

4603-4649 Evergreen Lane

Ladner



Affordable Housing Societies
Serving the Lower Mainland since 1983
www.affordablehousingsocieties.com



Above: Context map showing 4603-4649 Evergreen Lane in relation to surrounding amenities.

OUR PROPOSAL

Affordable Housing Societies (“AHS”), in collaboration with Terra Housing, DYS Architects and BC Housing, have applied to the City of Delta to redevelop their properties at 4603-4649 Evergreen Lane which currently consists of 117 apartments and townhomes close to downtown Ladner, Delta Secondary School, and a variety of service organizations catered to both the senior and young children populations.

The buildings at 4603-4649 Evergreen Lane are near the end of their lifecycle. With the development of new buildings, AHS will be able to include a variety of improvements to the buildings, including accessibility and sustainability features, as well as any requirements that have been added to the BC Building Code over the last 15 years.

AHS is currently in preliminary discussions to partner with Delta Housing Be Mine Society, for a number of the homes, to specifically help support adults with varying abilities (including intellectual disabilities).

The proposal envisions redeveloping these aging buildings over two phases to build:

- **Phase One:** 130 below-market seniors homes at 4625-4649 Evergreen Lane, in a 4-storey apartment building form which includes 84 scooter parking spots, and;
- **Phase Two:** 68 family-oriented rental homes at 4603 Evergreen Lane, in a 4 storey apartment building and a 3 storey townhouse building on top of the ground level parking structure.

PROPOSAL SUMMARY

	PHASE ONE	PHASE TWO
Site Area	67,608 sf (0.63 ha)	71,906 sf (0.67 ha)
Floor Area	127,929 sf	52,478 sf
Density (Units per Hectare)	206 UPH	101 UPH
Unit Mix	Studio (Adaptable) – 5 One Bedroom (Accessible) – 38 One Bedroom (Adaptable) – 87 Total: 130 homes	One Bedroom – 3 Two Bedroom – 20 Two Bedroom (Accessible) – 10 Three Bedroom – 15 Townhouse – 20 Total: 68 homes
Parking Breakdown	Vehicle: 77 stalls Scooter: 84 stalls Bike: 5 stalls	Vehicle: 90 stalls Bike: 99 stalls

For more information please contact Zoe Boal at
zoe@pottingerbird.com or (604) 220-1236

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POLICY BACKGROUND

4603-4649 Evergreen Lane is situated in the Ladner Area Plan within the City of Delta's *Official Community Plan (2014)*. Currently, it is designated as MDR (Medium Density Residential) which allows for four storey residential buildings. Additionally, the proposal also addresses the following themes of the *Official Community Plan (2014)*:

PROVIDING HOUSING CHOICE – Ensure there is a range of housing types to meet Delta's long-term needs.

2.1.1 – 2.1.4

Encourage a range of housing types within each of Delta's urban areas (e.g. single-family detached, ground-oriented, multi-family, seniors'-oriented and special needs), which meets the needs of different income levels, encourages seniors' and special needs housing close to amenities, and to consider bonus density to encourage more seniors', rental or special needs housing.



ENHANCING DELTA'S NEIGHBOURHOODS – Encourage appropriate development that enhances the character of Delta's neighbourhoods.

2.1.12

Continue infrastructure improvements in neighbourhoods to promote pedestrian, bicycle and other user's safety in order to reinforce community identity, neighbourhood pride and the promotion of physical activity.



HOUSING AND SUSTAINABLE DEVELOPMENT – Encourage new housing development and neighbourhood change that contributes to sustainable development and community livability.

2.1.16 – 2.1.18

Focus new residential development in existing urban areas, and not in greenfield sites or on agricultural land, support medium density housing near transportation, jobs, and amenities to promote "complete communities.", and promote housing and site design that contains sustainability features, improves energy efficiency, and contributes to the enhancement of neighbourhoods.



COMMUNITY SNAPSHOT

Delta is a municipality located in the southwest portion of the Metro Vancouver region, made up of three urban communities – Ladner, Tsawwassen and North Delta. Delta has a well-established transportation network, with highway linkages to Richmond and Vancouver to the north, Surrey to the east and the USA border and ferry terminal to the south.

39,000

Number of dwelling units in Delta
(Source: Delta Official Community Plan, 2014)

51%

of renters surveyed
unsure of tenancy
security

(Source: Delta Housing Needs Assessment Report, 2020)



Net gain of purpose built rental
housing between 2008-2011
(Source: Metro Vancouver Housing Data Book, 2019)

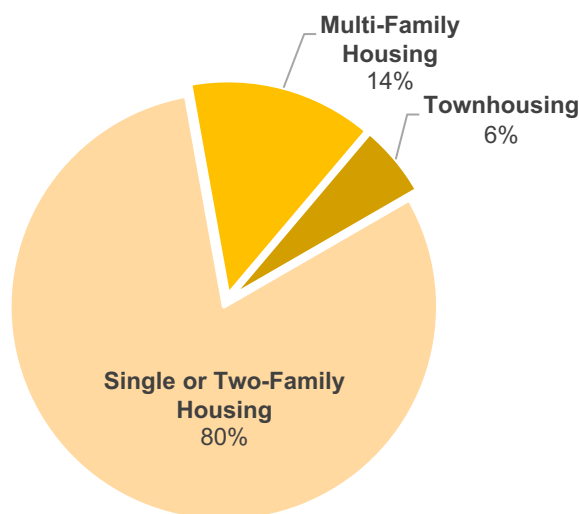
217 households on
waitlist in 2019

(Source: Delta Housing Needs Assessment Report, 2020)

815 households identified as
spending more than half of
household income on shelter

(Source: Metro Vancouver Housing Data Book, 2019)

Dwelling Unit Types



(Source: Delta Official Community Plan, 2014)

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PROPOSAL BENEFITS

As a non-profit organization, AHS has designed the proposal for 4603-4649 Evergreen Lane differently, and focused on the end user of the homes, as well as the community in which the homes will be built. Some of the proposal's benefits to the wider community include:

1. **Multi-Generational Living:** the proposal will place seniors housing immediately adjacent to a family oriented development, and will further support the viability of the local services catering to seniors and young children.
2. **Affordable Housing Choices:** the buildings are owned and operated by a local non-profit, who will rent the townhomes and apartment homes at below market rates, secured as rental in perpetuity.
3. **Walkable Neighbourhood:** the site is located near schools, parks, and shopping, allowing residents of all demographics to be less reliant on cars and support a more active, car-free lifestyle.
4. **Secured Tenancy:** the building will remain as rental for the life of the building, and will be operated by a non-profit to be leased at below market rates.
5. **Off-street Parking:** parking will move off-street and under cover to provide security for residents as well as improve the pedestrian and cyclist experience along Evergreen Lane.
6. **Urban renewal:** the proposal will build safe and modern rental housing to replace its currently aging buildings, providing visual interest and a more pleasant urban experience.



Above: northeast view of proposed seniors' housing at 4625-4649 Evergreen Lane, highlighting improvements to the pedestrian realm.



Above: northeast aerial view of proposed family housing at 4603 Evergreen Lane highlighting contemporary architecture for visual appeal.

PROPOSAL TIMELINE



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