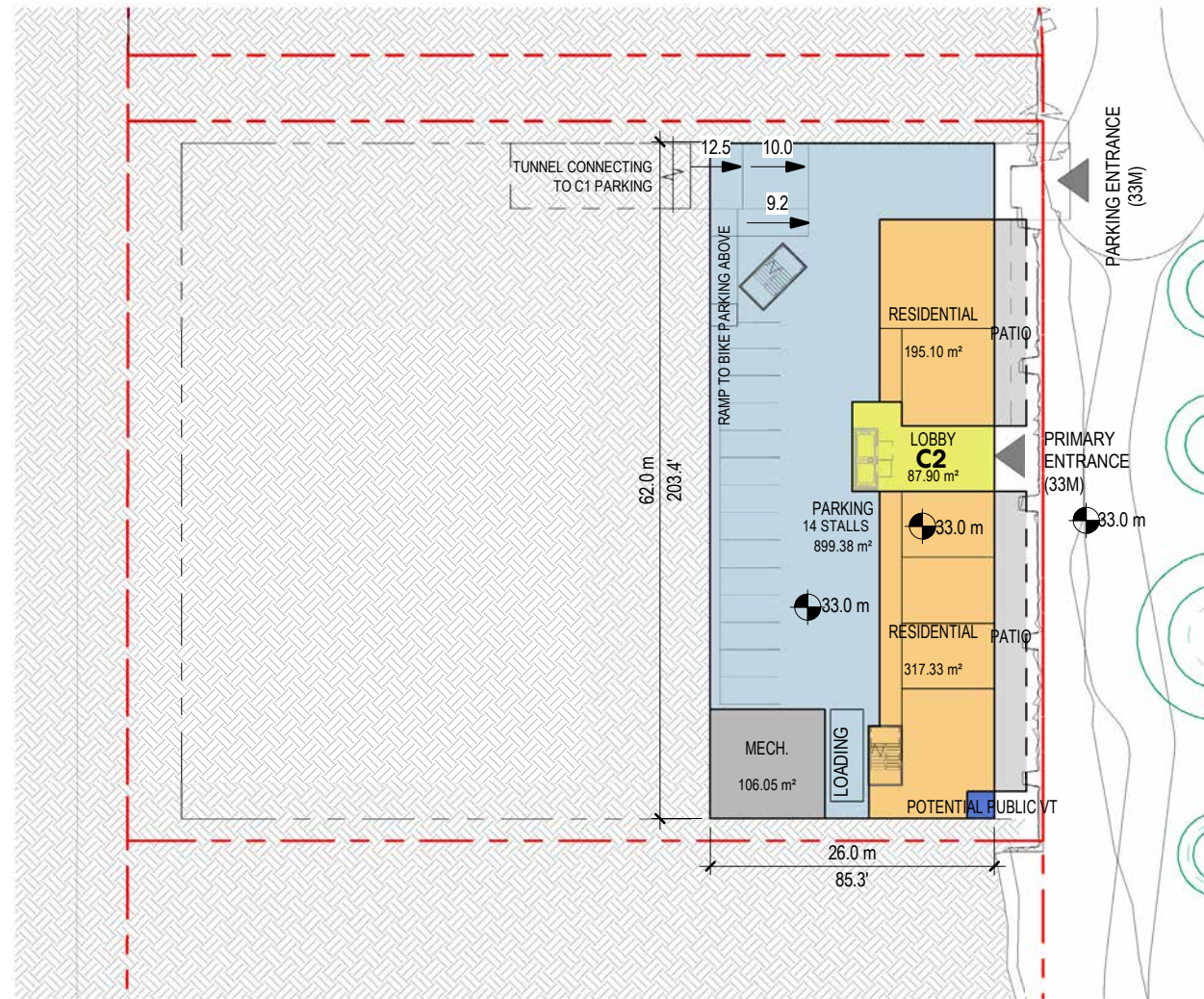
#### Parcel C Summary

Buildings	C1	C2	TOTAL
Stores	10	6	
Construction	Concrete	Wood	
<b>Parcel Area</b>			<b>59,656</b>
<b>Parcel FSR (Gross)</b>			<b>3.02</b>
<b>Total GFA (ft²)</b>	<b>98,974</b>	<b>81,168</b>	<b>180,142</b>
Residential GFA	84,701	81,168	165,869
Commercial GFA	3,358		3,358
Daycare GFA	10,915		10,915
Community GFA			
<b>Total NFA (ft²)</b>	<b>83,392</b>	<b>66,558</b>	<b>149,950</b>
Residential NFA @ 80%	69,455	66,558	136,013
Commercial NFA @ 90%	3,022	-	3,022
Daycare NFA @ 100%	10,915	-	10,915
Community NFA @ 100%	-	-	-
<b>Unit Mix</b>			
Low Income RGI Units	-	-	-
HILS RGI Units	68	50	118
Market Units	39	53	91
<b>Total Units</b>	<b>106</b>	<b>103</b>	<b>209</b>

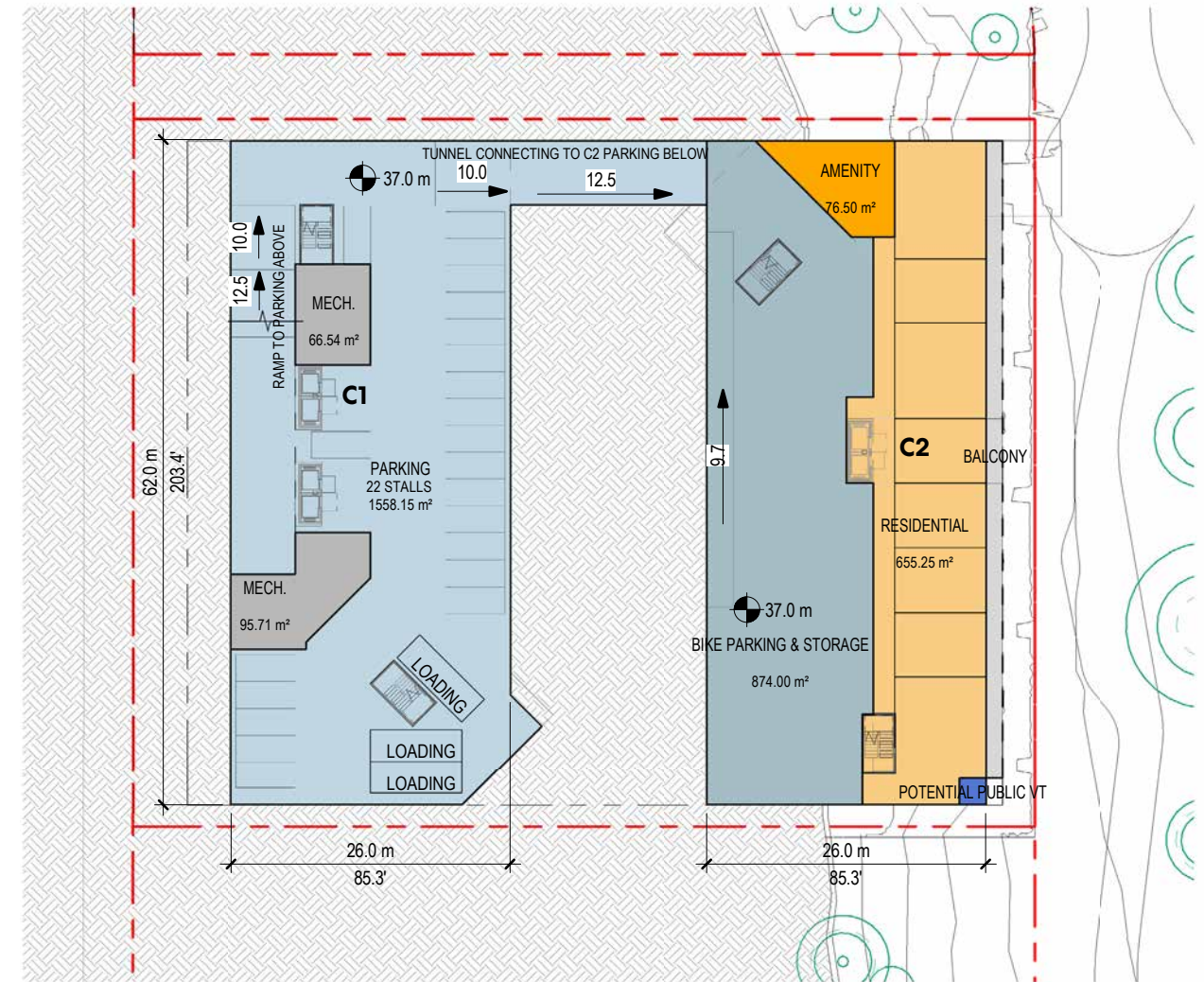




# Level Plans



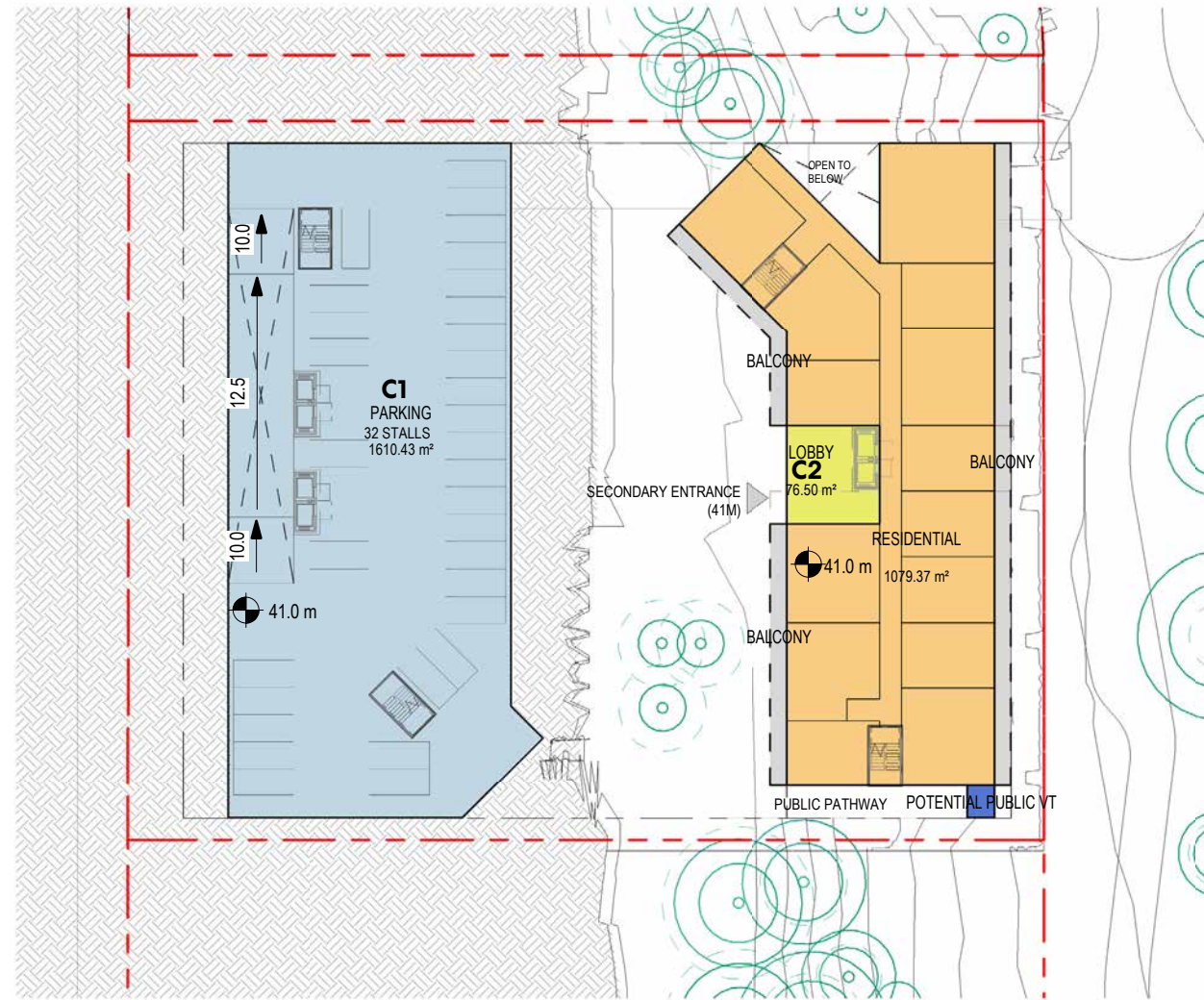
**Elevation +33m Plan**  
C2 Level 01 (+33m)



**Elevation +37m Plan**  
C1 Level P3 (+37m)  
C2 Level 02 (+37m)



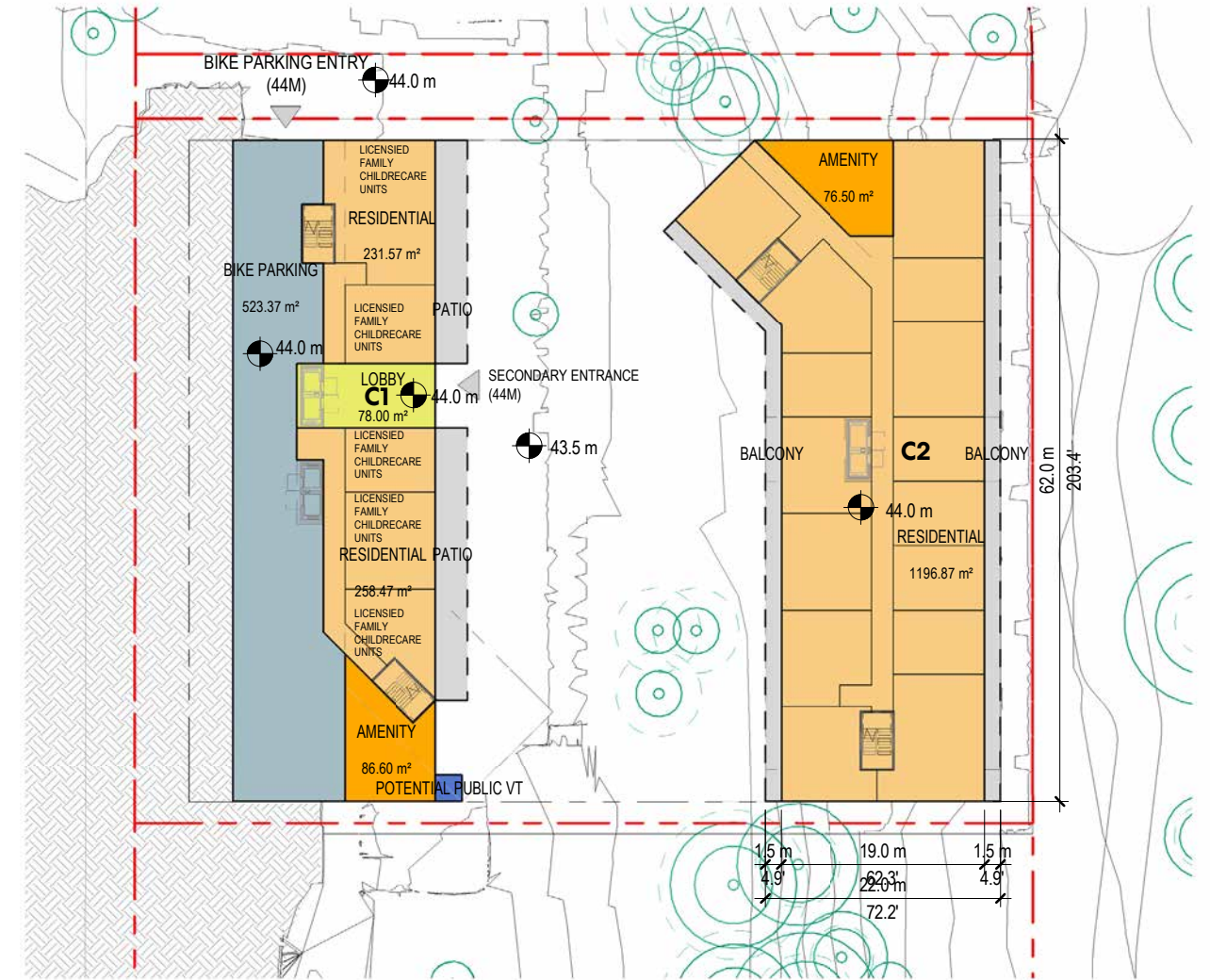
Level Plans



**Elevation +41m Plan**

C1 Level P2 (+41m)

C2 Level 03 (+41m)

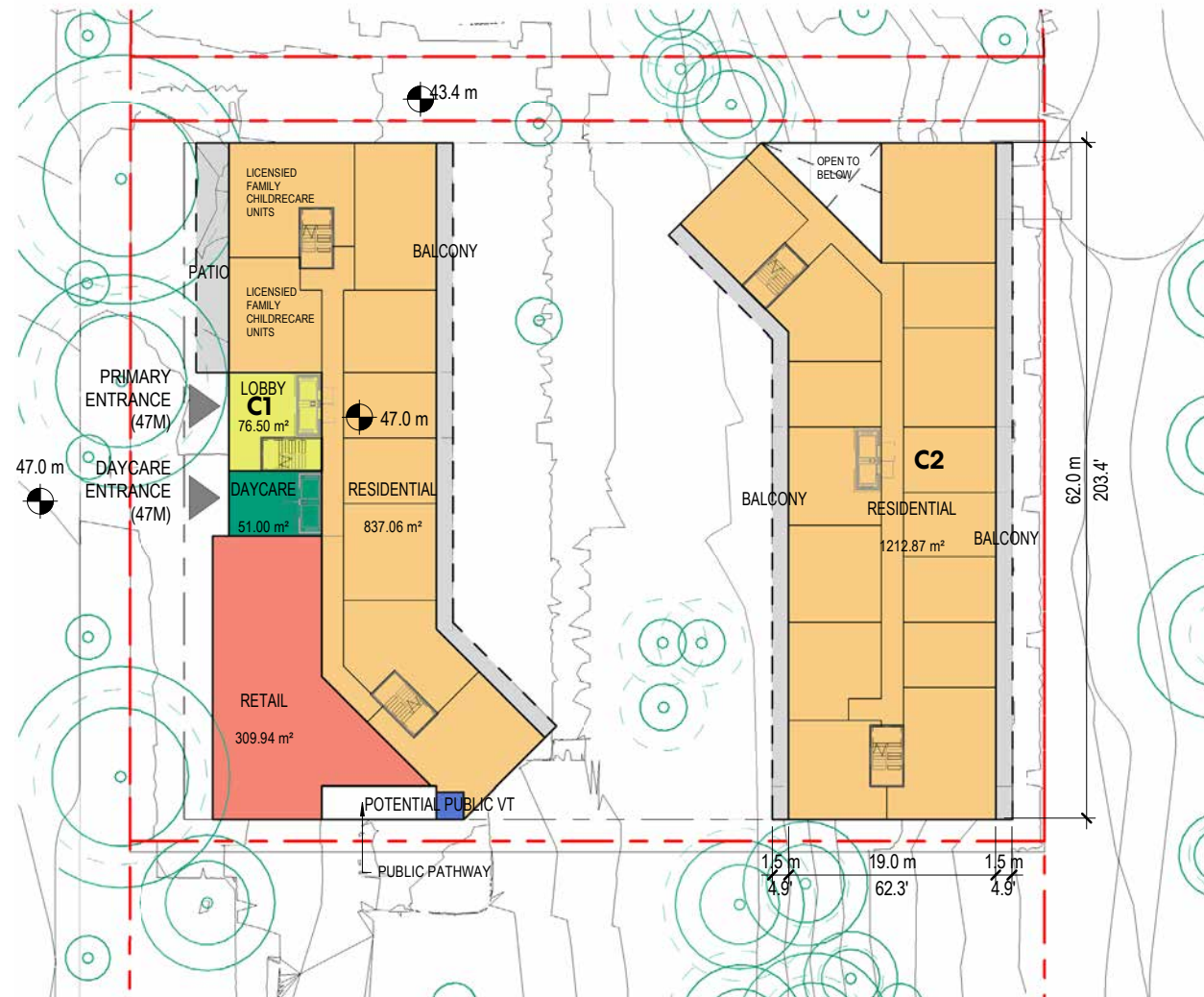


**Elevation +44m Plan**

C1 Level P1 (+44m)

C2 Level 04 (+44m)

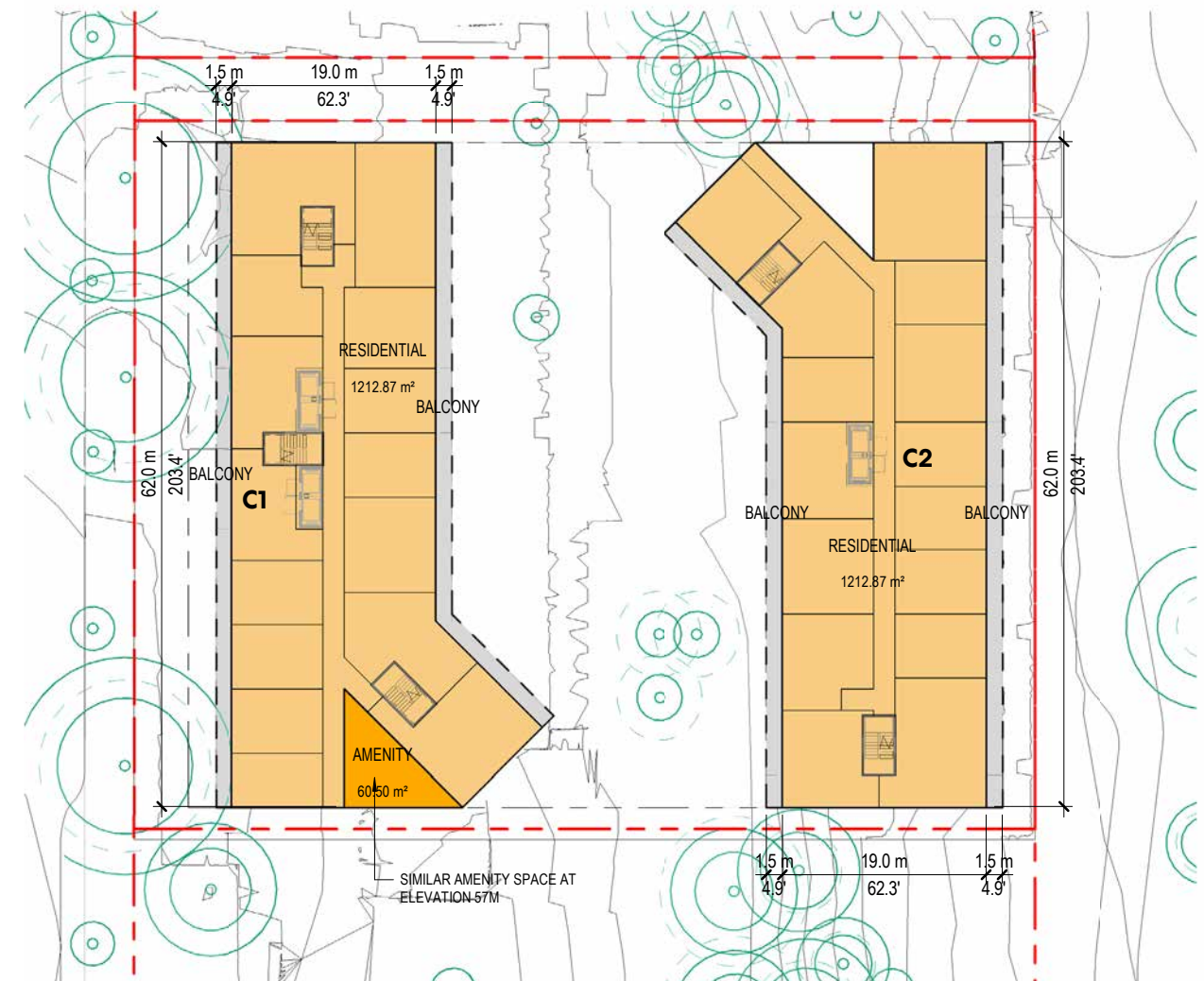




**Elevation +47m Plan**

C1 Level 01 (+47m)

C2 Level 05 (+47m)



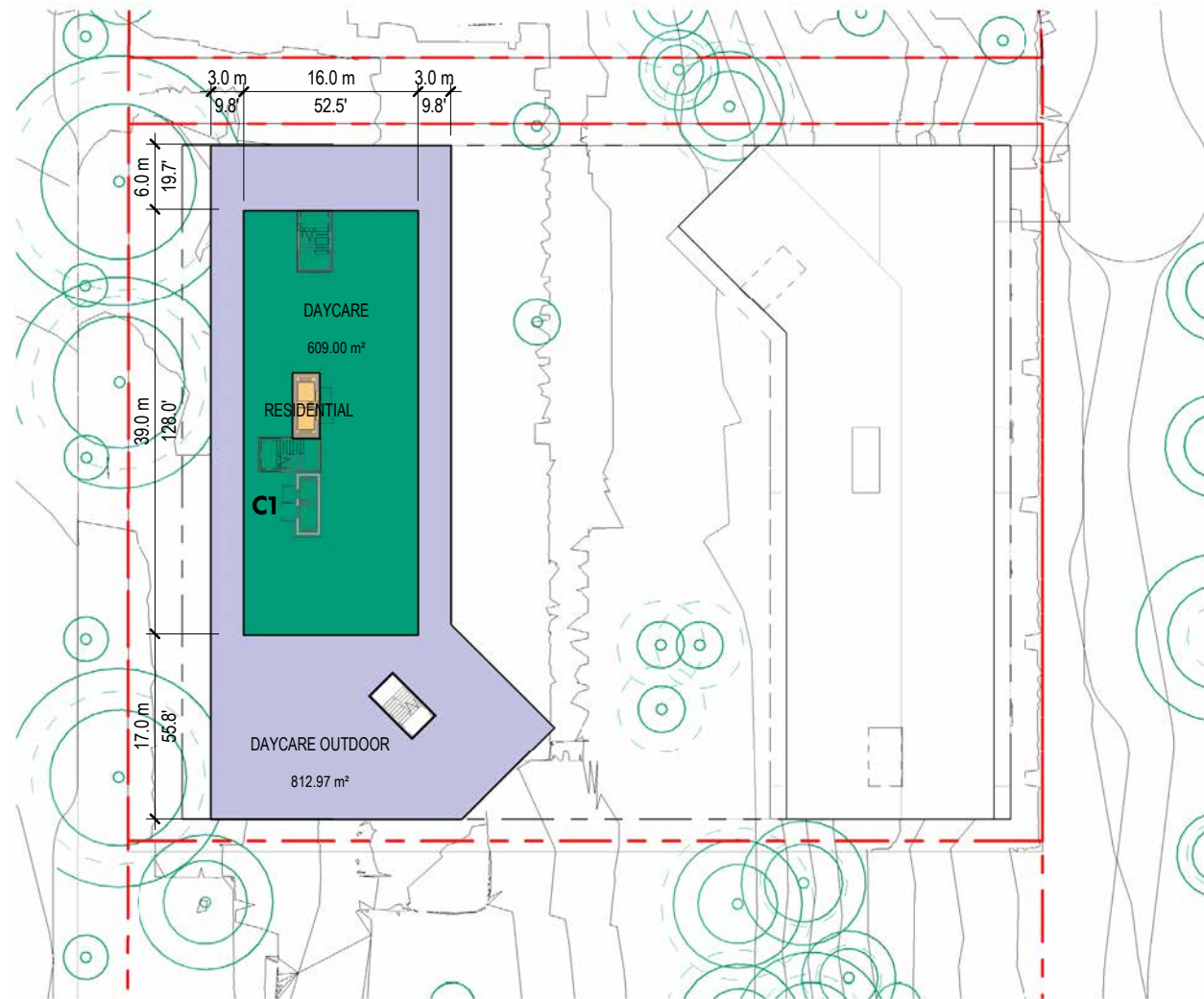
**Elevation +51m Plan**

C1 Level 02 (+51m)

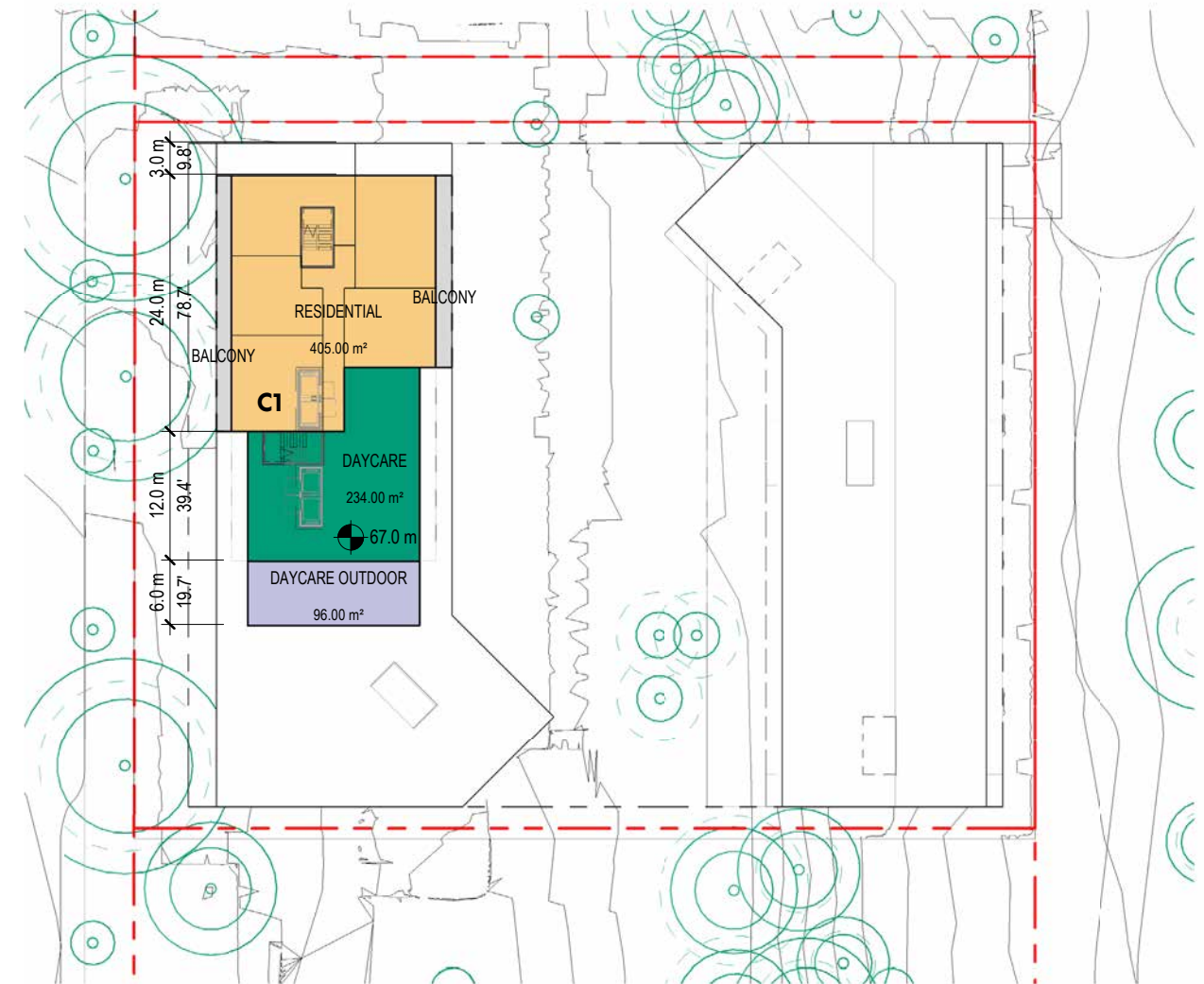
C2 Level 06 (+50m)



# Level Plans

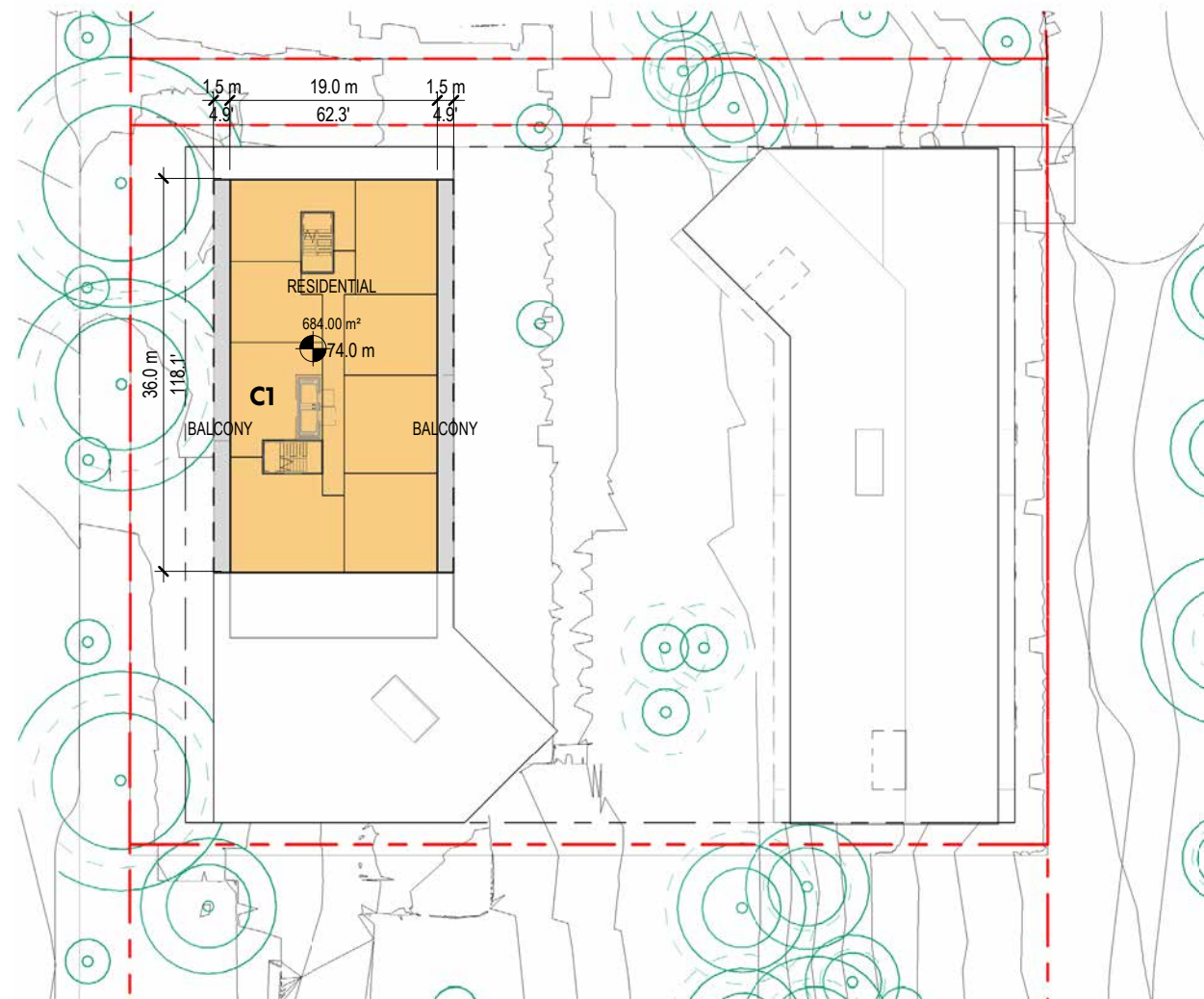


**Elevation +63m Plan**  
C1 Level 06 (+63m)

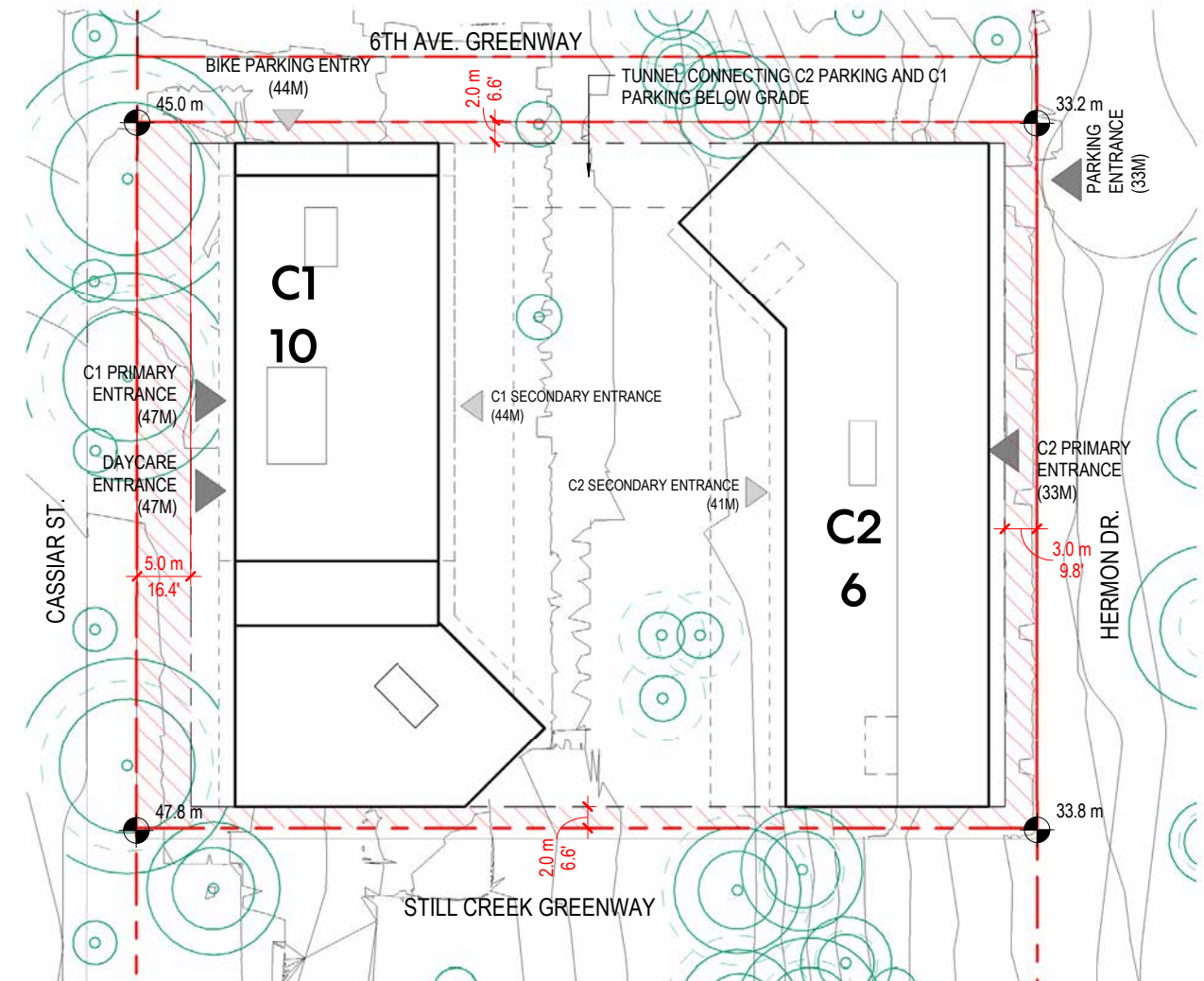


**Elevation +66m Plan**  
C1 Level 07 (+66m)





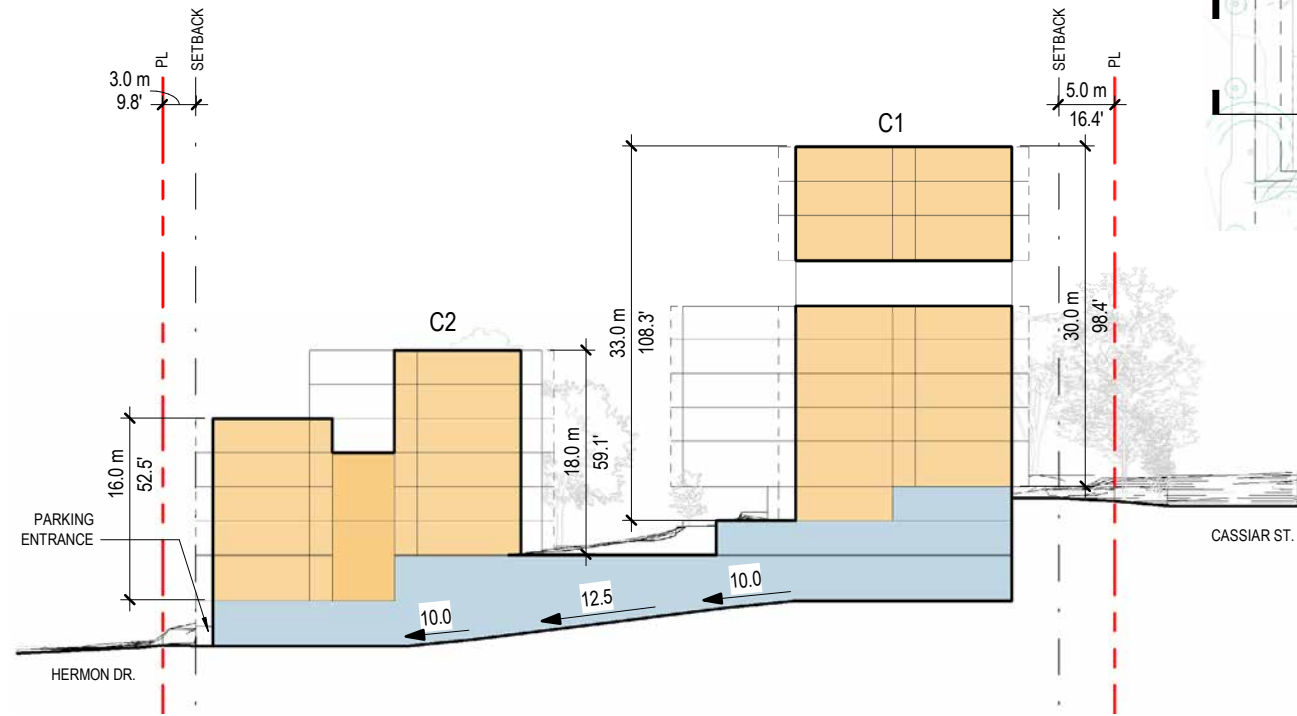
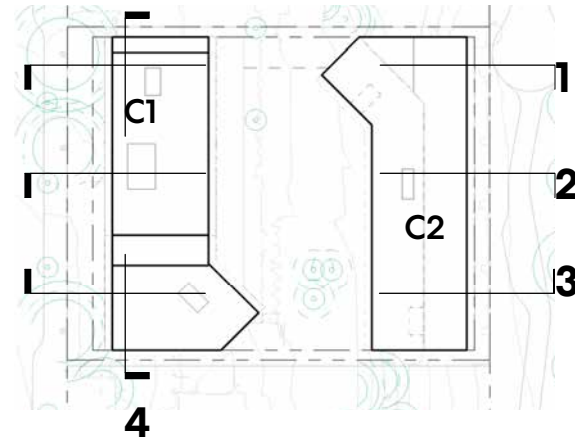
**Elevation +72m Plan**  
C1 Level 09 (+72m)



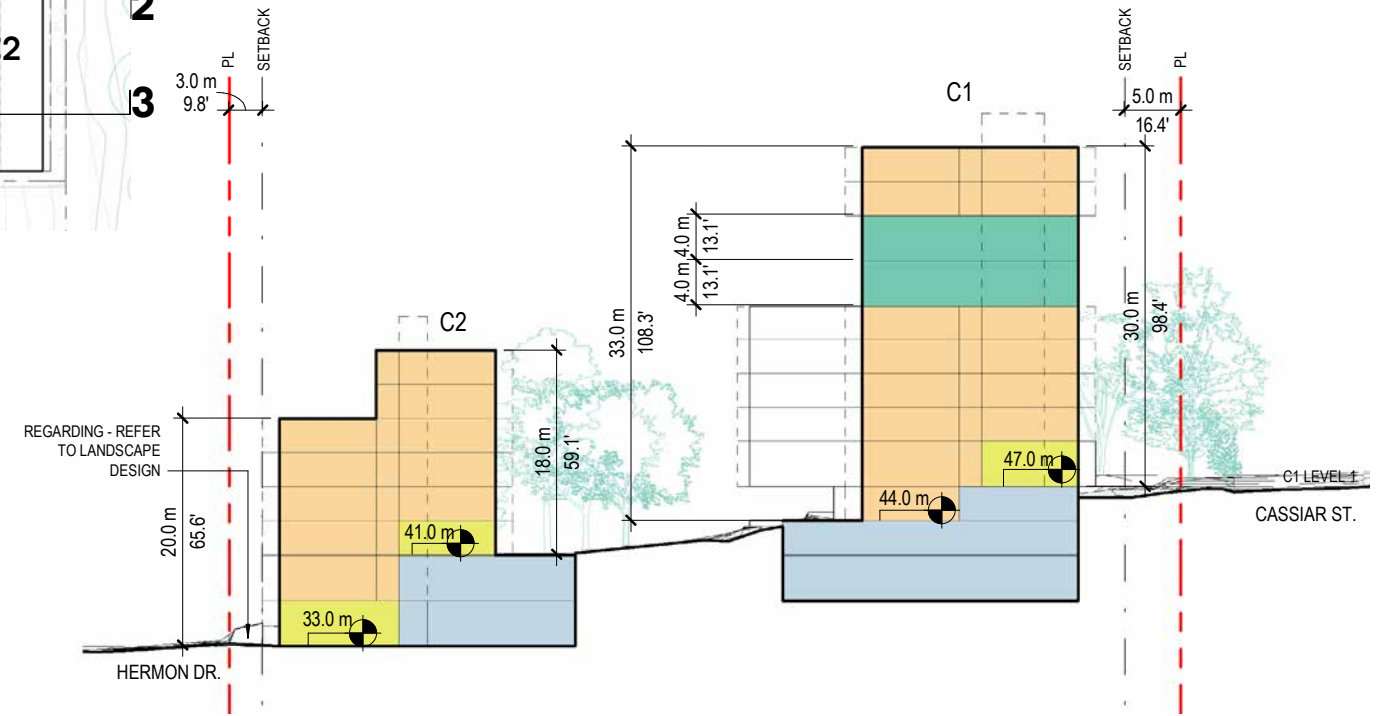
**Roof Plan & Setbacks**



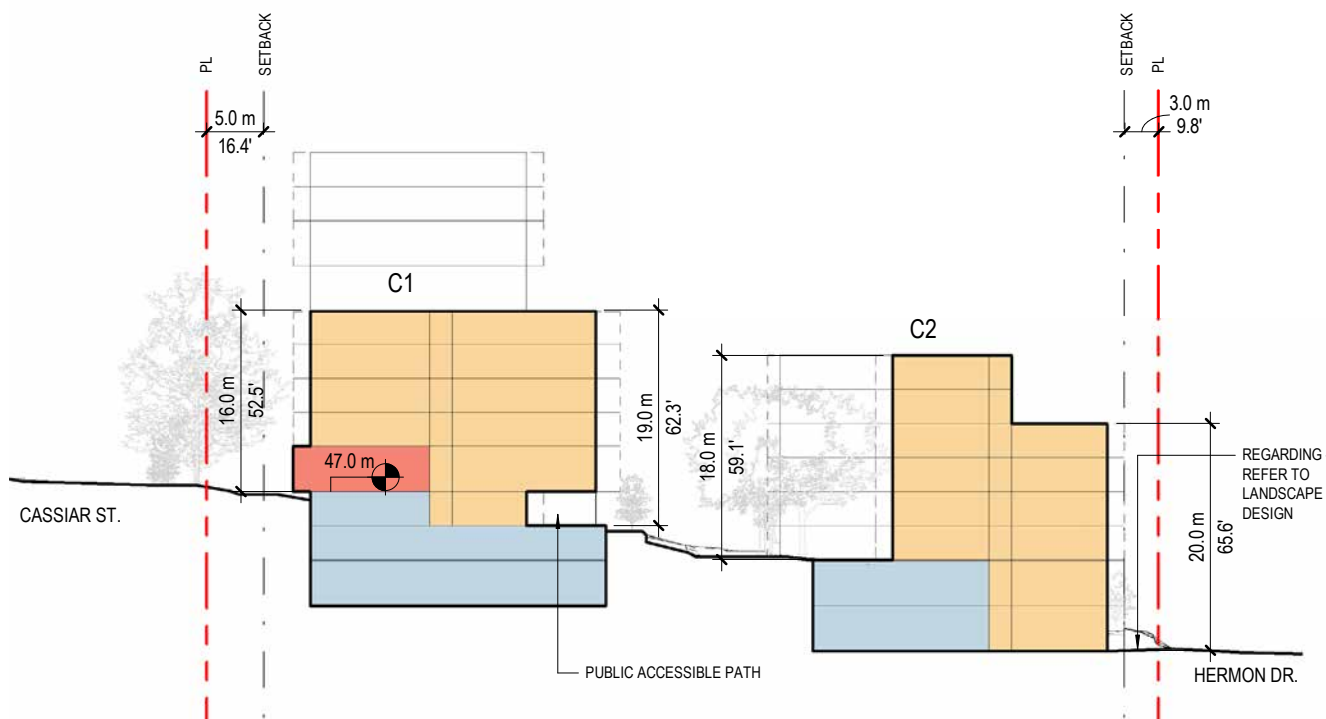
Sections



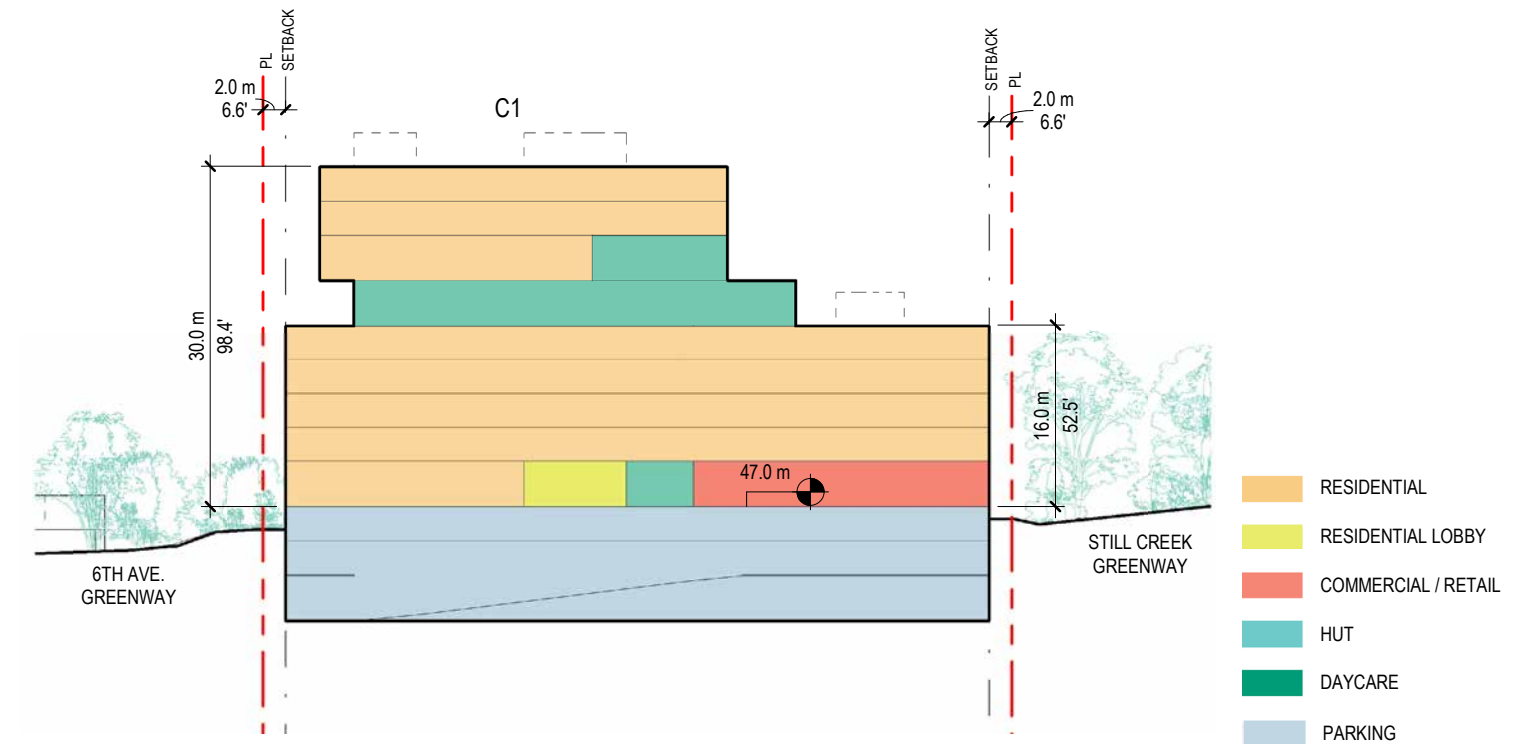
Section 1



Section 2



Section 3

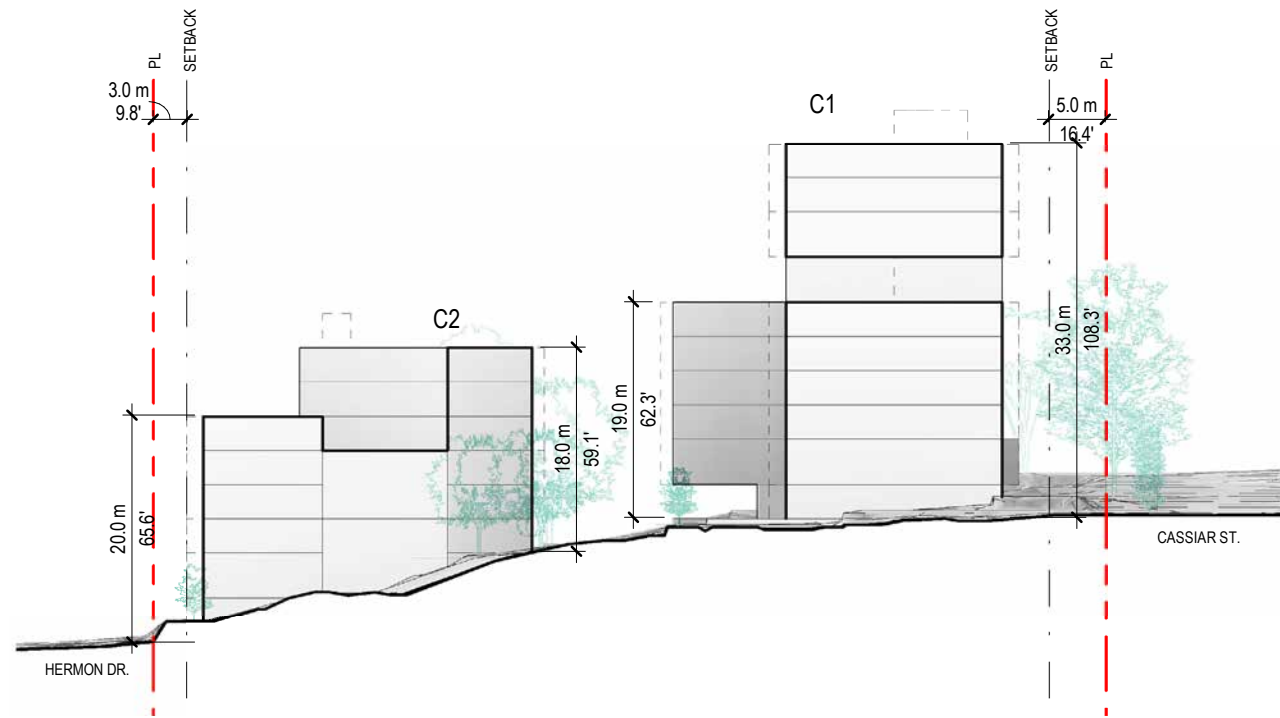


Section 4

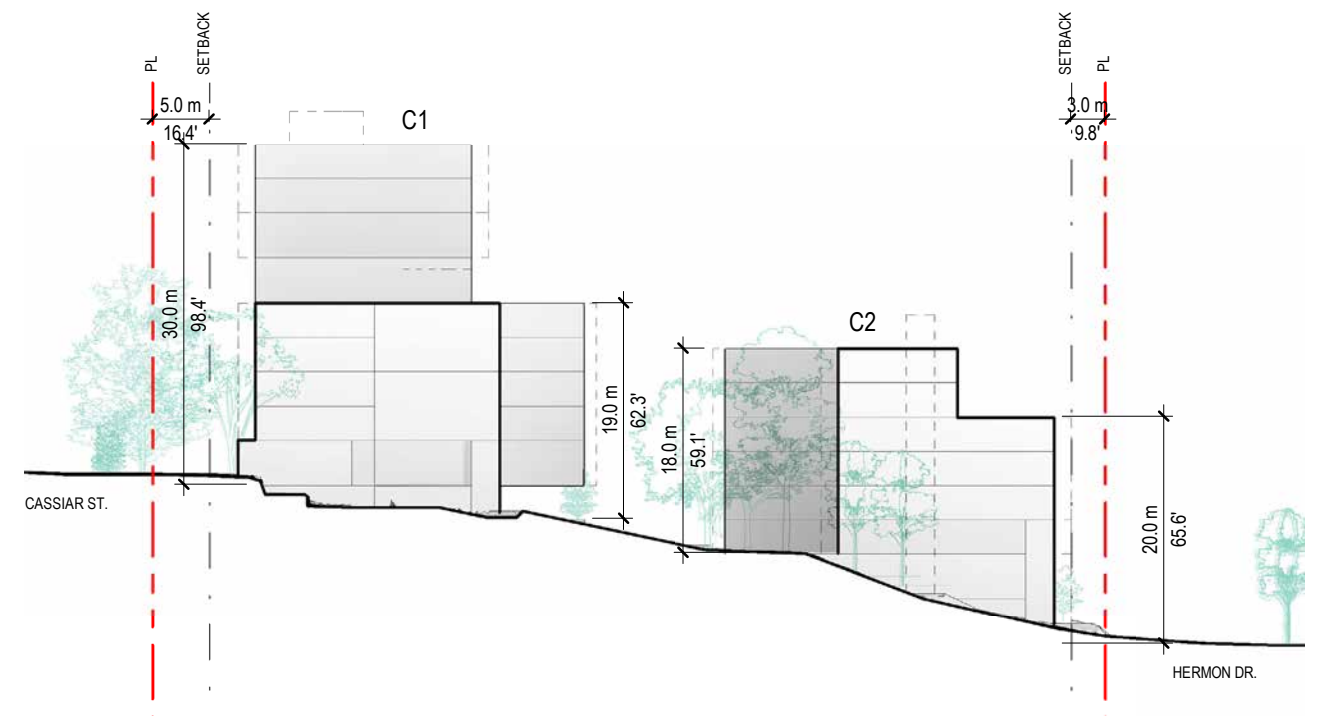
- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING



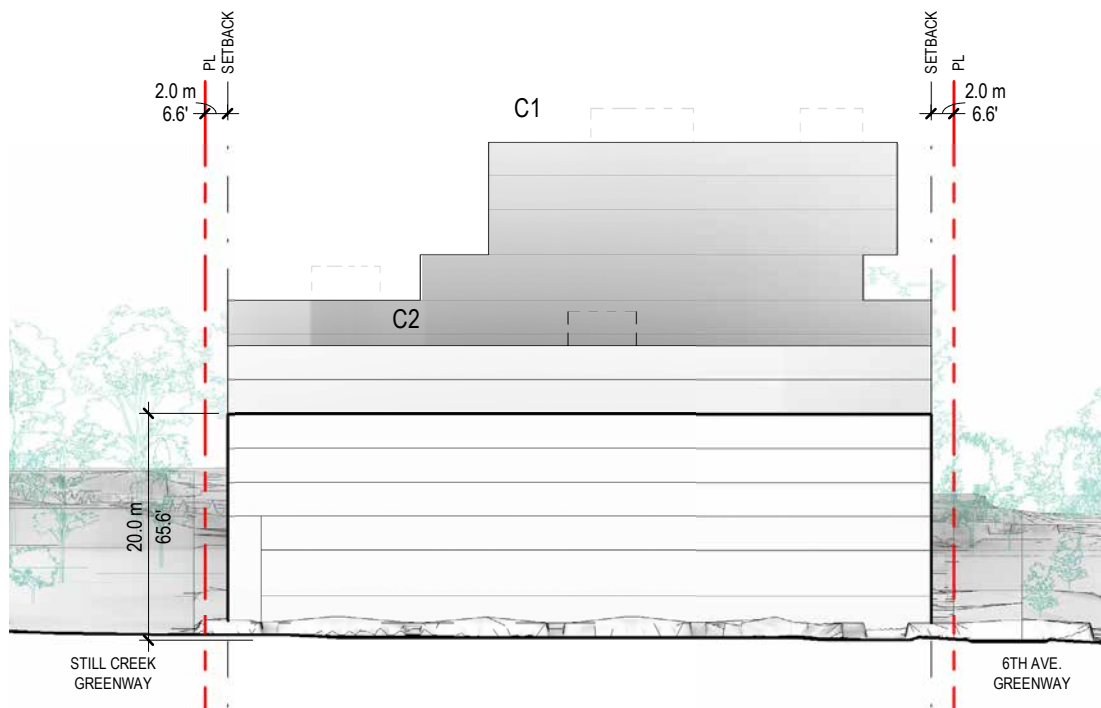
# Elevations



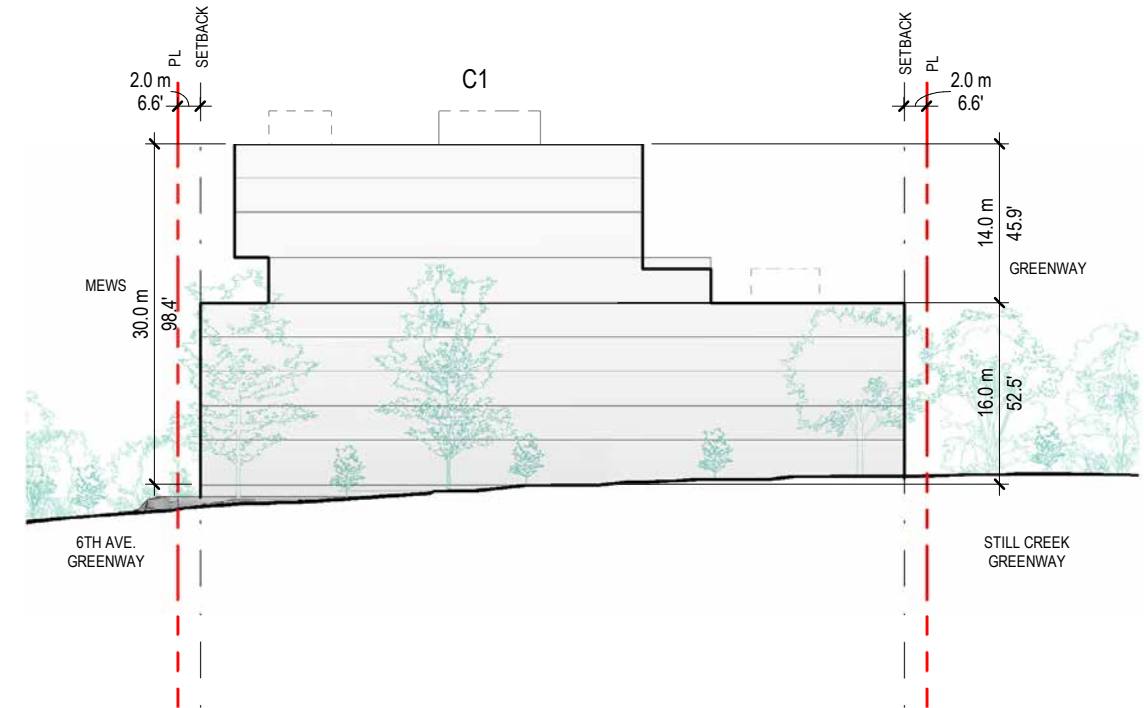
North Elevation



South Elevation



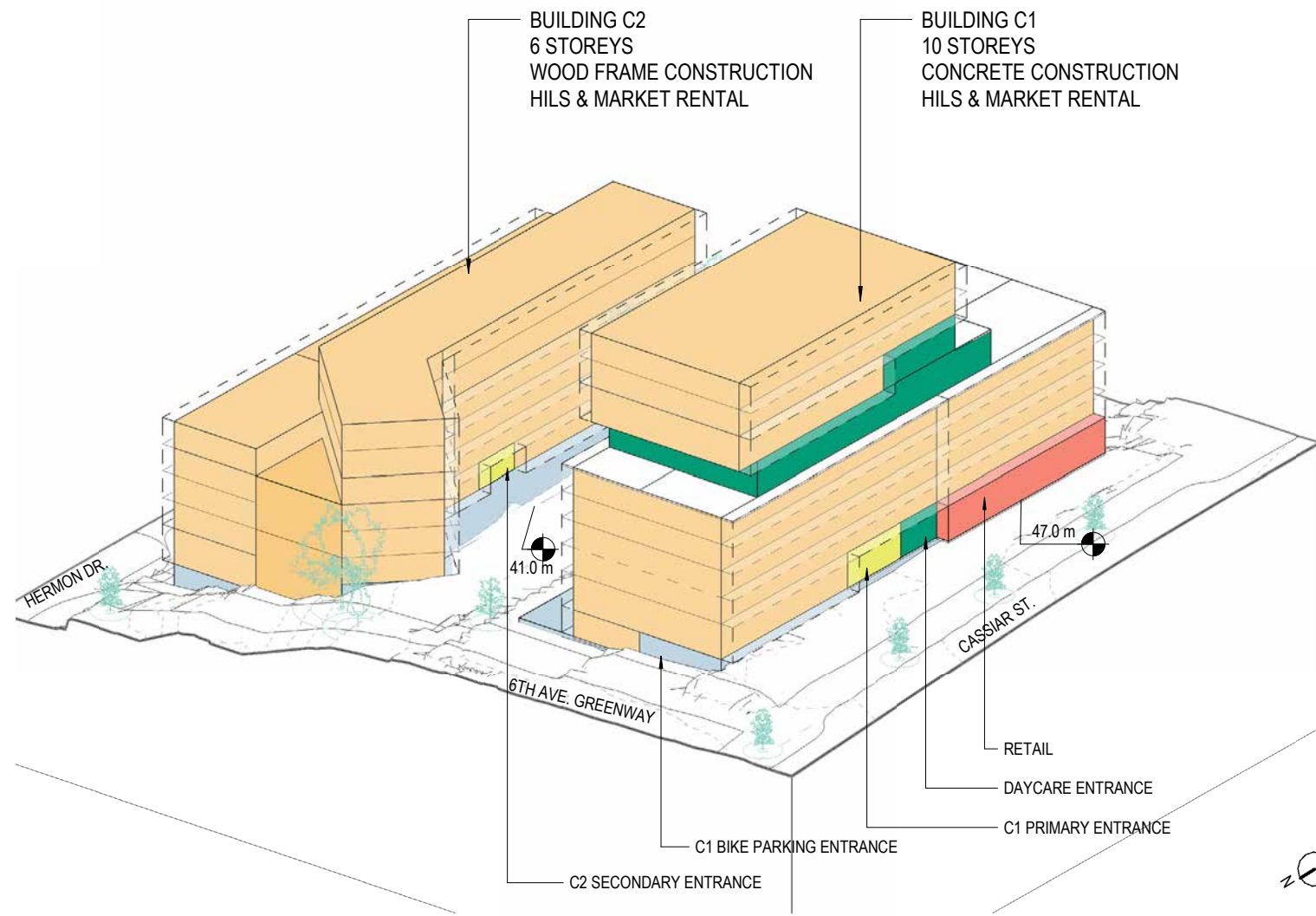
East Elevation



West Elevation

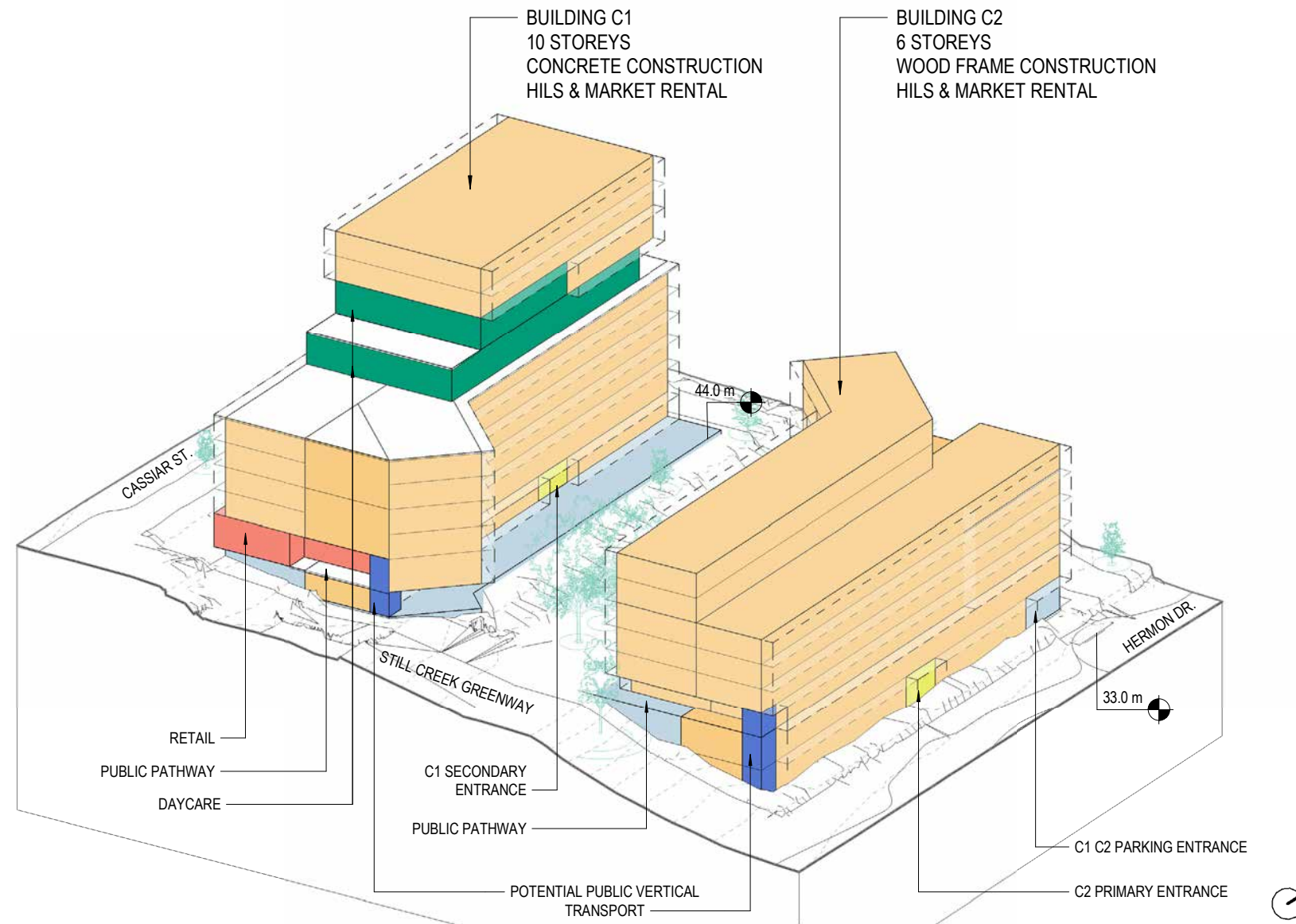


# Axonometric Views



**Northwest View**





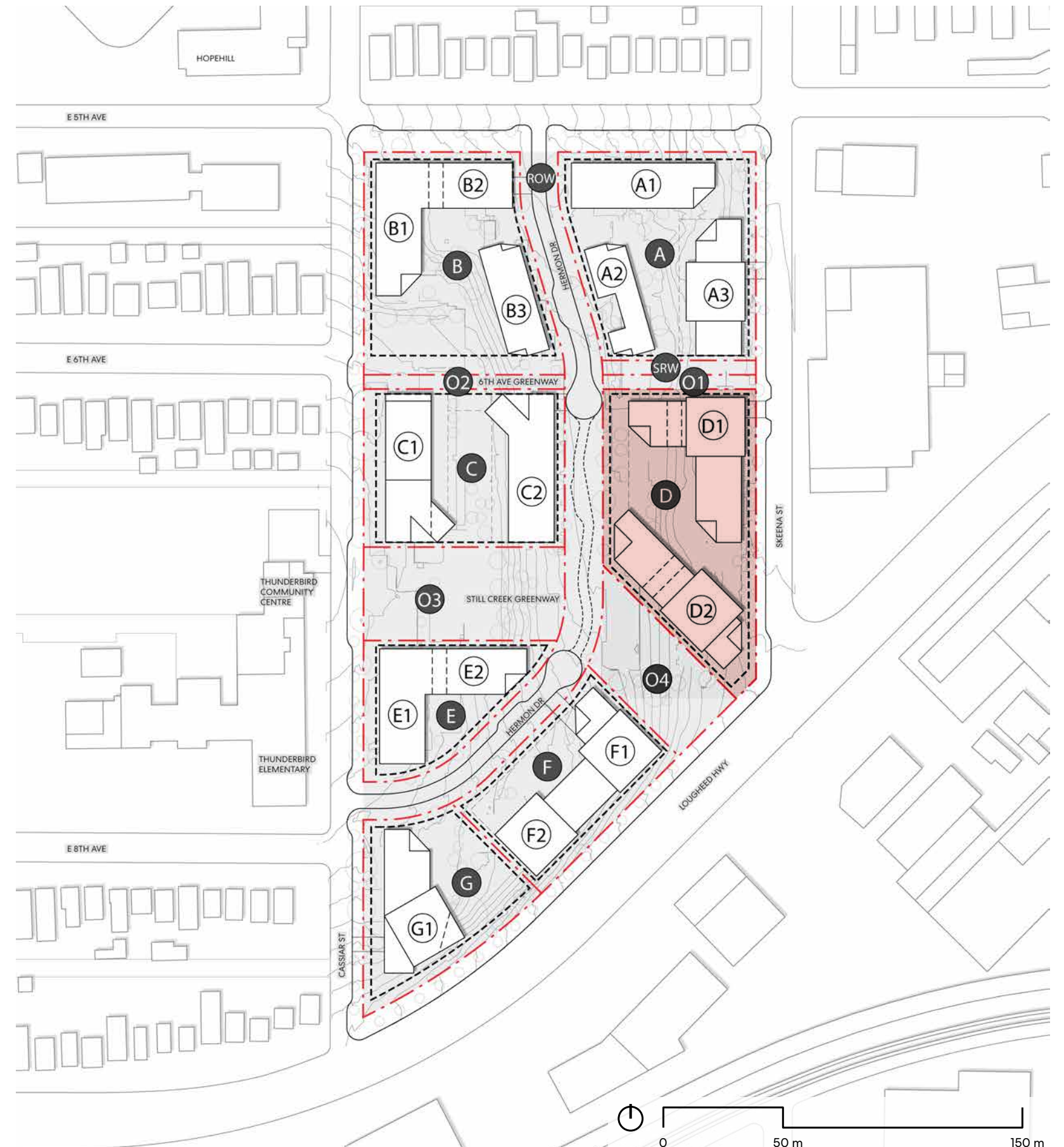
**Southeast View**



# 5.4 Parcel D

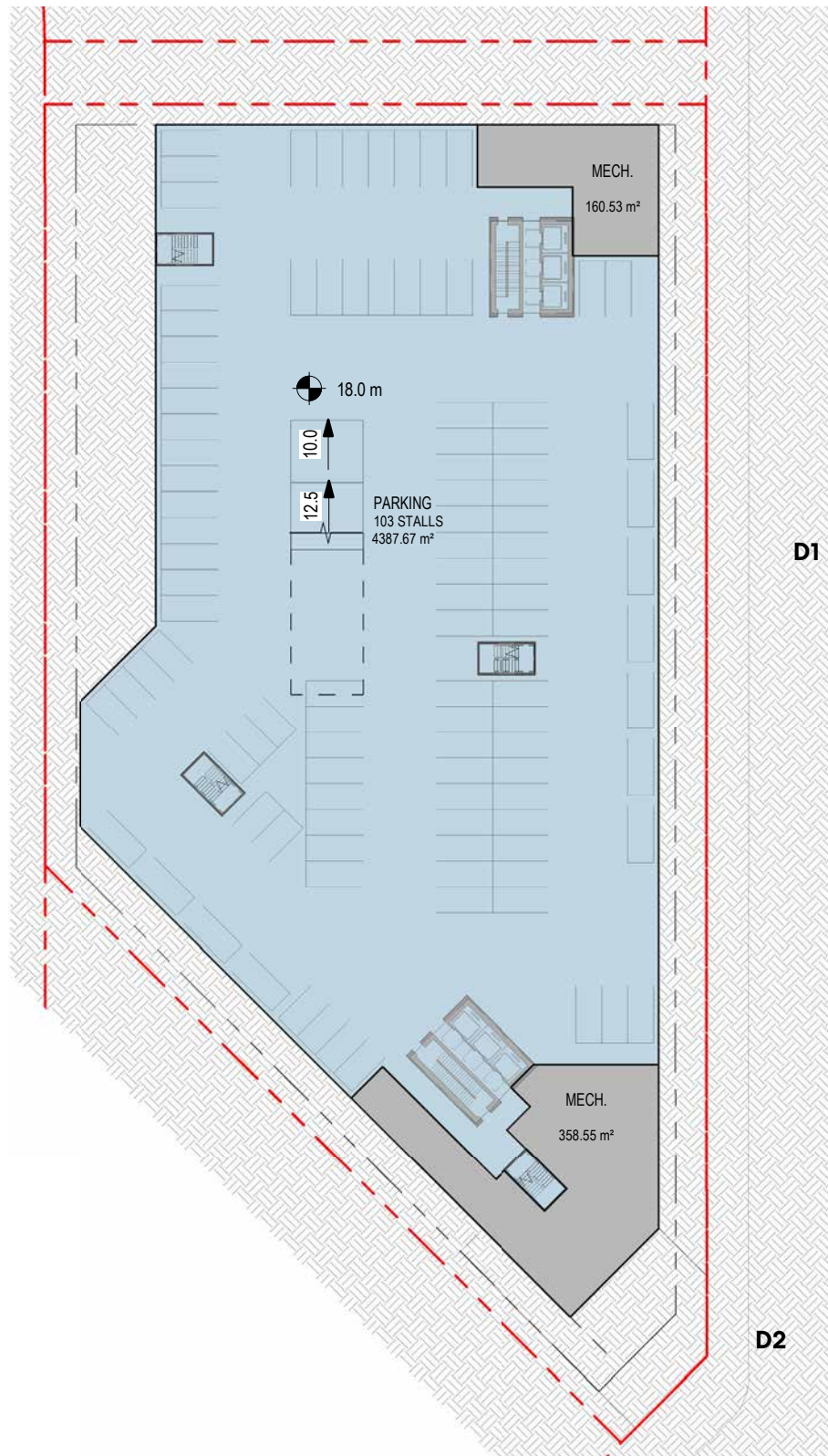
## Parcel D Summary

Buildings	D1	D2	TOTAL
Storeys	30	36	
Construction	Concrete	Concrete	
<b>Parcel Area</b>			<b>71,896</b>
<b>Parcel FSR (Gross)</b>			<b>6.99</b>
<b>Total GFA (ft²)</b>	<b>236,226</b>	<b>266,638</b>	<b>502,864</b>
Residential GFA	231,576	257,684	489,260
Commercial GFA	4,650	3,069	7,719
Daycare GFA			
Community GFA		5,885	5,885
<b>Total NFA (ft²)</b>	<b>194,077</b>	<b>219,948</b>	<b>414,025</b>
Residential NFA @ 80%	189,892	211,301	401,193
Commercial NFA @ 90%	4,185	2,762	6,947
Daycare NFA @ 100%	-	-	-
Community NFA @ 100%	-	5,885	5,885
<b>Unit Mix</b>			
Low Income RGI Units	-	-	-
HILS RGI Units	182	202	384
Market Units	109	122	231
<b>Total Units</b>	<b>291</b>	<b>324</b>	<b>615</b>



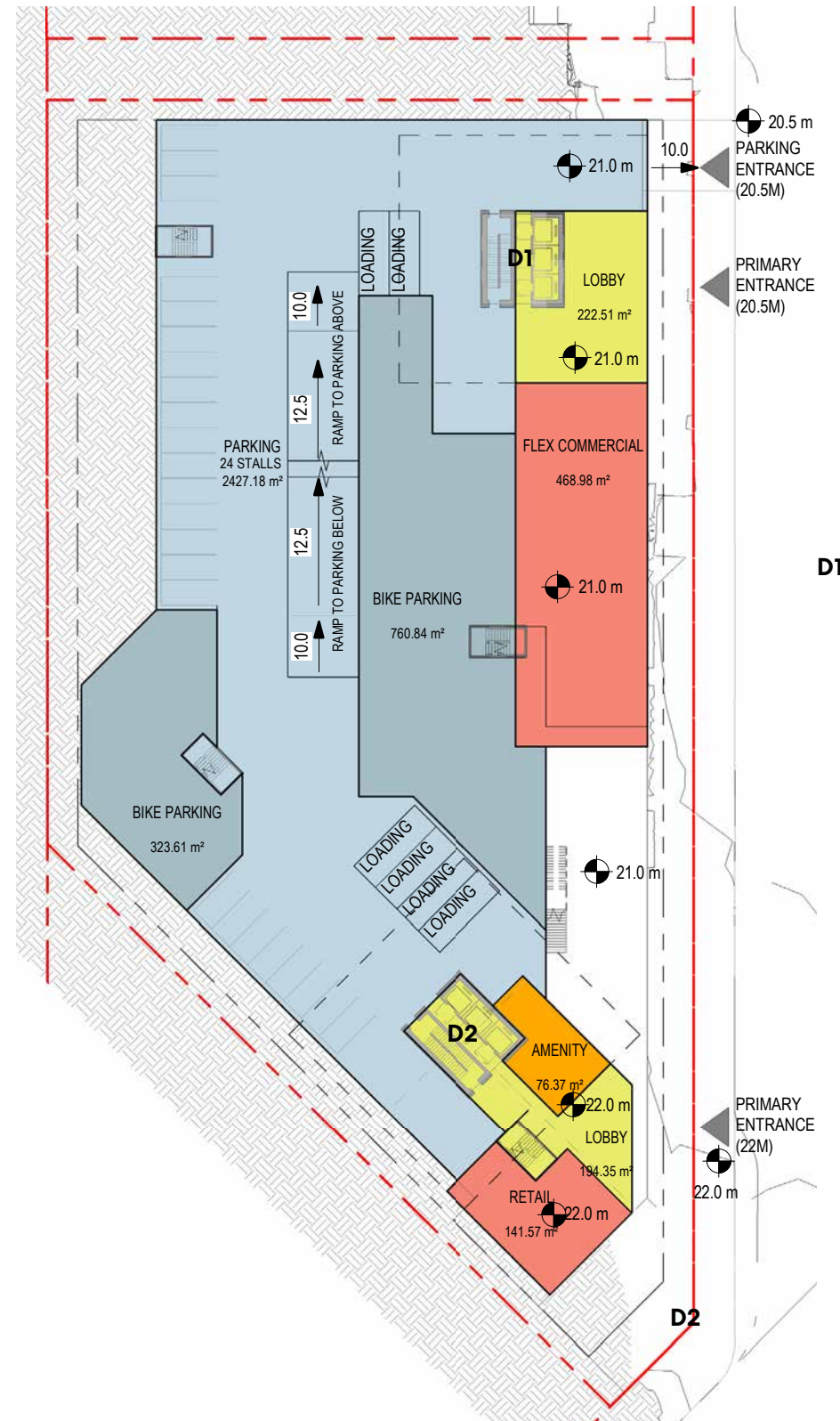


## Level Plans



**Elevation +18m Plan**

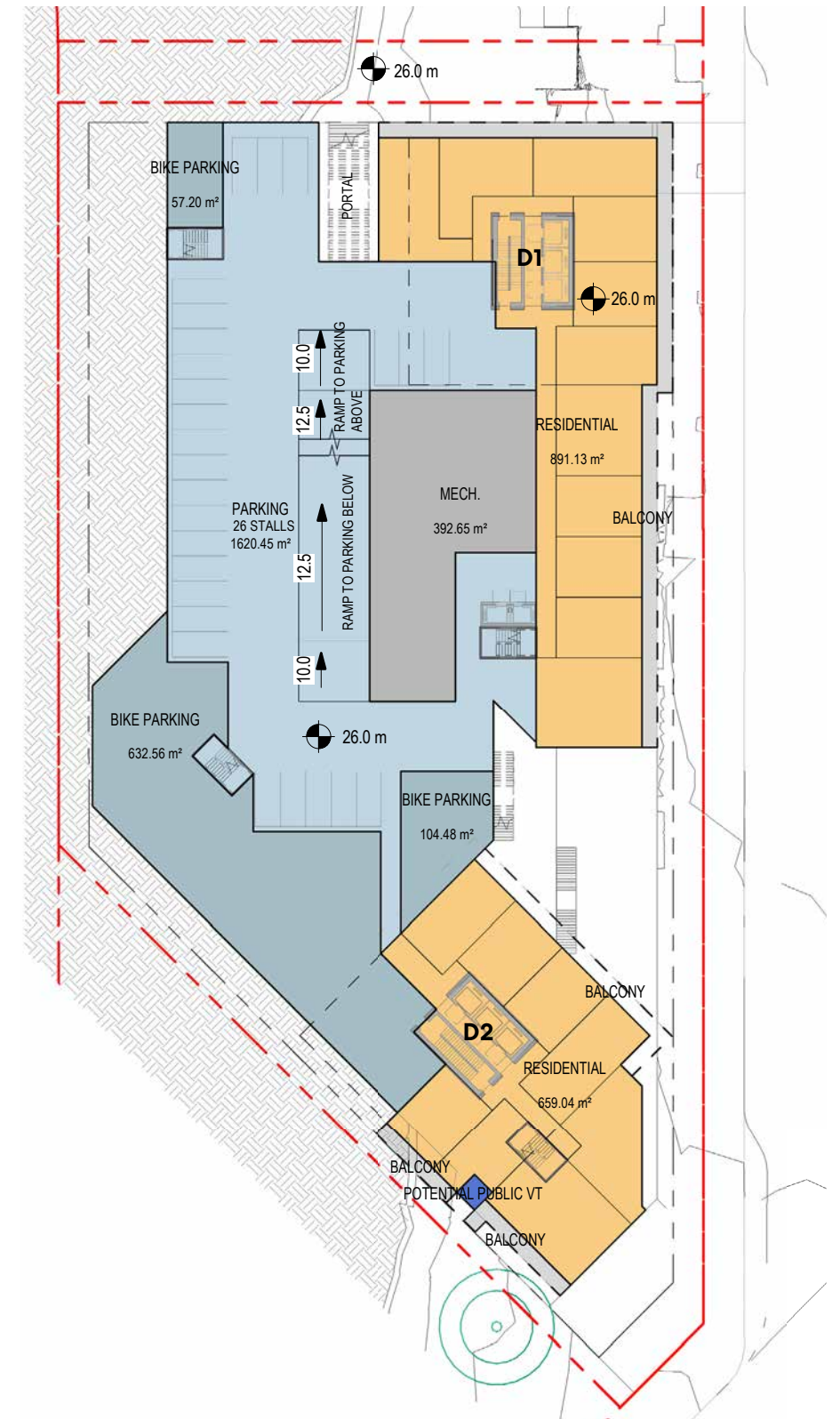
D1 D2 Level P1 (+18m)



**Elevation +22m Plan**

D1 Level O1 (+21m)

D2 Level O1 (+22m)



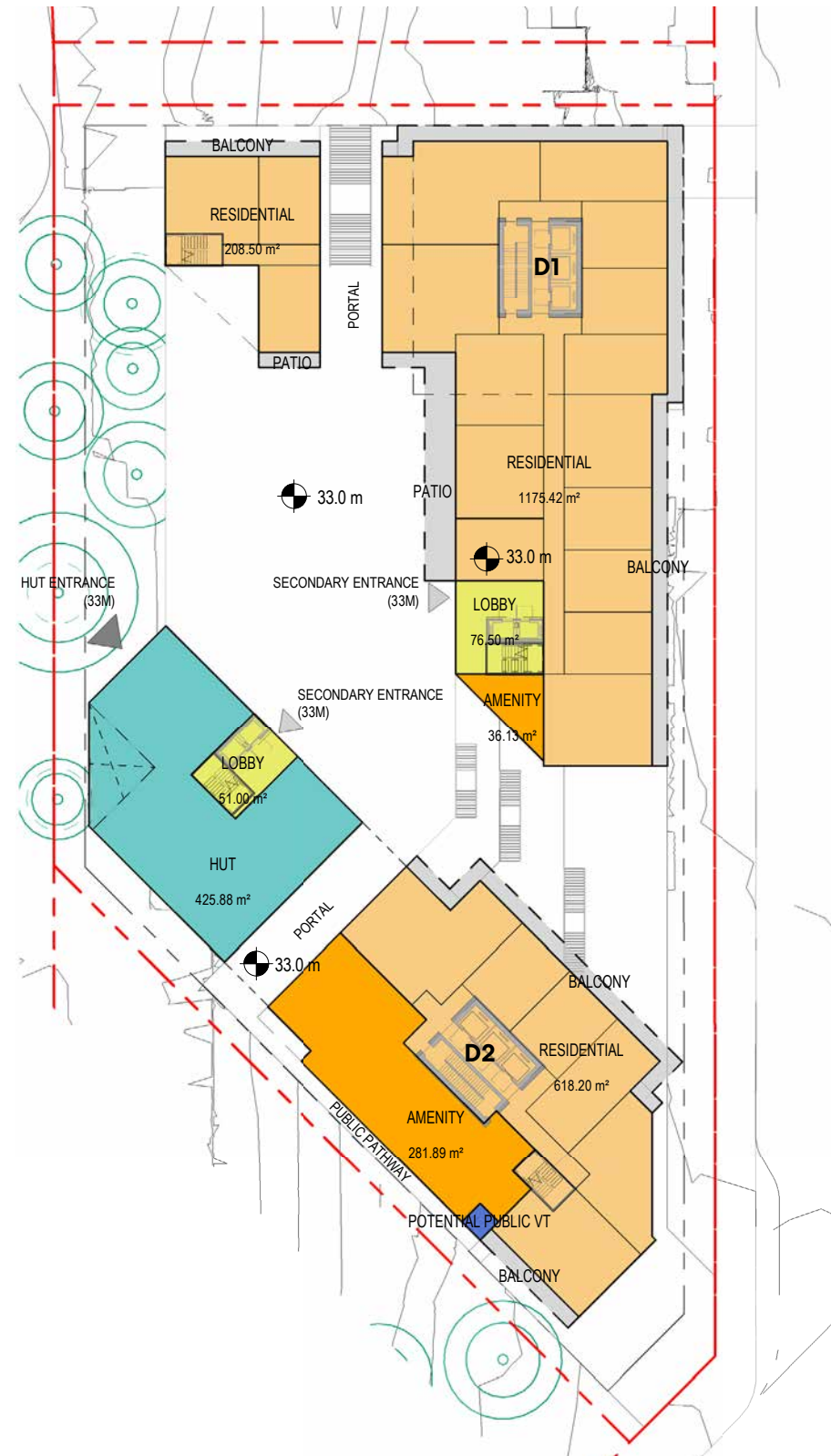
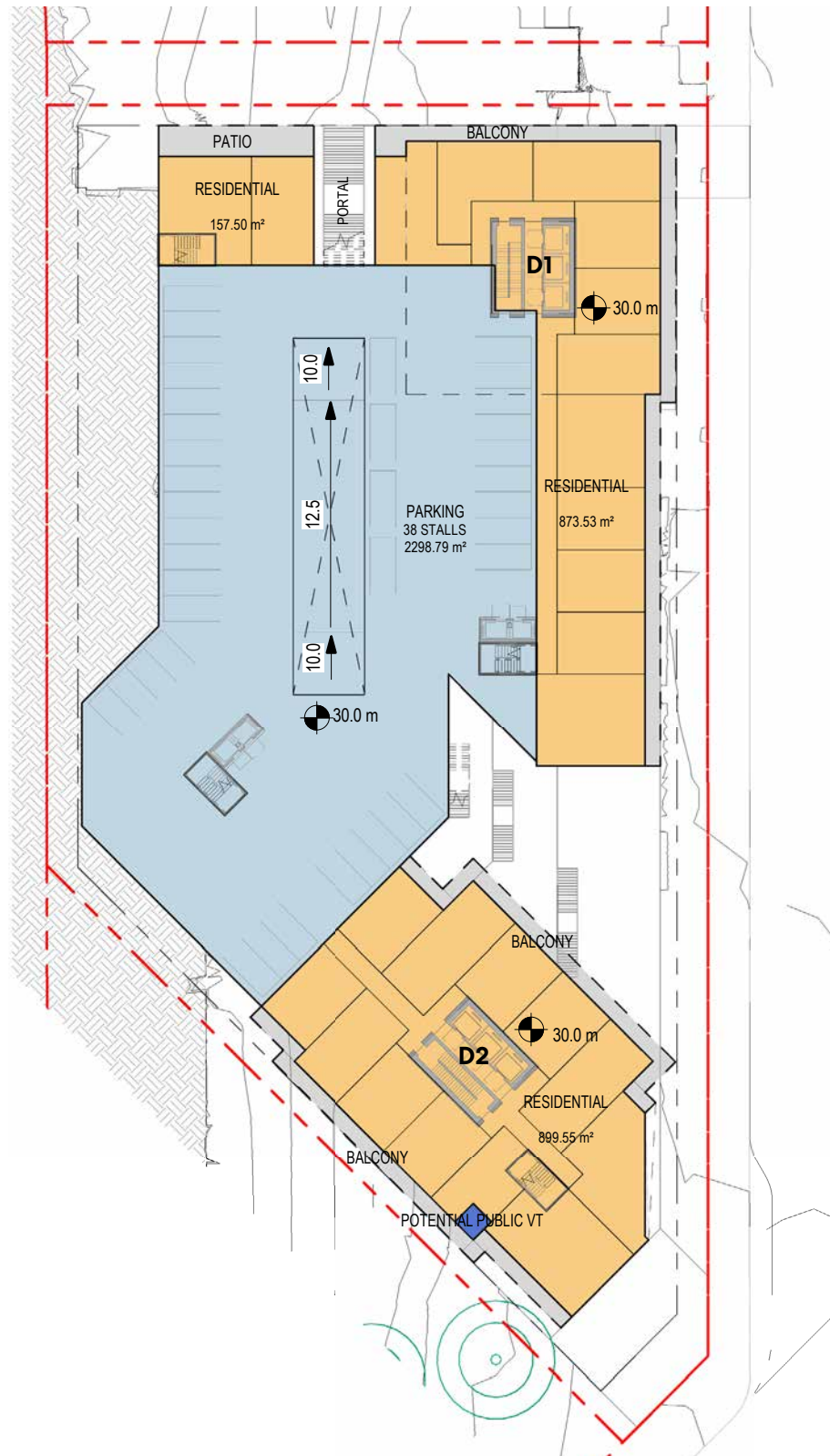
**Elevation +26m Plan**

D1 Level O2 (+26m)

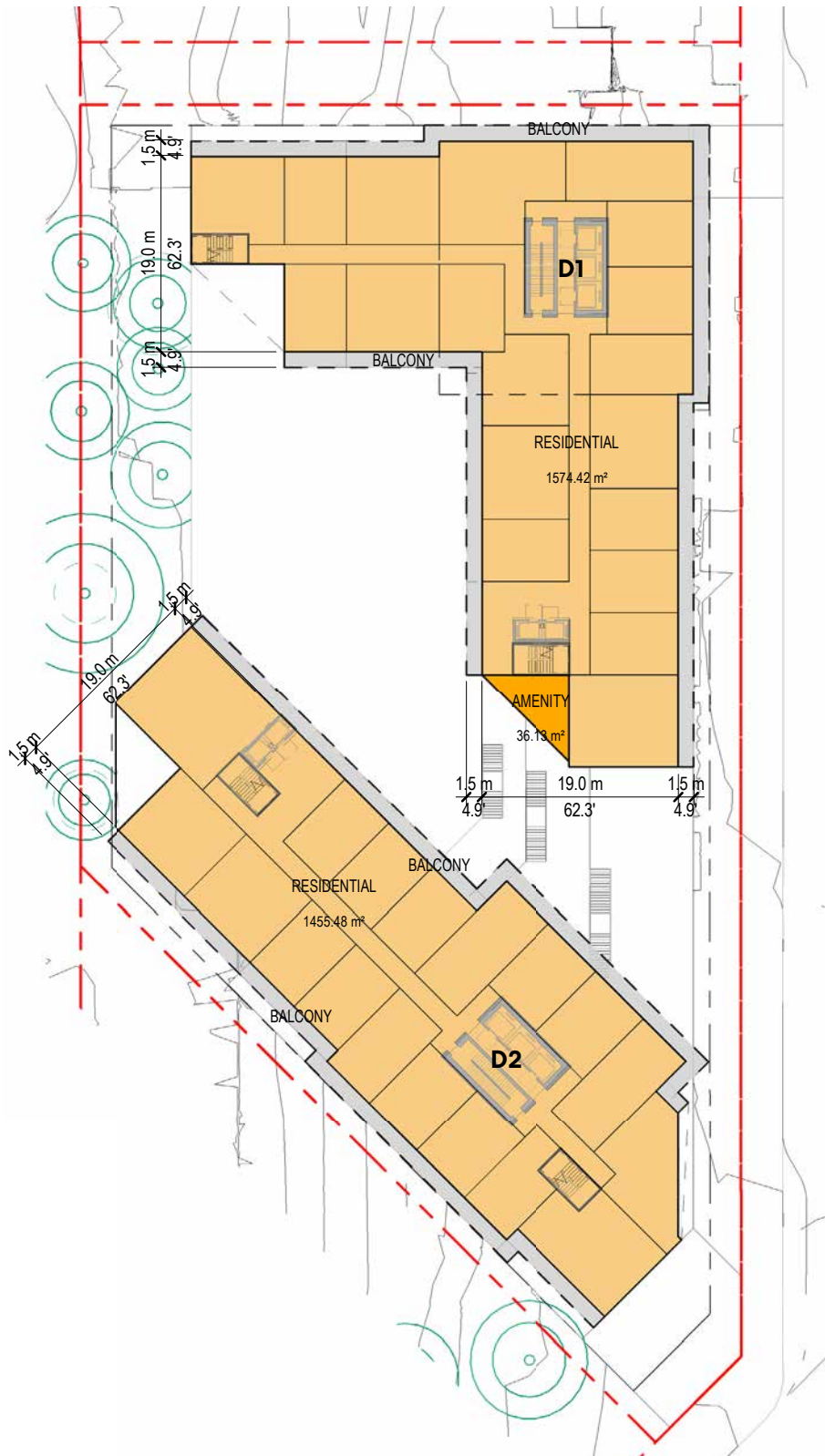
D2 Level O2 (+26m)



Level Plans



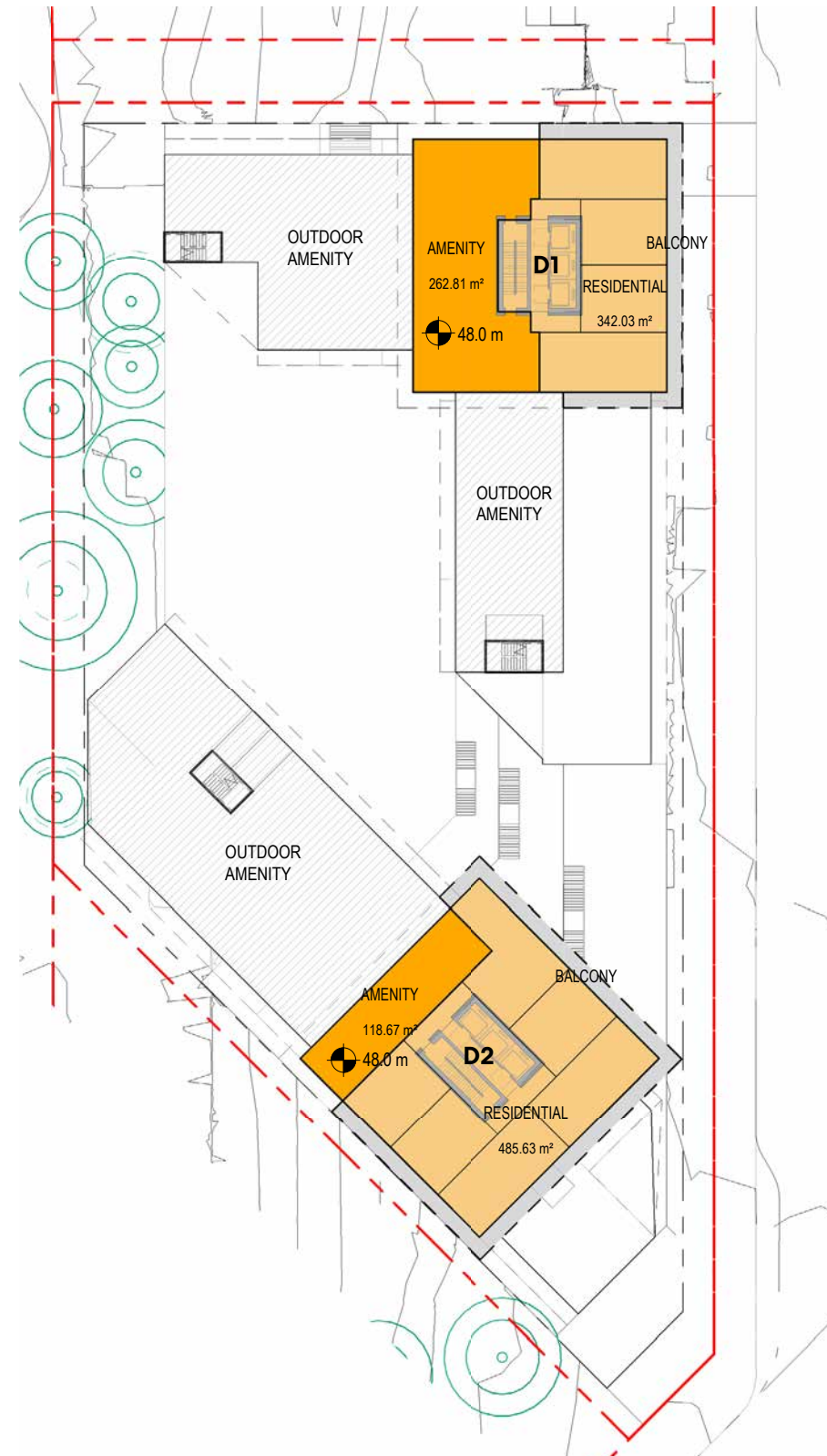




**Elevation +39m Plan**

D1 Level 06 (+39m)

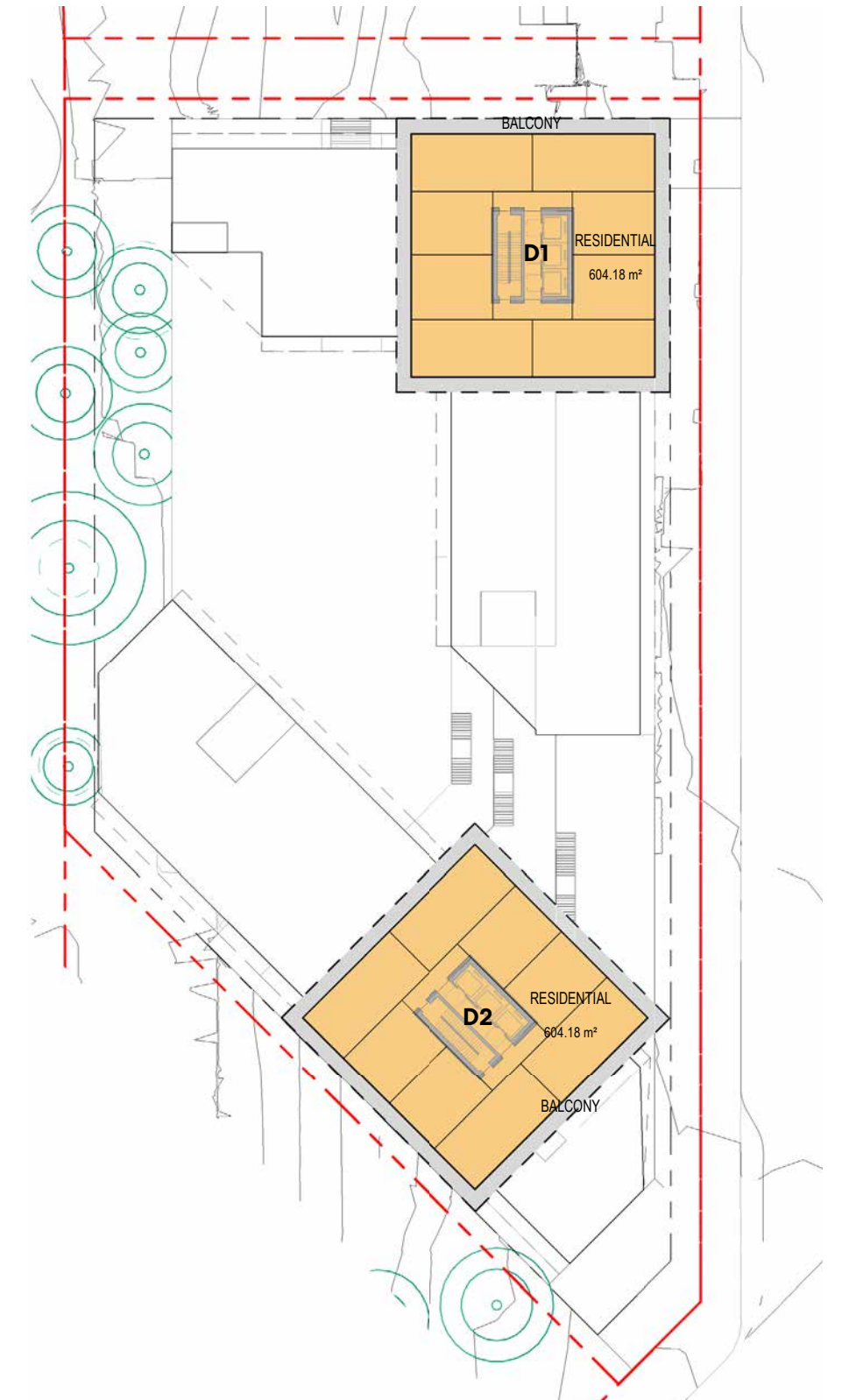
D2 Level 06 (+39m)



**Elevation +48m Plan**

D1 Level 09 (+48m)

D2 Level 09 (+48m)



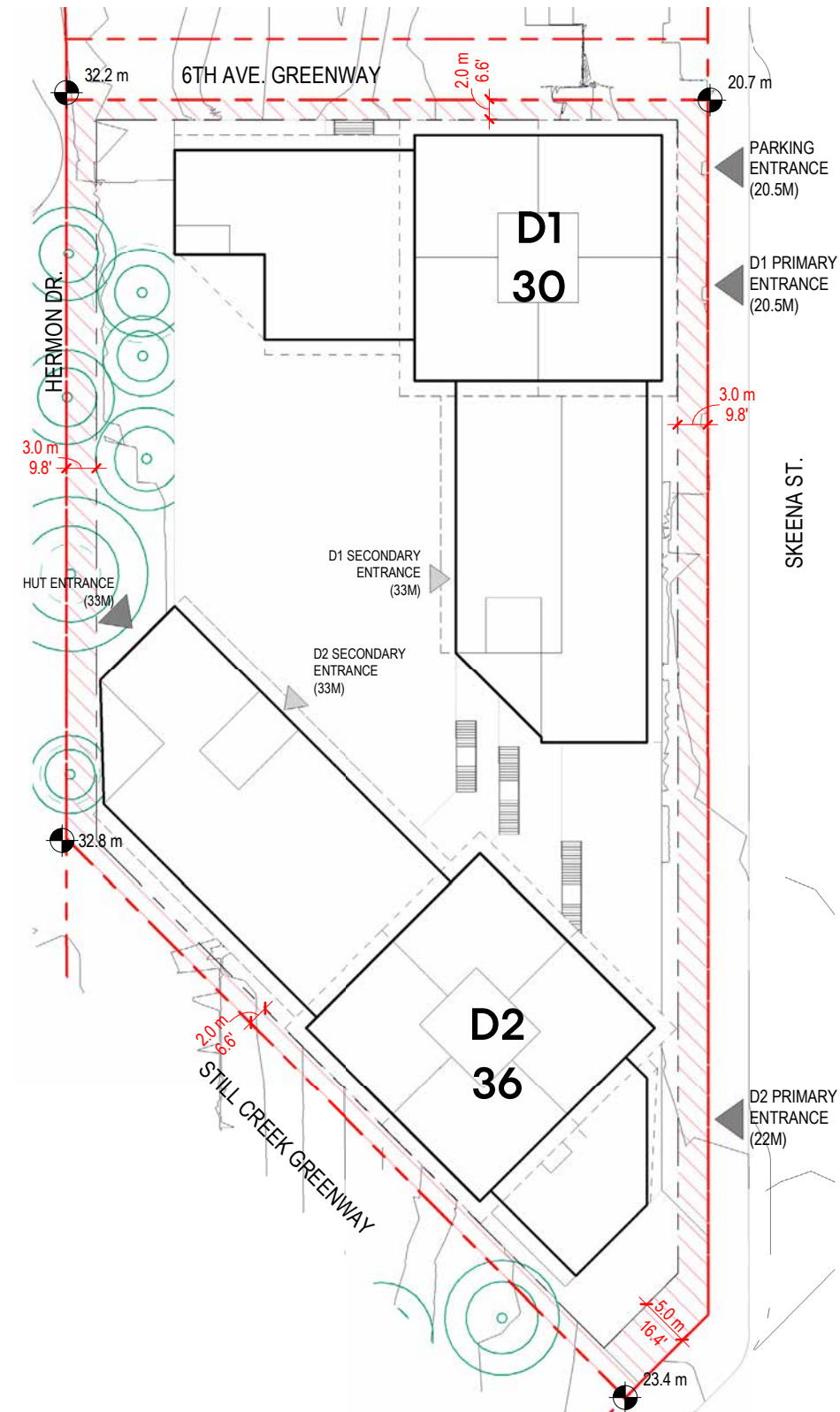
**Elevation +66m Plan**

D1 Level 15 (+66m) - Tower Typical

D2 Level 15 (+66m) - Tower Typical



# Level Plans



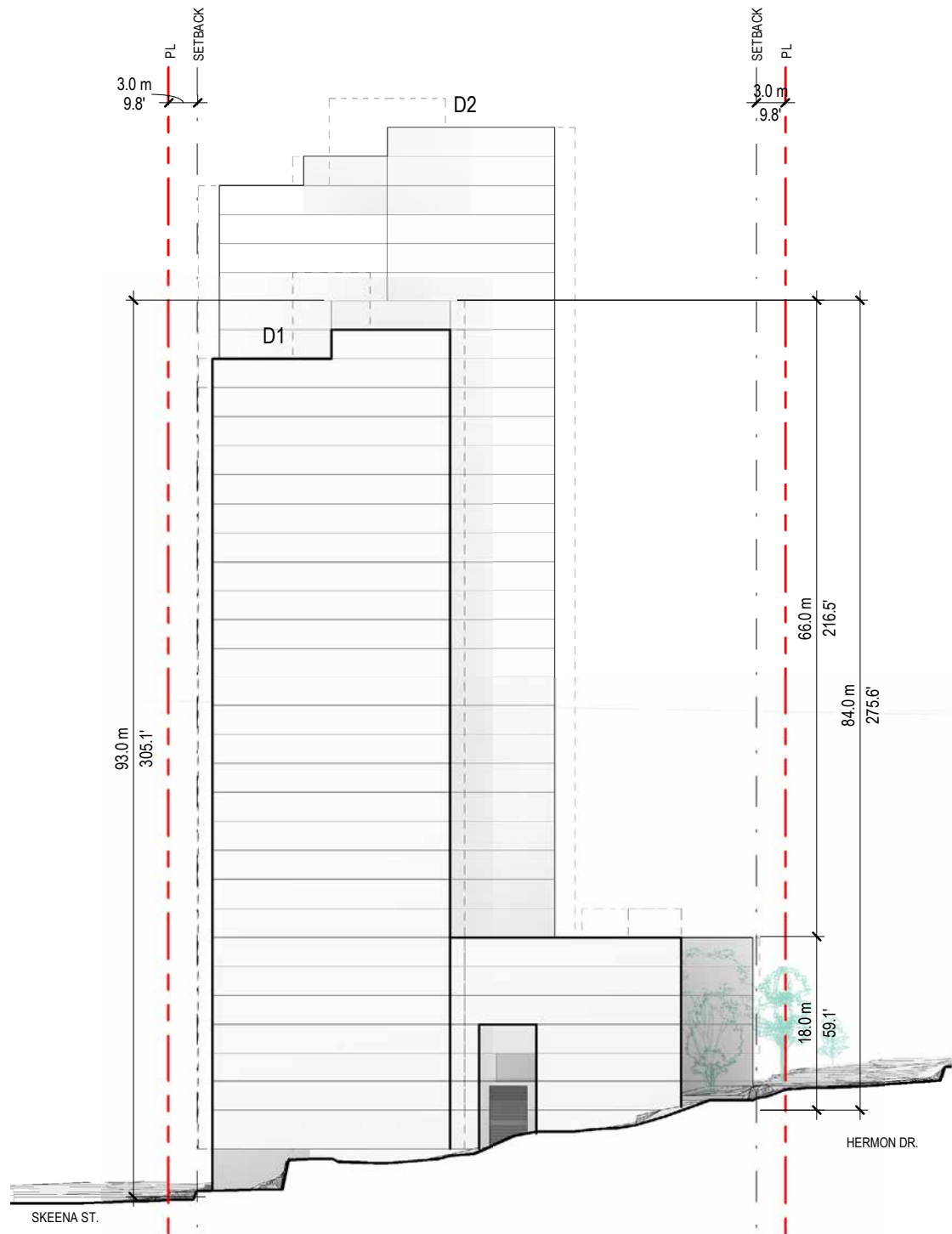
## Roof Plan & Setbacks



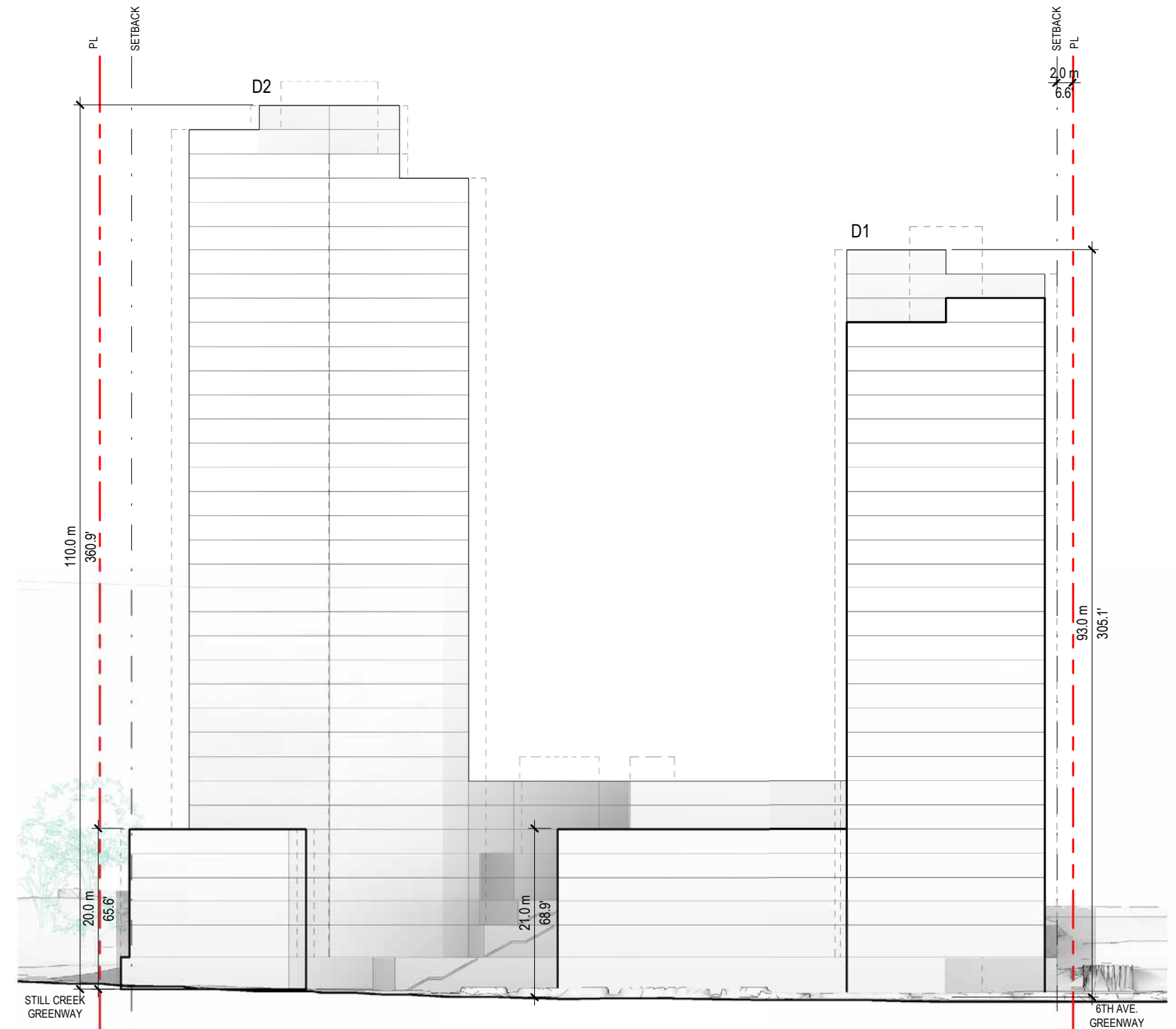




# Elevations

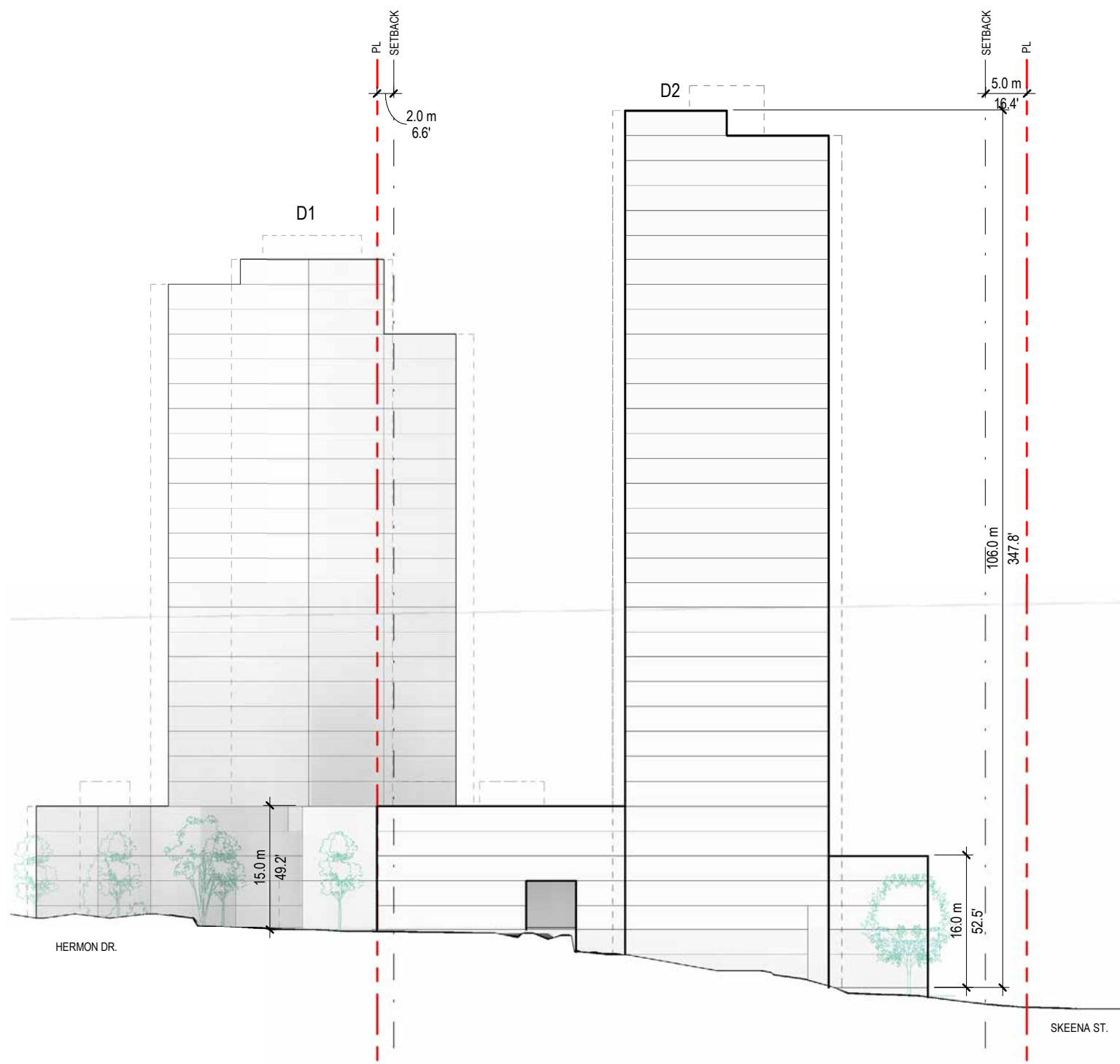


North Elevation

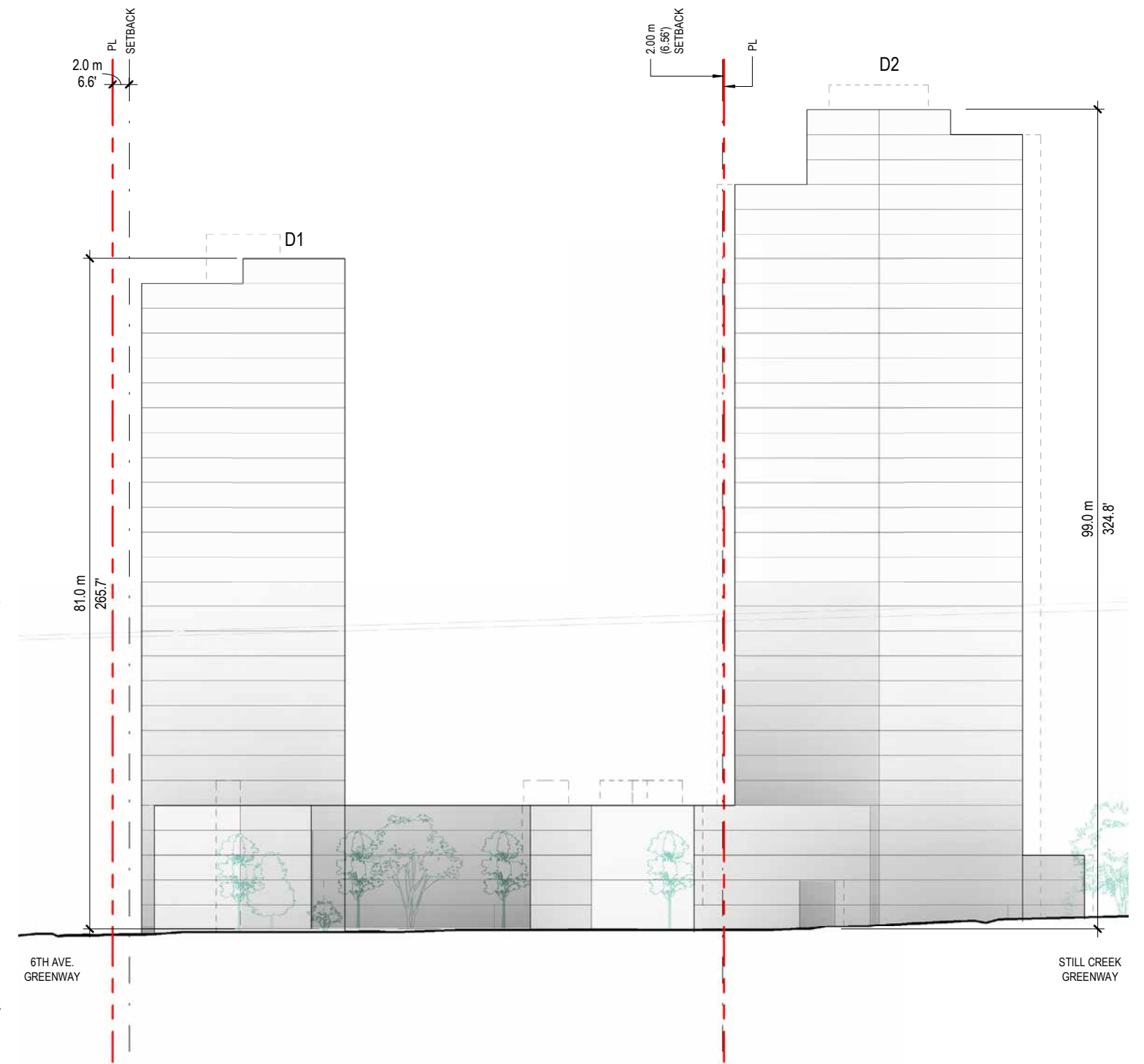


East Elevation





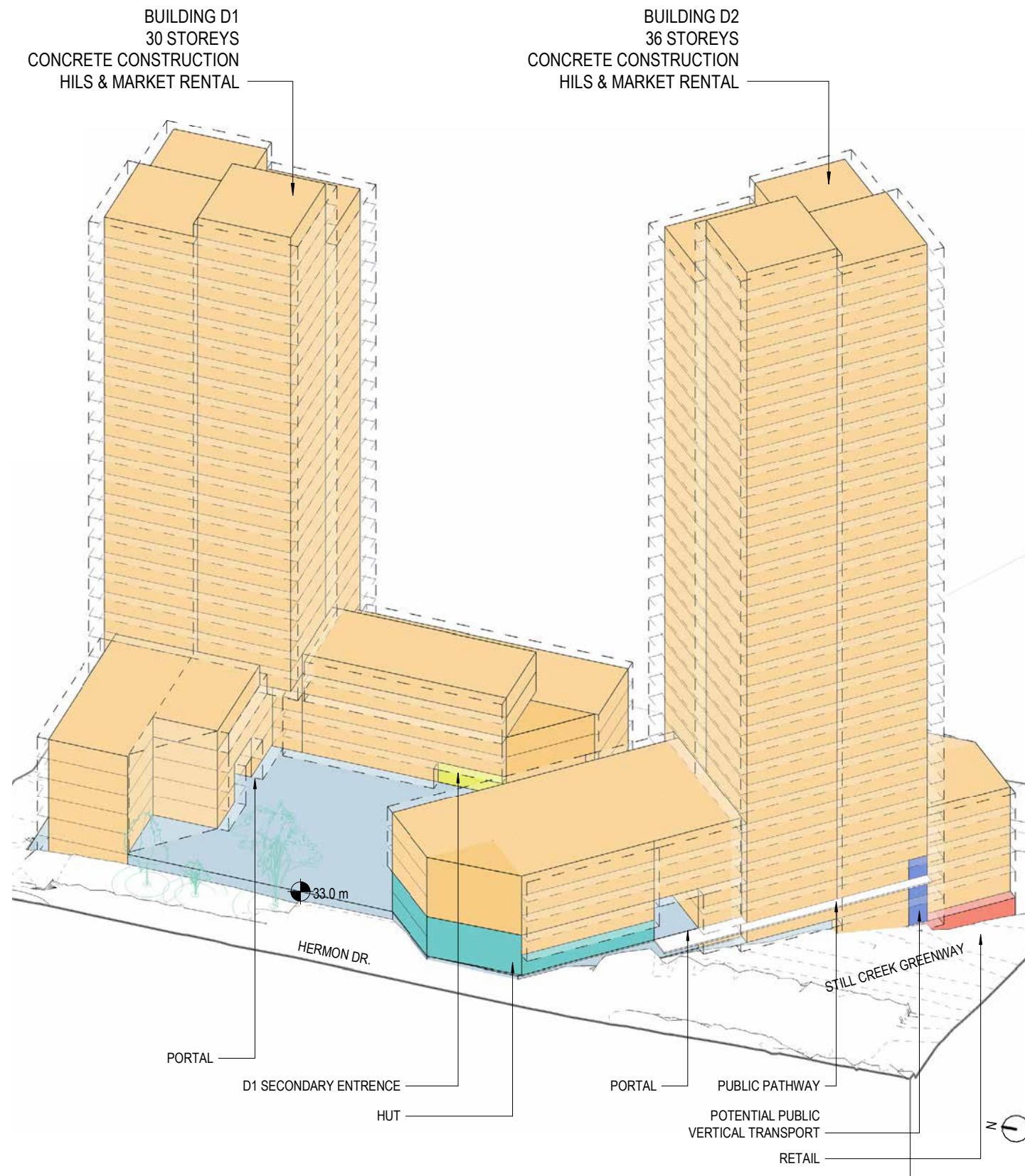
South Elevation



West Elevation

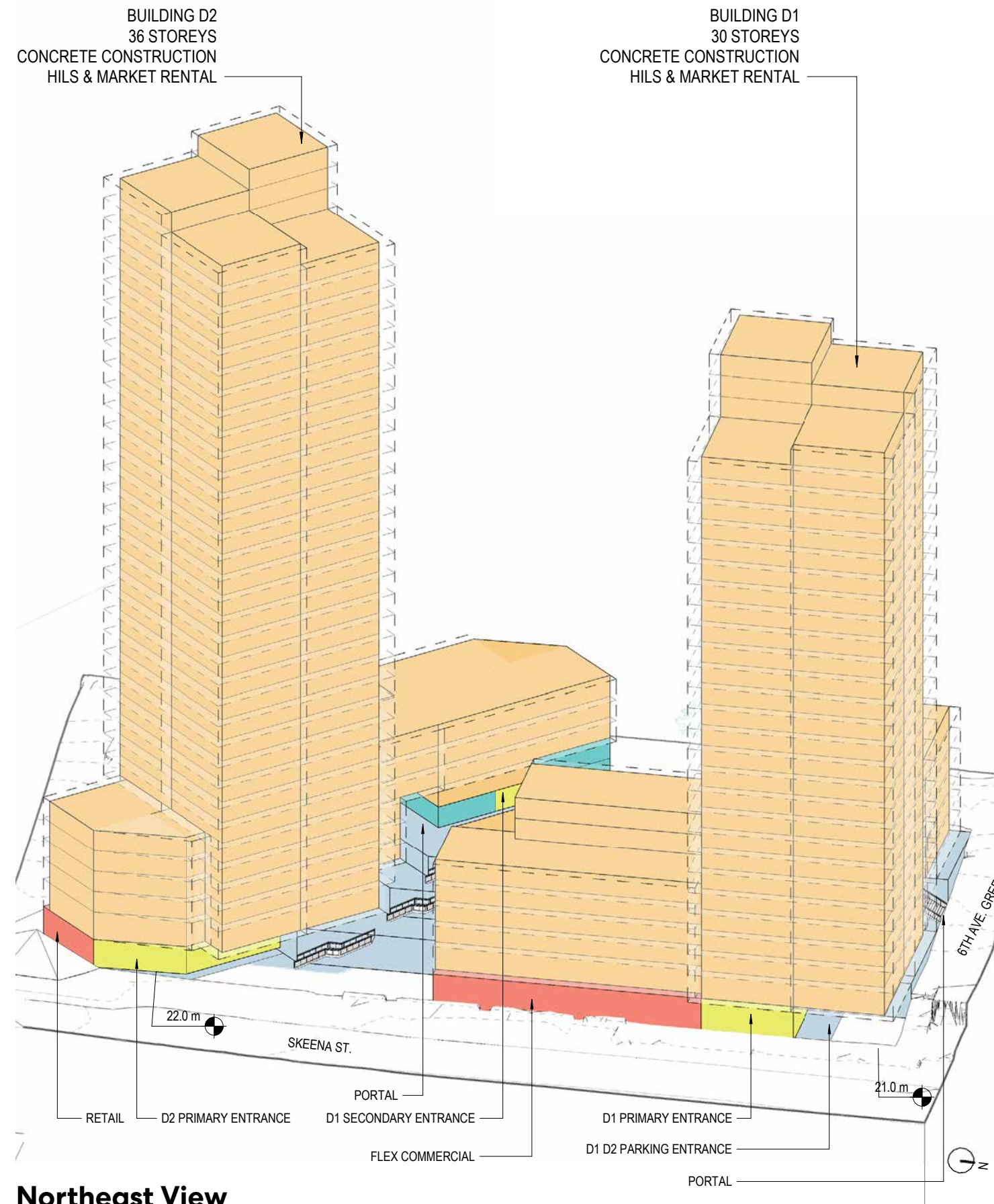


# Axonometric Views



Southwest View





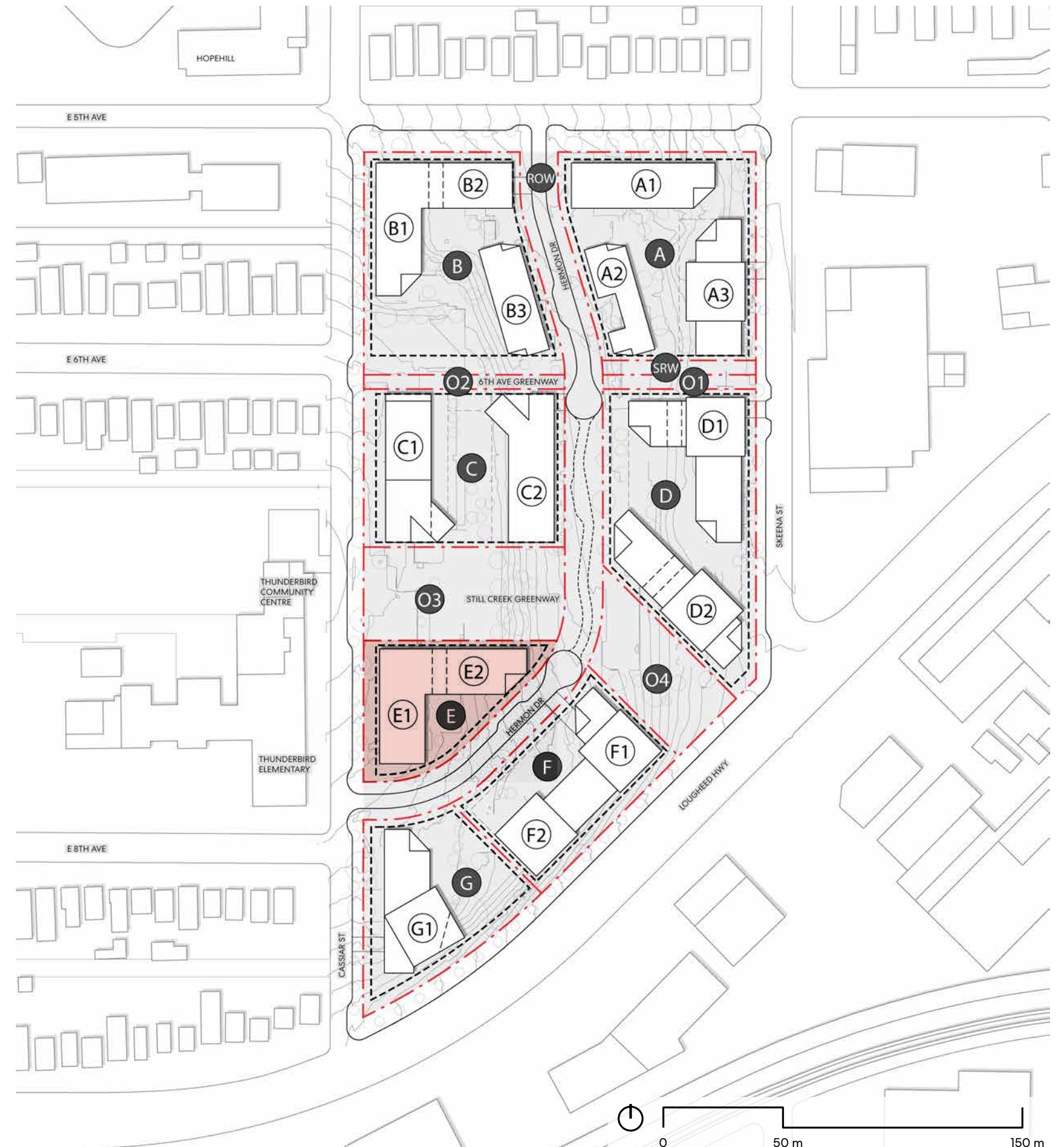
**Northeast View**



# 5.5 Parcel E

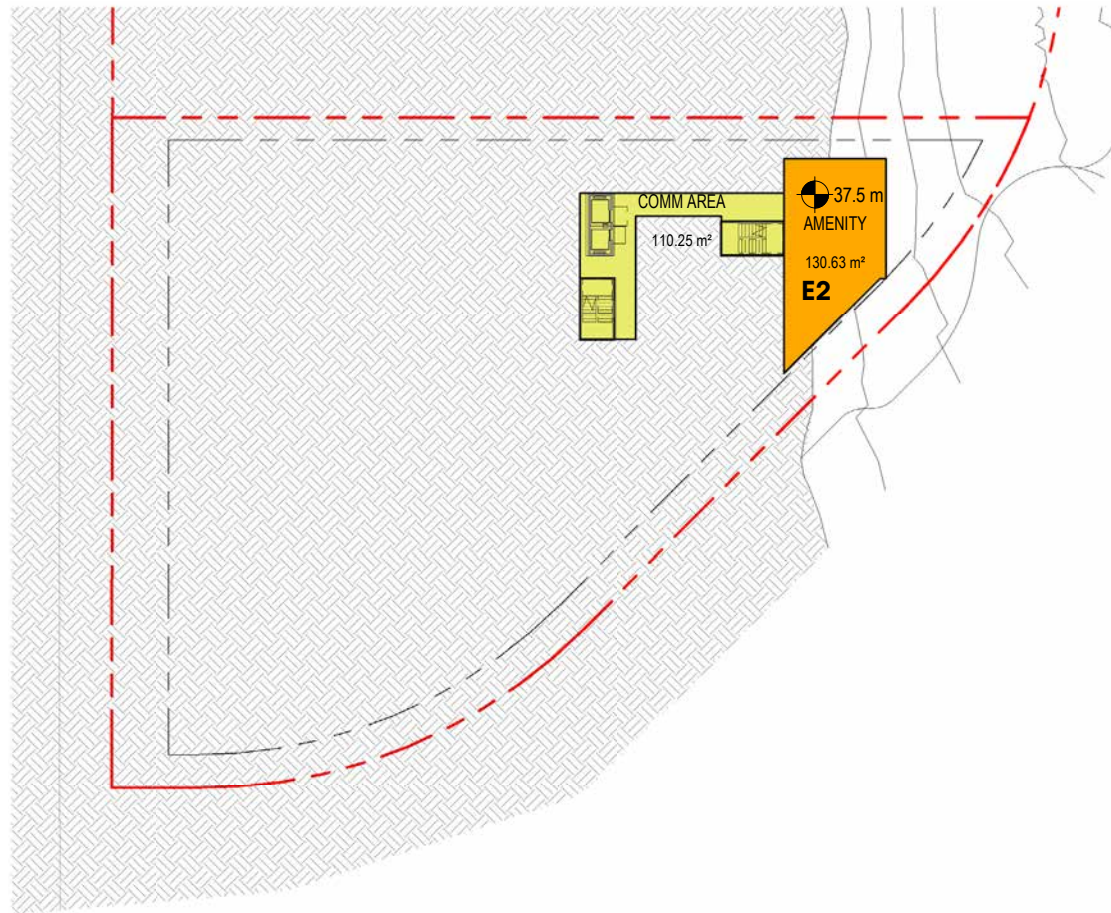
## Parcel E Summary

Buildings	E1	E2	TOTAL
Stores	6	6	
Construction	Wood	Wood	
<b>Parcel Area</b>			<b>35,341</b>
<b>Parcel FSR (Gross)</b>			<b>2.92</b>
<b>Total GFA (ft²)</b>	<b>51,564</b>	<b>51,564</b>	<b>103,127</b>
Residential GFA	50,272	50,272	100,544
Commercial GFA	1,292	1,292	2,583
Daycare GFA			
Community GFA			
<b>Total NFA (ft²)</b>	<b>42,385</b>	<b>42,385</b>	<b>84,771</b>
Residential NFA @ 80%	41,223	41,223	82,446
Commercial NFA @ 90%	1,162	1,162	2,325
Daycare NFA @ 100%	-	-	-
Community NFA @ 100%	-	-	-
<b>Unit Mix</b>			
Low Income RGI Units	-	-	-
HILS RGI Units	39	39	79
Market Units	23	23	46
<b>Total Units</b>	<b>62</b>	<b>62</b>	<b>125</b>

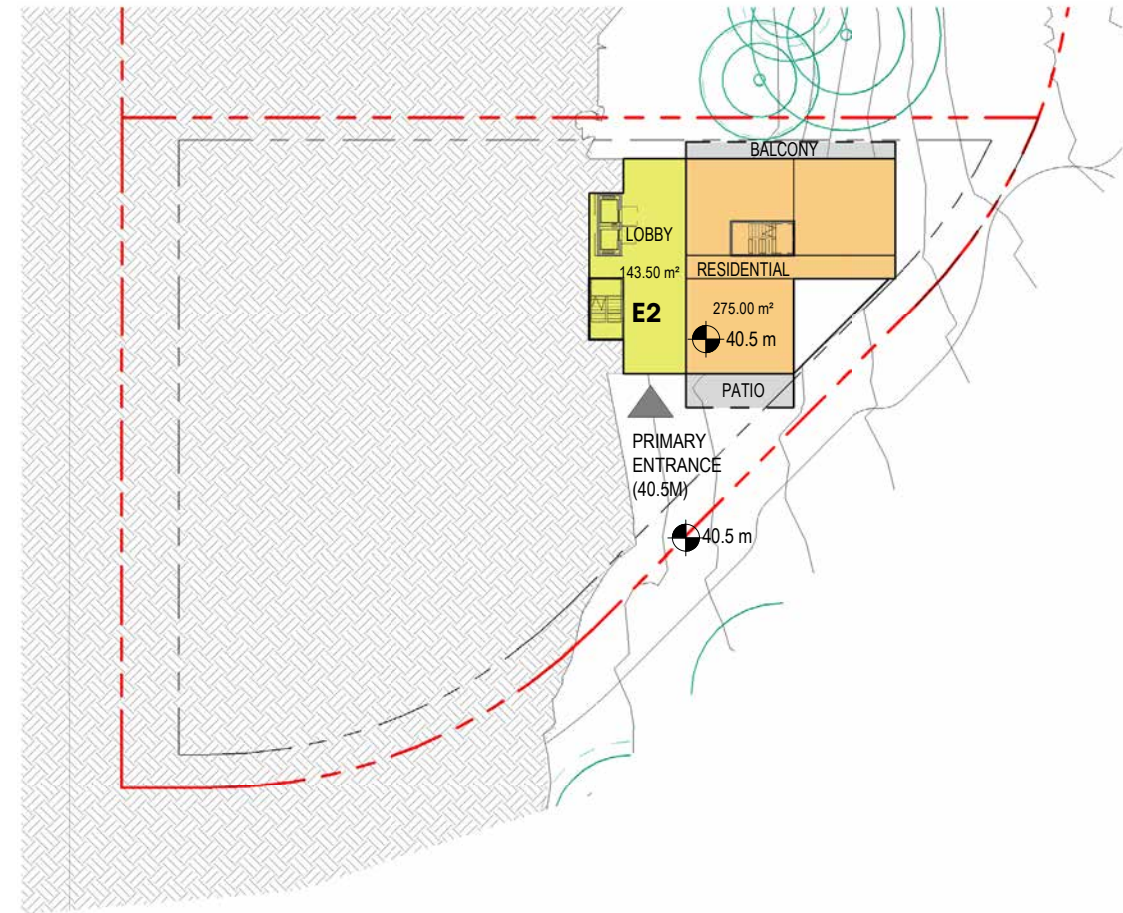




# Level Plans



**Elevation +37.5m Plan**  
E2 Level Lower (+37.5m)



**Elevation +40.5m Plan**  
E2 Level 01 (+40.5m)



# Level Plans



## Elevation +43.5m Plan

E1 Level Lower (+43.5m)

E2 Level O2 (+43.5m)

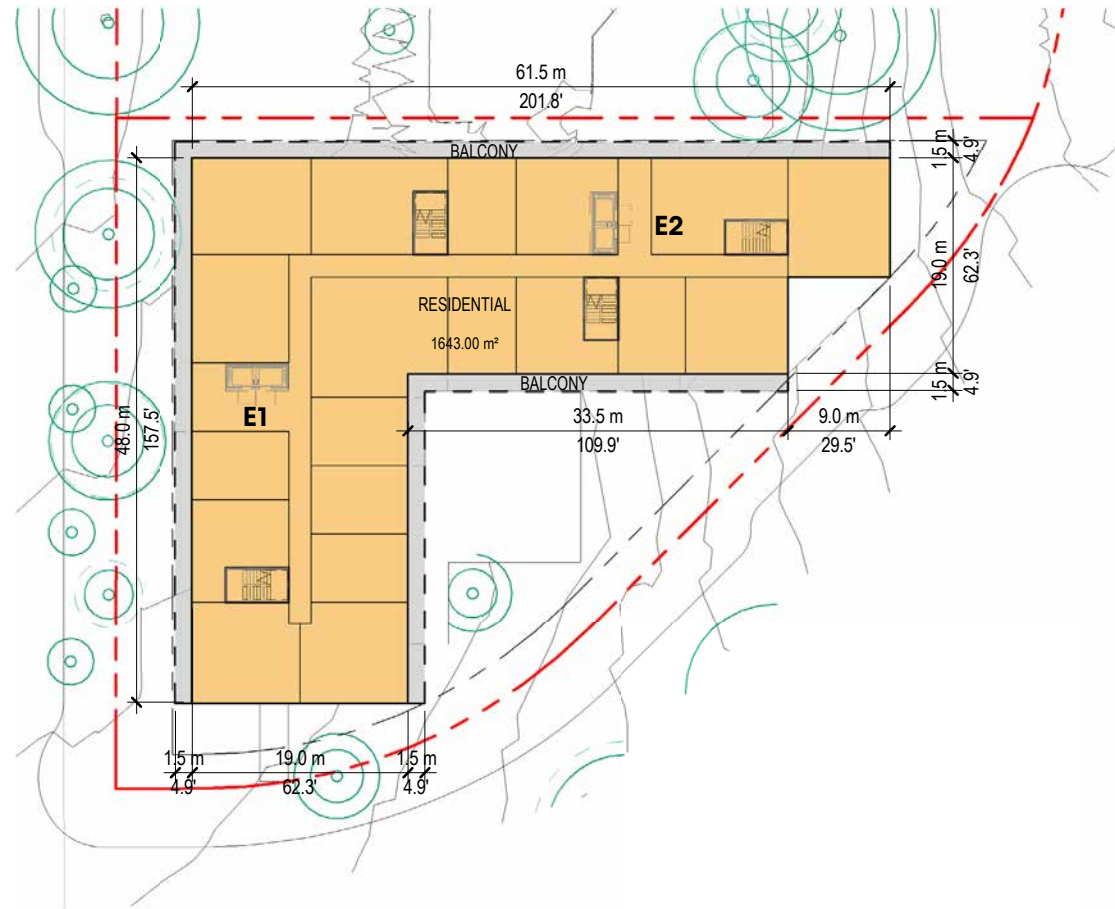


## Elevation +46.5m Plan

E1 Level O1 (+46.5m)

E2 Level O3 (+46.5m)

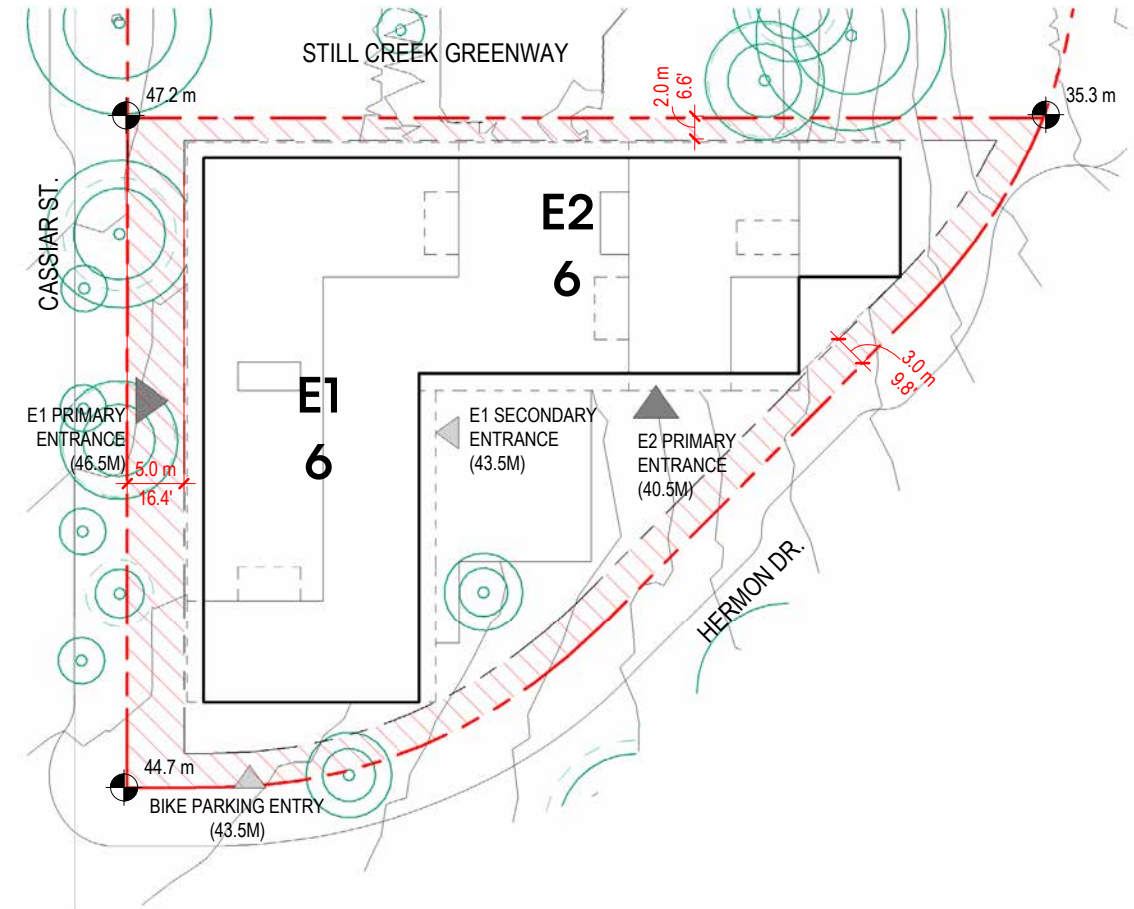




**Elevation +53.5m Plan**

E1 Level 03 (+53.5m)

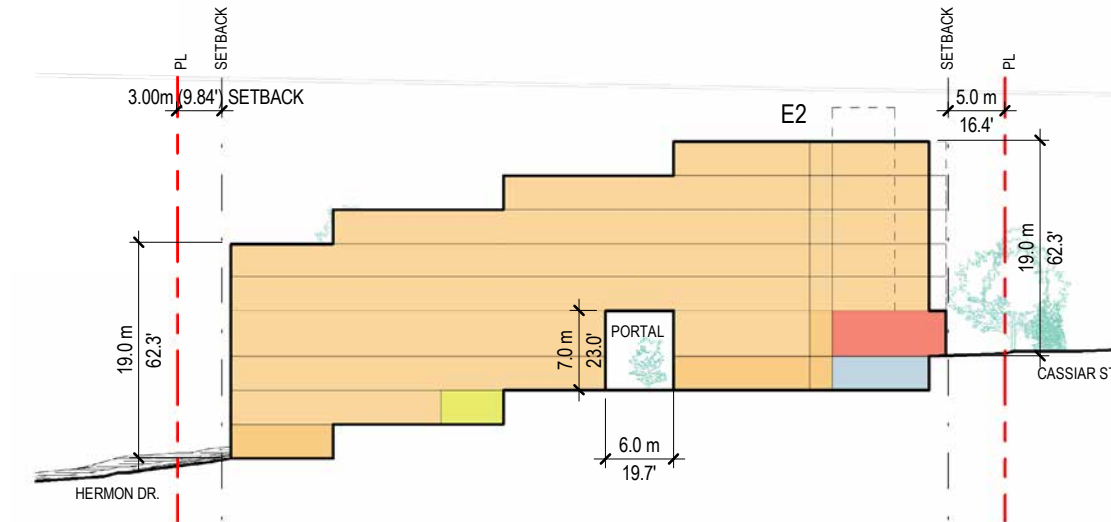
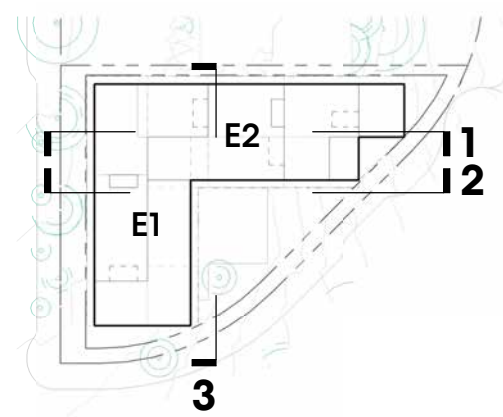
E2 Level 05 (+53.5m)



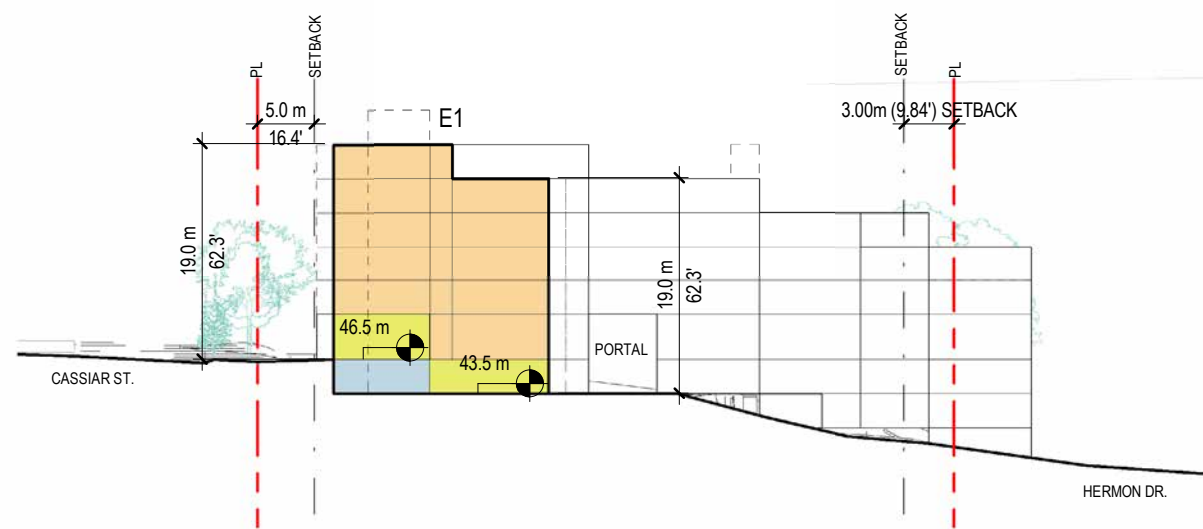
**Roof Plan & Setbacks**



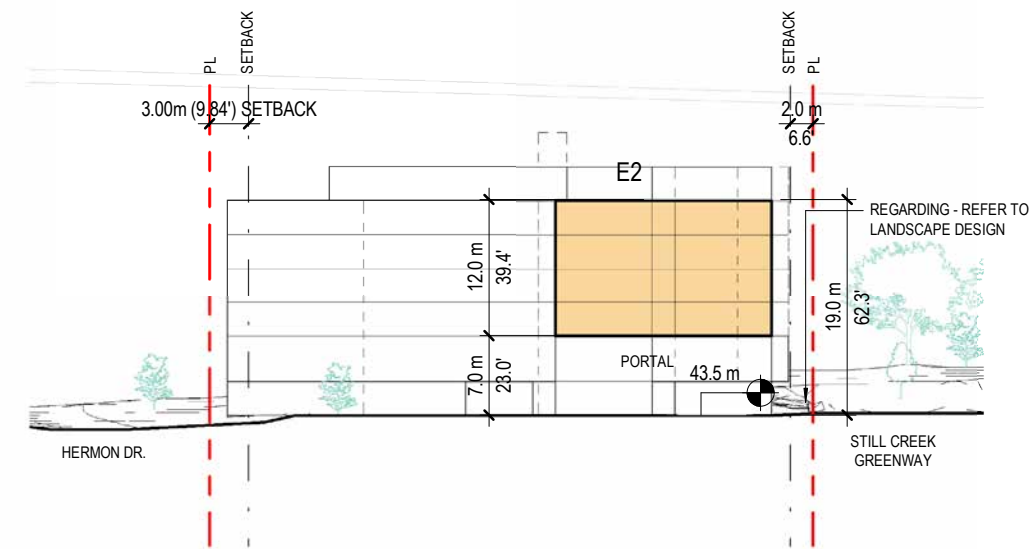
Sections



Section 1



Section 2

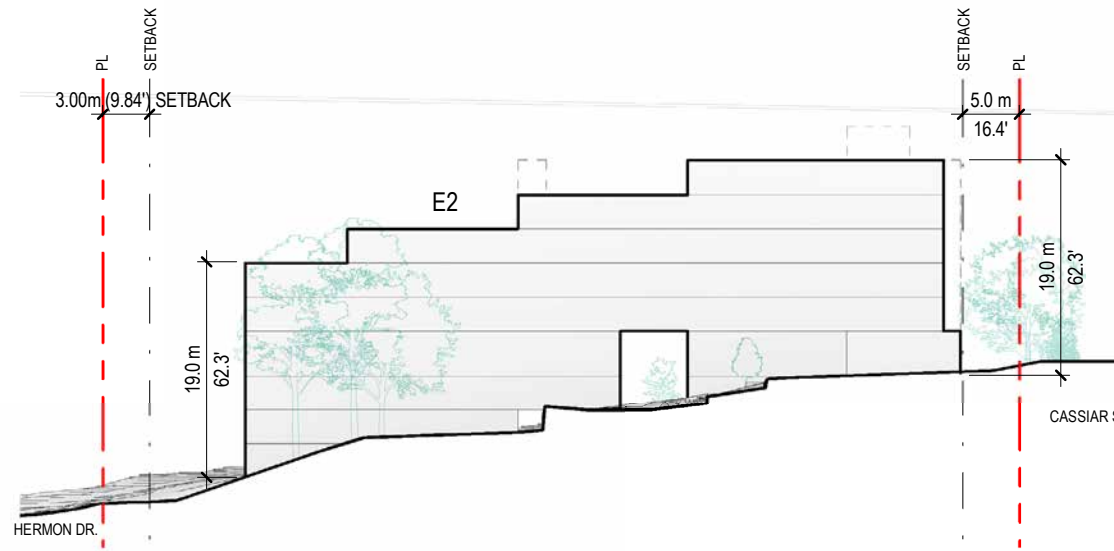


Section 3

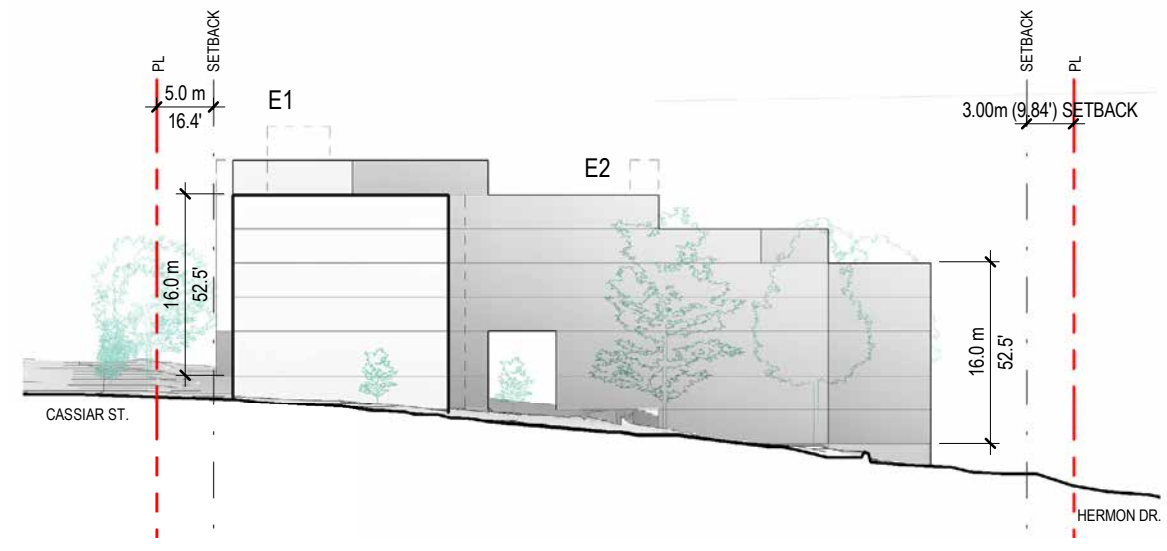
- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING



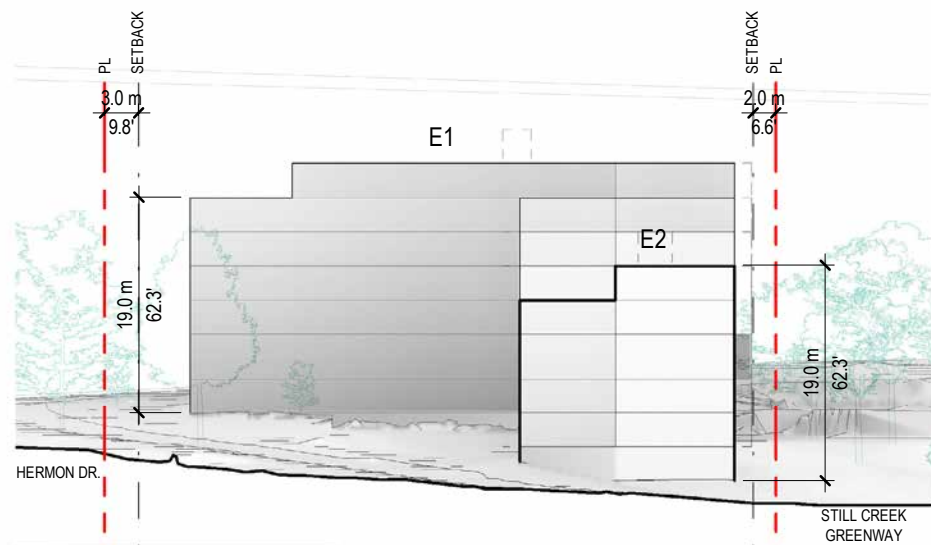
# Elevations



**North Elevation**



**South Elevation**



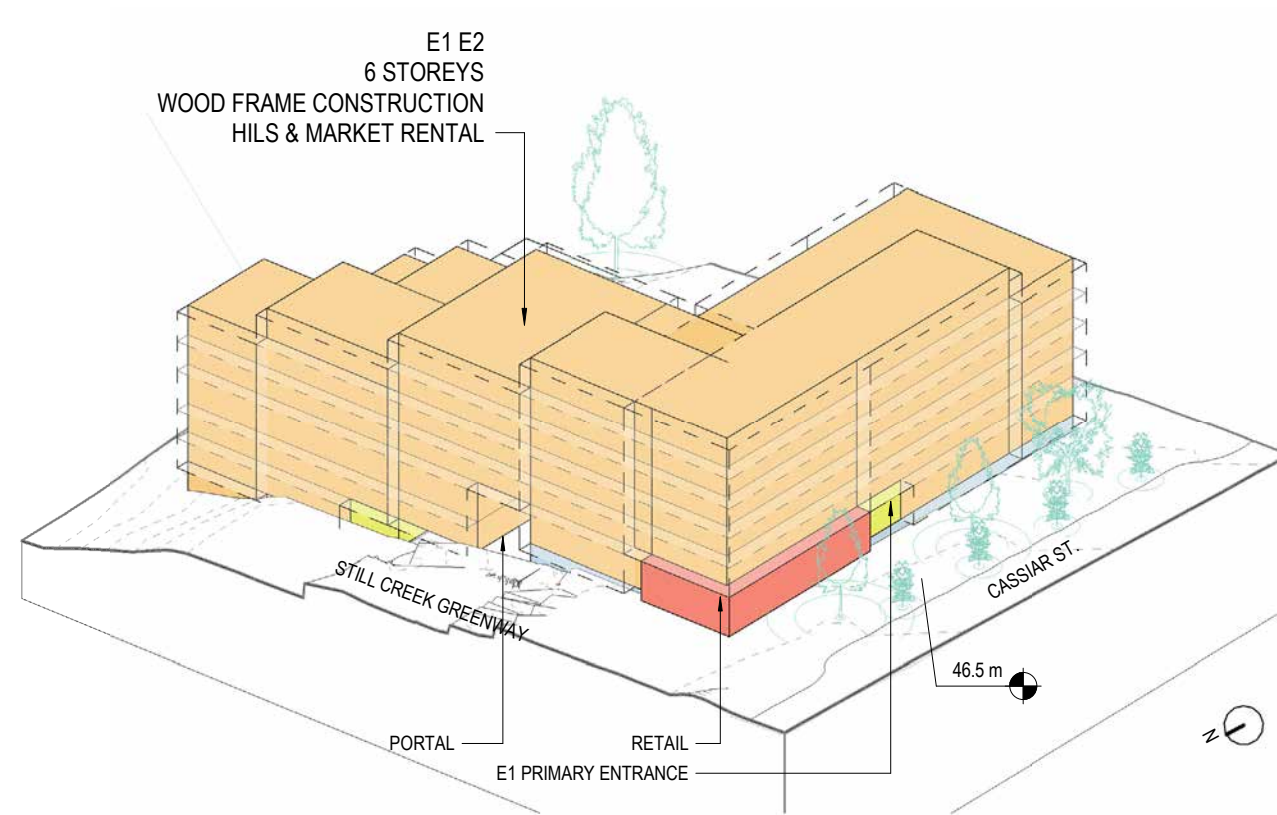
**East Elevation**



**West Elevation**

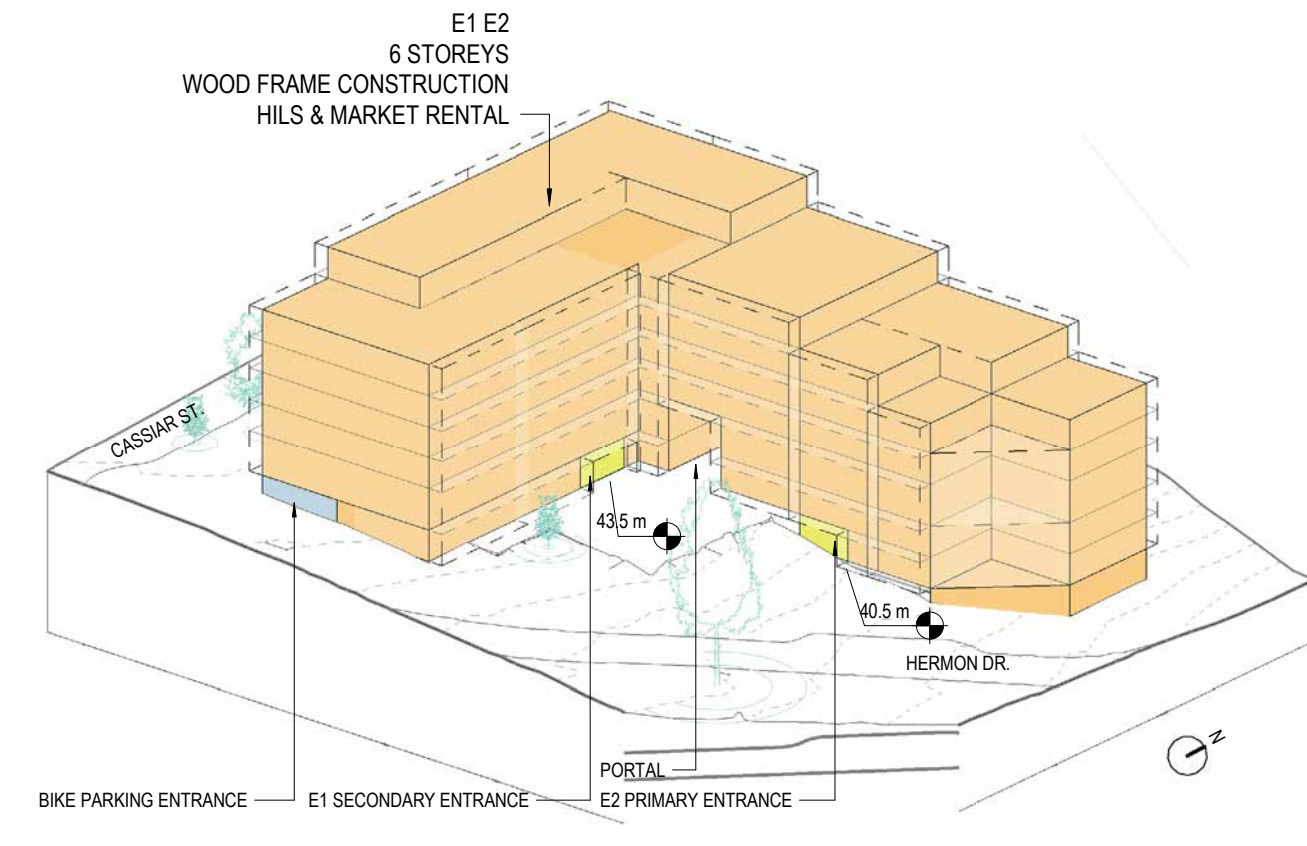


# Axonometric Views



**Northwest View**





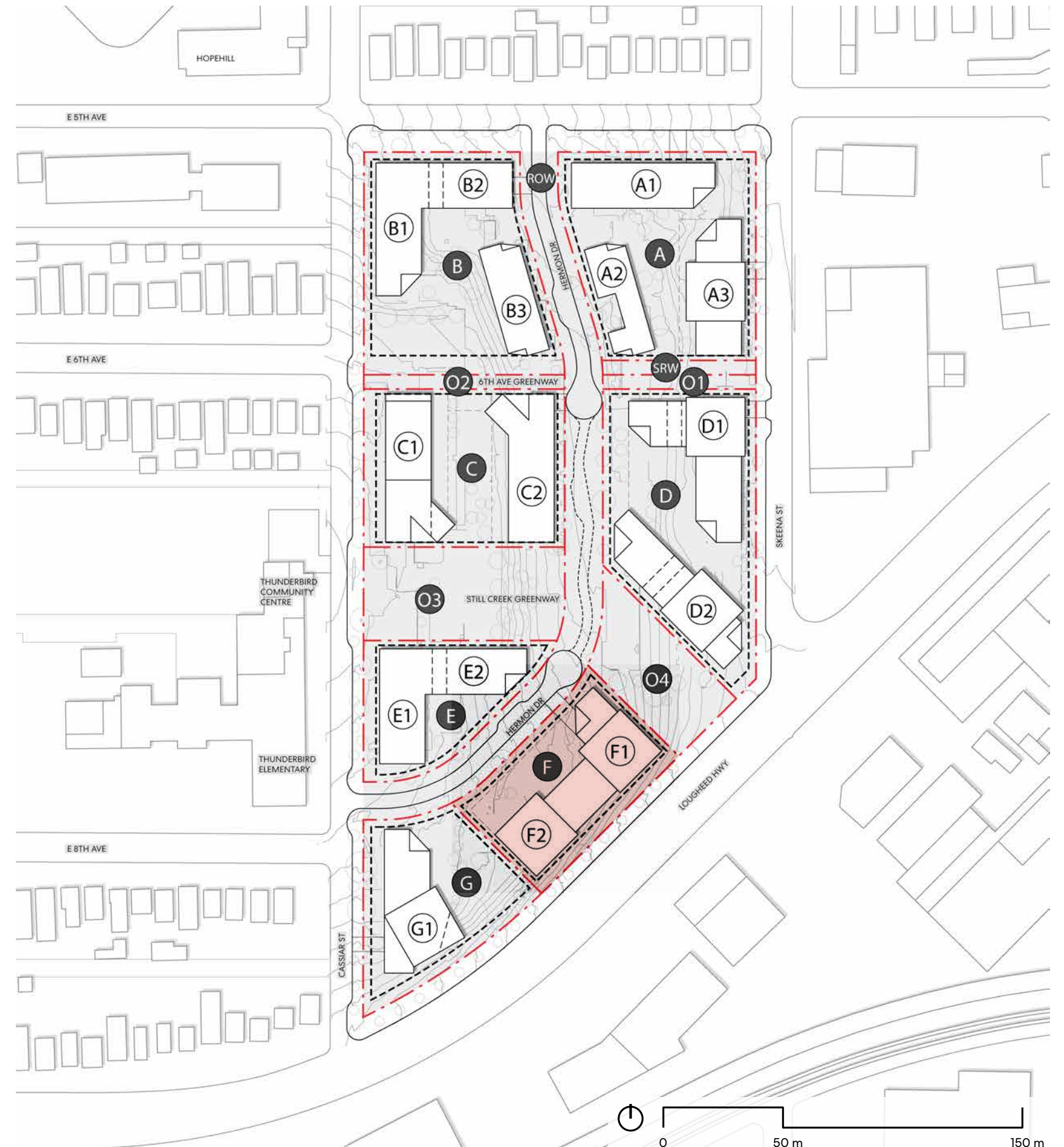
**Southeast View**



# 5.6 Parcel F

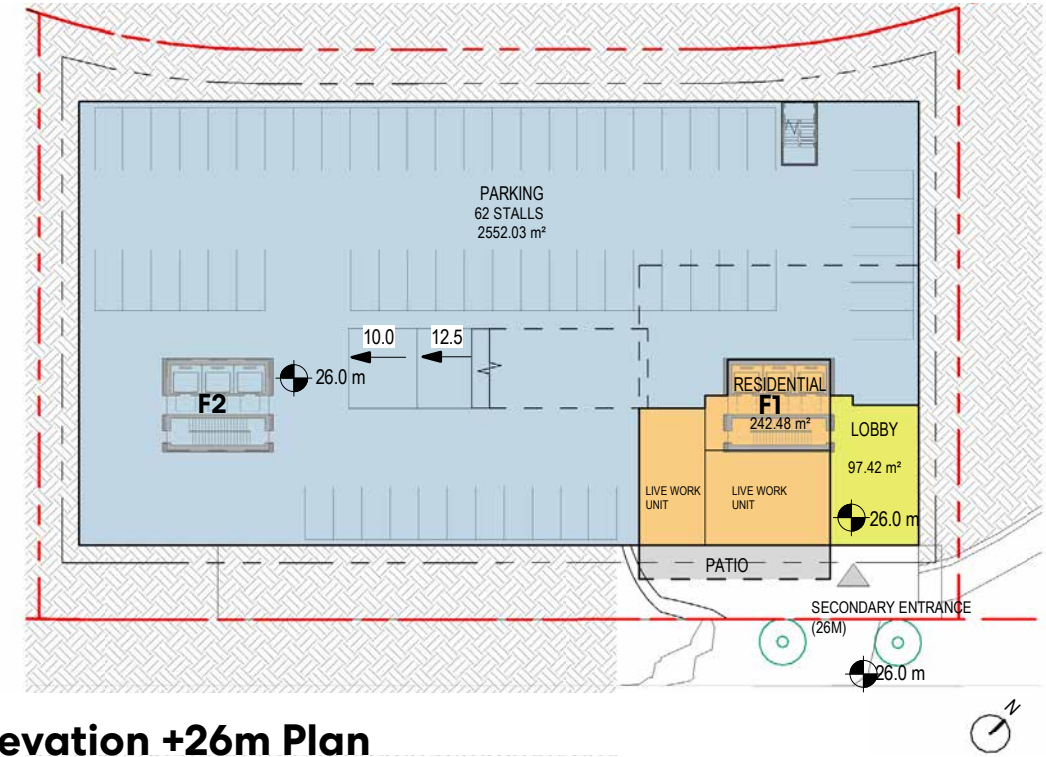
## Parcel F Summary

Buildings	F1	F2	TOTAL
Storeys	30	20	
Construction	Concrete	Concrete	
<b>Parcel Area</b>			<b>44,281</b>
<b>Parcel FSR (Gross)</b>			<b>7.39</b>
<b>Total GFA (ft²)</b>	<b>163,574</b>	<b>163,574</b>	<b>327,148</b>
Residential GFA	163,574	163,574	327,148
Commercial GFA			
Daycare GFA			
Community GFA			
<b>Total NFA (ft²)</b>	<b>134,131</b>	<b>134,131</b>	<b>268,261</b>
Residential NFA @ 80%	134,131	134,131	268,261
Commercial NFA @ 90%	-	-	-
Daycare NFA @ 100%	-	-	-
Community NFA @ 100%	-	-	-
<b>Unit Mix</b>			
Low Income RGI Units	-	-	-
HILS RGI Units	128	128	257
Market Units	77	77	154
<b>Total Units</b>	<b>206</b>	<b>206</b>	<b>411</b>





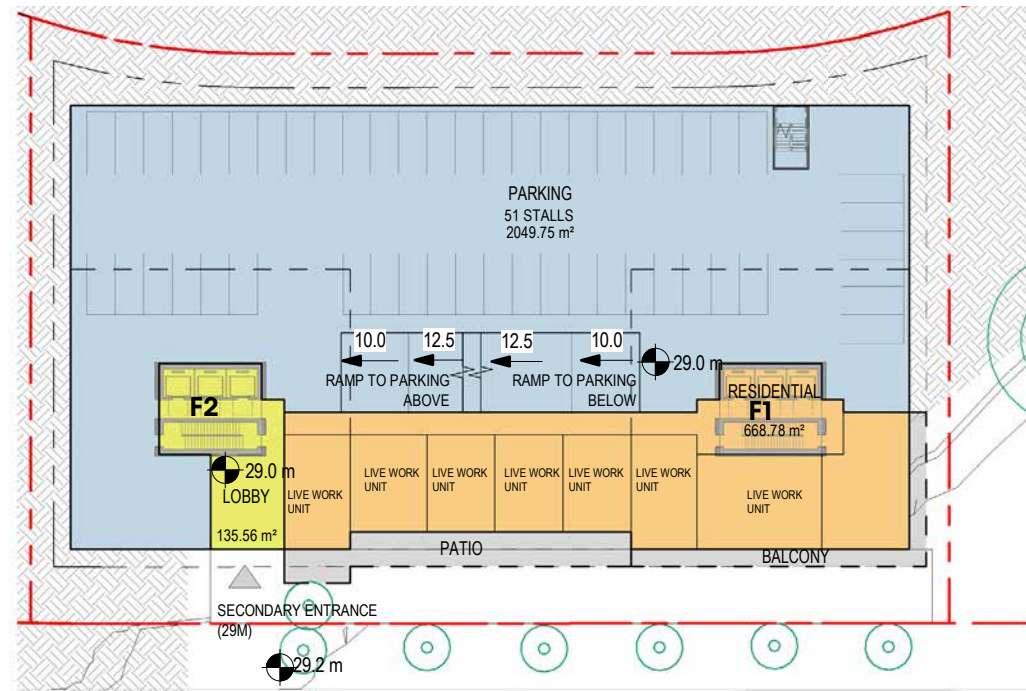
# Level Plans



**Elevation +26m Plan**

F1 Level P4 (+26m)

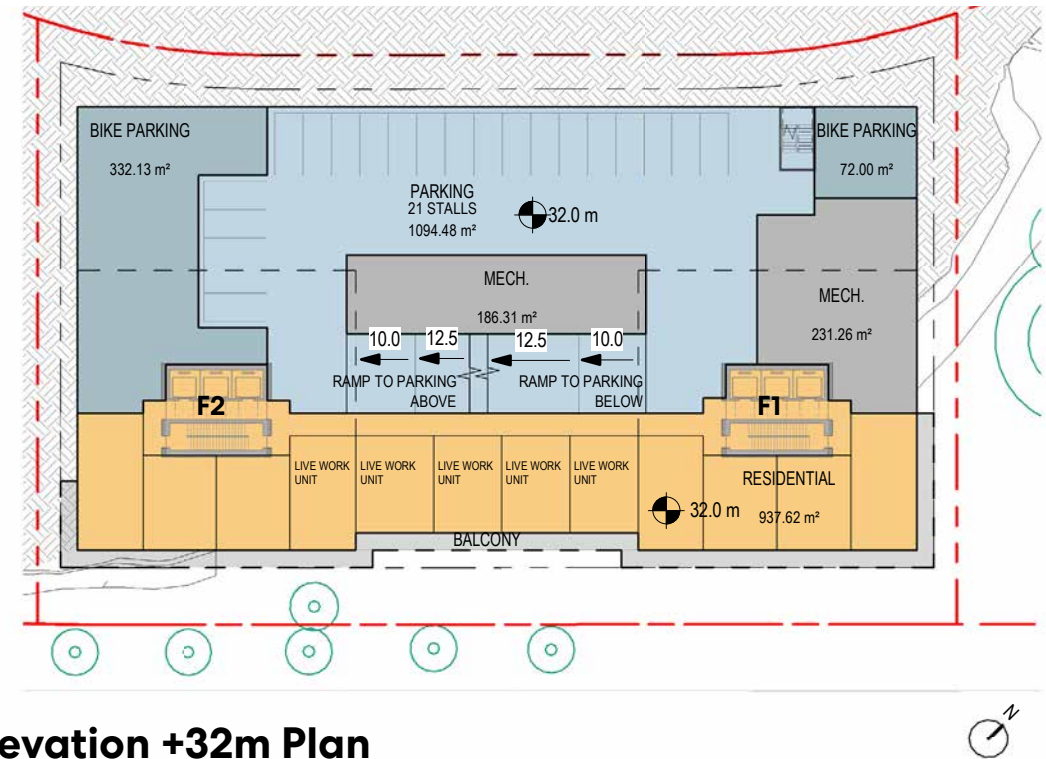
F2 Level P4 (+26m)



**Elevation +29m Plan**

F1 Level P3 (+29m)

F2 Level P3 (+29m)



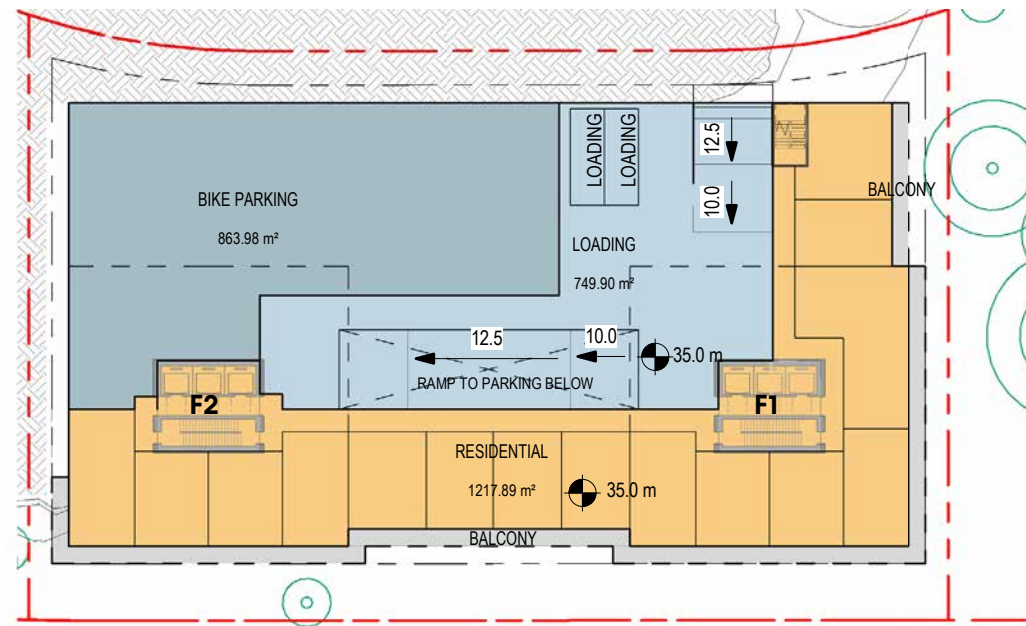
**Elevation +32m Plan**

F1 Level P2 (+32m)

F2 Level P2 (+32m)



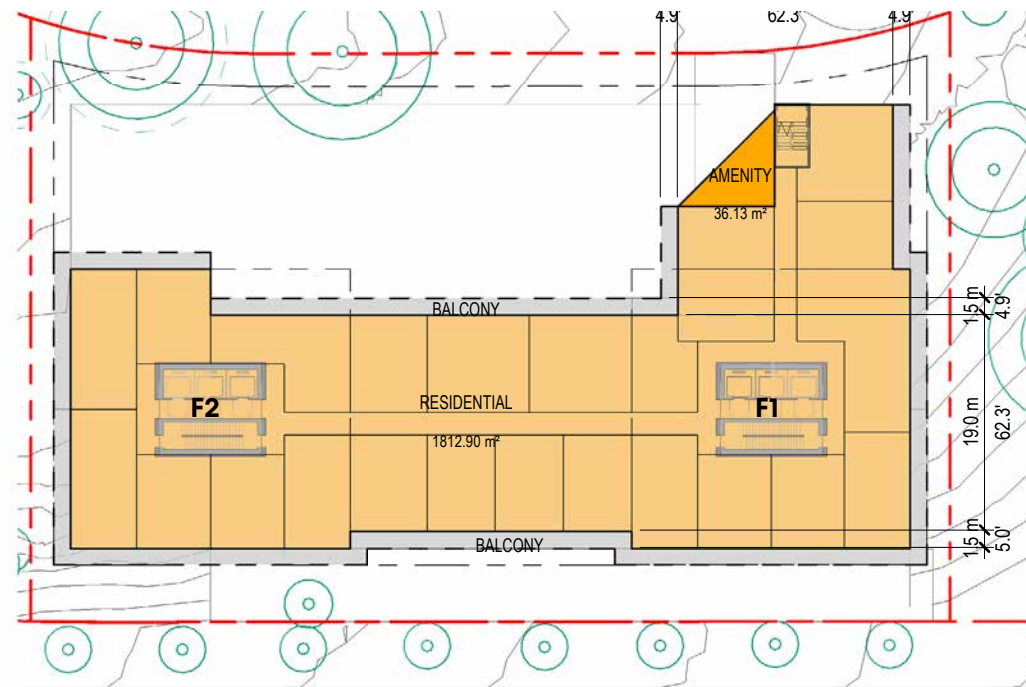
Level Plans



**Elevation +35m Plan**

F1 Level P1 (+35m)

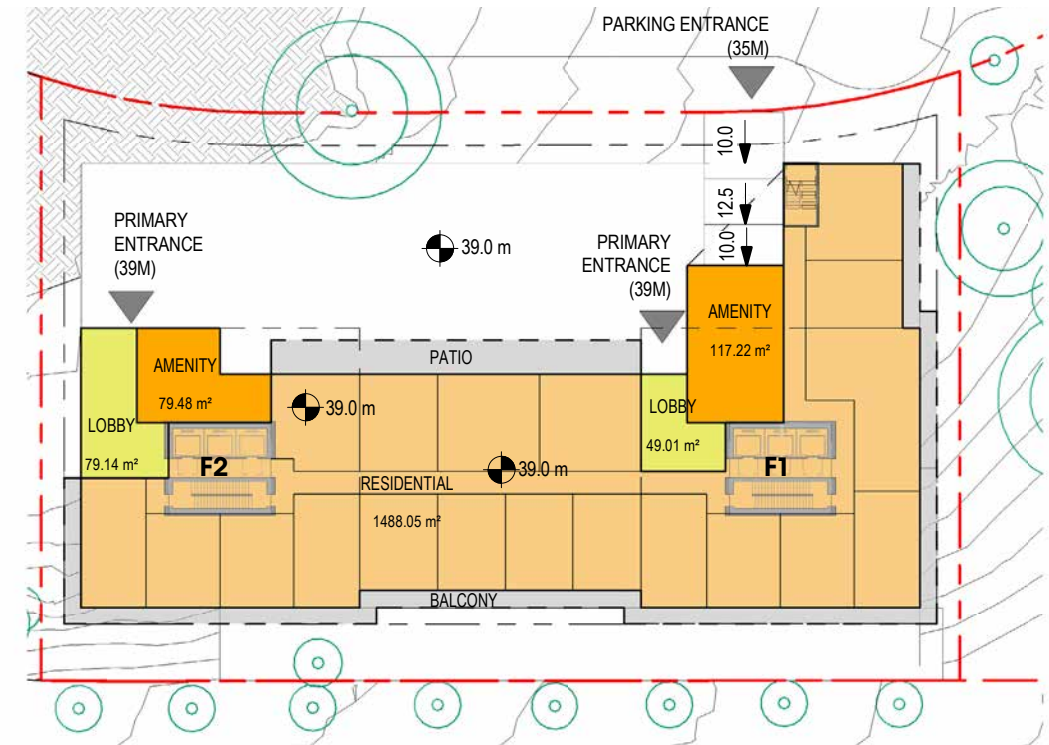
F2 Level P1 (+35m)



**Elevation +42m Plan**

F1 Level O2 (+42m)

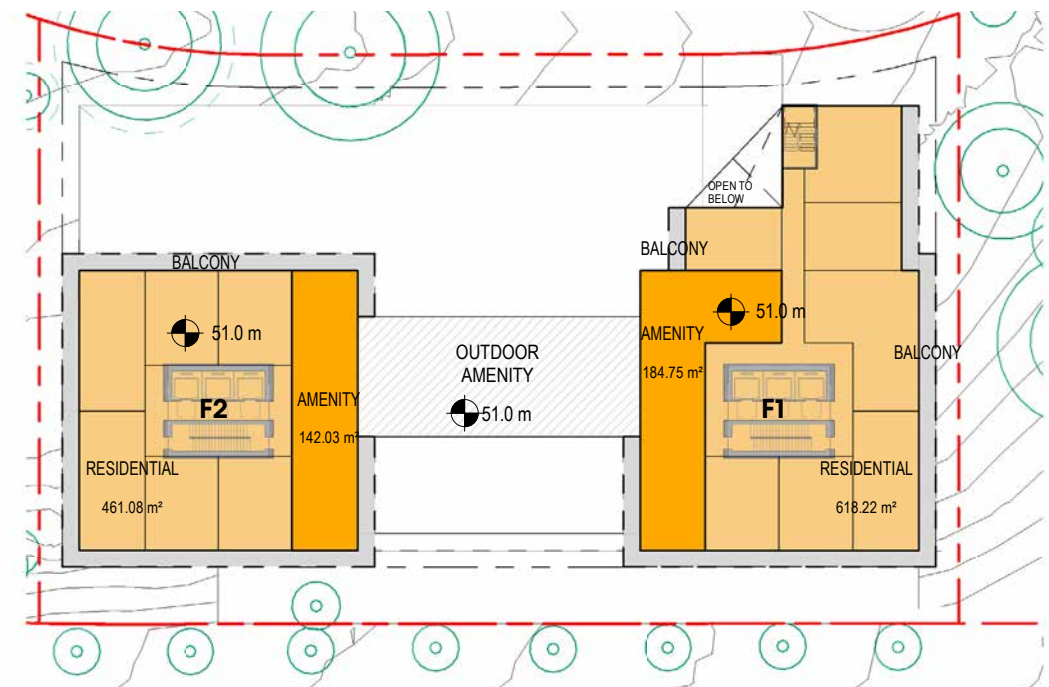
F2 Level O2 (+42m)



**Elevation +39m Plan**

F1 Level O1 (+39m)

F2 Level O1 (+39m)

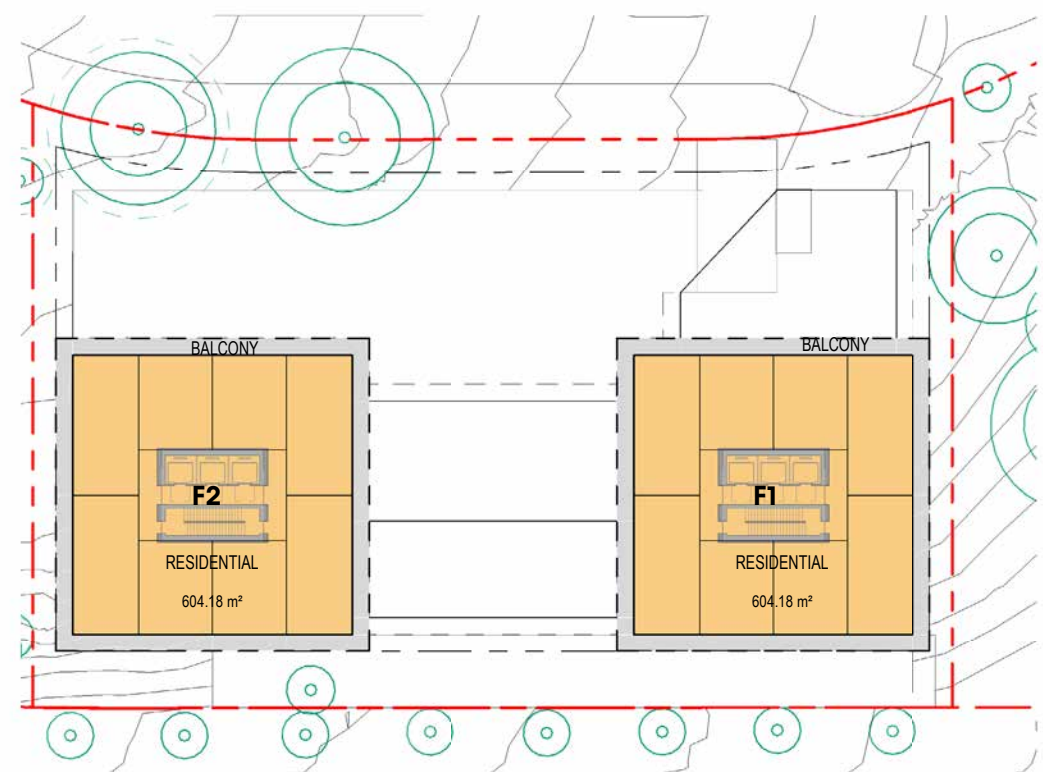


**Elevation +51m Plan**

F1 Level O5 (+51m)

F2 Level O5 (+51m)

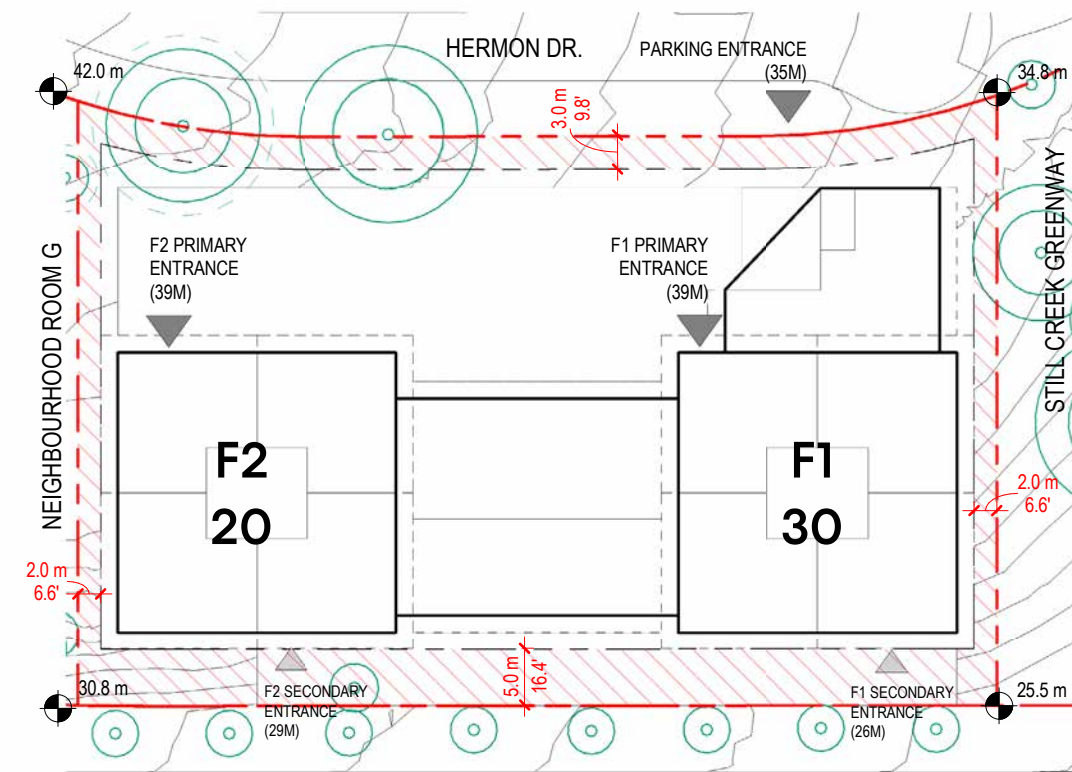




**Elevation +69m Plan**

F1 Level 11 (+69m) - Tower Typical

F2 Level 11 (+69m) - Tower Typical



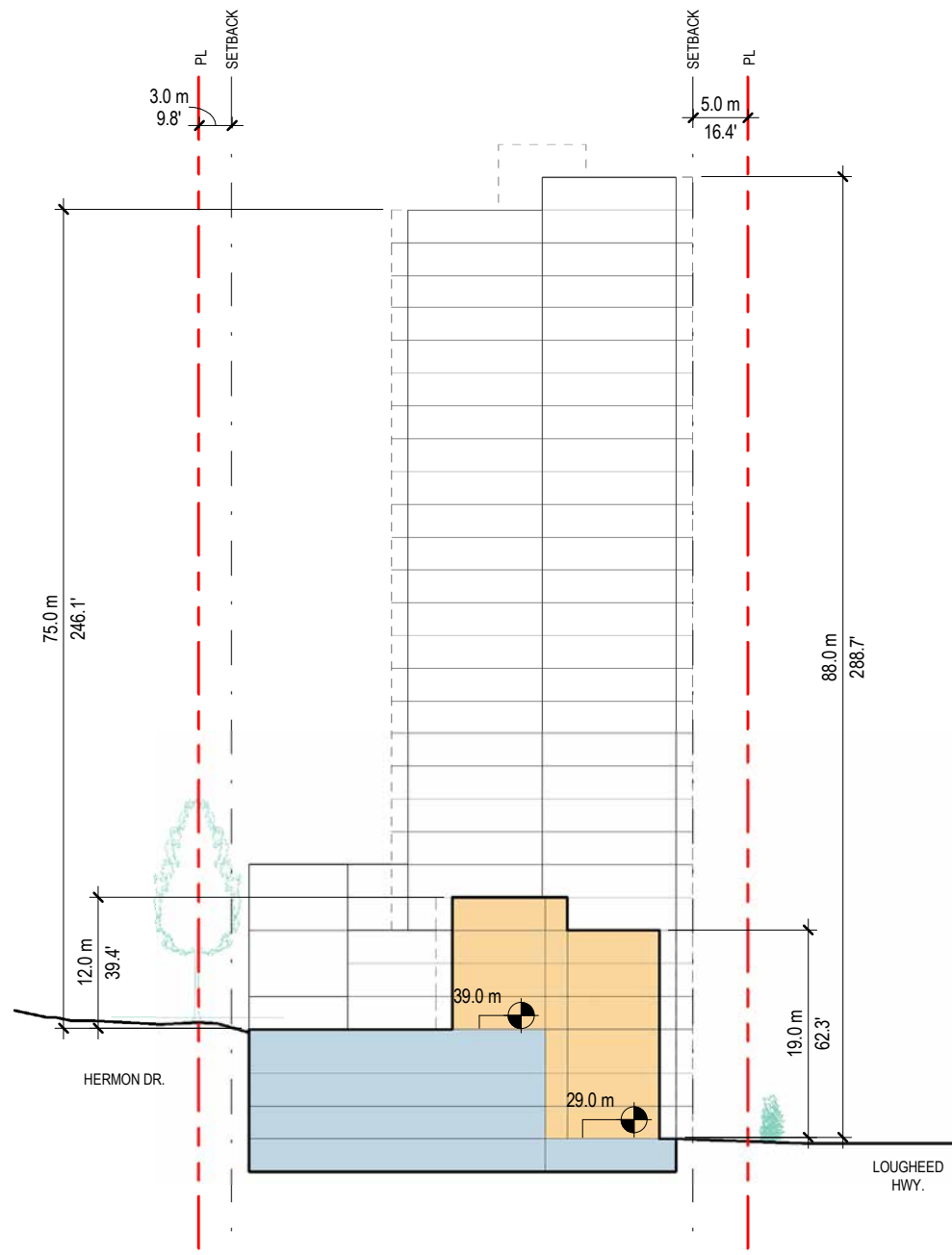
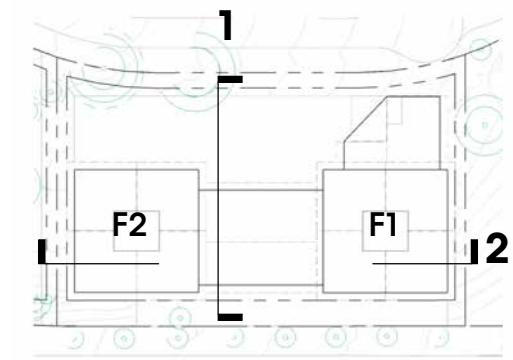
**Roof Plan & Setbacks**

LOUGHEED HWY.

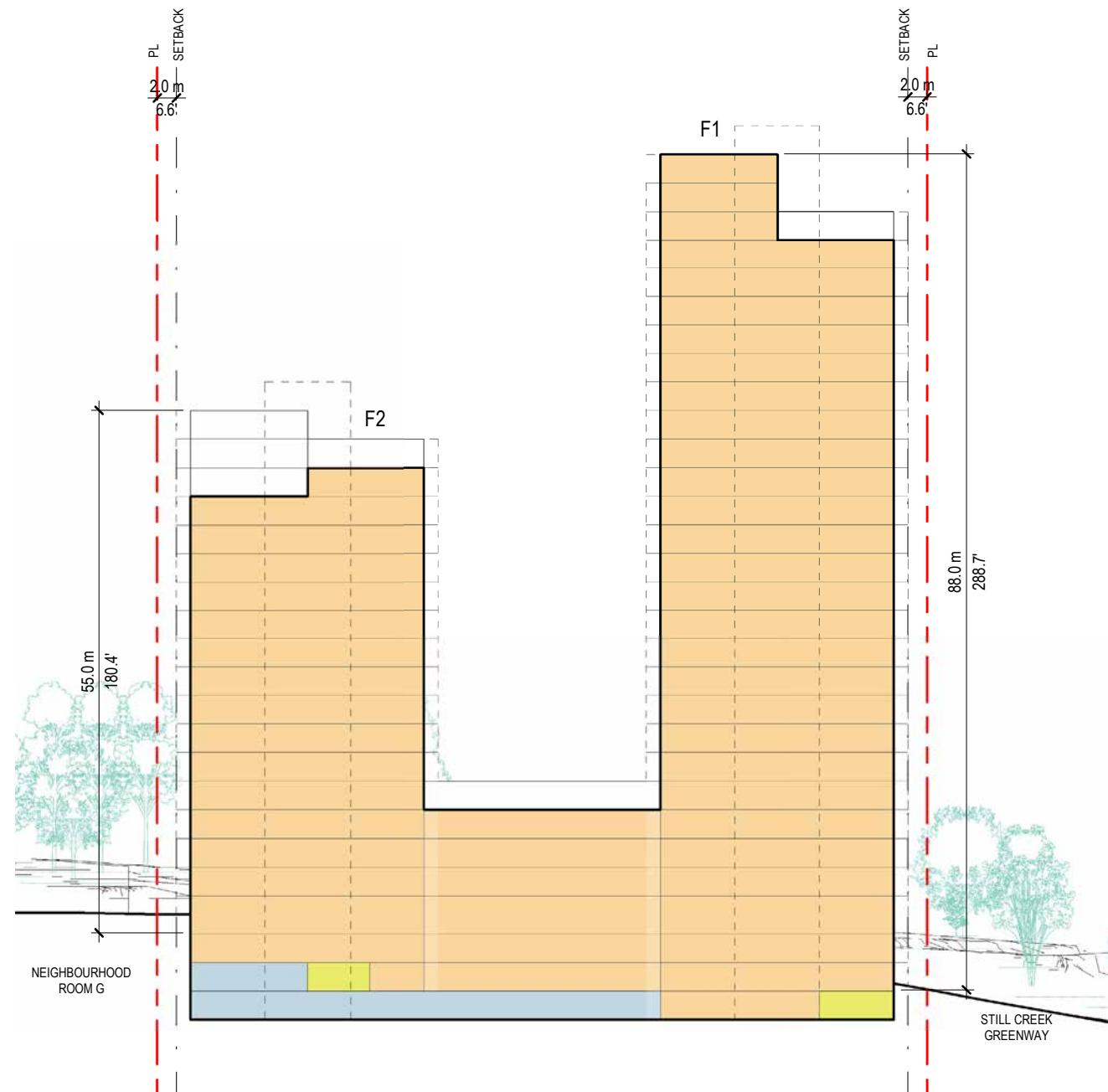




Sections



Section 1

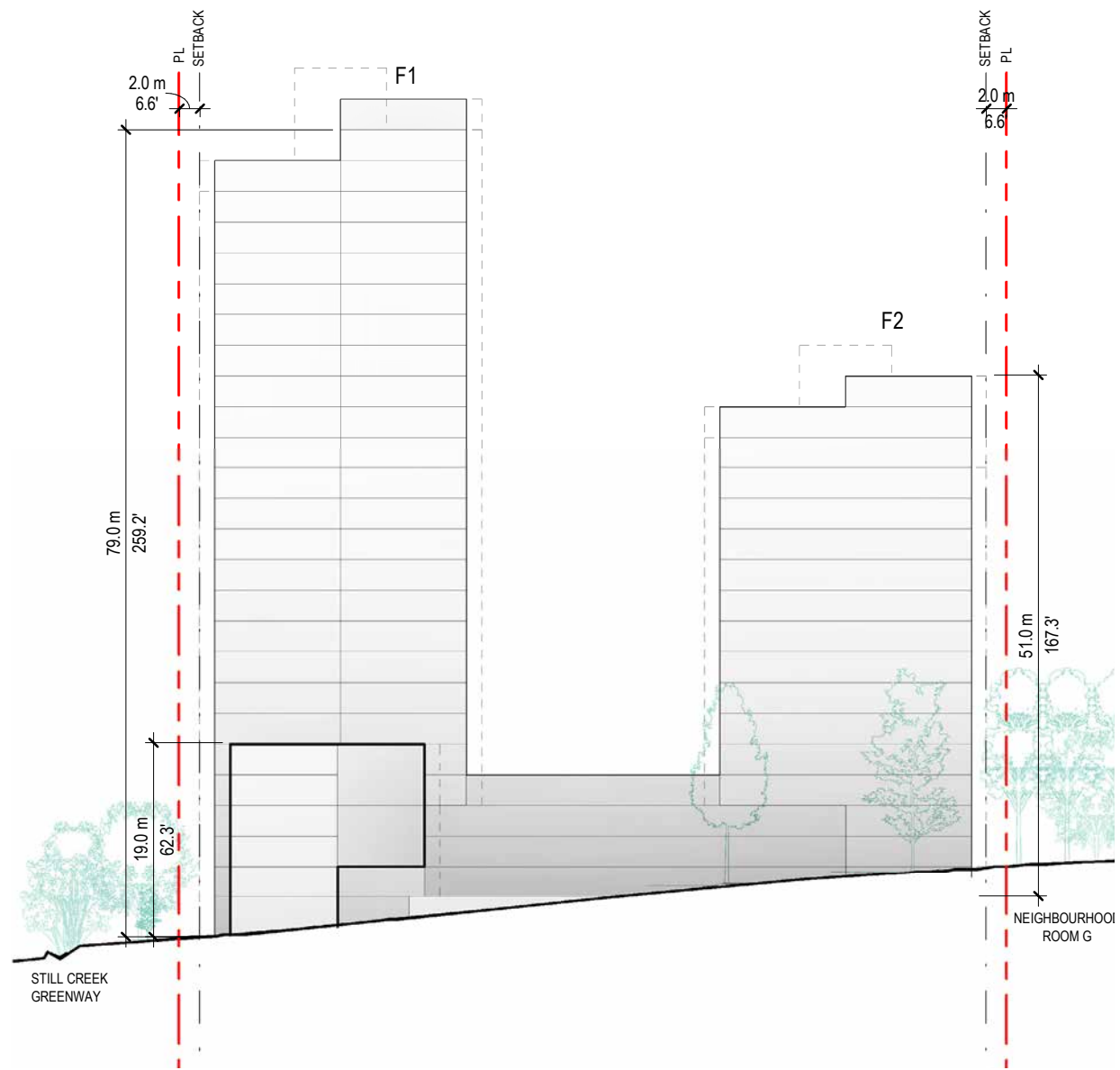


Section 2

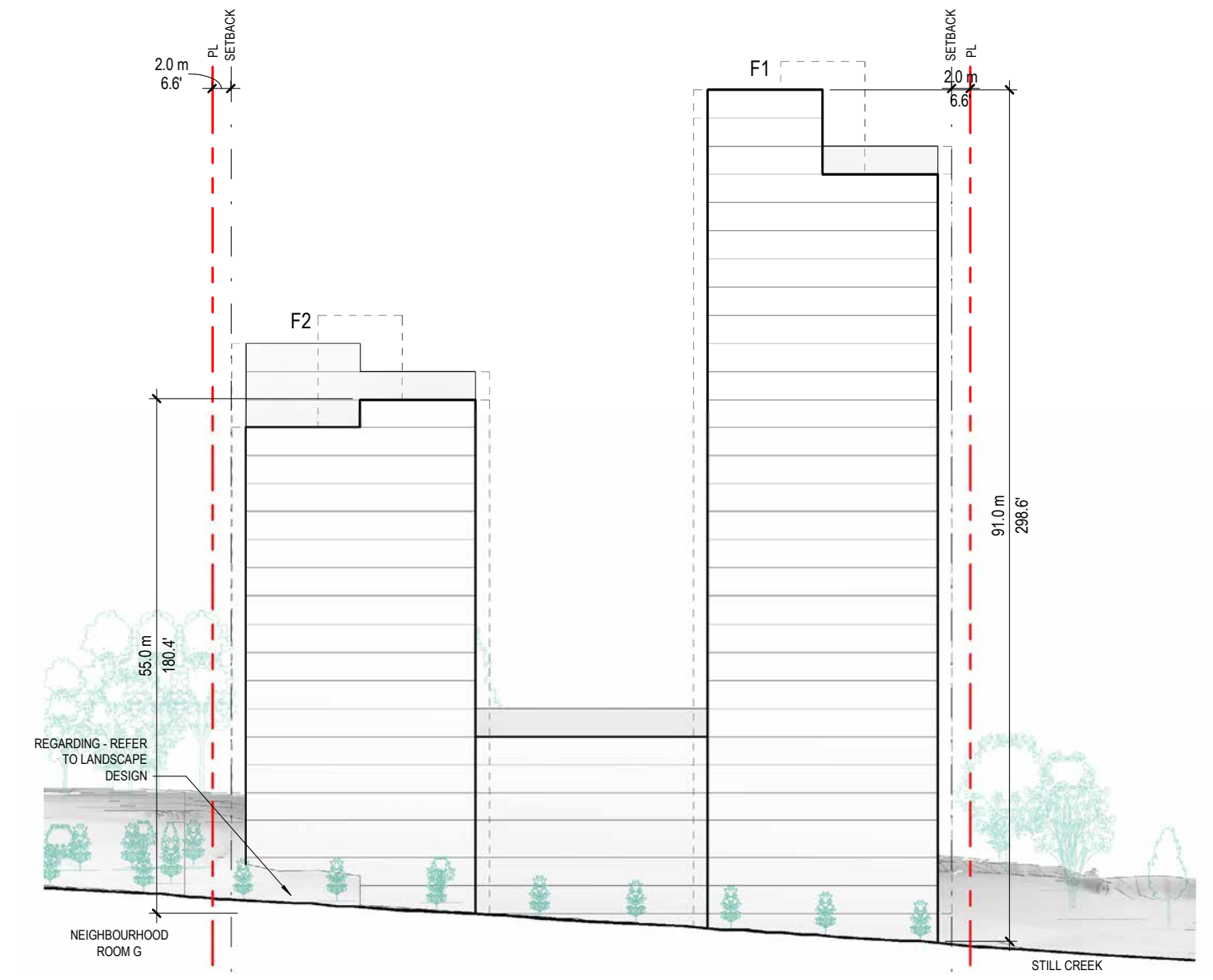
- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING



# Elevations



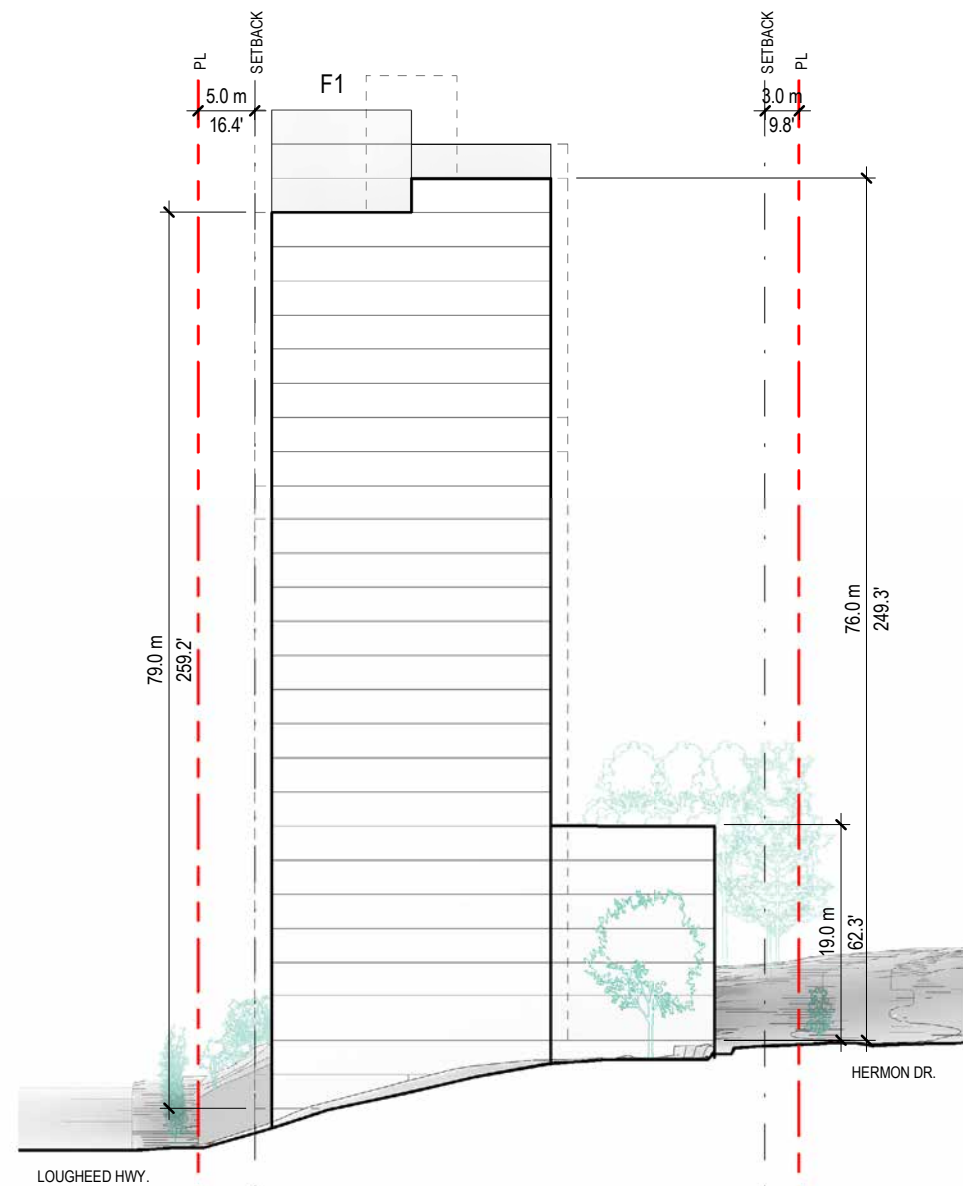
**Northwest Elevation**



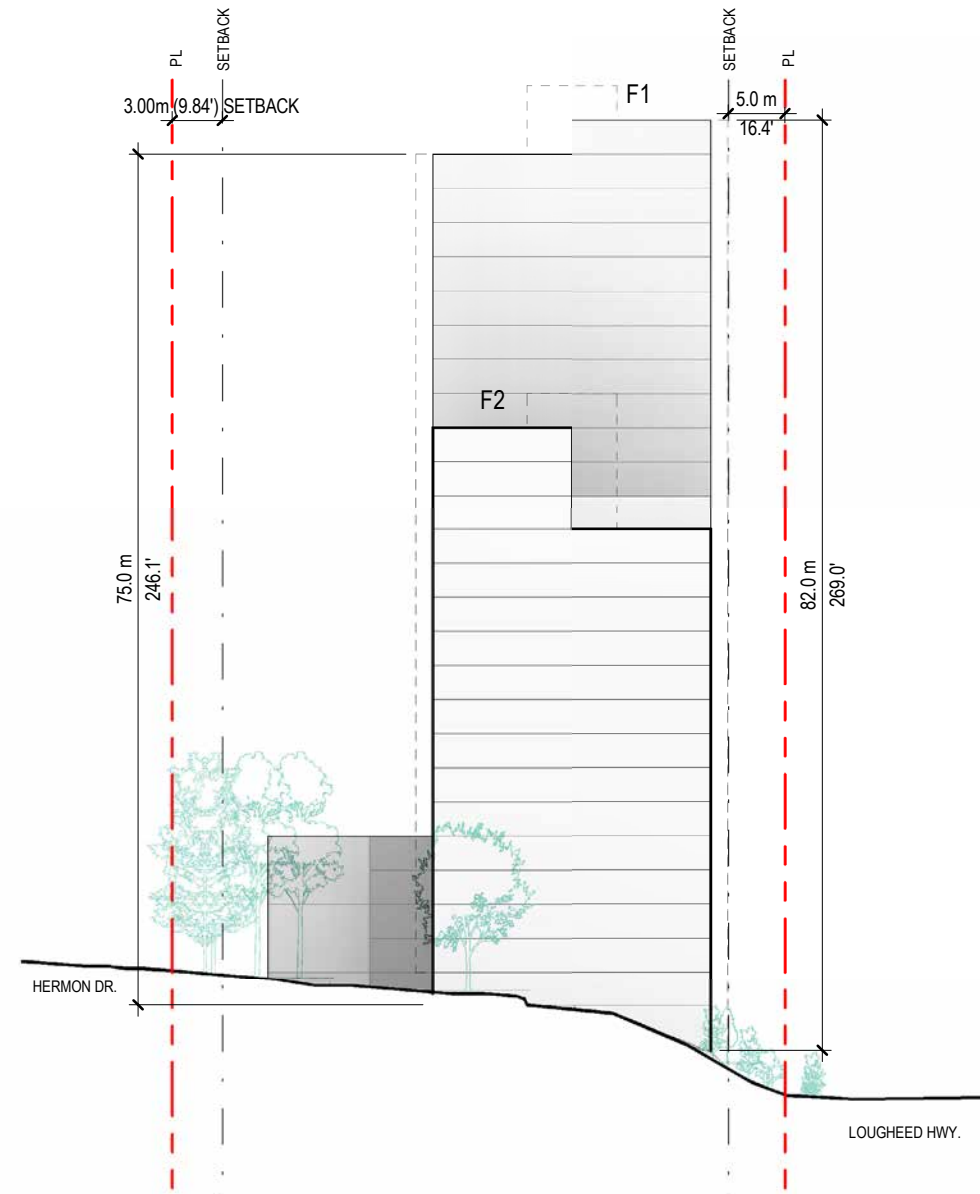
**Southeast Elevation**



# Elevations



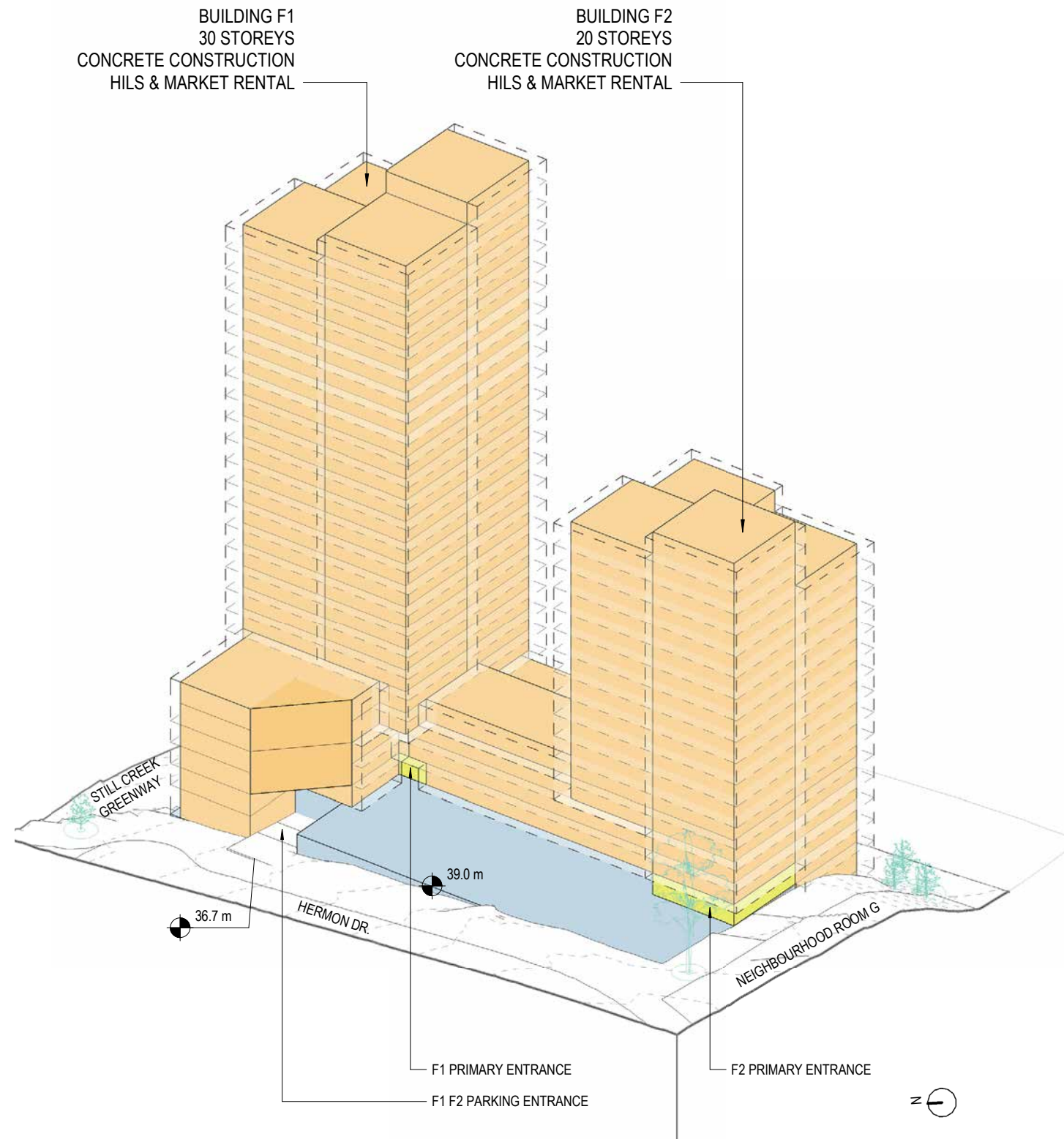
Northeast Elevation



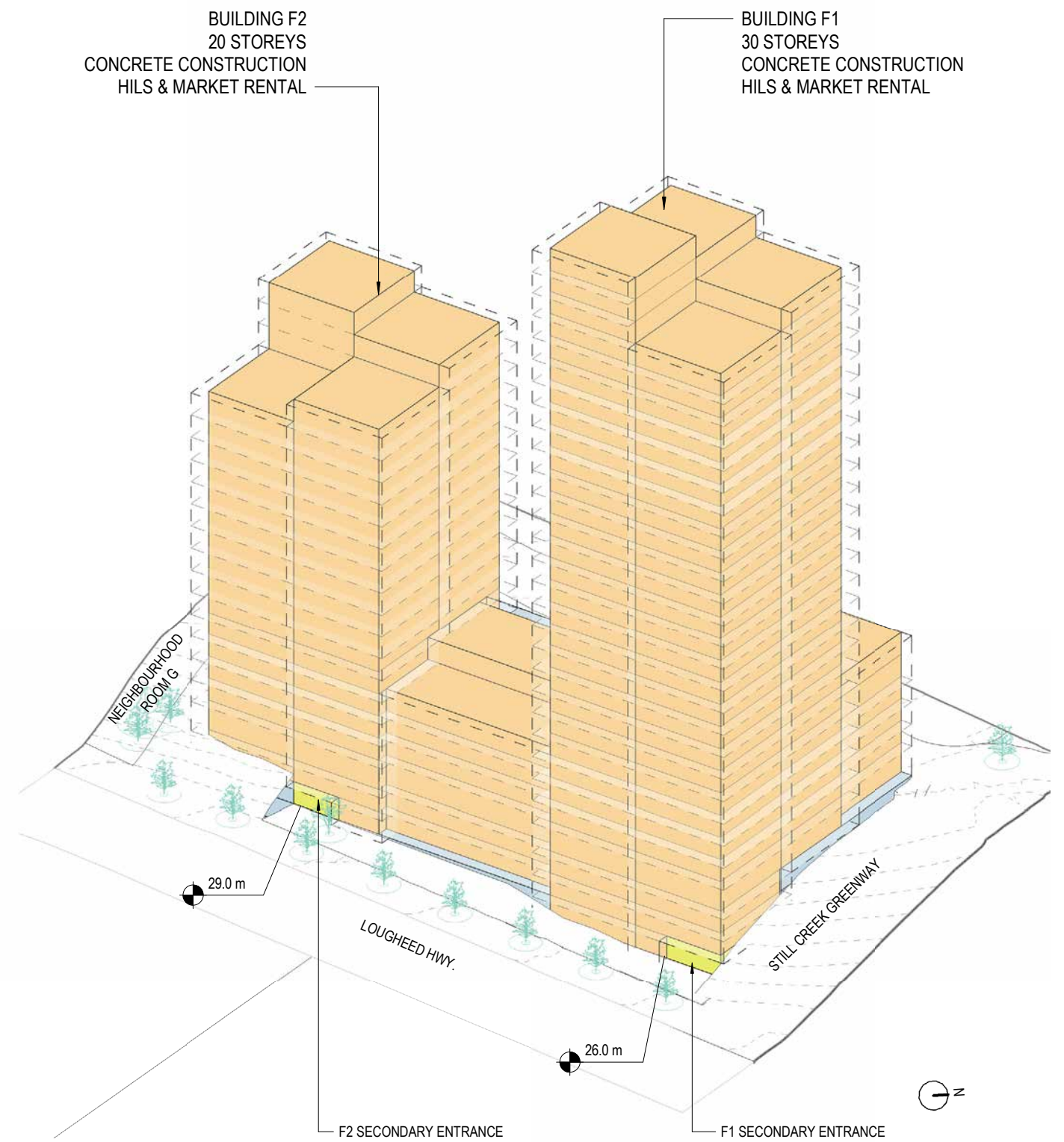
Southwest Elevation



# Axonometric Views



**Southwest View**



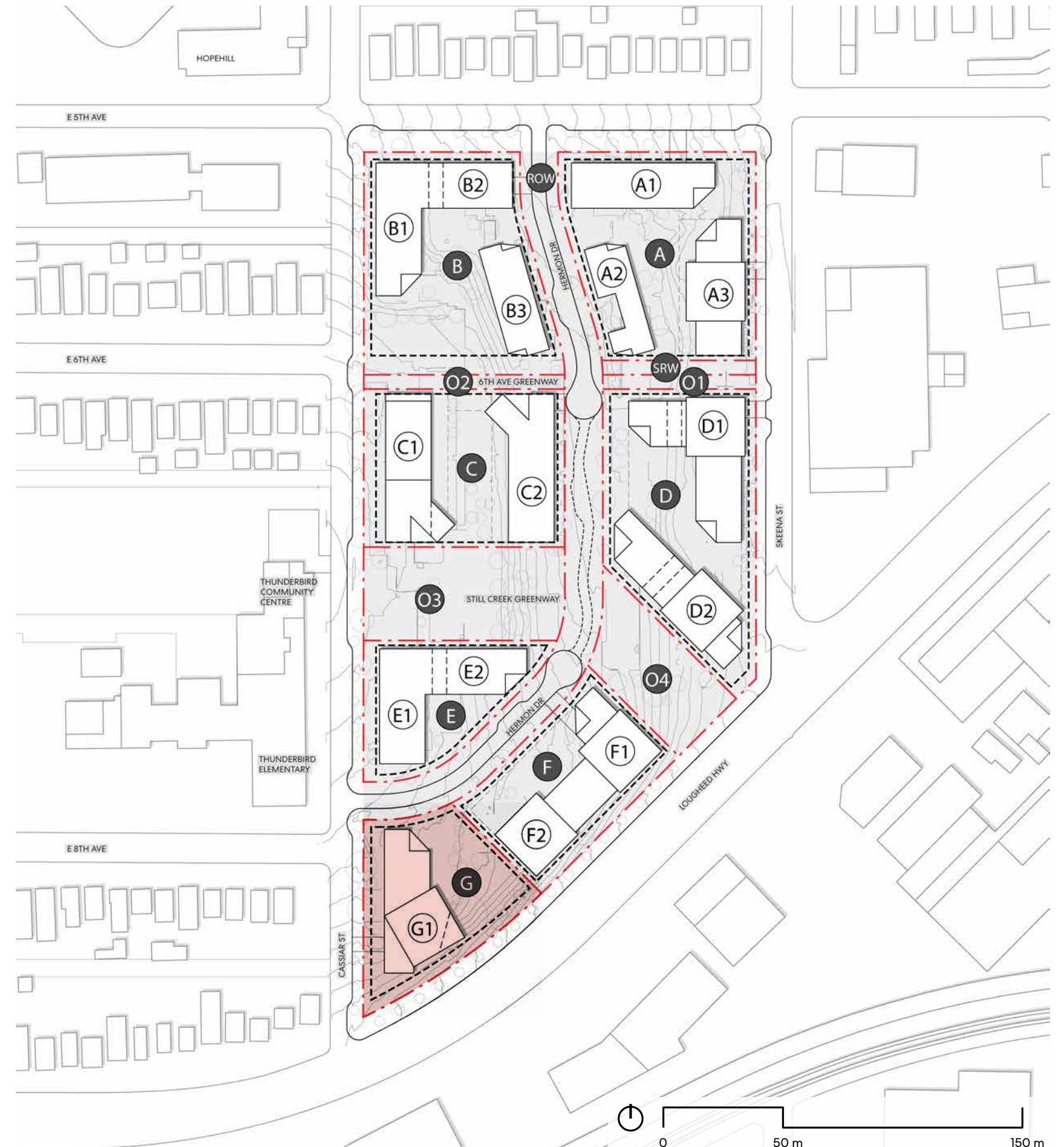
**Northeast View**



# 5.7 Parcel G

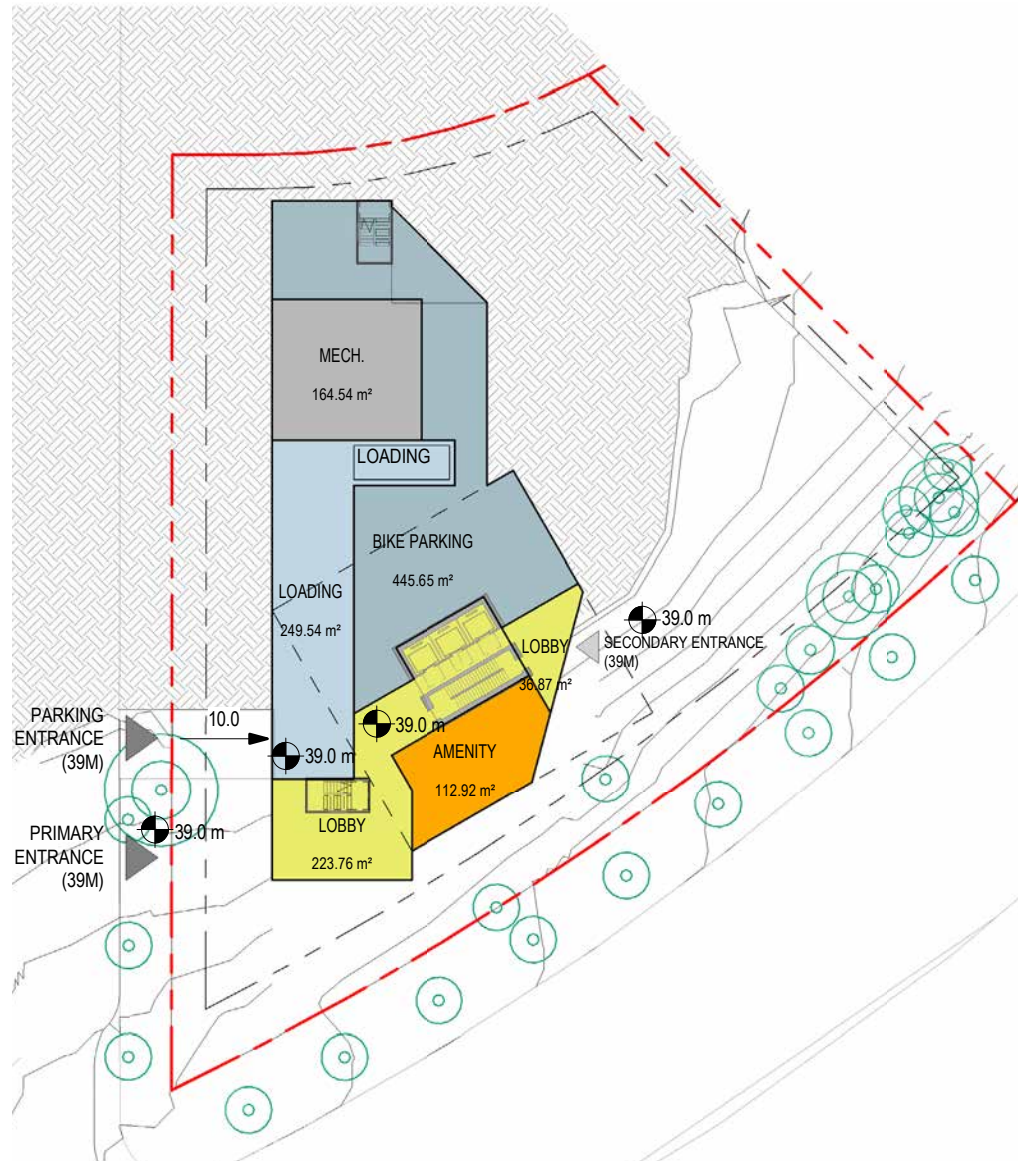
## Parcel G Summary

Buildings	G1	TOTAL
Storeys	14	
Construction	Concrete	
<b>Parcel Area</b>		<b>43,563</b>
<b>Parcel FSR (Gross)</b>		<b>2.69</b>
<b>Total GFA (ft²)</b>	<b>117,219</b>	<b>117,219</b>
Residential GFA	117,219	117,219
Commercial GFA		
Daycare GFA		
Community GFA		
<b>Total NFA (ft²)</b>	<b>96,120</b>	<b>96,120</b>
Residential NFA @ 80%	96,120	96,120
Commercial NFA @ 90%	-	-
Daycare NFA @ 100%	-	-
Community NFA @ 100%	-	-
<b>Unit Mix</b>		
Low Income RGI Units	-	-
HILS RGI Units	92	92
Market Units	55	55
<b>Total Units</b>	<b>147</b>	<b>147</b>

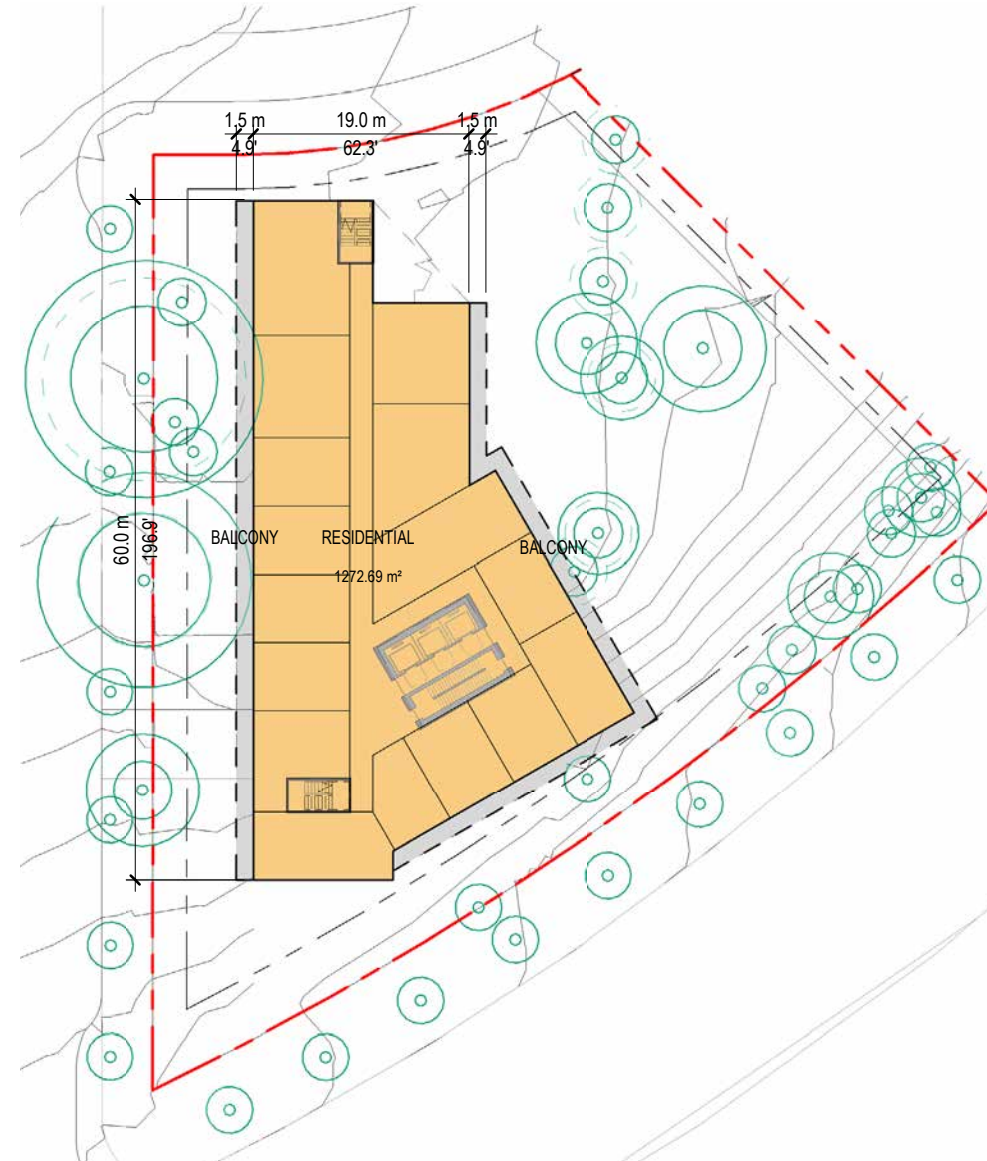




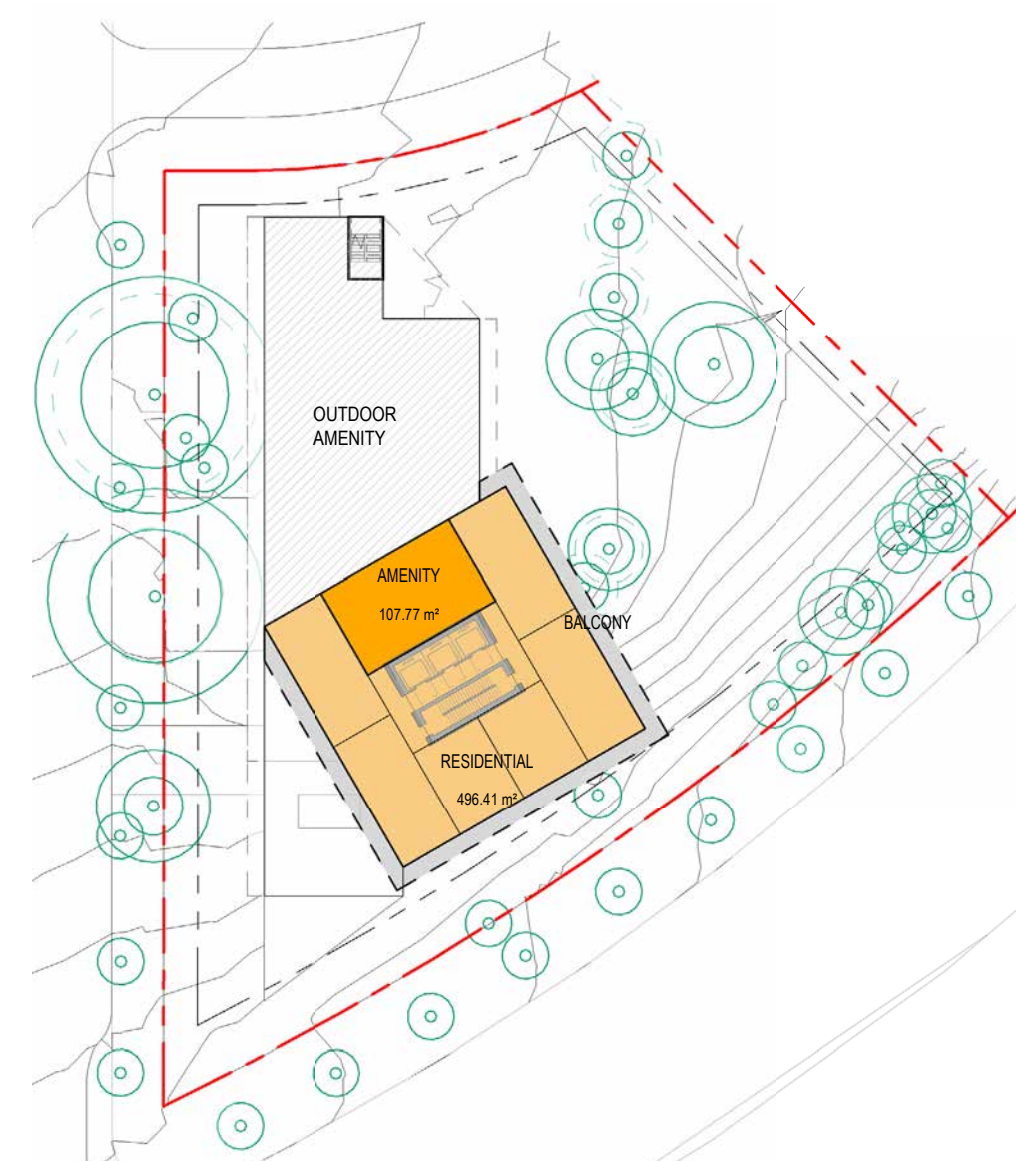
## Level Plans



**Elevation +39m Plan**  
G1 Level 01 (+39m)



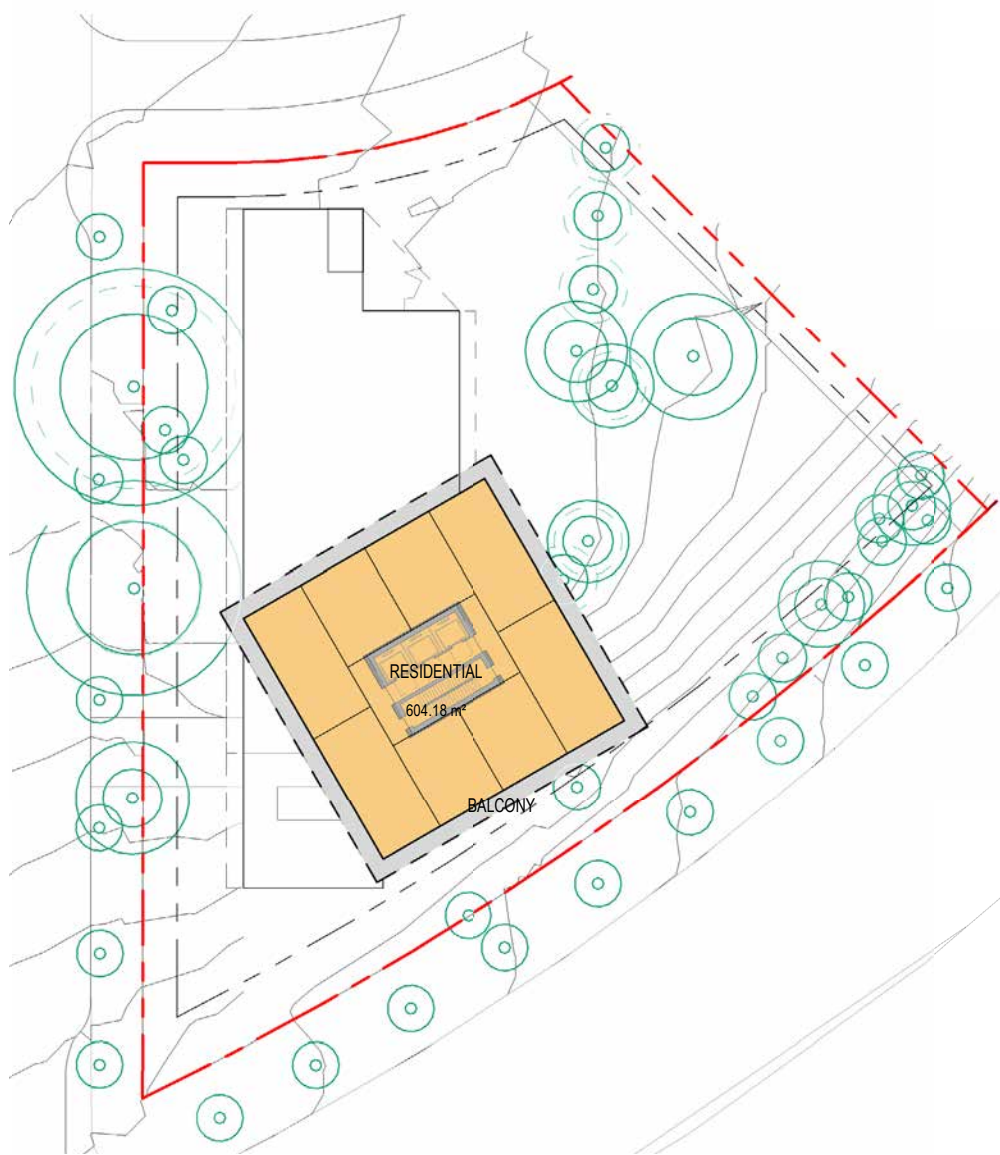
**Elevation +43m Plan**  
G1 Level 02 (+43m)



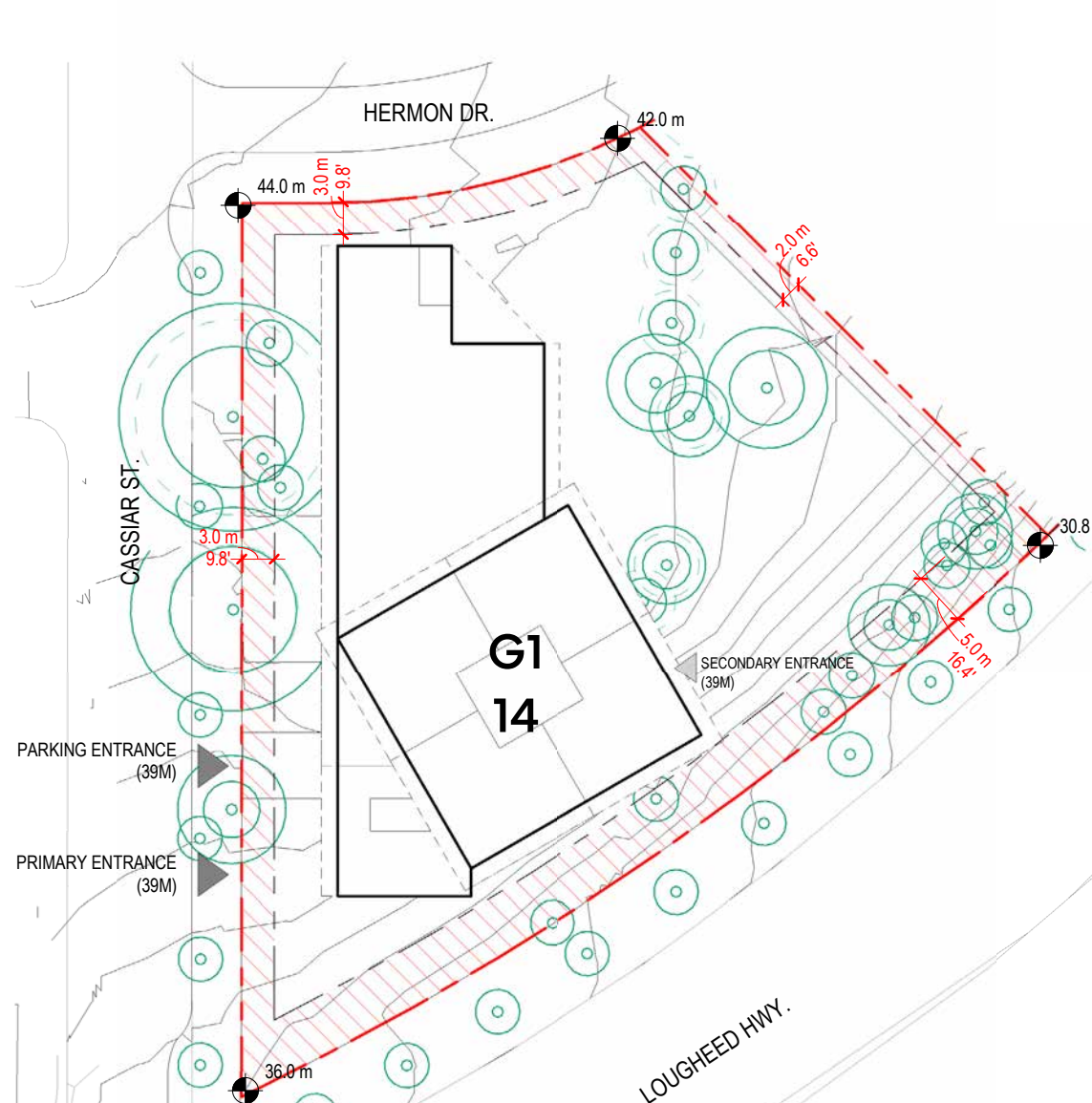
**Elevation +61m Plan**  
G1 Level 08 (+61m)



# Level Plans



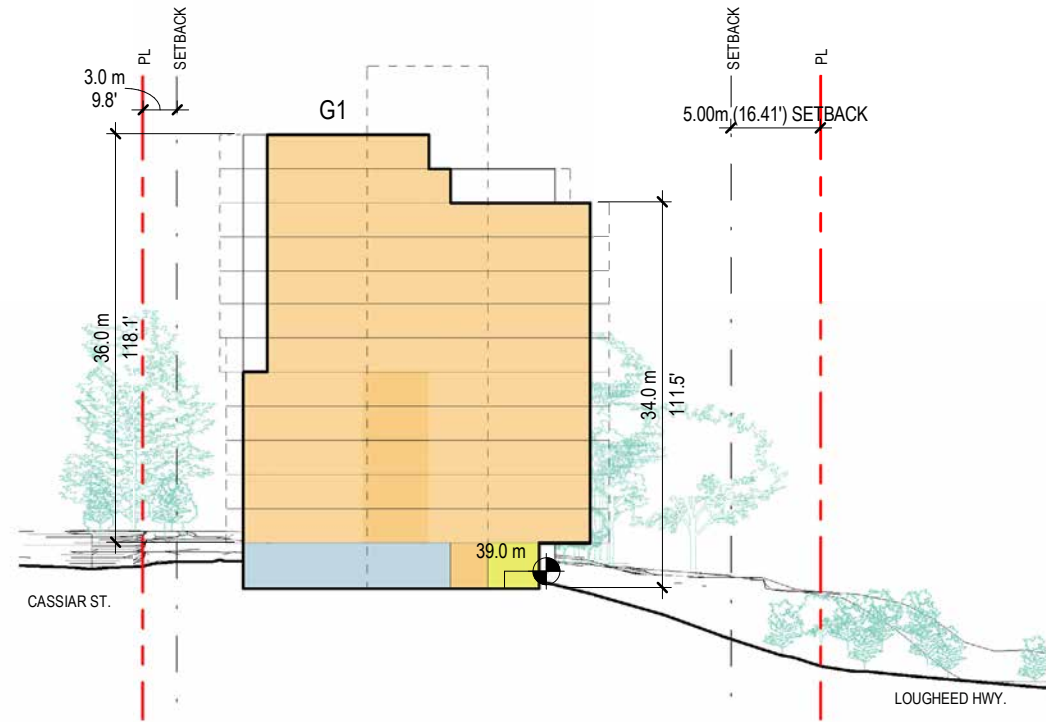
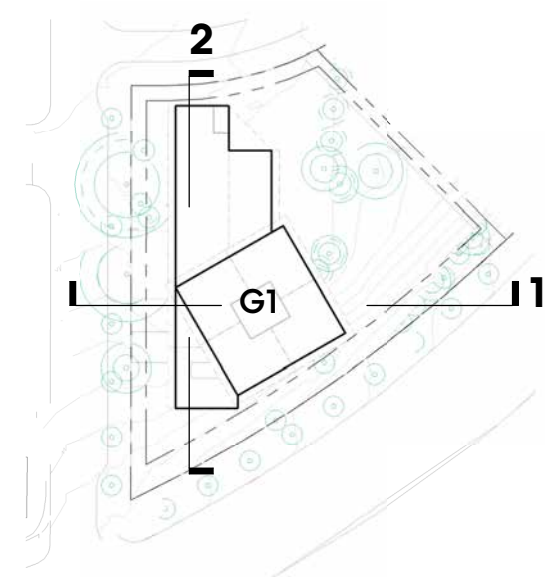
**Elevation +67m Plan**  
G1 Level 10 (+67m) - Tower Typical



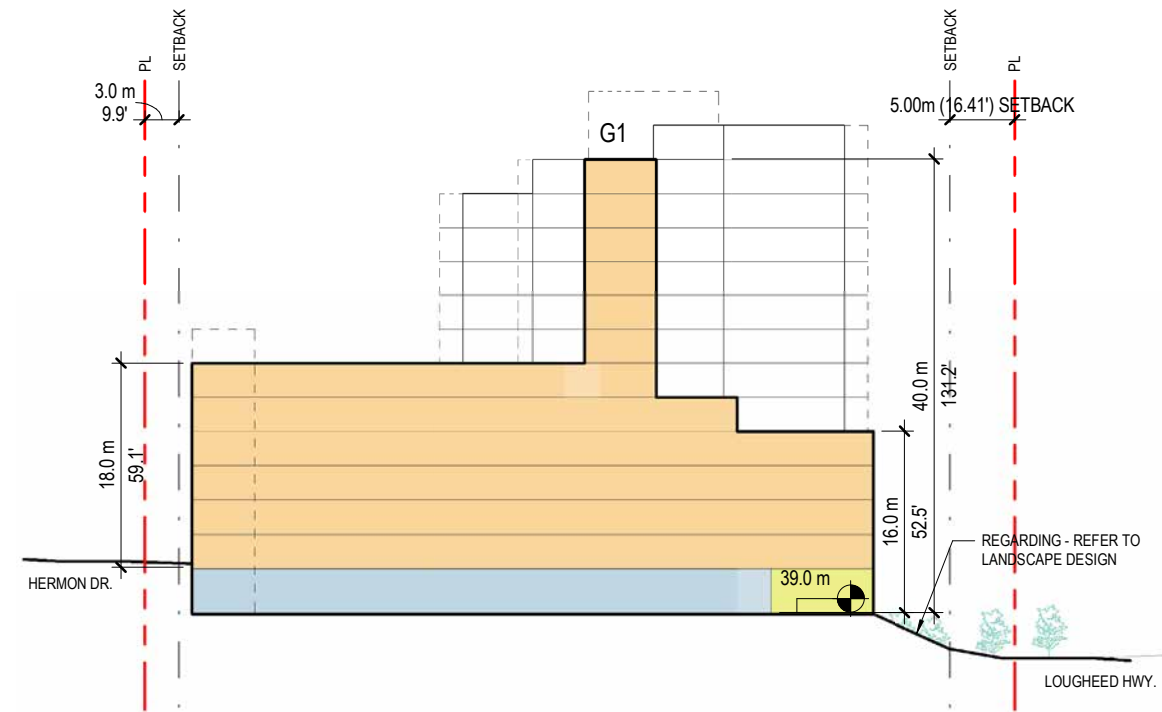
**Roof Plan & Setbacks**



# Sections



Section 1

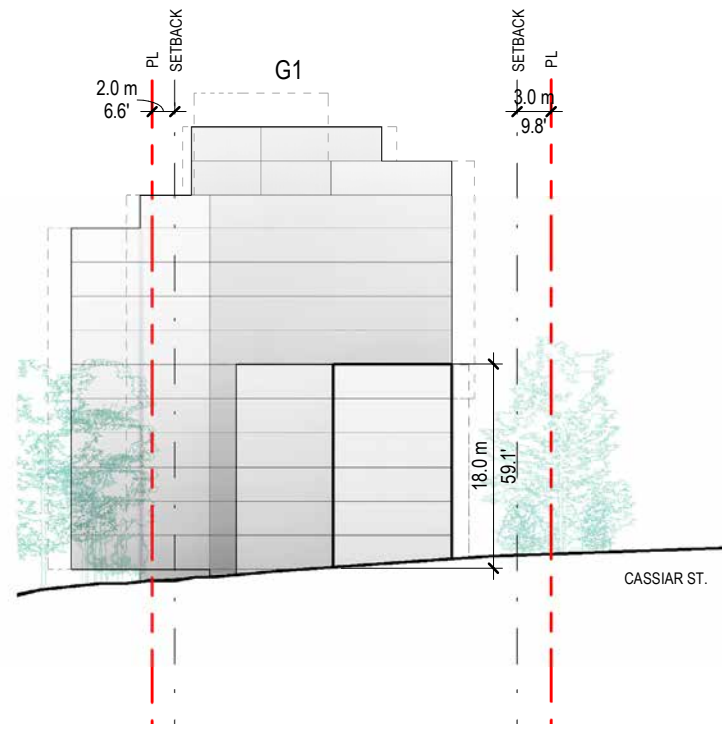


Section 2

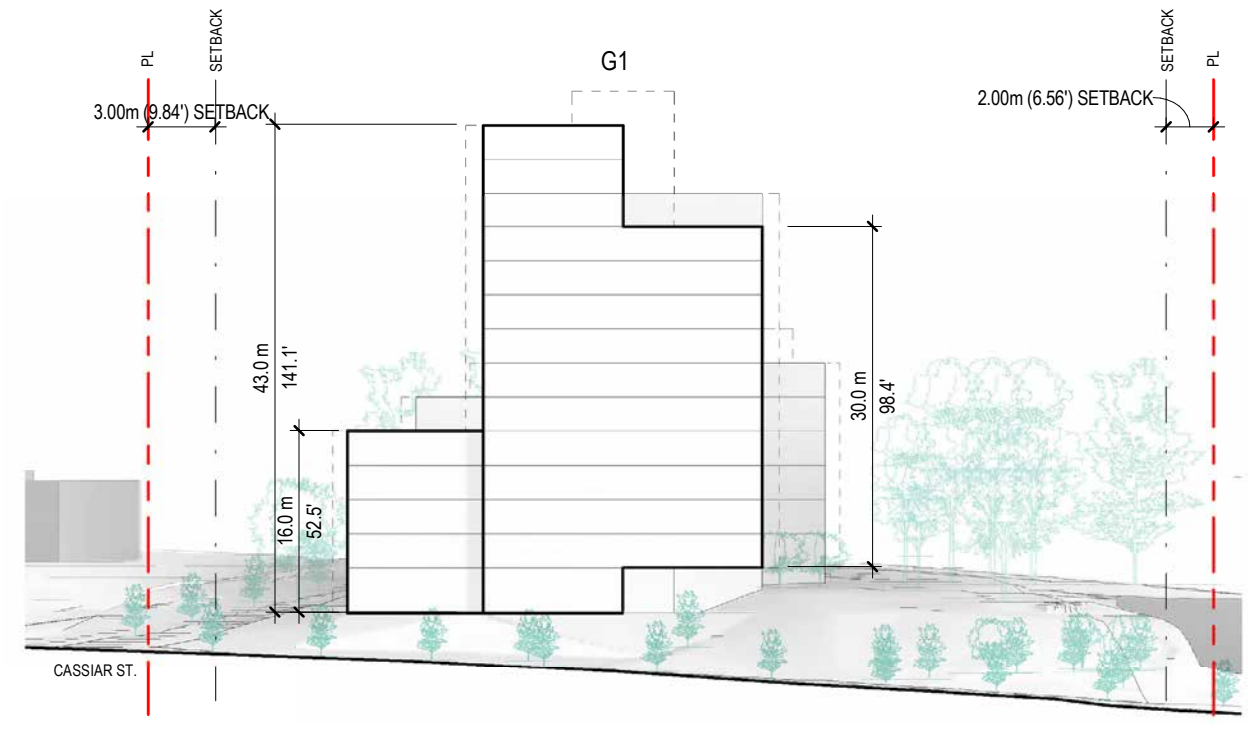
- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING



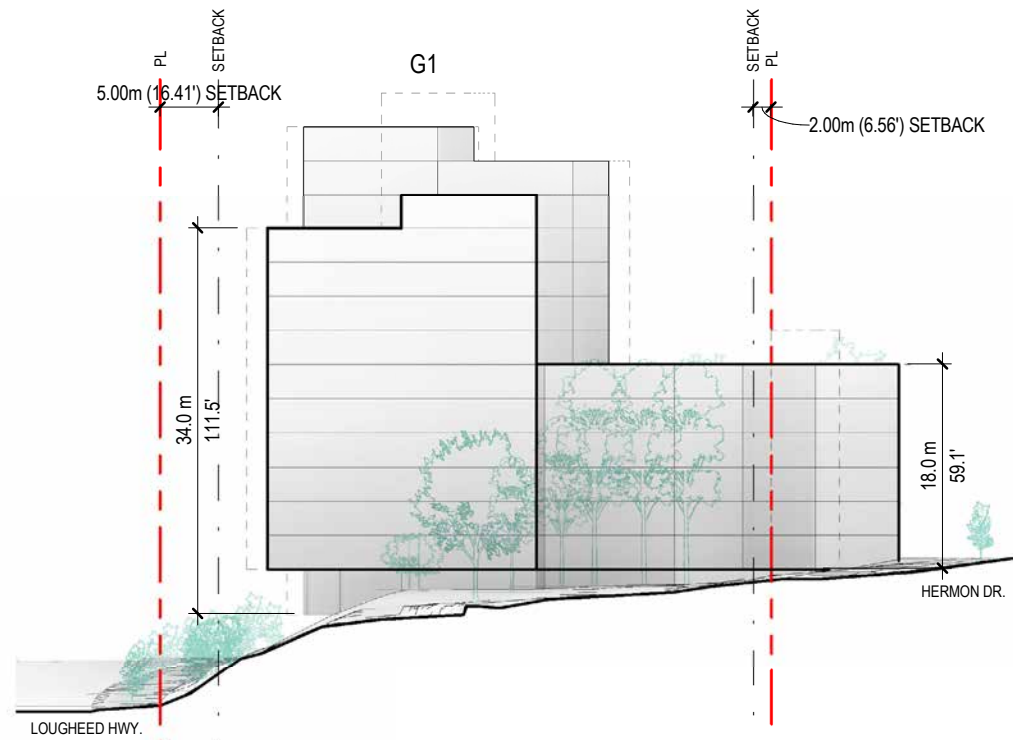
# Elevations



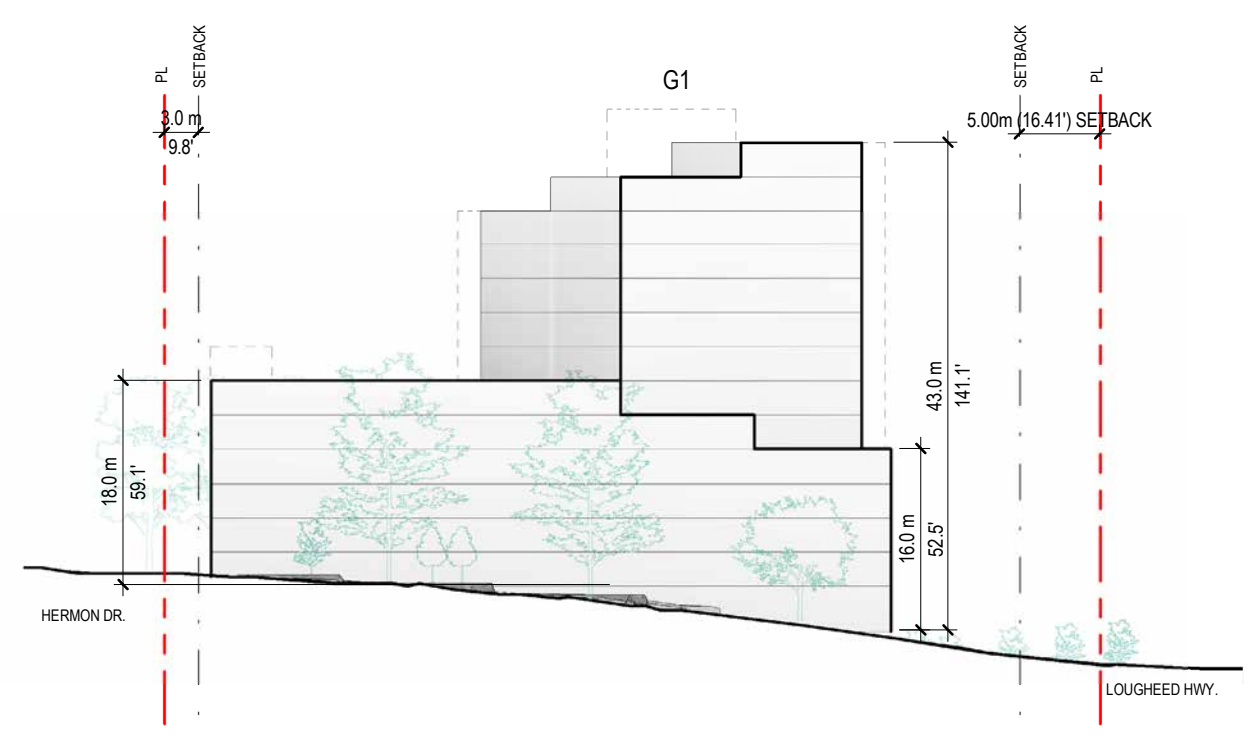
North Elevation



South Elevation



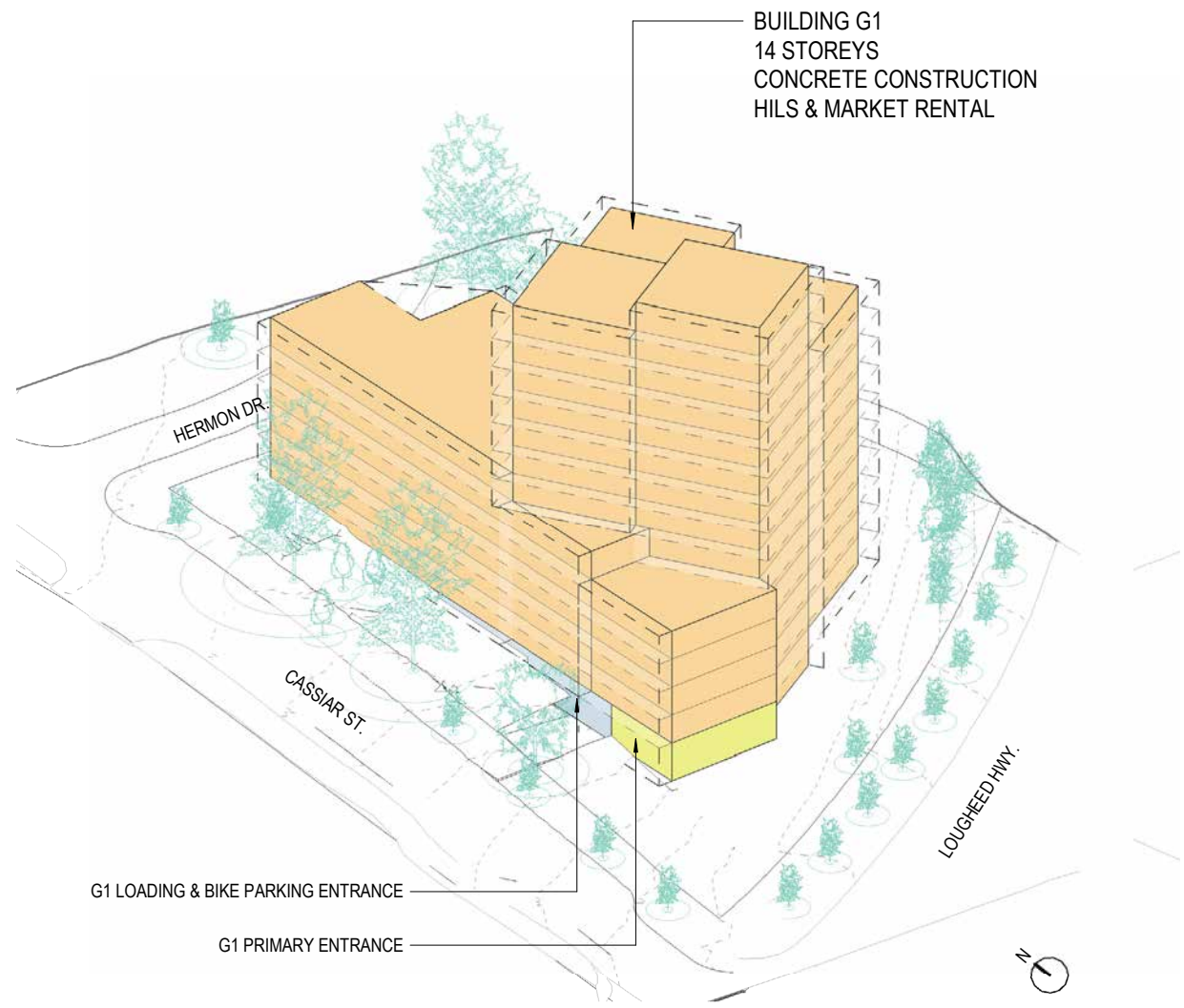
East Elevation



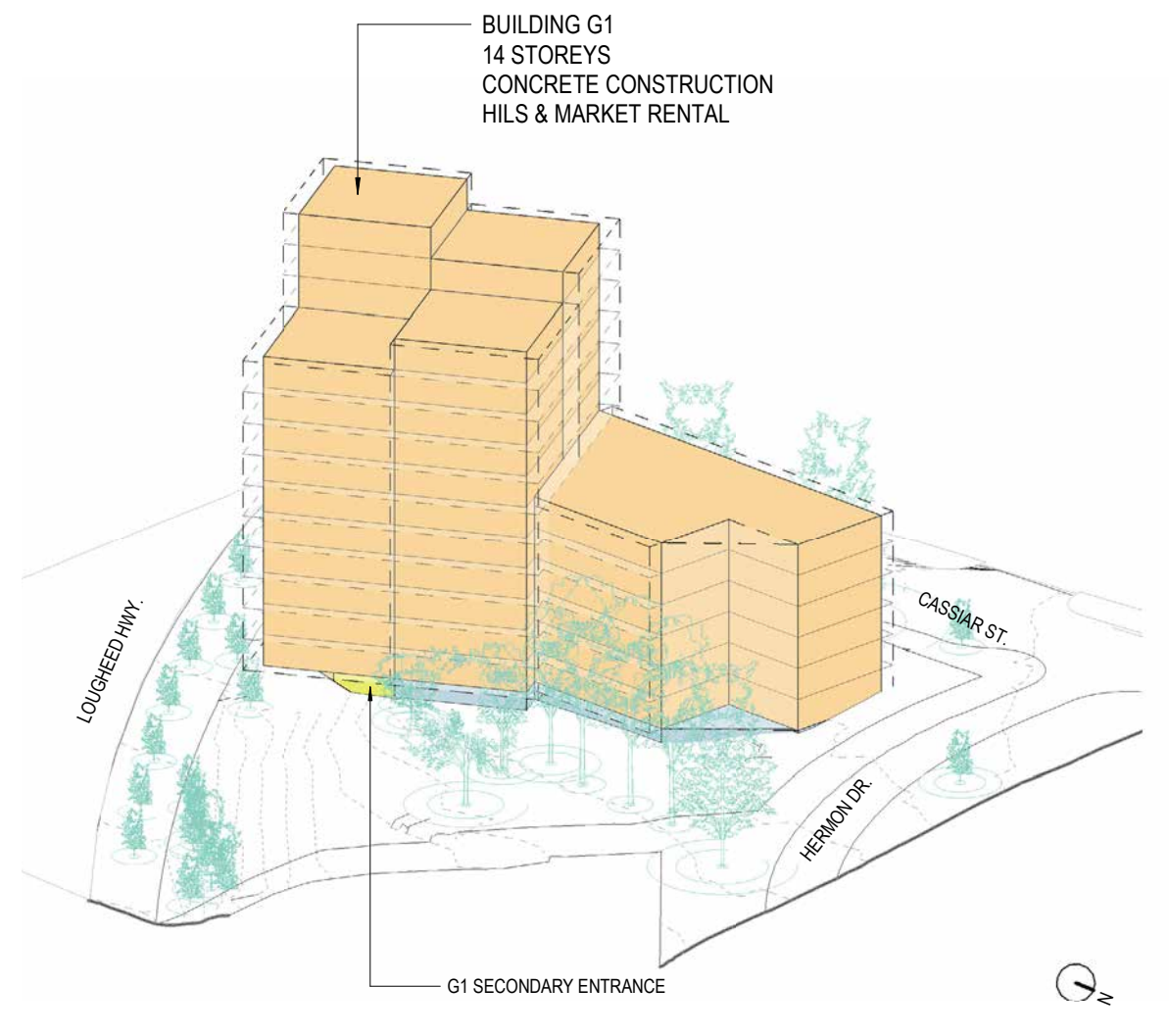
West Elevation



# Axonometric Views



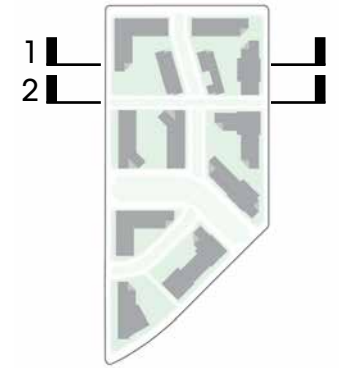
Southwest View



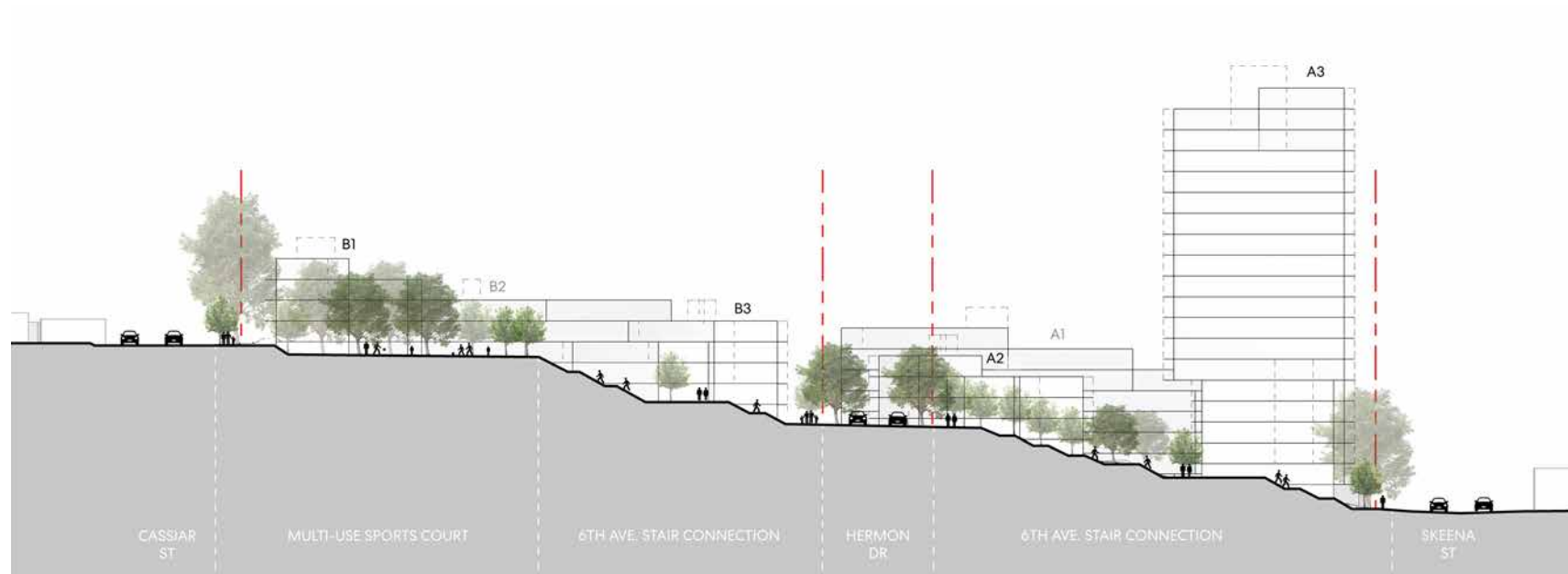
Northeast View



# 5.8 Site Sections



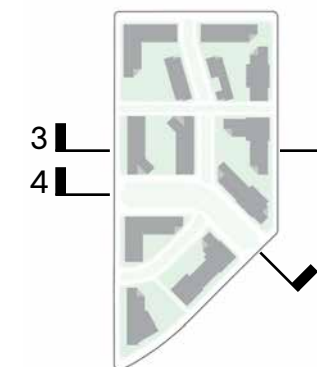
**Section 1: Parcels A & B**



**Section 2: 6th Ave Greenway**

- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING
- POTENTIAL PUBLIC VERTICAL TRANSPORT





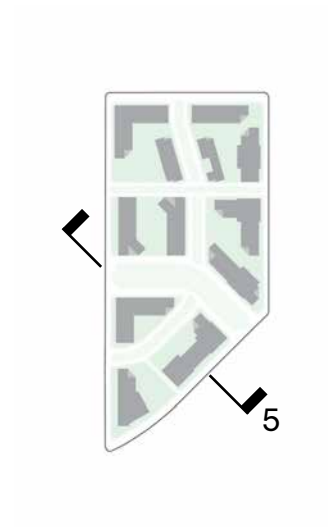
Section 3: Parcels C & D



- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING
- POTENTIAL PUBLIC VERTICAL TRANSPORT

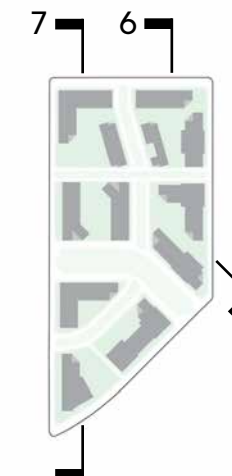
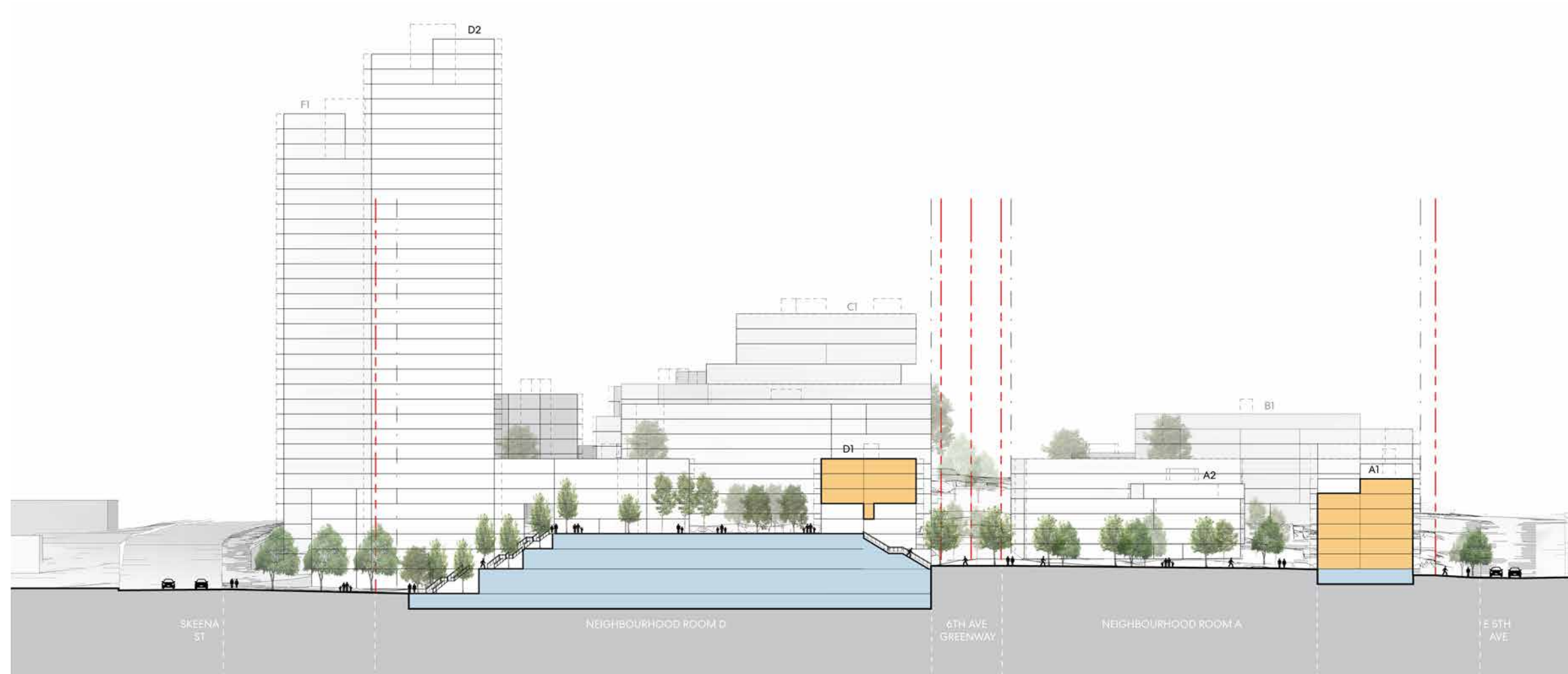
Section 4: Still Creek Greenway



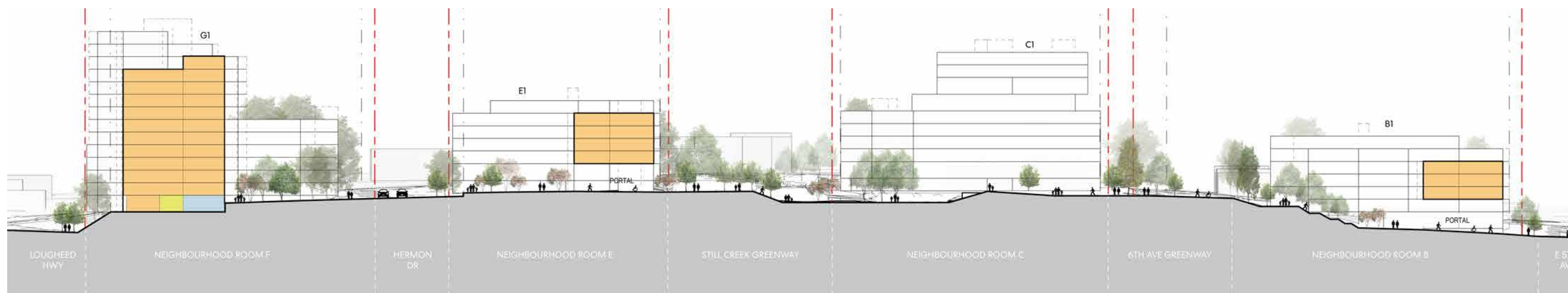


Section 5: Parcels E & F





Section 6: Lower Neighbourhood Walk



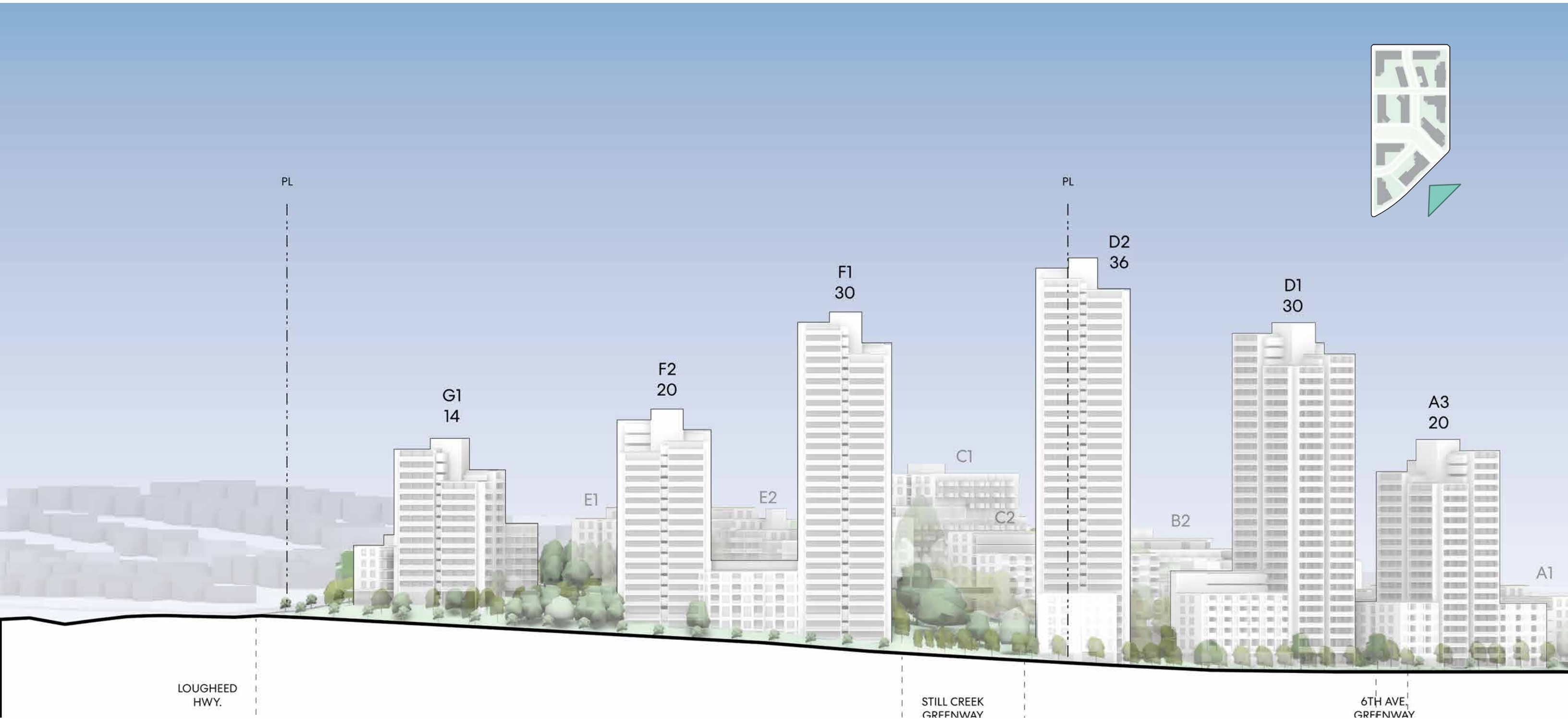
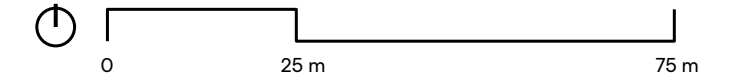
- RESIDENTIAL
- RESIDENTIAL LOBBY
- COMMERCIAL / RETAIL
- HUT
- DAYCARE
- PARKING
- POTENTIAL PUBLIC VERTICAL TRANSPORT

Section 7: Upper Neighbourhood Walk



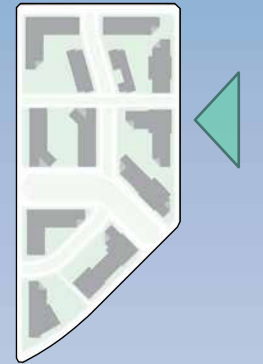
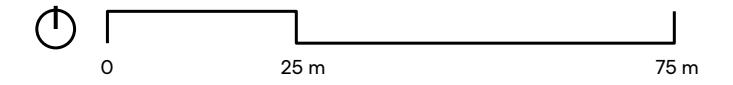
# 5.9 Street Elevations

## Lougheed Highway



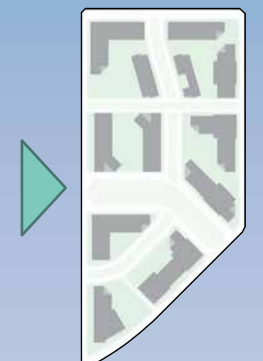
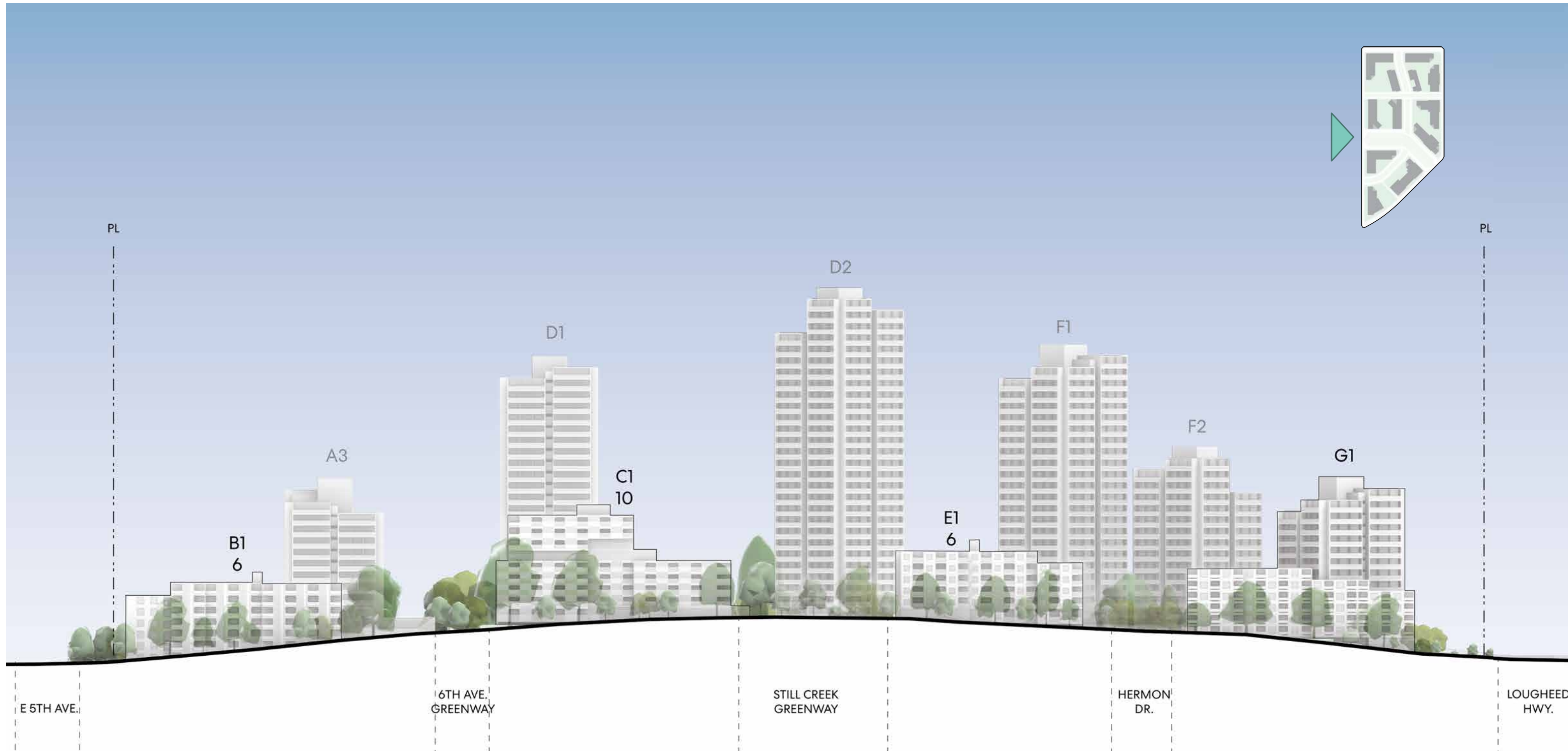
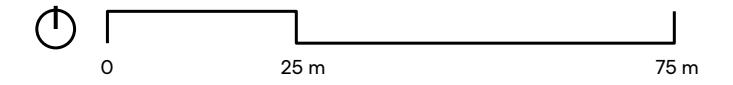


# Skeena Street



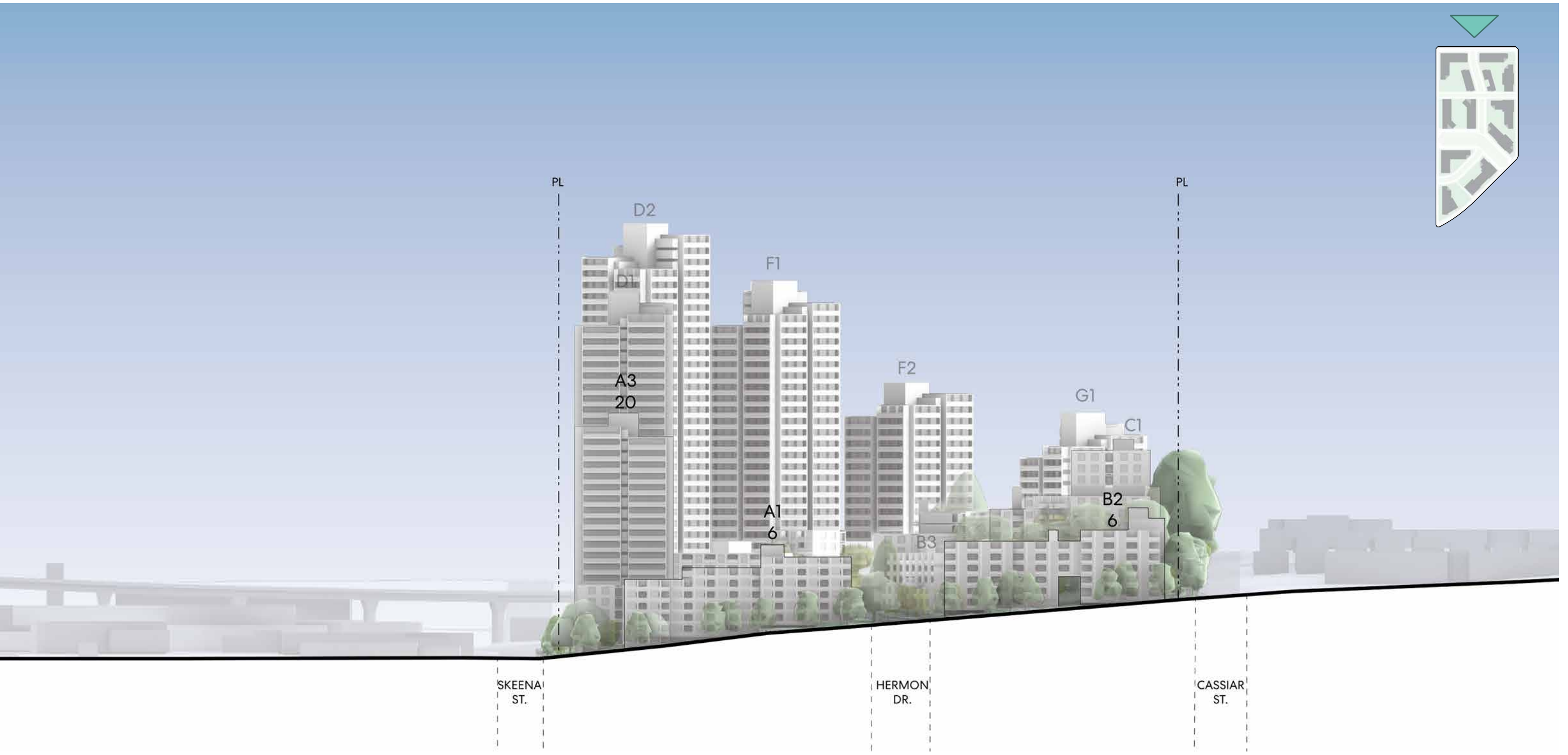
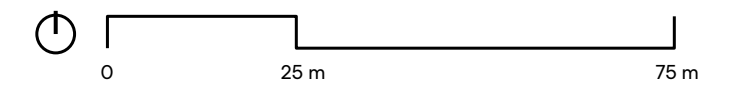


# Cassiar Street





# E 5th Ave





# 5.10 Shadow Studies

The shadow patterns were studied for timings through 8am to 5pm with a 2 hour gap in between, across the seasons of spring, summer, fall and winter.



SPRING EQUINOX @ 08 AM  
1:3000



SPRING EQUINOX @ 10 AM  
1:3000



SPRING EQUINOX @ 12 PM  
1:3000



SPRING EQUINOX @ 02 PM  
1:3000



SPRING EQUINOX @ 04 PM  
1:3000



SUMMER SOLSTICE @ 08 AM  
1:3000



SUMMER SOLSTICE @ 10 AM  
1:3000



SUMMER SOLSTICE @ 12 PM  
1:3000



SUMMER SOLSTICE @ 02 PM  
1:3000



SUMMER SOLSTICE @ 04 PM  
1:3000





FALL EQUINOX @ 08 AM  
1:3000



FALL EQUINOX @ 10 AM  
1:3000



FALL EQUINOX @ 12 PM  
1:3000



FALL EQUINOX @ 02 PM  
1:3000



FALL EQUINOX @ 04 PM  
1:3000



WINTER SOLSTICE @ 08 AM  
1:3000



WINTER SOLSTICE @ 10 AM  
1:3000



WINTER SOLSTICE @ 12 PM  
1:3000



WINTER SOLSTICE @ 02 PM  
1:3000



WINTER SOLSTICE @ 04 PM  
1:3000



# 5.11 Average Yearly Sun Hours

This diagram indicates the total sunshine hours received on a given surface within a year, with the consideration of the proposed buildings.

If the sun was above the horizon 50% of the time for a standard year consisting of 8,760 hours, apparent maximal daytime duration would be 4,380 hours for any point on Earth. However, there are physical and astronomical effects that change these results, which is about 50% on average. For example, the average sunshine hours in Vancouver is 1938 hours/year due to its rainy and cloudy weather conditions.

In the context of Skeena Terrace, the analysis informed the urban agriculture strategy and programming of open spaces and habitable roofs in the master plan.

Average yearly sunshine (hr) for site: 1,274

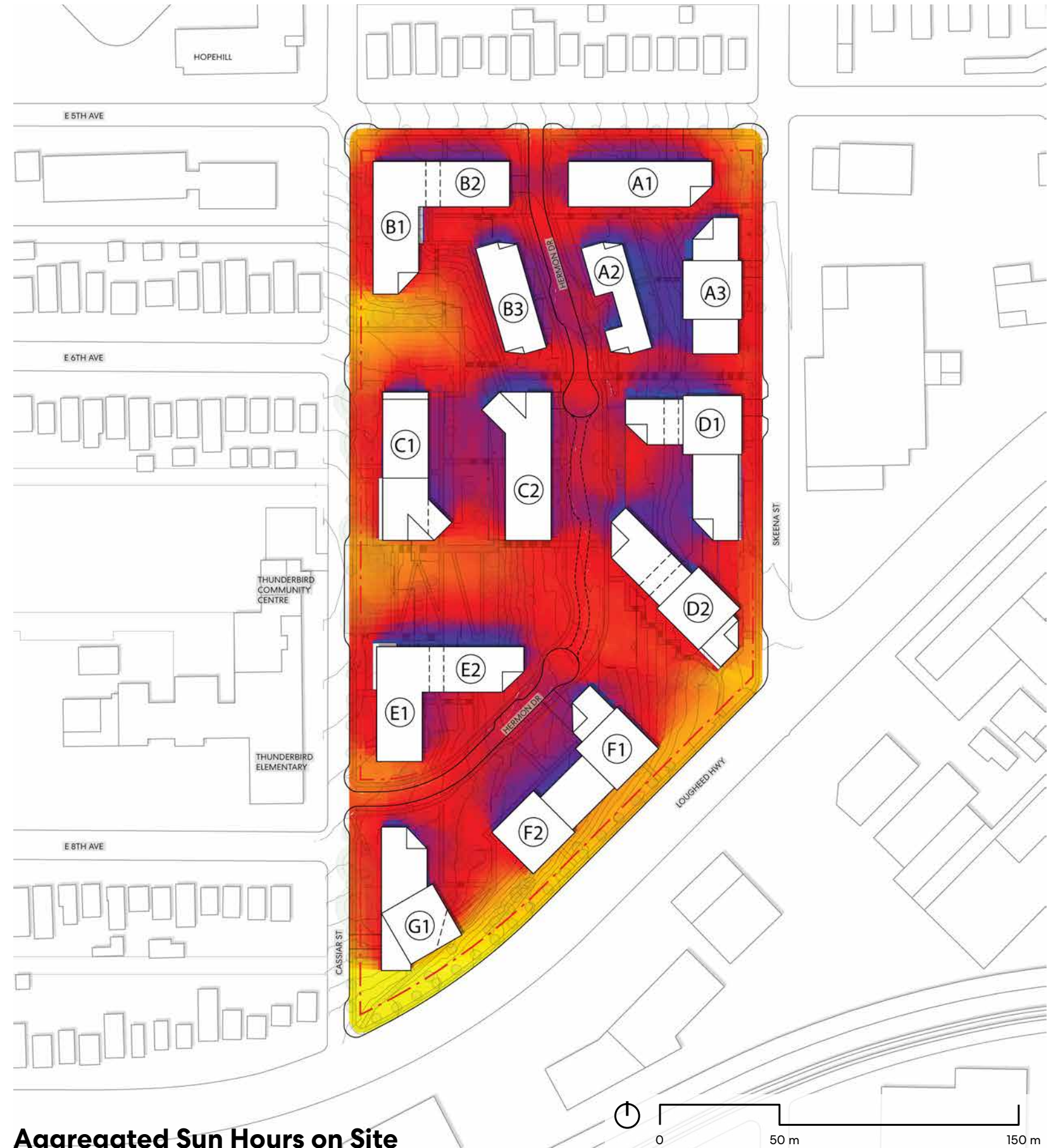
Average yearly sunshine (hr) for roofs: 2,896

Total roof area (m2): 17,095

Sun Hours per Year\*

\* not considering weather condition

- >4000
- 3200-4000
- 2400-3200
- 1600-2400
- 800-1600
- 0-800

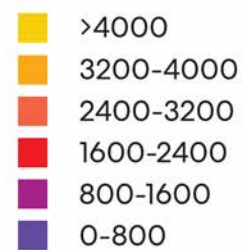


Aggregated Sun Hours on Site



Sun Hours per Year\*

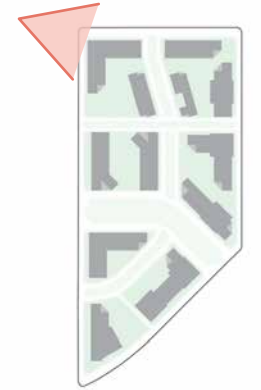
\* not considering weather condition



Aggregated Sun Hours on Roofs



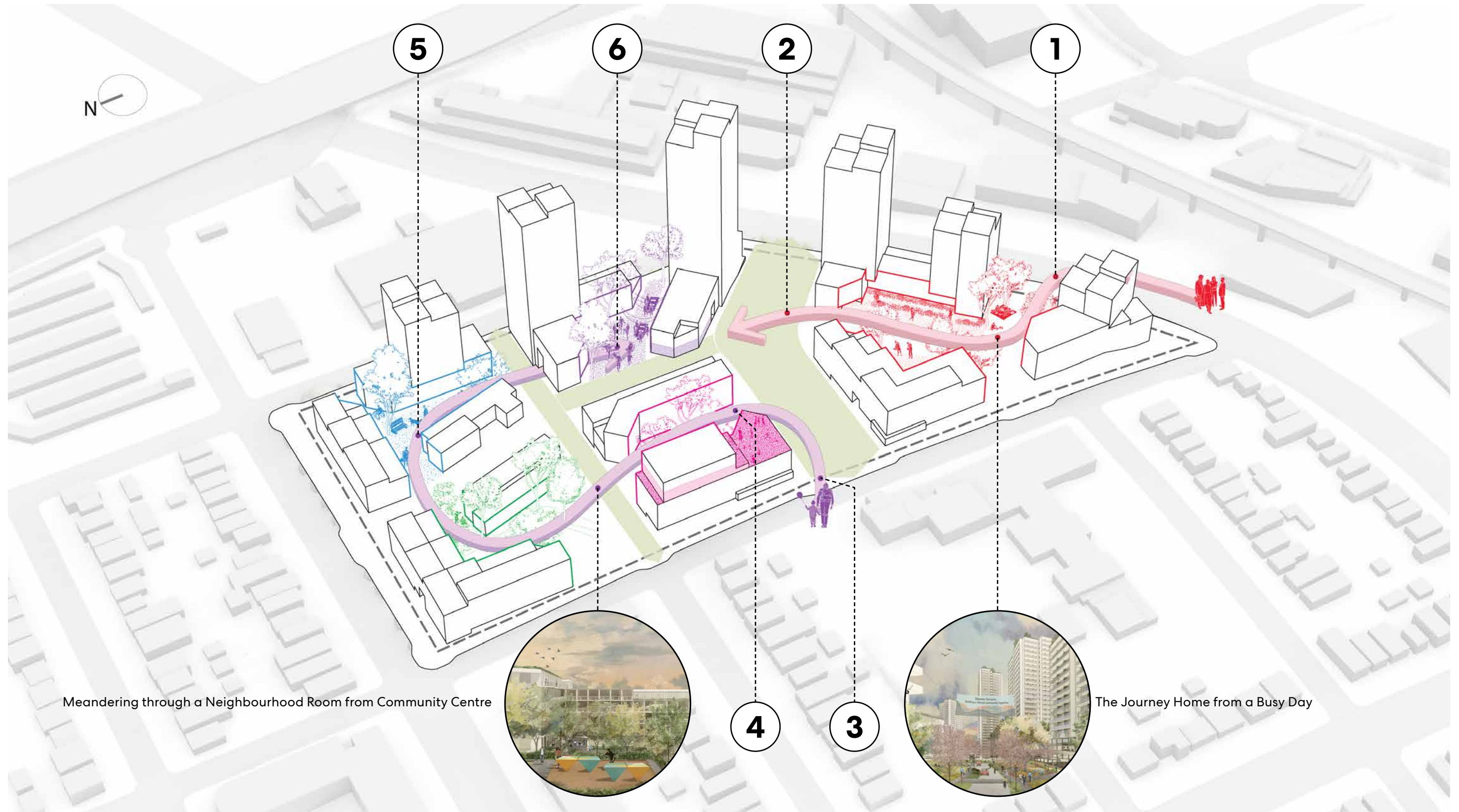
# 5.12 Massing Visualization



*REVISED: FEB 11/22 ARCH: SPERNA + PARTNER INC. KIM LOW + CO. 27 - No. 07/2021 March 3/22*

**Aerial View from Northwest**





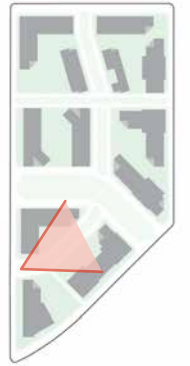
Meandering through a Neighbourhood Room from Community Centre

The Journey Home from a Busy Day

### Journeys through the Site



## The Journey Home from a Busy Day (Gateway Neighbourhood Room)



After a long busy day, coming back from Rupert station and stepping into the “Gateway” feels like home. The calm neighbourhood feel is really soothing and it is finally a lot easier to walk, or roll, without having to

struggle against the steep slope. It is going to be an exciting weekend, the entire neighbourhood is planning a gathering at the HUT for a community potluck.



## Meandering Through a Neighbourhood Room (Rolling Hill Neighbourhood Room)

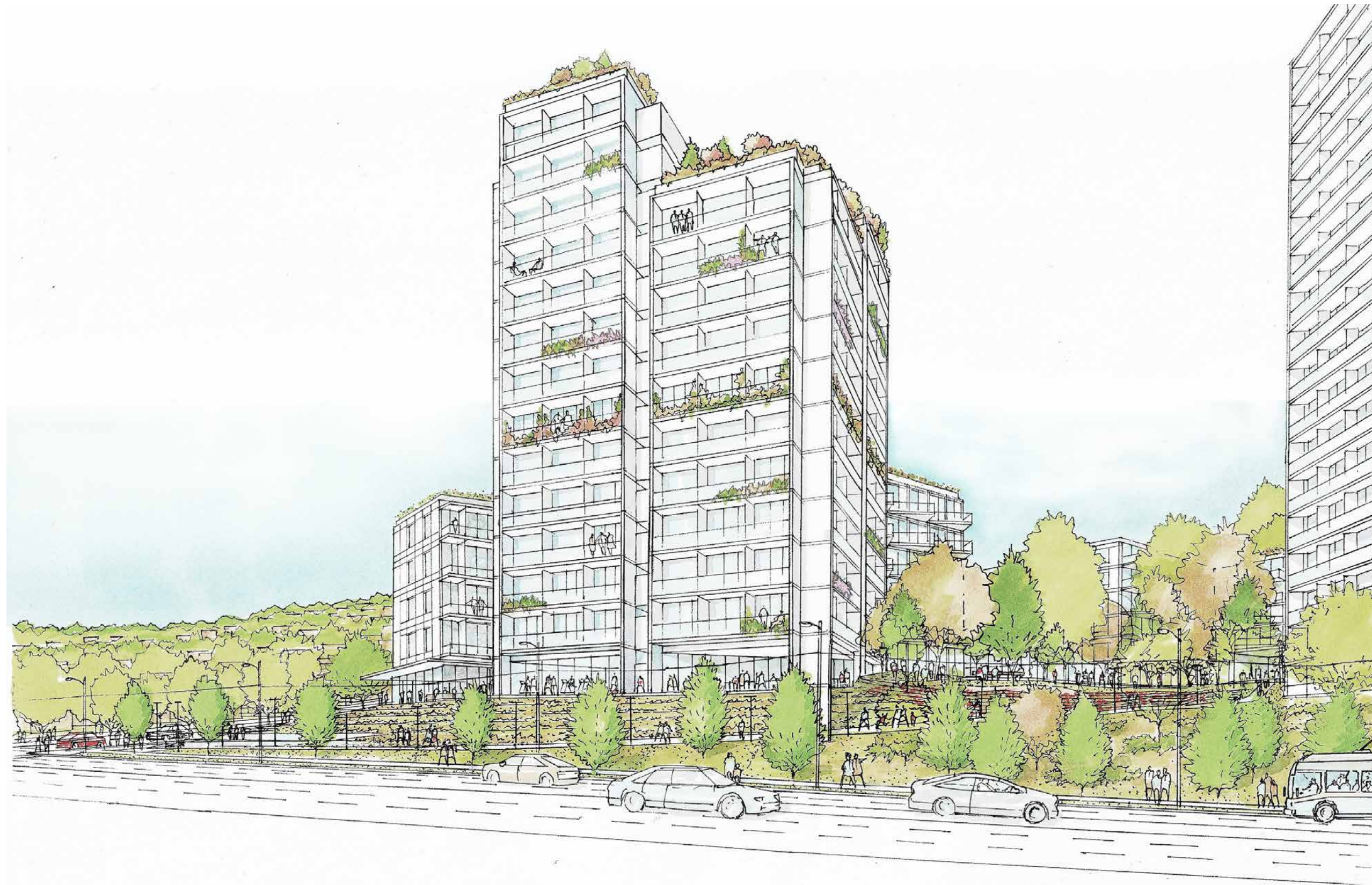


Children are coming back from school hand-in-hand with their parents; it is great to see some familiar faces in the corner cafe next to the Community Plaza. After dinner, a daily evening walk through the

neighbourhood helps keep one in shape. Passing through the “Rolling Hill” room, people from all around the neighbourhood are playing basketball and exercising until dusk.

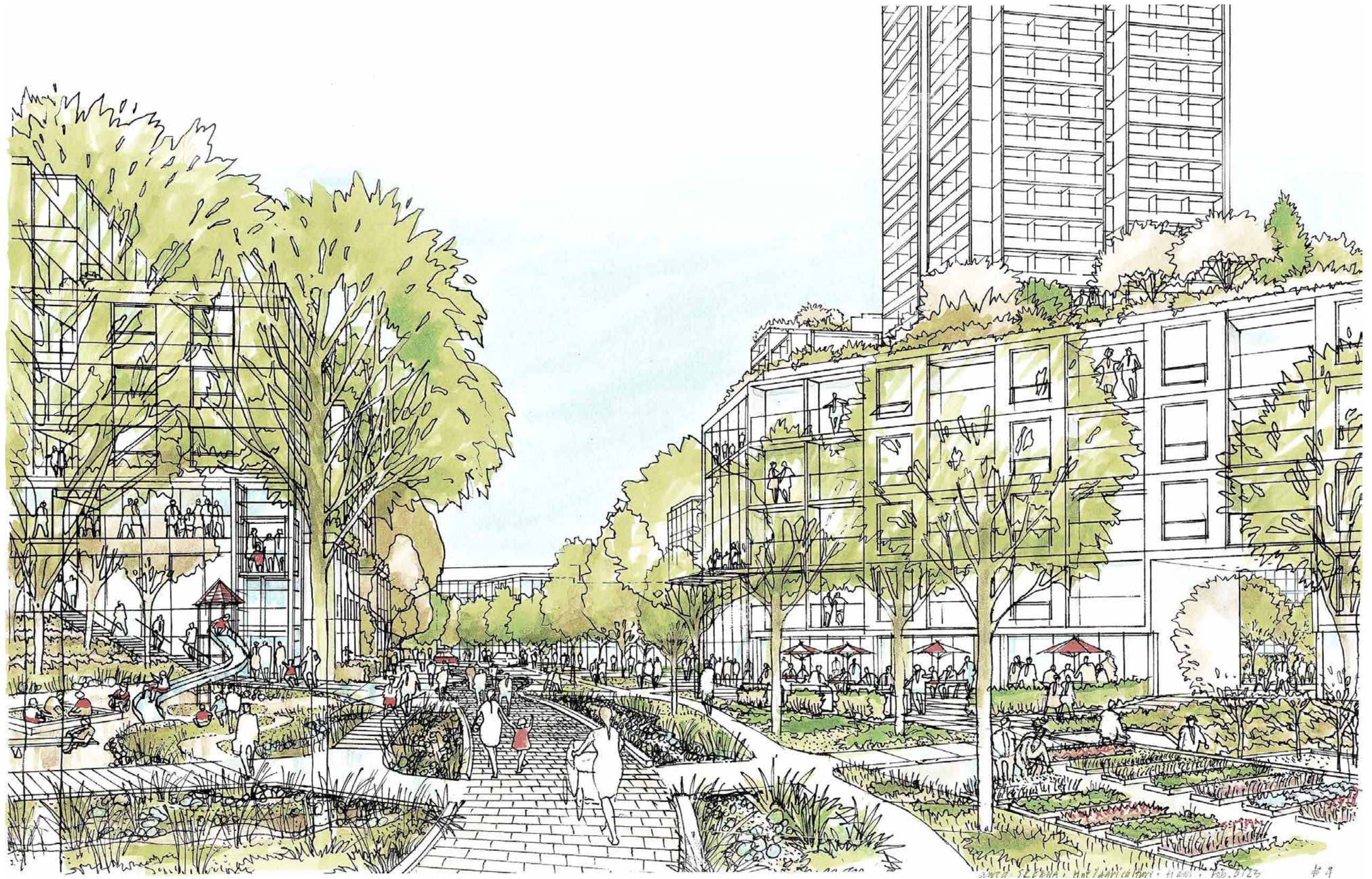


# Coming Back From Work



**View 1: Gateway Neighbourhood Room (Parcel G)**

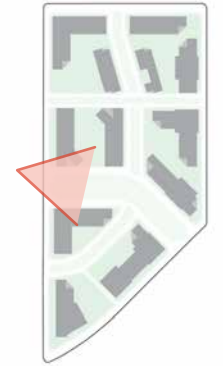




**View 2: Hermon Shared Street Looking North**



# Coming Back From School



View 3: Community Plaza View from Thunderbird Community Centre





**View 4: Terraces Neighbourhood Room (Parcel C)**





**View 5: Meadow Neighbourhood Room (Parcel A)**





**View 6: Gathering Neighbourhood Room (Parcel D)**



# Skeena Terrace

INITIAL REZONING APPLICATION

