

# Building a diverse and affordable community

BC Housing and the Vancouver Aboriginal Friendship Centre Society are partnering to build a range of housing options for people of all ages who are struggling to find a place to call home.

The project is being planned for the City-owned vacant lot at **1015 East Hastings** and would include about:

- 80 welcoming, safe shelter beds for people and families experiencing homelessness
- 25 studios and one-bedrooms for people who are ready to move from the shelter to more independent living
- 85 new affordable rental homes for people and families with lower incomes (one, two and three-bedroom units)
- 53 new market rental homes to help pay for the cost of the more affordable units
- Social enterprise space operated by the Vancouver Aboriginal Friendship Centre Society



*This is a proposed project that has not yet been approved by the City of Vancouver and is still subject to Provincial approval processes.*

# Creating safe spaces for all

Designed to make a positive contribution to the community, the project will create safe spaces where all people can come together to feel accepted and valued. It will reflect the values of inclusiveness and belonging at the heart of the Vancouver Aboriginal Friendship Centre Society and help provide people with the skills and support they need to transition from shelter to independent living.

## Enriching the local community

Through architecture, design, and programming, the building will celebrate the area's rich and vibrant Indigenous history and traditions. It will honour and respect the elders, adults, youth and families that live in the area.

Community events and gatherings hosted at the building will help neighbours connect to each other and people from all cultural backgrounds will be invited to express and share their culture.

This project is an innovative partnership of BC Housing and the Vancouver Aboriginal Friendship Centre Society. The project partners are committed to working with the community to develop a project that creates lasting benefits including a more vibrant streetscape, creative community partnerships, art and cultural events and a communal gathering space.



1015 EAST HASTINGS

Artist's rendering of the  
proposed building at  
1015 East Hastings

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# Project partners

## **The Vancouver Aboriginal Friendship Centre**

Society is dedicated to meeting the needs of urban Aboriginal People making a transition to the urban community. The Society has been providing programs in shelter, health and welfare, social services, human rights, culture, education, recreation and equality for all genders of Aboriginal People of all age groups for over 50 years.



Vancouver  
**Aboriginal**  
FRIENDSHIP CENTRE  
SOCIETY

**BC Housing** is committed to making a positive difference in people's lives and communities through safe, affordable and quality housing. BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.



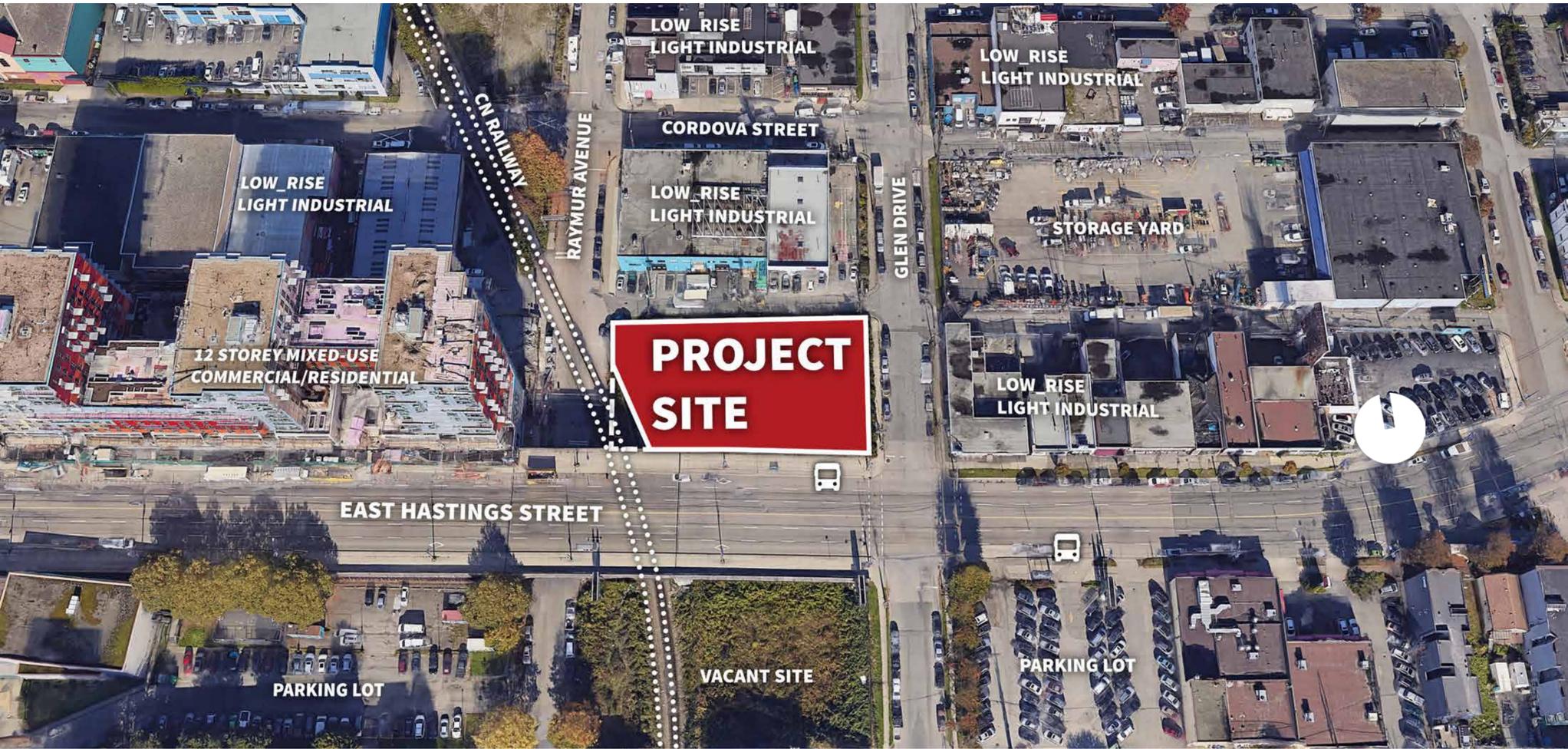
# Proposed project timeline



For more information and to sign up to receive updates, please visit:

**[letstalkhousingbc.ca/1015EHastings](http://letstalkhousingbc.ca/1015EHastings)**

# Location and Context

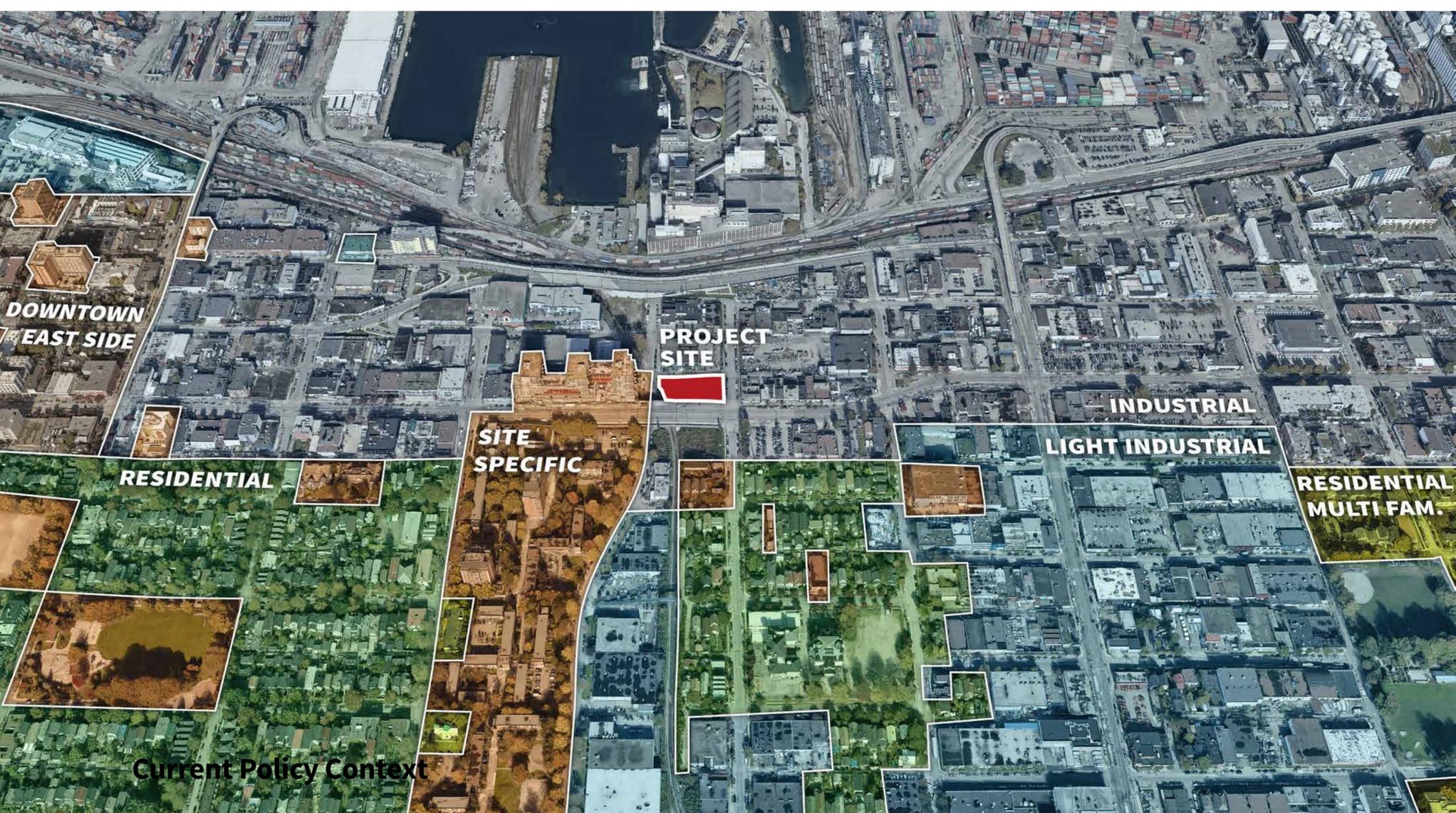


This project is proposed for the currently undeveloped City of Vancouver-owned site at 1015 East Hastings, bounded on the west by Raymur Avenue, on the east by Glen Drive, and on the north by a lane.

HASTINGS



# Policies and Guidelines



Zoning: **M-1**

Permitted Uses: **Artist Studio, Manufacturing, Gasoline Station, Service, Transportation and Storage, Utility and Communication, Wholesale**

Density: **Maximum 5.0 FSR (5 x site area)**

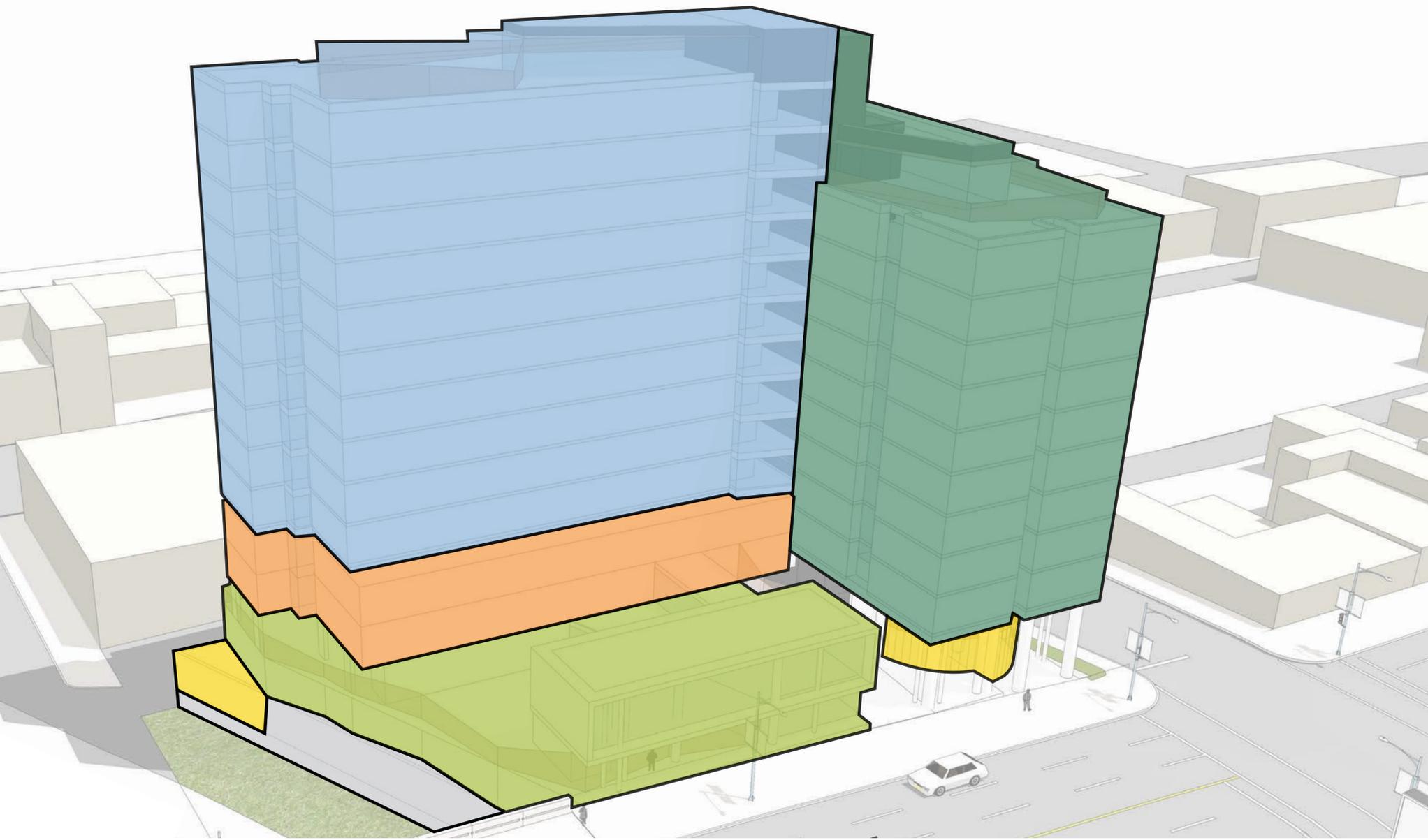
Height: **Maximum 30.5m (100 feet)**

The following City of Vancouver policies and guidelines are applicable to the project:

- Downtown Eastside Plan (2014) - the Hastings East Sub-area (Campbell Ave to Clark Drive)
- Housing Vancouver Strategy (2017)
- Housing Vancouver 3-Year Action Plan 2018-2020
- SHORT Pilot Program
- Housing and Technical Guidelines (Jan, 2018)
- BC Housing Design and Construction Standards (2018)
- Green Building Rezoning Policy (2010, last amended 2018)

This project is part of City's response to Metro Vancouver Aboriginal Executive Council's Health and Wellbeing Strategy (2015).

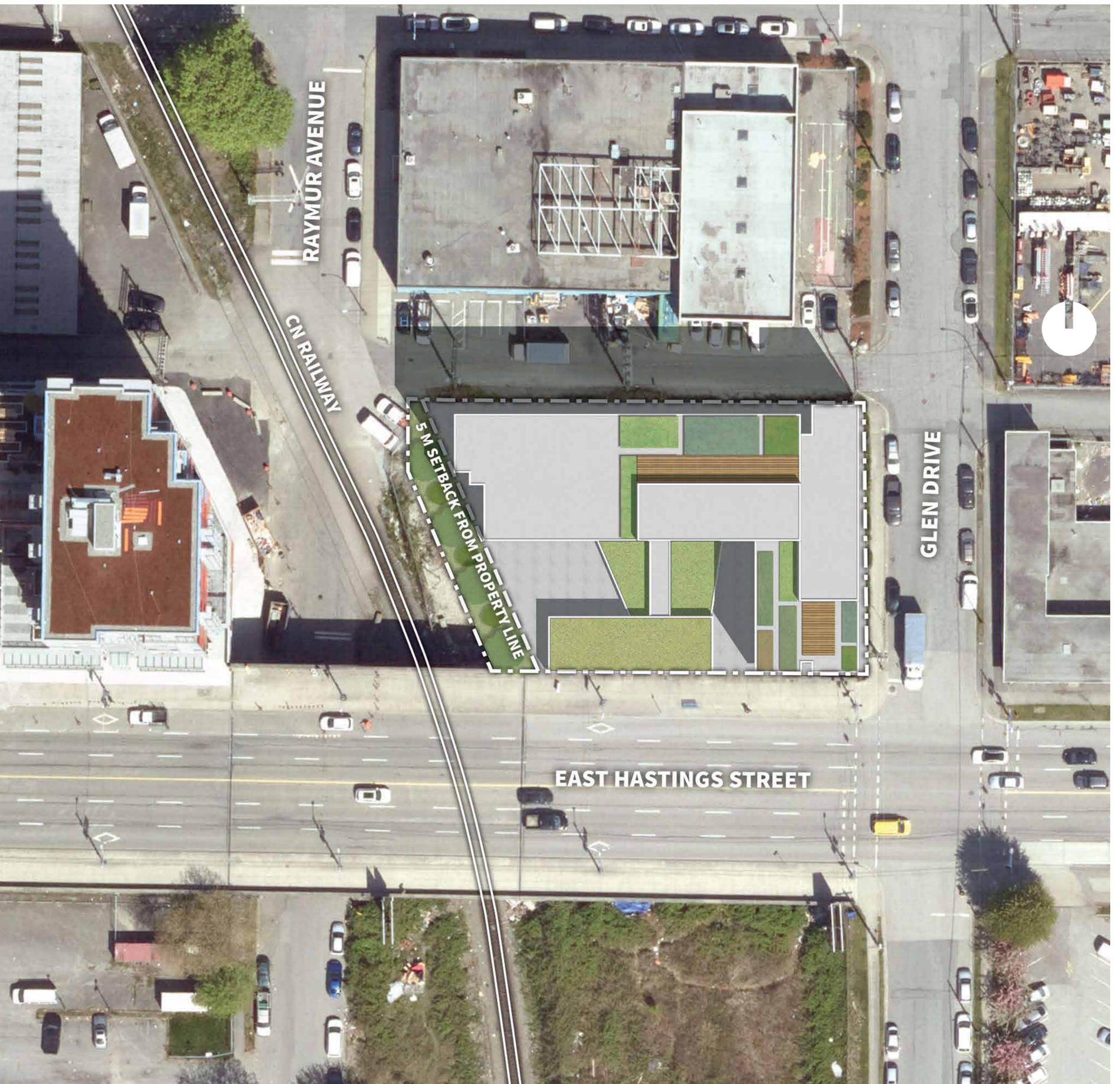
# Concept



-  80 welcoming, safe shelter beds for people and families experiencing homelessness
-  25 studios and 1-bedrooms for people moving from shelter to more independent living
-  85 affordable rental homes for people and families with lower incomes
-  53 new market rental homes to help pay for the cost of the more affordable units
-  Social enterprise space operated by the Vancouver Aboriginal Friendship Centre Society
-  Parking and service space

1015 EAST HASTINGS

# Site Plan



Civic Address	<b>1015 East Hastings Street, Vancouver</b>
Legal Address	<b>Lot C, Block 63, Plan VAP21524, District Lot 181, New Westminster</b>
Site Area	<b>2,134 m<sup>2</sup> (23,074 ft<sup>2</sup>)</b>
Local Area	<b>Downtown Eastside</b>
Current Zoning	<b>M-1 (Industrial &amp; Hastings Corridor)</b>

# Urban Design

Aerial View from Southwest



View from Southwest



View from Southeast



## Floor Area and Density

The proposed density is **6.6 FSR** (6.6 x the site area). The higher density is proposed in consideration of the amount of social service and affordable housing space provided in the building.

## Building Height

The building height is **135'** (41m) above the Hastings Viaduct street level (overall height about 160' above the lowest ground level). The increased height is proposed to maximize the amount of affordable housing within the small site area - which is constrained by a large setback from the railway line.

## Form

The L-shaped form of the building is arranged to move the higher part of the building farther away from Hastings Street while still providing a strong urban definition of the Hastings and Glen Drive corner. The L-shape makes space for a large secured courtyard for the Shelter. The Hastings and Glen Drive corner is cut away around a special commercial or social enterprise amenity to increase public open space and improve sightlines for security.

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# Urban Design

View from Southwest on Hastings



View from Southeast on Hastings



View from South on Raymur



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# Streetscape and Public Realm



A generous public space surrounding the corner amenity provides a place for interaction and community.

The development will incorporate planting, including larger street trees along Hastings and Glen Drive, to soften the street edge and make a stronger link to the natural world. Planted or green roofs will be considered as part of the building's stormwater management strategy as well as to provide attractive social spaces or view overlooks.

A distinct and appropriate cultural expression will form part of the final design of the building and its public spaces.



1015 EAST HASTINGS

# Streetscape and Public Realm



**VIEW OF E HASTINGS ST FRONTAGE**



**VIEW OF E HASTINGS ST FRONTAGE AT GLEN DRIVE**

**1015 EAST HASTINGS**

# Streetscape and Public Realm



**VIEW TO EAST ALONG E HASTINGS ST**



**VIEW AT GLEN DR TO WEST ALONG E HASTINGS ST**

**Note**

These illustrations are intended to show the scale and arrangement of the building and surrounding public spaces, but as the design is still in progress, details, materials, and colours are subject to change.

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