

## 2.1.1 Design Concept Summary

The Kiwanis Garden Village, comprised of the existing Kiwanis Manor, Kiwanis Court, and the proposed East and West buildings, reflects the culmination of a master plan to provide low-cost housing for low-income seniors in West Vancouver. Social, Economic and Environmental sustainability are the key concepts behind the design.

### **Social:**

Designed with urban habitat in mind, the Kiwanis site is relatively flat, enabling interconnections between housing and the larger West Vancouver community, including transportation, services, and amenities.

The two proposed buildings are strategically placed to open up the central area of the site, giving form to the concept of the “Garden Heart,” a central court with facing amenity spaces which animates the village, encourages community life, and provides a stimulating environment for seniors. Landscape elements within the Garden Heart include walking loops, connective pathways, community gardens, and a variety of trees and shrubs; additionally, the landscape is designed to accommodate different human needs, offering areas with sun exposure as well as those with shelter and shade.

The overall design embraces the site topography and allows access for residents, visitors, and service providers, as well as access to pedestrian, scooter and vehicular traffic (including emergency vehicles). Surface parking and drop-off areas are provided along the tree-lined driveway, and there is secure underground resident, visitor and employee parking.

### **Economic:**

Following the policies and guidelines of the West Vancouver Official Community Plan, this proposal grows the District’s supply of attainable seniors’ rental housing. A non-profit society, Kiwanis offers affordable housing and the opportunity for ‘aging in place.’ By optimizing unit density, more units may be offered and fewer West Vancouver residents need be displaced due to insufficient housing stock.

Energy analysis and commissioning will be conducted on both new and existing buildings on the Kiwanis site in order to determine cost effective solutions and ensure ongoing energy conservation.

### **Environmental:**

Toward the creation of sustainable and cost-effective buildings, a sustainability consultant has been retained and an energy modeling workshop has been conducted.

Kiwanis has a demonstrated commitment to sustainable initiatives, and will base its framework for sustainable goals and practices on shadowing LEED Silver strategies.

### **Built form:**

The site is nestled in a well-established area with limitations on building options. The natural slope of the site towards the west enables the new 5-storey building to be placed at a lower elevation, maintaining existing views. The profile of the East building along 21st is effectively 3 storeys in height, corresponding in elevation to the existing 4-storey Kiwanis Manor.

### **Architectural Design:**

The architectural vocabulary and materials to be used in the new construction complement the existing Kiwanis Manor, and embody the West Coast contemporary post-war post-and-beam construction style. Flat roofs reduce the height and mass of the buildings, while brick and Hardie board articulate the unit bays. The top floors of each building are accented with a darker shade of Hardie board, and the end corners of each building are stepped back to create a smaller top floor form. The distribution of brick cladding further defines the articulation of the façade, and breaks the continuity of the wall into smaller units.

The choice of colours complements the existing family of buildings, with the proposed colour schemes providing for individual building identity while remaining both contemporary and timeless. The use of cedar accents creates visual interest, adds to the human scale of the buildings, and combines with the brick finish to bring a warm contrast to the Hardie board finishes.

Together with the existing Kiwanis buildings, the scale and architectural language of the project creates a backdrop for landscaping opportunities that provide a safe outdoor haven for the residents.

