SUPPORTIVE HOUSING
IN VANCOUVER



Canada CMHC SCHL BC HOUSING

South Grandview Highway at Copley Street

2518–2540 South Grandview Highway



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New warm, safe homes with supports on South Grandview Highway at Copley Street

Vancouver is in a housing crisis and more than 2,000 people across the city are experiencing homelessness.

Creating warm, safe homes with supports for people experiencing, or at risk of, homelessness in our communities continues to be a top priority for BC Housing and the City of Vancouver.



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What is supportive housing?

Supportive housing provides permanent, affordable rental homes with wrap-around support services for residents.





How supportive housing is managed

Supportive housing is managed by non-profit housing operators that bring professional building management experience and expertise providing customized supports tailored to meet the unique needs of each resident.

If approved, the new homes at 2518–2540 South Grandview Highway would be managed by Community Builders.

All residents in supportive housing have made a choice to live there, pay rent, and are able to access the services provided by health care professionals and other community-based programs.

In addition to caring for the residents, the non-profit operator is also responsible for taking care of the building and the property.

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A vital connection to programs and services

Trained support workers partner with each resident to develop a customized plan to meet their personal and housing goals. Some supports are offered inside the building while others are offered in the local community.

Support to access medical care



Mental health care



Health and wellness services



Education, training and employment opportunities



Help accessing income assistance, pension/disability benefits, identification, or a bank account





Meals



Laundry



Programs to reconnect to culture



Life skills training and support



Substance use services

South Grandview Highway at Copley Street

Area context

The proposed site is located in the Renfrew-Collingwood neighbourhood and in close proximity to the shops, services, and transit along Grandview Highway.

It is a short transit ride away from Commercial Drive, a vibrant main street also known as “Little Italy”.



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Neighbourhood context



SITE VIEW



VIEW FROM NW



VIEW FROM NE



VIEW FROM SW



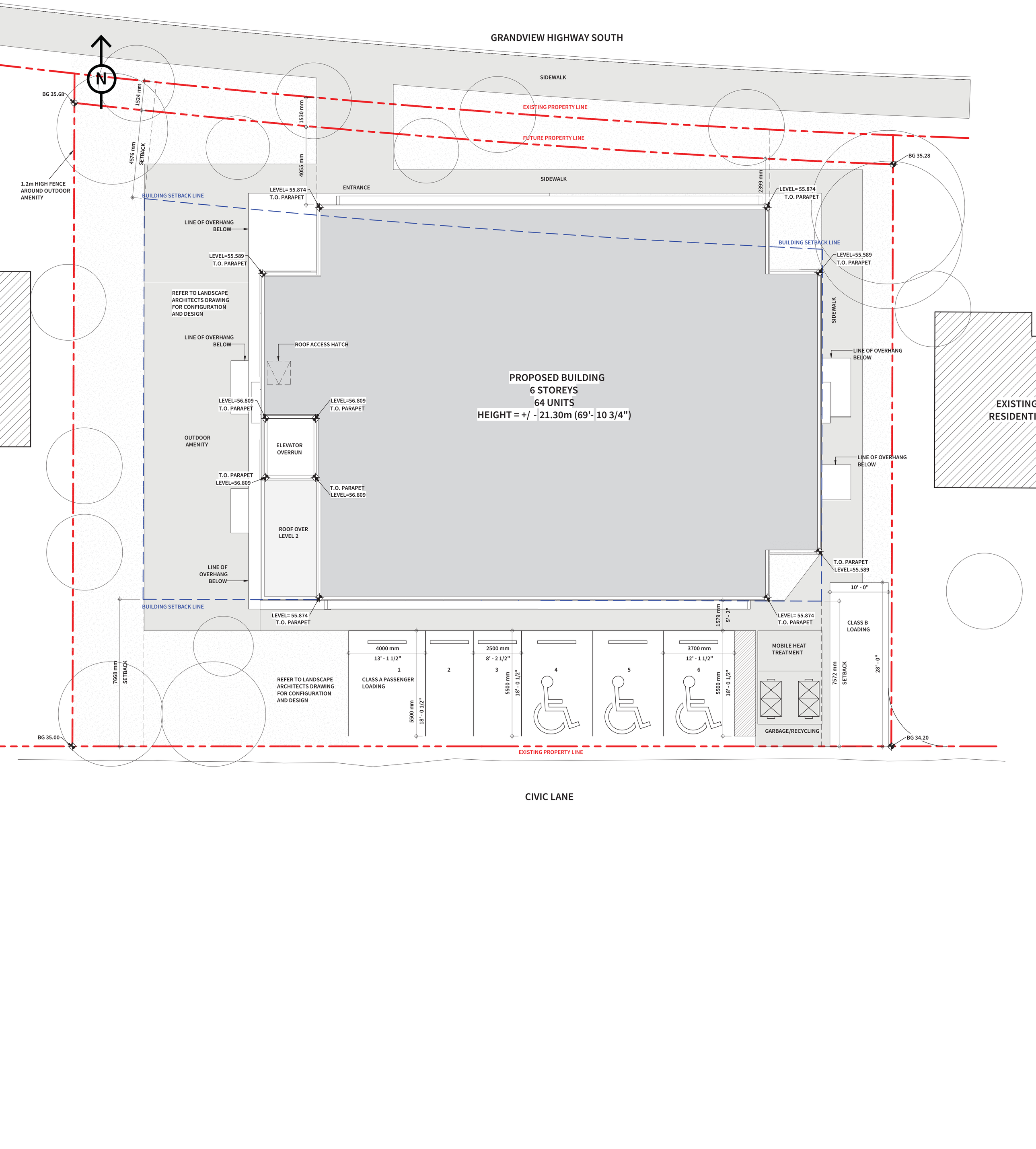
VIEW FROM SE

South Grandview Highway at Copley Street



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Site plan



South Grandview Highway at Copley Street

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New warm, safe homes with supports at 2518–2540 South Grandview Highway

BC Housing and the City of Vancouver are proposing to build a six-storey residential building with approximately 64 new homes with supports at 2518–2540 South Grandview Highway. The homes would be for adults, seniors, and people with disabilities who are experiencing, or at risk of, homelessness with a priority for people in the local community.

- All units would be studio apartments with a private bathroom and kitchen
- At least 5% of the homes would be fully accessible, with all homes designed to be adaptable to residents of all abilities
- The building would also include amenities such as shared laundry, a dining area, program space and surface car parking



South Grandview Highway at Copley Street



Project principles

The following principles were developed to guide decision making on the project:

1. **Modular is the preferred method of construction** because of the opportunity for replicability, limited on-site customization, cost effectiveness, speed of manufacturing, and logistical ease.
2. **Design decisions are guided by the budget** established for each project.
3. **Repeatable design** – maximize off-site manufacturing and minimize work on site, utilize floor plate replicability.
4. **Design within neighbourhood context** – consideration of surrounding area densities, height, character, residential land use and planning context.
5. **Design for beauty and simplicity** to achieve architectural appeal through cost-effective building design, with particular attention paid to mitigating larger forms, massings, and excessive repetition.
6. **Customization of façade** should consider site and building size within the neighbourhood context while keeping the principle of replicability in mind.
7. **Energy efficiency and sustainability** – ensuring that the building meets the City's energy and sustainability targets. The building's sustainable design strategy is pursuing Passive House certification.
8. **Site specific landscaping** that is integrated with the public realm and building design as a means of achieving customization, permanency and visual connection with the existing neighbourhood.
9. Given the supportive nature of these housing projects, **conscientious design of outdoor amenity space** in lieu of balconies.
10. **Design to ensure functionality** for both operator and residents in mind.



Design rationale and architectural expression

The proposed project is designed based on modular wood construction as per industry and accepted modular standards.

The building articulation is provided through contrasting and complimentary building materials along with horizontal and integrated sun-shading frames.

The architecture and landscape integrate and complement each other to create interesting outdoor spaces for residents.





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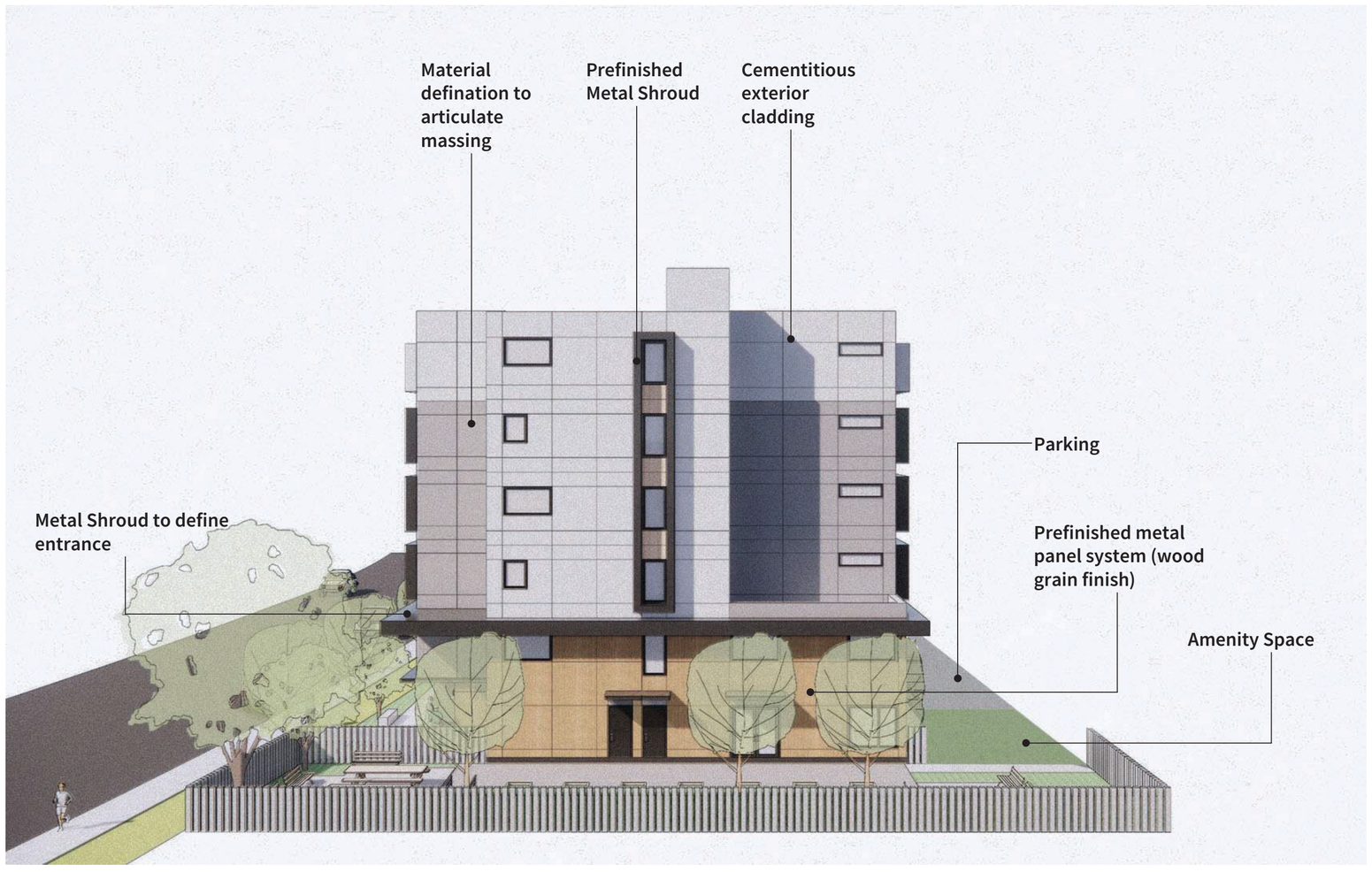
Architectural components

The project has been designed using material variation and building reliefs using shrouds/sun-shading devices extending out as frames. These articulations add visual interest to the building faces while avoiding excessive repetition which can be prevalent in this type of construction.



Building materials

The base of the building is distinctively expressed by using wood-grained metal cladding material while the rest of the building is cladded with cementitious metal panels. This makes the building appear warm and contemporary.



Building design



LOOKING SOUTH EAST | GRANDVIEW HIGHWAY



LOOKING NORTH EAST | CIVIC LANE

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Building design



VIEW LOOKING EAST | GRANDVIEW HIGHWAY



VIEW FROM THE AMENITY SPACE

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Building design



VIEW LOOKING SOUTH WEST | GRANDVIEW HIGHWAY



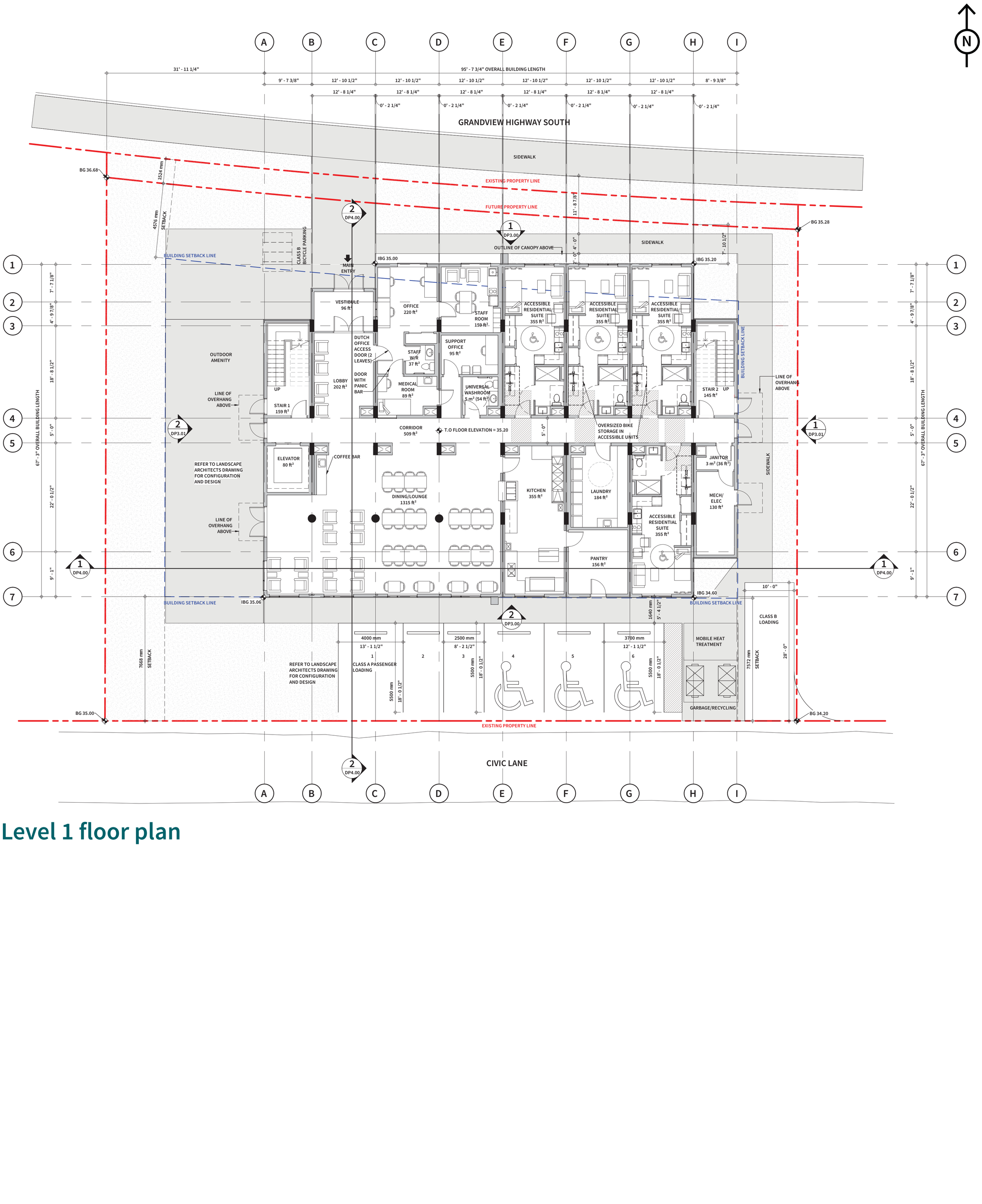
VIEW LOOKING NORTH EAST | BACK LANE

South Grandview Highway at Copley Street



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Architectural floor plan design



Level 1 floor plan

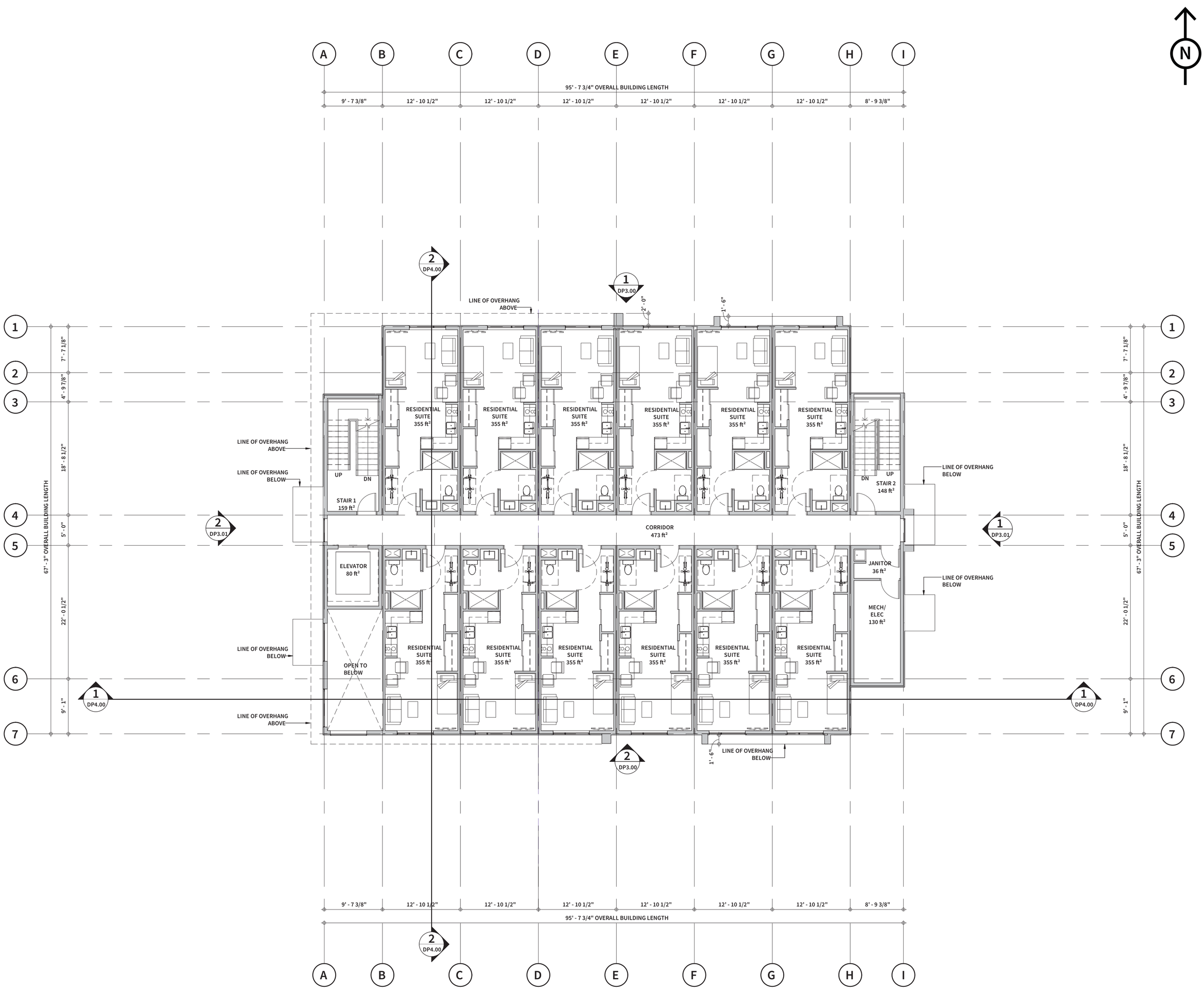
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Architectural floor plan design



Level 2 floor plan

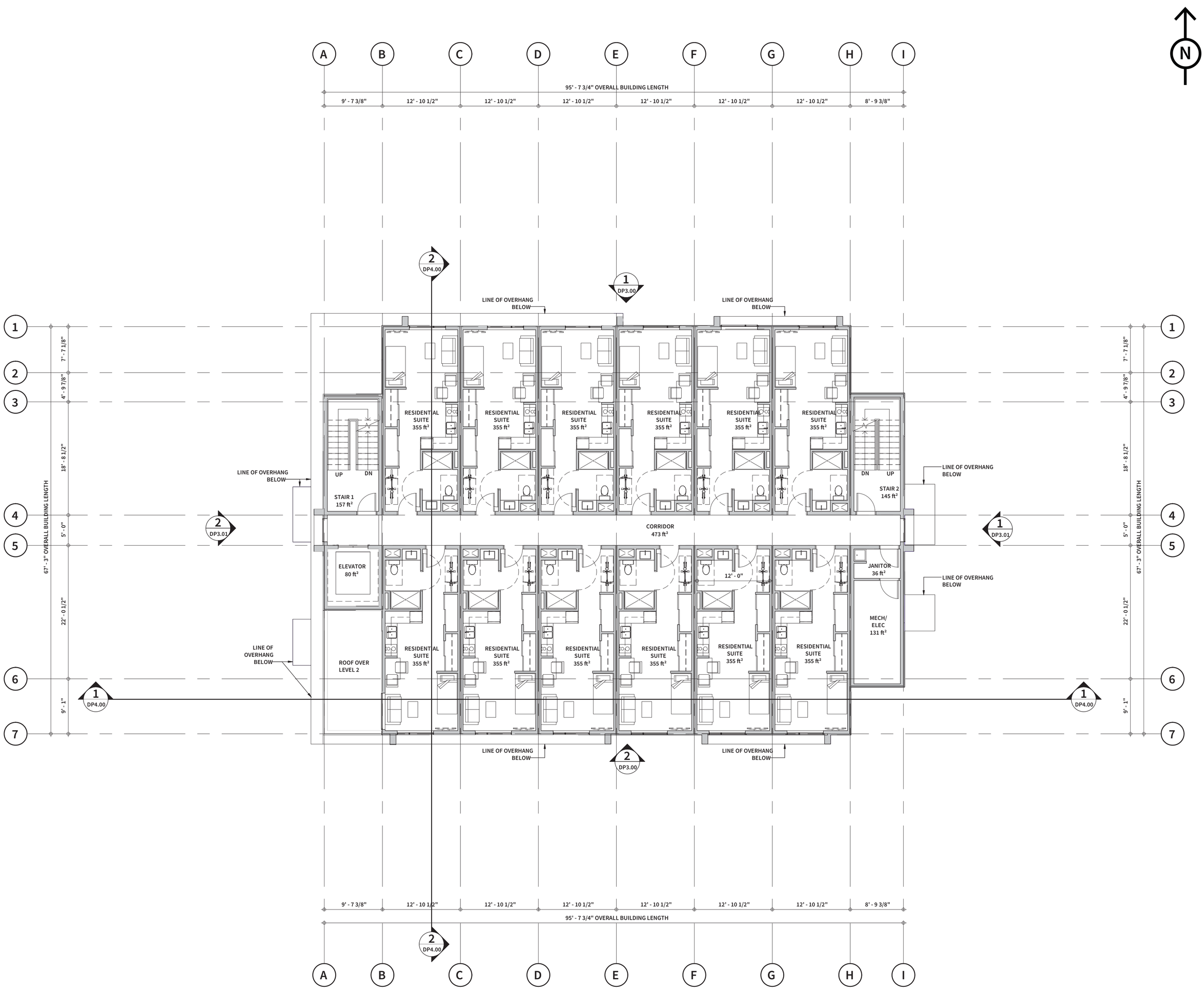
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Architectural floor plan design



Level 3 floor plan

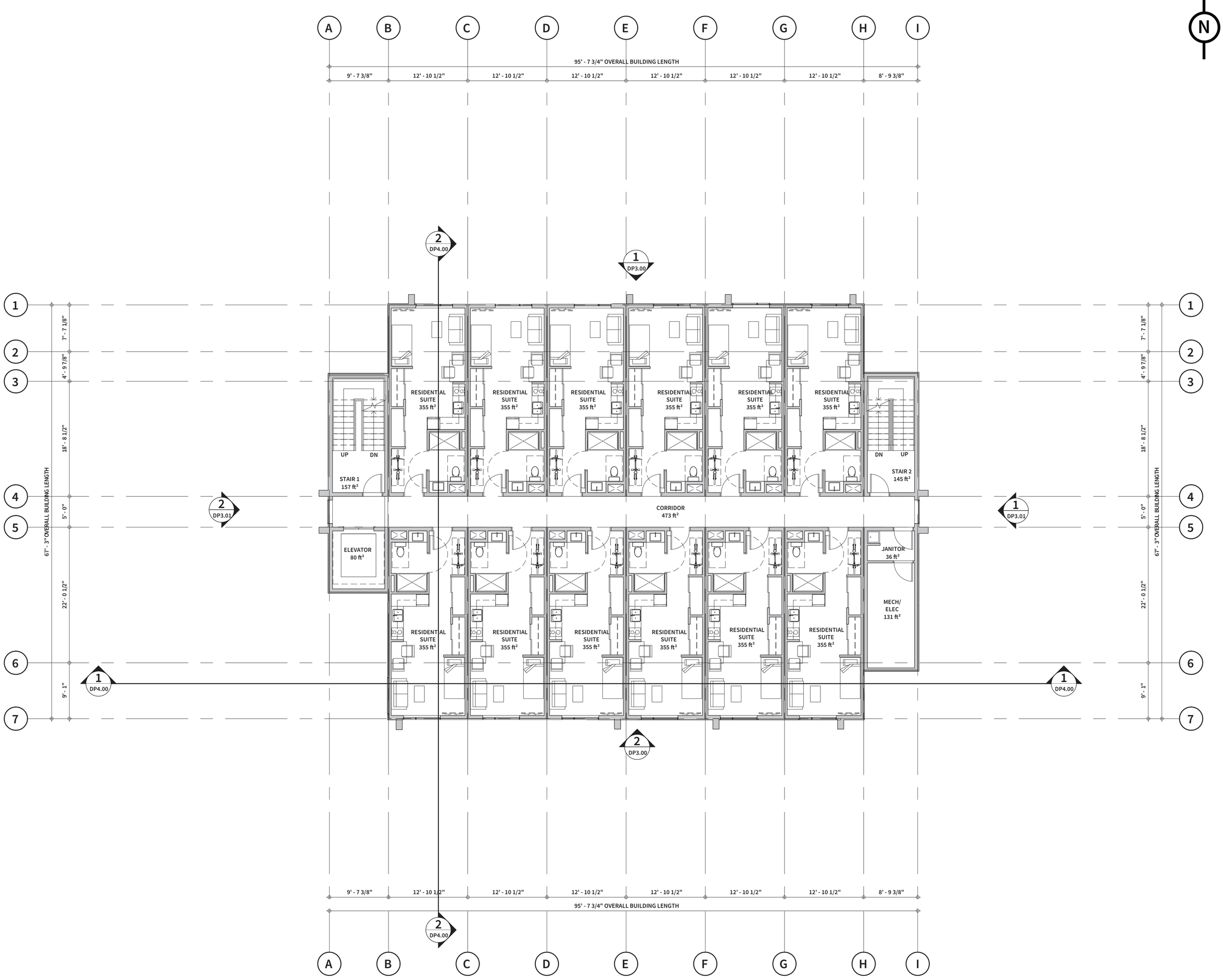
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Architectural floor plan design



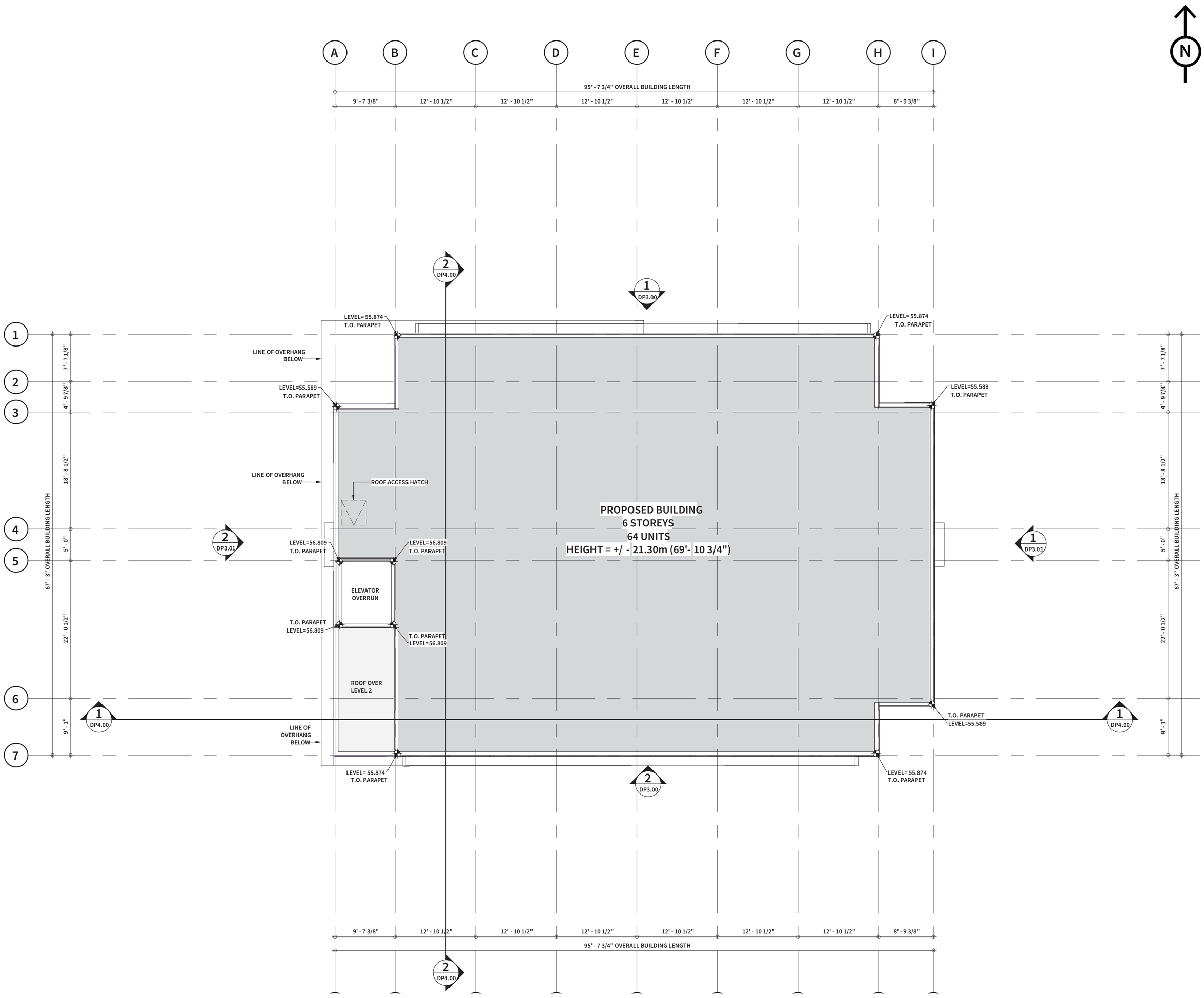
Levels 4 to 6 floor plan

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Architectural floor plan design



Roof plan

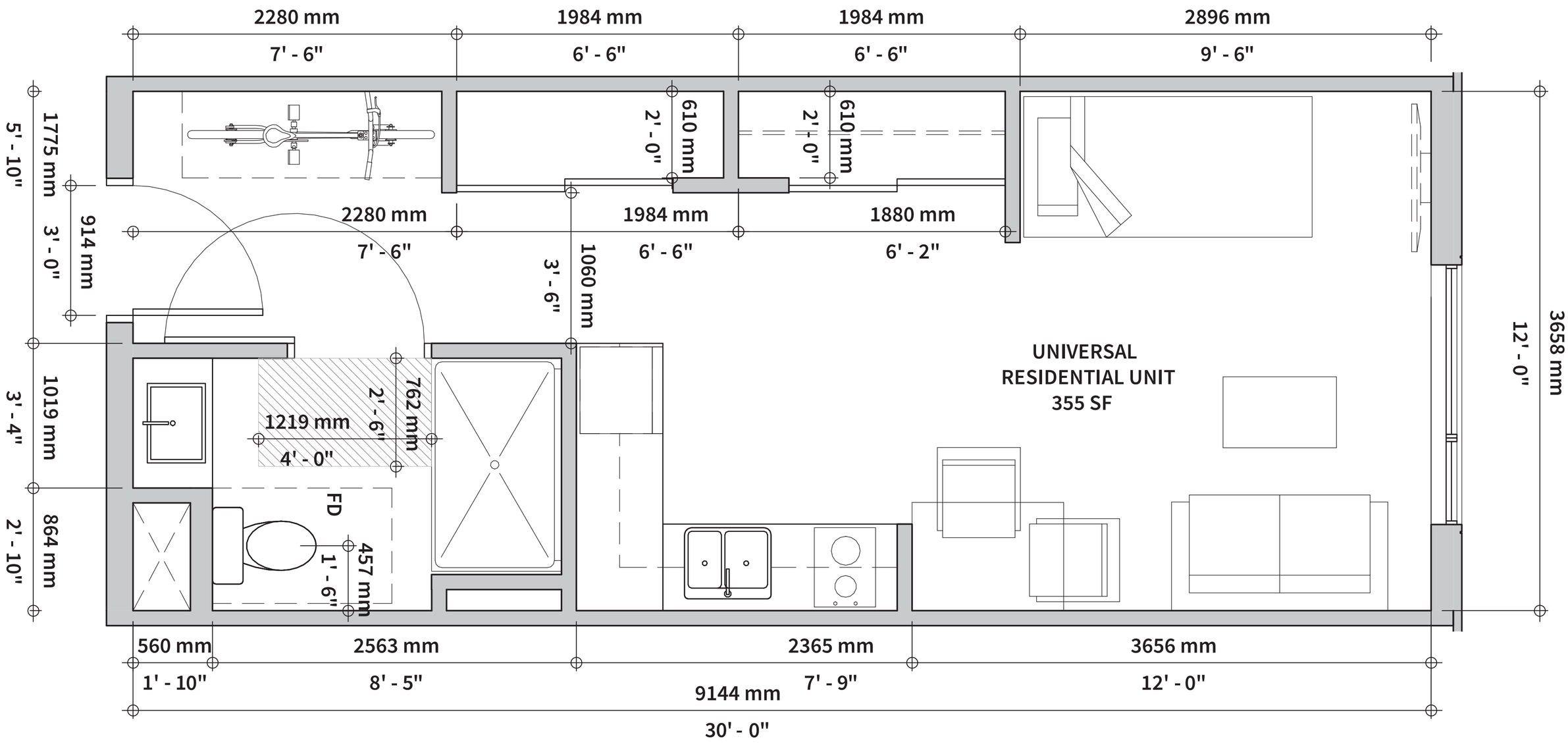
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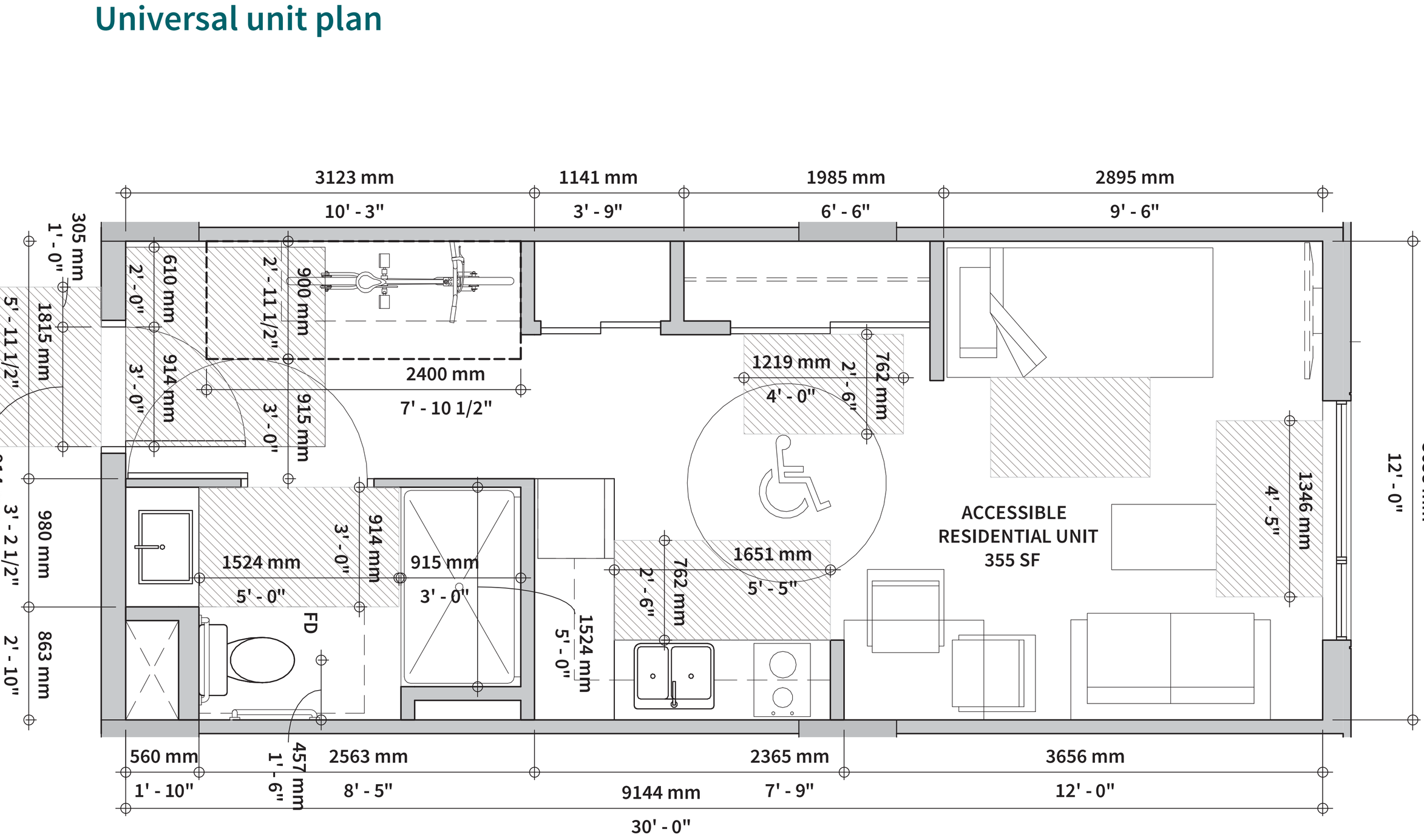


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Proposed unit design



Universal unit plan



Accessible unit plan

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Architectural elevation design



North elevation



South elevation

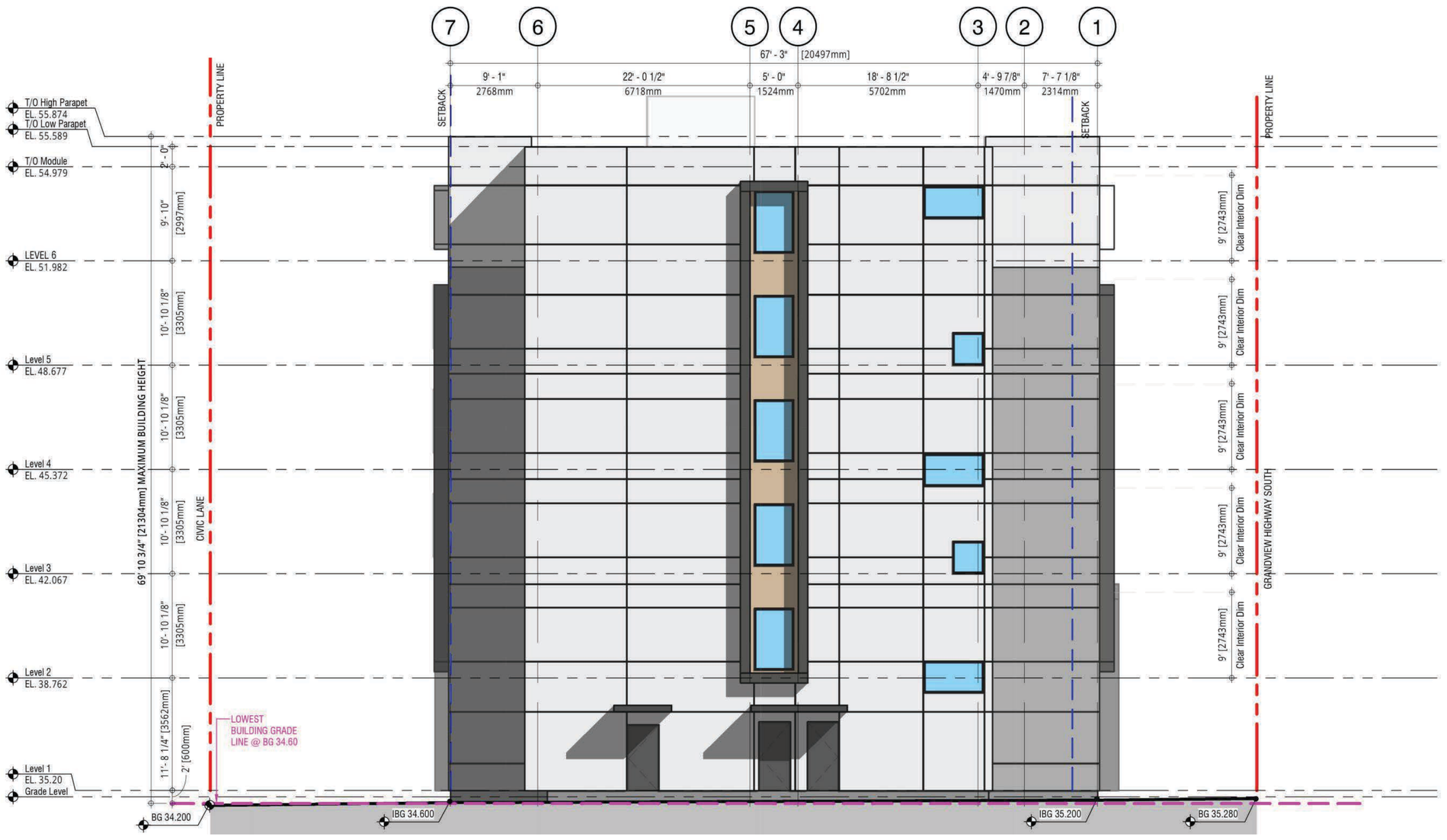
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Architectural elevation design

East elevation



West elevation



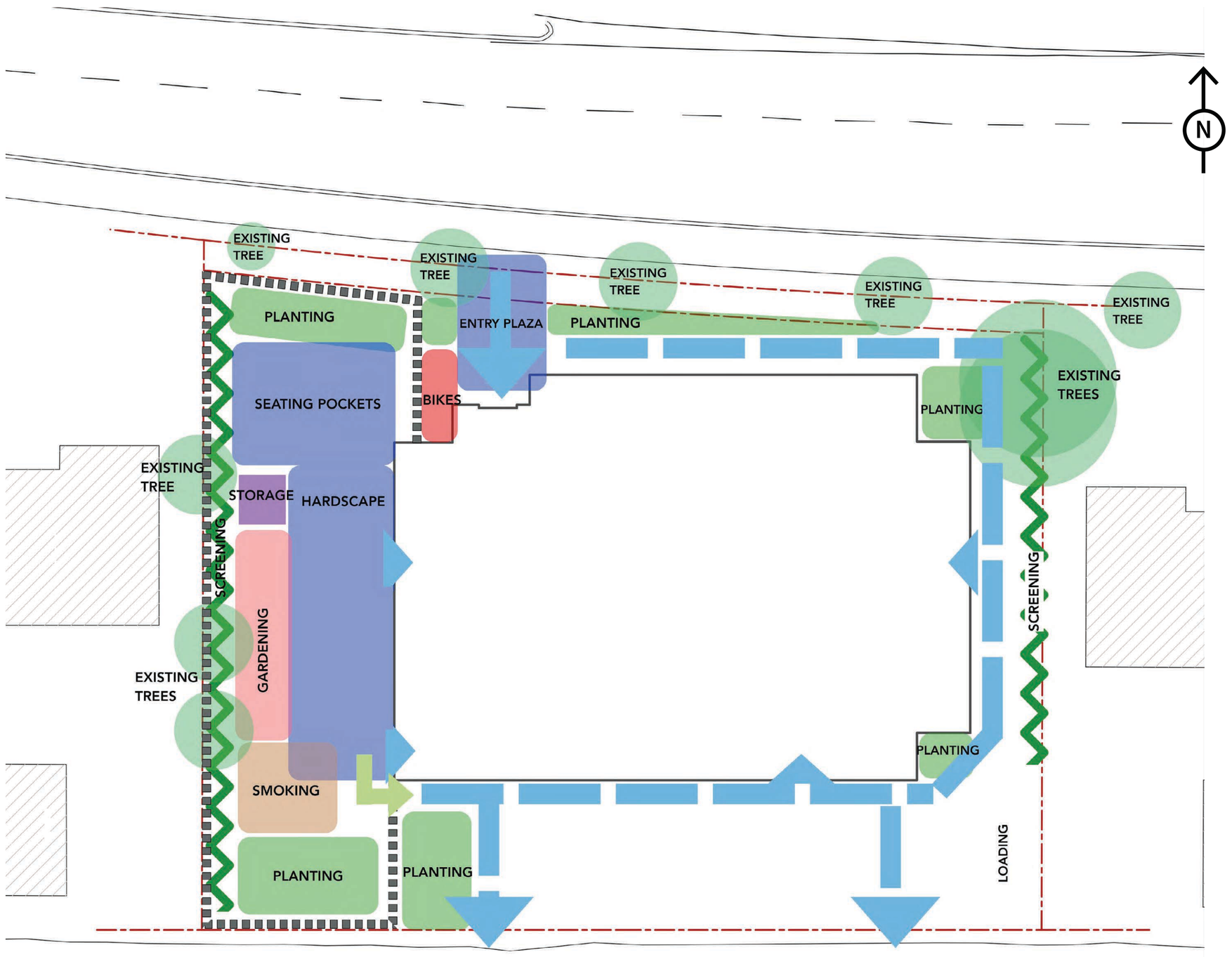
West elevation

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Landscape plan



PROGRAMMING LEGEND

- HARDSCAPE PROGRAMMED SPACE
- PLANTING AREA - SHRUBS/GROUNDCOVERS
- URBAN AGRICULTURE / GARDENING PLOTS
- SMOKING COVERED SPACE
- BICYCLE PARKING
- STORAGE STRUCTURE
- EXISTING TREE TO BE RETAINED
- SECURITY FENCE
- LANDSCAPE SCREENING (HEDGE)
- PEDESTRIAN CIRCULATION
- ONE-WAY CIRCULATION (EXIT ONLY)



LEGEND

- PROPERTY LINE
- GRASS LAWN
- PLANTING — 1 / L2.0
- HEDGE — 1 / L2.0
- PAVING TYPE 1: PAVERS ON GRADE
  Grey & Charcoal Dorado Pavers, Newstone Group — 2 / L4.1
- PAVING TYPE 2: PEDESTRIAN PAVERS ON GRADE
  Charcoal Dorado Pavers, Newstone Group — 3 / L4.1
- PAVING TYPE 3: CIP CONCRETE ON GRADE — 4 / L4.1
- PAVING TYPE 4: GRAVEL PAVING — 5 / L4.1
- URBAN AGRICULTURE PLANTERS — 4 / L4.2
- URBAN AGRICULTURE STORAGE & COMPOST — 3 / L4.2, 5 / L4.2
- CUSTOM BENCH — 1 / L4.3
- BENCH
  BAYVIEW BENCH, WISHBONE — 4 / L4.3
- PICNIC TABLE
  RUTHERFORD MODEL, WISHBONE — 3 / L4.3
- BIKE RACKS
  ICONIC MODEL, MAGLIN — 2 / L4.3
- STRING LIGHTING
  ATTACHED TO TIMBER POLES — 2 / L4.2

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Project partners

BC HOUSING

vaha

Canada

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S2 architecture

COMMUNITY BUILDERS