

Coast Mental Health

259-293 East 11th Avenue
& 216 Kingsway

Application for Rezoning

May 4, 2026

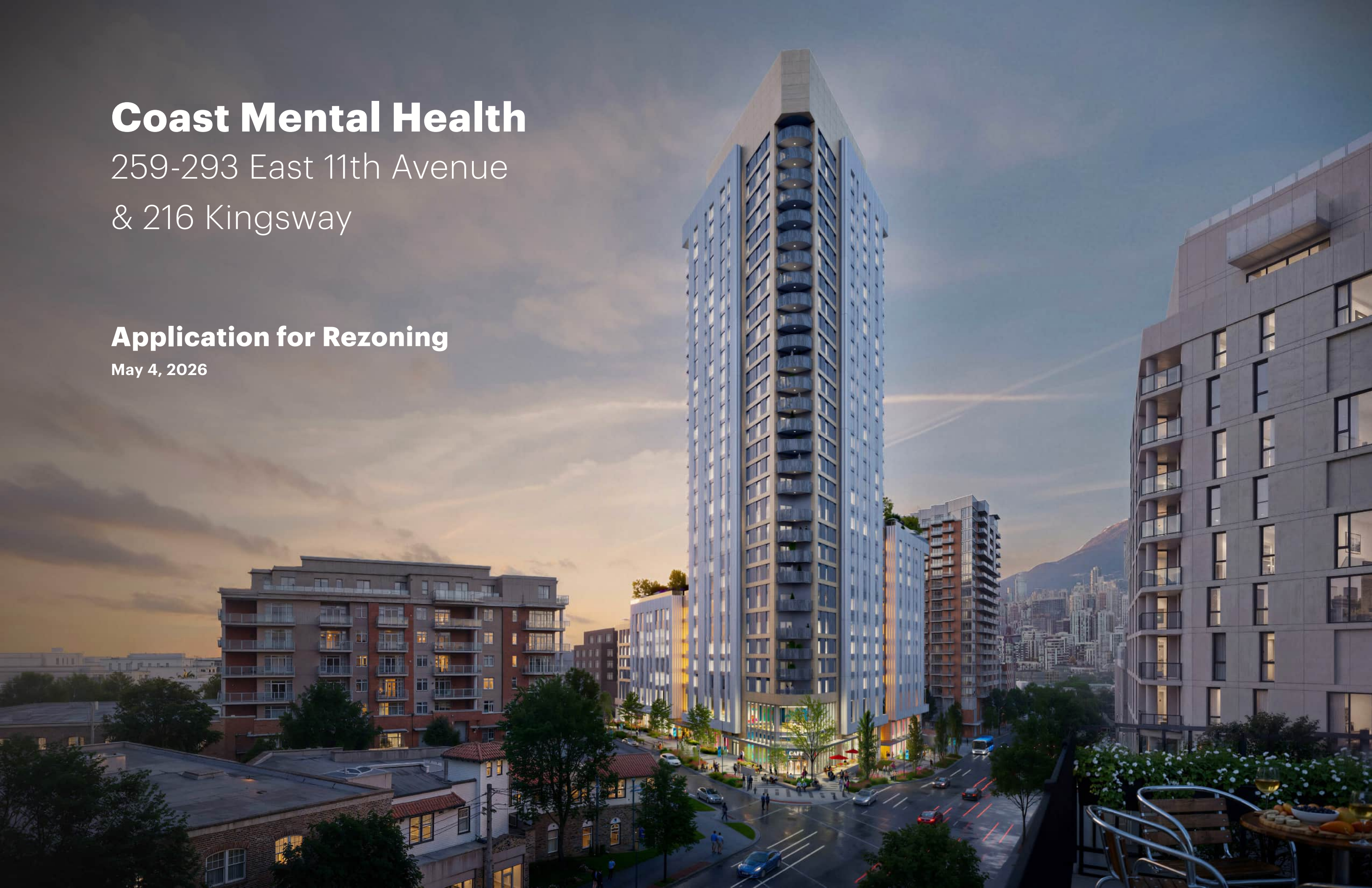


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1.0 Project Introduction

1.1 Letter of Introduction

Coast Mental Health is pleased to submit the enclosed rezoning application for our headquarters site at 259-293 East 11th Avenue and 216 Kingsway, located in Mount Pleasant at the heart of Vancouver. Since 1972, Coast Mental Health has been a trusted non-profit organization supporting people living with mental illness to recover, thrive, and fully participate in their communities. Over more than five decades, we have grown into one of the largest providers of community-based mental health services in British Columbia, recognized for our commitment to dignity, recovery, and long-term stability.

As we look to the future, Coast is guided by a deeper understanding of mental health as something shaped long before people reach a point of crisis. Mental wellbeing is influenced by whether people have a stable home, feel connected to others, and live in environments designed to reduce stress and support daily life. The project described in this application is central to our vision for the decades ahead. It will be a home for our organization, a place where people from diverse backgrounds can live and belong, and a clear demonstration that housing designed for wellness is one of the most powerful preventative actions we can take to support mental health.

At a time when Vancouver is confronting intersecting challenges in housing affordability, mental health, and community resilience, this project offers an upstream response to all three. Stable, affordable housing designed with mental wellbeing in mind can reduce the risk factors that contribute to mental illness, including isolation, chronic stress, and housing insecurity. For those who do develop mental illness, access to a supportive and well-designed home can significantly reduce its negative impacts, supporting recovery, stability, and quality of life. When people are housed in environments that promote connection and wellbeing, communities are healthier and public systems are under less strain.

With funding support from BC Housing for up to 370 new residential units, this proposal aligns closely with City and Provincial priorities for inclusive, transit-oriented, non-market housing. The project will deliver a mixed and vibrant residential community, including many residents who do not have a mental illness diagnosis, alongside those who may benefit from access to on-site supports. This inclusive approach reflects our belief that mental health exists on a continuum, and that designing housing for wellness benefits everyone, not only those who are currently unwell.

Importantly, this proposal is much more than an affordable housing development. It re-imagines Coast’s headquarters as a community-focused campus that integrates housing, services, and shared spaces in a way that is welcoming, human, and deeply rooted in place. On-site, community-based mental health programming and health supports will be available when needed, while high-quality design, access to green space, and shared amenities will support prevention, connection, and daily wellbeing for all residents. The result is a neighbourhood asset at the heart of Vancouver that reduces reliance on crisis-based responses and supports long-term health and stability.

Mount Pleasant has been Coast’s home for generations, and its location at the heart of Vancouver makes it an ideal place to demonstrate how inclusive, preventative housing can strengthen the city as a whole. As the area evolves under the City’s emerging planning vision, we see this development as a positive and stabilizing presence that contributes to a complete community and reflects shared values of inclusion, care, and resilience. We are excited about the opportunity to expand our programming and housing offerings while continuing to be a committed and responsible neighbour.

We submit this application as an invitation to lead with courage. At a moment when the challenges facing our city can feel overwhelming, this project reflects the opportunity to invest upstream, and to deliver stable housing designed for wellness, housing that can prevent harm, support recovery, and create a healthier future for Vancouver. We envision not just a building, but a lasting symbol of what is possible when we choose prevention, dignity, and shared responsibility.

We look forward to working collaboratively with City staff, Council, and the community to bring this vision to life.

With hope for what we can build together,

Keir Macdonald

Keir Macdonald
Chief Executive Officer, Coast Mental Health



Stephen Butz
Chair, Board of Directors, Coast Mental Health



View of the proposed redevelopment of Coast Mental Health’s site at 259-293 east 11th Avenue and 216 Kingsway, looking northwest.

1.2 Territorial Acknowledgment

Coast Mental Health respectfully acknowledges that we provide services on the traditional, ancestral, and unceded territories of the Coast Salish Peoples, including the Katzie (ᑲᑲᑲᑲᑲ), Kwantlen (ᑲᑲᑲᑲᑲᑲ), Kwikwetlem (ᑲᑲᑲᑲᑲᑲ), Musqueam (ᑲᑲᑲᑲᑲᑲ), Squamish (ᑲᑲᑲᑲᑲᑲ), Semiahmoo (ᑲᑲᑲᑲᑲ), Tsawwassen (ᑲᑲᑲᑲᑲᑲ) and Tsleil-Waututh (ᑲᑲᑲᑲᑲᑲ) First Nations. As part of our commitment to reconciliation, Coast Mental Health is deepening our understanding of Indigenous histories, cultures, and worldviews, and the continuing impacts of colonialism and systemic racism—especially in health and social services.

As we advance this ambitious campus of care, we offer our gratitude to the Musqueam (ᑲᑲᑲᑲᑲᑲ), Squamish (ᑲᑲᑲᑲᑲᑲ), and Tsleil-Waututh (ᑲᑲᑲᑲᑲᑲ), who since time immemorial have stewarded the territory on which we are seeking to build this new project. These lands have for countless generations provided healing to those who have traveled from near and far, and we are committed to honouring the healing properties of the lands as we co-create a community that upholds wellness for all.

1.3 General Introduction

Introduction to this Report

Coast Mental Health (CMH), is submitting an application for the rezoning of their headquarters site at 259, 283 and 293 East 11th Avenue, and 216 Kingsway.

This Rationale Booklet gives a detailed, illustrated description of the proposed project. It gives a comprehensive overview of the policy context under which the project is proposed, the project vision, priorities and program, and the many benefits that the project intends to deliver to CMH’s clients, the Mount Pleasant community, and to the City of Vancouver as a whole.

It then provides a description of the form of development and the ways that it responds to applicable policy, and a rationale for the design of the proposed building and site.

The Booklet is divided into the following sections and appendices:

- » **Section 1** introduces Coast Mental Health, the project vision and proposed program, the set of values identified to guide the design, and the many benefits that the project aims to bring to Mount Pleasant and Vancouver.
- » **Section 2** describes the site, the neighbourhood, the surrounding architectural and urban design context, and proposed site configuration, including modified property boundaries for consideration by the City.
- » **Section 3** discusses the policy that applies to the project and specifically addresses how the project relates to the provisions of the Broadway Plan, the *Official Development Plan* and other relevant policies, including expected variances from policy.
- » **Section 4** elaborates on the design rationale for the project showing how the program has been arranged on the site, explaining the emerging direction of the architectural and landscape design.
- » **Section 5** illustrates the impacts of the proposed massing on the neighbourhood, including shadow analysis, and providing detailed development statistics.
- » **Appendix A** contains architectural drawings and complete project statistics.
- » **Appendix B** contains landscape architecture drawings prepared by Connect Landscape Architecture.
- » **Appendix C** contains a Transportation Review Letter from Bunt and Associates Engineering Ltd. Describing the effect that proposed changes to the street and lane network around the project and new density, will have on local traffic, and analyzing the proposed parking, bicycle parking, loading and vehicular access strategy.

The project team, including executive leadership of the Coast Mental Health, CPA Development Consultants, and Diamond Schmitt Architects and their consultant team, with the support of the Coast Foundation Society (1974) and Coast Mental Health Foundation Boards, believe that the proposed design achieves an outstanding mix of community housing, assisted-living housing, mental health-focused community and clinical programming, and thoughtful contributions to the public realm. All of this, when assembled on CMH’s well-placed, accessible site, has the potential to bring much needed change in the face of overlapping mental health and housing crises.

Introduction to Coast Mental Health

Mental illness touches all of us, personally, within our families, and across our communities. For some, it is episodic. For others, it is complex and lifelong. While mental illness is part of being human, too many people do not seek help until their needs become acute.

A Vancouver-based non-profit, Coast Mental Health (CMH) knows that people living with mental illness can thrive in our communities if they are given the right resources: housing, support services and employment and education opportunities. CMH provides these resources through a wide range of programs and service locations across the region.

CMH’s approach is client-focused and community-based. The people they serve – their clients – take the lead in their own recovery, working side-by-side with the CMH team to set goals and decide which services and programs will best help them meet these goals. They also play a key role in the overall success of the organization, whether as peer support workers, members and volunteers at the Clubhouse or Resource Centre, or as part of CMH’s governance board.

CMH currently has its headquarters on the project site at 293 East 11th Avenue. The Clubhouse, one of CMH’s key program offerings, is co-located in the same building. CMH owns two adjacent buildings at 259 and 283 East 11th Avenue, and a small parking lot across the mid-block lane at 216 Kingsway.

The organization also operates the Resource Centre at 1225 Seymour Street, a number of social enterprises providing employment opportunities to clients, and more than 54 housing facilities in the region for people with mental illness and those facing related barriers.

Coast Mental Health consists of three entities: Coast Foundation Society (1974), Coast Mental Health Foundation, and Coast Social Enterprise Foundation. They share a common vision of a community that embraces and honors people with mental illness, so they may thrive and contribute.



Examples of arts-based programs, among many programs offered by CMH at their existing facilities, including their headquarters on East 11th Avenue, the Project site.

Introduction to the Project

With the approval of the Broadway Plan in 2022, Coast Mental Health's headquarters site in Mount Pleasant at the heart of Vancouver became eligible for additional height and density in support of the City's long-term vision for inclusive, transit-oriented growth. Following detailed feasibility work, Coast Mental Health applied for and received funding support in 2024 for up to 370 new residential units through BC Housing's Community Housing Fund.

Coast Mental Health now seeks to redevelop the site to realize this opportunity and to advance a broader public purpose. The proposed housing responds to critical gaps in the current housing system by providing stable, affordable homes designed to support mental wellbeing. While the development will include residents living with mental illness who are able to live independently, it will also be home to individuals and households without a mental illness diagnosis who are seeking affordable housing in a community intentionally designed for wellness, connection, and stability. This inclusive approach reflects the understanding that mental health exists on a continuum and that housing designed to reduce stress and foster belonging benefits everyone. All of the community housing units will meet the City's definition of Social Housing.

In addition to community housing, a small licensed assisted living component is proposed as part of the overall housing mix. This element is thoughtfully integrated to support residents who require a higher level of care while remaining connected to the broader community.

Below the residential component, the project proposes two full storeys of expanded and re-imagined programming space, expanding to three storeys at the north end of the site. These floors will allow Coast Mental Health to modernize and grow its service delivery, strengthen partnerships, and provide new forms of community-based support. Coast Mental Health is also exploring partnerships with local health authorities to establish a community health centre on site that would be open to the broader public, further reinforcing the site's role as preventative health infrastructure.

Taken together, the redevelopment represents a unique model for a mental wellness hub that integrates housing, health services, and community supports in a single, cohesive campus. By prioritizing stability, connection, and access to care, the project takes an upstream approach to community-based mental health, helping to reduce the risk factors that contribute to illness while minimizing the impacts for those who do experience mental health challenges. Grounded in best practices and decades of experience, the model is tailored to the specific needs of Vancouver and the region and is intended to serve as a replicable example of how cities can invest in prevention, inclusion, and long-term wellbeing.



Rendering of the corner of East 11th Avenue and Kingsway, showing program and employment space at the lower two levels, and residential uses above.

1.4 Project Statistics Overview

Area Statistics

Derived Site Area

Area (sm)*	Area (sf)*
3,656	39,348

* Derived site area is used for FSR calculations.

Proposed Uses / Gross Floor Area

Area Use	Floor Area (sm)	Floor Area (sf)
COMMERCIAL	1,211	13,035
COMMUNITY HEALTH CENTRE	797	8,581
COMMUNITY HUB	791	8,518
CMH HEAD OFFICE	1,034	11,133
RECOVERY AND SUPPORT CENTER	1,118	12,032
LICENSED ASSISTED LIVING	1,025	11,035
RESIDENTIAL	28,521	307,001
SHARED SERVICES & CIRCULATION	2,387	25,692
STORAGE	663	7,132
AMENITY - INDOOR	450	4,846
BELOW GRADE PARKING & SERVICES	9,716	104,583
Grand total / Gross Floor Area	47,714	513,588

Areas included in FSR calculations

Area Use	Floor Area (sm)	Floor Area (sf)
COMMERCIAL	1,211	13,035
COMMUNITY HEALTH CENTRE	797	8,581
COMMUNITY HUB	791	8,518
CMH HEAD OFFICE	1,034	11,133
RECOVERY AND SUPPORT CENTER	1,118	12,032
LICENSED ASSISTED LIVING	1,025	11,035
RESIDENTIAL	28,521	307,001
SHARED SERVICES & CIRCULATION	2,387	25,692
Grand total / Net Floor Area	36,885	397,027

Areas excluded from FSR calculations

Area Use	Floor Area (sm)	Floor Area (sf)
STORAGE	663	7,132
AMENITY - INDOOR	450	4,846
BELOW GRADE PARKING & SERVICES	9,716	104,583
Grand total	10,829	116,561

Indoor amenity is 1.6% of residential floor area and 1.23 sm per unit.

FSR (Floor Area / Site Area)

Floor Area (sm)	Site Area (sm)	FSR
36,885.05	3,656	10.09

Other Areas

Area Use	Floor Area (sm)	Floor Area (sf)
PRIVATE OUTDOOR SPACES	1,028	11,067
AMENITY - OUTDOOR	1,397	15,039

Private outdoor space is 3.6% of residential floor area.

Unit Mix

Unit Breakdown & Average Size

Tenure	Name	Unit Subtotal	% Allocation	Average Unit Size (sm)	Average Unit Size (sf)
Rental	0 BD (Studio)	109	29.9%	39	420
Rental	1 BD	157	43.1%	48	520
Rental	2 BD	67	18.4%	69	737
Rental	3 BD	27	7.4%	86	924
Rental	4 BD	4	1.1%	119	1,278
Total:		364	99%		
Licensed Care	Suite	17		33	351
Grand Total:		381			

Area Statistics by Level

	Non-CMH Programming (Leased to others)		CMH Programming				Residential										
LEVEL	COMMERCIAL	COMMUNITY HEALTH CENTRE	COMMUNITY HUB	RECOVERY AND SUPPORT CENTER	CMH HEAD OFFICE	LICENSED ASSISTED LIVING	RESIDENTIAL	SHARED SERVICES & CIRCULATION	A NET AREA: AREA INCLUDED IN FSR	STORAGE	AMENITY - INDOOR	BELOW GRADE PARKING & SERVICES	B AREA EXCLUDED IN FSR	(A+B) GROSS AREA	PRIVATE OUTDOOR SPACES	AMENITY - OUTDOOR	
Level P3	0	0	36	0	0	0	59	266	360	0	0	2,904	2,904	3,264	0	0	
Level P2	0	0	36	0	0	0	58	227	321	0	0	3,249	3,249	3,570	0	0	
Level P1	0	0	36	0	0	0	59	396	490	0	0	3,042	3,042	3,532	0	0	
Level 1 - Kingsway	503	0	598	168	0	0	59	312	1,640	0	0	522	522	2,162	0	0	
Level 1 - E 11th	708	797	48	0	0	0	233	162	1,948	0	0	0	0	1,948	0	0	
Level 2	0	0	38	949	1,034	0	58	174	2,254	0	0	0	0	2,254	0	0	
Level 3-6	0	0	0	0	0	0	8,702	9	8,710	169	0	0	169	8,879	230	0	
Level 7	0	0	0	0	0	1,025	1,083	17	2,126	16	0	0	16	2,141	37	99	
Level 8	0	0	0	0	0	0	1,097	0	1,097	16	233	0	249	1,346	29	735	
Level 9-11	0	0	0	0	0	0	3,866	0	3,866	73	0	0	73	3,939	134	0	
Level 12	0	0	0	0	0	0	551	0	551	11	217	0	228	779	18	564	
Levels 13-29	0	0	0	0	0	0	12,542	0	12,542	378	0	0	378	12,920	580	0	
Level MPH-1	0	0	0	0	0	0	66	424	490	0	0	0	0	490	0	0	
Level MPH-2	0	0	0	0	0	0	89	401	490	0	0	0	0	490	0	0	
	1,211	797	791	1,118	1,034	1,025	28,521	2,387	36,885	663	450	9,716	10,829	47,714	1,028	1,397	

Parking Statistics

Parking - Accessible Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	364	0.034	12.38	13
Non-Residential (Area)	5974.05	0.4 for each 1000 sm	3.39	4

Required Total: 17

Type	Required	Provided
Residential - Accessible	11	12
**Residential - Van	2	2
Non-Residential - Accessible	3	4
**Non-Residential - Van	1	1

Totals: 17 19

** the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.

Parking - Visitor Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	364	0.05 per unit	18.20	19

Required Total: 19

Type	Required	Provided
Residential	0	63
Non-Residential	0	41
Residential Visitor	19	19

Totals: 19 123

Passenger Loading - Class A Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	125	1 per 125 first units	1.00	1
Residential (Units)	239	1 per 150	1.59	2
Licensed Assisted Living (Units)	17	1 for the first 80-159 beds	-	-

Required Total: 3

Type	Required	Provided
Passenger - Class A	3	3
Passenger - Class B	1	0

Totals: 4 3

Passenger Loading - Class B Stalls

Use	Total Units or Area	Ratio	Required	Required
Licensed Assisted Living (Units)	17	1 for the first 15-119 beds	1.00	1

Required Total: 1

Loading - Class A Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	299	1 per 299 first units	1.00	1
Residential (Units)	65	1 per 200 for remainder	0.33	1
Community Center (Area)	-	-	-	-
Office (Area)	1830.58	1 for 15000 sm	1.00	1
Commercial (Area)	-	-	-	-

Required Total: 3

Type	Required	Provided
Class A	3	5
Class B	5	3
Class C	0	-

Totals: 8 8

Loading - Class B Stalls

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	299	1 per 299 first units	1.00	1
Residential (Units)	65	1 for 300-499	0.33	1
Community Center (Area)	1905.70	1 for 2800 sm	0.68	1
Office (Area)	1830.58	1 for 5000 sm	0.37	1
Commercial (Area)	1214.71	1 per 2325 sm	0.52	1

Required Total: 5

Loading- Class C Stalls

Use	Total Units or Area	Ratio	Required	Required
Commercial (Area)	1214.71	0 per 1st 2300 sm	-	-

Required Total: 0

Parking Statistics - Bicycles

Residential

Name	Units under 65 sm	Units between 65-105 sm	Units over 105 sm
0 BD (studio)	109	-	-
1 BD	157	-	-
2 BD	-	67	-
3 BD	-	27	-
4 BD	-	-	4
Totals:	266	94	4

Lockers : minimum 10% required
Oversize stalls : minimum 5% required
Vertical stalls : maximum 30% allowed
Vertical and stacked stalls : maximum 60% allowed

Bicycle Parking - Class A

Use	Total Units or Area	Ratio	Required	Required
Residential (Units under 65 sm)	266	1.5 per 1 unit	399.0	399
Residential (Units under 105 sm)	94	2.5 per 1 unit	235.0	235
Residential (Units above 105 sm)	4	3 per 1 unit	12.0	12
Licensed Assisted Living (Units)	17	1 for every 100 units	1.0	1
Community Center (Area)	1905.70	1 for every 500 sm	3.8	4
Office Uses (Area)	1830.58	1 for every 170 sm	10.8	11
Commercial (Area)	1214.71	1 per 340sm	3.6	4
Required Total:			666	

Bicycle Parking - Class B

Use	Total Units or Area	Ratio	Required	Required
Residential (Units)	20	1 per 10 unit	2.0	2
Residential (Units)	344	1 per 20 unit	17.2	18
Licensed Assisted Living (Units)	17	-	-	-
Community Center (Area)	1905.70	min. 6 per 1500 sm of assembly	12	12
Office Uses (Area)	1830.58	min. 6 for min. 2000 sm	-	-
Commercial (Area)	1214.71	min. 6 for min. 1000 sm	6	6
Required Total:			38	

Type	Required	Provided	% Allocation
Class A_Horizontal		180	26%
Class A_Locker-Double		-	0%
Class A_Locker_Single		72	11%
Class A_Oversized		34	5%
Class A_Stacked		316	46%
Class A_Vertical		79	12%
Totals:	666	681	100%

Type	Required	Provided
Class B_Horizontal	38	38

1.5 Program Context

Coast Mental Health supports, advocates for, and promotes the recovery of people with mental illness. It does so within the context of a complex web of public systems. Most public systems are designed on the assumption that people have access to environments and services where they are treated with a baseline of trust, respect, and safety. *For many people with mental illness, that assumption does not hold.*

Too often, our systems respond with suspicion, exclusion, or pressure to move on, rather than with support. These everyday interactions deepen isolation, undermine stability, and contribute to crises that could have been prevented. These outcomes reflect gaps in how spaces are designed and services are offered, not in the capacity of individuals.

Homelessness is not primarily a services problem. It is a housing problem. Without a stable home, every other intervention a person with mental illness needs becomes harder, more expensive, and less effective. Physical and mental health declines due to lack of housing. As such, housing is a central pillar of CMH's work and is at the centre of this project.

Housing with co-located supports creates stability for people and the systems around them. Mental health recovery works best when support is nearby, consistent, and easy to access when it matters most.

Co-location of services with housing allows support to be immediate, informal and integrated into daily life. The envisioned result for systems is deeper effectiveness and fewer escalation points.

Co-location of housing and services is challenging in Vancouver's context. Realities about the cost of land and building have made it difficult for organizations like CMH to develop the types of facilities that they believe can lead to system change and improved outcomes. The confluence of recent changes to planning policy, heightened public awareness of both mental health and housing as urgent crises, the support of BC Housing's Community Housing Fund, and CMH's own interest in expanding and redefining their services gives rise to a unique opportunity:

A once in a generation moment to redefine how housing, mental health care, and community can enable recovery, and prioritize dignity, prevention and long-term stability.

Strategic Location

Coast Mental Health's site offers the organization a strategic advantage in the work that they do. Being minutes from Vancouver General Hospital and the New St Paul's Hospital campus will enable step-up/step-down care, strong clinical partnerships, reduced emergency reliance.

At the same time the site is close to, but away from the Downtown East Side, where many services exist. This geographic balance reduces exposure to triggers,

supports recovery, stability, de-stigmatization, and community integration, and allows access to services, without requiring people to live in proximity to crisis.

Few sites can offer this balance of both access and distance, combined with the accessibility offered by outstanding transit options. As such, CMH's current site makes their vision for a campus-based model feasible in way most sites cannot.



The project site in Mount Pleasant is ideally located to deliver on CMH's mission.

1.6 Project Vision

In recent years, Coast Mental Health has undertaken a robust visioning and programming process to develop their program for delivery of housing and services on this site. While affordable housing is at the core of this project, its vision goes well beyond being an affordable housing development. Rather, the project will become:

A place where people living with mental illness can have permanent homes and access to care, seniors can age in place, families can be rooted in community, and all benefit from the stability and connection that leads to better mental health for everyone.

As mental illness effects nearly everyone, either directly or indirectly, CMH's vision for this project extends far beyond their own site. Better health and mental health means reduced impacts on healthcare and housing systems. CMH envisions a time when negative perceptions around mental illness begin to change with positive outcomes. When this happens, CMH believes, broader policy and system change can occur.

The project vision is rooted in a simple but powerful idea: when we create housing that supports mental health, we create better places for everyone to live. Mental health is not something that applies only to some people or only at certain moments in life. It is shaped every day by the spaces we live in, the connections we have with others, and how easy it is to find support when we need it. The project is designed with this understanding at its core.

The project brings together thoughtful design, accessible supports, and a diverse, inclusive community to create a place where people can feel safe, grounded, and connected. The building itself is designed to reduce stress and support wellbeing, with light-filled homes, green spaces, and shared areas that invite people to gather naturally. Supports are available on site for those who need them, but they are integrated into everyday life in a way that feels normal and welcoming, not clinical or separate. People who live in the building include individuals with mental illness, as well as seniors, families, and others who do not have a diagnosis but benefit just as much from a stable, supportive environment.

As people experience stability and connection in their daily lives, their overall wellbeing improves. Residents are more likely to feel a sense of belonging, maintain their health, and build routines that support long-term stability. For some, this means fewer crises and better access to care. For others, it means lower stress, stronger relationships, and a better quality of life. The result is a community where people are supported not because something has gone wrong, but because everyone deserves a place that helps them thrive.

These individual experiences add up to broader community benefits. When housing supports mental health, neighbourhoods become more stable and vibrant. There is less visible crisis, fewer emergency situations, and a stronger sense of shared responsibility. East 11th becomes a positive, well-managed community asset—one that shows how inclusive housing can strengthen the fabric of the city rather than strain it.

Over time, the project also helps change how we think about mental health and housing. East 11th challenges the idea that support should only appear in moments of crisis, or that housing for people with mental illness must be separate from the rest of the community. Instead, it demonstrates that when we design for dignity, prevention, and connection, everyone benefits. Mental health becomes something we support together, through the places we build and the communities we create.

Ultimately, this project points the way toward a better future. It shows policymakers, planners, and communities that housing can do more than provide shelter—it can promote wellbeing, reduce pressure on public systems, and create stronger, healthier cities. By investing in environments that support mental health for all, the project helps lay the groundwork for lasting change in how we design housing, deliver care, and build inclusive communities.

1.7 Project Priorities

Project Priorities

As programming and design of the project have progressed, a number of priorities have emerged that guide the design and ensure alignment with the vision.

Design Excellence

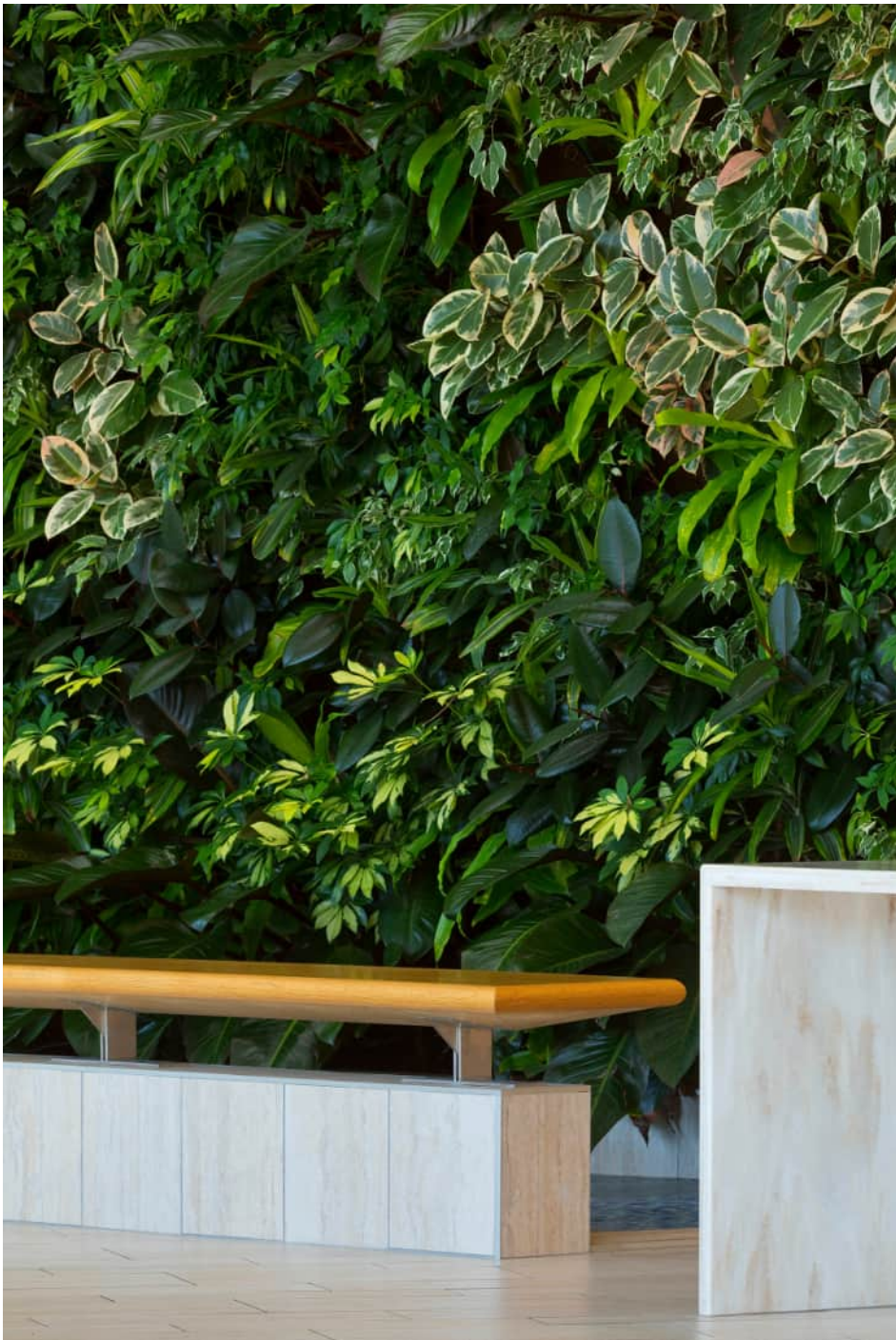
- » **Distinctive, welcoming architecture:** This project will be a large and highly visible addition to a beloved, central neighborhood. It's tall form at a high point in Mount Pleasant will be visible from many distant points around the City. CMH is excited to offer an architectural expression that demonstrates the organization's values of Compassion, Courage and Recovery in an economical but bold and distinctive architectural design.
- » **Sense of home for residents:** Tall, dense buildings can be inherently impersonal and intimidating. This project seeks to prioritize a sense of ownership and community among residents, in a high-density format.
- » **Healthy and Healing Environment:** Within a dense, busy urban environment, residential units have been designed to maximize access to daylight and prioritize thermal comfort. Access to rooftop amenity spaces, private balconies and views to the surroundings will all contribute mental health and wellness. Lush, year-round planting will feature throughout the project and contribute to local habitat and rainwater retention. Design strategies prioritize the positive effects of biophilia on mental wellness.
- » **Accessibility and Adaptability Leadership:** Much of CMH's clientele face a range of physical and societal barriers. The project team understands the importance of a broad understanding of accessibility in the built-environment, and seeks to create residential and community spaces, and a public realm that incorporate best practices in accessible design throughout, including thoughtful approaches to mind-friendly design, and adaptability measures to allow residents to age in place.
- » **Space and Resource Efficiency:** Modern building standards and rapidly escalating costs of construction necessitate efficient planning and carefully considered approaches to materials. The project strikes a careful balance between livability, accessibility, design excellence and affordability.
- » **Sustainability:** Good sustainability practice demands modest energy use and outstanding durability and longevity to ensure that resources consumed in the building and operation of the project are not wasted. Sustainability also demands a consideration of social sustainability and resilience in the face of climate change and natural disasters. Residents of this project will be proud to live in a building that uses energy efficiently, contributes to rainwater management and urban resilience and promotes healthy, low-carbon transportation options.

Integrated Services

- » **Robust Programing:** CMH sees this project as the hub of their operations for the coming decades. In order to integrate spaces for the offering of meaningful services to their clientele, a multi-faceted programming exercise has accompanied and informed the design of the building, ensuring thoughtful adjacencies and flexibility for future changes.
- » **Sense of Belonging for Clients, Staff and Visitors:** Many people who do not live in this project will nevertheless access CMH services, visit community events in the building, and work here as CMH staff. Similarly, the proposed building will become a large, new feature in the Mount Pleasant neighbourhood. CMH intends to extend the same sense of welcome and mental-health amenities to non-residents as to residents.
- » **Elimination of Stigma:** People with mental illness regularly experience stigma and exclusion. This project will aim to integrate seamlessly and meaningfully into the existing community. Visibility and discretion are carefully balanced in the design to promote comfort and community support.

Community Infrastructure

- » **Community Building Amenities:** A range of shared amenities are proposed for the use of the residents, including landscaped rooftop outdoor spaces multipurpose and activity rooms, fitness rooms, and spaces for children and young people to gather and play on site. Circulation will be designed to encourage residents to linger and form connections. These amenities will extend to the public realm, allowing the broader community to benefit from the project's programming and design.
- » **Outstanding Public Realm:** Recognizing the value of open space and greenery in the process of recovery from mental illness, the project will provide generous at-grade landscaping and lush planting throughout. Urban design of the project has considered how the pressures of urban life can be addressed through space, greenery and thoughtful planning of building massing and building entrances. Strong visual connections will link interior and exterior space, giving a sense of openness, and outstanding natural light on a densely developed site.
- » **Family Housing:** Families with children are envisioned as a meaningful part of the community this project intends to build. This component of the housing will be designed with the needs of real, busy families in mind, with large private balconies, well-sized interiors, excellent adaptability and accessibility and access to further family amenities. Units will be provided to support families of various sizes and configurations.
- » **Responsible Use of Land:** Every effort has been made to maximize the number of individuals and families who can be housed on this site, while maintaining the City's priorities for outstanding urban design, and respecting the character of the community.



Rich planting is planned throughout the project, including inside the project's Community Hub, offering the benefits of biophilia.

1.8 Project Program - Residential Components

Community Housing Apartments

Up to 370 units of community housing will be funded by BC Housing. Residents will be those who are able to live independently but may benefit from co-location with Coast Mental Health's various services. Priority groups will include:

- » People living with mental illness,
- » Low-income families, particularly single parents with children,
- » Low-income seniors,
- » People transitioning out of long-term care.

Units will range in rents from deeply affordable to near-market rates, resulting in a heterogeneous mix of residents throughout the project. There will be no on-site support staffing for the Community Housing units. Many other properties in CMH's portfolio provide a range of housing supports so that if a tenant requires an additional level of care, such as on-site staffing, CMH is able to move them within their internal continuum of care. The Community Housing portion of this project is intended to address gaps in CMH's existing portfolio of housing.

Program Relationships: The Community Housing apartments will have a distinct residential entrance on leafy, residential East 11th Avenue. This entrance is close to, but separate from entrances to other programming for privacy and to reinforce a sense of resident security and ownership.

Community Housing Indoor Amenities

A variety of shared amenity rooms will be available to all residents providing them with bright, airy spaces to gather, recreate and celebrate.

Amenity spaces will be focused on community gathering of various sizes, but also include a small fitness centre, music practice rooms and space for clubs, committees, study and work. Spaces for youth and children will also be available.

Program Relationships: Amenity rooms will open directly onto extensive outdoor amenity spaces. They will be distributed primarily on two levels (Level 8 and Level 12) to provide equality of access among residents; Indoor amenity spaces connect directly with outdoor amenity spaces.

Community Housing Outdoor Amenities

Lushly planted outdoor rooftop amenities will benefit from stunning views in all directions, offering space for healing and recreation. They will include:

- » Children's playgrounds,
- » Outdoor dining and barbecue areas,
- » Community and edible garden plots,
- » Space for active recreation (yoga and outdoor fitness clubs),
- » A pet zone,
- » Gardens for reflection and retreat.

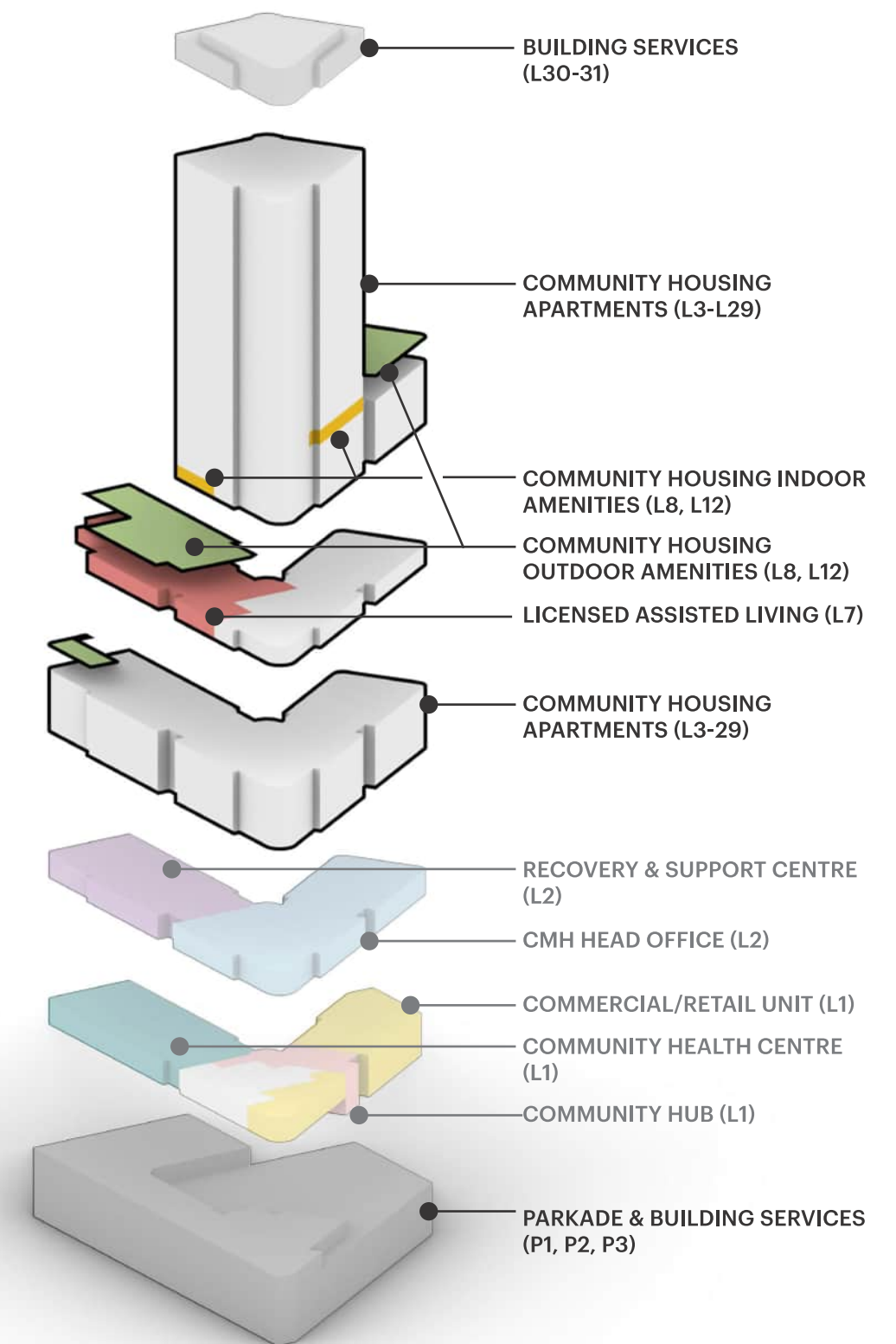
Program Relationships: The Location of these rooftops spaces at the top of each of the project's wings creates a visual connection from many apartments to the rooftop greenery. This will promote safety and contribute to the project's biophilic priorities. Privacy from the public realm reinforces the sense of home and ownership among residents.

Licensed Assisted Living

The project will provide a supportive assisted living environment for people living with mental illness who are not able to live with full independence. It will be thoughtfully integrated into the community housing portion of the building in a way that promotes security and privacy while encouraging community.

Residents will have private studio homes alongside shared spaces that encourage connection, access to 24-hour staff support, and daily meals supported by the on-site commercial kitchen. The focus is on creating a home that offers stability, care, and dignity.

Program Relationships: The Licensed Assisted Living housing shares a common street entrance with the Community Housing to reduce stigma and encourage community-building. Private indoor and outdoor amenities will be available for assisted living residents.



Building Program Exploded Axonometric - Residential Components

1.9 Project Program - Non-Residential Components

Supporting residents and non-resident users alike, levels 1 and 2 of the project will prioritize community-based mental health service delivery and recovery through the following distinct program components.

Community Hub

Social isolation is a major driver of relapse and hospitalization. Many residents and community members are excluded from conventional public spaces. The Community Hub will provide:

- » A non-clinical, inclusive environment,
- » A stable place for connection and daily use,
- » A low-barrier entry point to recovery supports without crisis thresholds.

The Community Hub is not intended primarily as an amenity space. It is preventative community mental health infrastructure that reduces downstream system pressure. It is intended to be welcoming, low-barrier environment where tenants and the broader community can interact.

The Community Hub becomes the heart of the CMH campus – a connective node and front door for clients, staff and the community. It will feature:

- » Bright, airy and welcoming interior design,
- » Integrated greenery and connections to the outdoor landscape,
- » Community art opportunities,
- » Capacity for community events of various sizes,
- » Expansion capacity as CMH grows.

Program Relationships: The Community Hub will be a grand, welcoming entry along Kingsway which takes advantage of and linking the rich landscaping proposed in the streetscape and in the laneway. The Community Hub will serve as the main entrance for the CMH Headquarters and the Recovery and Support Centre.

Community Hub Garden

The community hub is contiguous with the project's ground-floor garden, which will provide additional space for community gathering and CMH programming in fine weather.

While not intended to be a truly public space, this garden will be an extension of the low-barrier and non-membership- based Community Hub, designed as a welcoming space that the wider community can access.

Program Relationships: The garden will become a lush green backdrop to program throughout the building, and will animate the lane, improving neighbourhood safety.

Recovery and Support Centre

The Recovery and Support Centre (RSC) is envisioned as an evolution of existing program managed by CMH on the site, the Clubhouse. The existing program offers a range of programming and supports to members, in safe, organized environment and based around an ordered day. As the Recovery and Support Centre, the program model will be based on:

- » One-on-one support
- » Group activity
- » Informal, non-clinical environments

Different population groups require some separation to enable safety and access (e.g. women, youth), and will have dedicated program spaces. Increased inclusivity of the Clubhouse model relies on some duplication of spaces. Flexibility has been optimized with this critical function in mind.

The RSC will offer a meal program to members, with a large dining room supported by a full-service commercial kitchen which will also support the Licensed Assisted Living residences and catering and employment training needs for CMH at large.

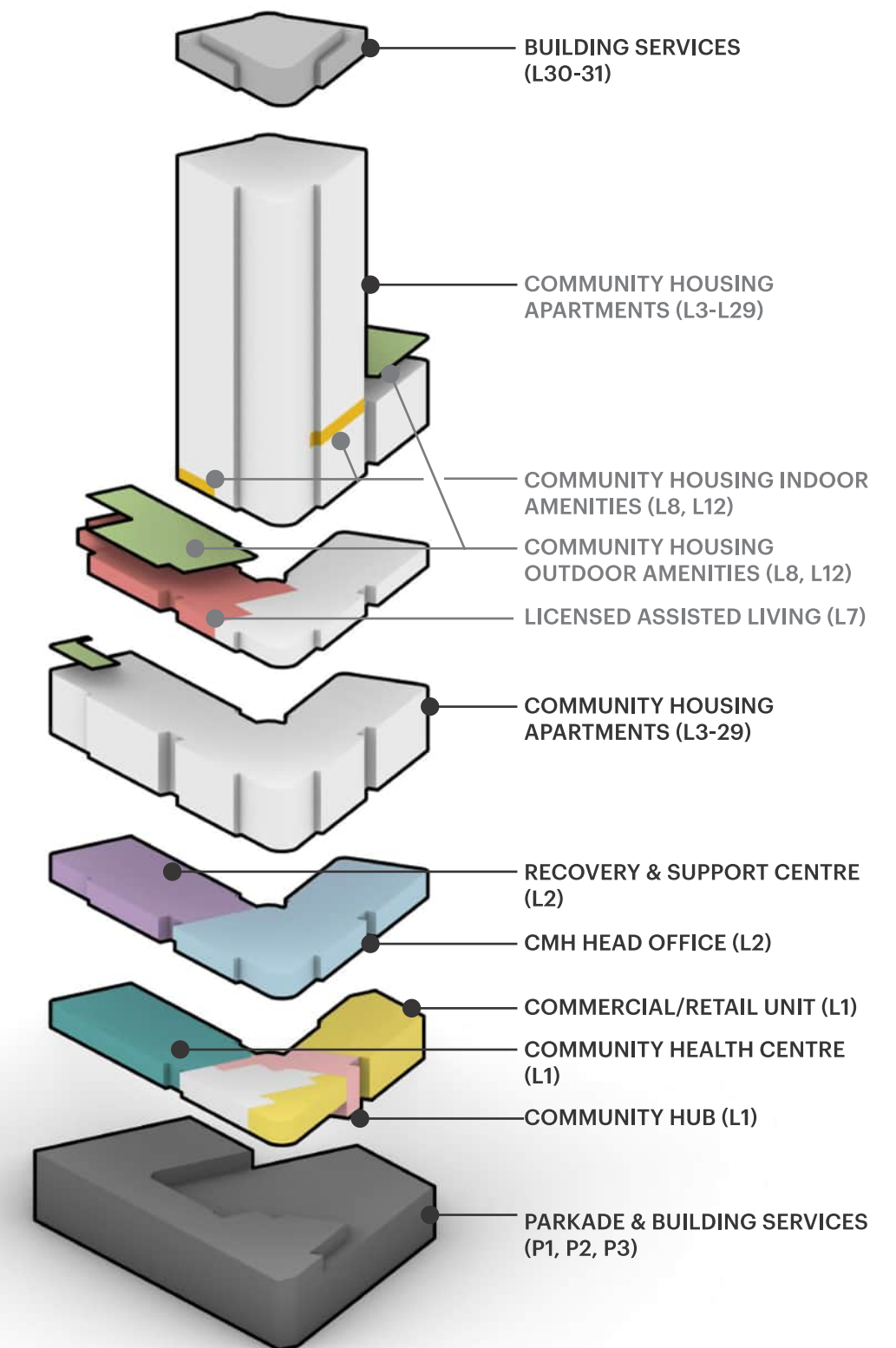
Program Relationships: The RSC will be accessed via elevator or feature stairs from the Community Hub, giving some separation from more public parts of the building for this member-based programming. Co-location with CMH's Head Office allows for spontaneous interaction between program members and CMH staff.

CHM Head Office

CMH's current head office is located on the site and will be demolished as part of the project. The new CMH head office has been programmed to allow for future growth and a re-imagining of the organization's operations for the coming decades.

CMH's new administration space will be co-located with The Centre for Excellence (CFE) - a hub of innovation in community-based mental health care, dedicated to advancing best practices through education, training, and research. Engagement with academic and research institutions, including the UBC Institute for Mental Health, has confirmed interest and support for integrating academic training and service delivery at the site. These partnerships highlight the potential for the CFE to become an accelerator for knowledge exchange and collaborative research, enhancing CMH's impact on community-based mental health care across the province.

Program Relationships: The CMH Head Office Space, will be adjacent to the RSC, and accessed via elevator or feature stair from the Clinical Hub on Kingsway. Co-location with the RSC allows for spontaneous interaction between program members and CMH staff.



Building Program Exploded Axonometric - Non-Residential Components

Community Health Centre (Shell Space)

The Community Health Centre is envisioned as an integrated component of a campus of care, not a standalone clinic. Its role is to support early intervention, continuity of care, and reduced reliance on emergency services. Services are likely to focus on mental health and primary care functions that benefit from proximity to where people live and engage.

Space is sized for realistic opening-day demand, with flexibility to adapt as partnerships and service models evolve. As partnerships with Health Authorities have not been finalized, this component is being designed as shell space in the current project, and would be operated by a partner organization to CMH.

Program Relationships: The Community Health Centre’s entrance on East 11th Avenue will be adjacent to, but generously separated from the main residential entrance, and close to, but separated from CMH-operated portions of the project.

Commercial and Retail (Shell Space)

Commercial units would be owned by CMH and leased to commercial enterprises. Uses are assumed to be compatible with a recovery-oriented environment and contribute to a welcoming, active street presence. CMH operates a social-purpose cafe and catering business on another site and a similar business would be well-placed here.

Preferred tenants will be those that provide everyday amenities to residents and draw in members of the wider community.

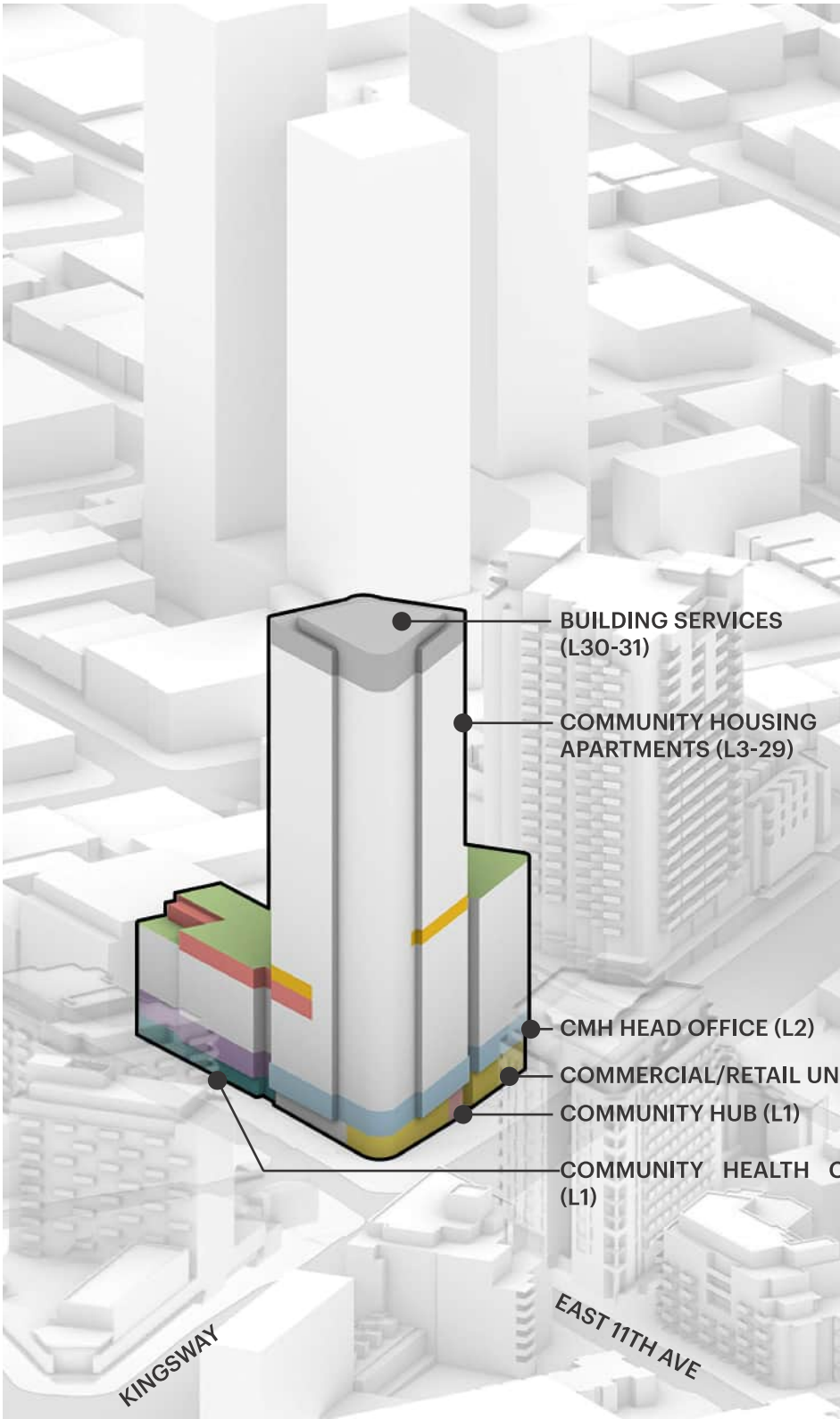
Program Relationships: A smaller commercial space has outstanding exposure site at the corner of East 11th Avenue and Kingsway, while the larger unit has a prominent kingsway frontage and may be suitable for division into multiple smaller commercial units. Both units will have access to loading and parking facilities below grade.



Precedent image - The Community Health Centre will provide public health services to residents and the wider community.



Precedent Image - The Community Hub will feature a welcoming atrium with a large, flexible multi-purpose space and interior landscaping and greenery.



Building Program Axonometric showing relationships of all program elements to the context.

1.10 Expected Outcomes & Public Benefits

Expected Outcomes

For Residents

- » Long term housing stability;
- » Improved mental and physical health outcomes;
- » Reduced isolation and increased belonging;
- » Greater dignity, autonomy, and quality of life.

For Systems

- » Fewer emergency department visits and hospitalizations;
- » Reduced reliance on crisis, shelter, and justice systems;
- » Lower long term public costs through prevention.
- » Increased awareness of the value of an integrated approach to health and housing;
- » Decreased stigma against mental illness and substance use disorders;
- » Improved coordination between housing, health, and community care delivered by organizations like Coast Mental Health.

Public Benefits

The project team believes that this project, when realized, will provide outstanding public benefit to the neighbourhood and the wider city in the following ways:

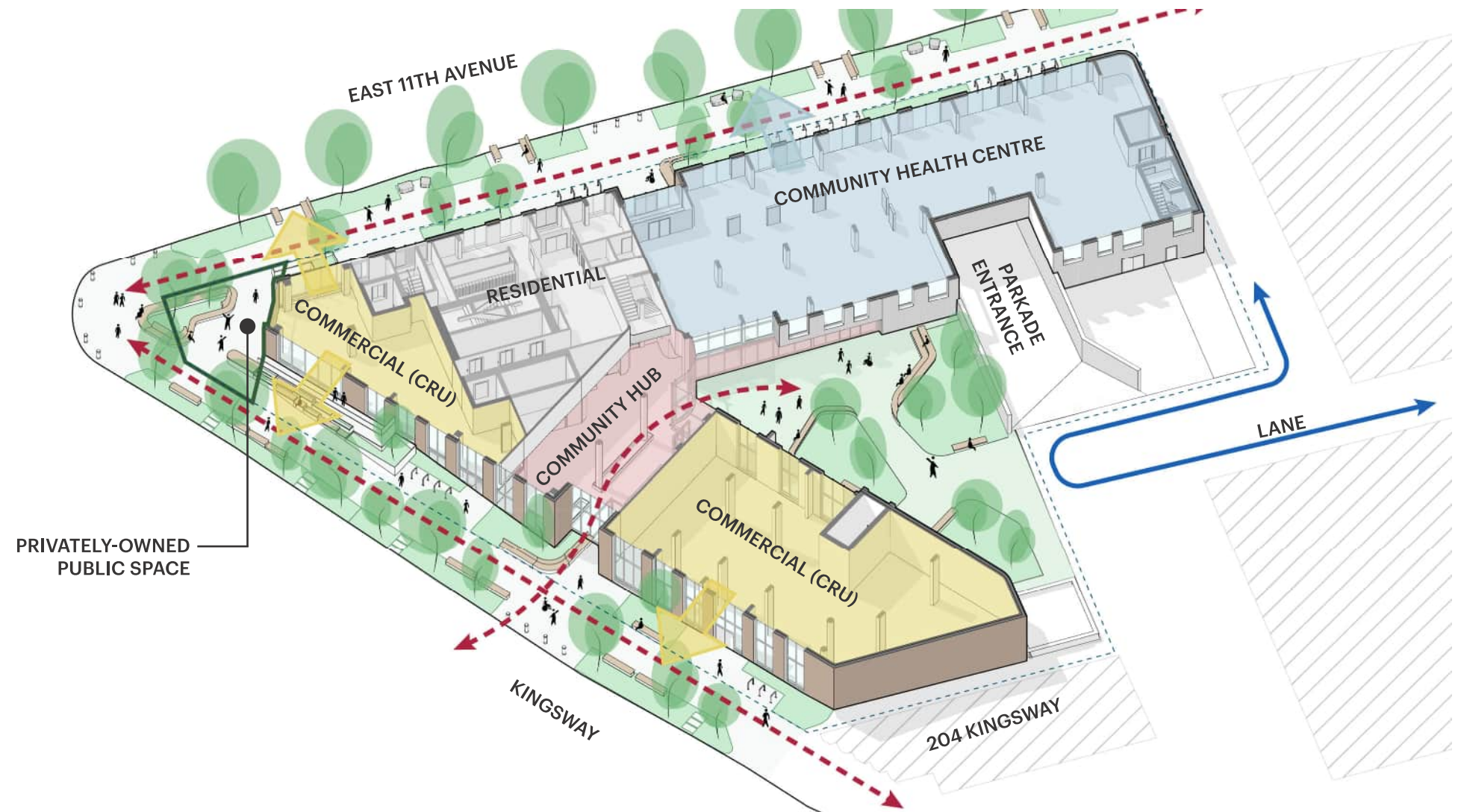
- » **New affordable housing:** The project proposes a major influx of badly-needed housing in a central area with outstanding services and transportation options.
- » **Housing options with a mental wellness focus:** The project will dramatically expand Coast Mental Health's mission of providing dignified housing options for people who may otherwise struggle to fill this key need for mental wellness. Co-location of community-based mental health services and supports on the site will be a key benefit.
- » **Expanded mental wellness and community services:** The project is an opportunity for Coast Mental Health to update and expand their extensive offerings of services, training, counseling and peer supports.
- » **New community health centre:** the envisioned Community Health Centre on East 11th will offer new, much-needed clinical services to the neighbourhood.
- » **New venue for community events:** The envisioned Community Hub will feature an inviting entry with a large multi-purpose space and connected

green spaces. These will be home to community programming including arts events, lectures and performances. The space will be a community-enhancing central square for the residents of the site and the wider neighbourhood.

- » **New at grade commercial and employment space:** Prominent commercial spaces along Kingsway and at the corner of East 11th Avenue will complete the streetscape with opportunities for social enterprises and businesses that align with CMH's vision for an integrated community mental health hub.
- » **Outstanding public realm:** the project will feature thoughtful, lush landscaping at grade, setting a new precedent for developments on Kingsway and preserving the leafy character the surrounding streets. It

also proposes to improve the corner of East 11th and Kingsway, removing the dusty traffic island there and providing deep, activated sidewalks, new street trees, planting, seating and bicycle parking.

- » **Thoughtful approach to servicing, parking and loading:** Despite the scale of the project, new parking, loading and servicing on site will be largely tucked away from public view at parkade levels. Rather than contributing to congestion in the existing lane, the project will become an attractive terminus to the lane space with a new garden at grade.
- » **New community art:** Coast Mental Health is proud of the three existing murals on their site and look forward to exploring ways to integrate meaningful, large-scale public art into this project. See below for further information on the project's community art opportunities.



Partial Level 1 plan showing the extent of proposed at-grade landscaping, offering a significant public benefit. The multi-purpose space in the Community Hub, as well as new at-grade commercial space and the Community Health Centre will activate Kingsway and East 11th and bring new services and employment to Mount Pleasant.

1.11 Project Team

Ownership Team	Consultant Team	
Coast Mental Health Leadership Keir Macdonald, CEO Sara Goldvine, COO Graham Johnson, Director of Properties & Development Coast Mental Health Coast Mental Health Coast Mental Health	Architect Ana Maria Llanos, Principal in Charge Nicholas Potovszky, Project Architect Mark Lien, Architectural Designer Nicole Wilke, Intern Architect Kaleigh Nguyen, Student Architect Diamond Schmitt Architects Diamond Schmitt Architects Diamond Schmitt Architects Diamond Schmitt Architects Diamond Schmitt Architects	
Development Consultant Graham Plant, Principal Heather Stuart Clark, Dev. Manager CPA Development Consultants CPA Development Consultants	Building Envelope & Energy Consultant Catherine Lemieux, Principal in Charge Emily Vance (Building Enclosures) Eric Catania, Principal (Energy) RDH Building Science Services RDH Building Science Services RDH Building Science Services	
BC Housing Colin Garratt, Development Manager BC Housing	Vertical Transportation Consultant Jordan Chung, Project Manager Williams Lin GUNN Consultants GUNN Consultants	
	Transportation Consultant Yulia Liem, Principal in Charge Sophie Renard, Transportation Engineer Bunt & Associates Engineering Ltd. Bunt & Associates Engineering Ltd.	
	Acoustical Consultant Keith Choi, Project Manager RWDI Consulting Engineers	
	Food Services Consultant Par Bain, Director of Hospitality Kelly Keeling, Senior Project Designer Smart Design Group Smart Design Group	
	Programming Consultant Natasha Sischka, Managing Director Jonathan Mak, Planning Associate Cornerstone Planning Group Cornerstone Planning Group	
	Geotechnical Engineer Alireza Ansari, Project Engineer Geopacific Consultants	
	Structural Engineer Pat Elischer, Principal Richard Darlington, Design Engineer RJC Engineers RJC Engineers	
	Mechanical Engineer, Fire Protection, Sustainability Solomon Fung, Associate Principal Jonah Lussier Kevin Welsh Scott Rattray Introba (Mechanical) Introba (Mechanical) Introba (Sustainability) Introba (Fire Protection)	
	Electrical Engineer Sonia Mollaei, Principal in Charge Olga Strel'tsova AES Engineering AES Engineering	
	Civil Engineer Todd Stewart, Principal in Charge Brian Sung, Design Lead Aplin Martin Aplin Martin	
	Landscape Architects Ken Larsson Yuqi Lei Erin Boa-Brown Connect Landscape Architecture Connect Landscape Architecture Connect Landscape Architecture	
	Building Code Consultant & Certified Professional Naki Ocran, Principal in Charge Khaleel Sumar, Associate GHL Consultants LTD GHL Consultants LTD	

2.0 Existing Site and Context

2.1 Historic Site Context

Before the modern neighbourhood known as Mount Pleasant existed, before the modern street grid was imposed on the landscape, before even Kingsway and Fraser Street were cut as rough trails through ancient forest to connect what is now Vancouver to settlements and farmland to the south, the area was well known and often visited by Indigenous peoples who lived here.

While settlement, food cultivation and gathering, and trade tended to concentrate on waterways, such as False Creek to the north, the coastal rain forest that characterized the landscape was a rich source of animal and plant life accessed by people for thousands of years. The waterway that later became known as Brewer's Creek meandered northward, draining toward False Creek and cutting a wide arc with the radius of a few contemporary city blocks, around the project site. This creek was a natural break in the dense forest and is known to have been a well-used route used by indigenous peoples to access the area's rich resources. The creek's course informed the eventual layout of Main Street and Kingsway, which was eventually extended to New Westminster by British Colonial Engineers in the 1860s, following the much earlier Indigenous route.

But the creek, as it created a break in the dense forest canopy, also gave opportunities for many useful plants, including valued medicinal plants to grow. South of the project site, around today's 16th Avenue, a large clearing formed by a beaver dam in the creek created a large lake and area of swamp supporting many other food and medicinal plants. These plants, along with rich runs of salmon and trout, abundant game and fresh water, would have attracted people from the region, making this site a place of gathering, abundance and, importantly, healing.

Coast Mental Health acknowledges the presence of many of their operations on the unceded, ancestral territories of the Musqueam, Squamish and Tsleil-Waututh peoples, their work on the territories of many other local ancestral nations, and their work among a broader community of diverse Indigenous peoples. Through this project they wish to acknowledge the historic character and use of this land, and restore the land's role as a place of community, gathering and well-being.



The project site related to historic creeks feeding into False Creek



Early photo of Vancouver, around 1887, Looking North along Main Street



Kingsway, a historic trail connecting False Creek to the Fraser River.



The dense forest still found on the North Shore would have once extended across much of today's Vancouver.

2.2 Current Site Context Description

Neighbourhood Context

Kingsway, south of Broadway, is a rapidly changing neighbourhood, filled with potential. The busy, multi-lane road, which cuts through Vancouver at an oblique angle to the otherwise rigid block grid, has historically been car-centric - a place for auto service shops, car dealerships and motels, with sporadic strips of dusty commercial areas. Recent decades has seen a notable shift in the character of development here, and the *Broadway Plan* will likely accelerate a transformation into a more pedestrian and transit-focused mixed-use area. This shift will also be accompanied by increased presence of thoughtful public space along Kingsway, as necessitated by the *Broadway Public Realm Plan*.

East 11th Avenue, on the other hand becomes a pleasant tree-lined street immediately west of Kingsway, home to a mix of low and mid-rise housing, as well as the Gold Buddha Monastery and its planned visitor residence, directly adjacent to the project site. The scale of buildings on East 11th remains low all the way to Main Street, where the *Broadway Plan* anticipates maintaining a low-rise village character.

The Mount Pleasant Community Centre and Public Library is a short walk north, at East 7th and the neighborhood is served by a number of nearby schools and cultural institutions. Florence Nightingale and Mount Pleasant Elementary Schools are both within walking distance, as are the elementary and secondary schools associated with St. Patrick's Roman Catholic Parish.

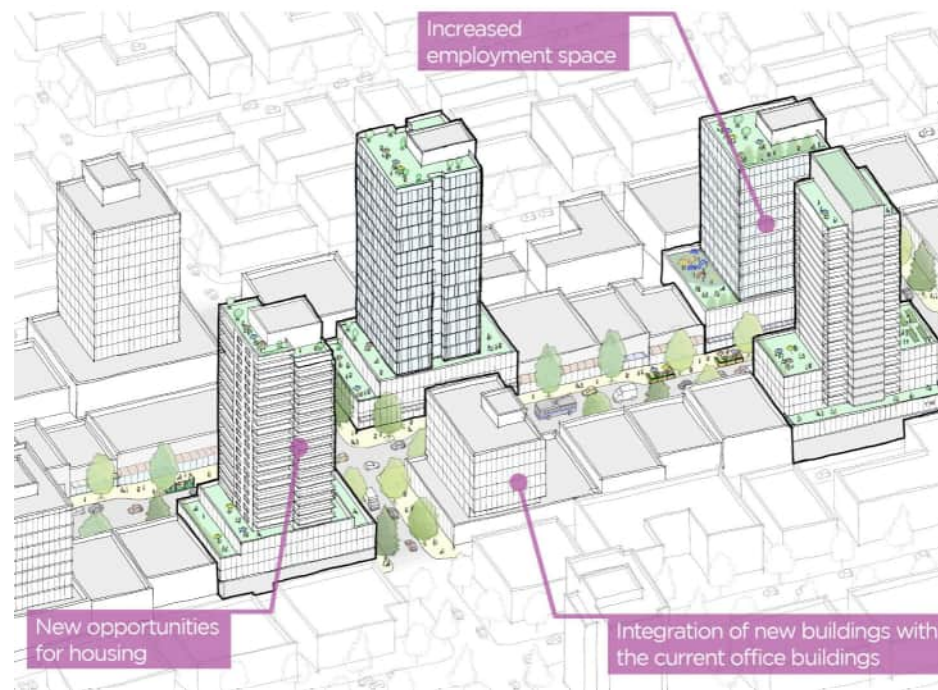
The area is notable for the presence of a number of well-established churches and other religious institutions, many with long-standing community outreach program and services. The Gold Buddha Monastery is directly across East 11th Avenue from the project site.

Guelph Park (Dude Chilling Park) is nearby, at East 8th Avenue. Robson Park and Jonathan Rogers park are somewhat further away, approximately 1km from the project site. The neighborhood is generally leafy, walkable and well-loved by residents. The shops, cafes and restaurants of Main Street, one block away, are a popular destination for shopping, strolling and dining out. The *Broadway Public Realm Plan* highlights a low provision of public space in the *Broadway Plan* area, and seeks to provide additional public space and parks along and around Kingsway in particular. This project proposes to address the need for public space in a number of ways, as outlined below.

Main Street, Broadway and, increasingly, Kingsway are home to a wide range of shops and services. This is an outstanding area for restaurants, bars and small businesses. Shopping and affordable food options are plentiful and cafes and restaurants serve a wide range of tastes and price-points. Kingsgate Mall is located a short walk away at Broadway and Kingsway. Many gyms and fitness centres are also available to locals.

The area is also well known for its collection of large building murals. Centre of the former Vancouver Mural Festival, an annual celebration of public art, it is still visited by art lovers who enjoy the often surprising and culturally diverse art to be found in lanes, service areas and on prominent building faces.

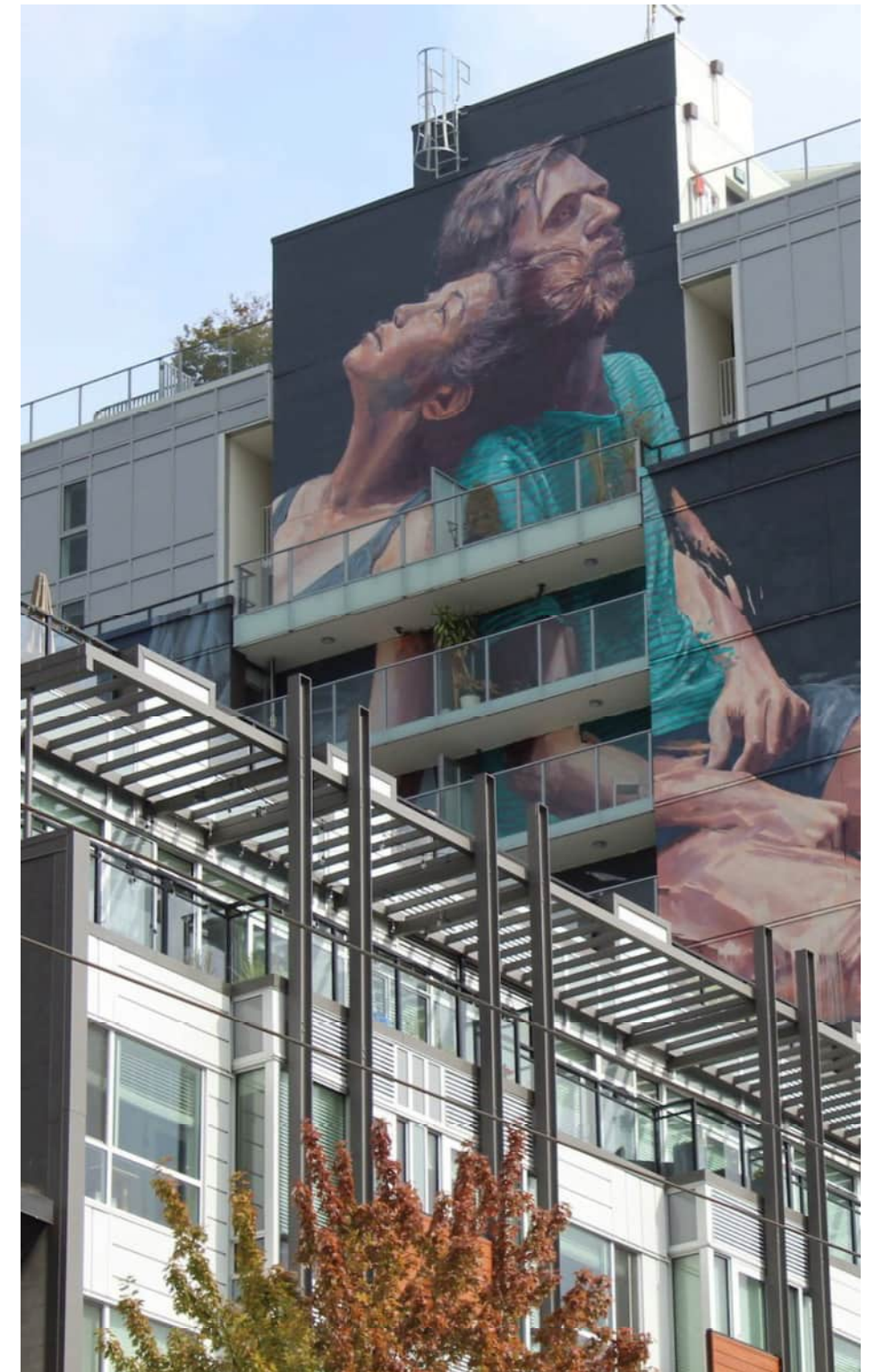
Residents tend to be deeply loyal to this neighborhood and are therefore often wary of the rapid pace of change associated with new development. This will



City of Vancouver - *Broadway Plan* - Proposed scale of surrounding development.



Separated bicycle lane on East 11th Avenue - a popular cycling route through the city



A large mural on the Duke, at Kingsway and East 11th Avenue

likely continue to be the case with the new density permitted by the *Broadway Plan*.

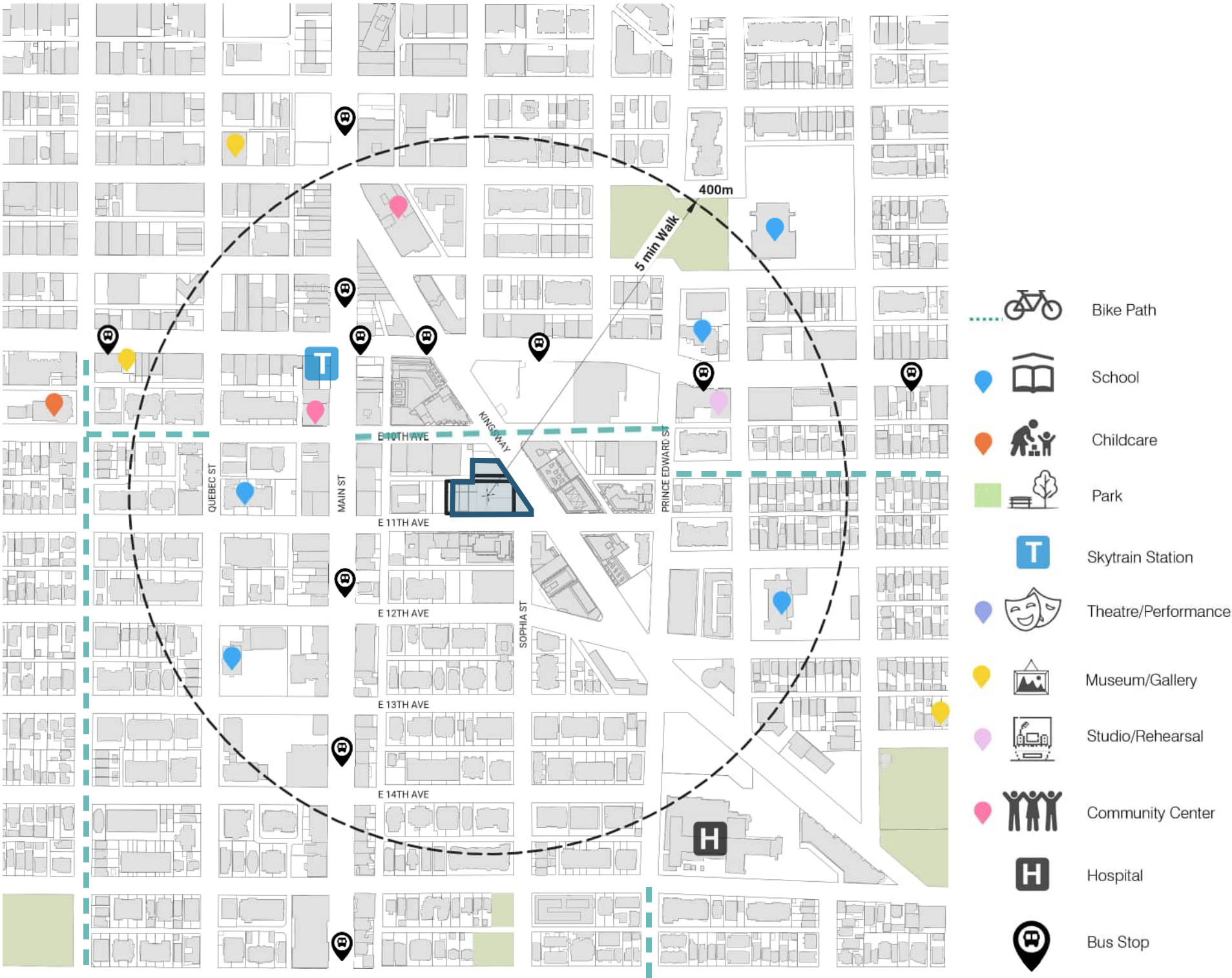
This project aims to enhance the existing character of the neighborhood, providing new and much needed amenities and services to the existing population, and sensitively adding new density, housing and employment opportunities. A rich public realm is proposed including deep, programmed setbacks and a extensive landscaping, softening the street edge and bringing greenery to dense and busy Kingsway.

Public and Active Transportation Options

The project site will be a 350m (~6-minute walk) from the new Mount Pleasant SkyTrain station (145 East Broadway) located at the southwest corner of Main Street and East Broadway. The new Skytrain extension will change the character of the neighbourhood, connecting it more seamlessly to downtown, the rest of the Broadway corridor and many key amenities and service areas in the region. Both Kingsway and Main Street are major bus and car commuter routes.

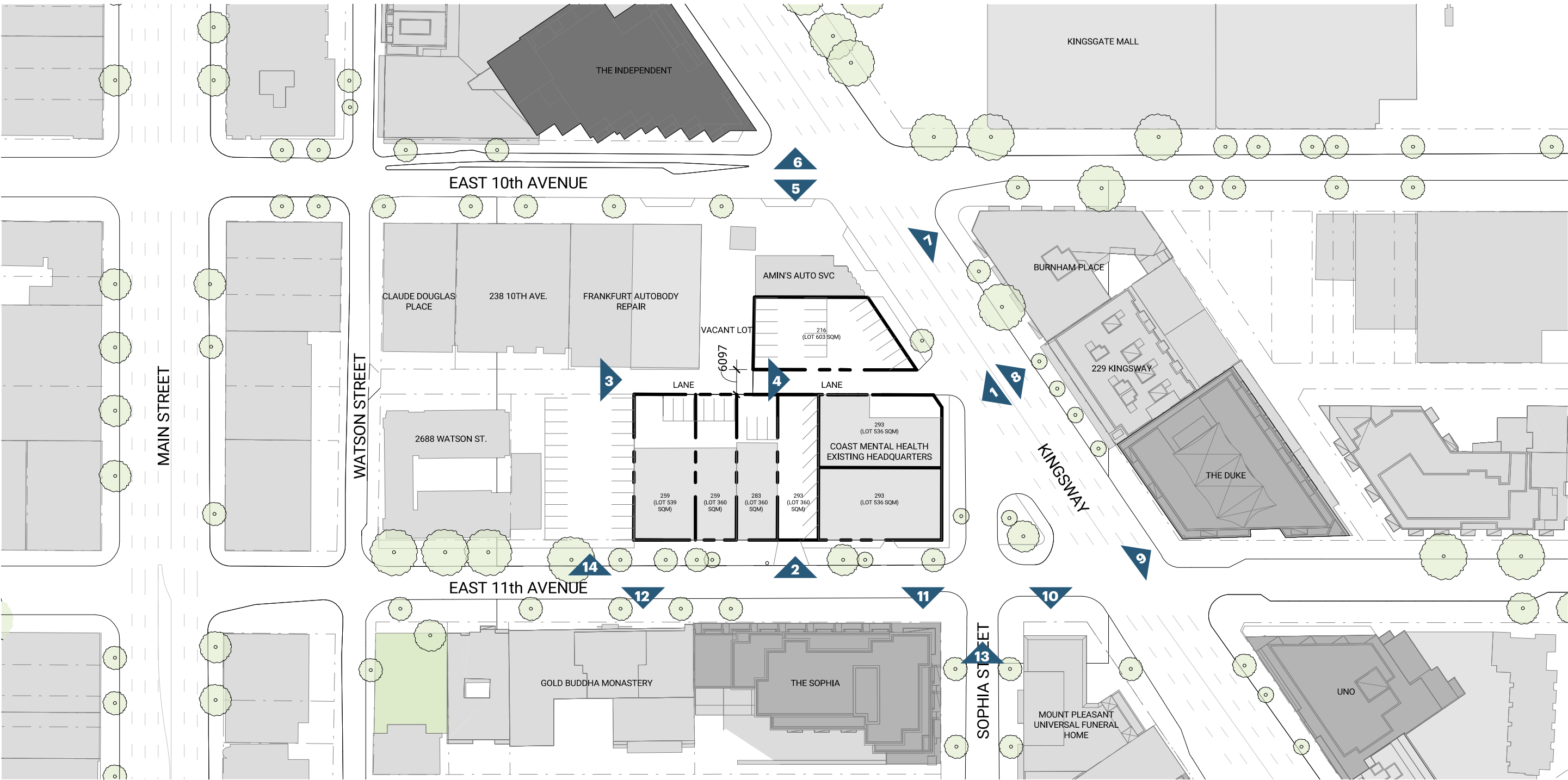
Together with these mass transit options, the City’s bicycle route network is also close at hand with a major route on 10th Avenue, running east-west, just north of the site, and other key routes nearby. Residents of this project will be well connected to points around the City by means of active transit, encouraging healthy, sustainable lifestyles.

Context Plan



2.3 Existing Site Context Analysis

Site Plan - Existing Condition



Refer to following pages for corresponding views



Existing Site Condition Photos

Property Line



1 - Kingsway (Facing Site) - South to North



2 - East 11th Avenue (Facing Site) - West to East



3 - Existing Lane Way (Facing Site) - From Watson Street



4 - Existing Lane Way (Facing Site) - From Mid-Block



5 - East 10th Avenue (Facing Site)

Existing Context Photos



6 - East 10th Avenue (Facing North)



7 - Kingsway (Facing East) - North Corner



8 - Kingsway (Facing East) - Mid Block



9 - Kingsway (Facing East) - South Corner



10 - East 11th Avenue (Facing South) - East Corner



11 - East 11th Avenue (Facing South) - Mid Block



12 - East 11th Avenue (Facing South) - West Corner

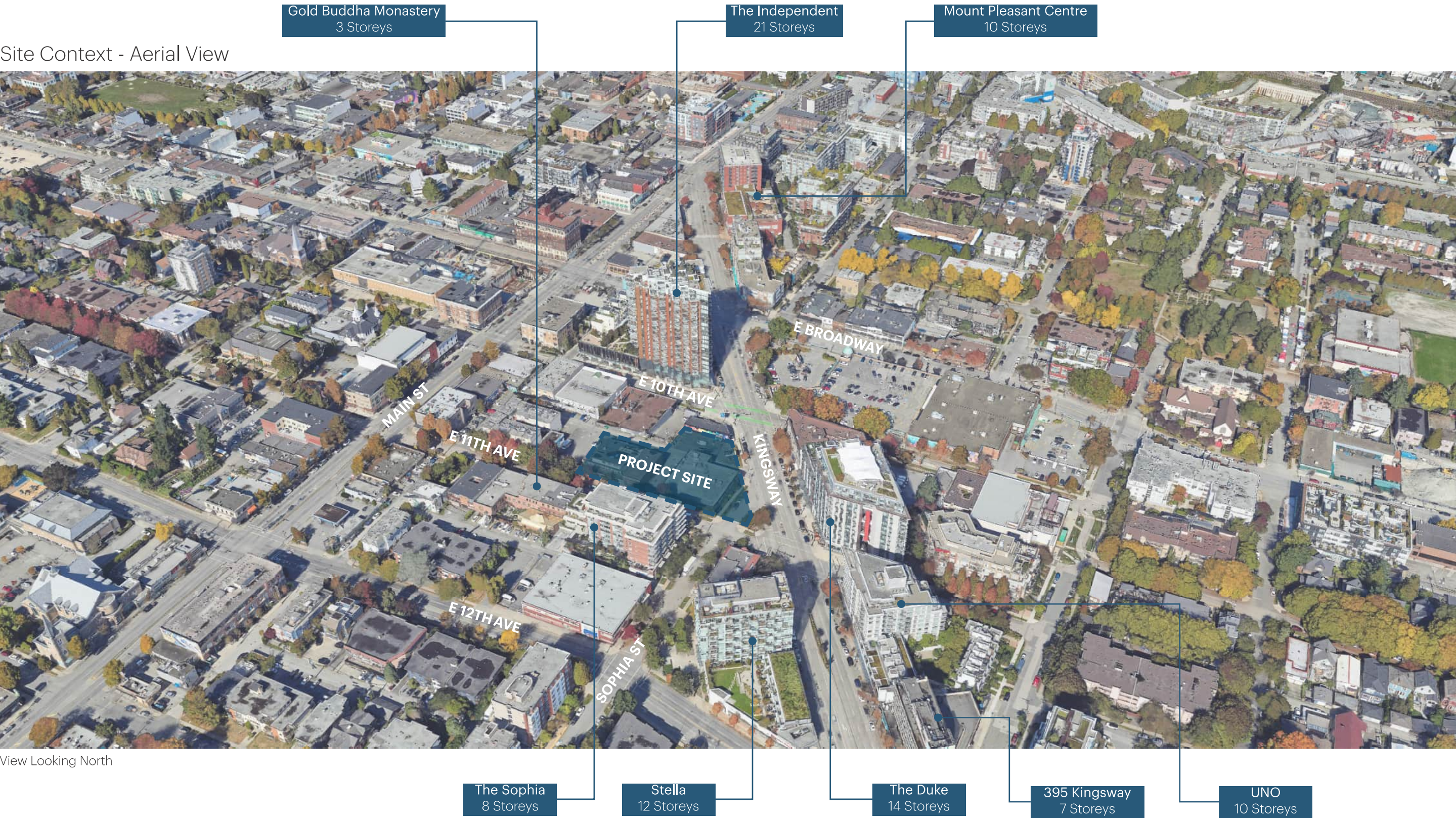


13 - Sophia Street (Facing North)



14 - Proposed Development, 233 East 11th Avenue (Metric Architecture)

Site Context - Aerial View



2.4 Architectural Context

Hard Edges and Sharp Corners

The manner in which Kingsway intersects the otherwise orthogonal grid of Vancouver's streets and avenues creates many sites with acute-angled corners. Recent developments have taken advantage of this geometry, creating dramatic and expressive architectural compositions featuring sharp prows that project over the busy street and sidewalks. The effect is a neighborhood of sharp corners and building forms that seem to respond to the busyness and speed of the traffic below.

Recent architecture in the neighborhood consists of a number of projects featuring large floor plates and massive silhouettes, sometimes without any podium expression near grade. The clear delineation of podium and point tower called for in the *Broadway Plan* has not yet taken hold as a defining characteristic of the area.

Concrete construction is predominant. Window-wall glass, metal panel cladding, and long stretches of curtain wall at grade are common. Hard edges, reflective surfaces and sharp geometries therefore characterize much of the emerging neighborhood. While some projects offer lush rooftop amenities, at-grade landscaping and street trees in this area struggle to compensate for the busy, noisy traffic of Kingsway.

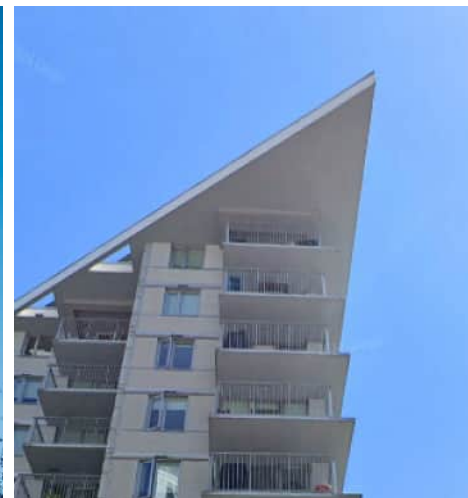
Pedestrian-scaled Developments

Despite the scale of emerging developments, including this project, the neighborhood will still, be home to a wide range of low-rise residential buildings, many of which are older multi-unit residential buildings and townhome developments. The scale and character of this building stock, and the leafy streets that it is found along, are well loved by locals and visitors to the area. While many upcoming projects will be built on a much larger scale, with much higher densities, they must still seek ways to respond to the parts of the former neighborhood character.

The Architectural Rationale section below illustrates how this project proposes to strike a balance between the traditional character of the area and newer, higher-density development, through sensitive stepping of massing, and through the inclusion of deep setbacks and lush street scape. The intent is to create continuity and a respectful approach to change in the neighborhood, while prioritizing the character and amenity of the public realm.



Kingsway motors Building and Stella at Kingsway and East 12th



The Duke (left) and 341 Kingsway (right)



Residences on Seventh (left) and The Independent (right)



Leafy, residential character of East 11th Avenue at the Sophia, across East 11th from the project site.



The Gold Buddha Monastery, across East 11th Avenue from the project site.

2.5 Existing and Proposed Site Configuration

Existing Site Configuration

The project site is currently home to CMH’s head office and Clubhouse. The site is made up of 7 individual lots, most of which are contiguous. The northernmost lot is split from the other 6 lots by a City-owned lane. The total size of all 7 lots is ~3,294 m², excluding the lane. Municipal addresses for these lots are 259, 283 and 293 East 11th Avenue, and 216 Kingsway.

The project team understands the City is interested in re-orienting the existing lane so that it no longer exits onto busy Kingsway. Preliminary conversations with City staff have also indicated a willingness to allow CMH to acquire the extension of Sophia Street north of East 11th Avenue, and the traffic island between Sophia Street and Kingsway. This is consistent with how the City appears to be incorporating other traffic islands along Kingsway into the site boundaries of other projects, encouraging a stronger street wall along Kingsway in some instances, and new accessible public amenities in others. This project seeks to balance both approaches as the design rationale below will illustrate.

Proposed Site Configuration

Responding to preliminary feedback indicating the City’s interest in re-orienting the lane away from Kingsway, and in order to combine CMH’s property at 216 Kingsway with the rest of their property, the project proposes that CMH acquire both the existing lane along the length where it passes between 293 East 11th Avenue and 216 Kingsway, and the triangle of land formed by extending the site’s south and east property lines. This would extend the property over the north end of Sophia Street, ending that street at East 11th Avenue.

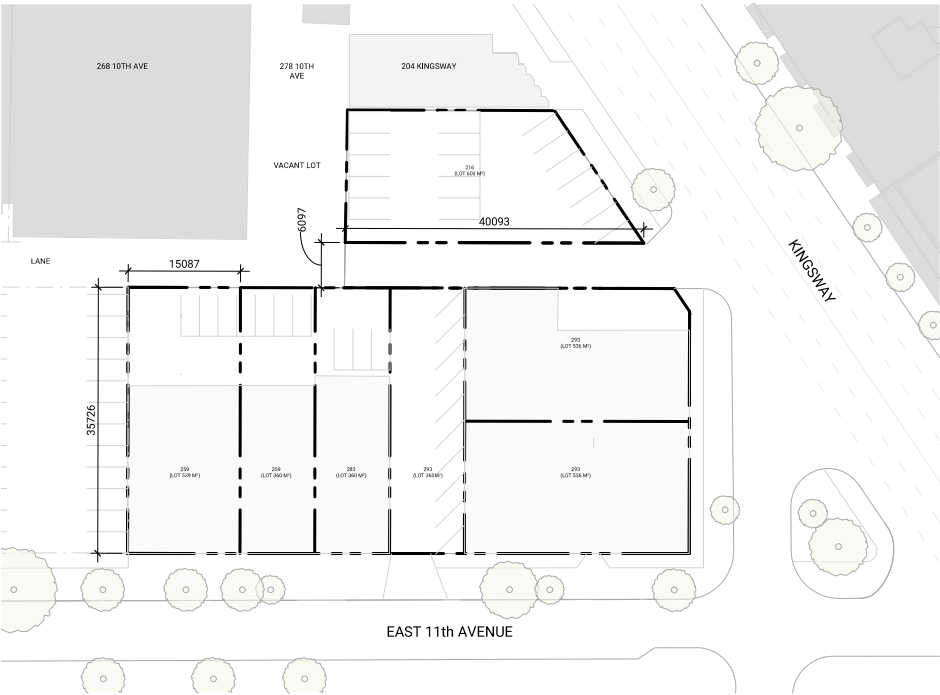
The project proposes to sell a strip of land at the west end of 259 East 11th Avenue to allow the existing lane to discharge onto East 11th. An on-site widening of the lane at its eastern terminus will allow room for vehicular turning and maneuvering. Refer to *Appendix C* for analysis by the project’s transportation engineer for analysis of how the reconfiguration of the lane will impact local traffic patterns.

The resulting proposed site area would be 3,644 m². The proposed configuration allow CMH to use their land efficiently, combining their existing parcels into a contiguous area, and allowing for a well-sized, efficient parkade and above-grade floor plates.

Design studies have demonstrated that acquiring Sophia Street and the traffic island will improves CMH’s ability to deliver their new headquarters efficiently and affordably and with adjacencies that improve program effectiveness in delivering CMH’s services. The acquisition will also allow for more at-grade amenities and services, encouraging community access to CMH programming activating the public realm. The expanded site area also allows the project to deliver deeper and richer landscaping at grade, consistent with the project’s vision for continuous lush planting, rich and inviting public space along the street and green space in the lane, and reduced psychological impacts of busy Kingsway traffic on residents and visitors to the building. See the design rationale in sections below for further information on this strategy.

Lane access to Neighbouring Properties

The proposed configuration for the lane maintains full existing lane access to all of the properties on the block that currently have access. Only 204 Kingsway remains cut off from the lane. That property currently has no lane access and providing access would be infeasible. 204 Kingsway has an existing curb cut on East 10th Avenue.

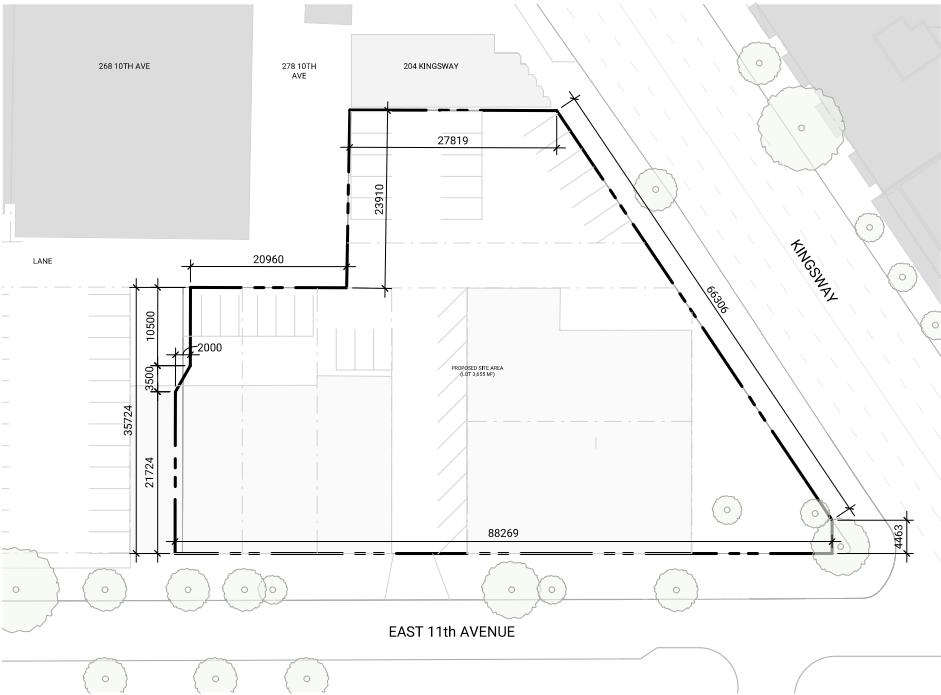


Existing Site



Proposed Site Configuration

- Proposed Land Acquisition
- Proposed Dedicated New Lane (CMH property to be transferred to CoV)



Proposed Combined Site

Sophia Street Triangle

The North extension of Sophia Street, north of East 11th Avenue, sees very little traffic volume and allows for just four City-owned street parking spaces. The City has indicated, in early discussions, the possibility of selling this land to CMH for use in this development. The traffic island that is formed by this northern extension of Sophia Street consists of a small patch of grass with a few trees, traffic signs and a traffic light. It is under-used and unattractive for use a public green space owing to its small size and proximity to the busy traffic of Kingsway.

Preliminary analysis indicates that below-grade services run under and parallel to Kingsway and are minimal below the traffic island and below Sophia Street. Some electrical conduit and one street light would need to be relocated as a result of building over this piece of land. There area number of storm catch basins that would need to be removed and relocated as part of this work. There are also some trees on the traffic island which would also need to be removed and replaced as part of the project. Refer to the Arborist report and Landscape plans for further information on the project’s tree retention strategy.

Acquiring the north extent of Sophia Street would allow CMH to increase its at-grade programming, improve visibility of their programming and their building, improve flexibility and efficiency of their housing program, and make better use of this under-used and unattractive piece of land. It would also provide space for below-grade building services, parking and bicycle parking - all of which will be extensive for a project of this scale. Finally it would give the project the flexibility to provide richer and deeper landscaping at grade. See below for more on the project’s landscape and public space strategy.

The current proposal does not extend the property lines to an acute triangle, but rather provides a corner cut at the intersection of East 11th Avenue and Kingsway. This preliminary proposal assumes that CoV Engineering may want to maintain a surface right of way in this corner, as well as below-grade space for services. Additionally, the acute angle does not provide programmable space in the parkade levels below grade.

Proposed Site Configuration Statistics

The *Broadway Plan* recommends eligibility for various form of development considerations based on site frontage. With the proposed site reconfiguration shown above, the project site would have the following dimensions:

East 11th Avenue Frontage: 88.27 m

Kingsway Frontage: 66.31 m

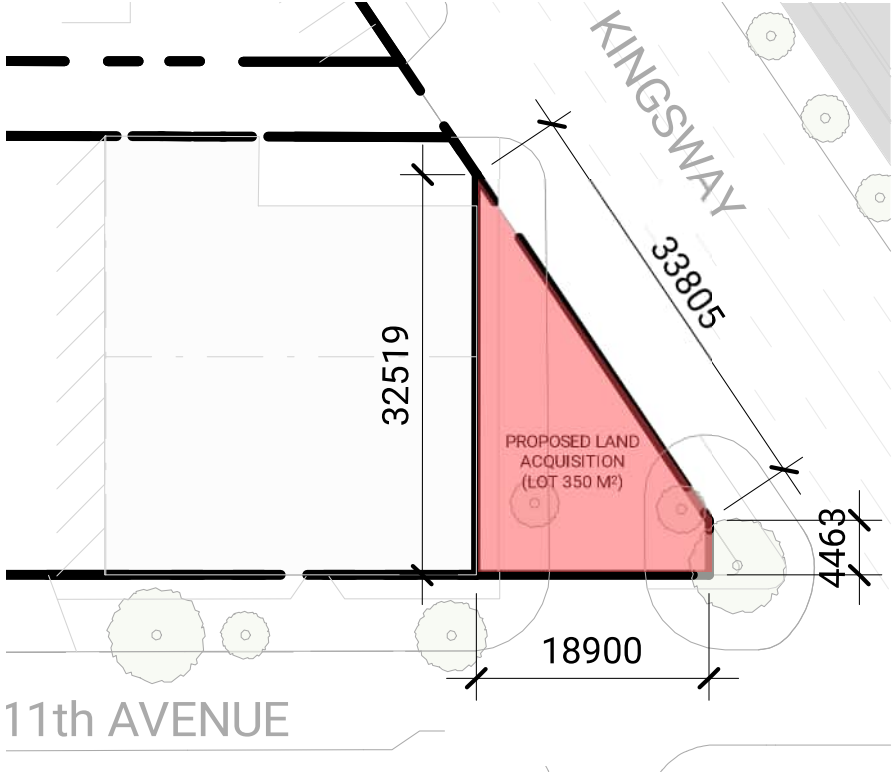
Refer to *Section 3.2*, below, for discussion of *Broadway Plan* policy responses and variances relative to these dimensions.



Existing Sophia Street Triangle (View North from East 11th Ave.)



Existing Sophia Street Triangle (View from East 11th Ave.)



Proposed Land Acquisition

Enlarged plan of the Sophia Street Traffic Island showing extent of proposed land acquisition.



The proposed project in context, showing the relationship of the site to Downtown Vancouver, and imagining a future state of the Broadway plan

3.0 Policy Context & Variances

3.1 Policy Context

Applicable Policies

A number of City of Vancouver policies and guidelines have been identified as being relevant to the project and have been referenced in the development of this application. They include:

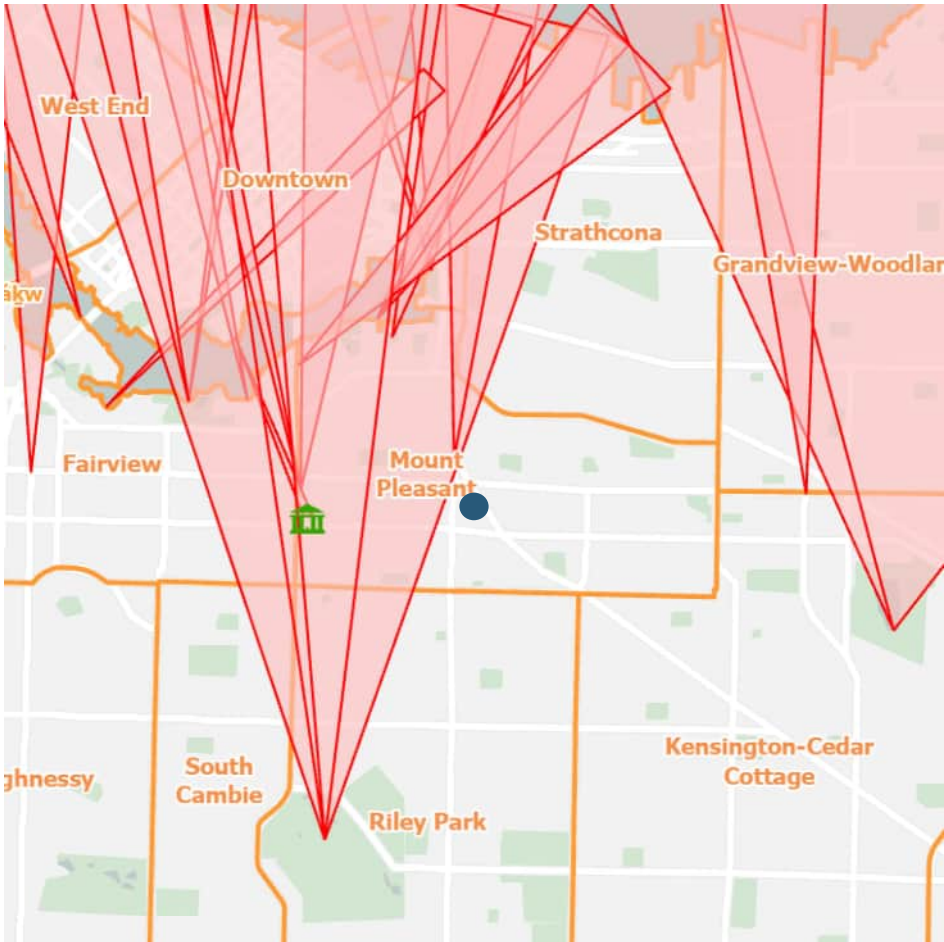
- Vancouver Official Development Plan (Vancouver Plan)
- City of Vancouver Broadway Plan (2022, last amended 2025)
- City of Vancouver Broadway Public Realm Plan
- Housing Vancouver Strategy (2017)
- High-density Housing for Families with Children Guidelines (1992, amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Public Art Policy for Rezoned Developments (2014, amended 2025)

Other policies have been referenced in order to understand development and planning context in the area:

- C-3A District Schedule (Current Zoning)
- Broadway/Commercial C-3A Guidelines
- Mount Pleasant Community Plan (Repealed)
- View Protection Guidelines
- General Policy for Higher Buildings
- Family Room: Housing Mix Policy for Rezoning Projects

Protected Views

A request for a property public view assessment has confirmed that there is no protected view cone over the project site.



Project Site

Protected View cones from the VanMap Viewer. The project site is not within any protected views

C-3A Zoning Policy

The project site is current zoned as C-3A. The zoning District Schedule reads:

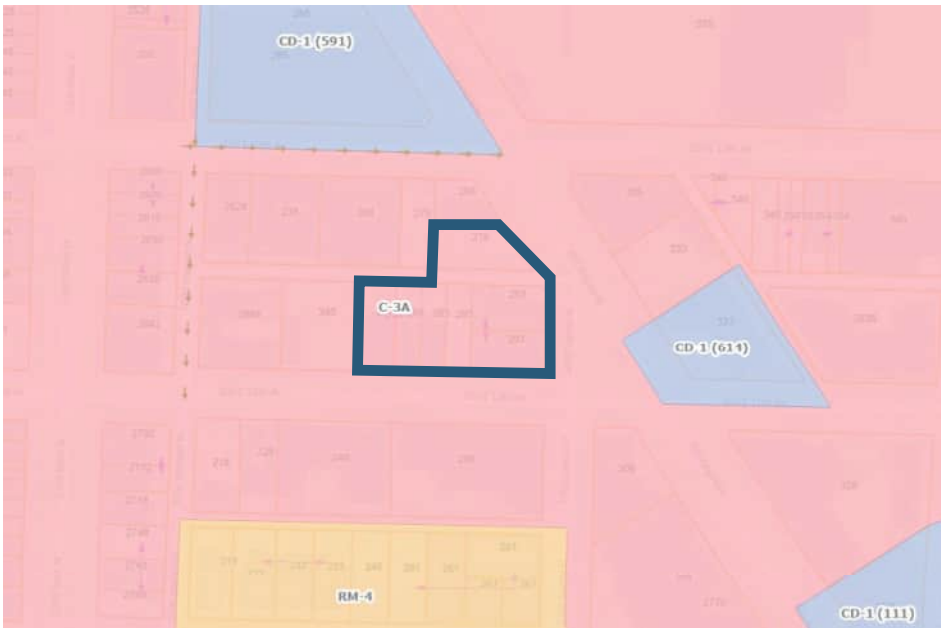
“The intent of this schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing uses while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses compatible with commercial uses.”

The project intends to provide specialized services and a range of goods and services while providing dwelling uses compatible with commercial uses and is therefore broadly aligned with the uses allowed for in the District Schedule

The project intends to pursue a CD-1 zoning designation through a rezoning process, with land use and form of development characteristics consistent with policy areas MCEA and MCEB in the Broadway Plan. Therefore, the current C-3A zoning have been referred to, but the project’s proposed density, floor area and height are guided by the Broadway Plan.

It should be noted that proposed setbacks for the project, which are not specified in the Broadway Plan, exceed those required by the C-3A schedule.

The C-3A District Schedule refers to the Broadway/Commercial C-3A Guidelines. While it is assumed that certain elements of those Guidelines will be relevant to the project, the current design and design rationale refers more to the *Broadway Plan* and its provisions for the actual site, which straddles the MCEA and MCEB areas.



Zoning Districts from the Vancouver Digital Zoning Map

Project Site

Broadway Plan (MCEA/MCEB)

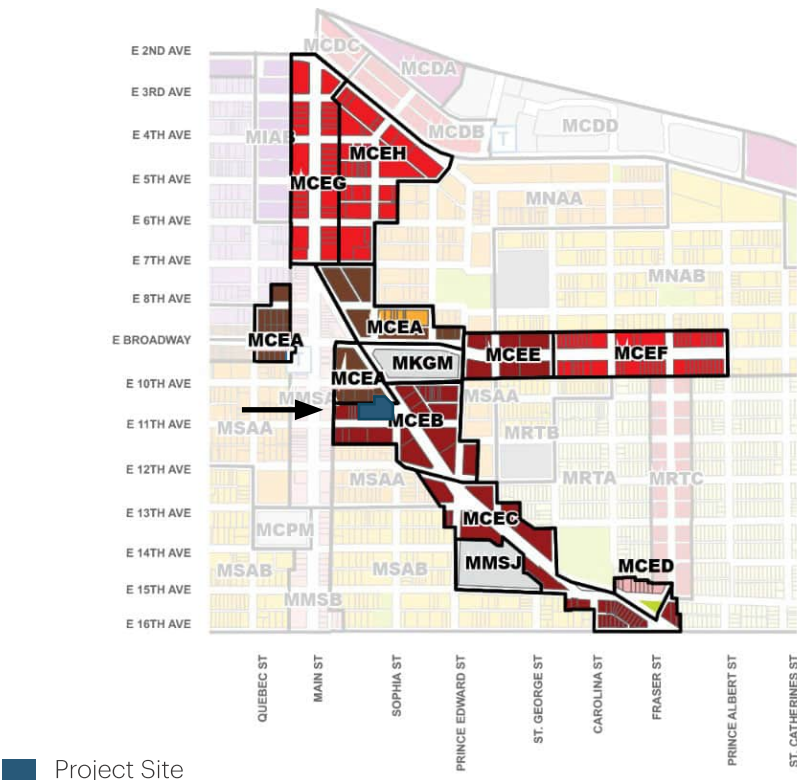
The *Broadway Plan* is understood to be the primary, most specific plan guiding supportable uses, height, density and other characteristics for the project site.

The proposed project site straddles two policy areas of the Broadway Plan, with 216 Kingsway falling into the MCEA area and the remaining properties (259, 283 and 293 East 11th Avenue) falling into the MCEB area. City of Vancouver staff have indicated that an average or balance of uses, height, density and other considerations of the *Broadway Plan* will be appropriate for the project, and the proposed project follows that approach.

The project will consist predominantly of secured rental and below-market rental housing, the site exceeds the minimum frontages identified. The appropriate portions of the Policy Summary Tables for each relevant policy area are highlighted at right.

In general, the proposed project aligns with the spirit of the Broadway plan for the Mount Pleasant area in general and the MCEA and MCEB policy areas in particular. The project will offer just under 400 new secured and below-market rental units and a highly activated streetscape with much-needed community amenities, services, employment opportunities at all of level one and level 2.

The project team is aware of a small number of areas where the project may vary from the intent of the Broadway Plan. These are outlined in the following section.



Project Site
Excerpt from *Broadway Plan*

Policy Area	Mount Pleasant Centre - Area A (MCEA)			MCEA
Uses	Residential, office, retail/service, cultural			
Option/Tenure	Secured rental and below-market rental housing	Office/hotel* development	Strata ownership housing	
Max Height*	30 storeys	24 storeys	25 storeys	
Max Density*	10.5 FSR	10.5 FSR	7.5 FSR	
Min frontage	45.7 m (150 ft.)			
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • A minimum of three levels of non-residential uses (job space) above the ground floor is required. • A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities.	• *Hotel maximum height per maximum height for secured rental.	• A minimum of three levels of non-residential uses (job space) above the ground floor is required. • Development should contribute towards community amenities.	
	• * Achievable height and density may be lower where height is restricted by view cones; however, height can be considered up to the underside of Queen Elizabeth Park View section 3.2.4 for secured rental housing or office/hotel development only. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.			

Policy Area	Mount Pleasant Centre - Area B			MCEB
Uses	Residential, office, hotel, retail/service			
Option/Tenure	Secured market and below-market rental housing	Strata ownership housing	Hotel development	
Max Height		25 storeys		
Min Frontage		45.7 m (150 ft.)		
Max Density		8.0 FSR		
Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - A minimum of two levels of non-residential uses (job space) is required.	- A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. - A minimum of two levels of non-residential uses (job space) is required.		
	See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.			

Broadway Public Realm Plan

The *Broadway Public Realm Plan* accompanies the *Broadway Plan* and provides guidance on additions and improvements to the public realm, including privately owned public spaces (POPS).

The area of the *Broadway Plan* in which this project lies is identified as a priority area for parks, public spaces and the urban forest. The design rationale in *Section 4.0* outlines how the project responds to these priorities.

It should be noted that the *Public Realm Plan* does not relate directly to Kingsway owing to the special nature of Kingsway and the need for further planning and visioning for its future. As written in the Plan:

“There are three special streets in the Broadway Plan that require additional analysis to determine the future vision and design of the street. The public realm design guidelines do not speak specifically to these streets...

...Kingsway requires a more holistic approach that extends beyond the Broadway Plan area and includes opportunities to review mobility improvements and significant public realm improvements. This street presents opportunities for several competing uses (public spaces, tree canopy, transit priority, cycling, etc.) and thorough analysis and planning work should take place to adequately provide a vision and design.”

As such, the project team sees this project as an opportunity to set a new precedent for a generous, lush and activated public realm along Kingsway.



Excerpt from *Broadway Public Realm Plan*

Official Development Plan

The *Official Development Plan (ODP)* is intended to be the overarching, City-wide land-use framework for the entirety of the City. It is not understood that it will supersede the *Broadway Plan* or *Broadway Public Realm Plan*. While the *ODP* is more general in its guidance, many of its policy areas relate directly to this project at a high level. The project responds to the *ODP's* policy areas in the following ways:

Housing

- » The housing component of the project will consist of 100% Social Housing.
- » Up to 370 new affordable rental units will be added in an area identified as a priority for affordable housing stock.
- » CMH serves many of Vancouver’s most vulnerable and under-served populations, including people at risk of homelessness and many equity-seeking individuals.

Economy

- » New space for small businesses is provided in at-grade CRUs, ideal for social-purpose enterprise and entrepreneurship, and businesses serving the Mount Pleasant area.
- » The project will contain the Head office for Coast Mental Health, a major employer of approximately 800 people.

Climate

- » The project will demonstrate leadership in sustainable and resilient design and planning.
- » The project will be fully electrified, with no direct emissions on site, except for the emergency generator. On the lower mainland’s substantially hydro-powered grid, this means excellent performance in terms of operational emissions.

Ecology

- » Lush and culturally significant planting will feature throughout the project, both at grade and at two rooftop amenity levels.
- » The project will contribute to the urban forest with extensive street trees along East 11th Avenue, Kingsway and in the Laneway.
- » Rainwater retention strategies will ensure that the project does not damage existing ecological systems.

Transportation

- » The project site takes advantage of the new Broadway Line Skytrain extension, being a short walk from the new Main Street station.
- » Ample bicycle parking and a car share program will limit impact on existing road networks and encourage active transportation.

- » Lush, attractive streetscape design will encourage walking in the neighbourhood.

Community Infrastructure

- » CMH’s new programming space will serve vulnerable members of the community directly, and are envisioned as potential spaces to host community and arts events.
- » Co-location of housing with CMH’s program spaces will contribute to richer lifestyle opportunities for residents.

Arts, Culture and Heritage

- » As an advocate for the arts as a central component of mental wellness, and as a current host to three large public art murals, CMH is interested in using spaces around the project for building integrated and community art installations.
- » CMH envisions the program space inside the building as a potential venue for community arts and culture events.

Parks and Public Space

- » Acknowledging that the area is identified in the Broadway Urban Realm Plan as a priority area for new open space and parks, the project proposes a rich and inviting streetscape and a small privately owned public open space to provide relief to the Kingsway streetscape and amenity to the area.
- » These spaces are intended to be inviting, inclusive and accessible in line with CMH’s priorities for the entire project.

Food Systems

- » CMH’s member-based meal program will serve some of the City’s vulnerable population, delivering between 75 and 150 healthy breakfasts and lunches daily.
- » Urban agriculture plots are proposed at one of the two amenity rooftop spaces, providing residents direct connection to the food system and potentially supplementing food availability.
- » Commercial units, though tenants are not currently known, would be well-suited to a small grocery store, neighbourhood restaurants or cafes.

Hazardous Lands and Risk Reduction

- » Acknowledging that people with mental illness can be disproportionately impacted by extreme heat and air quality events, the project will include an appropriate level of redundancy in cooling and filtration systems.
- » Through the Climate Resilience Workshop the project team has identified a robust set of strategies to address risks associated with climate change. See *Section 4.7*, below.

3.2 Proposed Broadway Plan Policy Responses & Variances

The following section discusses high-level responses and proposed variances to the specific policy direction in the *Broadway Plan*. The design rationale is elaborated on in more detail in *Section 4*, below, and contains further references to *Broadway Plan* policy and guidelines where appropriate. As the project site straddles the MCEA and MCEB policy areas of the *Broadway Plan*, this section makes reference to policy related to both, and responds to both *Section 11.6* and *11.7* of the *Built Form and Site Design* guidance.

Uses

Policy:
MCEA Uses: Residential, office, retail/services, cultural;

MCEB Uses: Residential, office, hotel, retail/services.

As outlined in the description of the proposed project program in *Sections 1.6* and *1.7*, above, the proposed mix of uses for the project are well-aligned with the *Plan* and much needed in the area. Uses include residential (100% Social Housing), licensed care housing, associated residential amenities, offices, services (CMH’s community-based mental health program spaces and the Community Health Centre), and commercial. CMH also envisions cultural and arts programming within their community mental health program spaces.

Non-residential Uses

Policy:
MCEA: A minimum of three levels of non-residential uses (job space) above the ground floor is required;

MCEB: A minimum of three levels of non-residential uses (job space) above the ground floor is required

The MCEA policy area of the *Broadway Plan* requires three levels of non-residential uses above the ground floor. The MCEB policy area requires only two.

The project, which is predominantly located within the MCEB area proposes two complete floors of non-residential uses at Level 1 and Level 2, along East 11th Avenue. Along Kingsway, where the MCEA policy would require 3 levels of non-residential use, the proposed project offers the possibility of an additional mezzanine level to the large, north-most CRU space. This would make the project compliant with the *Plan* for both policy areas. Some averaging between the MCEA and MCEB requirement is expected.

The non-residential levels will include commercial units at grade (and at the potential mezzanine), space for a clinic operating on a Community Health Centre model, or similar, and Coast Mental Health’s new head office, including their administrative offices, support and outreach programs and the Community Hub,

a low-barrier resource centre and community space which will be a valuable resource to CMH’s clientele and the surrounding community. See the description of the project’s program in *Section 1.6*, above.

Unit Mix

Policy:
‘Require that new multi-family strata housing, secured market rental and below-market rental housing developments include a minimum of 35 per cent family units, including a minimum of 10 per cent of units with three or more bedrooms and a minimum of 25 per cent of units with two bedrooms.’ (12.3.4)

Section 12.3 Diversity and Suitability notes that new multi-family strata housing, secured market rental and below-marked rental housing developments will be required to include a minimum of 35% family units, including a minimum 10% of units with three or more bedrooms.

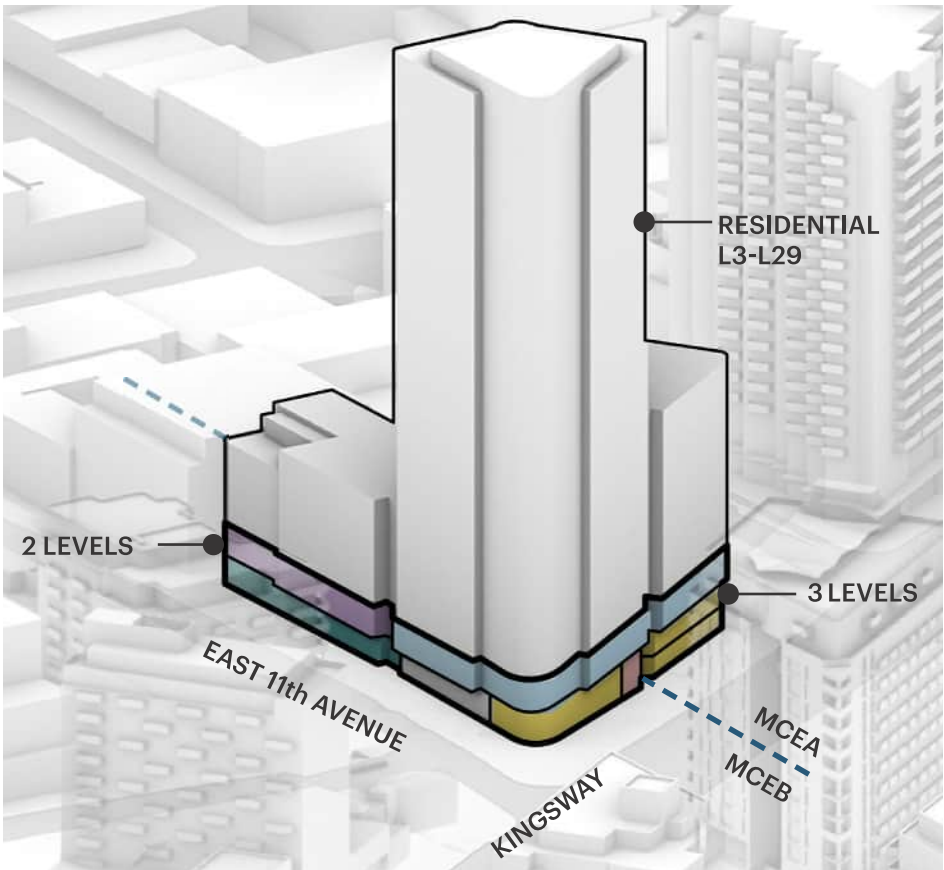
The unit mix included in the current proposal offers a somewhat lower family unit percentage. Coast Mental Health is developing this site to address gaps in its existing housing portfolio and intends to provide housing for individuals and families who may otherwise have trouble finding and maintaining housing in the rest of the Vancouver housing market. CMH understands their client base and the types of housing that their clients require. While families (specifically one-parent families) are an important segment of the population that CMH intends to serve on this site, a family-sized unit mix of 35% would be out of line with the need that they are planning to serve.

A family unit mix of approximately 27%, including 8.5% of units with three or more bedrooms, is proposed in the current design. This includes a small number of four-bedroom units which CMH intends to make available to larger or multi-generational families. Such units are extremely rare in central areas of Vancouver and would be a notable community benefit to this project.

The majority of CMH’s clients are single individuals, and the remaining approximately 73% of units proposed for the project are designed for this population. While studio-sized units are often sufficient for single individuals, CMH recognizes the importance of space and flexibility in dwelling design, and the positive impact that additional space can have on mental wellness and residents’ sense of dignity. Aligning with BC Housing’s current preference for one-bedroom units over studios, a majority of units intended for single individuals have been designed as one bedroom units. This is important for adaptability and accessibility for residents with physical disabilities, including a growing elderly population among CMH’s clients, and in Vancouver in general. Finally, one-bedroom units provide more flexibility and comfort for couples.

Proposed floor plans have been designed to provide a mix of units on each floor with the intention of avoiding isolation and creating the opportunity for communities to grow among a mix of residents.

Refer to the project statistics and architectural plans for details on the unit mix and unit types proposed.



Locations and heights of non-residential uses. Note that there is approximately one storey difference in grade from East 11th Avenue to the north end of the site.

Podium and Tower Form

Policy:
'A consistent 4-storey podium should be provided in mixed-use areas to create a consistent street wall and minimize shadowing on the opposite sidewalk.' (11.6.2)

'A maximum height of 6-storeys should be provided for residential mixed-use podiums.' (11.7.3)

'Where portions of the building exceed the above podium heights it is recommended that they occupy no more than 60% of the site frontage.' (11.7.5)

The *Broadway Plan* makes frequent reference to podiums and towers, as well as podiums defining consistent street walls.

This project proposes a massing strategy that differs subtly from this traditional understanding of podium and tower. As elaborated on in sections below, the project's massing has been resolved into three clearly defined masses that represent a cluster of buildings, each of which extend all the way to grade.

Early design studies indicated that a traditional tower and podium configuration would not be able to deliver the density allowed on the site within height limitations. Nor would it be able to deliver CMH's desired unit mix. A two-tower configuration was explored to deliver a podium and tower configuration. It was found to result in tower separation challenges, and did not respond successfully to the neighbourhood form to the west, along East 11th Avenue.

The proposed massing strategy has symbolic meaning for Coast Mental Health, creating forms that evoke the concept of community and mutual support. It also helps the project to deliver the unit mix required by CMH's clientele. The west and north 'wings' proposed for the project deliver the unit mix efficiently. The larger-than-usual number of studio and 1-bedroom apartments would be difficult to deliver efficiently in a tower format.

While a consistent street wall at the top of the podium is not as clearly defined as the *Broadway Plan* calls for, the massing strategy instead allows the building to respond more respectfully and deliberately to the context to the west, on East 11th Avenue, and to the North, on Kingsway.

It should be noted, additionally, that the proposed massing is consistent with recent and prominent projects directly adjacent to the project site, including the Duke (333 East 11th Avenue, 15 storeys) and the Independent (275 East 10th Avenue, 21 storeys), both on Kingsway and both of which lack a clear break between podium and tower. The

Finally, as the shadow analysis below demonstrates, the taller massing on Kingsway contributes only marginally to shading of sidewalks in the area, since it is directly north of the tower component.

Refer to the Architectural and Massing Concept Development, below, for further discussion of the massing concept rationale.

Tower Floor Plate Size

Policy:
'For lot depths less than 36.6 m (120 ft.), tower floor plates less than 604 m² (6,500 ft.²) will be recommended to ensure adequate setbacks and solar access.' (11.6.16; 11.7.2)

The *Broadway Plan* makes frequent reference to tower floor plate areas less than 6500 ft², or 604 m². This is noted in Section 11.6.16 as a recommendation, but not necessarily the absolute limit.

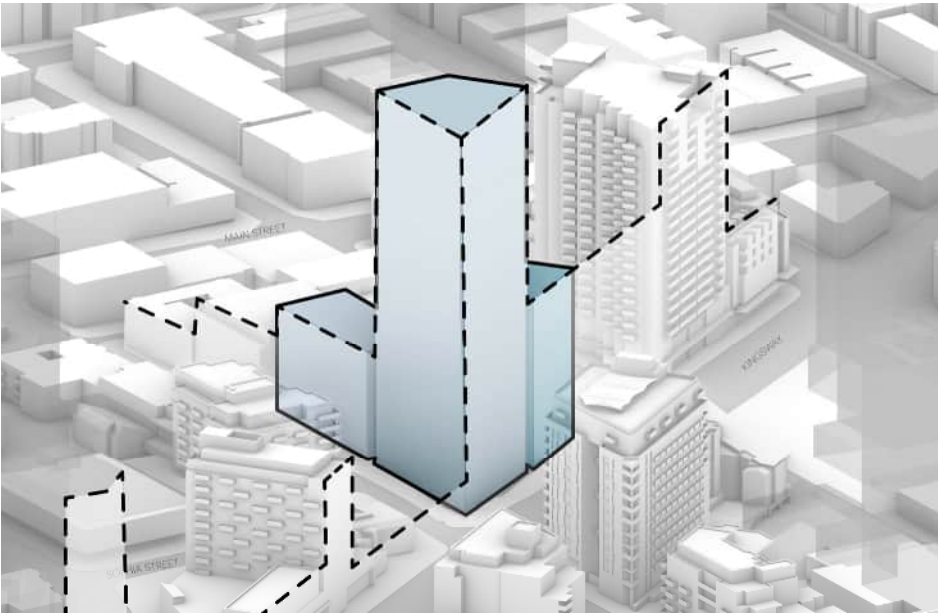
Floor plates of this size are consistent with guidelines and policy from other parts of the City. The project team is aware of emerging policy from City of Vancouver Planning departments suggesting that larger tower floor plates can be supportable in certain instances. This shift in policy is understood to be a response to emerging building code requirements that are pushing unit sizes to be larger and larger, particularly recent adaptability provisions in the *BC Building Code* that are meant to be adopted in an upcoming amendment to the *Vancouver Building Bylaw*, and more stringent structural provisions for seismic design.

Larger tower floor plates also often allow designers to improve floor plate efficiency, allowing expensive infrastructure like structural core walls, elevators and exit stairs to be shared between a larger number of units. This can lead to lower construction costs per unit – an important consideration in housing affordability.

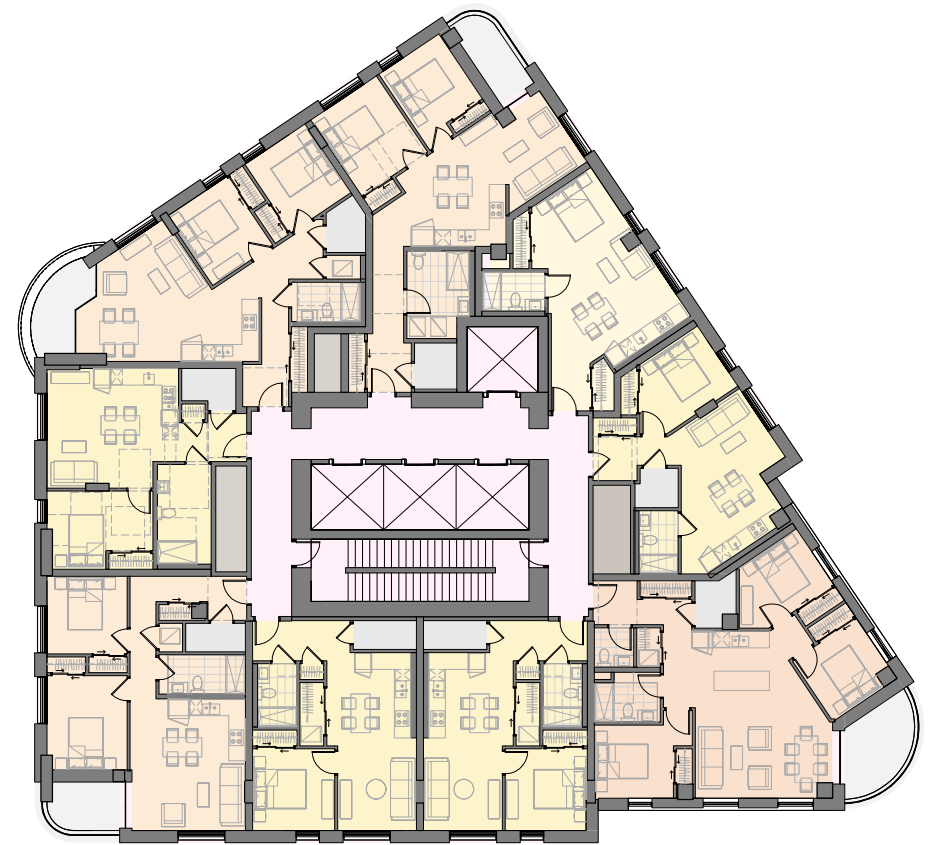
The proposed tower portion of the project is currently designed to have an interior floor area of 760 m². With balconies included, this floor plate area would be somewhat higher. Floor plate size is driven by CMH's unit mix requirements for the project, and the unit size requirements from BC Housing, the zoning bylaw, and the VBBL (particularly adaptability provisions). The current design, allows for comfortable, livable units with excellent access to daylight and views. On the exterior of the tower, the relatively large mass of the tower is provided with a sense of slenderness by articulations in exterior walls and the roof line.

The proposed floor area is somewhat smaller than the floor area of The Independent, the project located immediately to the north of the site.

A two tower scheme for this project was considered early in schematic design. It was determined that tower to tower separation requirements would require infeasibly small and inefficient floor plate areas, and tower separation with potential developments on neighbouring properties would be significantly poorer than the current single tower scheme.



The proposed massing, in context, showing how the departure from a conventional podium and tower form allows the building to respond to surrounding context.



The proposed tower floor plate. Refer also to the large format architectural drawings and Appendix A.

Tower Height

Policy:
MCEA Max. Height: 30 Storeys;

MCEB Max. Height: 25 Storeys.

The current proposed design for the project puts the highest residential level at Level 29. This is one storey lower than what is permitted by the MCEA policy area and four storeys higher than what is permitted in the MCEB policy area. Mechanical space has been reserved for two levels above Level 29.

While the *Broadway Plan* does not refer to heights in terms of feet or meters above the base surface, preliminary heights have been given in the architectural drawings of *Appendix A*. Note that an application for Building Grades is in progress at the time of this writing. The City of Vancouver Streets Division has advised that finalized building grades will not be available for some time, due to the proposed reconfiguration of the site.

Balconies

Policy:
‘All residential units should have access to private outdoor space, i.e. patio and/or balconies’ (11.1.22)

Section 11 *Built Form and Site Design* of the *Broadway Plan* calls for ‘generous balconies and rooftop amenity space’. Section 2.5 of the *Design and Development Guidelines* (last amended February 3, 2026) suggest a minimum of 4.5 m² of private balcony for each unit. The *Design and Development Guidelines* also allow a substitution of the same amount of area to additional shared outdoor amenity space for studio and 1-bedroom units, in certain cases.

Between studio and 1-bedroom units, only a minority 24% of the 1-bedroom units are proposed to have balconies. No studio units are proposed to have balconies. This is primarily due to CMH’s operational needs. CMH has prioritized generous balconies for all family units in the building (2-bedrooms and larger), in line with the *Development Guidelines* and the *High-Density Housing for Families with Children Guidelines*. The smaller number of balconies will contribute notably to building envelope performance, reducing operational energy and opportunities for water ingress.

While this project provides extensive shared indoor and outdoor amenity spaces in line with Section 2.4 of the *Design and Development Guidelines*, it does not provide a full, additional 4.5 m² of area for all units that do not have proposed balconies. This is due simply to the footprint of the project, and the available rooftop space, both of which are driven by internal program requirements, and the program needs for at-grade landscaping (see below).

Shared amenity space has been provided to the greatest extent possible, in line

with CMH’s priorities for community-building and spaces for mental wellness. It is further supplemented by space at grade that, while accessible to the public or to non-resident CMH clients, will still be attractive and easy for residents to access.

Appendix A contains project statistics that further describe how the project responds to Section 2.4 and 2.5 of the *Development Guidelines*.

It should be noted that the locations of balconies in the project also assist in allowing the softened building expression discussed in the design rationale, below. Balconies, which always appear at the corners of each building mass, are curved, contributing to the sense of slenderness of each component of the massing, and creating a sense of softness that contrasts the sharp corners prevalent in the neighbourhood. See Section 4.2, below, for further design rationale related to the shape of the proposed building.

Setbacks

Policy:
‘Setbacks for mixed-use buildings should provide enough space for active uses, patios, and increased pedestrian presence at grade while also ensuring the liveability of residential units, appropriate tower separation, and mitigation of overlook and shadowing.’ (11.6)

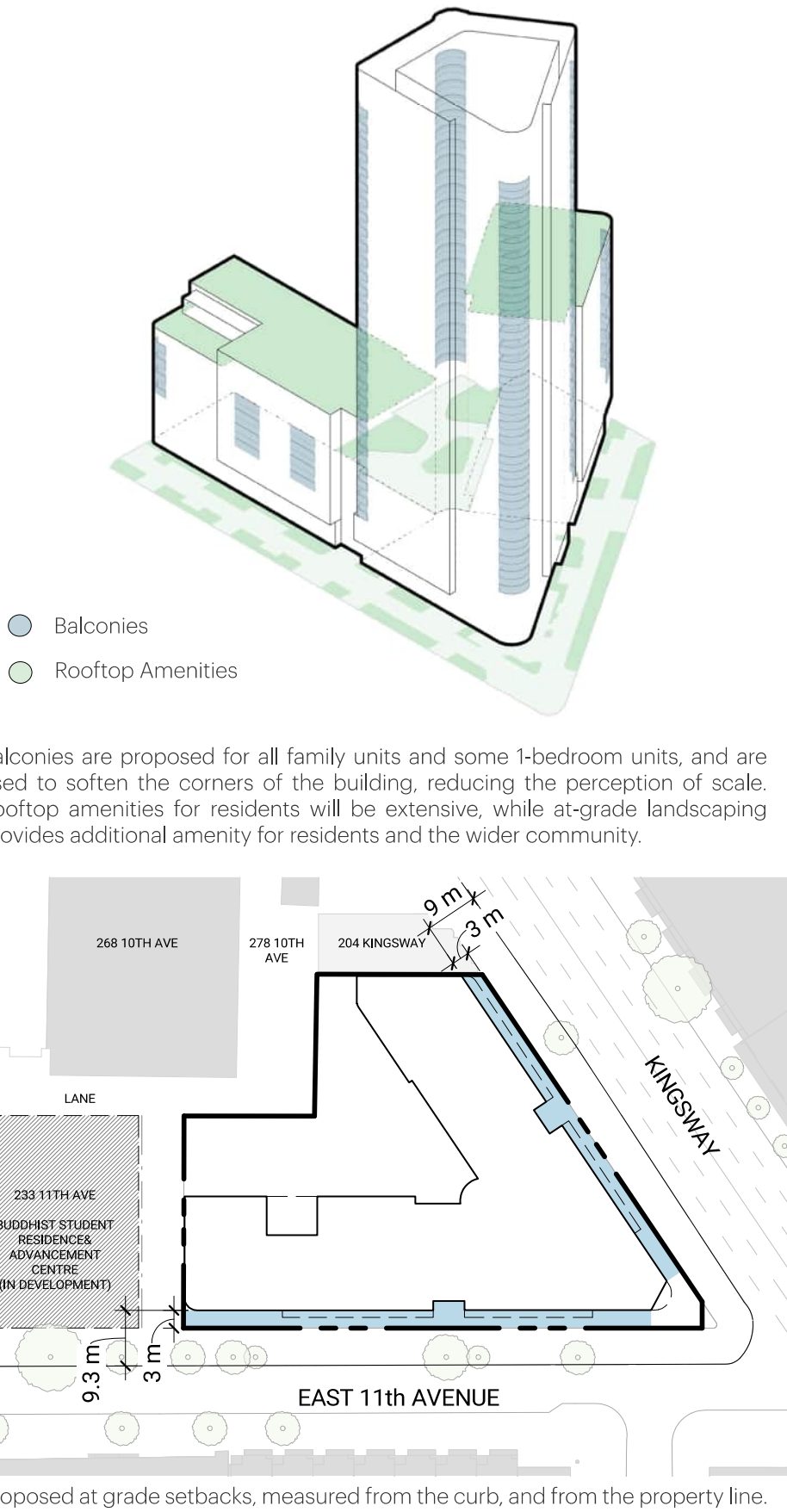
‘Rear yard setbacks should ensure a more pedestrian-friendly lane interface, allow for appropriate tower separation, support liveability of residential units, consider solar access to the surrounding public realm, and mitigate overlook.’ (11.7)

‘Enhanced setbacks on north-south streets are strongly encouraged to support patios and open space, views to the North Shore Mountains, and solar access to the public realm.’ (11.7.11)

Generous setbacks are proposed on both East 11th Avenue and Kingsway at grade. The proposed setbacks provide ample room for many active uses, class B bicycle parking and deep, multi-layered landscaping. Outdoor space is available for cafe or restaurant seating, or for sidewalk retail uses is provided around both of the CRU spaces, and extensive seating is proposed throughout the streetscape to promote informal gathering. Along East 11th, the proposed setback helps to preserve the residential character of the street.

The southwest corner of the project is pulled back to provide a generous privately owned public space, with rich planting, offering relief in the street wall along Kingsway and a noteworthy public amenity.

Rear yard setbacks have been designed to allow for good daylight and views in lane-facing residential units, to minimize overlook conditions. These setbacks also allow for a programmed garden at the back of the site, which serves as an extension of the community hub program, animating the lane and greatly improving the pedestrian experience there. This garden space is a key feature of the overall at-grade open space strategy for the project, discussed below.



Proposed at grade setbacks, measured from the curb, and from the property line.

Tower Separation

All three components of the project’s massing qualify as towers according to Section 11.7.13. Tower separation requirements are maintained for the two taller portions of the project, except for at the north property line of the project, where the neighbouring site is not understood to qualify for a tower condition on their site.

While the 7-storey mass to the west is treated in this project as a mid-rise condition with smaller separation. This condition is managed by ensuring that living spaces face the street, and not the neighbouring building.

Section 4.9, below discusses tower separation and development potential for neighbours in more detail.

Open Spaces

- Policy:**
‘Shared outdoor amenity space should be provided (on the rooftop or podium) to support outdoor activities.’ (11.7.15)
- ‘Integration of outdoor kitchen space and an adjacent washroom is encouraged to support communal meals and gathering.’ (11.7.16)*
- ‘Design a portion of the outdoor amenity to support children’s play with a focus on flexible features, innovative play spaces, and exploratory structures.’ (11.7.17)*
- ‘Development on larger sites with a frontage of 60.7 m (199 ft.) or greater should provide a larger at-grade privately-owned public space (POPS), utilizing additional building height (per 11.7.6) to reallocate density. The POPS should comprise approximately 20% of the frontage length that extends the full depth of the site. This space is intended primarily for publicly accessible space.’ (11.6.19; 11.7.18)*

The project generously responds to policy direction for shared outdoor amenity spaces on rooftops, providing two large rooftop areas available to and shared by all community residents. These spaces will feature play areas for children, areas for pets to exercise, opportunities for urban agriculture, spaces for exercise and activity, and a variety of spaces to gather, socialize, dine and retreat. Each rooftop space will have spectacular views over the city and be connected to adjacent indoor amenity spaces.

With the proposed consolidation of the Sophia Street traffic island into the project site, both the Kingsway and East 11th Avenue frontages exceed 60.7 m. In order to deliver the proposed unit mix, density and site servicing strategy, the tower portion of the project remains close to the corner of East 11th and Kingsway. This ensures sufficient space for the parkade ramp (refer to architectural plans in Appendix A) and allows the tower to become a prominent and attractive urban design feature along Kingsway.

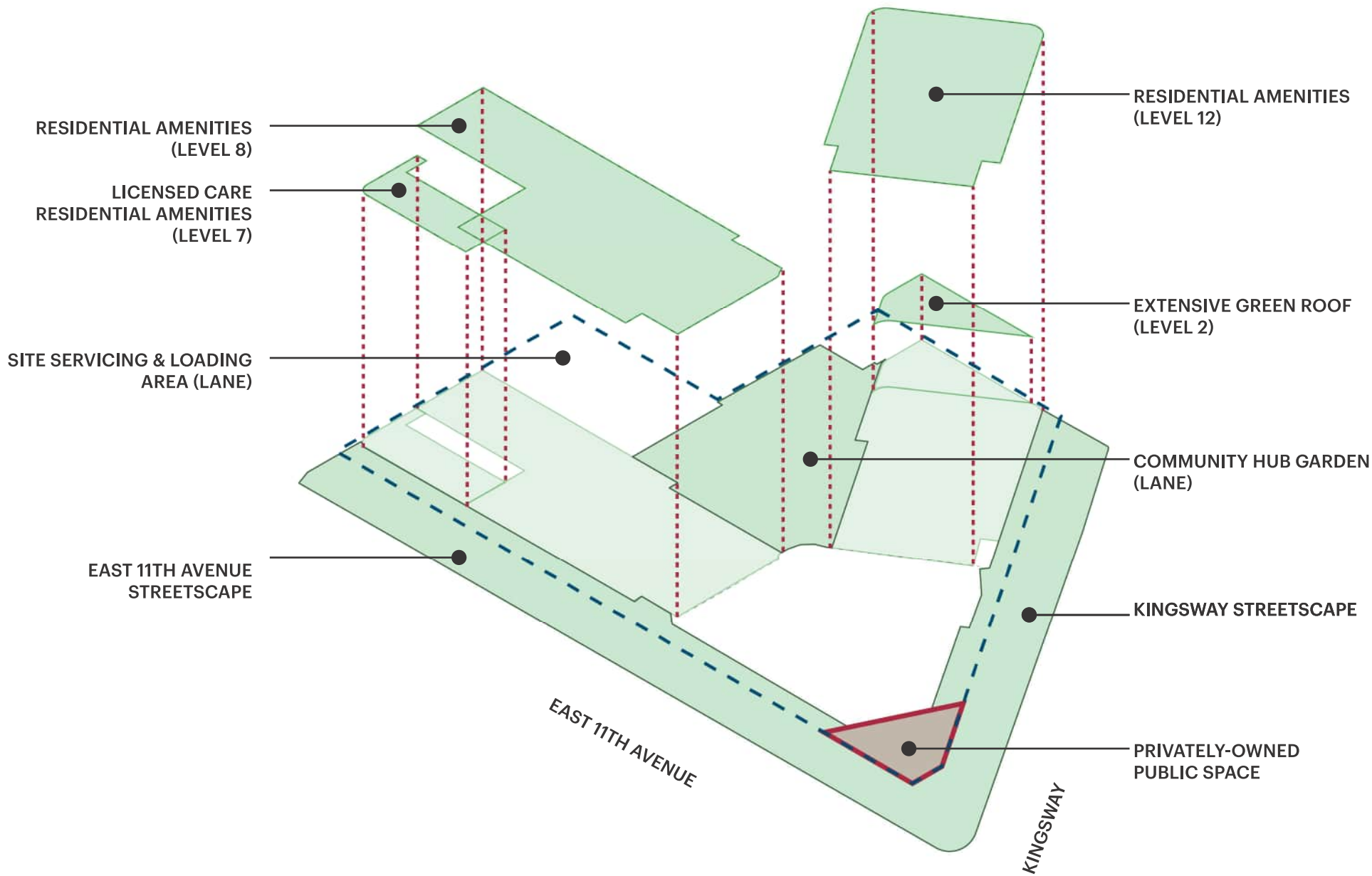
A small privately owned public space is proposed at the base of the tower, offering new trees, rich planting and seating for gathering. Potential cafe or restaurant seating is located away from this area to ensure space for public use. It is important to note that this richly planted green space will be larger in plan than

the current traffic island, as shown at right, maintaining relief in the built form along Kingsway.

The proposed massing and siting strategy for the project allows for a large programmed garden at the rear of the site, adjacent to the laneway. While this area is not intended to be a fully public space, it will be an extension of The Community Hub, a low-barrier and inviting space, intended for use by non-members of CMH’s programming. It is a vital element in CMH’s proposed program, offering space for gathering and respite for clients, staff and guests away from the busy street. It also serves to animate the lane and becomes an attractive backdrop for the program spaces and residences that face the lane, creating a canopy of trees to look out over.

Taken together, the street landscaping, small privately owned public space, and Community Hub Garden represent 29% of the area within the proposed property boundary, and a significant community amenity, while supporting CMH’s programming and building efficiency objectives. With the rooftop spaces included, approximately 67% of the area within the proposed property boundary will be landscaped for resident and public use. Proposed off-site landscaping on City-owned land would further expand public space available for public and resident use.

See Section 1.7, above, for more information on CMH’s proposed program, including for the Community Hub and Community Hub Garden.



Diagrammatic view of green landscaped open spaces at various levels on the site. When viewed from above, the majority of the site will be restored landscape.

4.0 Proposed Design Rationale

4.1 Design Concept Strategies

The proposed form of development represents a complete, clear and unified architectural concept that delivers Design Excellence, Integrated Services and Community Infrastructure, informed by the Project Vision and Priorities presented in *Section 1.5*. Coast Mental Health wants the architecture of this project to reflect the values of their organization, their mission, and to support the recovery of the people that they serve. This does not mean an inward-looking architecture. On the contrary, CMH's mission is deeply rooted in community, and they understand that mental health recovery can't happen without support and understanding from society as a whole. The shared vision of CMH's three entities is:

‘A community that embraces and honours people with mental illness so they may thrive and contribute.’

As such, the design that is presented here reflects the project team’s ambitions to both highlight and support the work that CMH does, and provide a secure sense of home for clients, staff and residents, but also to welcome the surrounding community and invite them to participate in better mental health for everyone.

Acknowledging that social housing and community-based mental health infrastructure face severe funding challenges, the project team has worked to creatively develop an architectural response that is simple but rich, efficient but filled with moments that surprise and delight. The design prioritizes the needs of CMH's program, but also seeks to improve the neighbourhood and respect its character.

Design Strategies

Building on the *Project Priorities* identified in *Section 1.5*, above, the following strategies have been employed throughout the project to ensure that each space centres mental wellness and supports CMH's mission through architecture and design.

Community

- » **Massing that respects and enhances community character:** Massing for this project has been designed to deliver the large amount of density allowed by the *Broadway Plan* and needed for CMH's programming in a sensitive way. Stepping of the massing respects neighbourhood character on both Kingsway and East 11th Avenue. The scale of the resulting massing is softened and lightened through articulation, rounded corners and material application.
- » **Community-Building Amenities:** CMH values extensive amenities for their residents as a way to promote mental wellness, encourage community and fight against isolation. A range of private amenities for residents are complemented by rich public amenities in the proposed streetscape, and community-supporting program spaces in the non-residential portions of the project.

- » **Inviting Landscape and Streetscape:** CMH proposes to use this project as a means of restoring the character of the site as a lush landscape and a place of healing. Streetscape design will reinforce and improve on the leafy character of East 11th Avenue, and extend a new and richly-planted character to Kingsway.

Biophilia

- » **Access to Natural Light and Views:** The project prioritizes opportunities for people to enjoy connection to the outside and the health benefits of daylight and sunlight through carefully controlled floor-plate depth, and careful window placement. Many residents will benefit from stunning mountain and city views. Those residents, clients and staff located nearer to grade will benefit from views over the treetops in the at-grade landscaping.
- » **Greenery Throughout:** The project features rich landscapes at grade and in two large rooftop amenity areas. Planting is intended to flow into entrances and through key spaces such as the community hub. Extending the feeling of continuity in the landscape. Many opportunities of varying scales and types are provided to sit and enjoy, or directly engage with the landscaping.
- » **Natural Finishes and Textures:** The building itself prioritizes natural finishes both inside and out, with prominent wood accents features at key moments in the architectural expression and at grade, making use of wood's powerful biophilic properties.
- » **Soft Architectural Features, Inspired by Nature:** At a larger scale, the building's massing has been softened with rounded corners, softening the expression and recalling natural forms of the site. At a finer scale, cladding and other elements have been designed to evoke natural, weathered textures found in nature.

Sense of Home

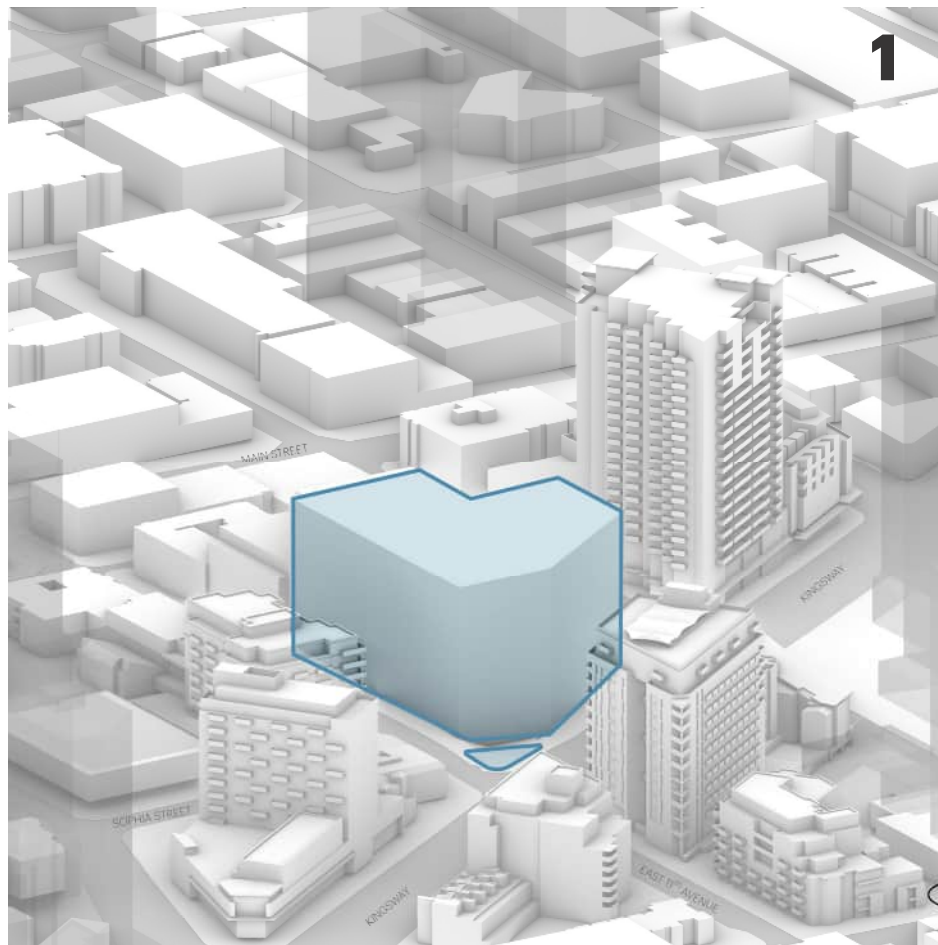
- » **Human Scale and Comfortable Proportion:** The scale of key architectural moves has been thoughtfully considered to reinforce the residential character of the project, and not overwhelm residents or the community.
- » **Variety of Spatial Conditions (Large/Small; Open/Intimate; Exposed/Shaded; etc.):** The strategy of providing options is important for mental health and is employed both in the public realm and throughout the various program elements of the project.
- » **Welcoming, Well-Placed Entrances:** Residential and more private non-residential functions are positioned on East 11th Avenue, while CMH's main entrance, and the two commercial units are oriented toward Kingsway and the corner of the site.
- » **Privacy and Discretion:** Seeking help with mental wellness often puts CMH clients in a vulnerable position, and sensitive program spaces have been located away from the street and public portions of the project. Similarly, residents need privacy and residential portions of the project have been

- located to have some distance from the more public areas in the building.
- » **Safety (physical and psychological):** The project promotes the concept of 'eyes on the street', ensuring that public and private amenities can be monitored by the community. Deep sidewalks and carefully located loading and vehicular routes into the building ensure safety of pedestrians and cyclists. Residents, clients, staff and visitors must feel safe and supported times and the architecture of the project will promote this through best practices in engineering and space planning.
- » **Suite Entrances, Corridor Scale:** despite the density of the residential portion of the project, small touches are introduced into the architecture to make long corridors feel more inviting, and suite entrances feel like entrances to homes.

Accessibility and Equity

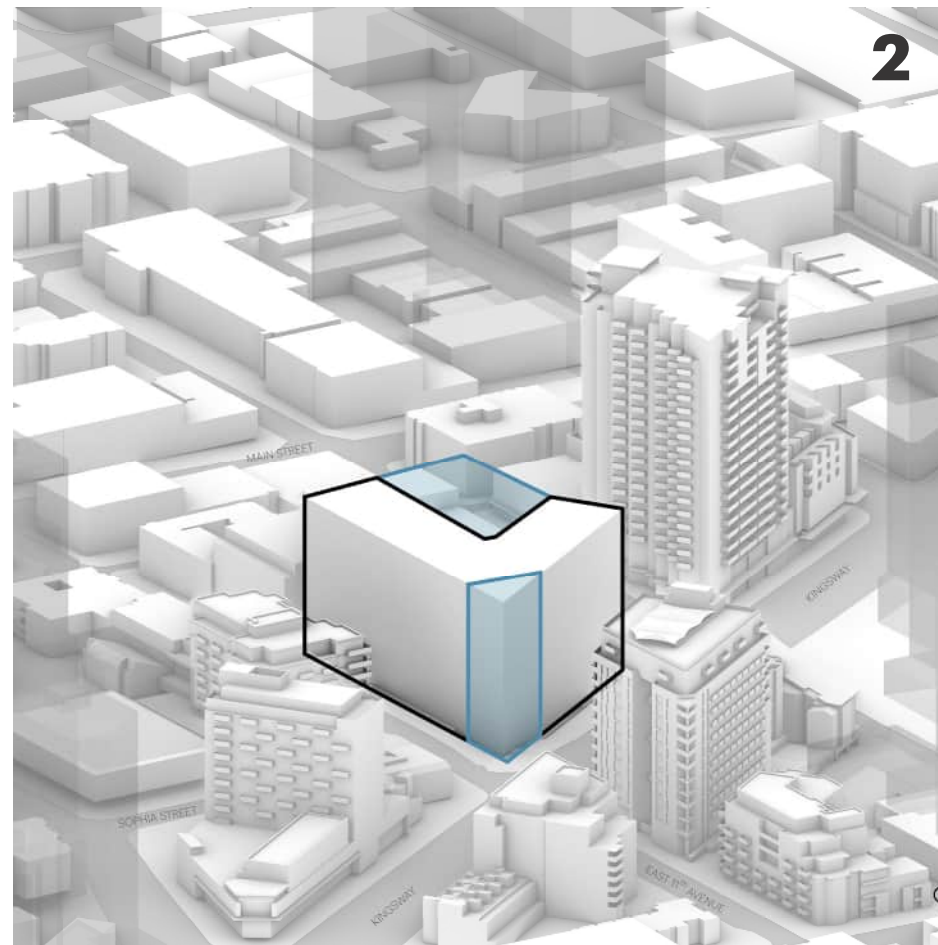
- » **Outstanding accessibility (including mind-friendly accessibility strategies):** CMH will exceed VBBL requirements for adaptability and accessibility, offering a large number of suites with enhanced adaptability features, and following best practices for the design of program spaces and the public realm.
- » **Intuitive Wayfinding:** Best practices in space planning ensure that entrances are well placed, and spaces in and around the project are easy for newcomers to locate. Wayfinding strategies using visual, audio and other cues, will be explored.
- » **Elimination of common, known triggers (heights, noise, temperature, glare, jarring colours and contrasts, etc.):** CMH recognizes that people with mental illness may be disproportionately affected by certain environmental conditions and the project has been carefully designed to eliminate these wherever possible. Detailed design will continue this work as colours, finishes and building systems are designed in detail.

4.2 Massing & Architectural Expression Concept Development



Proposed Density: The project proposes a total FSR density of 10. This diagram approximately illustrates that amount of density in situ, as a simple extrusion of the proposed site area, not including the north extent of Sophia Street and the traffic island. The *Broadway Plan* allows significant new density for projects in this area and will lead to a major change in community character.

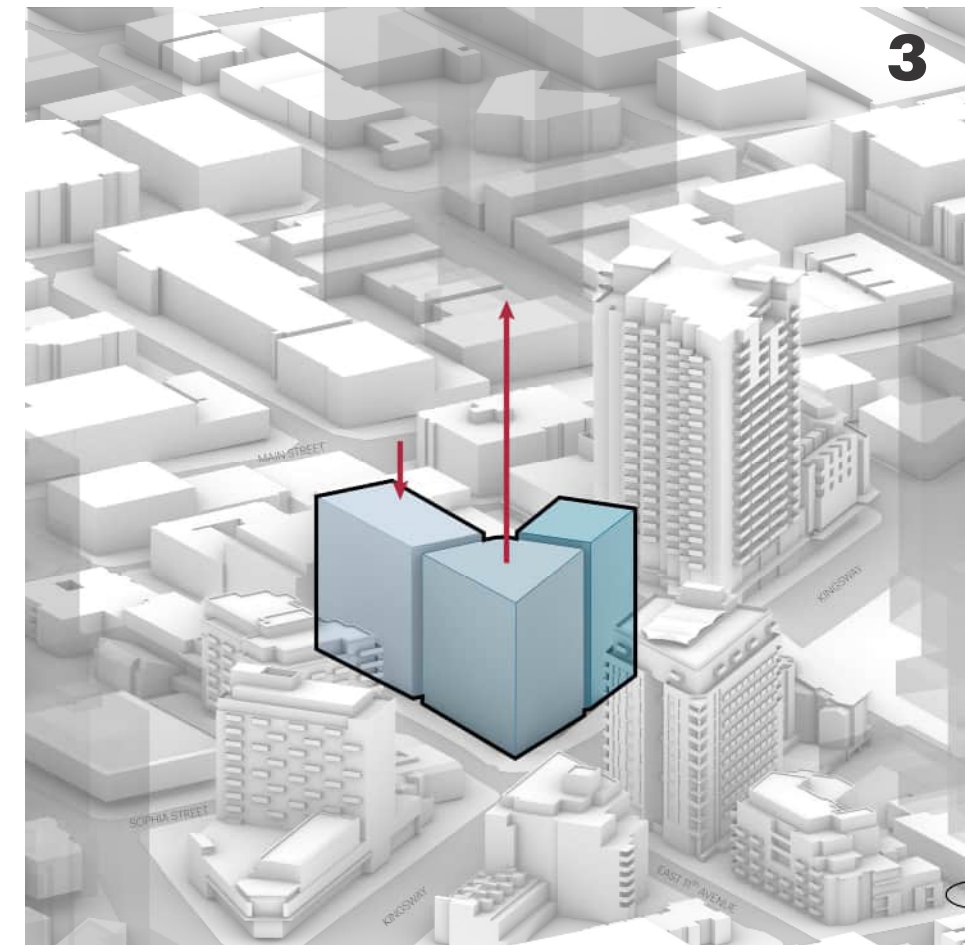
Note that surrounding context is shown as a potential future build-out, with current planning applications shown along with potential future development envelopes.



Preliminary Site Planning Moves: The project proposes to take over the north end of Sophia Street and the adjacent traffic island, shifting the building massing into this prominent corner (See Section 2.5, above). The existing traffic island on this corner is residual, unused space at present.

This site planning move frees up at the laneway side of the site opening an opportunity for a new green program space in what would otherwise be a service lane. It also opens up opportunities for more of the project's site servicing (loading, waste storage, etc.) to happen below grade, freeing up most of the ground plane for pedestrian and community use.

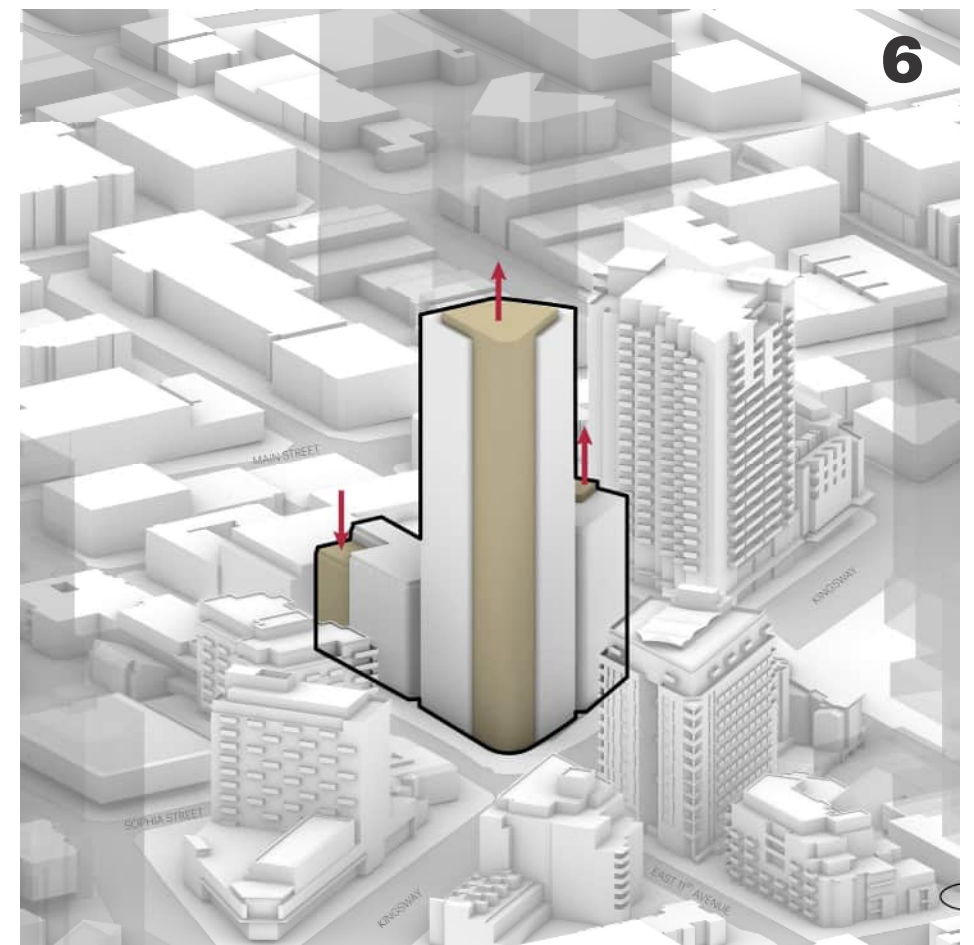
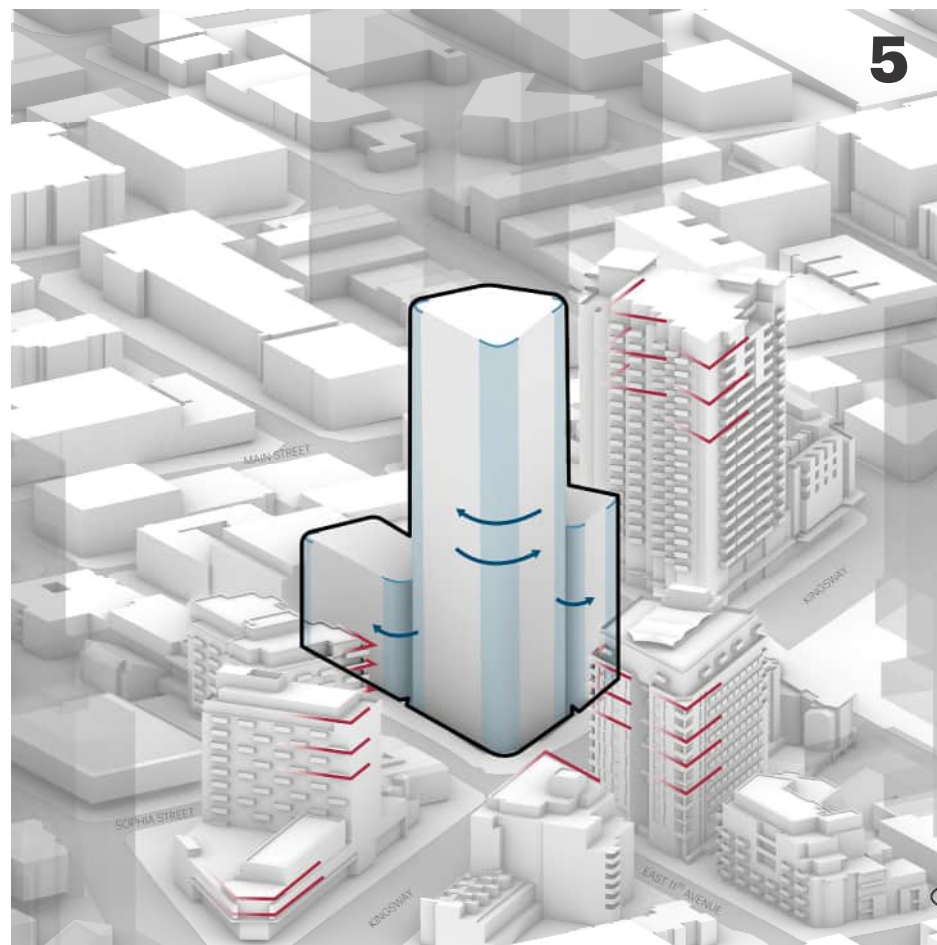
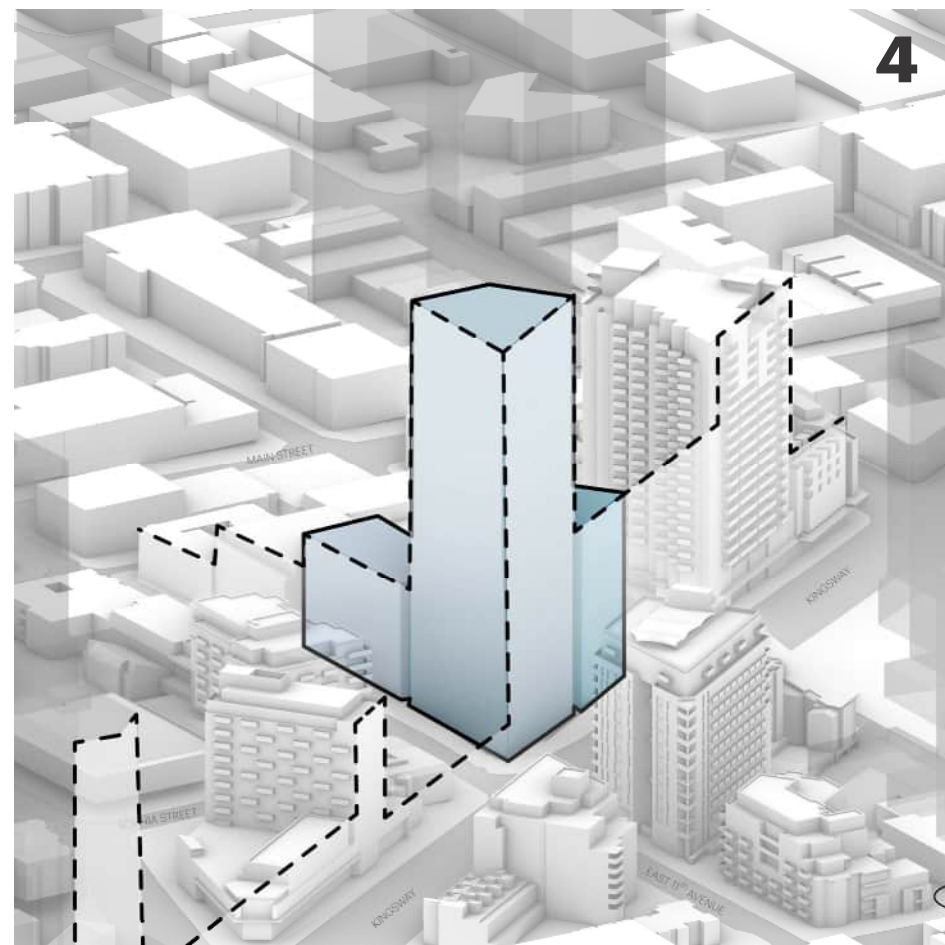
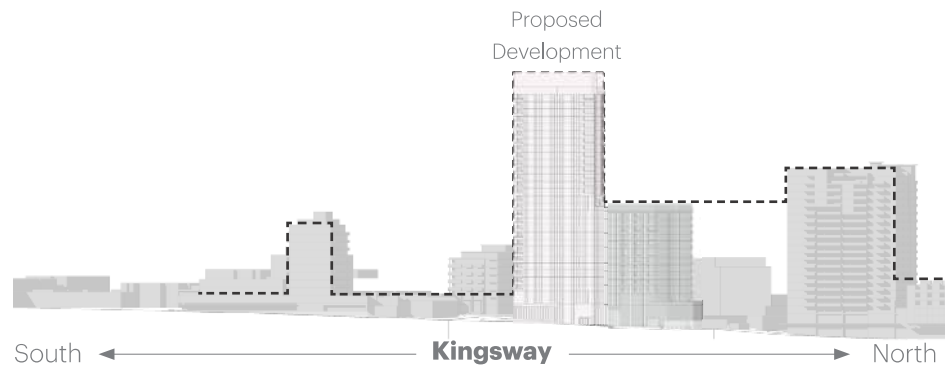
The resulting floor plates are well-suited for efficient residential planning, offering excellent views and daylight to the maximum number of suites.



Building Massing Expressing Community: The resulting chevron-shaped building mass is divided into three distinct masses, giving the impression of three independent entities standing together. Coast Mental Health's model of providing community-based mental health supports relies on networks of peer support, and the supports of the surrounding community. By creating these three distinct but interrelated building masses, the project hints at a fundamental truth about mental health - that we all rely on one another.

The three-part nature of the massing also reflects Coast's three-part organizational structure and three-word slogan: Courage, Compassion, Recovery.

Varying heights for the various rooftops gives rise to opportunities for distinct and varied outdoor spaces.



Varying Heights Respond to Context - Stepping: The three resulting masses are extruded to heights that respond to the surrounding built form. The tallest mass, the tower, at the centre of the composition, takes advantage of the its prominent position at the corner of Kingsway and East 11th, becoming a highly visible beacon and symbol.

The north wing maintains a relatively tall height, responding to the scale and visual weight of recent surrounding developments. A prominent reveal between it and the tallest mass in the composition breaks up the street wall condition along the block. A clear sawtooth massing pattern emerges as one follows Kingsway from East 12th up to Broadway.

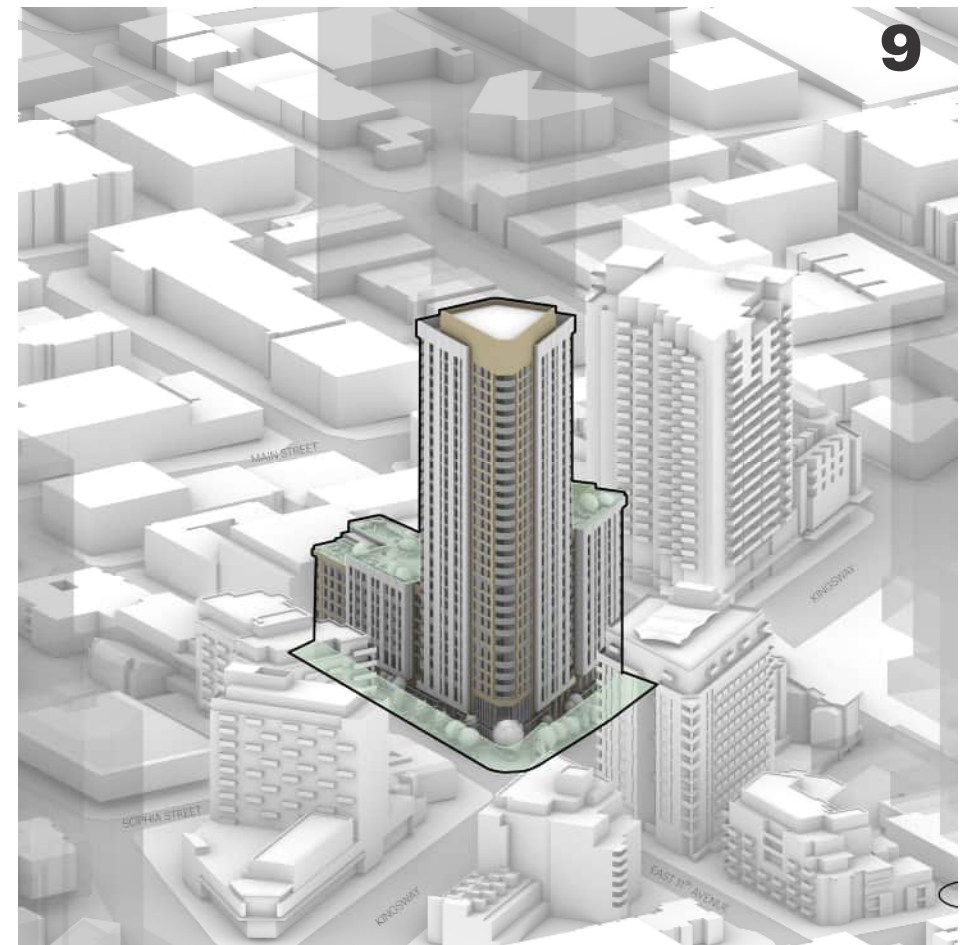
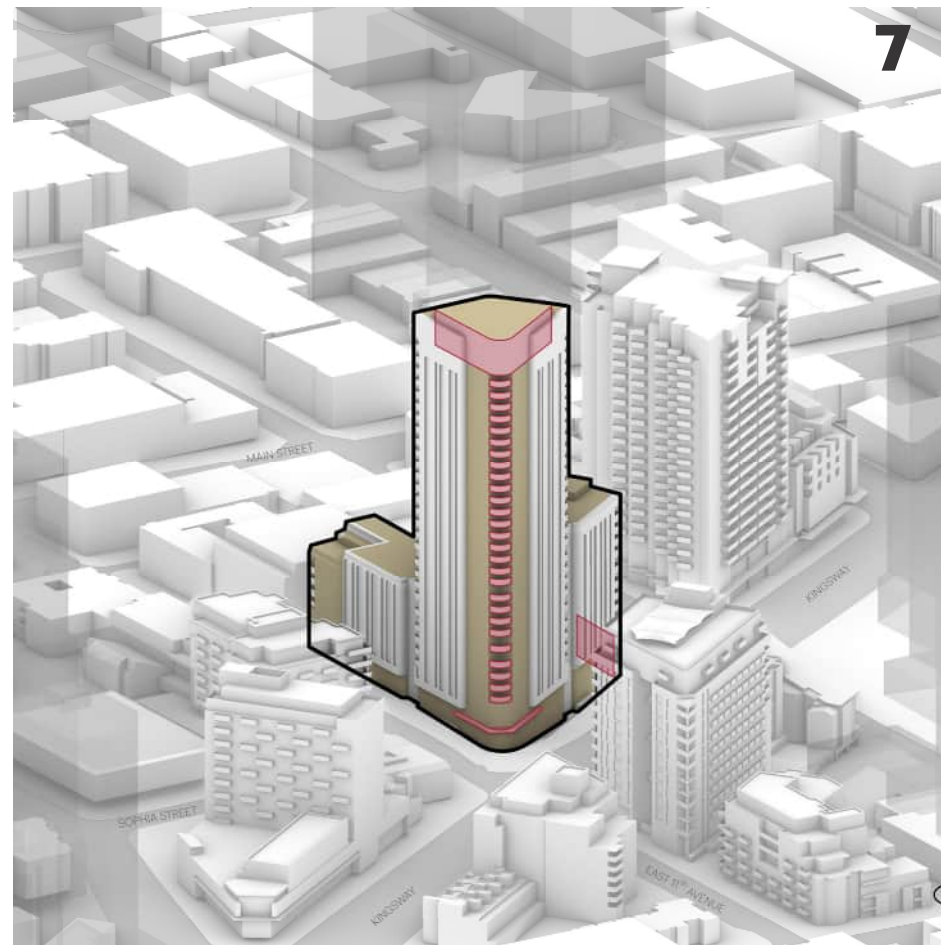
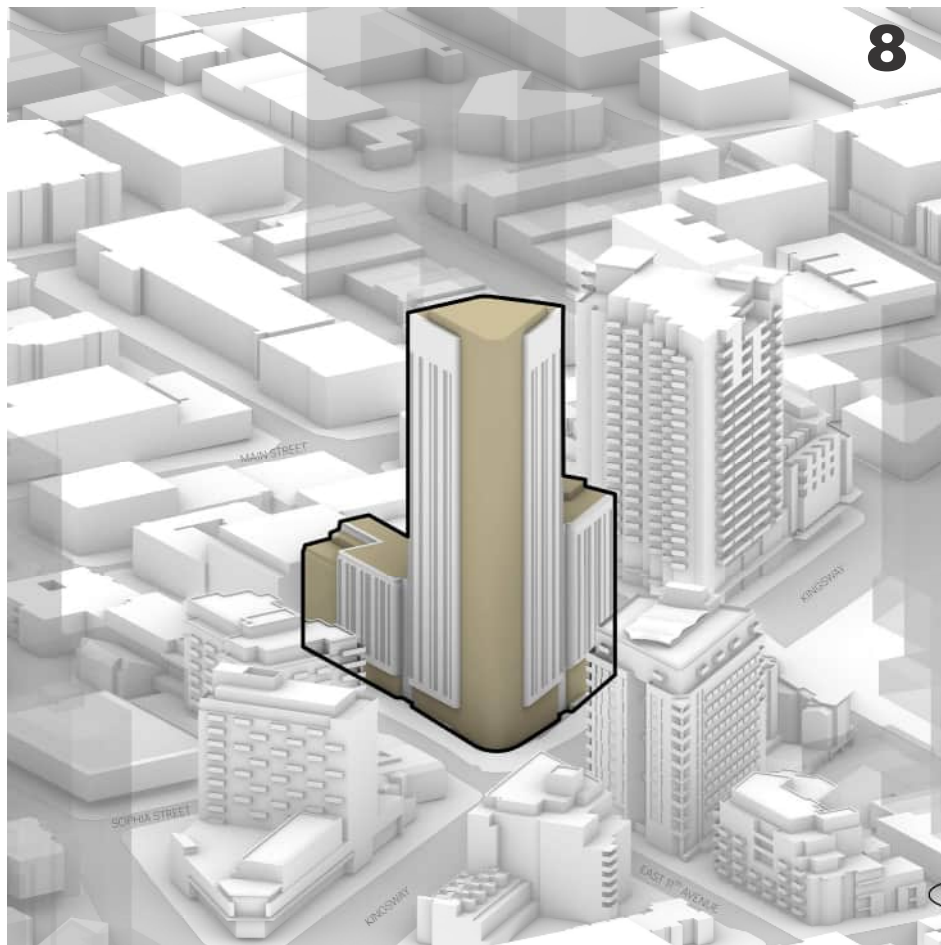
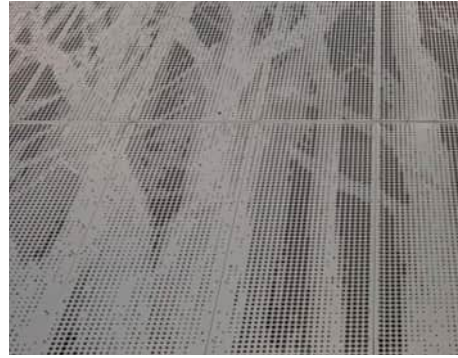
The west wing, steps down further, respecting the lower scale of East 11th and Main Street, which will maintain a low-rise character in the *Broadway Plan*.

Softened Architectural Language - Shaping: The project will exist in an increasingly dense sea of towers and mid-rise buildings, many of which feature hard surfaces of glass, metal and concrete. The oblique geometry of Kingsway, as it cuts through the orthogonal Vancouver street grid, has encouraged an architectural language of sharp corners and acute angles around the neighborhood (See Section 2.4, above).

This project proposes an architectural geometry that is softer and more inviting, featuring rounded edges, and warm materials. The result will be a building that contrasts clearly with its context, without being overwhelming. Despite its scale, it will present itself as warm, inviting and open to all. Rounded corners will also create a slimmer profile of the tower, reducing shadowing.

Further Articulation to Control Scale - Carving: The proposed design features vertical articulations within each of the three main masses, further reducing the visual weight of these large building forms, enforcing a sense of slenderness, and creating visual interest.

In the tower and the north wing these articulations are stepped up at the corners, creating striking compositions that address busy Kingsway and the surrounding city. In the west wing a similar articulation is stepped down, to further respect the low-rise character of East 11th Avenue and Main Street beyond.



Materiality That Evokes Natural Forms of the Former Site: On top of the proposed form an articulations, a palette of materials are applied that recall the natural forms of the landscape. Wood-textured feature materials at prominent corners will evoke the rich forest that once covered the area. A layer of shaped cladding panels on top of this wood evokes the furrows and weathering found on ancient trees. These textures will be complemented by neutral tones at infill panels, creating a calming composition that accentuates the biophilic character of wood.

Community Art Opportunities: Coast Mental Health currently hosts three significant community art murals on their site. This project will require the removal of those well-loved artworks, and will explore opportunities to restore their character. CMH is interested in creating new opportunities for community art, as well as building-integrated art, both inside and outside the building.

While the art strategy for the project is in progress, CMH is committed to art as part of mental wellness, and as a way to honour and empower clients.

The diagram above shows opportunities for building-integrated art and murals.

Courageous, Compassionate Architecture that Promotes Recovery: Consistent with Coast Mental Health's mission of courage, compassion and recovery, the project will offer bold, highly visible massing, generous public amenities, softened geometries, warm materiality, outstanding interior spaces, and greenery throughout. The project aims to create public and private spaces that encourage recovery and the building of supportive communities.

With their shaping and materiality, the three primary masses of the building begin to recall the bases of the ancient trees that once stood in this area, rising out of a lush green understory.



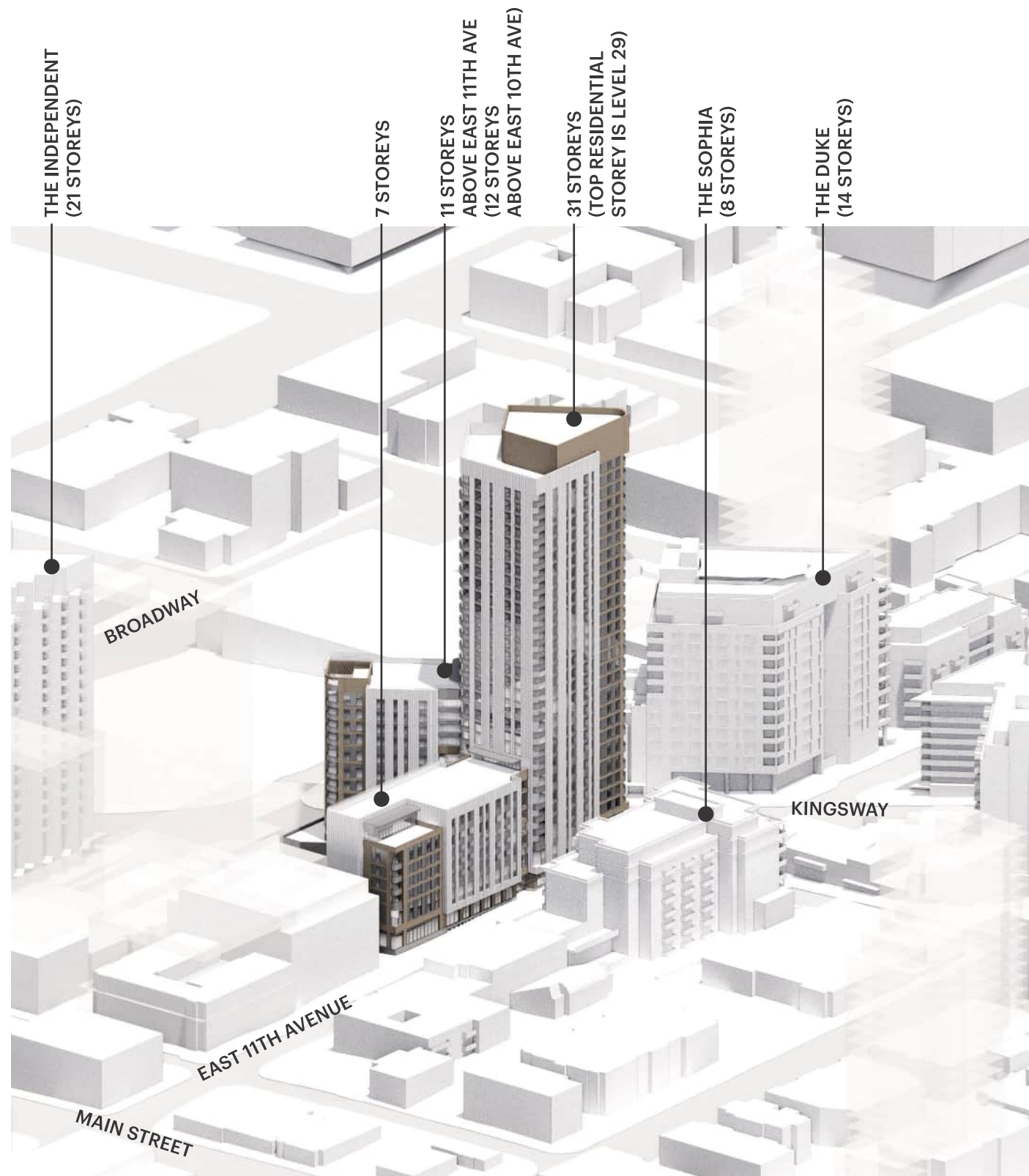
A Beacon of Hope: The project will occupy a highly visible site at a high point of Mount Pleasant and will be visible from many vantage points around the city. Its distinctive, soft and warm architectural forms will be seen by thousands of people moving around the city each day. For people looking for mental health supports, for those who may be seeking supports or community, the architecture will be a reminder of Coast Mental Health's presence and mission. It will be a beacon of hope and an expression of compassion.

Rendering of the project in central mount Pleasant. The view is taken from the Granville Bridge.

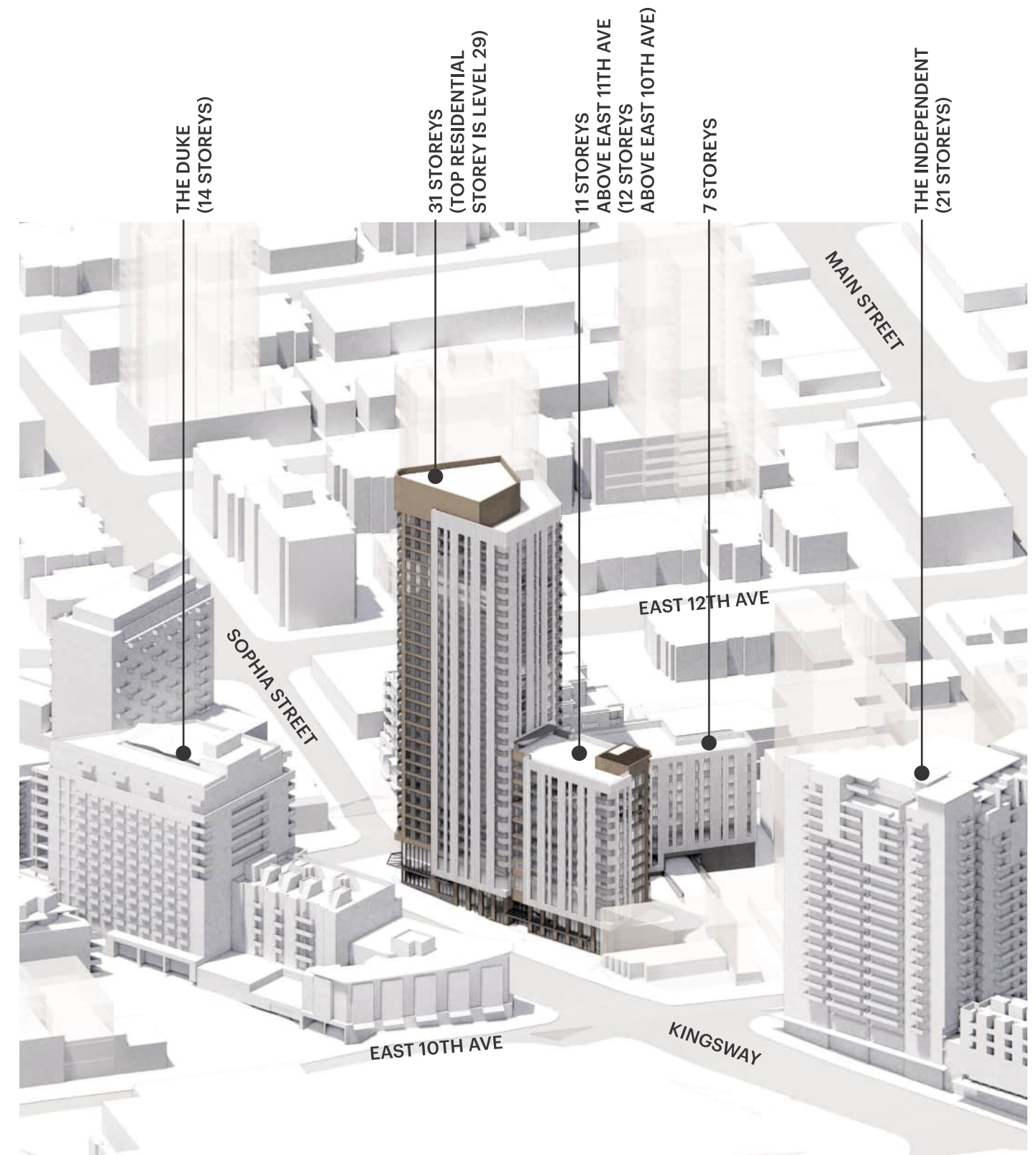


View of the proposed redevelopment of Coast Mental Health's site at 259-293 east 11th Avenue and 216 Kingsway, looking northwest.

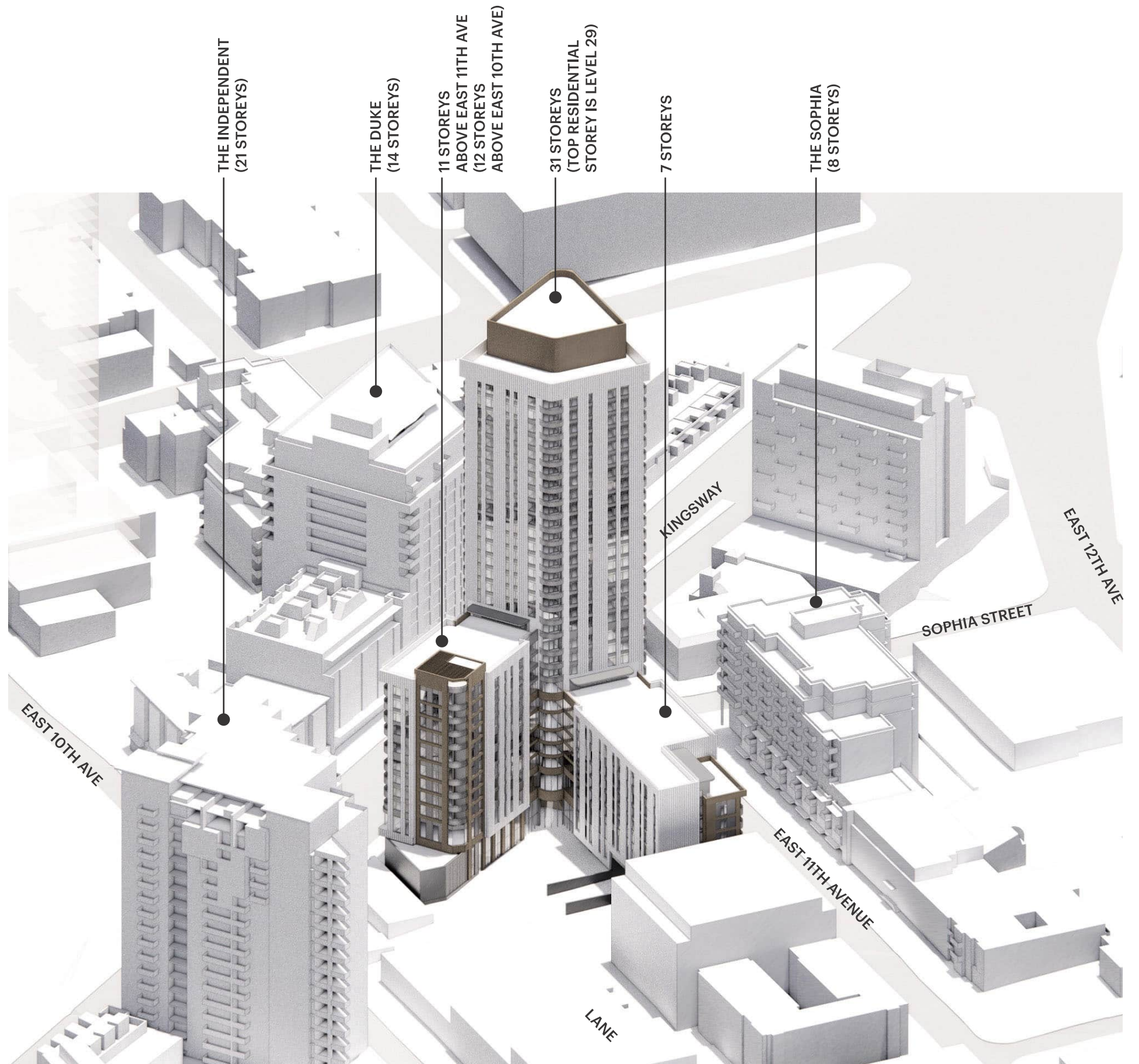
4.3 Proposed Massing Summary



View looking North East



View looking South West



View looking South East

4.4 Public Realm Character

General Character

Coast Mental Health aims to restore this site to pre-colonial use as a place of healing. The City of Vancouver is interested in restoring open space and the urban forest in this area. Between these two objectives the project team sees an opportunity for a landscaping approach that is lush, ecologically and culturally significant, and unified throughout the site.

Refer to the landscape drawings in *Appendix B* for more information on all of the areas below.

Kingsway Landscaping

Today this area of Kingsway is dominated by vehicular traffic. While some stretches of mature trees help to soften the busy street's hard edges, many trees in newer developments appear to be struggling, and the street does not have a unified character. Sidewalk activation has similarly been spotty and the street still has the feeling of an arterial road and not a pedestrian-friendly high street.

The City of Vancouver's plans for Kingsway remain unclear, as the *Broadway Plan* and *Broadway Public Realm Plan* cite the need for further planning to define its character. Nevertheless, as dense mixed-use residential buildings are being proposed for *Broadway Plan* policy areas like MCEA and MCEB (as applicable to this project) it is understood that a walkable, activated urban realm is desired here.

CMH is interested in setting a precedent for a richer, more generous streetscape along Kingsway. Acknowledging that busy, noisy streets have a psychological impact on residents, the project proposes deep landscape buffers that can create a sense of distance from fast-moving traffic, screening residents and clients from the street.

While planting selection has not taken place yet, at grade planted buffers may take the form of multi-layered gardens, or landscaped rainwater retention features. CMH is interested in using native and culturally significant planting. Seating in various configurations is proposed to be mixed into these planted areas, giving residents and neighbours the opportunity to enjoy the landscape. Columnar trees are imagined here to create views through to the program at the base of the building including the Community Hub and the commercial units and balancing screening with visibility to the vibrantly programmed streetscape.

The scale of the tall street wall formed by the tower and the north wing is controlled here by the set-back storey at Level 1 and the Level 1 mezzanine. Rhythm and visual interest is introduced in the commercial curtain wall and the entrance to the community hub, with large expanses of glass punctuated by piers of warmer natural materials, echoing the rhythm of the street trees.



Proposed landscaping on Kingsway, mid-block looking south, showing entrances to proposed commercial units



Proposed landscaping on East 11th Avenue. The view is taken from the front of the Gold Buddha Monastery, looking east. The proposed new Gold Buddha Monastery residence building is at left.

East 11th Avenue Landscaping

East 11th Avenue has a very different character from Kingsway. With its low and mid-rise residential buildings and the Gold Buddha Monastery, it is a quieter environment with a dense canopy of mature deciduous trees, and planted boulevards and setbacks. The character of this block of East 11th is consistent with what many consider the best of Mount Pleasant with affordable housing and quiet streets located a stone's throw from vibrant commercial areas.

The proposed landscaping fronting the west wing of the project aims to reinforce a similar character to the existing street. While setbacks are similar to those proposed on Kingsway, the landscape character will be decidedly less urban and more residential. Street trees here will be large canopy trees. Where possible, mature existing trees will be maintained. Ground planting may also take on a different character as the landscape design develops.

A similar material palette is employed along East 11th Avenue compared to the Kingsway elevation of the project, but here the architecture takes a much lower scale, with street-facing residential balconies providing residential scale and visual interest. The articulation of the west wing breaks up the massiveness of the street wall, and the small rooftop amenity space at Level 7 creates a step in the massing that responds to the scale of the proposed Gold Buddha Monastery Residence, and the low-rise character of Main Street beyond.

Corner of East 11th Avenue and Kingsway

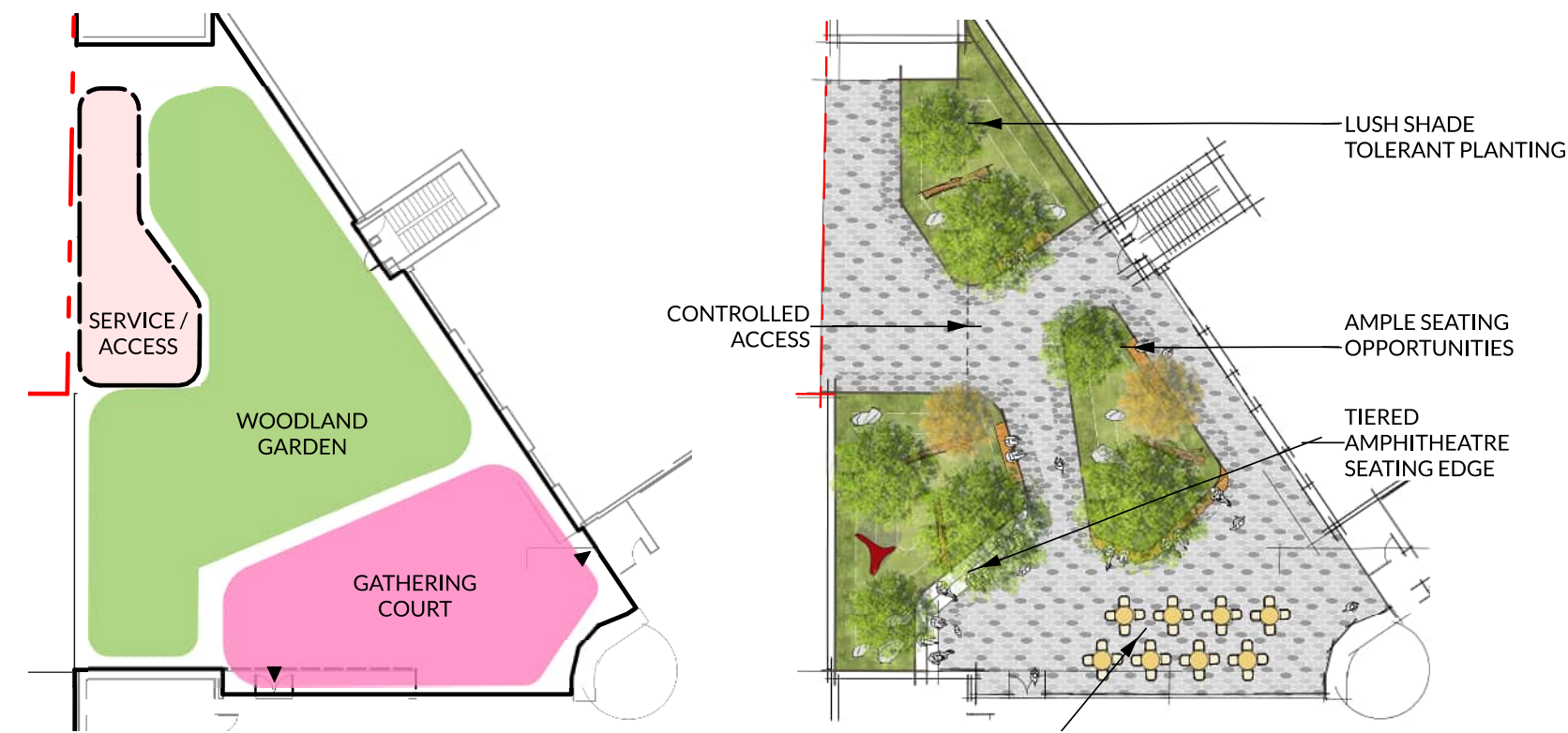
At the corner of these two streetscapes with complementary but different characters, the project pulls away notably to create a small privately-owned public space. Space is provided adjacent for cafe or restaurant seating, ensuring the corner of the site remains fully public and welcoming to the community. This space, which will receive ample sunlight, is proposed to be planted with large trees that can provide shade in the summer and complement the rich tree canopy around the site. Seating wraps a central planter containing these trees, creating a continuous ribbon of wood benches ideal for small gatherings in the sun.

Above this corner open space, the project's tower rises to its full height. The dramatic architectural gesture of this acute corner is softened by rounded balconies and warm, natural materials, creating an inviting and distinctive backdrop to an important public moment in the neighbourhood.

Laneway and Community Hub Garden

Today the mid-block lane on the site is a relatively un-remarkable service lane, with parking, loading and waste storage functions lining the asphalt paving. A number of colourful murals animate the space, but there is otherwise little reason to linger here. With the proposed re-configuration of the lane, the proposed building will become a dramatic terminus to the view down the lane to the east. Nestled into the large building mass, where the north and west wings of the project meet the tower at an acute angle, a sizeable garden for the Community Hub is proposed.

In order to accommodate this green space, most building services and loading have been designed to be accessed at the building's interior, via a parkade ramp. In this way, the Community Hub Garden will completely change the character of the lane, introducing large trees and medicinal planting to this dense urban context, and becoming a lush backdrop for program spaces and residents facing away from the street.



Landscape concept of the Community Hub Garden (Connect Landscape Architecture)



The Community Hub Garden at the laneway side of the site will be a key program space for CMH, a lush backdrop for many clients, staff and residents inhabiting the building, and a means of animating and beautifying what would otherwise be an unremarkable service lane.

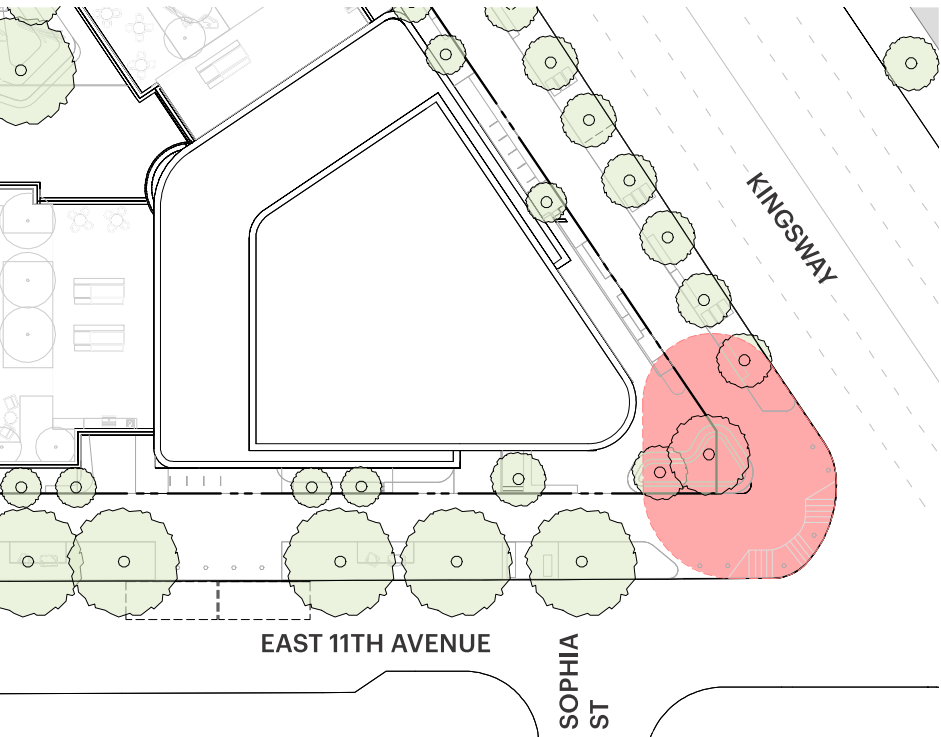
While not a fully public space, the Community Hub is intended as a low-barrier and inviting space that the community can access, and the Garden is intended to serve and extend the function of the Community Hub, giving CMH clients and visitors a green oasis away from the busy street. It will complement and contrast the character of the more public-facing space at the corner of East 11th and Kingsway, described above.

Rich Planting at Every Turn

Prior to the arrival of colonial interests in this region a person passing this site would have encountered lush forest, huge, mature trees, streams, marshes and clearings. The effect may have been profoundly calming and enriching - an ancient ecosystem influencing passers-by through our natural inclination toward natural systems.

Today, the city is intense and natural systems struggle to compete. This project, while dense, aims to soften the character of the area and restore something of the healing power of the former landscape. Visitors will be greeted by trees, rich planting and varied landscaping at almost every turn. With its two extensive rooftop gardens, and its Community Hub Garden in the lane, one will be struck by how almost every horizontal surface in the project will be a planted garden. The tall street walls will be softened with natural materials and forms evoking the ancient trees that once stood here.

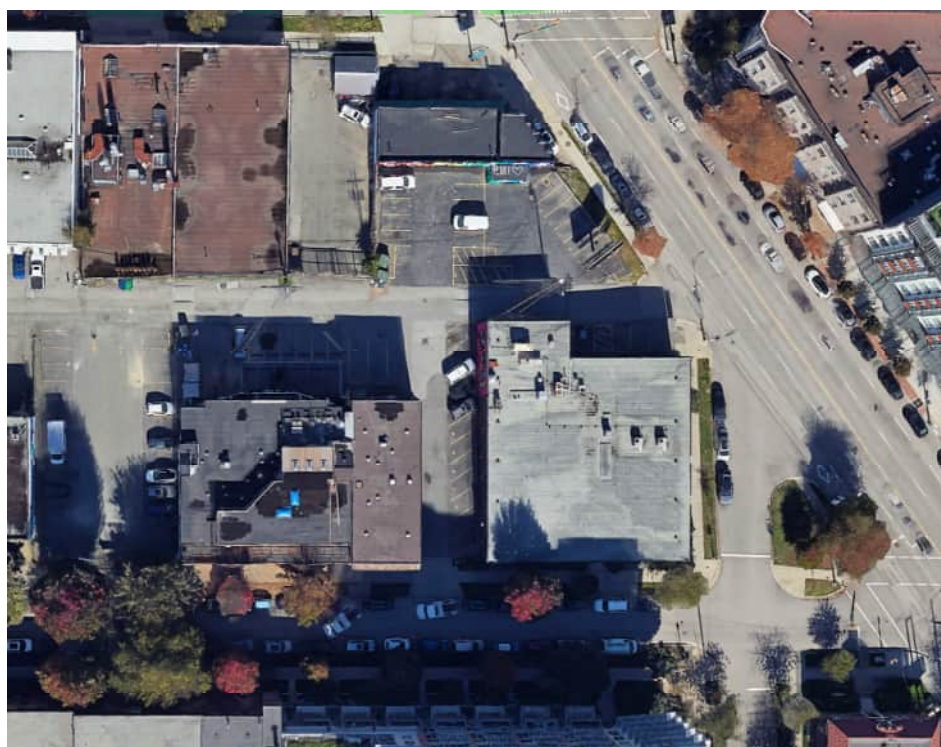
From inside the building, lower spaces will have views to tree canopy and greenery. Higher spaces in the building will look out over leafy Mount Pleasant, with mountain views beyond.



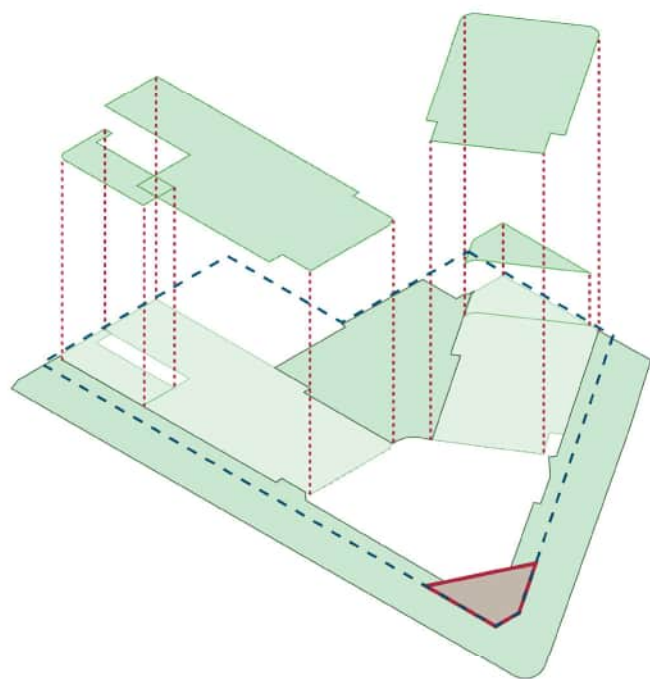
The existing traffic island (red), overlaid on the proposed site plan, indicating how the current green space is not diminished by the proposed building placement.



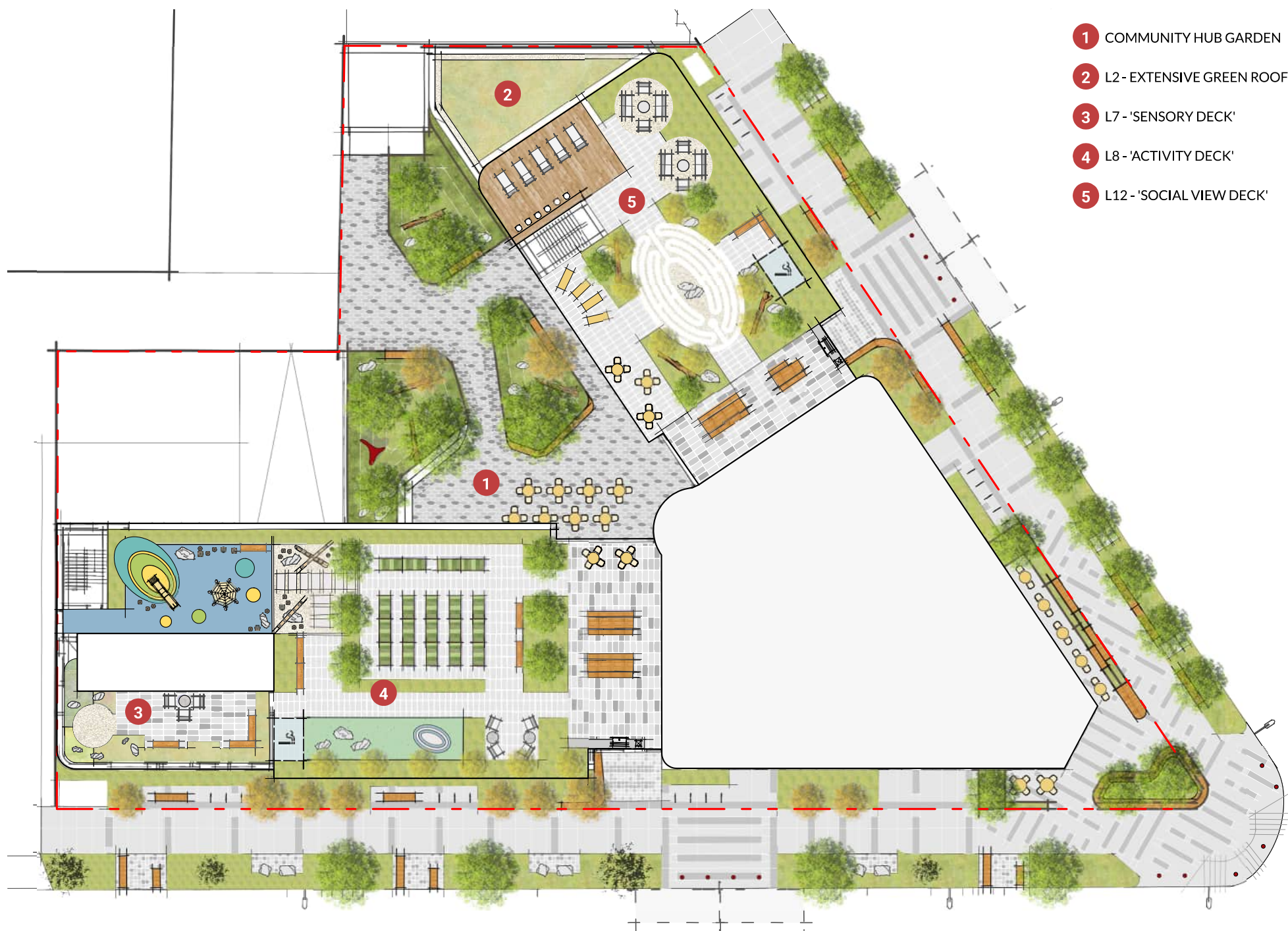
The proposed streetscapes along East 11th and Kingsway come together at the corner of the site in a generous privately-owned public space.



Aerial photo of the site showing the current condition of planting and open space.



Axonometric image indicating how various landscape elements relate to the ground plane. The privately-owned public space is shown in red.



Landscape plans for all levels of the building are overlaid showing the extensive planting and landscaping that intends to restore the lush former character of the site. (Connect Landscape Architecture)



Rendering of the southeast corner of the project, showing the proposed privately-owned open space at the corner of the site, and the generous setbacks and planting along East 11th Avenue and Kingsway.

4.5 Residential Program

Entry and circulation

Despite the proposed density of the project, Coast Mental Health is prioritizing a sense of home, community, agency and ownership for their residents. The project must use space efficiently, but must also meet best practices for accessibility and livability.

Community Housing and Licensed Care residents will arrive at a secure, dedicated entry lobby on East 11th avenue, with a mail and parcel area, administration office and a small amenity space. The residential entrance will be separate from CMH's client-serving facilities and head office, ensuring privacy and safety.

From the entry lobby, a cluster of elevators at the centre of the tower serves all residential levels, from Level three to twenty-nine, as well as to parking, bicycle parking and loading facilities below grade.

Corridors radiate west and north through the respective wings on Levels three to seven. As these corridors are fairly long, the design team has prioritized scale, proportion and rhythm in these spaces to make them attractive spaces where residents may linger and mingle. Corridors will be wide with additional width at points along the way to break down the sense of length. They will also feature a generous window and small seating area at their terminus, bringing daylight into the building and reducing any sense of claustrophobia.

Each residence along these corridors will have a small recess at its entrance, a place for residents to decorate their front doors, leave a wet umbrella or a muddy pair of shoes, providing both a modest amenity for livability, but also a sense of home. The project team is exploring opportunities for community art in corridors to further encourage a feeling of community pride and bring colour into the building.

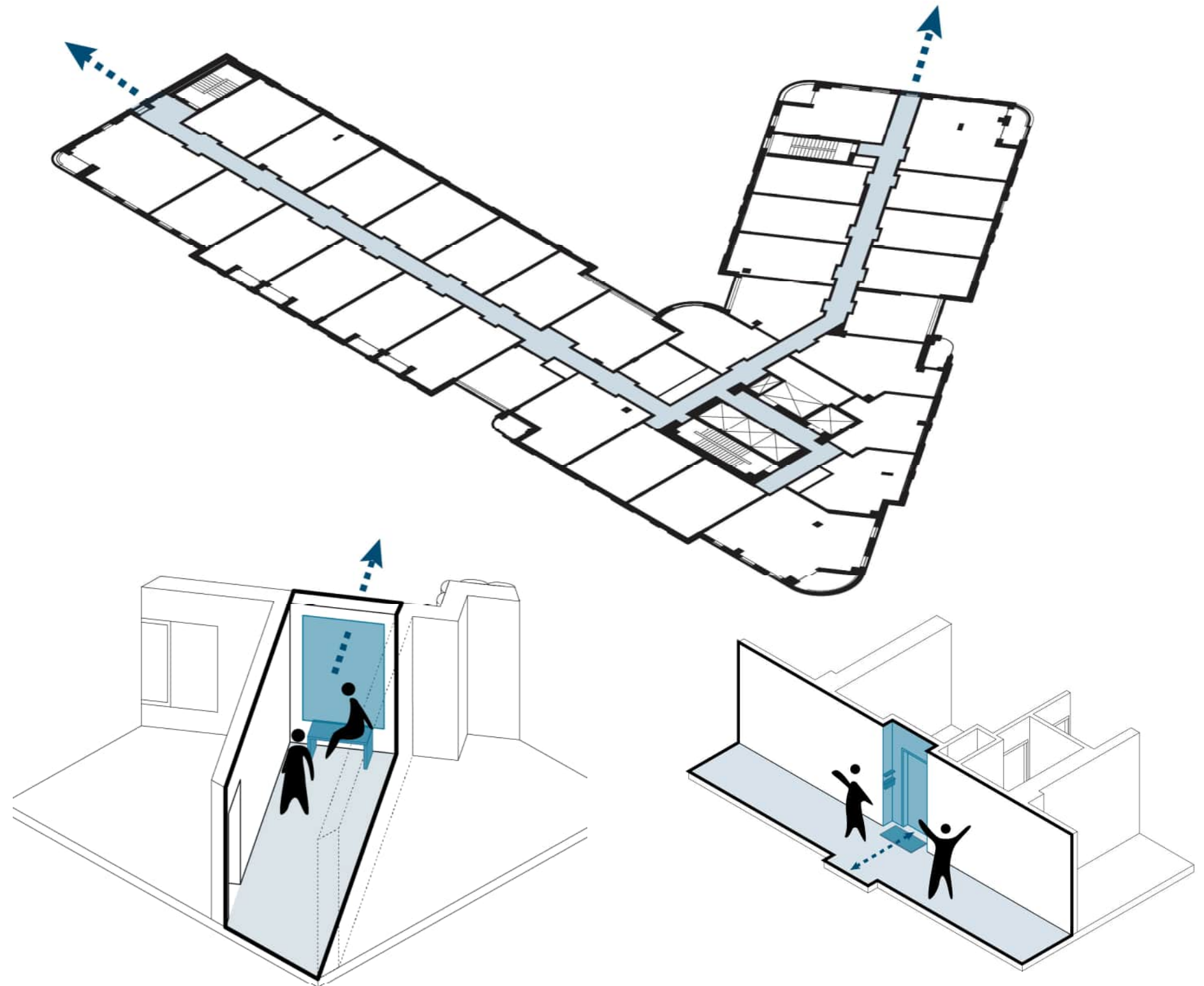
Exit stairs in each wing will also have large windows, encouraging use of the stairs for convenience. These exit stairs lead to the rooftop residential amenity spaces, and it is hoped that some residents will make use of them to visit amenities, and that the stairs can become lively spaces for community interaction.

Suite Design

Suites in this project will be modest but feature generously-sized kitchens, living rooms and bathrooms, allowing residents flexibility for everyday activities. The majority of non-family suites will be 1-bedrooms with ample closet space, in-suite storage, adaptable kitchens, washrooms and bedrooms and large windows. Studio suites are sized generously to ensure that people have space to entertain, pursue their hobbies and live fully independently.

Family units will be between two and four bedrooms and will be sized to accommodate successively larger families. Larger suites have additional washroom facilities and larger kitchens. Each family suite will have in-suite laundry facilities and a bulk storage room.

Suites will be bright and many will feature attractive views over the City and to the mountains. The lowest residential suites will still be three storeys above street level and will enjoy the proposed tree canopy on all sides of the building. Where suite overlook is a concern at the rear of the building, suites have been designed



Top: Corridor design for the lower residential levels ensures access to daylight and a sense of rhythm and order. Modest widenings in the corridors create opportunities for social interaction and help to control the sense of scale. Bottom: Windows at the end of the corridor give further opportunities for interaction, while entry recesses at each suite give residents a sense of home and an opportunity to express themselves in a dense development.

to ensure bylaw compliance with horizontal angle of daylight requirements, and to ensure that residents have unobstructed views away from those neighbours in close proximity.

Each residential floor will feature a mix of suites from small studios to large family units, including an even distribution of accessible suites, ensuring an even cross-section of CMH's clientele on each floor, and promoting community-building, community support, diversity and inclusion.

Licensed Assisted Living Program

This small program component, consisting of suites for residents requiring full-time assisted living and their staff support, requires its own set of amenity spaces and a dedicated outdoor rooftop. The program was strategically inserted into the Community Housing at Level 7 in order to provide a dedicated rooftop level, and to create non-stigmatized access and circulation for residents, who will arrive through the same entry lobby and elevators as all other residents in the building.

Residential Amenities

Coast Mental Health prioritizes community and understands that community supports, activity and access to nature are all key components of mental health. While residences in this project will be modest, shared residential amenities are conceived as generous and central to the vision for housing on this site.

The project's massing strategy has been developed in a large part in response to this vision for outstanding residential amenities. The varying heights of the north and west wings of the project, with rooftop amenity spaces topping each, have been established such that these two spaces are distributed evenly between residents from Level 3 to 29. Residents on higher levels will benefit from views over these richly landscape spaces, while the amenity rooftops themselves will benefit from the 'eyes on the street' effect, with neighbours able to watch out for each other as they use these spaces through the day.

Importantly, the heights of each of the two amenity rooftops ensure that they will enjoy spectacular views over the city and to landscapes beyond. Access to views from the mountains, to sunrises and sunsets, and to the colours and greenery of the surrounding city are all intended to be restorative and conducive to mental wellness.

Residents will have access to a range of program spaces, from community gathering, barbecue and dining areas (adjacent to indoor community kitchens and event rooms), space for outdoor activity such as yoga and fitness, a playground for young children, a play area for small pets, urban agriculture planters for gardeners, and various lounge and gathering spaces for enjoying the surroundings in groups or alone. All of this activity will take place under the canopies of shade trees and surrounded by medicinal, flowering and edible planting.

Adjacent indoor amenities will similarly feature a range of spaces for gathering, working, arts, music, committees, clubs and much more.

Refer to *Section 1.6*, above, for more information on CMH's program for the residential portions of the project.



Rooftop residential amenities at Level 8 and Level 12, with the smaller amenity space at Level 7 for the Licensed Assisted Living Suites. These large rooftop spaces will benefit from outstanding views to the mountains beyond.

4.6 Non-Residential Program (Lower Levels)

The project proposes two floors of non-residential program above East 11th Avenue, containing a range of commercial, community, healthcare and office uses. Commercial retail units will front Kingsway, rounding the corner of the site onto East 11th avenue and providing activation as required by the *Broadway Plan*. The north-most CRU has enough height to accommodate a second storey or mezzanine, extending the number of non-residential floors to three, in line with the requirements of the MCEA policy area of the *Broadway Plan*.

Further west, along East 11th Avenue, beyond the entrance to the residential portions of the project, the Community Health Centre is proposed, located discreetly away from the more public-facing Kingsway.

Coast Mental Health's own program space and head office is proposed to be accessed from the Community Hub, located midway along Kingsway, between the two commercial units. This highly visible entrance location, positioned between the two prominent building masses on Kingsway, will ensure a prominent and easy-to-find public face for CMH.

The Community Hub, a bright, airy, double-height space extends through the building, connecting the richly planted streetscape of Kingsway to the proposed Community Hub Garden at the rear of the site. With additional planting proposed inside the Community Hub, the space will become an interior garden extending through the site. From the interior, both sides of the space will be framed with trees and rich planting. The community Hub is not just a lobby or point of entry, but conceived as critical programming space for CMH's mission. It will be a low-barrier program space, welcoming people who may not be members of CMH programs, and will feature extensive community programming. The adjacent commercial space to the north may provide opportunities for future expansion of this program space as CMH continues to grow.

A feature stair and elevators will lead clients and CMH staff from the Community Hub to the Recovery and Support Centre and CMH Head Office at Level 2. These two program spaces replace and re-imagine the current program on the site. The Recovery and Support Centre is a member-based program offering peer support, community-based mental health support, employment training, a meal program and many related services. Its commercial kitchen will serve the meal program, as well as the Licensed Assisted Living program at Level 7, and catering operations for special events. It will also serve as a training kitchen for CMH's employment training programming.

The Head Office will contain collaboration space for CMH staff. Co-location of the Head Office, Recovery and Support Centre and Community Hub is seen as essential to CMH's service model, allowing staff to engage directly with the programs and clients that they support.

Refer to *Section 1.7*, above, for further information on the proposed Non-Residential Program in the project.



The Community Hub and Community Hub Garden, accessed from Kingsway, will be the main entrance to CMH's non-residential program. It will be a low-barrier community and program space, open to the public and highly visible from the street.

4.7 Sustainability Features

Project Siting

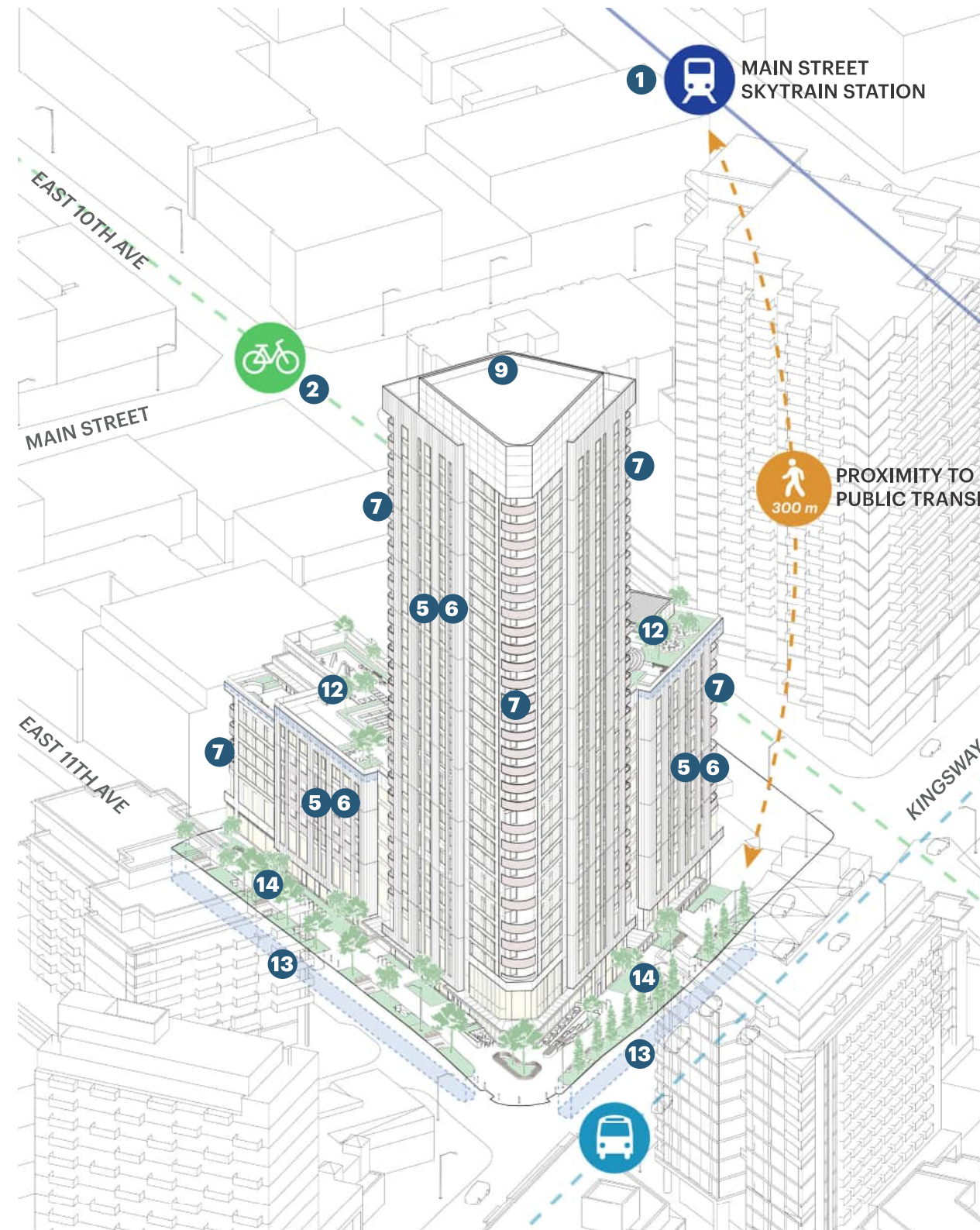
1. **Proximity to Public Transit:** Residents, clients and staff will benefit from proximity to the new Main Street Skytrain station, as well as many bus routes on Kingsway.
2. **Active Transport:** Extensive bicycle parking is provided at grade and in the parkade, while proximity to excellent bicycle routes and a highly walkable neighbourhood with outstanding amenities and services will encourage active mobility.
3. **Electrification:** Electric bicycle and scooter charging outlets, and EV-ready car parking spaces will be provided.
4. **Parking reduction:** Reduced car parking, as permitted by the CoV Parking Bylaw, reduces parkade depth, and the embodied carbon needed in this concrete and steel-intensive building infrastructure. A car share program is being explored to further offset parking needs for residents.

Building Form and Materials

5. **Low Window-to-Wall Ratio, High-Performance Envelope and Fenestration and Simplified Envelope Geometry:** Will contribute to reduced operational energy and carbon.
6. **Low-Carbon Cladding Materials:** Will be selected, including lightweight metal and phenolic panels (materials strategy in development). Long-lasting, robust materiality will ensure resilience and longevity of the project, further reducing the need for replacement and the embodied carbon over the project's whole life-cycle.
7. **Limited Balconies:** By providing larger, richer community-focused amenity areas, the number of balconies has been limited, reducing thermal bridging and improving overall envelope performance.

Building Systems

8. **All-Electric Building:** No gas service is planned to the project. Reliance on BC's low-carbon electrical grid will reduce carbon emissions for the project's operational energy use.
9. **Energy-Efficient Air-Source Heat Pumps:** Providing heating and cooling with low operational energy use, to efficient mechanical systems throughout.
10. **Reduced Refrigerants:** Procurement of systems with low GWP refrigerants.
11. **Reduced Embodied Carbon:** Further reductions will be explored through low-carbon concrete and the simplification of structure to reduce concrete and steel volume.



Sustainability strategies Diagram

Landscape

12. **Rich Landscaping Throughout:** Sidewalk, laneway and rooftop landscaping will contribute to reducing the urban heat-island effect, provide occupant comfort and biophilic benefit, and retain stormwater.
13. **Stormwater Detention:** Landscaping will help to reduce loads on municipal storm sewers, while a detention tank system is planned for the parkade to supplement the detention capacity.
14. **Urban Forestry and Urban Habitat:** Large tree species will be planned to complement the existing urban forest, while native and medicinal species are being explored to create a rich ecology in this area of the city with limited greenery.

Livability and Social Sustainability

15. **Equity and Inclusion:** A broad cross-section of Vancouver's society will share rich community amenities in a forward-looking, high-density housing project.
16. **Health and Wellness:** Every aspect of the design is being evaluated for its contribution to mental wellness and overall health. Residents will have access to natural light, views, greenery and opportunities for social connection, as well as to outstanding services and community amenities. Thermal comfort and climate resilience will be prioritized for all residences and shared portions of the project.
17. **Supportive Services and Community Infrastructure:** Residents and the surrounding community will have access to a rich complement of community-based mental health services and community programming.
18. **Economic Opportunities:** The project will create new employment space in an economically vibrant and beloved part of the city.

4.8 Resilience Strategies

In February, 2026, the project team participated in a Climate Resilience Workshop in order to develop the Resilient Buildings Planning Worksheet for the project. A number of notable strategies were developed during the workshop to be investigated and adopted as the project progresses. They include:

Extreme Rainfall Events: Stormwater will be managed in line with CoV requirements. The strategy will be supported by extensive on-site landscaping, and anchored through a detention tank within the parkade. The project will be sensitive to the risk of rooftop and site stormwater build-up which will be managed by ensuring slope away from building entrances at grade and that entryway door heights remain higher than the proposed rooftop scuppers.

Extreme Heat Events: The building’s primary response to warming weather and extreme heat events will be to provide mechanical cooling to all spaces. The system will be sized to current climate conditions with the intent to explore sizing for 2050, and 2080 climate conditions. This will be done in line with the BC Housing sensitivity analysis requirements and consider both the size and capacity of the plant and the hydronic distribution system.

The building will satisfy the Vancouver Building By-Law Thermal Energy Demand Intensity (TEDI) targets to minimize heating and cooling loads and maintain thermal comfort during climate events.

Wildfire Smoke Events: All air handling equipment will be fitted with a minimum of MERV 13 filtration. To protect vulnerable residents the project team is evaluating additional or higher quality filtration (HEPA or MERV 16 filtration). It is not feasible to apply greater filtration to all the suite ERVs, so the team will evaluate adding higher filtration for common spaces (corridors, community, office, and clinic spaces, as well as amenity rooms) to establish “clean air refuges” which will be easier to maintain. The team will study how the storage for the additional filters will be managed.

Power Outages: The building currently has no plans for expanding generator capacity due to cost and complexity. As a result, in the event of short term or sustained power outage the building would lose cooling, representing a risk to vulnerable residents. To mitigate this risk, the team will review a strategy for extending generator run time (refueling) or adding additional long-term capacity for specific loads or areas within the building. This should also include a strategy for staging of generator loads when there is a non-emergent power outage to support other spaces in the building (i.e. amenity spaces) to provide conditioned spaces for residents. This would allow the generator to support cooling and heating in a small handful of rooms to act as refuge spaces for residents in the event of a outage.

Operational Plans: Among the several hard infrastructure elements being evaluated by the team there were several policies discussed which help to further round out the building resilience strategy. To maintain readiness prior to a climate event, support the community during a climate event, and reassess the building following a climate event, the project team plans to have the following strategies in place during operation:

Pre-climate event (i.e. ongoing maintenance)

- » Envelope inspections to ensure weather seals effectiveness
- » Roof drain and detention tank inspections to ensure rainwater drainage and flow
- » Landscape maintenance to limit exposed soils and maintain plant health
- » Filter replacement
- » List of vulnerable residents and other immediate accessibility concerns
- » Inspection of on-site water stormwater drains and filtration areas of blockages (e.g. roof drains, bioswales)

During climate events (during heat waves, extreme rain, wildfire smoke events, etc.)

- » Community check-in plan to identify and check in on vulnerable residents
- » Climate response guides for residents (i.e. tips on staying cool, using thermostats correctly or knowing when to open or close windows)
- » Maps and guidance for connecting with emergency resources
- » Power outage plan and contacts for organizing more fuel or additional generator capacity
- » Filter replacement

Post-climate event (damage assessments, and re-entry)

- » Filter replacement
- » Envelope assessment (for leaks or broken seals)
- » Mechanical and electrical system checks (for damage or moisture).
- » Resupply strategies
- » Roof drain and detention tank inspections to ensure rainwater drainage and flow
- » Landscape maintenance to assess plant health and the soil/medium

4.9 Development Potential of Adjacent Sites

The project's block bounded by East 10th and East 11th Avenues to the north and south, respectively, and Watson Street and Kingsway to the west and east, respectively, is divided into the MCEA and MCEB policy areas of the *Broadway Plan*. The division between the two policy areas runs along the mid-block lane. Since Main Street is identified as a 'Village' Character Area in the plan it is assumed that some stepping in massing is expected to respond to the lower heights at the block's west end.

The project is not expected to unreasonably limit development potential of neighbouring sites on the block. *Appendix A* contains a Block Study illustrating development potential for the sites identified below.

204 Kingsway

This site, currently occupied by a one-storey auto services shop is directly north of the project site. The site has no existing lane access, and has vehicular access via curb cuts on East 10th Avenue and Kingsway. It does not have a minimum frontage of 45.7 m either on East 10th Avenue or Kingsway, as noted in the MCEA Policy Summary Table. As such, policy direction for the project in the *Broadway Plan* would not apply here.

204 Kingsway has the same C-3A zoning designation as the project site. The C-3A District Schedule Allows a maximum floor space ratio (FSR) of 1.00, which may be raised to 3.00 based on certain considerations by the Director of Planning. A maximum height of 9.2 m is permitted.

Adjacent to 204 Kingsway the proposed project is two storeys tall. The proposed wall bordering 204 Kingsway is tall enough to accommodate a 9.2 m high building, owing to the proposed heights of the lower storeys.

It is therefore believed that the proposed project would allow 204 Kingsway to develop as permitted by its existing zoning.

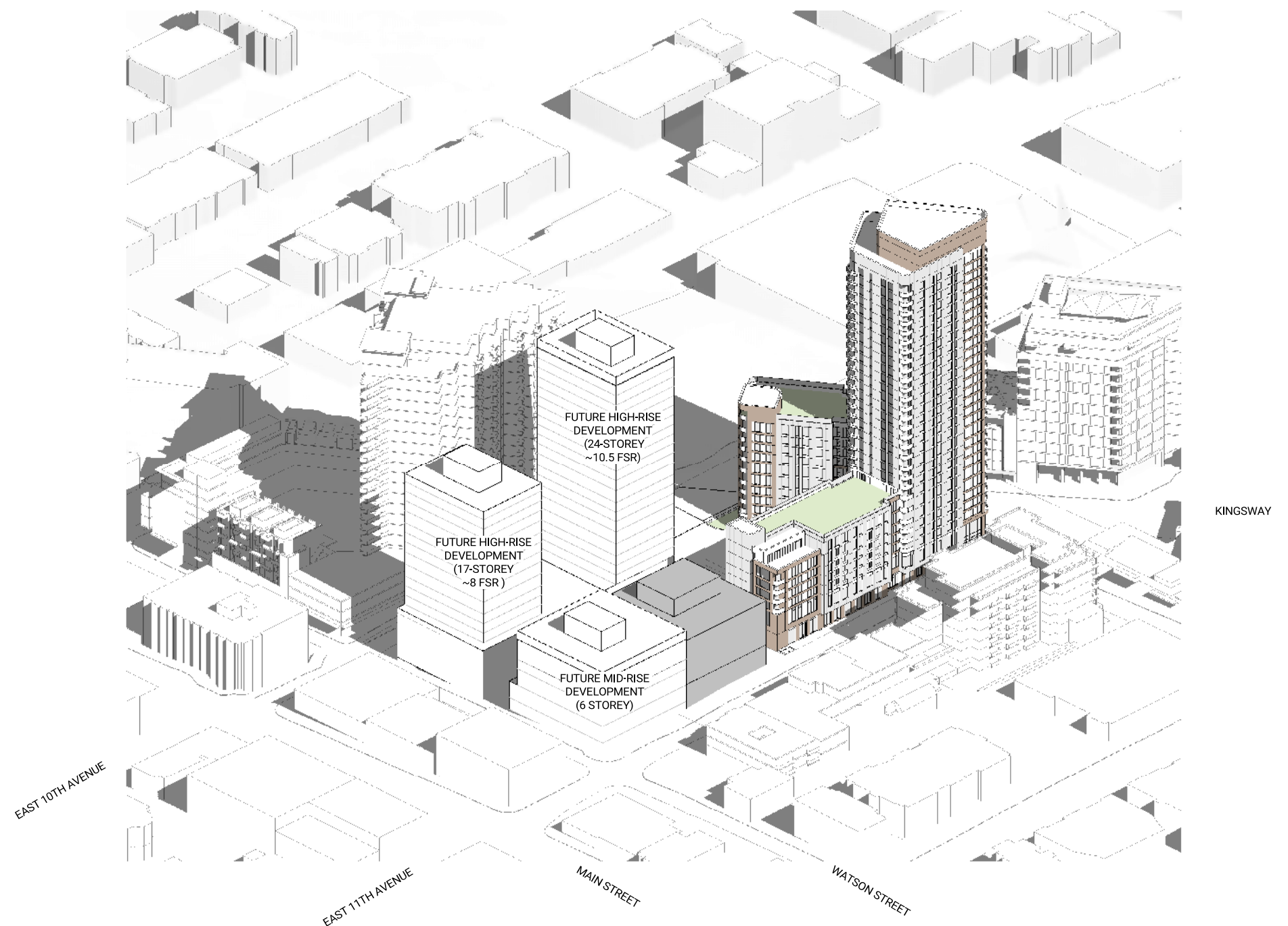
238-278 East 10th Avenue and 2626 Watson Street

These sites, in the MCEA Policy Area of the *Broadway Plan* are capable of achieving the full potential in density and height, while maintaining efficient floor plates and tower separation that exceeds City standards for livability.

Appendix A contains a Block Study illustrating a feasible future development on these sites.

245 East 11th Avenue

A six-storey building is in development for this site, immediately adjacent to the project site. Massing for the proposed project has been designed to respond to this new building, assuming that it will be a long-term fixture of the neighbourhood.



5.0 Street-Level View and Shadow Analysis

5.1 Proposed Massing Views in Context

View looking East from E11th Avenue



Existing



Proposed



View looking West from E11th Avenue



Existing



Proposed



View looking North from Kingsway



Existing



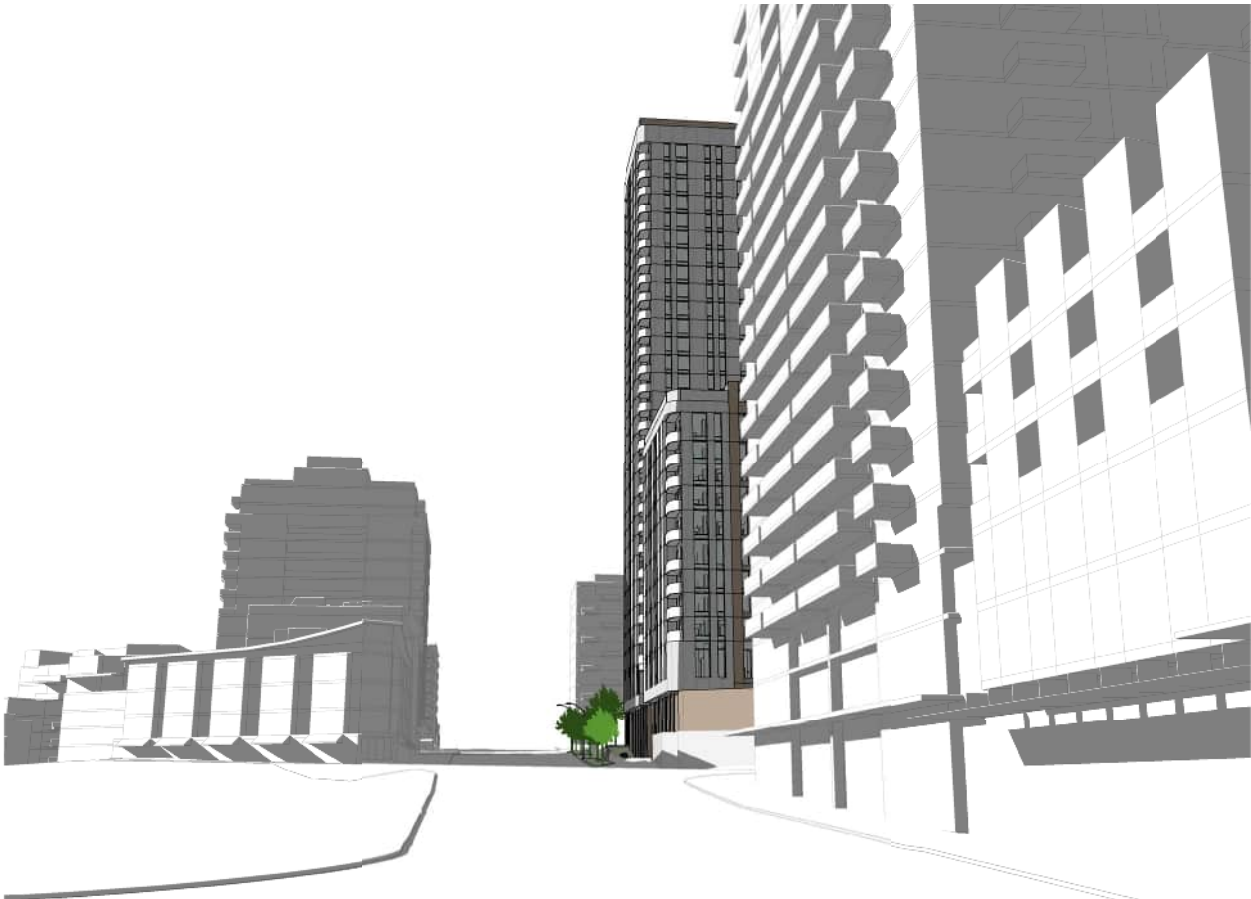
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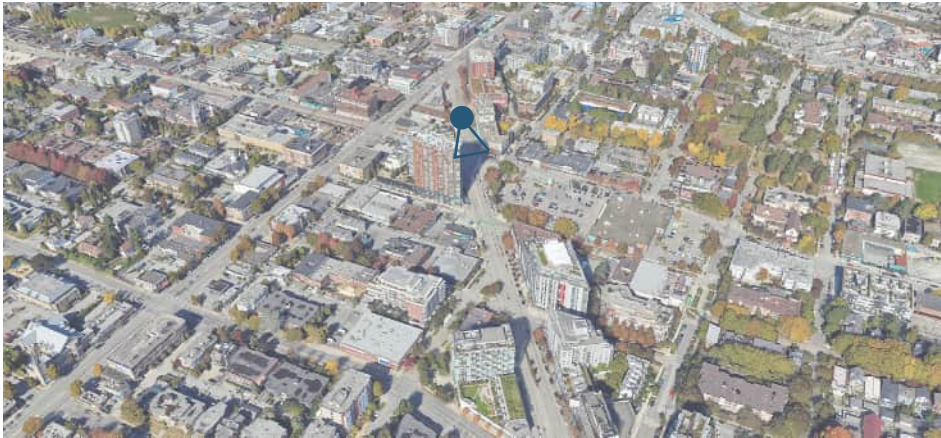
View looking South from Kingsway



Existing



Proposed



View looking North from Sophia Street



Existing



Proposed



View looking East from existing Laneway



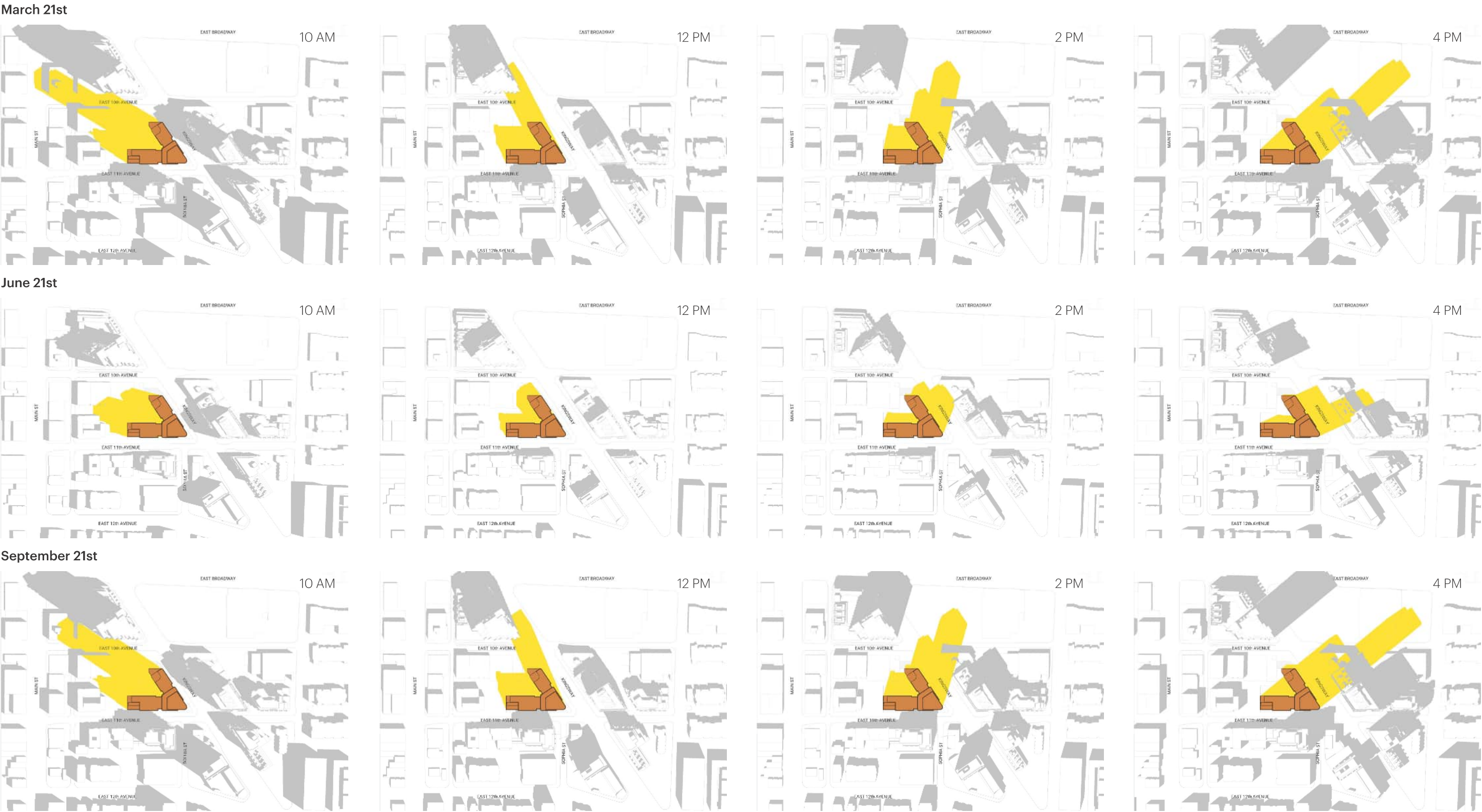
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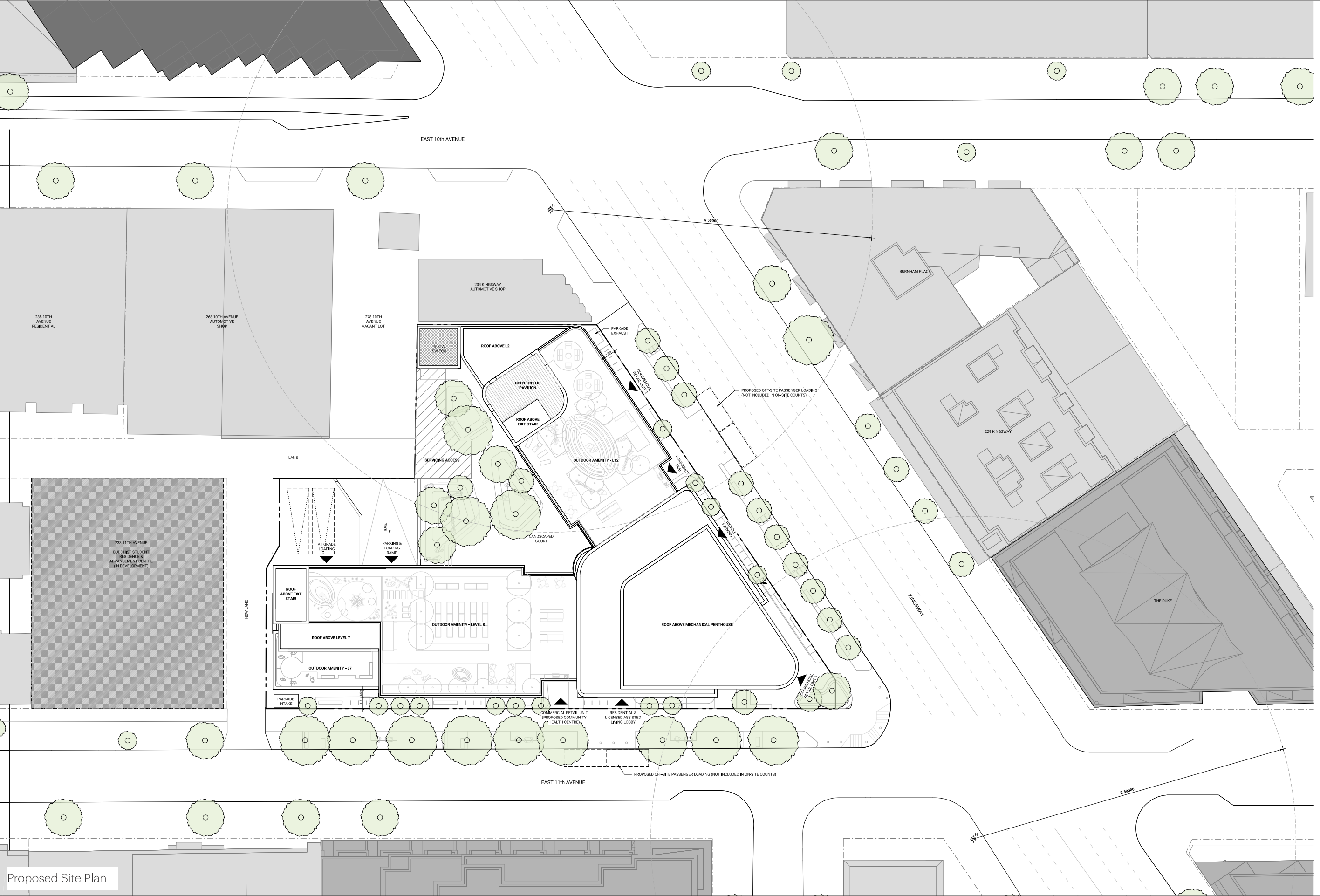
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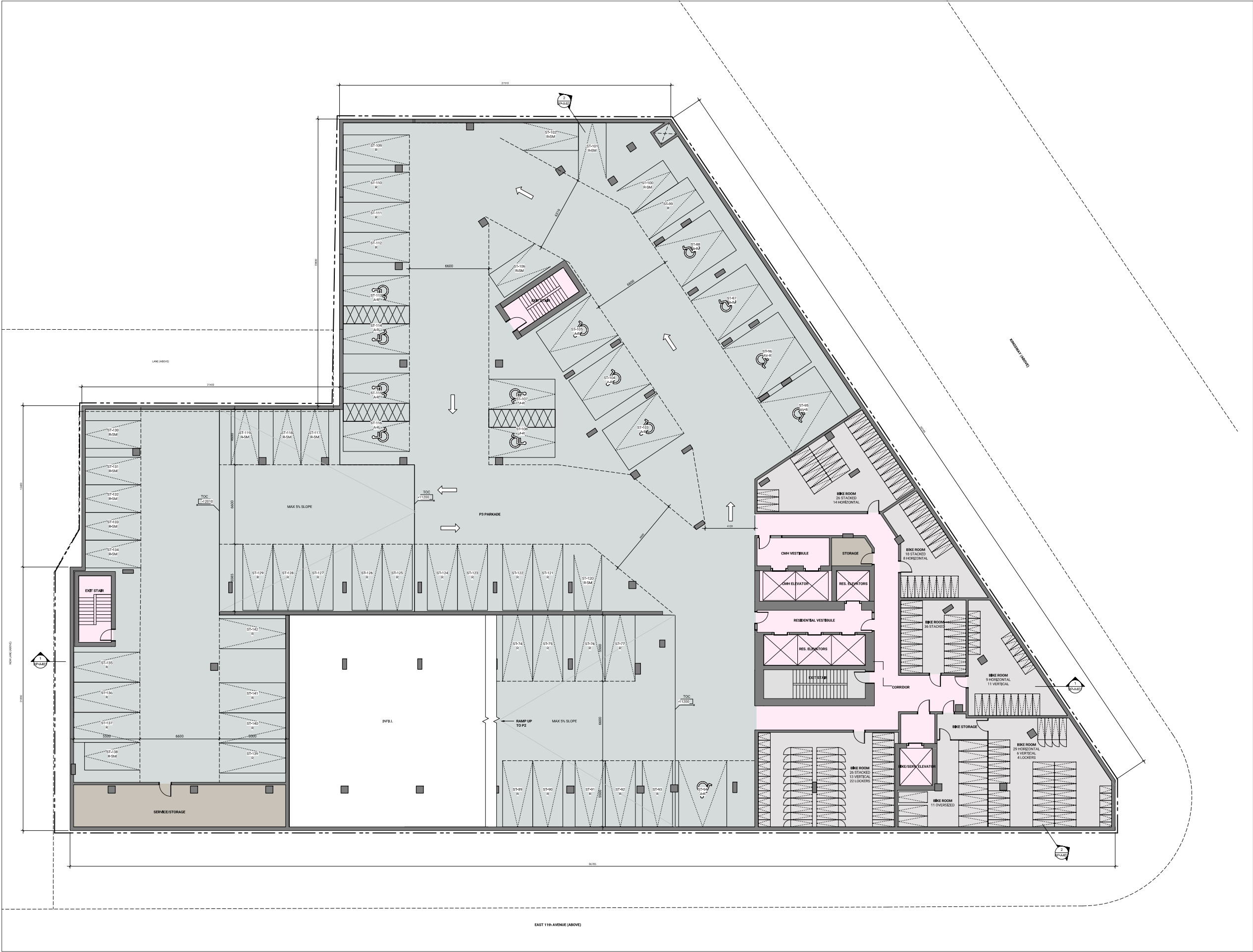
5.2 Shadow Analysis



Appendix A - Architectural Drawings

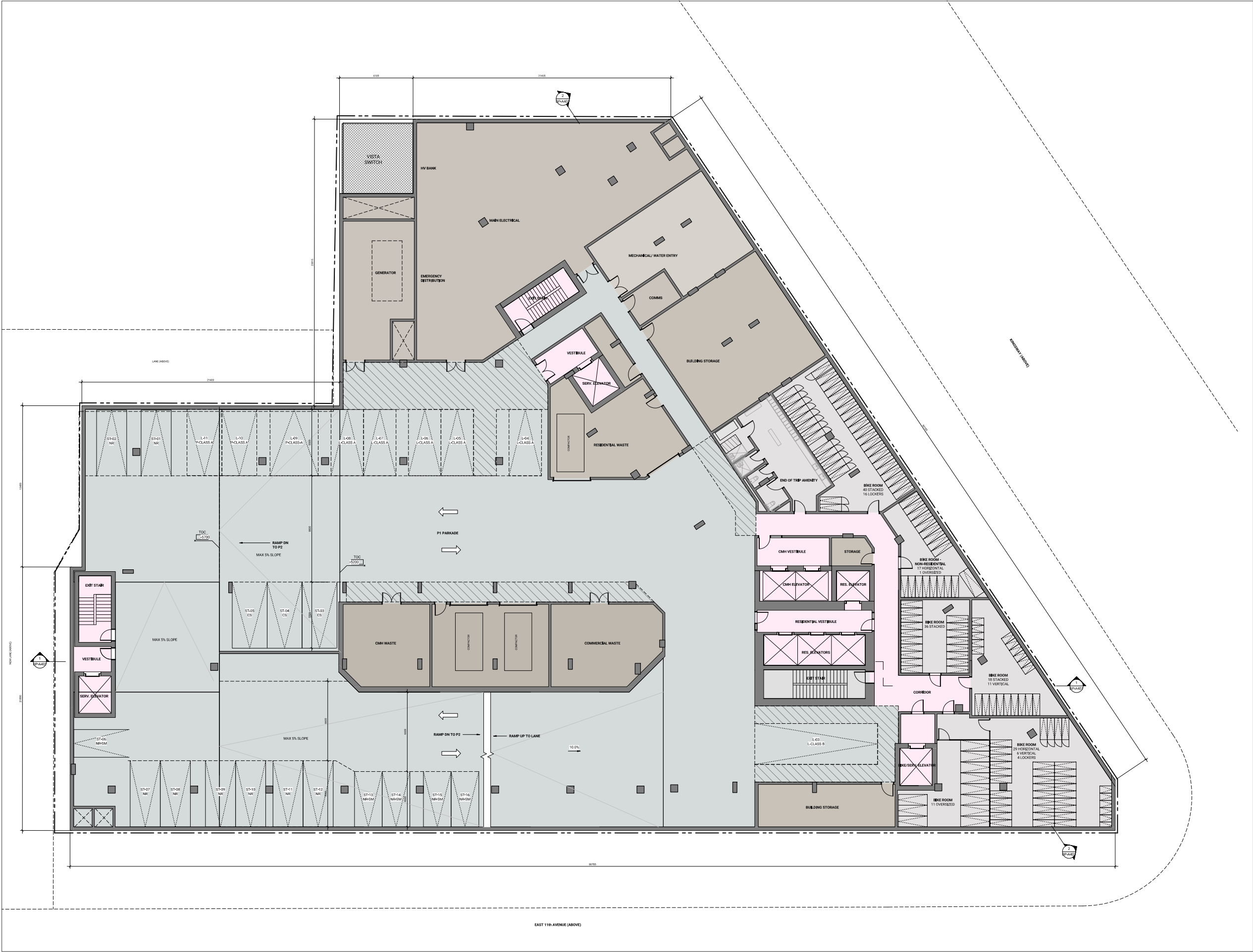


Proposed Site Plan



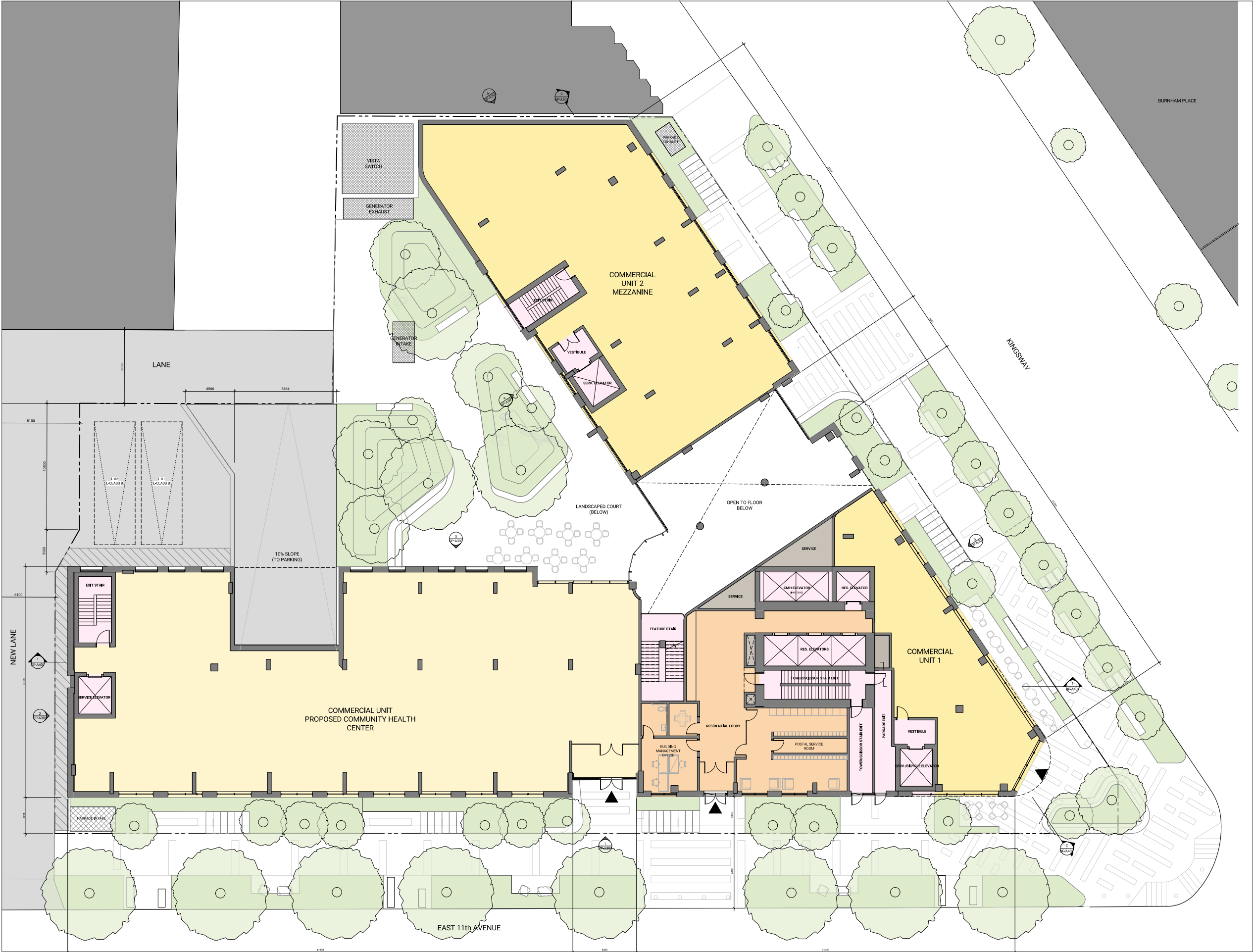
P3 Plan





P1 Plan

Level 1 - Kingsway



Level 1 - E11th



Level 2 Plan





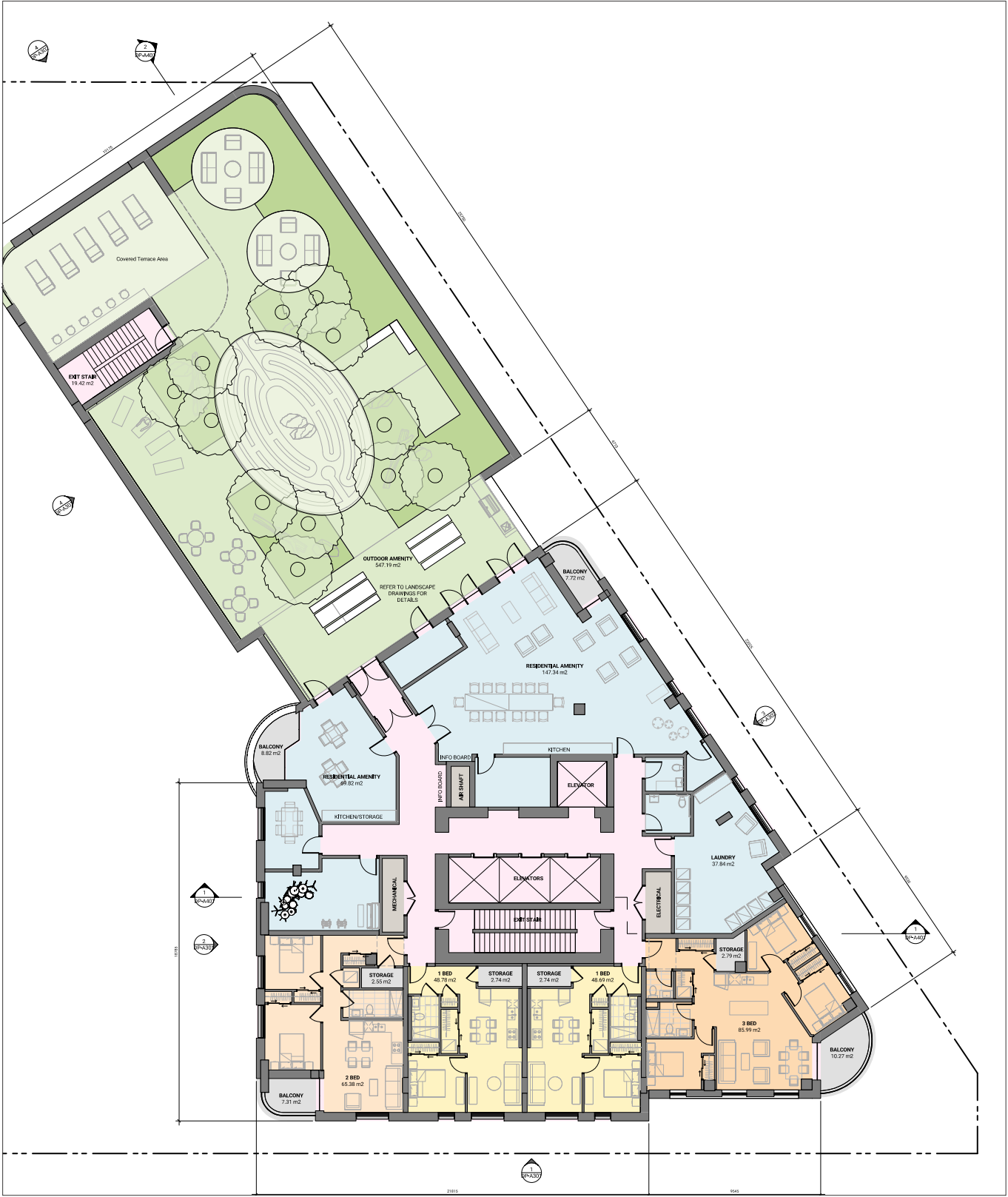
Level 7 Plan



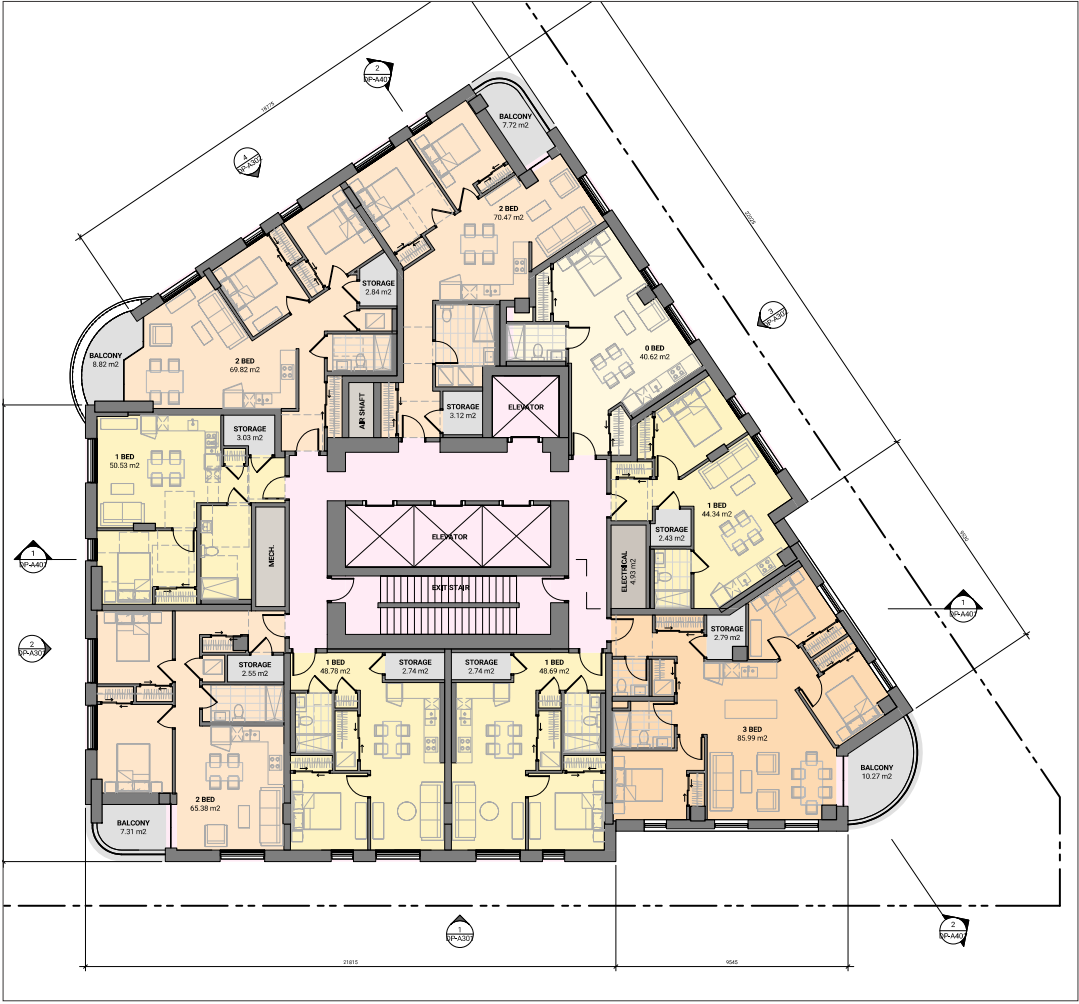
Level 8 Plan



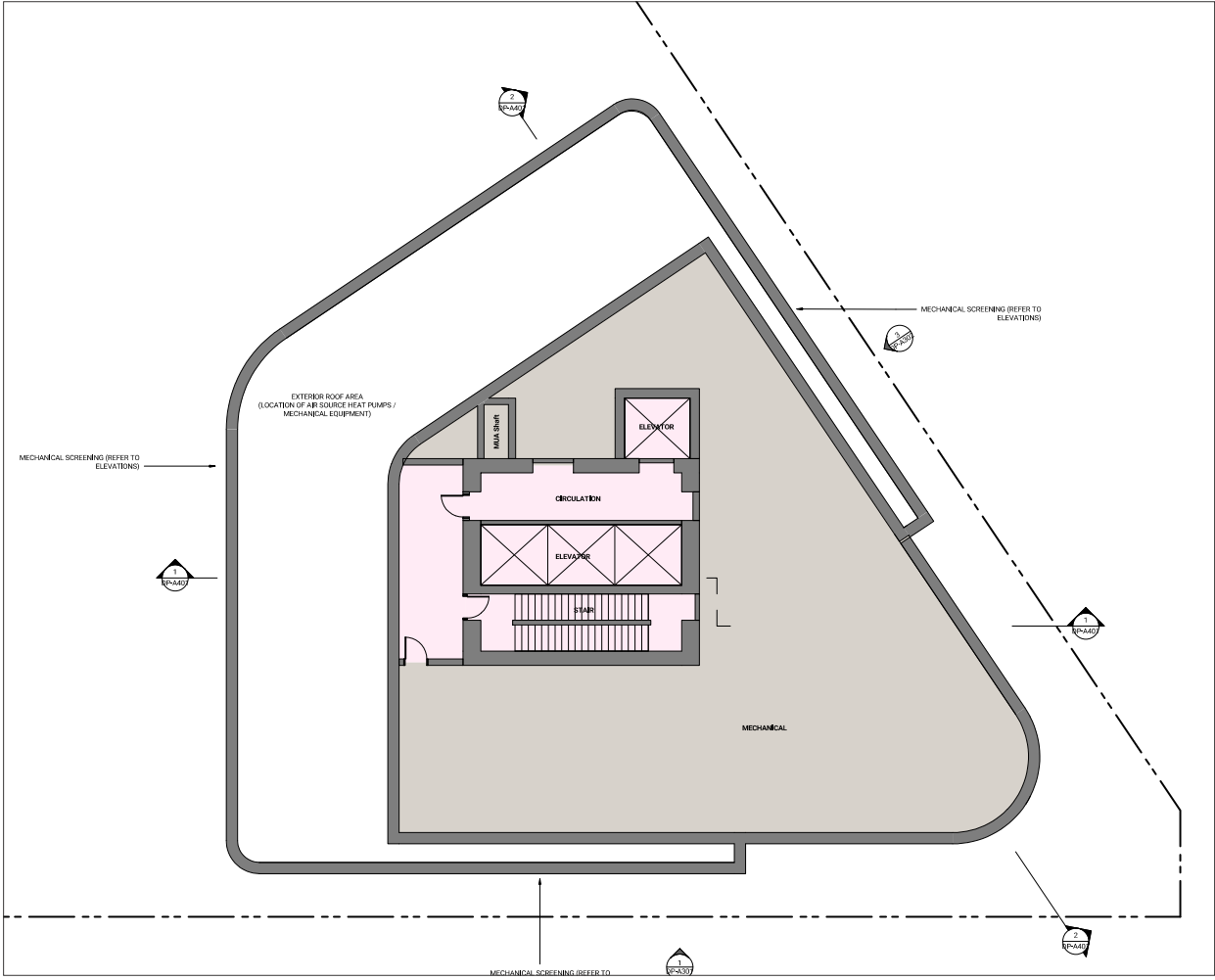
Level 9-11 Plan



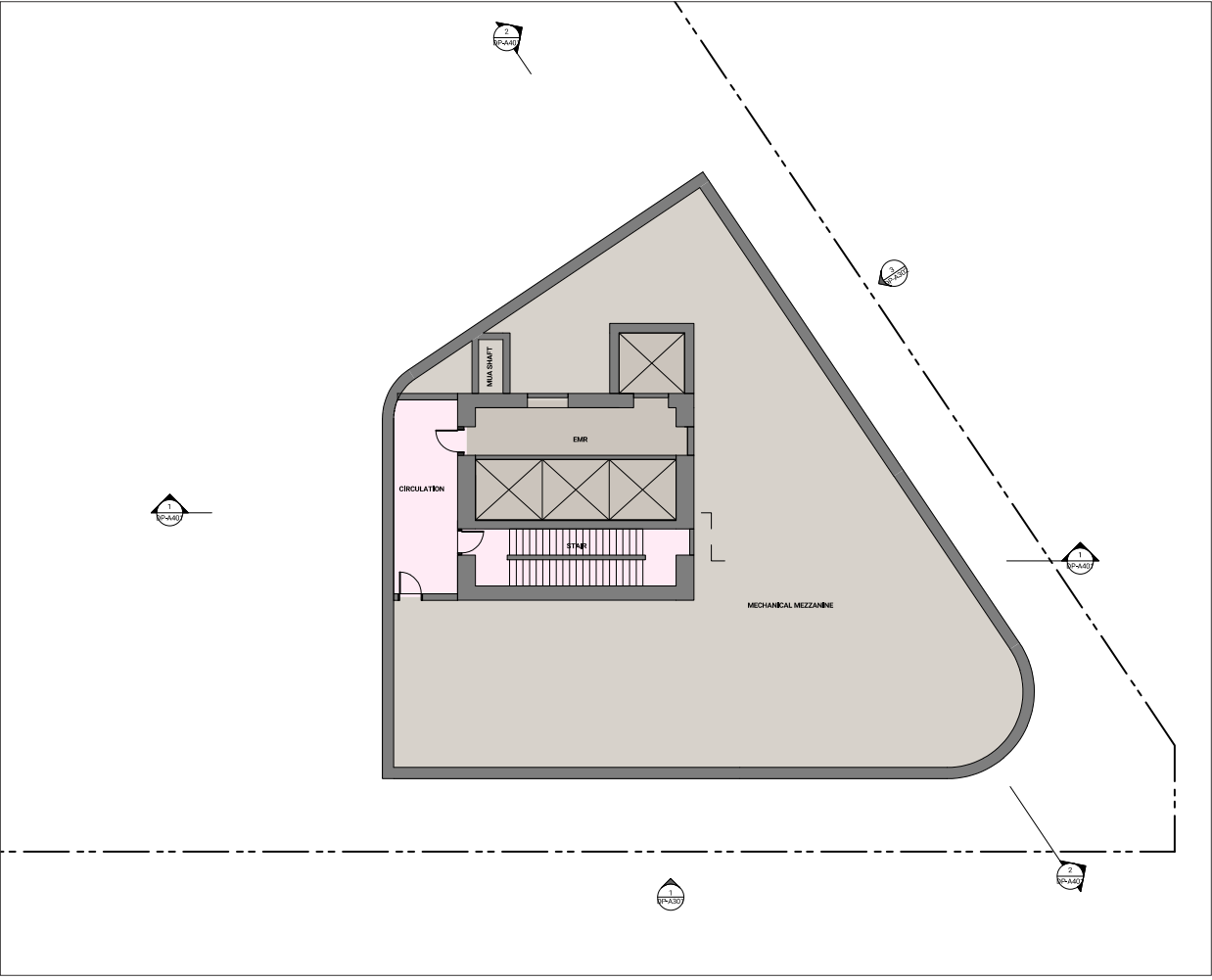
Level 12 Plan



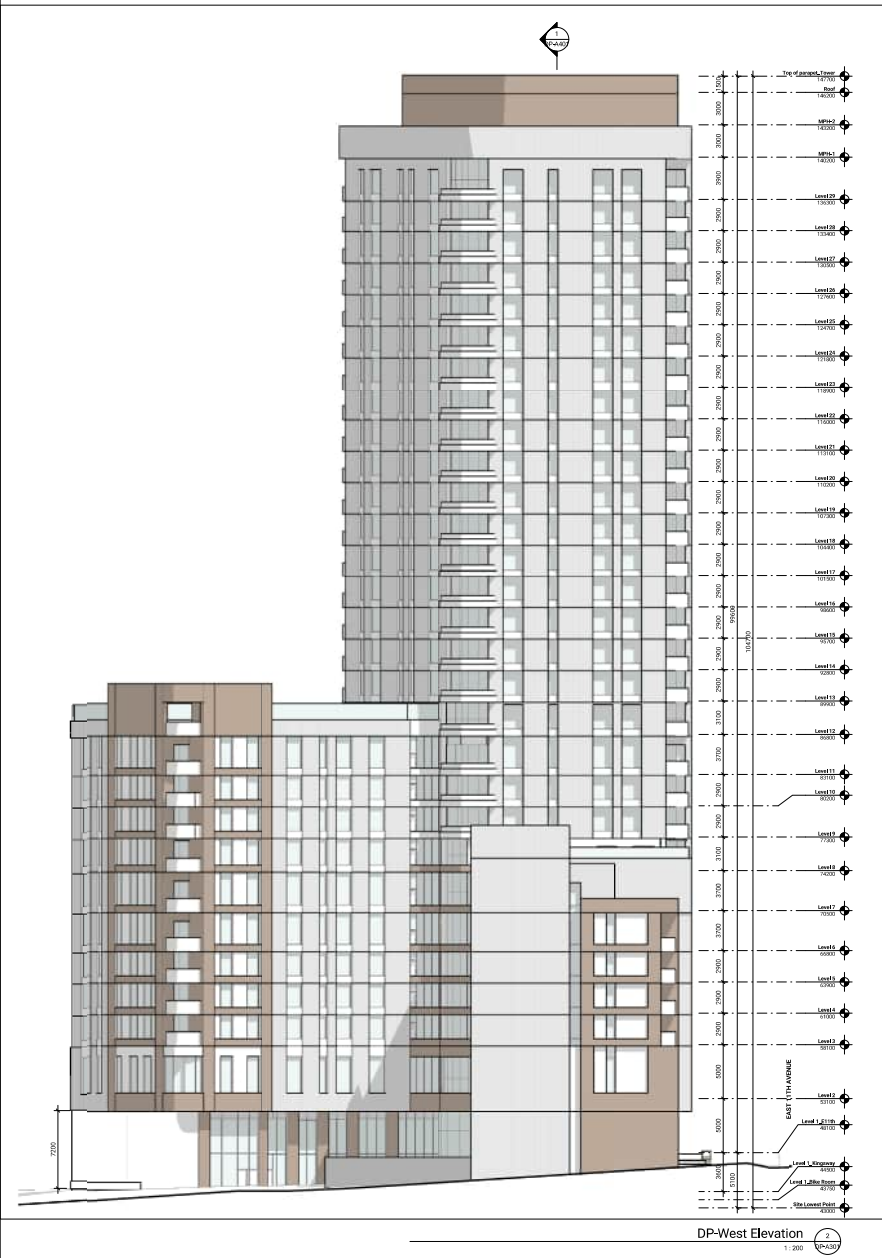
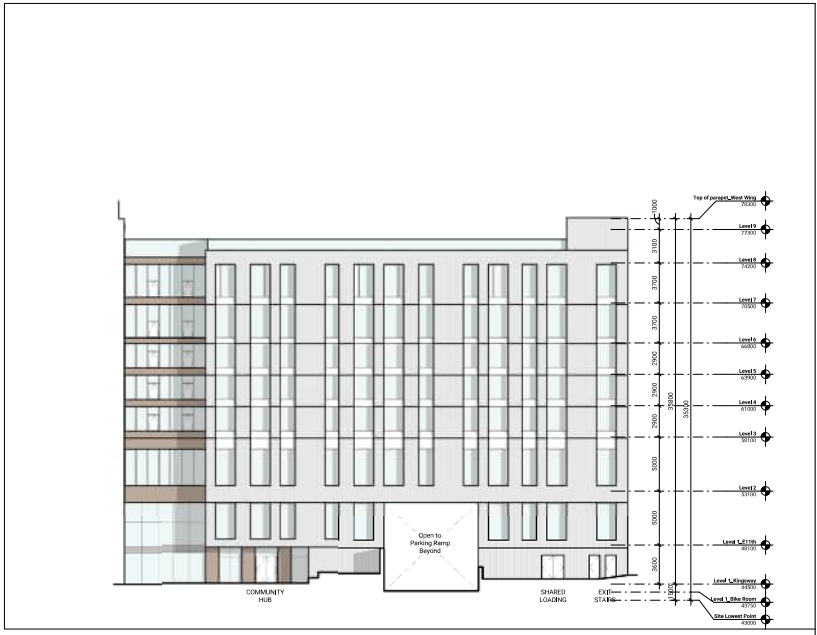
Level 13-29 Plan

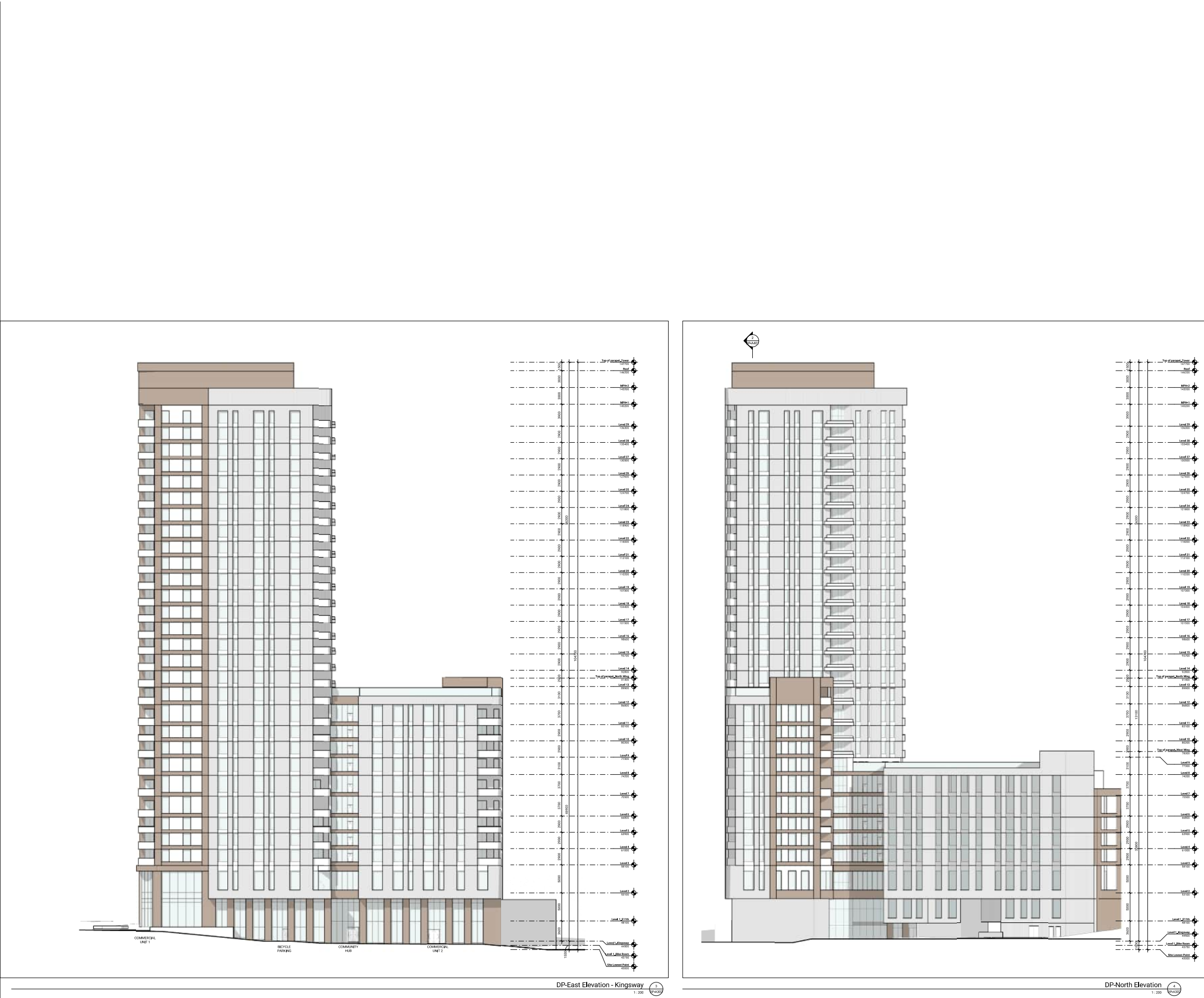


Mechanical Penthouse 1



Mechanical Penthouse 2





This architectural drawing is a cross-section of a building, labeled "Building Section - N-S". The drawing shows a multi-story structure with various rooms and structural elements. The building is oriented with North (N) at the top and South (S) at the bottom. The drawing includes a detailed floor plan at the bottom, showing the layout of the ground floor and the foundation. The main part of the drawing shows the vertical section of the building, with rooms and structural elements labeled. The rooms are color-coded: yellow for "COMMON AREA", purple for "COMMON AREA", and grey for "COMMON AREA". The structural elements are labeled with "CONCRETE" and "STEEL". The drawing also includes a section line on the right side, indicating the direction of the section. The drawing is a technical drawing, showing the building's structure and layout in a precise and detailed manner.

Drawing Not to Scale. Refer also to the Large Format Architectural Drawing Package.

Appendix B - Landscape Drawings



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