

Balsam

Welcome to
5455 Balsam Rezoning Proposal

Virtual Public Open House

Date: September 9, 2021
Time: 10-11am and 6-7pm
Hosted by: Balsam Holdings Ltd



PROJECT TEAM



Balsam Holdings Ltd.

Canadian owned and operated Balsam Holdings Ltd. purchased the property in 2019 and is managed by Maple Leaf Property Management, which has been in the business of professionally managing residential homes for over four decades. Our business is about more than renting apartments and we strive to provide quality homes for our residents.



RH Architects Inc.

RH Architects Inc. is a Vancouver-based architectural firm that has been active for more than 30 years and consistently ranks among the top firms in the city. We strive to create successful developments with the understanding that we are building peoples homes and communities. Signature architecture is important, but more important is the creation of vibrant, rich and rewarding residential communities and commercial developments.



DKL Landscape Architects

Durante Kreuk is an award-winning Landscape Architectural firm based in Vancouver, with over 40 years of experience. They combine client and community needs to design lasting, enjoyable, and sustainable landscapes for future residents. Durante Kreuk has designed many green spaces throughout the City and in the Lower Mainland that are beautiful natural community spaces.



Bunt & Associates Engineering Ltd.

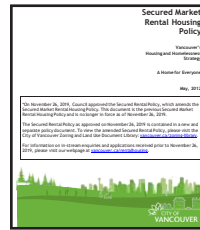
Founded in 1993, Bunt & Associates Engineering Ltd. (BUNT) is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. Our team is represented by over 50 of the finest transportation planners, engineers, technologists, and support staff in the industry.



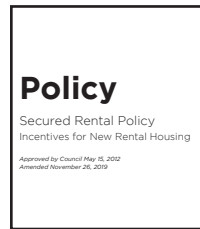
Integral Group

Integral Group is an interactive global network of design professionals collaborating under a single Deep Green engineering umbrella. We help our clients protect the health of our planet while meeting their project goals. We provide a full range of building and district systems engineering, analysis and sustainability consulting services, delivered by staff widely regarded as innovative leaders in their fields.

POLICY CONTEXT



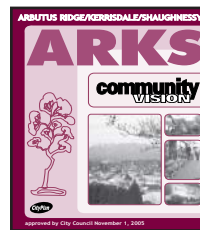
Rental 100: Secured Market Rental Housing Policy (2012) (commonly known as Rental 100)



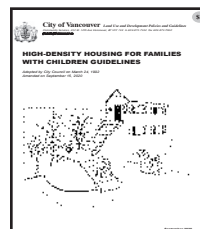
Secured Rental Policy, Incentives for New Rental Housing (2012, last amended 2019)



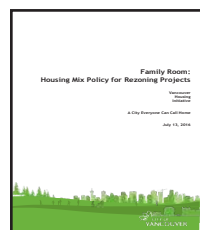
Housing Vancouver Strategy (2017)



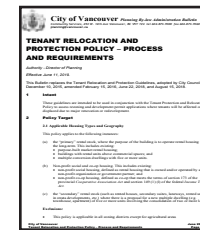
Arbutus Ridge/Kerrisdale/Shaughnessy Vision Area (2005)



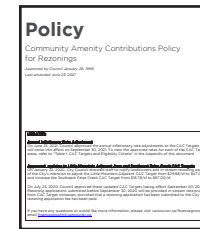
High-Density Housing for Families with Children (1992)



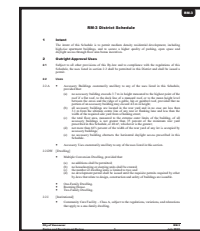
Family Room: Housing Mix Policy for Rezoning Projects (2016)



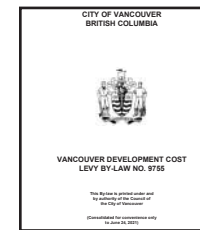
Tenant Relocation and Protection Policy (2019)



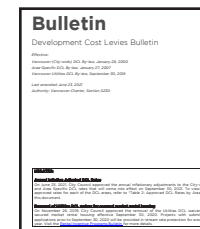
Community Amenity Contributions - Through Rezoning (last amended 2021)



RM-3 District Schedule



Development Cost Levy Bylaw



Development Cost Levies Information Bulletin (2018)










Parking Bylaw, 6059

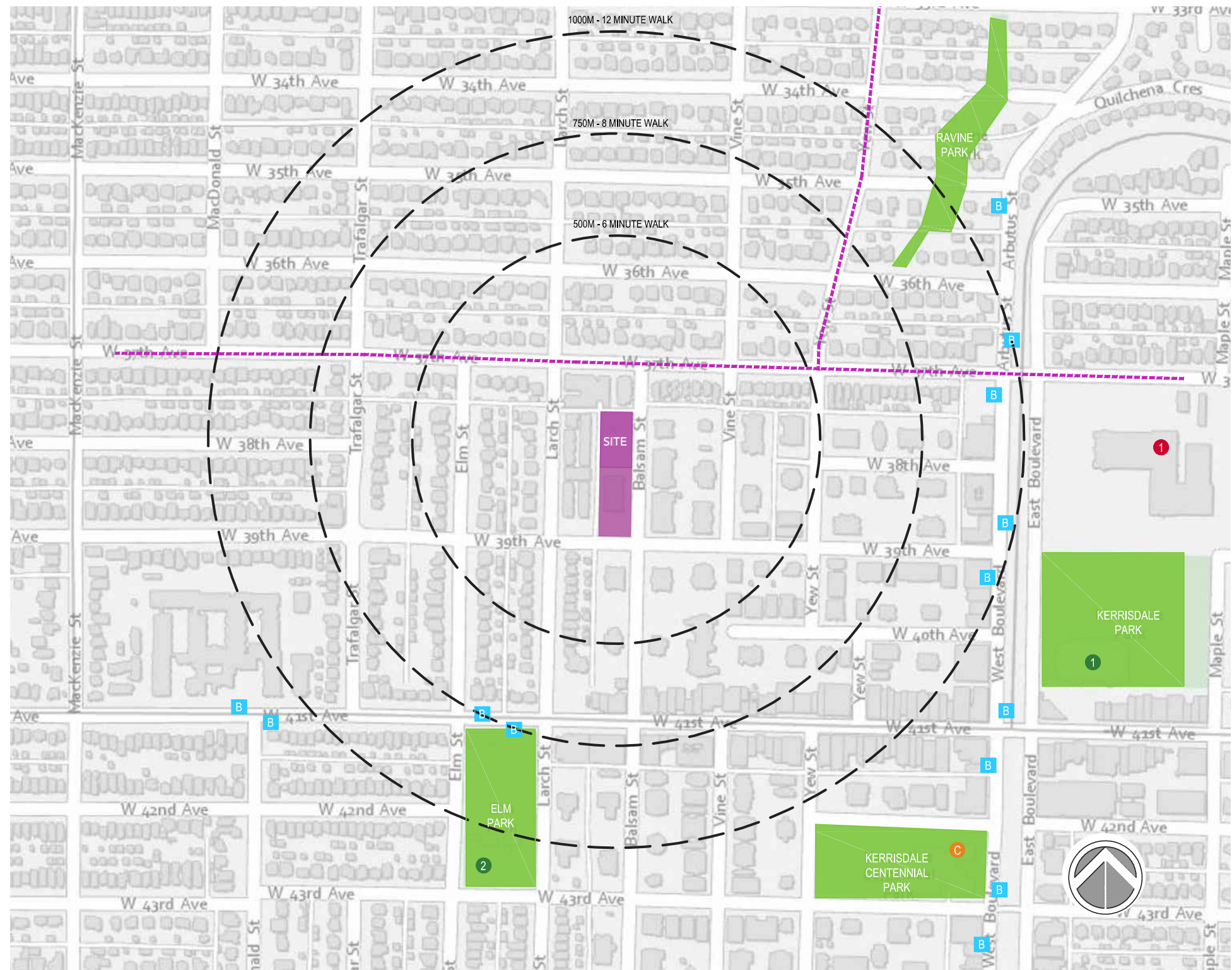


Green Buildings Policy for Rezonings (2010, last amended 2019)

NEIGHBOURHOOD PLAN

LEGEND

-  PROJECT SITE
-  PARKS
-  BIKE LANE
-  BUS STOP
-  SCHOOLS/EDUCATION
1. POINT GREY SECONDARY
-  KERRISDALE COMMUNITY CENTRE
-  RECREATION
1. ARENA
2. LAWN BOWLING CLUB

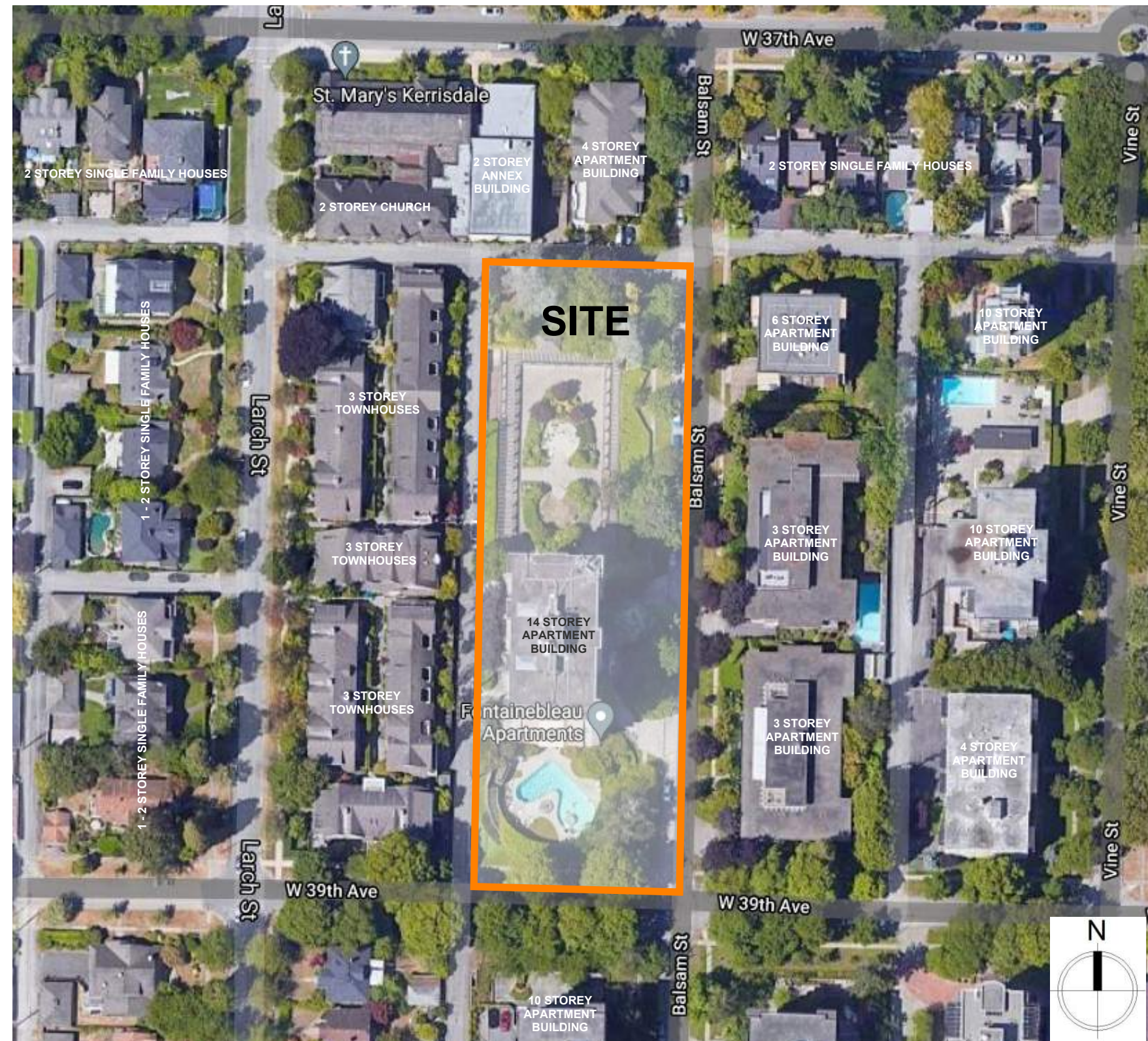


SITE CONTEXT PLAN

EXISTING SITE CONDITIONS

The site is located at the NW corner of Balsam Street and West 39th Avenue, and it is bordered by lanes on the western and northern sides. The site slopes down towards the east and south, with a difference in level from the lowest (SW) and highest (NE) corners of 23.72'. The area is predominantly residential, with 3 level townhouses to the west, a 10-storey tower to the south, two 3- and one 6-storey apartment buildings to the east, and one 3-storey senior residence building and one church to the north. Current zoning is RM-3.

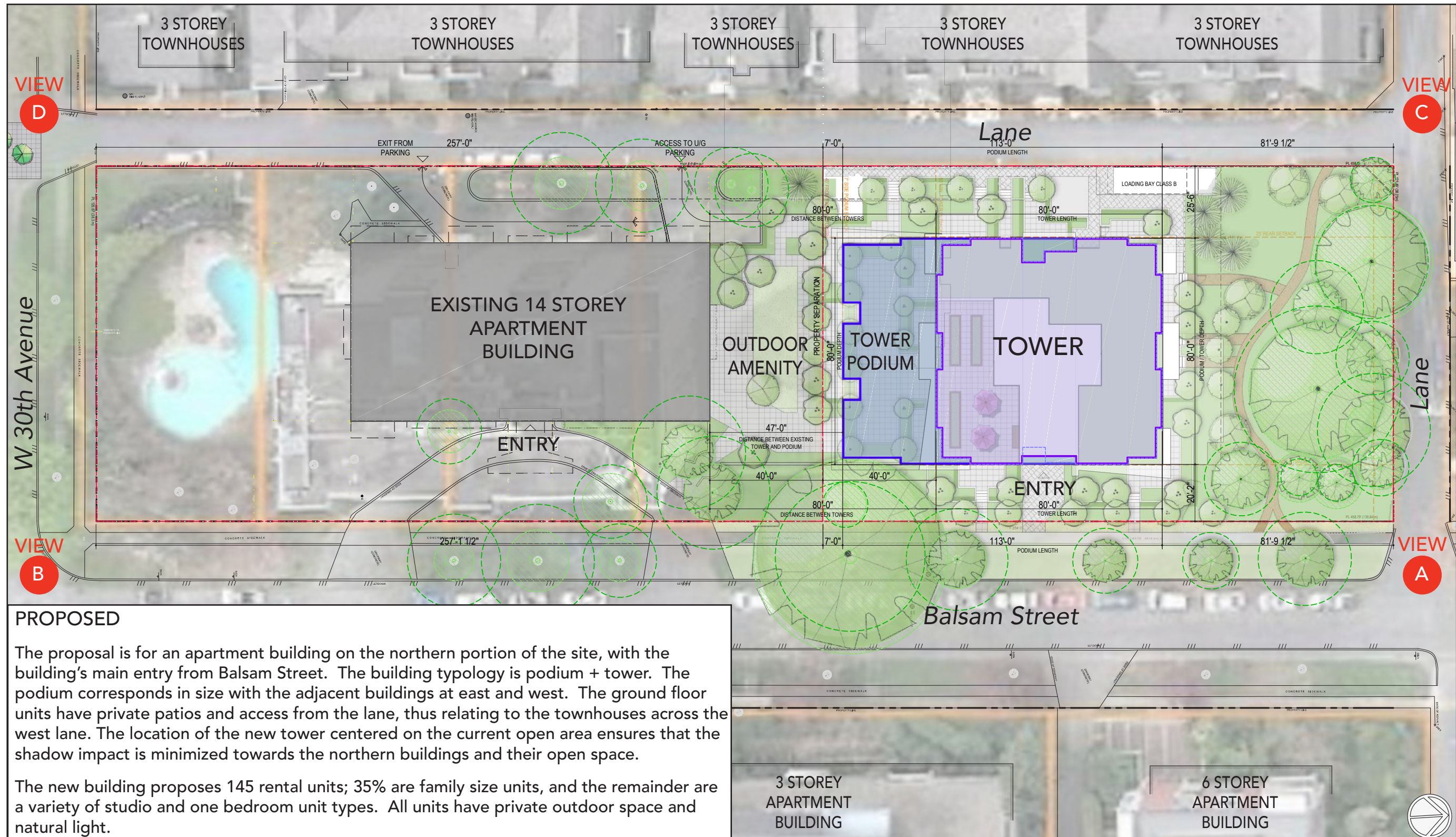
Currently there is a 14-storey rental apartment building with 88 units at the south portion of the lot. On the site are outdoor amenity areas to the south (swimming pool) and north (park). At the northeast corner of the site the outdoor area is approximate 12' below street level. Also at the northern end of the site is an area with mature trees, although it is not accessible and is not part of the outdoor amenity. Parking is underground and it is accessed from the west lane.



SITE CONTEXT PHOTOS



SITE PLAN



PROPOSED

The proposal is for an apartment building on the northern portion of the site, with the building's main entry from Balsam Street. The building typology is podium + tower. The podium corresponds in size with the adjacent buildings at east and west. The ground floor units have private patios and access from the lane, thus relating to the townhouses across the west lane. The location of the new tower centered on the current open area ensures that the shadow impact is minimized towards the northern buildings and their open space.

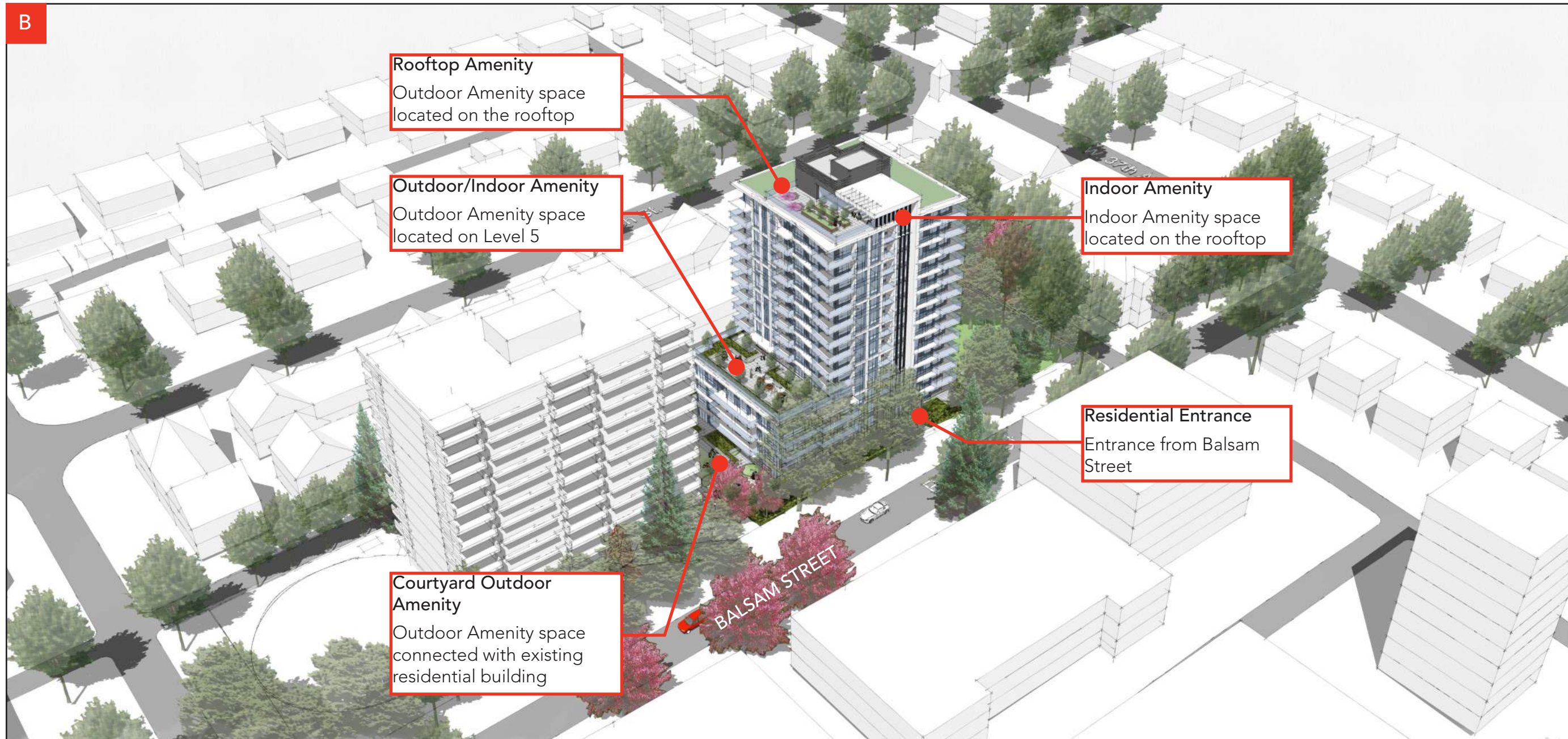
The new building proposes 145 rental units; 35% are family size units, and the remainder are a variety of studio and one bedroom unit types. All units have private outdoor space and natural light.

BUILDING HIGHLIGHTS



NORTH EAST CORNER

BUILDING HIGHLIGHTS



SOUTH EAST CORNER

BUILDING HIGHLIGHTS



NORTH WEST CORNER

BUILDING HIGHLIGHTS



SOUTH WEST CORNER

PROPOSAL STATISTICAL SUMMARY

The current zoning is RM-3. Under Rental 100: Secured Market Rental Housing Policy, a rezoning is being proposed so as to provide additional secured rental housing units on the site. In order to apply a smaller footprint for the new building, the project is seeking an additional height of 10' from the base zoning. The building design was carefully crafted to fit within the current RM-3 zoning parameters: compliant setbacks, a high quality of the open space and daylight access through a compact building form, retention of the mature trees on site, location on site to reduce shadows on the neighbouring properties while providing privacy at the same time. All current relevant City policies and guidelines were reviewed and applied. The building will provide secured market rental units for the life of the building.

SITE AREA (SF)	ALLOWED FSR	PROPOSED FSR
25,280	UP TO 1.45*	3.64
PROPOSED ZONING	ALLOWED HEIGHT	PROPOSED HEIGHT
CD-1	120'	130'

*FSR allowable as per Section 4.7 of RM-3 District Schedule

RESIDENTIAL	UNIT COUNT	AVERAGE SIZE (SF)
STUDIO	55	341
1 BED	37	475
2 BED	53	646
TOTAL	145	-

EXISTING BUILDING (TO REMAIN)	UNIT COUNT	AVERAGE SIZE (SF)
STUDIO	1	300
1 BED	38	925
2 BED	37	1,098
3 BED	12	1,403
TOTAL	88	-

PARKING STALLS	COUNT
RESIDENTIAL	123
ACCESSIBLE	10
VISITOR	12
TOTAL	145

BICYCLE STORAGE	COUNT
CLASS A	292
CLASS B	8
TOTAL	300

LOADING	COUNT
PASSENGER CLASS A	1
CLASS B	1
TOTAL	2



SHADOW STUDIES

JUNE 21 - 10:00am



JUNE 21 - 12:00pm



JUNE 21 - 2:00pm



JUNE 21 - 4:00pm



SEPT. 21 - 10:00am



SEPT. 21 - 12:00pm



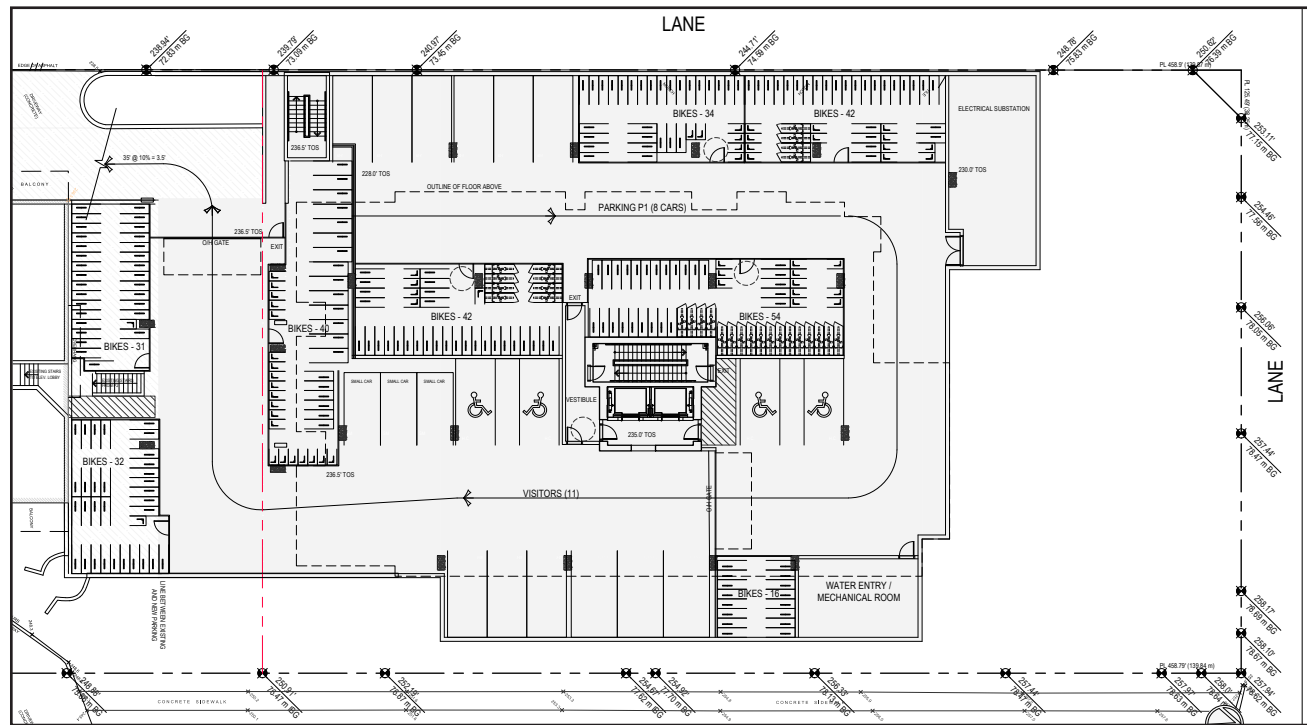
SEPT. 21 - 2:00pm



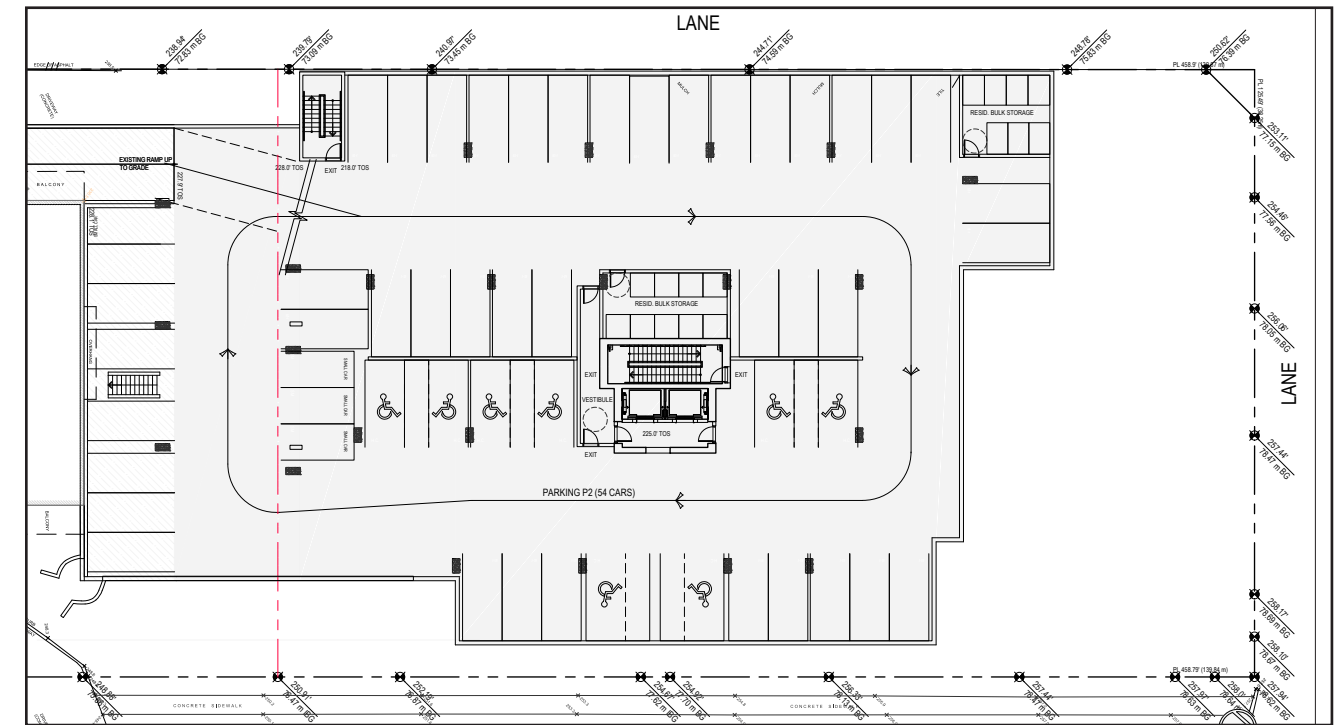
SEPT. 21 - 4:00pm



PARKADE PLANS

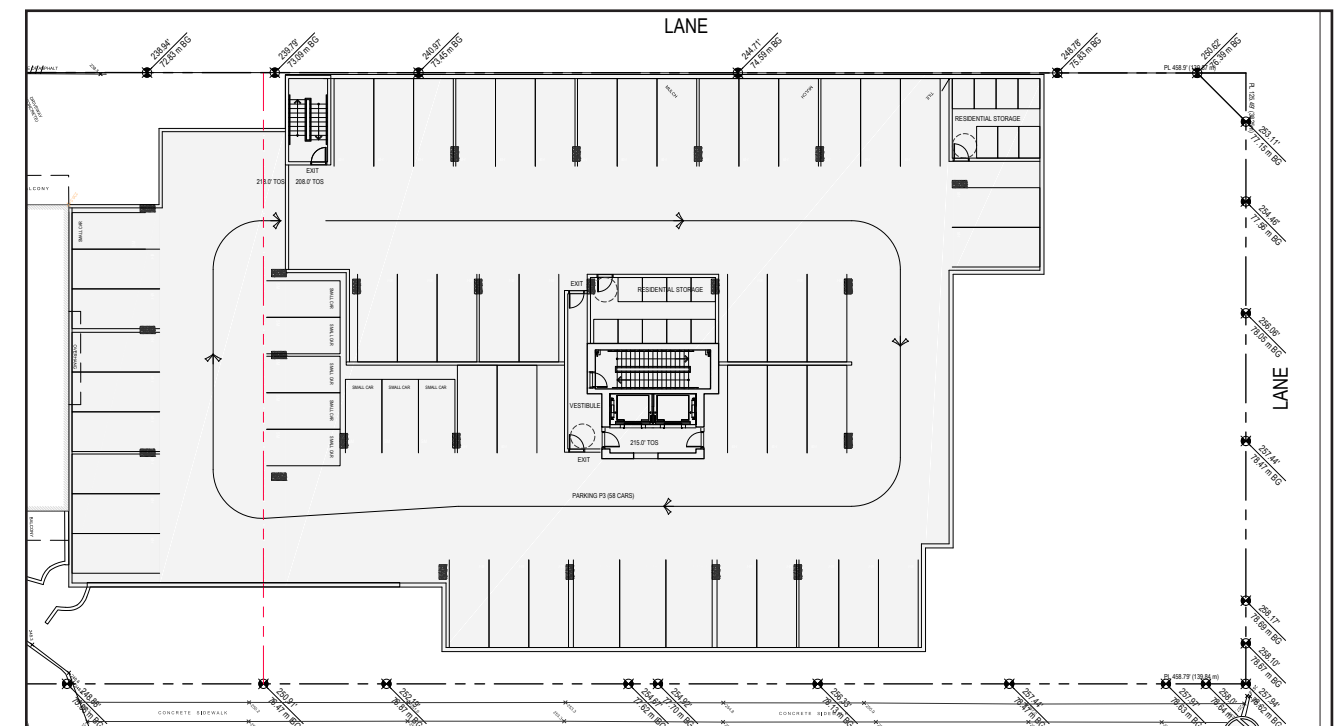


P1 PARKING PLAN



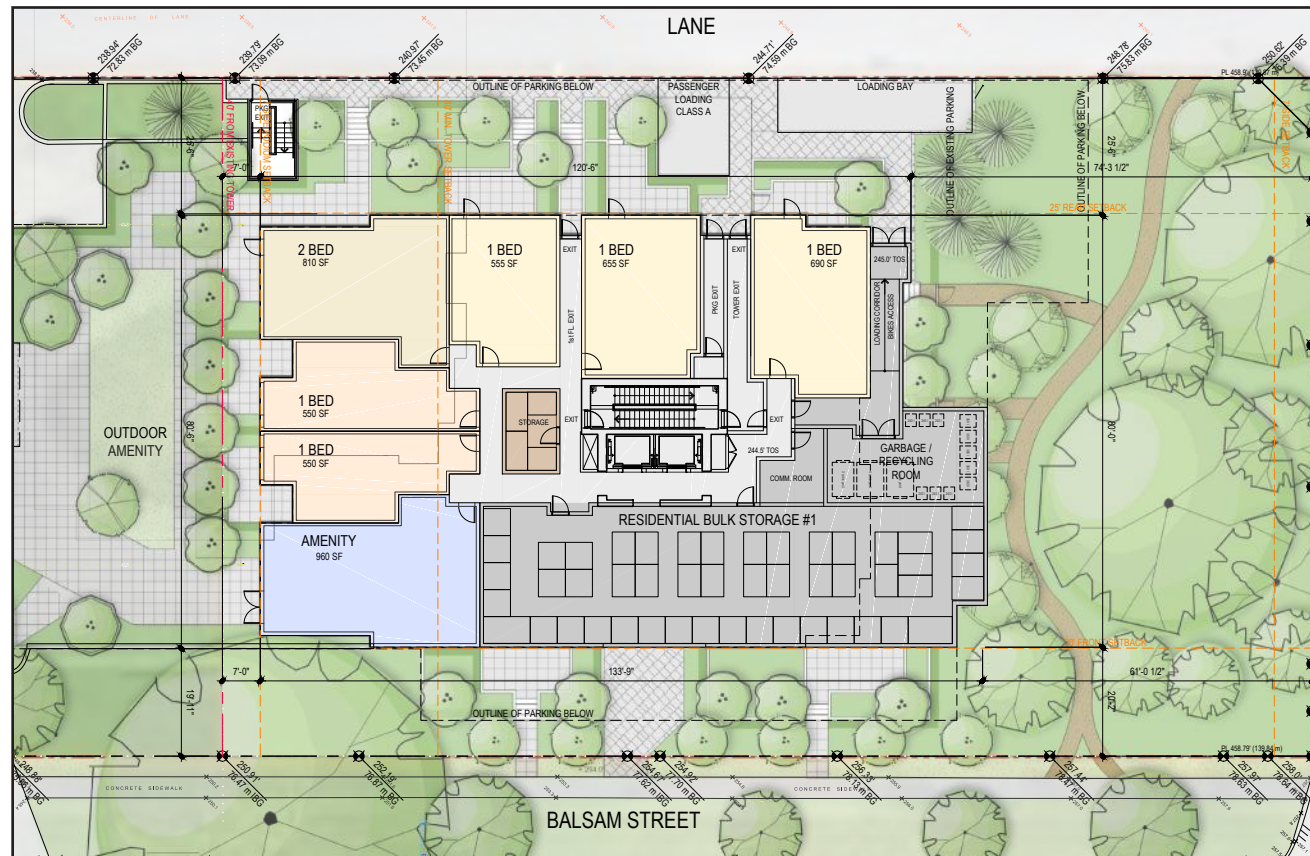
P2 PARKING PLAN

The parking for both buildings will be underground and the current access from the west lane will be maintained.

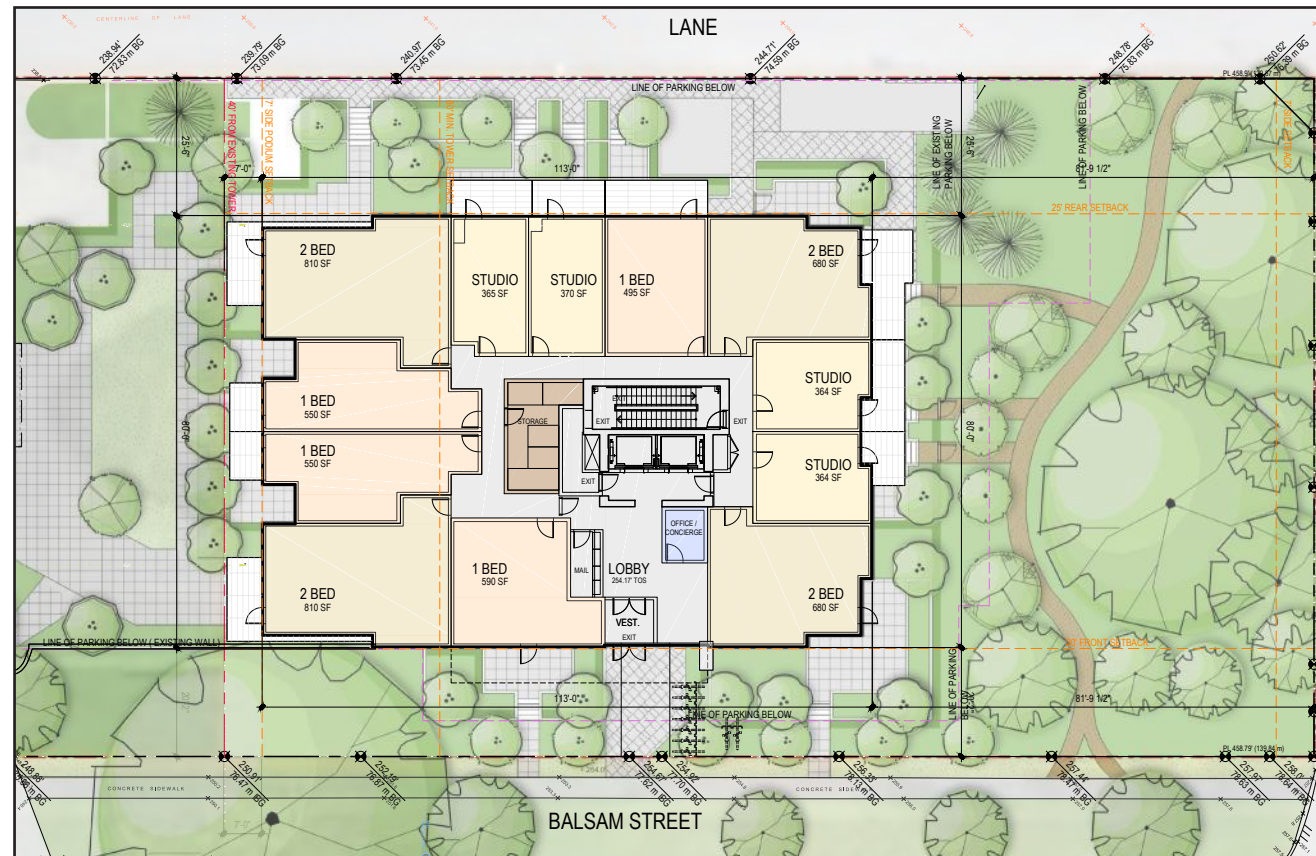


P3 PARKING PLAN

FLOOR PLANS



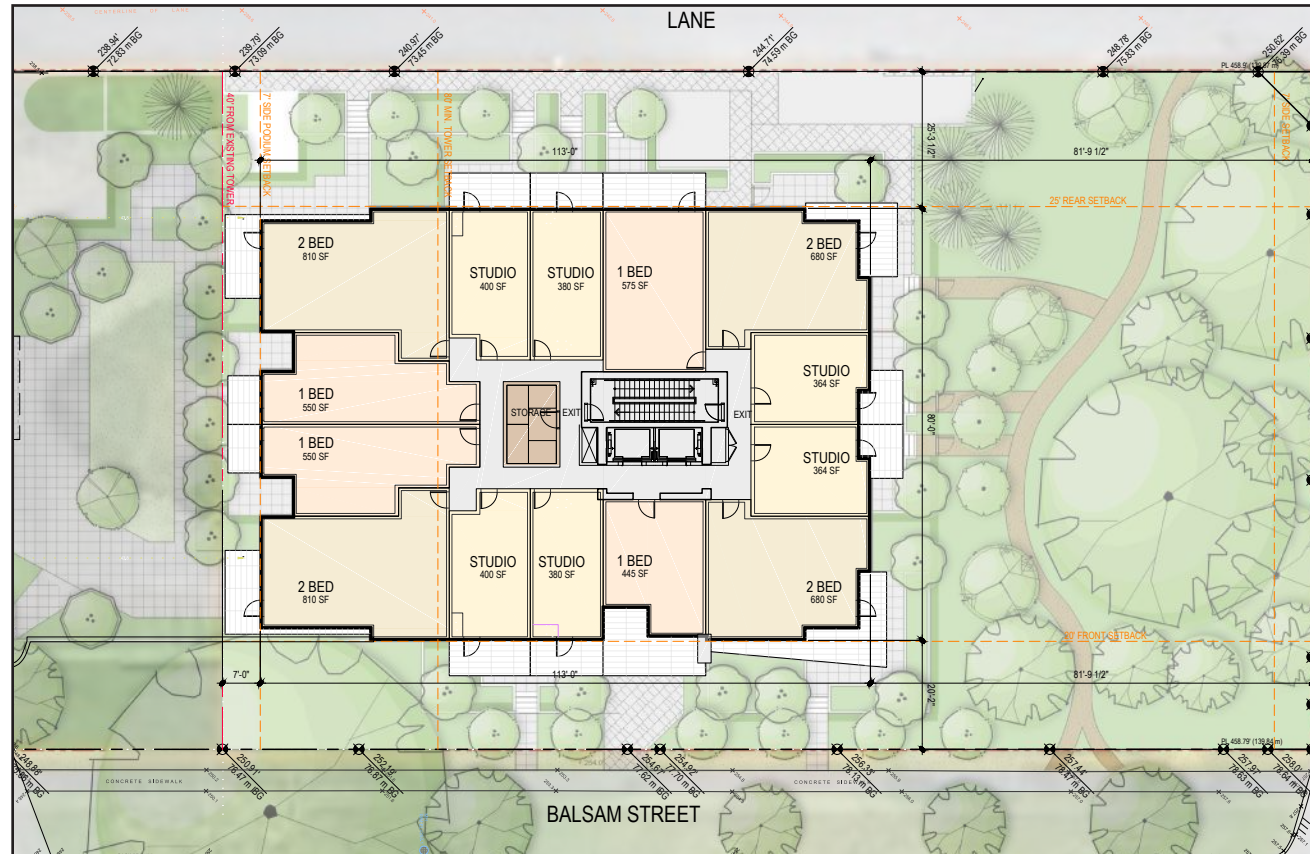
LEVEL 1



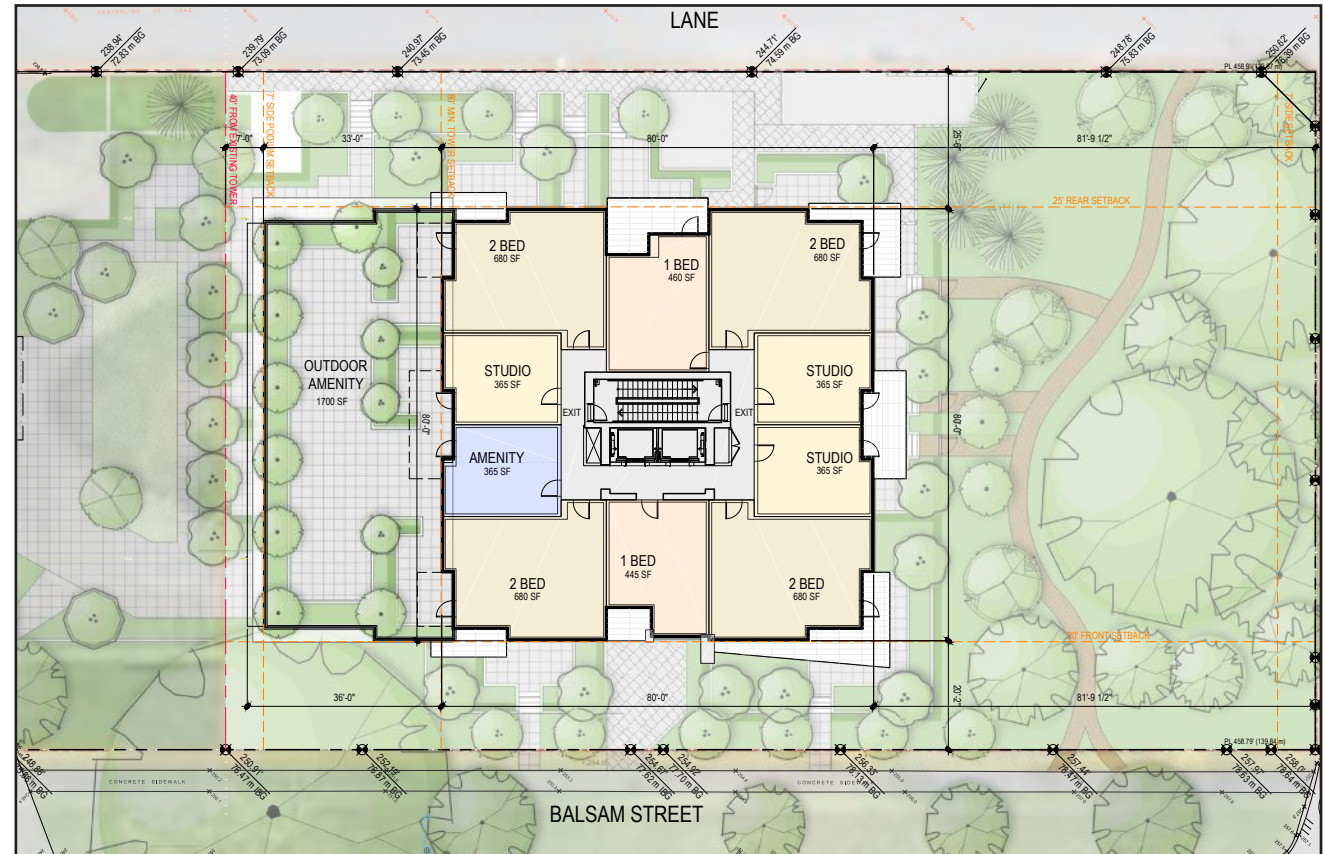
LEVEL 2

The project will retain all significant trees on the north and east sides. This area will be enhanced with trails, benches and natural play opportunities for children, creating a pocket park to be used by all the residents. At the ground level between the existing and new building there will be a large outdoor amenity space with programming for all age groups. This area is connected to an indoor amenity room. Together with the existing amenity space at south side (at W 39th), the 2 buildings will enjoy large, comfortable and various types of outdoor activities, which will provide a soft perimeter to the site and will enhance the neighbours' and pedestrians' experience of the space on all sides.

FLOOR PLANS



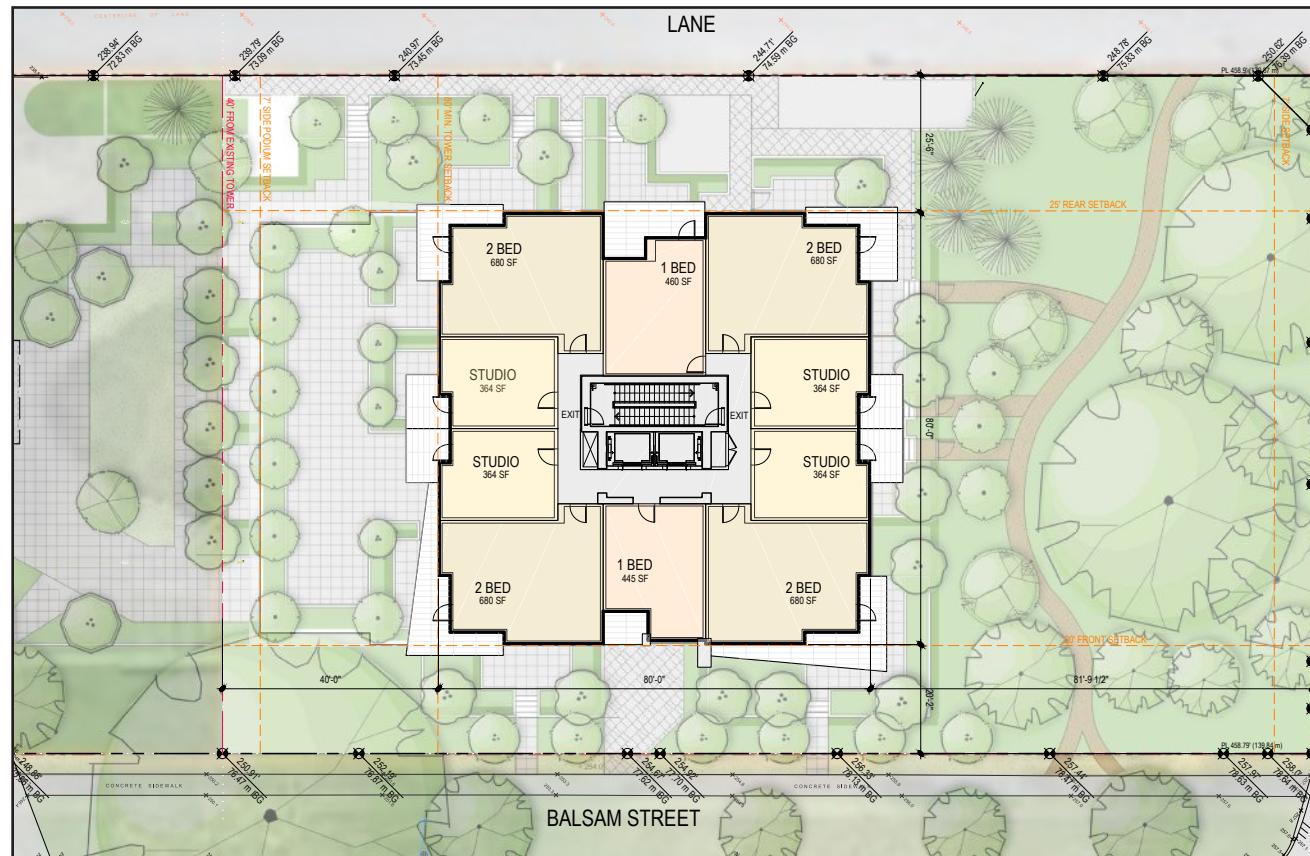
LEVELS 3 - 4



LEVEL 5

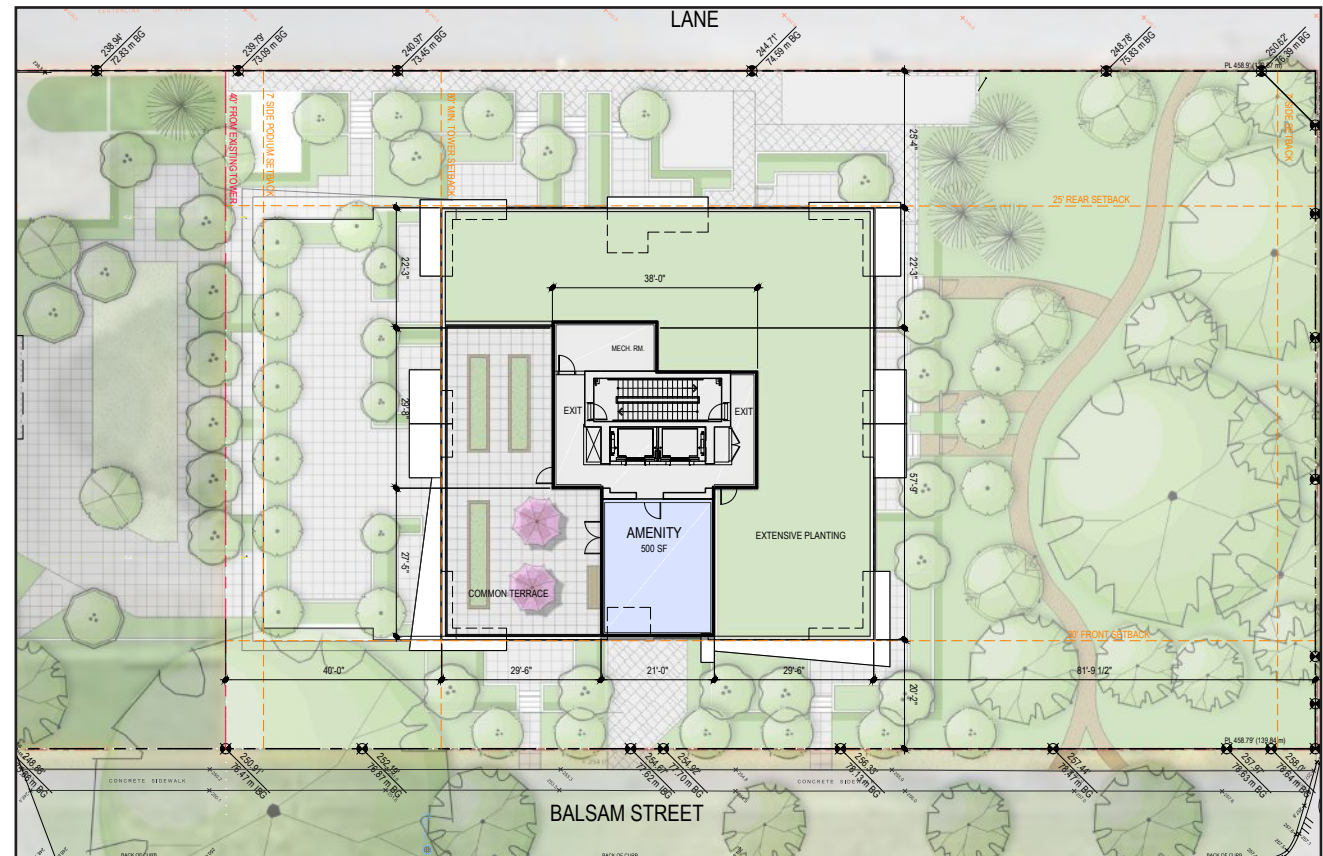
A second indoor and outdoor amenity space is provided on the 5th floor over the podium, which will provide opportunity for quiet gathering and rest.

FLOOR PLANS



TYPICAL TOWER PLAN LEVELS 6 - 14

Above the podium there are residential levels in form of a compact tower, and on the top there is one partial storey for indoor and outdoor amenity, with planting on the remainder of the roof.



ROOFTOP / AMENITY

A third amenity space is provided on the roof, including a community garden and resident gathering space, which will take advantage of the good sun exposure.

ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

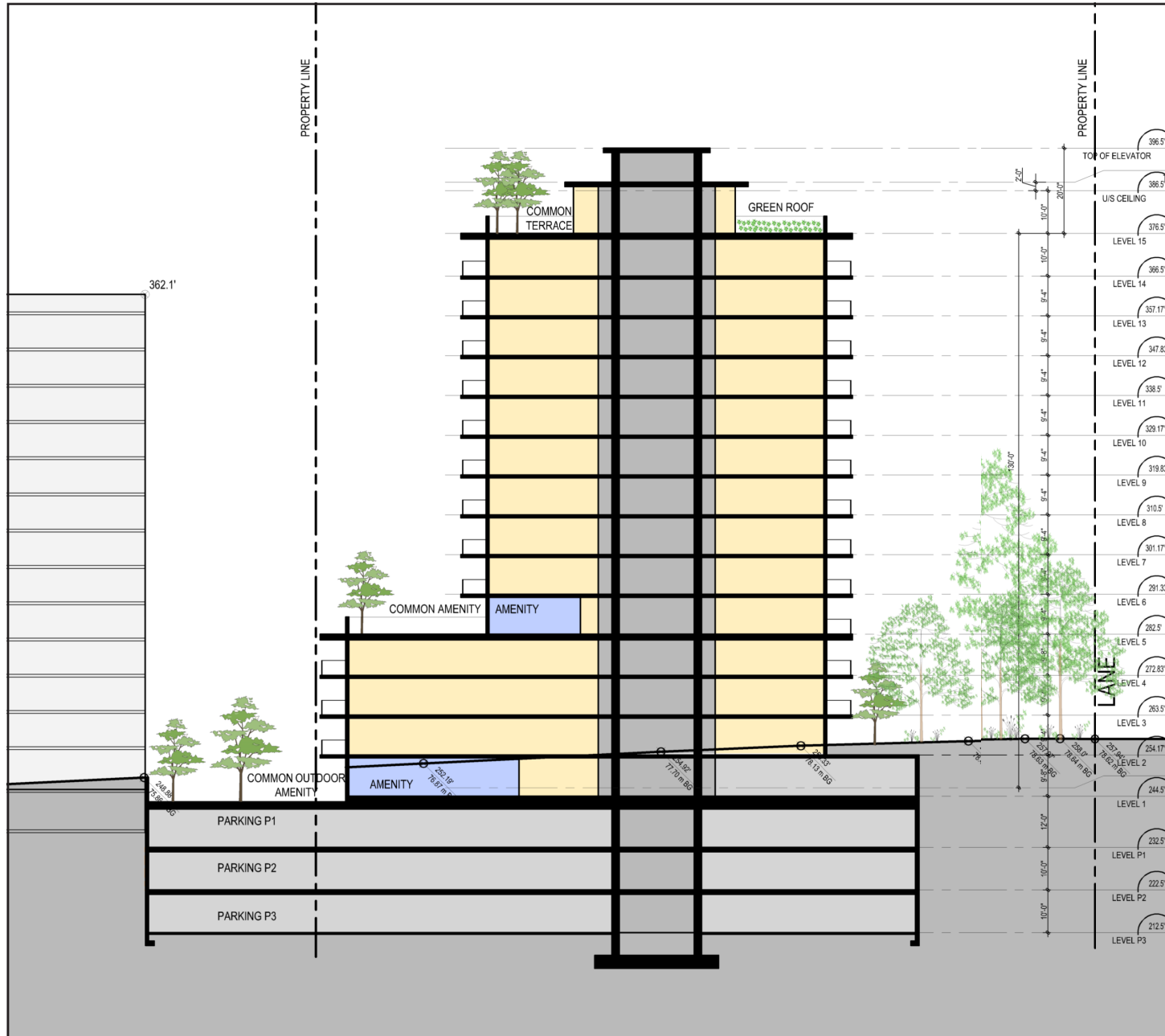


NORTH ELEVATION

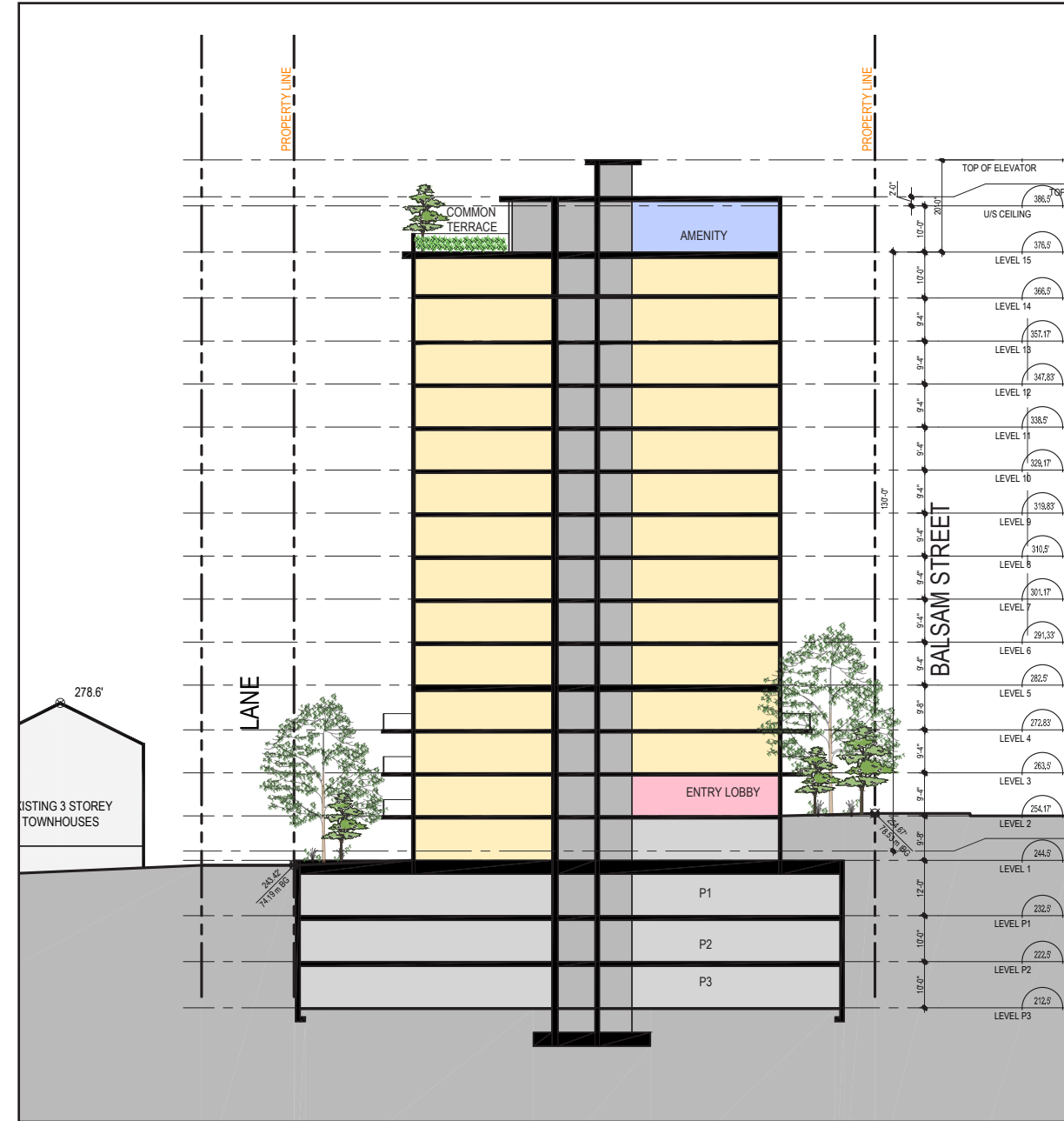


EAST ELEVATION

BUILDING SECTIONS



NORTH-SOUTH SECTION



EAST-WEST SECTION

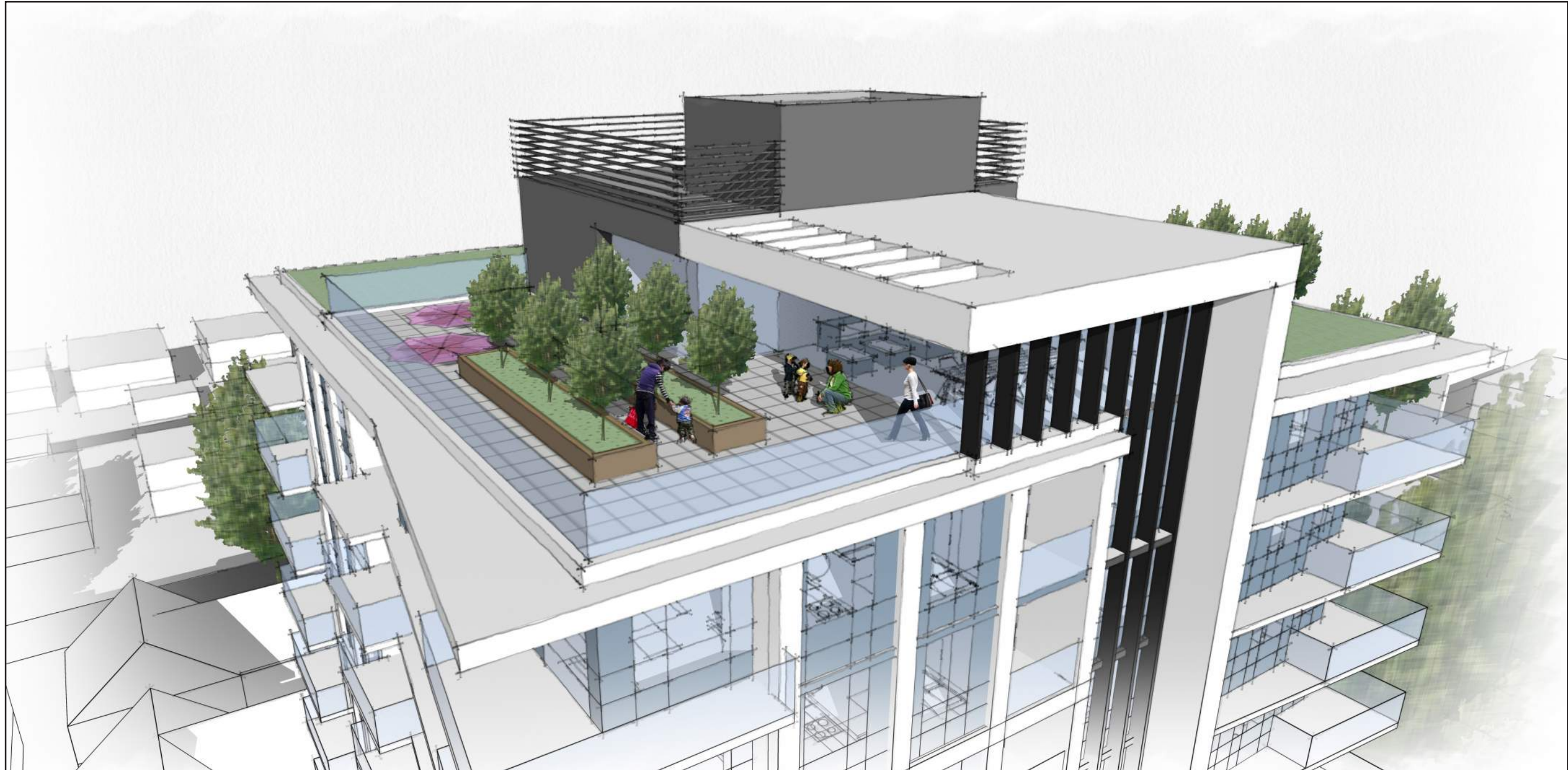
LANE STREET VIEW



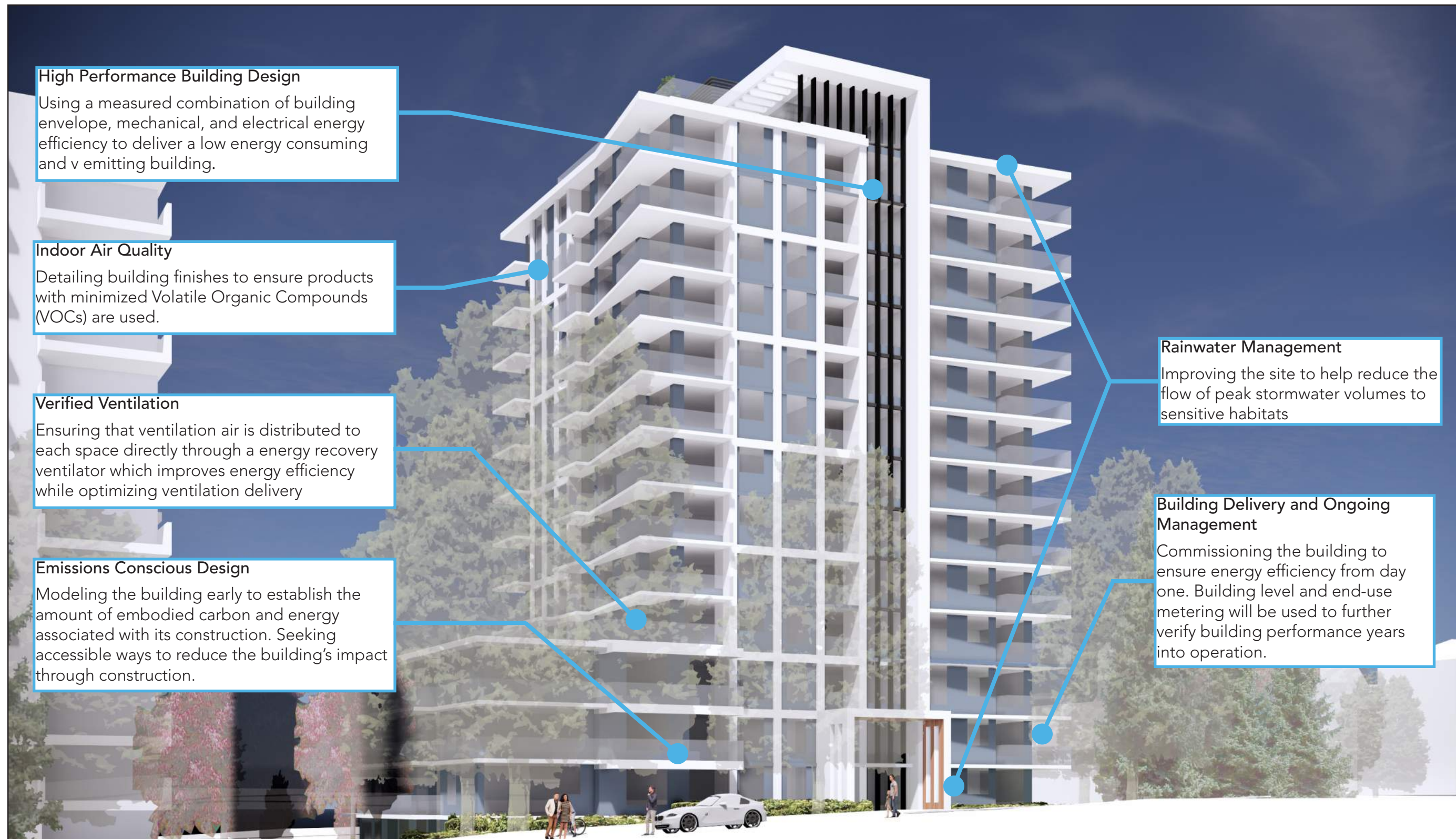
AMENITY TERRACE AND COURTYARD



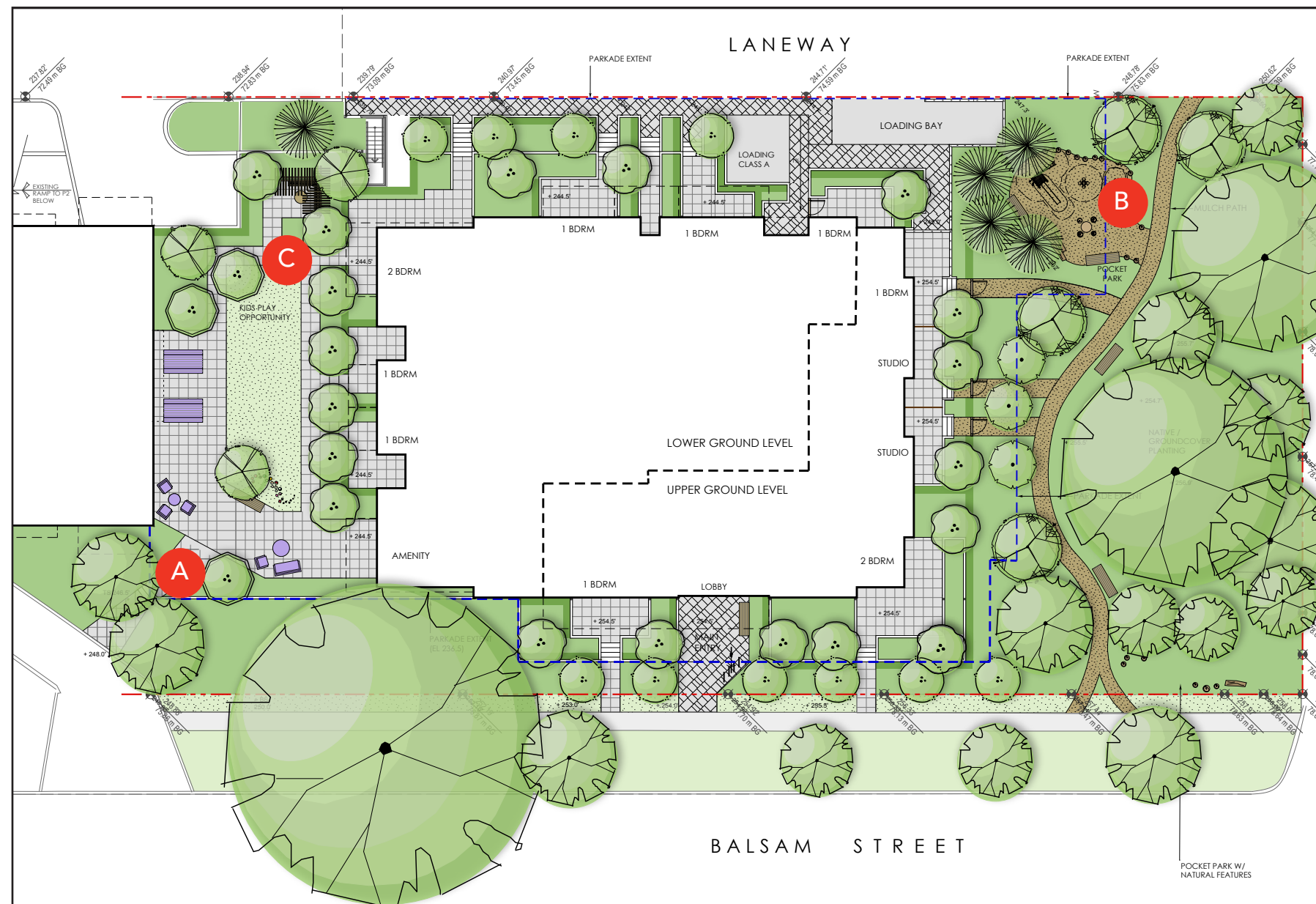
ROOFTOP AMENITY



GREEN BUILDINGS



LANDSCAPE LEVEL 1



The Landscape strategy utilizes the 'Tower in the Park' typology, with many trees proposed throughout the site. Large existing trees on the north portion of the site, along with a walking trail and a children's nature-play pocket-park and many proposed trees provides the community with a natural park asset. The retained existing, mature trees help retain the character of the site and continue to be an asset for the neighborhood and habitat.

The courtyard in between both buildings provides a gathering/dining space with seating, a 50' turf field for play and a small refuge space with a trellis.



BENCHES

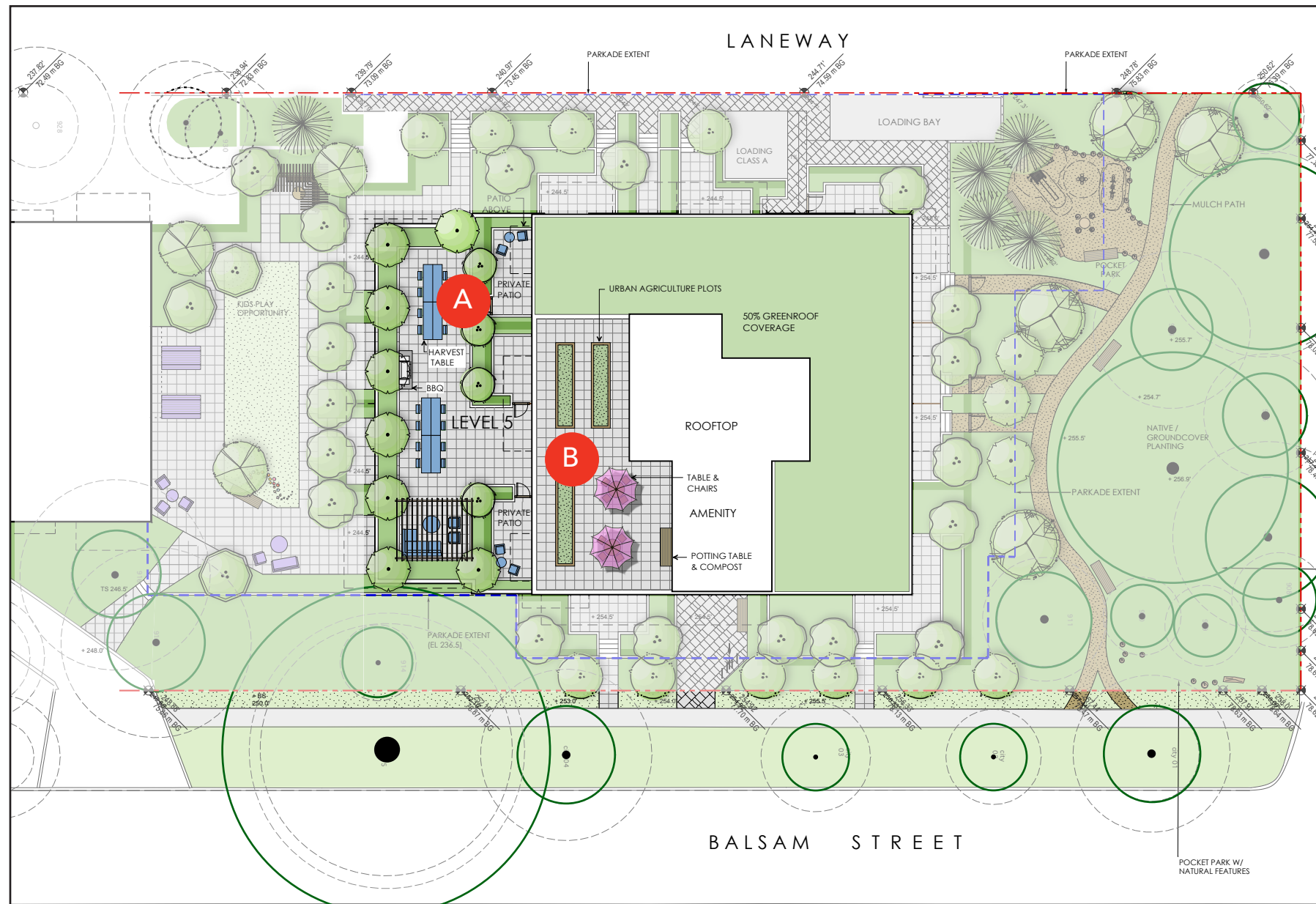


NATURE PLAY PRECEDENT



TRELLIS

LANDSCAPE LEVEL 5 AND ROOFTOP



The Level 5 outdoor amenity provides a dining and entertaining space with barbeques, while being surrounded by a planted perimeter with trees. On the Rooftop, residents are provided with urban agriculture opportunities and seating, along with a portion of the rooftop dedicated to a green roof.



LEVEL 5 PRECEDENT



ROOFTOP GARDEN