Purpose of Report

NSDA Architects on behalf of Metro Vancouver Housing Corporation is applying to the City of Vancouver for a CD-1 Rezoning of the Heather Place site bounded between West 13th and 14th Avenues, and Willow and Heather Streets.

The renewal of Heather Place offers a significant opportunity to replace 86 aging housing units with a livable, socially and environmentally sustainable rental community with 230 homes for a diverse mix of families with children, couples, urban singles, seniors, and people with disabilities across a mixed range of incomes. The purpose-built rental housing would be created under the City of Vancouver Rental 100 Program.

The site has been planned with three proposed new buildings (5-storey, 6-storey and 10-storey), all of them located on site in a manner that respects the surrounding neighbourhood context and creates functional open space on site. The buildings are of a scale compatible with the built form that adjoins the site and the massing of each building has been designed to respect conditions on properties in neighbouring proximity. There is a single level of underground parking for cars and bicycles.
# Project Team

## CLIENT

**Metro Vancouver Housing Corporation**  
4330 Kingsway, Burnaby, BC  V5H 4G8  
Tel: 604.432.6200  

Metro Vancouver Housing Corporation (MVHC) is a non-profit, local government owned, mixed income housing provider. MVHC owns and manages over 50 affordable rental housing sites across the Lower Mainland, providing affordable housing for more than 10,000 people. Its vibrant housing communities are a diverse mix of families, seniors and people with disabilities. They offer housing for a mixed range of incomes. Rents vary from competitive market rates to assisted rents for those with lower incomes. Properties have spacious well maintained grounds, many in beautiful park like settings; most are close to transit, schools, community/recreation centres and shopping.

## DESIGN TEAM

### Architect / Managing Consultant

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### Landscape Architect

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### Community Consultation

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### Civil Engineer / District Energy Engineer

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### Sustainability Consultant

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### Transportation Planner

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### Arborist

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**www.nsda.bc.ca**

**www.perryandassociates.ca**

**www.counterpoint.ca**

**www.kwl.ca**

**www.recollective.ca**

**www.bunteng.com**

**www.diamondheadconsulting.com**
Executive Summary

A Mixed-Income 100% Rental Community

The new Heather Place project will provide a mixed-income affordable rental housing community with 230 homes in three buildings. The purpose-built rental community will provide much needed housing for a diverse mix of families with children, urban singles, seniors, couples and people with disabilities across a mixed range of incomes. The MVHC is targeting at least 15%, or 35 units of Rent-Geared-to-Income (RGI) housing in the development, up from 26 units in the existing Heather Place. The new Heather Place would create purpose-built rental housing under the City of Vancouver Rental 100 Program.

Housing for Families

The project has 230 rental units. There are 69 two-bed and 49 three-bed units (118 units) or 51 % of the units designed for family housing. The City’s Secured Market Rental Housing Policy encourages the inclusion of family housing and the target for family housing units is set at 25% on units for all secured market rental developments.

Affordability Unit Size & Design

The project will provide one, two and three bedroom homes, including studios; the unit sizes correspond to BC Housing Standards for Affordable Housing. The proposed unit sizes are - studio 420 sf; one-bedroom 610 sf; two-bedroom 825 sf; and three-bedroom 1015 sf. The one-bedroom H/C accessible units are 670 sf. Each apartment home will have in-suite storage, rough-in for stacked washer and dryer or side-by-side washer and dryer for handicapped accessible units, a dishwasher, and private outdoor space, either a patio for homes located at-grade or a balcony for upper floor units.

Landscape Strategy

Many of the existing mature trees on site will be retained and complemented with additional deciduous trees to contribute to the “urban forest” character, protect and enhance the streetscape, give structure to the site landscape design, provide canopy for summer shade, define open spaces, and soften building scale. The landscape design is intended to enhance neighbourhood greening and the urban forest and to provide opportunities for access to nature in the form of open spaces and programmed common outdoor amenities such as community gardens and urban agriculture. Children of all ages will have easy access to appropriately located, designed and landscaped outdoor play areas suited to their developmental and play needs. Private and semi-private space at the street edge and at the lane will be delineated from public, and semi-public space by a combination of low walls, hedges, low picket fences, individual unit gates, and planting, achieving a layering of textures.
Executive Summary

Community Amenity Space
To foster a sense of community and ownership, the project will provide a wide range of common indoor and outdoor amenity spaces for residents to support a vibrant and interconnected community; a place where people take a personal and shared interest in their immediate surroundings, their neighbours well-being and their community. The amenity space will support a wide range of activities, gatherings and community events. A new pathway network with fixed seating and new children’s play structure for semi-public use will be incorporated into the southwest corner of the site.

Urban Design
The site has been planned with three proposed new buildings, all of them located in a manner that respects the surrounding neighbourhood context and creates functional open space on site. The buildings are of a scale compatible with the built form that adjoins the site and the massing of each building has been designed to respect conditions on properties in neighbouring proximity. The two buildings along 13th Avenue are conceived as “sister buildings” to the existing Tapestry project. From an urban design perspective the building’s complementary massing and form creates an urban wall which encloses and gives definition to the VGH Open Space.

Sustainable Design
Metro Vancouver has put the concept of sustainability at the centre of its operating and planning philosophy and advanced its role as a leader in the attempt to make the region one which is explicitly committed to a sustainable future. Sustainability is the central tenet of all its activities and the renewal of Heather Place will demonstrate how a multi-family residential project should be designed and constructed with sustainability as the guiding principle. The project utilizes district energy system, sustainable site and building design strategies, and green mobility - in keeping with the City of Vancouver’s Ecocity Policies for Rezoning of Large Sites.

Bike-Friendly Residential Community
The project goal is to be the most bike-friendly multi-family residential project in the City. Each building will have a “bike hub room” with a tool-equipped workshop and workbench, built-in air compressor, a bike washing station, secured lockers for helmets and wet rain gear, dedicated storage for bike tow trailers and kids tricycles and four MVHC-provided bikes per building for bike share program. In addition, a Bike Stop Station will be located on-site at the northwest corner of Heather Street bikeway and the lane. The public can stop and fix their bike, get a drink from Metro water fountain, sit on bench for a rest, review the route map and have the opportunity to connect with other biking enthusiasts and Heather Place residents. The Bike Stop Station affords the opportunity to create an “oasis of connectedness”. Discussions between MVHC and HUB (Vancouver Area Cycling Coalition) are leading to collaborating and adopting best practices between the two organizations with the goal to make Heather Place the most bicycle-friendly multi-family residential community in the city.