

## 1.9 Project Design Principles

### General:

- Respond to changing demographic needs
  - Maximizing density to optimize number of residential units (with supporting amenities)
- Respond to need of keeping aging residents on the North Shore
  - Creating some parts of a community of care through architecture
  - Smoothing transition for existing tenants
  - Aging in place
- Respond to neighbouring developments
- Respond to existing site conditions, opportunities, and constraints
- Respond to DWV concerns about existing building/site conditions
  - Site in transition – temporary road, lock block wall etc.
  - Existing aging housing stock
- Respond to current construction climate
- Respond to financial capabilities of Kiwanis

### Site:

- Kiwanis Seniors Housing “Garden Village” concept
  - Open space to maintain sunlight, social interaction, circulation, and livability
- Accessibility
- Comfort
- Security
- CPTED (Crime Prevention Through Environmental Design)
- Entry gateway identification
- Individual building identification
- Covered walkways, garden seating, landscaped terraces and resident garden areas
- Sight lines, node points in open areas, “eyes on the street” mentality - front porches, balconies and windows overlooking the central court / driveway.

### Vehicular/Access/Parking:

- Vehicular access off existing Haywood Street and 21 st Street, allowing Kiwanis to be independent on its own site
- Proper vehicular access for seniors to front door for drop off, taxi, HandyDART etc.
- Proper areas for ambulance, fire truck and emergency response manoeuvring

- Sufficient tenant parking and visitor parking above and below ground
- Encourage traffic calming through changes in paving materials

### Pedestrian:

- Potential future pedestrian connection to 22nd
- Continued pedestrian connections to existing community facilities
- Existing Pedestrian connection to Gordon Avenue

### Services:

- Improved access for site services (BC Hydro, sanitary and storm)
- Potential future connection to geothermal (up 22nd from waterfront with the DWV)

### Building Design principles:

- Affordability
  - Unit distribution in each building maximizing density while maintaining a scale suited to the topography of the site, the broader community’s interests, and Kiwanis’ economic capacity
- Accessibility
  - Level 2 and 3 accessible design of units
- Comfort
- Elevators at each end of corridors within each building, halving the distance residents in the most remote units must travel
- Flat roof with large protective overhangs
- Placement of units to take advantage of views towards the mountains, the ocean, the street life and the Garden Village
- Security
- Central amenity area encouraging resident interaction and social participation
- Timber roof trellises and sun shades
- Flexibility in space programming
- Indoor/outdoor gathering pavilions, gazebos and patios
- Sensitivity to unit placement with regard to livability
- Congruence with architectural profile of Kiwanis Manor
  - Distinctive contemporary West Coast post-war aesthetic

- Modular vertical and horizontal planes, repetitive building elements constructed of high quality, durable low maintenance materials
- Low building profile
  - 5-storey West Building located further within the site at a lower elevation
  - Building masses articulated at each end
- East Building presenting as a 3-storey building from 21st street perspective (near the site entrance)

- Farthest possible setback for buildings to accommodate driveway access and provide a livable courtyard with southern exposure
- Program to accommodate the needs of the residents
- Program to accommodate the needs of Kiwanis

