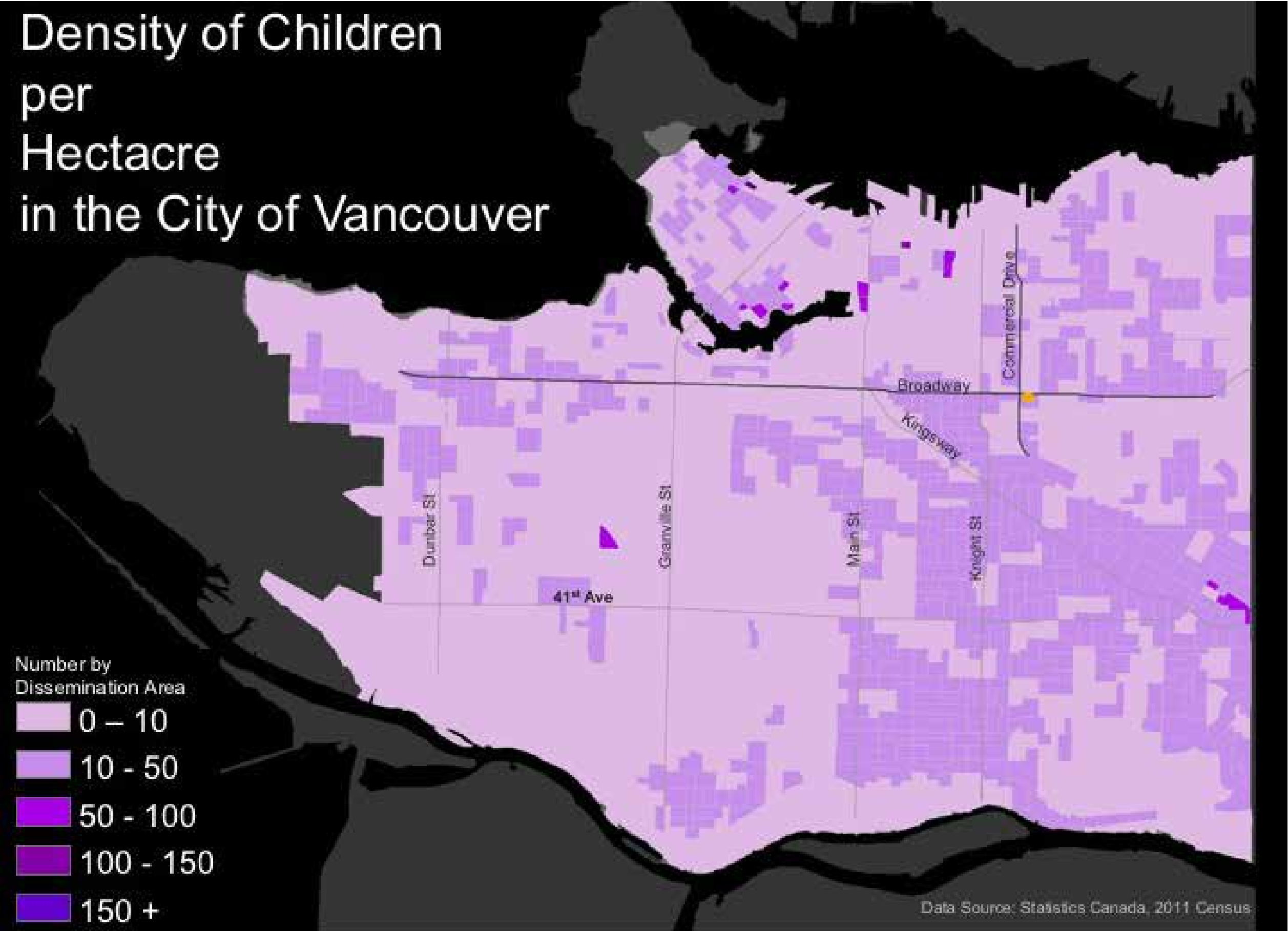


Family-Focused Housing

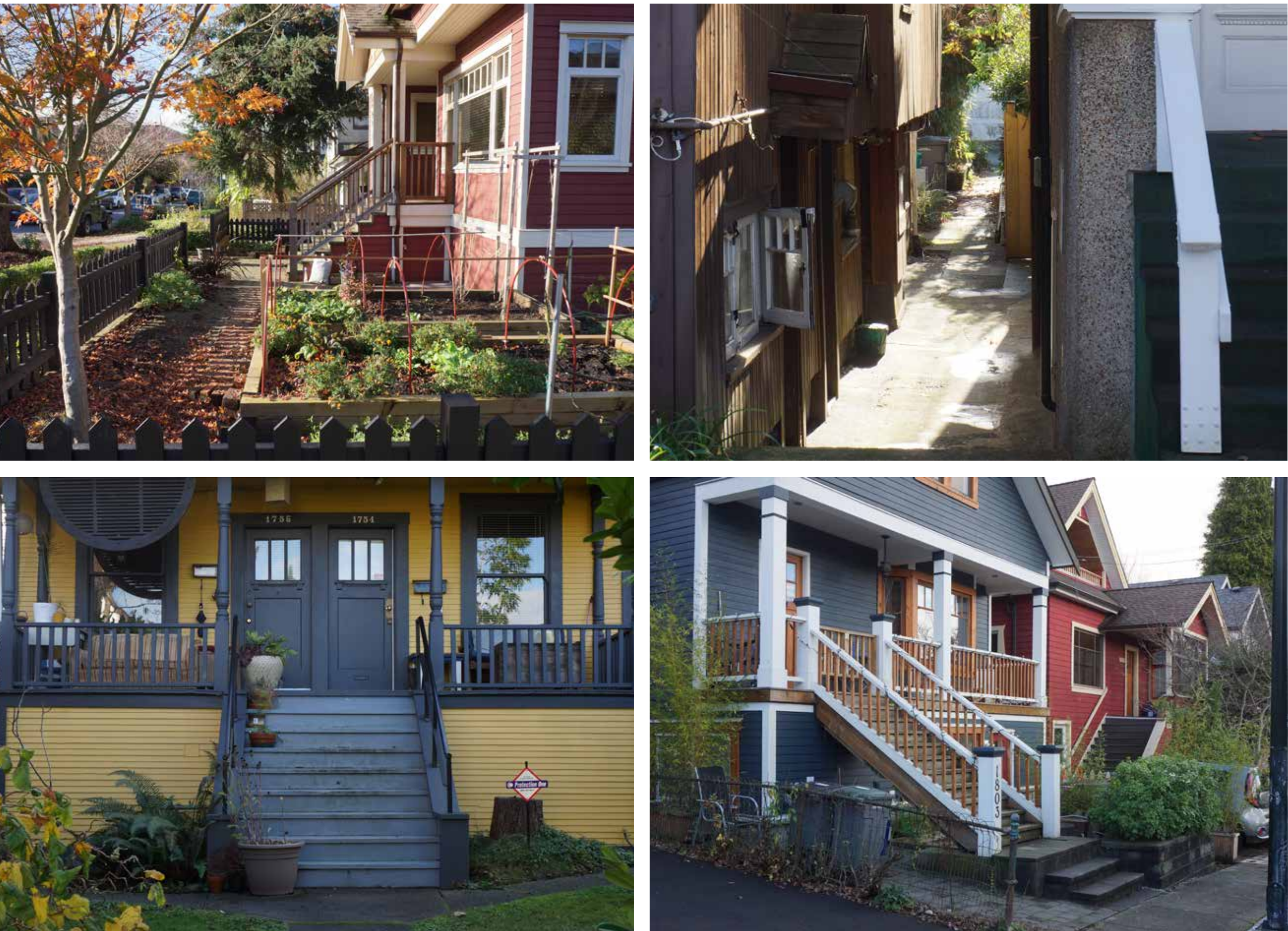
Higher density housing for families has to be responsive to how families live and what they need - a vertical village.



Urban areas with greatest density are not necessarily home to families. More families are found in neighbourhoods like Grandview Woodland. Our goal is to find a better way to respond to the need for high-density family-housing.



Grandview Woodland is a desirable neighbourhood for families. Still being close to Downtown Vancouver, there is easy access to transit, shops and services.



No matter where they live, families need an affordable solution for sufficient space whether it be enough bedrooms, outdoor space, or storage. The best family housing has easy access to adjacent common spaces like streets and lanes where kids and parents can interact with friends and neighbours.

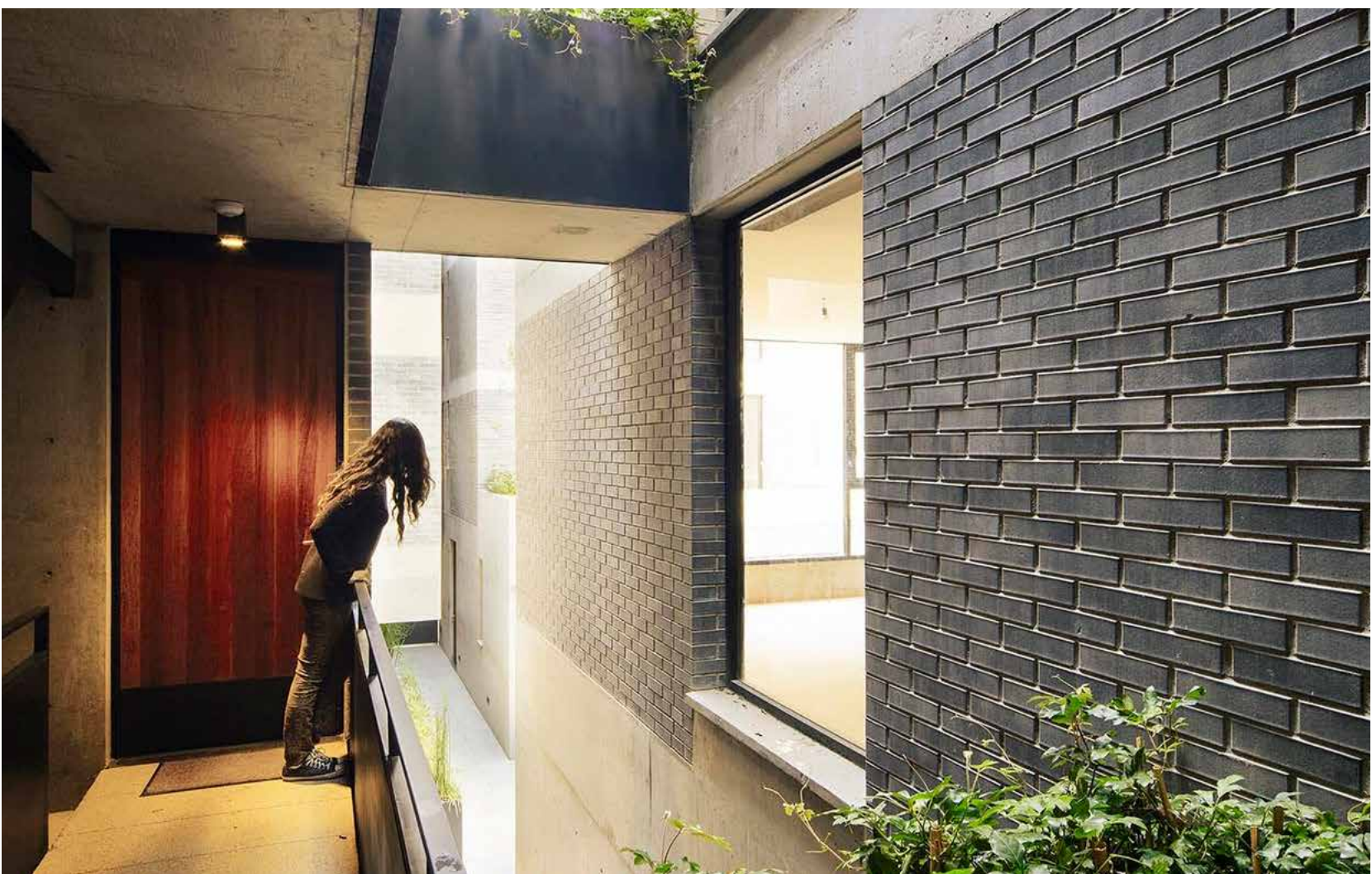


Our design concept is to effectively take the lanes and streets that are supportive of family-friendly communities and tip them up and multiply them thereby creating a “vertical village”.



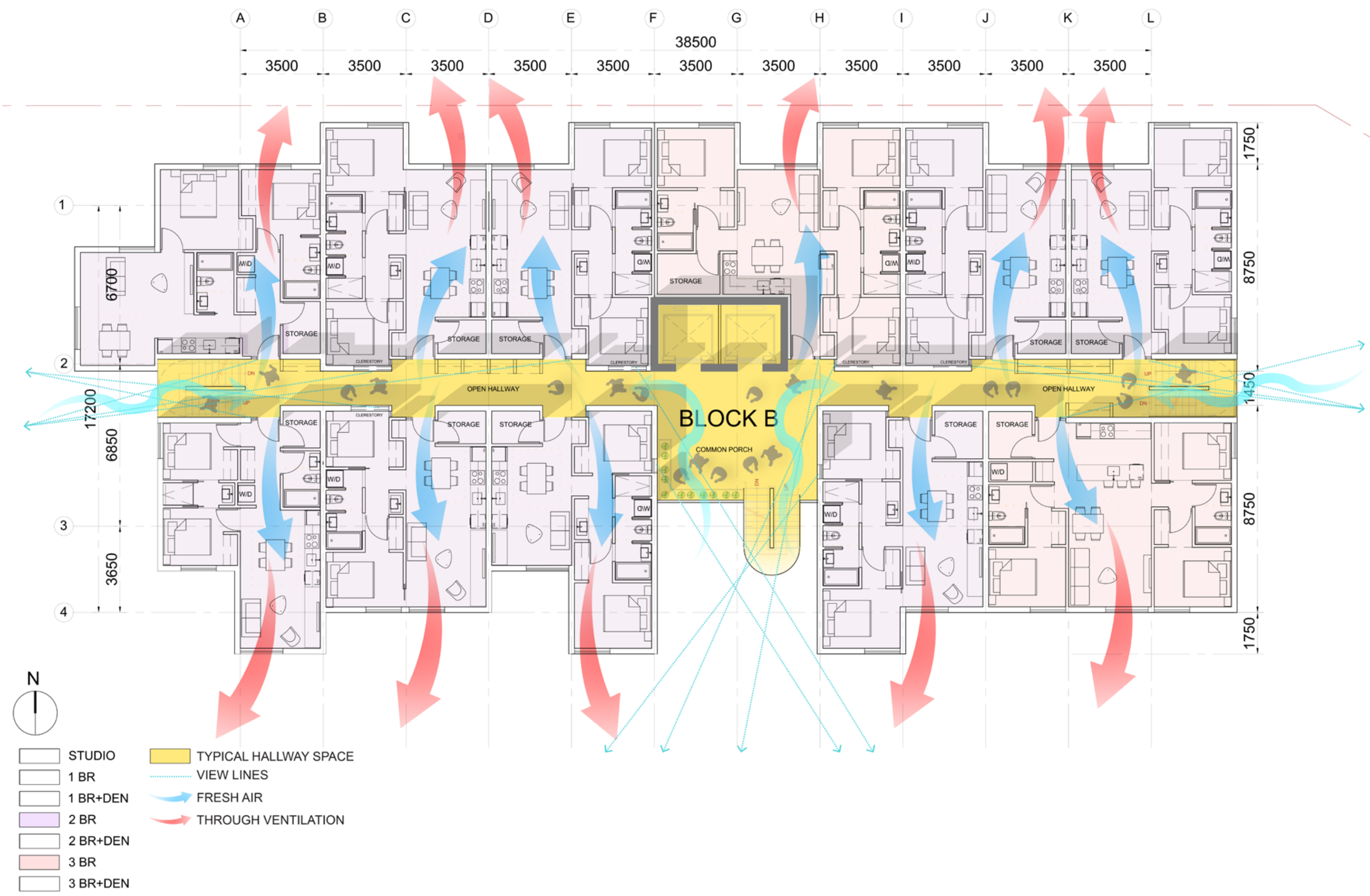
Family-Focused Housing

We are exploring a building typology that creates a vertical village encouraging social interaction, providing usable semi-private spaces, and more diverse units.



By exploring a new housing typology, our goal is to create usable semi-private spaces and open corridors and stairwells. These shared “front porches” encourage social interaction and provide additional usable space for residents.

Open corridors and stairwells allow for additional windows for individual units providing ample daylight and fresh air allowing for new floor plan options and more optimized units.



Family-Focused Housing

Building amenities both indoor and outdoor will address the needs of a complete community, different stages of life, and diverse lifestyles.

Usable outdoor space that brings residents together

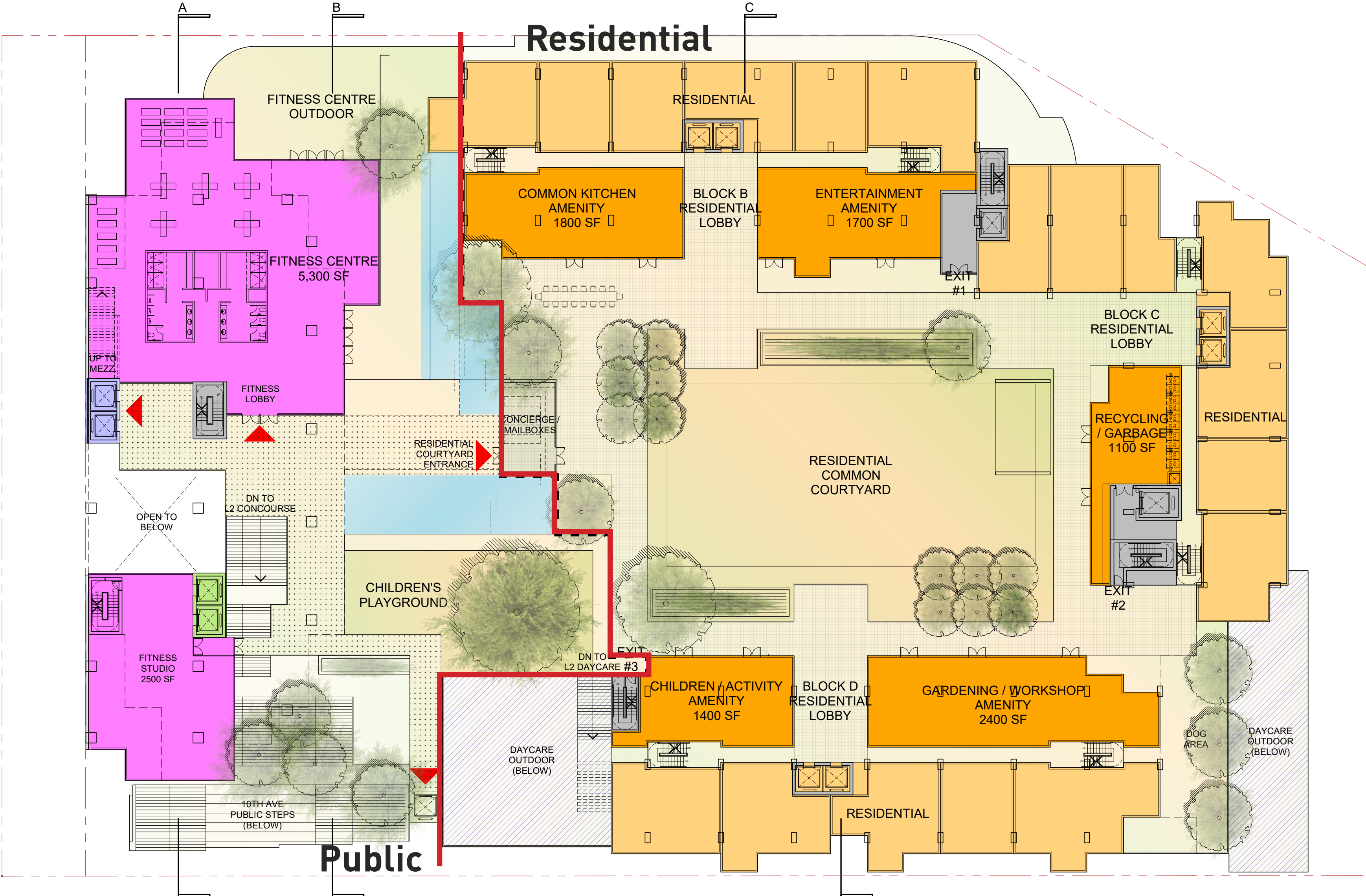
Creating unique spaces such as wider corridors where children can play, shared gardening spaces, and shared residential courtyards.

Childcare to support growing families

For building and neighbourhood residents, childcare is an important component of a complete community

Building amenities that reflect those in a village

We are thinking about different users and needs including residents who work from home, kids of different ages, a community kitchen, a communal workshop.



Level 3 Garden Courtyard

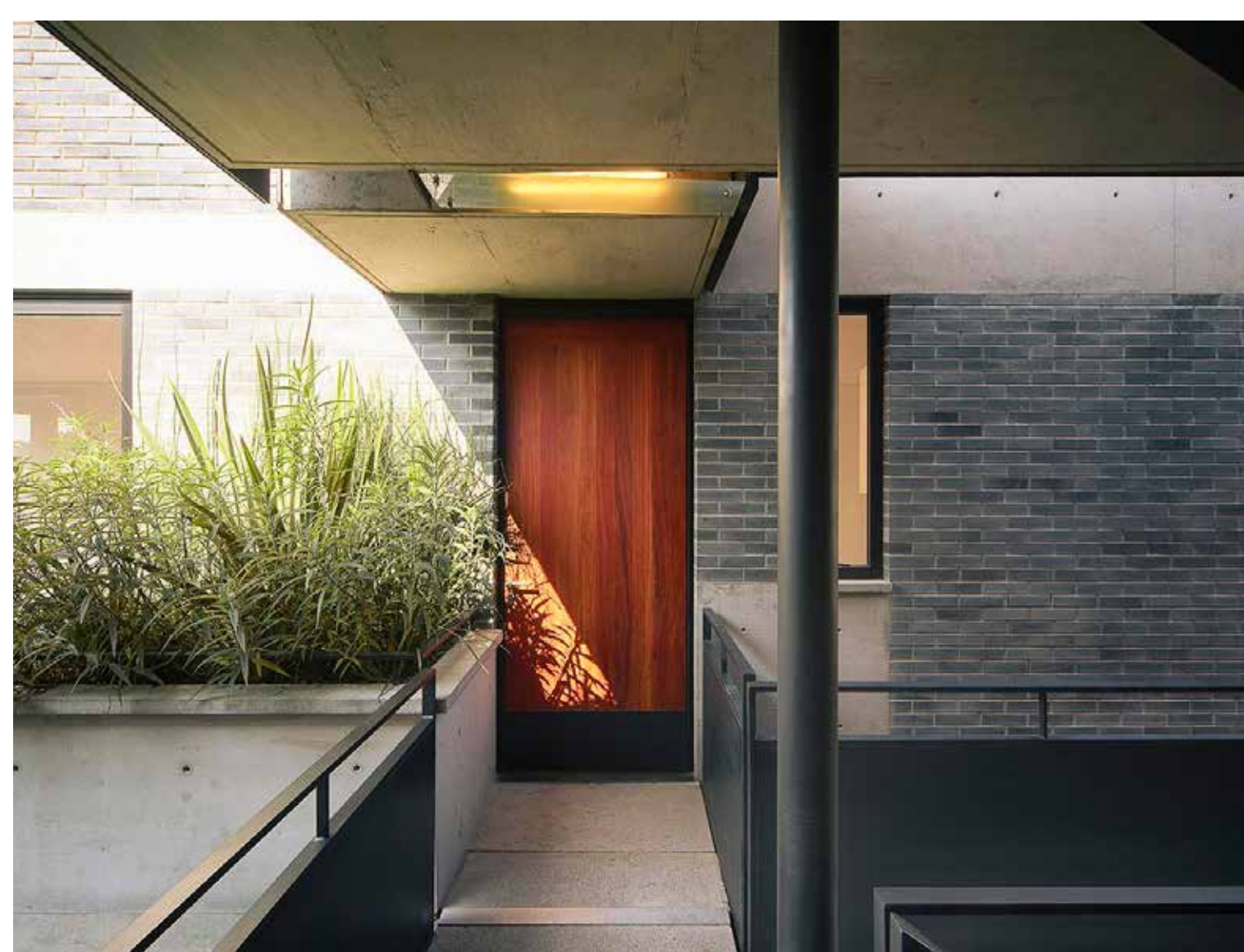


Residential



Inclusiveness & Accessibility

Building a community within a community means encouraging social interaction, mixing tenure options and designing public spaces that are accessible and inclusive and respond to the surround neighbourhood.



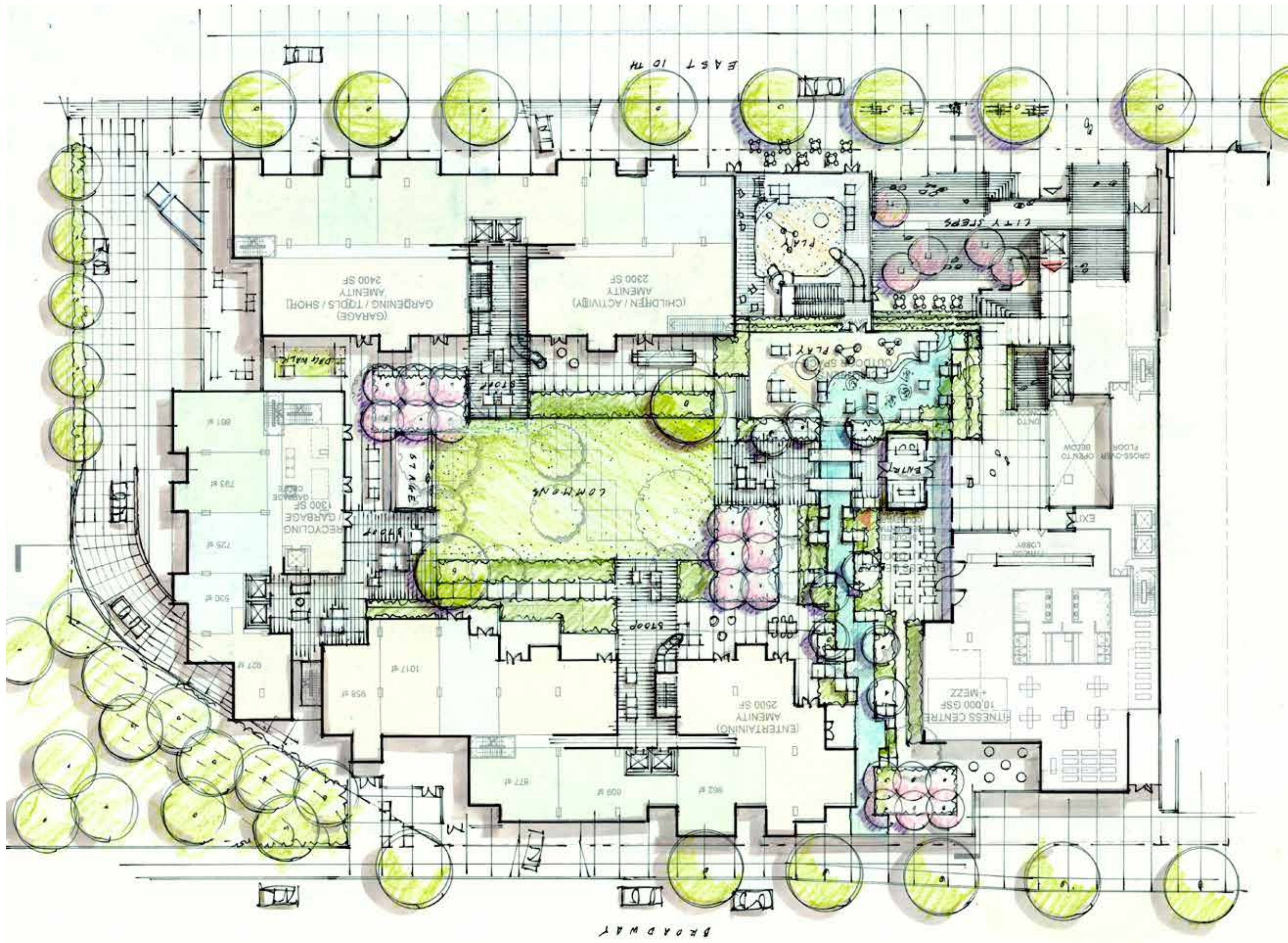
- Spaces that allow you to meet your neighbours
- Accessibility for all levels
- Inclusive, public spaces that encourage participation



Sustainability

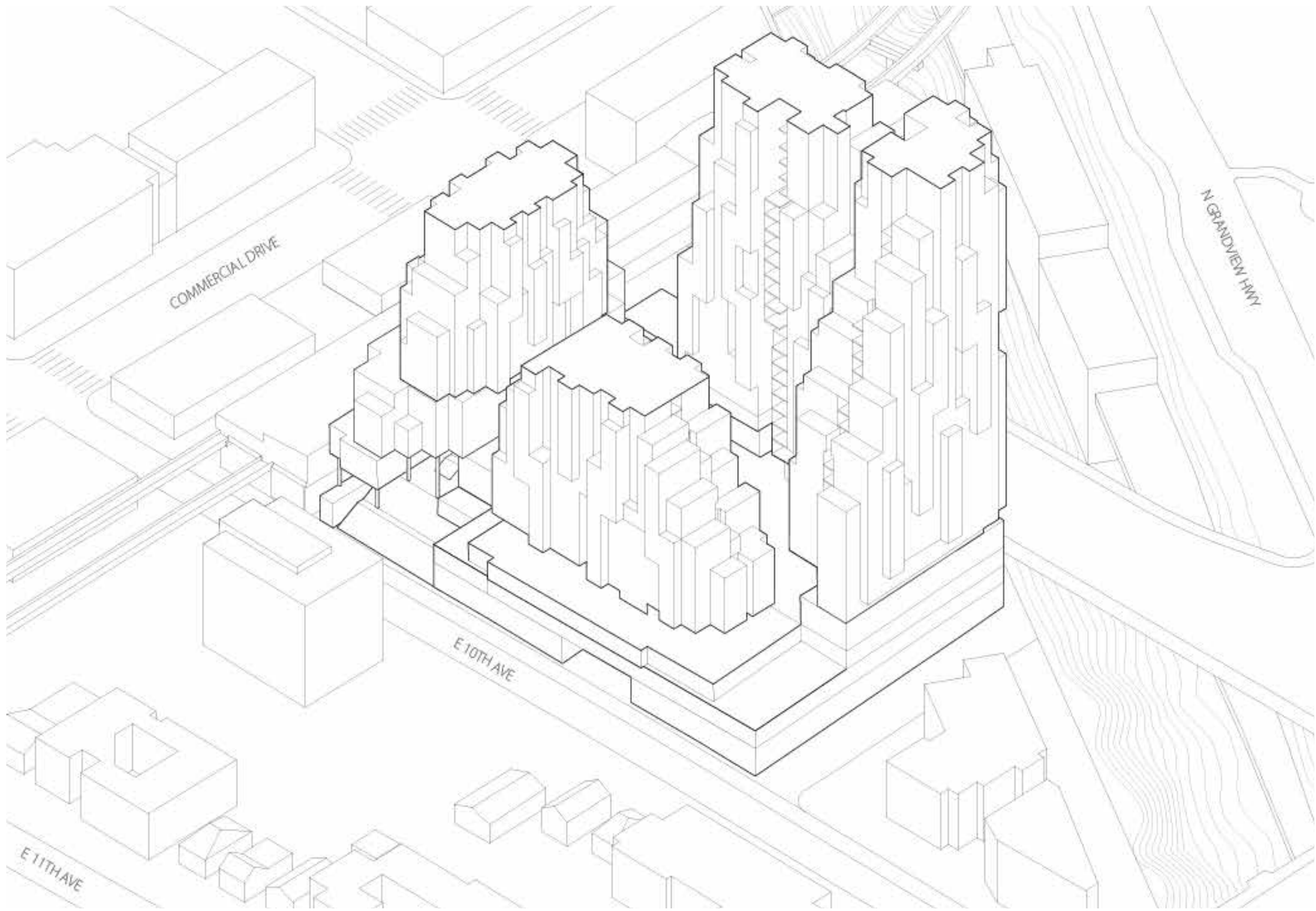
Greenest City 2020

The City of Vancouver now requires all large development sites to demonstrate a range of sustainability measures – and the proposed development at Commercial & Broadway boasts multiple features that reduce energy needs and contribute to the Greenest City 2020 goals, including green buildings, access to nature, and local food, to name a few. Have a look at some of the sustainability strategies this building is exploring.



Increasing Access to Nature

The proposed development's inner courtyard and planter boxes on various levels help to reduce stormwater runoff and provide green spaces for building occupants. Trees will be added to the site to provide both year-round greenery and flowering species for birds and pollinators in springtime. The site is also within walking distance to WC Shelley Park, and close to McSpadden Park and Trout Lake Park.



Building Energy Efficiency

The proposed buildings are stepped back at higher levels to allow light to enter into an inner courtyard, providing sunlight to the inner-facing units and reducing the need for electrical lighting. Exterior corridors will help reduce energy consumption while providing residents with access to fresh air. Residential tower windows will be designed to provide views while improving energy efficiency and resident comfort.



Green Mobility

The Commercial & Broadway site is well-positioned to be a key neighbourhood bike hub. Its close proximity to the 10th Avenue, Woodland Drive, and Lakewood Drive bike routes will connect riders to the building and its indoor bike storage amenities. A large retail unit has been earmarked for bicycle-focused products and services as well.



Sustainable Food Systems

Food carts and resident garden plots are two features that will contribute to the Greenest City target of supporting Local Food. Food carts may be implemented along the 10th Avenue breezeway, while garden plots will be provided to residents on upper floors. A garden shed amenity has also been included into building design, which will be accessible to building residents.

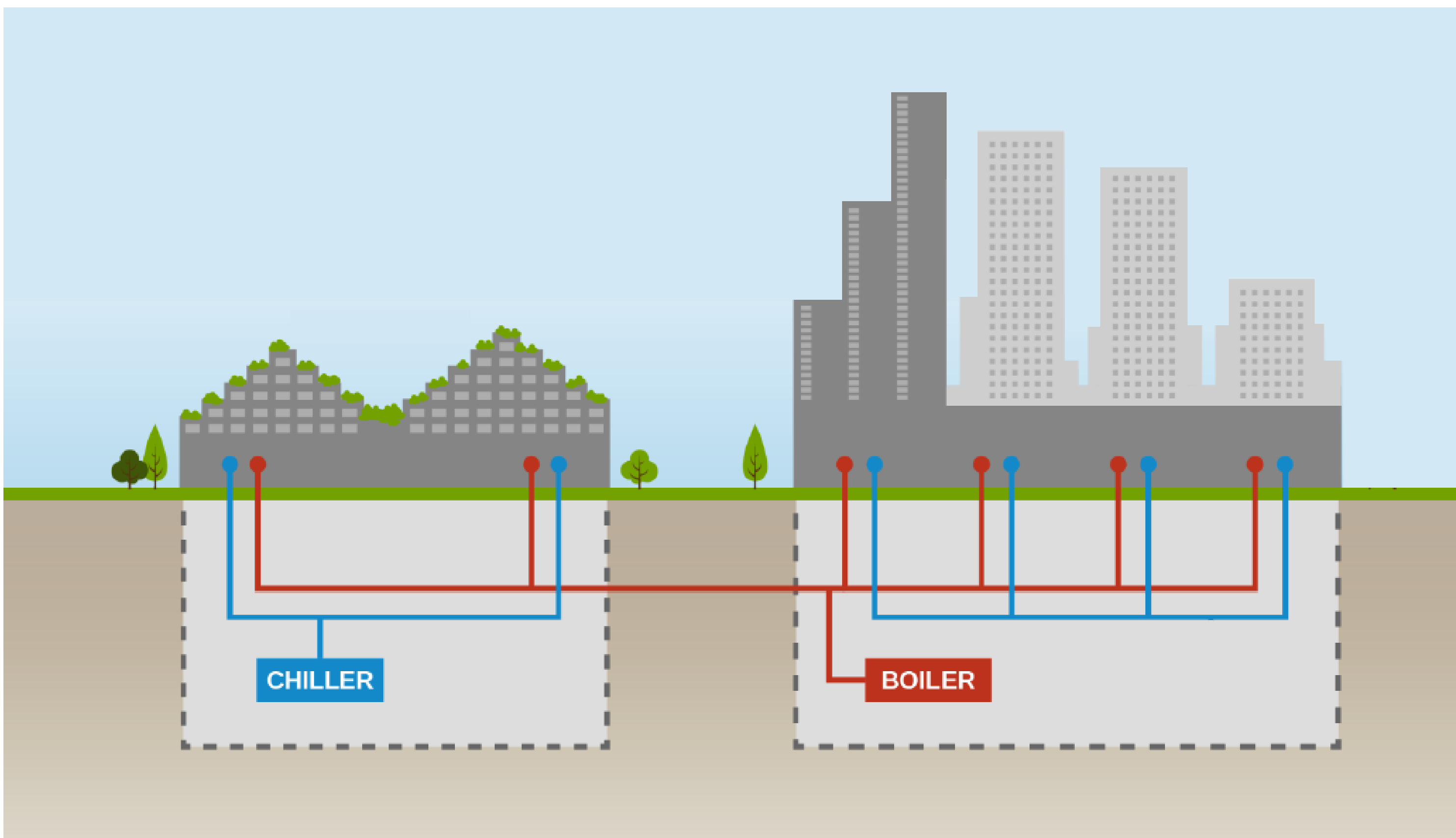


Renewable Neighbourhood Energy

The Safeway site has the potential to tie into the Renewable Neighbourhood Energy Systems supply.

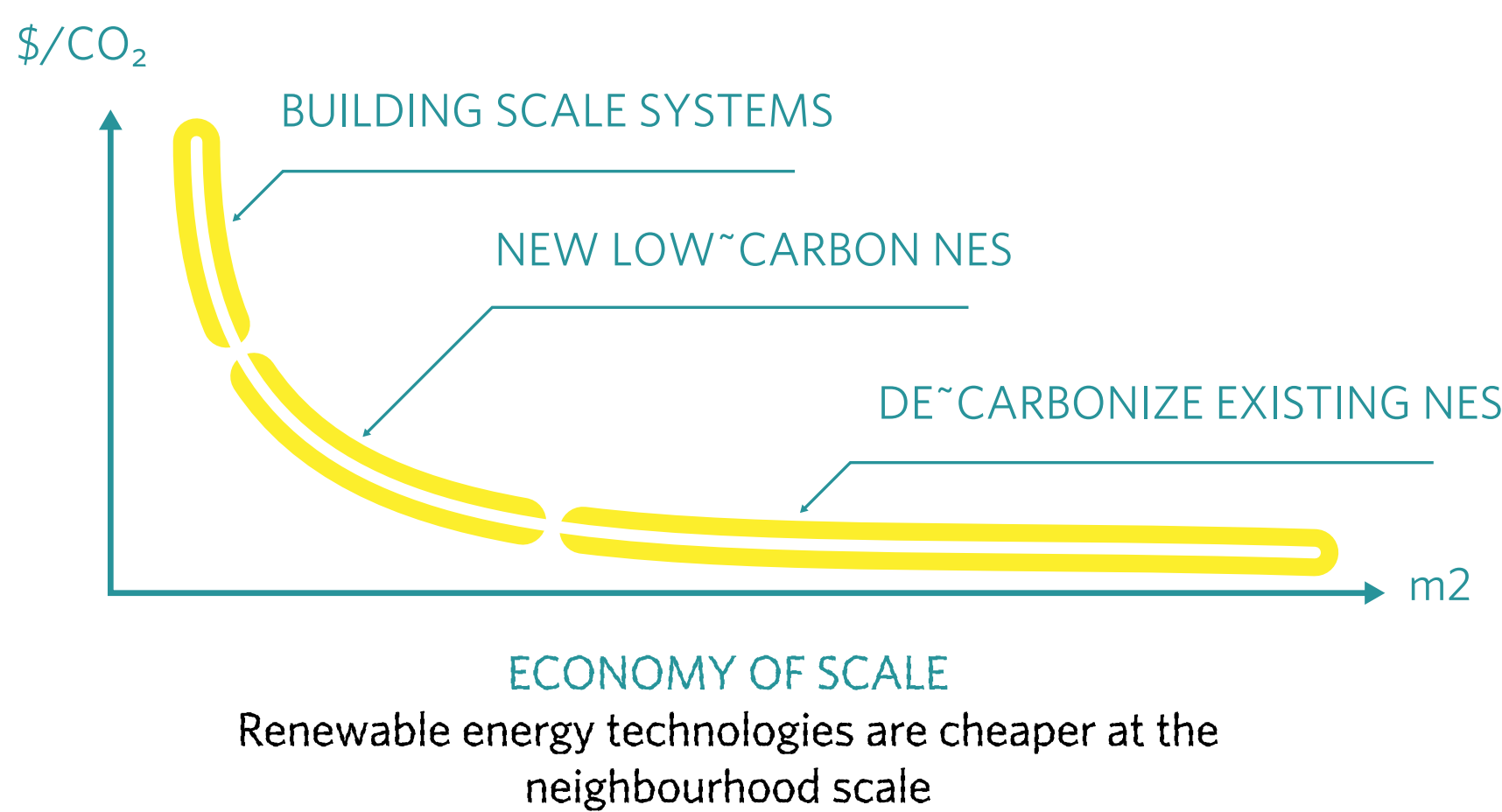
Renewable Neighbourhood Energy Systems supply centralized heating, hot water, and cooling for multiple buildings.

These systems use low-carbon energy sources to reduce the use of fossil fuels. They also eliminate the need for boilers in individual buildings, and provide environmentally-friendly, affordable heat and hot water.



Why is renewable neighbourhood energy beneficial?

CARBON EMISSION REDUCTION
Reduces liability and risk related to potential Carbon Tax



CAPITAL COST AND SPACE SAVINGS
Reduces in-building energy system space requirements and capital costs

ALIGNMENT WITH THE "GREEN STANDARD"
Makes achieving the standard easier and your project approvals more efficient

SUSTAINABILITY
Supports achieving both local and national sustainability mandates

ENERGY COST PROTECTION
Provides security against fossil fuel dependent energy rate increases

ENHANCED RESILIENCY
Elevates community redundancy to "Sustained Habitat" levels

